



BOARD OF COMMISSIONERS MEETING

September 20, 2021

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
September 20, 2021, 12 p.m.

Watch Live at <https://ccdcboise.com/the-agency/board-of-commissioners/>

A G E N D A

I. CALL TO ORDER Chair Zuckerman

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS Chair Zuckerman

III. WORK SESSION

A. Linen Blocks on Grove Streetscape Improvements Project - Concept Design (10 minutes)
..... Amy Fimbel/GGLO

B. Block 68 Catalytic Redevelopment Project - Preliminary Finding Report (30 minutes)
..... Brady Shinn

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses
1. Approval of Paid Invoice Report - August 2021

B. Minutes and Reports
1. Approval of August 9, 2021 Meeting Minutes
2. Approval of August 25, 2021 Special Meeting Minutes
3. Approval of August 25, 2021 Special Meeting Minutes with City

C. Other
1. Approve Resolution 1721 - Change Order 4 Authorizing Additional Contingency for the 10th & Front Garage Structural Repairs Project
2. Approve Resolution 1722 - Amendment 2 to Task Order 19-002 with Jensen Belts Associates for 8th & Bannock Streetscape Improvements Project
3. FY2021 Q3 Financial Report (Unaudited)

V. ACTION ITEM

A. CONSIDER: Appoint Block 68 Catalytic Redevelopment Project Proposal Review Committee (5 minutes) Chair Zuckerman

B. CONSIDER: Designate 113 S. 5th St - 5th & Grove Office for Type 1 Participation Program (10 minutes)Alexandra Monjar

C. CONSIDER: Approve Resolution 1720 - Public Works Construction Contract with Track Utilities LLC for Production & Gowen Road Utilities Project (10 minutes) Kathy Wanner/Amy Fimbel

D. CONSIDER: Ratification of 521 W. Grove Street Letter of Intent (5 minutes)

.....Doug Woodruff

VI. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law. Consistent with COVID-19 guidance from the Centers for Disease Control and Prevention (CDC), attendees will be required to completely cover their nose and mouth with a mask (limited exemptions may apply). Interested members of the public are welcome and are encouraged to attend virtually via the Watch Live link above. Due to limited seating in-person attendees may be required to wait outside the meeting room once the meeting room capacity is reached.

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



III. WORK SESSION



AGENDA BILL

Agenda Subject: Linen Blocks on Grove Street Draft Concept Design		Date: September 20, 2021
Staff Contact: Amy Fimbel, Project Manager	Attachments: A: Linen Blocks on Grove Street Redevelopment Strategy Vision Report B: Draft Concept Design	
Action Requested: No action requested – for information only in support of work session item.		

Visioning Process Complete:

An inclusive, community-driven visioning process for the Linen Blocks on Grove Street was recently completed. The attached Linen Blocks on Grove Street Redevelopment Strategy Vision Report documents a coherent, collaborative vision for the future of Grove Street that both public and private stakeholders, including developers, property owners and public agencies, all support.

Concept Design Update:

In July 2021, the project transitioned from visioning into the concept design phase and the design team has generated the attached draft concept design. The project team has been working with representatives from various City departments to affirm direction and presented the draft concept design to the ACHD Commission on September 15, 2021. CCDC has two virtual open houses scheduled for Wednesday, September 22, 2021 to collect community feedback on the design prior to determining the preferred design.

Next Steps:

In the coming month, the project team will work to incorporate feedback received from project stakeholders, the public, CCDC Board, and partner agencies. The project team will present the preferred concept design to the Board for consideration at the October 11 Board meeting. The final design will be complete in spring 2022 with construction to follow summer 2022.

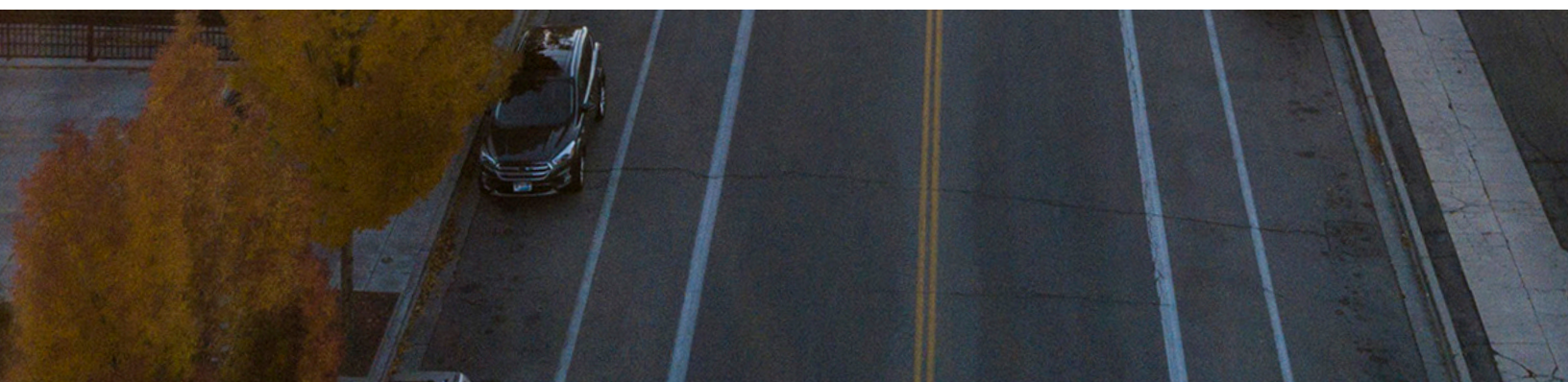


CAPITAL CITY
DEVELOPMENT CORP



Linen Blocks on Grove Street

REDEVELOPMENT STRATEGY VISION REPORT



Acknowledgements

Land Acknowledgement: CCDC operates and works on the land of the Boise Valley People. The original Boise Valley Inhabitants are descendants of:

- Burns Paiute of Oregon
- Confederated Tribes of Warm Springs, Oregon
- Fort McDermitt Paiute and Shoshone of Nevada
- Shoshone-Paiute Tribe of Idaho and Nevada
- Shoshone-Bannock of Idaho

PROJECT TEAM



- **John Brunelle** – Executive Director
- **Amy Fimbel** – Project Manager
- **Brady Shinn** – Property Development Project Manager
- **Jordyn Neerdaels** – Communications Manager



WORK GROUP MEMBERS, PUBLIC SUPPORT AND OTHERS WHO CONTRIBUTED

Businesses, property owners and numerous other community stakeholders and interested citizens as well as these partner agencies and community organizations:

- Ada County Highway District
- City of Boise - Arts and History
- City of Boise - City Council
- City of Boise - Parks and Recreation
- City of Boise - Planning and Development Services
- Downtown Boise Association
- Downtown Neighborhood Association
- West Downtown Neighborhood Association
- Idaho Power
- Idaho Transportation Department
- Valley Regional Transit

A full list of Visioning Workgroup members is included in the "Stakeholder Engagement" section of this report.

CCDC BOARD OF COMMISSIONERS

- **Dana Zuckerman** – Chair
- **Ryan Woodings** – Vice Chair
- **Lauren McLean** – Secretary-Treasurer
- **David Bieter** – Commissioner
- **Gordon Jones** – Commissioner
- **Latonia Haney Keith** – Commissioner
- **Kate Nelson** – Commissioner
- **Danielle Hurd** – Commissioner
- **John Stevens** – Commissioner

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About CCDC

Boise's redevelopment agency, Capital City Development Corporation (CCDC), catalyzes investment in the city through capital projects and public/private partnerships. CCDC focuses its work on economic development, infrastructure, placemaking, and mobility in its five redevelopment districts. Agency staff work hand-in-hand with local partner organizations and companies to redevelop underutilized properties and improve public places.

Vision

Help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance.

Mission

CCDC ignites diverse economic growth, builds attractive urban centers, and promotes healthy community design.

Five Key Strategies

ECONOMIC DEVELOPMENT

Cultivate commerce and grow resilient, diversified, and prosperous local economies.

INFRASTRUCTURE

Improve public infrastructure to attract new investment and encourage best use of property.

MOBILITY

Expand mobility choices that include parking and multiple transit modes to enable universally accessible urban districts.

PLACEMAKING

Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

SPECIAL PROJECTS

Invest in projects that respond to emerging revitalization opportunities including public amenities, historic preservation, and support of local arts and culture.

About the Project

The Linen Blocks on Grove Street, between 10th through 16th Streets downtown, are home to an eclectic mix of shops, eateries, industries and activities. The area has thrived under lower rents, proximity to downtown and nearby neighborhoods, and the endemic entrepreneurial and creative investments of the community. For nearly a century, the Linen Blocks have been home to downtown Boise's working class and light industry. Immigrant entrepreneurs helped build the area and today you can still find an automotive shop, wholesale and reuse supply stores, a print shop, and restaurateurs operating along the street. Retailers and art organizations have settled in, in recent decades, bringing with them artful signage, colorful shopfronts and building murals. The mix of uses is slightly surprising, and in its own way, attractive. Stretches of parking lots and unoccupied storefronts occasionally break up the blocks; umbrella-covered patios, shady green trees, and stark urban concrete take turns dominating different sections of the district. The vision and recommended actions that were developed through this collaborative process will help guide investment and future design decisions for the Linen Blocks on Grove Street.



Study Area

The Linen Blocks on Grove Street project examines eight city blocks along the west end of Grove Street, within Boise's downtown area, with particular focus given to Grove Street itself between 10th and 16th Streets. The project area is located within two of CCDC's urban renewal districts, River-Myrtle/Old Boise and Westside. These districts will expire in 2025 and 2026, respectively.

Project Motivation

The Linen Blocks on Grove Street placemaking and reinvestment strategy is intended to usher positive changes and direct investment into the project area to meet the interests of public and private stakeholders. Upfront public investment is needed to update the street to current standards, to complement other public investments and, importantly, to catalyze private investment; a coordinated vision ensures that the overall placemaking and reinvestment strategy reflects and supports community desires.

CCDC's process and resulting public investments – which are slated to include streets, sidewalks, stormwater systems, lighting, public art, street trees and furnishings, and public spaces – will stimulate economic benefits for a wide variety of stakeholders and support key initiative areas for other public partners (e.g., City of Boise, Ada County Highway District, Valley Regional Transit, etc.). Most importantly, as evidenced by other areas of downtown, the initial investments CCDC makes are effective in catalyzing and leveraging private market investments.

INFRASTRUCTURE ASSESSMENT

CCDC and ACHD conducted an on-the-ground assessment of the conditions on the Linen Blocks on Grove Street. This assessment identified the following needed infrastructure improvements:

- Implement accessibility improvements along 3,264 lineal feet of sidewalk.
- Implement accessibility improvements at sixteen (16) curb ramp locations and non-compliant driveways.
- Upgrade Grove Street roadway surface in accordance with street standards and in compliance with needed improvements identified in Downtown Boise Improvement Plan (DBIP); current Pavement Condition Index (PCI) on Grove Street in the Linen Blocks is 68-70.
- Address existing stormwater deficiencies and incorporate green stormwater infrastructure.
- Upgrade Grove Street bike facilities to implement regional low-stress bikeway network as identified in the Roadways to Bikeways plan. Including coordination with ACHD to ensure that the bike facilities meet plan recommendations and ACHD bike and pedestrian performance measures.

MOBILITY CHARACTERISTICS

Grove Street is a two-way, two lane road that supports pedestrian, bike, and vehicle traffic and connects into the core area of downtown Boise that is served by public transit. Key mobility characteristics of the Linen Blocks on Grove Street include:

- Continuous sidewalk on both sides of the street.
- Continuous bike lanes on both sides of the street from 9th to 30th Street.
- A designated low-stress bikeway in development on 11th Street that intersects with Grove Street and provides connection to the Boise River Greenbelt to the south and Camel's Back Park to the north.
- Controlled intersections, including a mid-block bike/pedestrian signalized crossing across 9th Street.
- Relatively lower-volume traffic on Grove compared to nearby streets.
- Free public and private parking at many points along the street.
- Potential impediments to bike and pedestrian travel in the Linen Blocks of Grove Street include:
 - Higher volumes of cross-traffic on several streets including 9th, 13th, 15th, and 16th Streets.
 - Narrower sidewalks accommodating many street furnishings, trees, and public art on some blocks.
 - Lack of shade trees, awnings/overhangs or other greenery on some blocks.
 - Driveways and curb cuts throughout the blocks.



Distinct Local Businesses on Grove Street



Oakley Moody Service Inc. Credit: Guy Hand

CELEBRATED ASSETS - WHAT'S WORKING

- High-degree of **local support** among property owners, businesses and other area stakeholders for coordinated public-private reinvestment
- **Unique history and character** as an eclectic, "light industrial" area that translates into a modern creative/ craft/maker/arts district
- Strong, **distinct local businesses** and many other commercial retailers and restaurants
- Some **long-time businesses** such as Oakley Moody Service which has been in operation since 1972
- Low-volume traffic corridor connecting directly to the Grove Plaza to the east
- **Performance, visual and other creative organizations** located here, including Treefort and LED
- Availability of under-developed parcels
- Presence of **urban renewal districts** makes reinvestment resources available

AREAS FOR IMPROVEMENT

- Numerous **surface parking lots** on several blocks
- **Streetscape design** improvements – inconsistent sidewalk and bicycle lane infrastructure, needed ADA-compliant improvements, many driveways and curb cuts along sidewalks and into bike lanes
- Unappealing **pedestrian environment** (lack of shade, things to see)
- No year-round anchoring tenant or attractant activity
- Activity significantly slows during evenings and weekends
- Underdeveloped tree canopy and relative **lack of greenery**
- **Complicated parking** environment – parking is managed by public agencies and individual property owners and supplied by a mix of low-cost or free on-street public parking and free storefront private parking; very little available structured parking north of Front Street
- **Few housing options** in the immediate area
- Deficient **stormwater** and **broadband infrastructure**



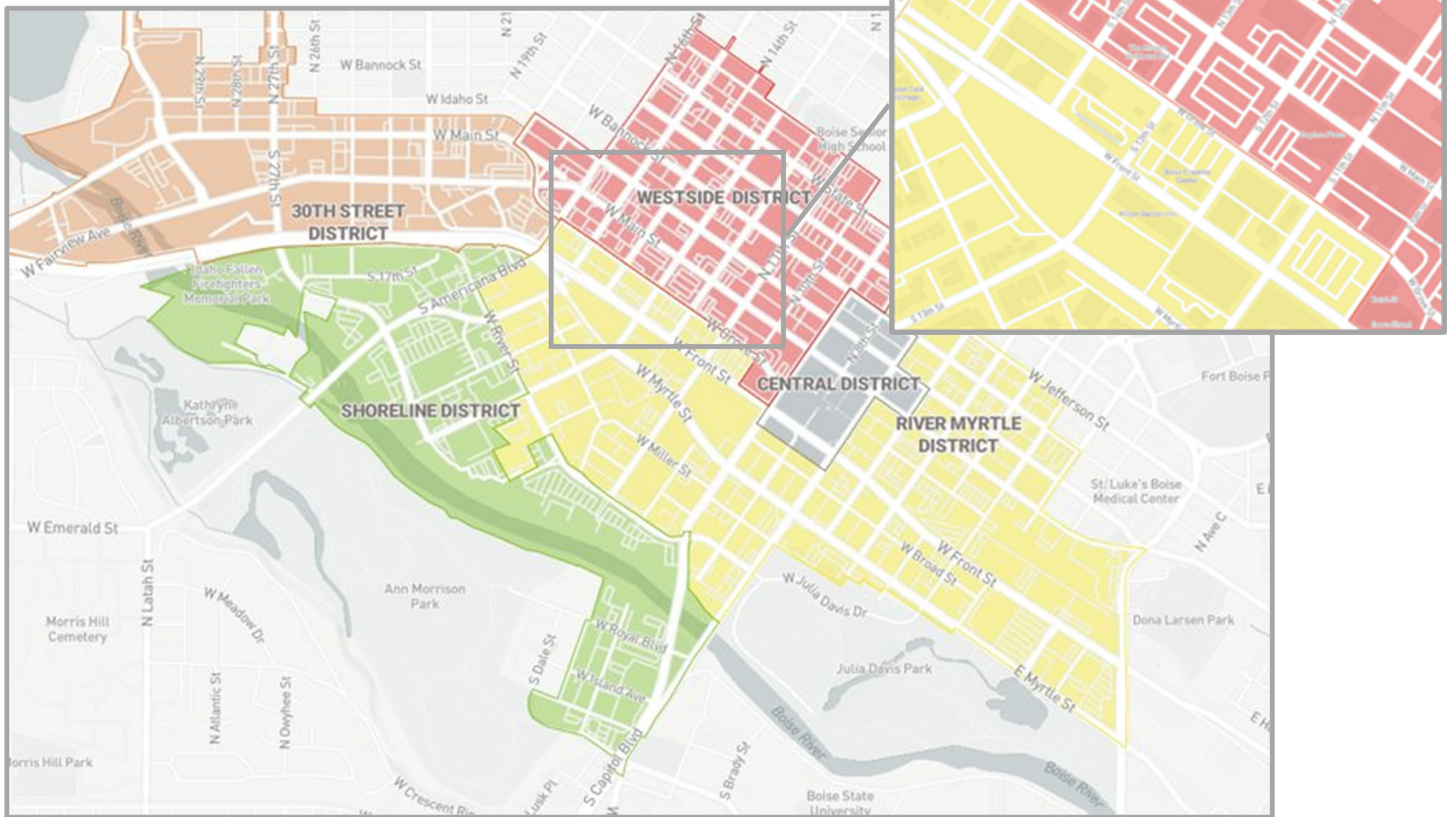
Owyhee Parking Lot – likely redevelopment



Needed curb and sidewalk repair

URBAN RENEWAL DISTRICTS

The Linen Blocks on Grove Street Reinvestment initiative falls within two of CCDC's urban renewal districts, River-Myrtle/Old Boise and Westside. These districts will expire in 2025 and 2026, respectively. These districts were established to help guide development and investment into Downtown Boise and ensure the holistic implementation of the 2025 Downtown Redevelopment Plan.



PAST PLANS AND REVITALIZATION EFFORTS

Several adopted areawide plans provide general guidance for development along the Linen Blocks, including *Blueprint Boise*, the City of Boise Comprehensive Plan and ACHD's *Roadways to Bikeways Plan*. More specific, smaller area plans were also referenced, including the *River-Myrtle/Old Boise District Urban Renewal Plan* (2004), the *Westside Downtown Framework Master Plan* (2001), the *West Downtown Neighborhood Plan* (2019), the *Downtown Boise Implementation plan* (2013), and the *Linen District Cultural Concept Plan* (2010).

Historic Themes

The history of the western blocks of Boise's Grove Street illuminates much of the city's history with themes that echo across the nation's story. Grove Street, which was included in the original plat for the City of Boise, stretches between 3rd and 17th streets with a distinct neighborhood known in recent years as the Linen Blocks on the western end between 9th and 17th. Named for the laundries that historically characterized the street, the Linen Blocks have changed dramatically over time from a residential neighborhood which housed a diverse mix of residents – including many immigrants – to a light industrial zone hosting businesses oriented to the nearby rail line and boarding houses to shelter the working class. The themes of light industry, temporary housing, transportation, as well as immigrants and the working-class dominate the street's history.

THEME: LIGHT INDUSTRY



Light industry began to appear on western Grove Street after the Oregon Short Line built a depot at 10th and Front Streets in 1895, just one block off Grove. Machine shops, creameries, blacksmith shops, and wagon sheds appeared along the street, interspersed with the residences that still dominated the streetscape and a few hotels for the tourists who arrived by rail. Grove Street's gradual decline of residences was part of the city's larger transition to a commercially focused sector, as middle-class residents moved to the outskirts of town.

The Linen Blocks take their name from the multiple laundries – both Chinese and white-owned – that occupied the buildings in this stretch of Grove Street in the late 19th century and the early decades of 20th century. The Chinese laundries were on Grove Street's eastern stretches near Boise's historic Chinatown. Further west was the American Laundry Company, which constructed the building known today as the Linen Building in 1910, which sits at the northwest corner of 14th and Grove. The American Laundry Company operated out of the building for 70 years before abandoning it in 1980. Similarly, the Troy Laundry Company arrived on Grove ca. 1910 and set up shop on the northeast corner of Grove and 15th Street. These industrial laundries frequently hired women to do the work; several women living nearby listed "laundress" as their profession near the turn of the century. As the automobile became ubiquitous, numerous businesses arose on Grove Street to cater to the new mode of transportation. Prior to WWI, a few businesses on Grove Street serviced horses, wagons, carriages, and even streetcars, but in time they were replaced with auto repair shops, service shops, gas and oil stations, parking garages, and used car lots. The Troy Laundry Company shared its building with three auto-related businesses by the mid-1960s and left the area after 1970. By 1949, cars represented the core economic base of the Linen Blocks.

THEME: TEMPORARY HOUSING, BOARDING HOUSES AND HOTELS



The Linen Blocks was a residential neighborhood during the city's earliest years; both blue-collar workers and white-collar professionals called Grove Street home. Single-family dwellings dominated the streetscape from the late 19th century onward with growth pushing westward from Grove's terminus on 3rd Street. The dwellings varied dramatically, ranging from modest, single-story homes to massive, Victorian-style mansions that occupied half of a city block and contained large gardens and lush, mature trees. C.W. Moore constructed one of those large mansions in the Second Empire style at 807 Grove Street in 1879. After he moved his family to a large home on Warm Springs Avenue, a Dutch sea captain named Joseph

R. DeLamar purchased the property in 1892 and, shortly afterward, donated it to the Arid Club, which entertained military officers from nearby Fort Boise and members of the U.S. Geological Survey. By 1912, the home became a boarding house, and the DeLamar home served as one of Boise's most notable Basque boarding houses until it was demolished in the early 1970s.

As Grove Street evolved over the first half of the 20th century into a more industry-focused area, the street's human complexion changed. Temporary lodgers became the primary residents on the street, with unmarried immigrants from southern and eastern Europe moving onto Grove in large numbers. Working-class families frequently rented one of their own rooms to the newcomers. What had once been stately mansions housing well-to-do families became boarding houses for the working class. The Basques maintained a strong cultural presence on Grove Street and the boarding houses served as community spaces to celebrate events and holidays before the 1951 construction of the Basque Center at 6th and Grove Streets. By 1949, the eastern end of the Linen Blocks was devoid of single-family homes and the homes that remained on Grove Street west of 12th Street housed single, working-class renters. As increasing numbers of businesses moved into the area, the employees of those businesses were commuters from other parts of town.

THEME: A TRANSPORTATION CORRIDOR



Grove Street's location between Main Street to the north and Front Street to the south made it a historically significant transportation corridor by acting as a transition space between a dense retail and residential district along Main Street and the light industrial/commercial sector that fronted the Oregon Short Line Railroad. The railroad brought goods into and out of downtown Boise and it also moved people back and forth across the Treasure Valley. It impacted the development of Grove Street and attracted working-class people to the neighborhood; railroad baggagemen, railroad conductors, dishwashers, barbers, and tailors all lived along Grove Street near the train depot during the early 20th century,

The streetcar's arrival in downtown Boise also facilitated changes to the fabric of Grove Street. Easy transportation from outlying areas encouraged middle- and upper-class residents to move away from the noise, crowds, and smells of the city to quieter homes in the suburbs to the north and east of downtown. Between WWI and WWII, Boise's urban core became increasingly denser and poorer as wealthier Boiseans commuted to work from outside the city center causing representation on Grove Street to be skewed heavily toward the working class.

THEME: IMMIGRANTS AND THE WORKING CLASS



Immigrants moved to Boise from all over Europe in the early days of Grove Street, including large numbers from Norway, Sweden, Denmark, Germany/Prussia, Ireland, England, Spain, and Italy. Many immigrants settled in Boise permanently, such as the Andregg family. John Andregg, a miner born in Ohio to Swiss immigrants, and his German spouse Mary, moved to Boise around the turn of the century with the couple's ten children. The family lived in a modest home near the corner of 15th and Grove. Chinese immigrants also established a presence on Grove prior to the turn of the century and contributed valuable services to the local economy. For example, Kaw Ming Fong, a middle-aged Chinese man, rented a home at

804 Grove Street and lived there with seven other Chinese men. Fong labored as a handyman, while others living with him worked as a garden laborer and a cook. His three youngest tenants, Foy Lim Fong, Joy Ong Fong, and Dew Ho, labored as ironers and clothes washers, and possibly worked in the Chinese laundry located at Grove and 9th Street.

The makeup of the street changed as the economic base shifted to automobile-related businesses over the course of the 20th century. As available housing options became increasingly geared toward renters, the street became almost entirely working class and, by 1949, the percentage of people living in the Linen District who could be considered "working class" approached 99%. Few people along Grove during this time, especially immigrants, received any additional education after graduating high school and many labored as mechanics, truck drivers, dish washers, and even Works Progress Administration workers.

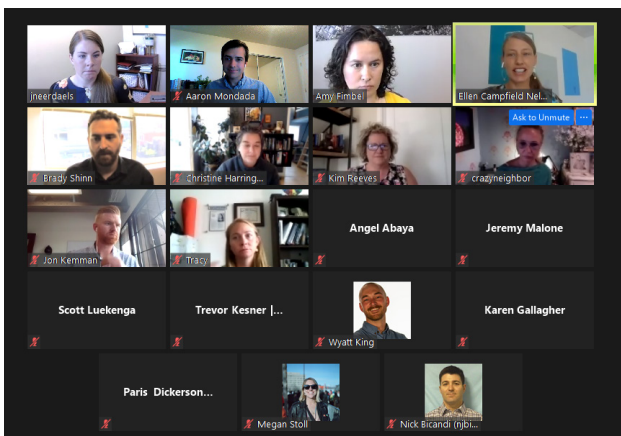
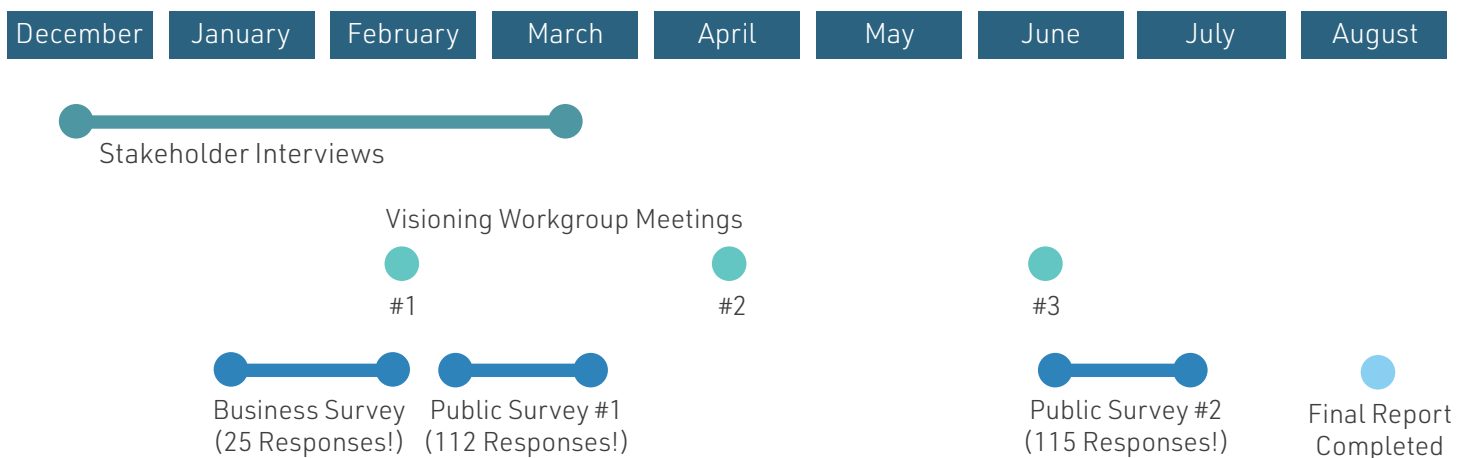
Stakeholder Engagement

The Linen Blocks on Grove Street Reinvestment Strategy Visioning process featured innovative and extensive outreach that engaged area stakeholders including local businesses, area residents, arts and cultural institutions, property owners and public agencies. Through 17 interviews, three visioning workgroup meetings, two public surveys, and a business-specific survey, the process reached and included input from nearly 500 stakeholders and interested residents.

This broad engagement process was critical in developing a widely supported vision and set of design principles that shaped the recommendations for direct capital investment, reinvestment, and future development. Despite limitations due to the COVID-19 pandemic, engaging and interactive tools allowed collaboration and consensus to continue, resulting in a plan that is supported by those involved. Notable highlights from the process included live polling exercises, visual preference surveys, and virtual breakout rooms that allowed workgroup participants to delve deeply into substantive issues facing Grove Street.

Outreach and engagement communications were conducted through the CCDC project webpage, social media platforms, paid social media campaigns, direct emails to constituents from CCDC, the City of Boise, the Downtown Boise Association, the Downtown and West Downtown Neighborhood associations, and through direct mailers to residences and businesses within a close geographic proximity to the project area.

OUTREACH AND INVOLVEMENT TIMELINE 2020-2021



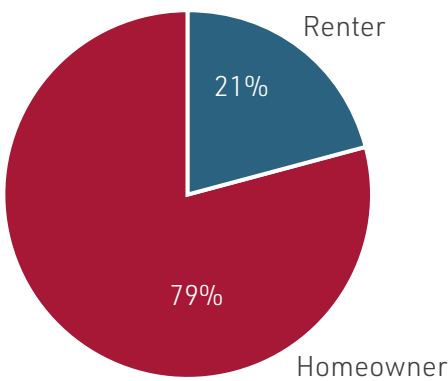
"I appreciate the down-to-earth milieu of Grove Street and I hope that it remains accessible for the average person to live or visit as a patron."
- Survey Respondent 2021

WHO DID WE REACH?

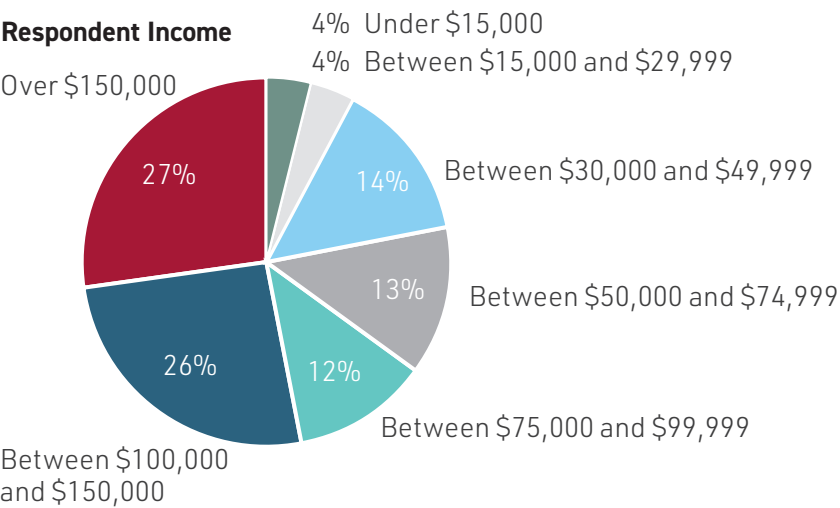
This process included feedback from 227 survey respondents over the course of two public surveys. Demographics of survey respondents were collected to help build a picture of who participated in the process and whose voices might be underrepresented in the findings. Results from this process are one of many data points that will be used to improve future outreach and engagement efforts for CCDC projects.

Survey results indicate that a range of people participated, including residents from many parts of Boise (both renters and homeowners) and that responses approximately reflected the ethnic and racial make-up of the city as a whole. Lower-income households and renters responded at a lower rate demonstrating that future efforts should be designed to ensure a broader participation from these groups who are often underrepresented in survey results.

Respondent Homeownership



Respondent Income



WORKGROUP MEMBERS

The Visioning Workgroup met three times between February and June 2021 and featured broad stakeholder representation from downtown residents, arts and cultural organizations, local businesses, area property owners, local developers, and public agencies. Special thanks to the following individuals for their commitment to the success of the vision.

- | | | | |
|------------------|--------------------|--------------------|---------------|
| Andrew Farias | Jared Smith | Mark Wasdahl | Stephen Hunt |
| Angel Abaya | Jeff Dalton | Megan Stoll | Tracy Crites |
| Casandra Mory | Jennifer Mauk | Mishel Vanderbusch | Trevor Kesner |
| Cecilia Arritola | Jennifer Tomlinson | Nick Bicandi | Wyatt King |
| Cinda Robbins | Jeremy Malone | Nicole Windsor | |
| David Wali | Jodee McDowell | Paris Dickerson | |
| Deanna Dupuy | Jon Kemman | Russ Stoddard | |
| Dennis McDowell | Karen Gallagher | Ryan Head | |
| Elizabeth Tullis | Karl LeClair | Scott Luekenga | |
| Eric Gilbert | Kim Reeves | Skip Oppenheimer | |
| Heather Lile | Lauren Edson | Stanley A Keller | |
| Izze Rump | Margaret Havey | Stephanie Day | |

Linen Blocks Vision

The vision and values statements for the Linen Blocks on Grove Street were positively received by the public and key area stakeholders. Survey respondents indicated by a wide margin that these statements reflected their overall aspirations for the area.

Through an in-depth public and stakeholder involvement process, our team collaboratively developed the following vision statements that capture the ideas and desires for the future of the Linen Blocks on Grove Street.

Values

ACTIVATE THE AREA

Through the design, programming, and redevelopment of public and private spaces in and along the street, create unbroken blocks of unique activity that encourage local business, district residents, nearby neighbors, and visiting patrons to naturally connect throughout the day, week, and all year round.



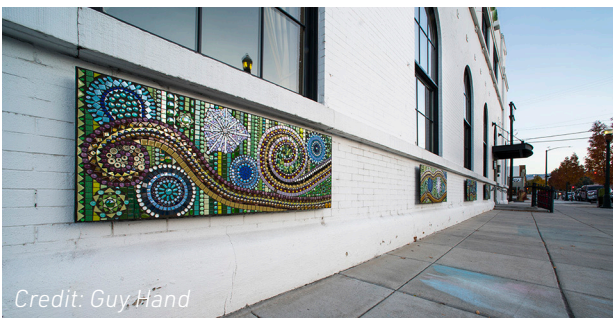
Credit: Guy Hand

INVEST IN INFRASTRUCTURE

Make needed investments that modernize and improve the function and form of Grove Street, with particular focus on sidewalk, street, and utility infrastructure, and adding trees and greenery.

BALANCE MOBILITY OPTIONS

Boost pedestrian and bicyclist travelers' comfort and mobility options, particularly at busy intersections, while maintaining vehicle access to and through the district. Implement a parking strategy that emphasizes public parking, park-and-walk approaches, and reduces the need for parking on private parcels.



Credit: Guy Hand

MAINTAIN OUR LOCAL CREATIVE HAVEN

Encourage and attract creative endeavors and people to Grove Street through development of living, working, and performance space at several scales, including by designing "festival blocks" within the street, and by inclusion of housing and commercial options that help keep the area affordable for an array of residents and businesses.

EMBRACE AND EXTEND DISTRICT IDENTITY AND HISTORY

Build the existing Linen District brand and extend it further along Grove (10th to 16th) by sharing stories of the area's history, strengthening coordinated promotion of area events and activities, encouraging a cohesive look and feel in the area that mixes historic and modern forms, and incorporating interpretive and placemaking elements in and along the street.



Design Principles

The proposed design principles aim to ensure that the Linen Blocks on Grove Street are developed in a way that captures the unique and eclectic feel of the street today while simultaneously activating the streetscape with vibrant and functional spaces that meet the needs of a diversity of users. These design principles were shaped by feedback from the general public, members of the workgroup and were reviewed by public agencies and private land and business owners.



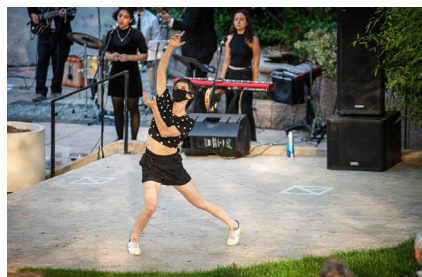
Historic noodle shop



Historic signage



Art mural



Cultural celebration elements

PRINCIPLE 1: INTEGRATE HISTORICAL USES AND FORMS AND CULTURAL STORYTELLING ELEMENTS TO CREATE A DISTINCT PLACE.

- Define and curate a “light industrial” streetscape aesthetic that evokes historic uses and forms and invites exploration of the working class, immigrant, industrial and transportation history of the area. As appropriate, use the “linen” and laundry” symbology to encapsulate the history and district identity.
- Where possible, integrate original forms (e.g., building facades, historic signage) into redevelopment and prioritize adaptive reuse.
- Incorporate storytelling and placemaking elements in and on the street – such as interpretive signage, art, murals or surface treatments – that distinguish the area and create a cohesive “Linen Blocks” identity.
- Utilize unique and context-sensitive streetscape lighting elements that enhance evening and nighttime activity.

PRINCIPLE 2: ENSURE THE STREET IS DESIGNED FOR A RANGE OF MOBILITY OPTIONS INCLUDING WALKING, BIKING, TRANSIT, AND PERSONAL VEHICLE TRAVEL.

- Emphasize accommodations for bikes and pedestrians in Grove Street design and district circulation. In particular, improve and widen sidewalks and integrate dedicated bike facilities.
- Incorporate traffic-calming elements to maintain slower vehicle speeds along the street.
- Ensure that all intersections, sidewalks, curbs and parking are ADA-compliant to create easily accessible public spaces.
- Expand bicycle parking near activity nodes.
- Maintain some on-street parking and loading/delivery zones for local business access.
- Maintain alleyways as functional spaces while also considering approaches that allow alleys and other “between building” spaces to be used as gathering spaces with interpretive elements.
- Connect with existing bike facilities on adjacent street sections to create a “bike boulevard” along Grove Street.
- Create more seamless bike and pedestrian alignments and remove impediments to walking and biking at heavily-trafficked intersections on Grove Street, e.g., at 9th, 15th, 16th, and 17th Streets.



Bicycle infrastructure/pathway. iStock.com/Lanski

PRINCIPLE 3: ACTIVATE THE AREA THROUGH PUBLIC AND PRIVATE GATHERING SPACES, PROGRAMMING, AND EVENTS.

- Maintain the ability for Grove Street to host large-scale outdoor events in and along the street, such as Treefort Music Festival. Include elements of flexible street design to ease street closure, use and permitting.
- Identify opportunities to create or preserve a large flexible outdoor public gathering space that can accommodate a variety of uses including seasonal activities, pop-up events, outdoor markets, events and festivals. Consider ways to allow the space to be locally managed and easily programmed by a variety of entities.
- Consider building set-backs that provide more public space and where appropriate use alley access instead of street front access for deliveries.
- Encourage private development to create and use spaces that interact with the street, such as small-scale plaza entryways, street cafes, storefront awnings and sidewalk market space.
- Maintain and expand programming and events – coordinated among district tenants and near-neighbors – that supply uniquely “Linen Blocks” experiences to residents and visitors.
- Ensure that the streetscape has amenities to support people spending time in the street, for example street seating, shade trees, public Wi-Fi, and restrooms.
- Allow temporary use of surface parking for other uses during off-hours, by agreement with property owners.
- Consider options for developing a small public plaza or park toward the west end of Grove Street.

PRINCIPLE 4: DESIGN THE STREETScape AND PUBLIC SPACES TO SUPPORT AND ATTRACT AN 18-HOUR ENVIRONMENT.

- Integrate flexible, active indoor and/or outdoor spaces within the district that can be used for an open-air market, pop-up trade stalls, outdoor performance events and warehouse-type flexible spaces.
- Create street-level opportunities that allow for shops, services and restaurants to thrive with office and workspace on higher floors.
- Create a more consistent downtown, urban parking environment. Provide parking primarily on-street, in shared lots or in structures. Provide parking that maintains local business access, pick-up/drop-off and delivery areas as well as short- and long-term parking. Encourage conversion of large-scale (half or full block) surface parking to more contributory uses.

What's an 18-Hour Environment?

An "18-hour environment" is an area that is active throughout the day, from early morning into evening and night. Morning dog walks and cups of coffee, work day lunchtime and errands, and evening dining and entertainment transpire at different times. These environments are best supported by elements such as:

- A mix of uses, where hotels and houses, bars, restaurants and cafes, workshops and storefronts, offices and studios, and streets, alleys and plazas are concentrated together. This encourages continuous activity throughout the 18-hour period.
- Housing of various types, including some that especially supports the local service industry workforce and creative class. Housing may be multi-unit developments that offer options for a mix of incomes, or can specifically include live-work space for artists and entrepreneurs.
- Programing and specific spaces that attract and anchor local entrepreneurs, artists, innovators, cultural organizations, tradespeople and light industrial uses - as well as the visitors, clientele and investors who support them.

PRINCIPLE 5: EMPLOY ENVIRONMENTALLY SUSTAINABLE DESIGN.

- Whenever possible expand the long-term viability of the tree canopy.
- Upgrade stormwater management systems to include modular suspended pavement system (Silva Cell), bioswales, permeable pavement, street planters and other blue-green stormwater management approaches.
- Encourage green building design in all new development and renovations.
- Use dark-sky sensitive street lighting to reduce light pollution.



Green infrastructure

Transformative Investment Plan

Implementing the vision for the Linen Blocks on Grove Street will require the collaboration of public and private partners, and both large investors who can bring catalytic projects and small investors, who are willing to start businesses, host events and share their culture and history. Collective will and coordinated investment can drive thoughtful, desirable change that results in a beloved and unique place.

Supported Investments

The following projects and efforts represent ideas identified and widely supported by both the general public and Workgroup members. These projects were evaluated and elevated based on whether they helped implement the vision and would transform the area in accordance with stated design principles. The likely lead or type of partnership for each investment is suggested, and projects that had higher degrees of support from the public and/or the Workgroup are identified.

TOP 5 HIGHLY SUPPORTED PUBLIC INVESTMENTS AND STREETScape UPDATES

- 1 Plant additional shade trees and increase the amount of green landscaping
- 2 Create small mixed-use developments that provide housing, commercial and office uses
- 3 Streetscape improvements including wider sidewalks, improved bike facilities and ADA compliant sidewalks
- 4 Create unique places with large-scale public art and historic signage
- 5 Create daytime and night life activities such as food stalls and public markets



Based on responses to the Linen Blocks Streetscape Design Public Survey, July, 2021.

SUPPORTED INVESTMENTS	Lead/Partner	Identified Public High Priority
Connectivity and Mobility Projects		
Bike and pedestrian facilities improvements on Grove Street	CCDC/ACHD/City of Boise	★
11th Street Streetscape and Connectivity Improvements	CCDC	★
15th Street Streetscape and Connectivity Improvements	CCDC	★
Infrastructure Improvement Projects		
Streetscape investments on Grove Street from 10th to 16th Streets <ul style="list-style-type: none"> • Surface treatments • Seating • Lighting • Landscaping • Sidewalk redesign • Integration of public art and historic elements 	CCDC	★
Stormwater infrastructure improvements	CCDC/ACHD	
Parking investments - Provide parking that maintains local business access, pick-up/drop-off and delivery areas as well as short- and long-term parking through a combination of: <ul style="list-style-type: none"> • On-street parking • Shared lots • Structured Public Parking 	Public Private CCDC	★
Mixed-use development projects with housing units that serve a diverse mix of incomes and are well suited to the creative class.	Private	
Placemaking Projects		
Public Art on Grove between 10th to 16th Streets	CCDC/ City of Boise	
Installation of additional shade trees (street trees as well as on private land) and greenery such as planters, hanging baskets and green walls	Public-Private	★
Small scale gathering spaces or public plazas	Public-Private	★
Large open air public plaza/convertible space	Public-Private	★
District brand and identity materials including art, gateway signage and surface treatments	Public-Private	★
Interpretive historic elements and signage that showcase events, people, and history that shaped the area.	Public	★



Process Recommendations

- Include a historian and artist representation on the design team to ensure that the streetscape design captures the history and culture of the area.
- Involve the Linen Blocks on Grove Street Visioning Workgroup in the design phase of the reinvestment strategy.
- Utilize public-private partnerships to assist with the implementation of the vision – place a particular focus on collaborating with landowners and developers who are willing to assist in creating unique and vibrant spaces that match this vision.
- Seek opportunities and supportive structures to provide affordable housing to this area to continue the legacy of Grove Street as a working class neighborhood.
- Continue to communicate and involve the public and key stakeholders through the design and implementation process.
- Articulate a brand identity for the Linen Blocks on Grove Street.

AREAS WITH HIGH REDEVELOPMENT POTENTIAL

The map below highlights the blocks and parcels adjacent to the Linen Blocks on Grove Street study area that have the highest potential for short-term redevelopment and change. The parking lot south of the Owyhee between 11th and 12th Street is primed for the development of a boutique hotel. The other highlighted parcels do not yet have established redevelopment plans, however investment and change in those areas will likely occur in the short-term future. Areas not highlighted on the map are less likely to see redevelopment and any future investments will require additional partnerships, changes in ownership, or aquisition of additional parcels.



Owyhee Parking Lot - Future Boutique Hotel Site

Key Terms

Linen Blocks on Grove Street:

The Linen Blocks on Grove Street represent eight city blocks along the west end of Grove Street, within Boise's downtown area, with particular focus given to Grove Street itself between 10th and 16th Streets. The study area is located within two of CCDC's urban renewal districts, River-Myrtle/Old Boise and Westside. This study area was given the name "Linen Blocks on Grove Street" in recognition of the historical significance of the Linen Building and to capture the colloquial naming convention that is often associated with this area.

The Linen District:

The Linen District is six square blocks bounded by Main and Front Streets between 13th and 16th Streets in downtown Boise. While the Linen District is included within the bounds of the the Linen Blocks on Grove Street Study area, it represents a unique area. This visioning report does not establish a new "district" nor does it change the definition of the existing "Linen District."

Urban Renewal District:

Designated geographic area where urban renewal funding can be spent and allocated. Boise's Urban Renewal Districts are established through Boise City Council and remain active for funding during a set period of time. CCDC treats urban renewal districts and projects as multi-layered and require a dedicated team with a consistent vision to execute the plan over multiple years or even decades. CCDC projects incorporate a mixture of five key strategies to help achieve the area's vision. These strategies are Economic Development, Placemaking, Infrastructure, Mobility and Special Projects. For more information regarding urban renewal in Boise, visit <https://ccdcb Boise.com/>.

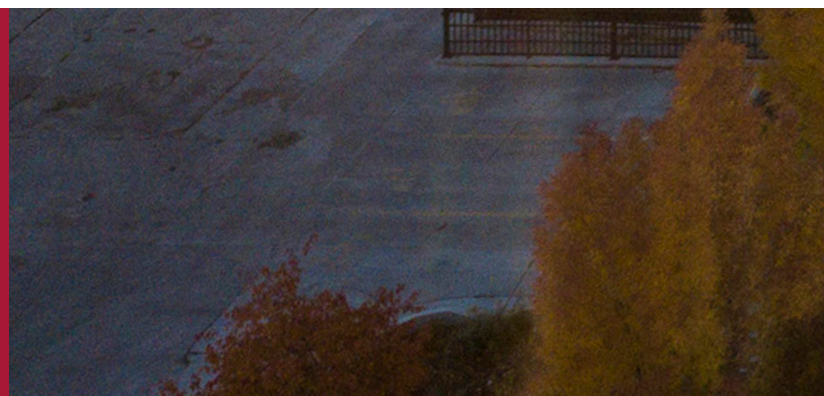
Streetscape Improvements:

A combination of aesthetic, architectural, and functional Improvements to the road, sidewalks and public right of way. These improvements include sidewalk repairs and widening, adjustments to bicycle infrastructure, visual improvements such as public art or green landscaping, ADA compliance, parking changes, and improved transitions between storefronts and the public right of way.



Linen Blocks on Grove Street

REDEVELOPMENT STRATEGY VISION REPORT



LINEN BLOCKS ON
GROVE STREET
STREETSCAPE
IMPROVEMENTS
BOISE, ID

GGLO
DAC #2 Meeting
SEPTEMBER 08, 2021

GGLO (DESIGN MANAGEMENT & LANDSCAPE ARCHITECTURE)

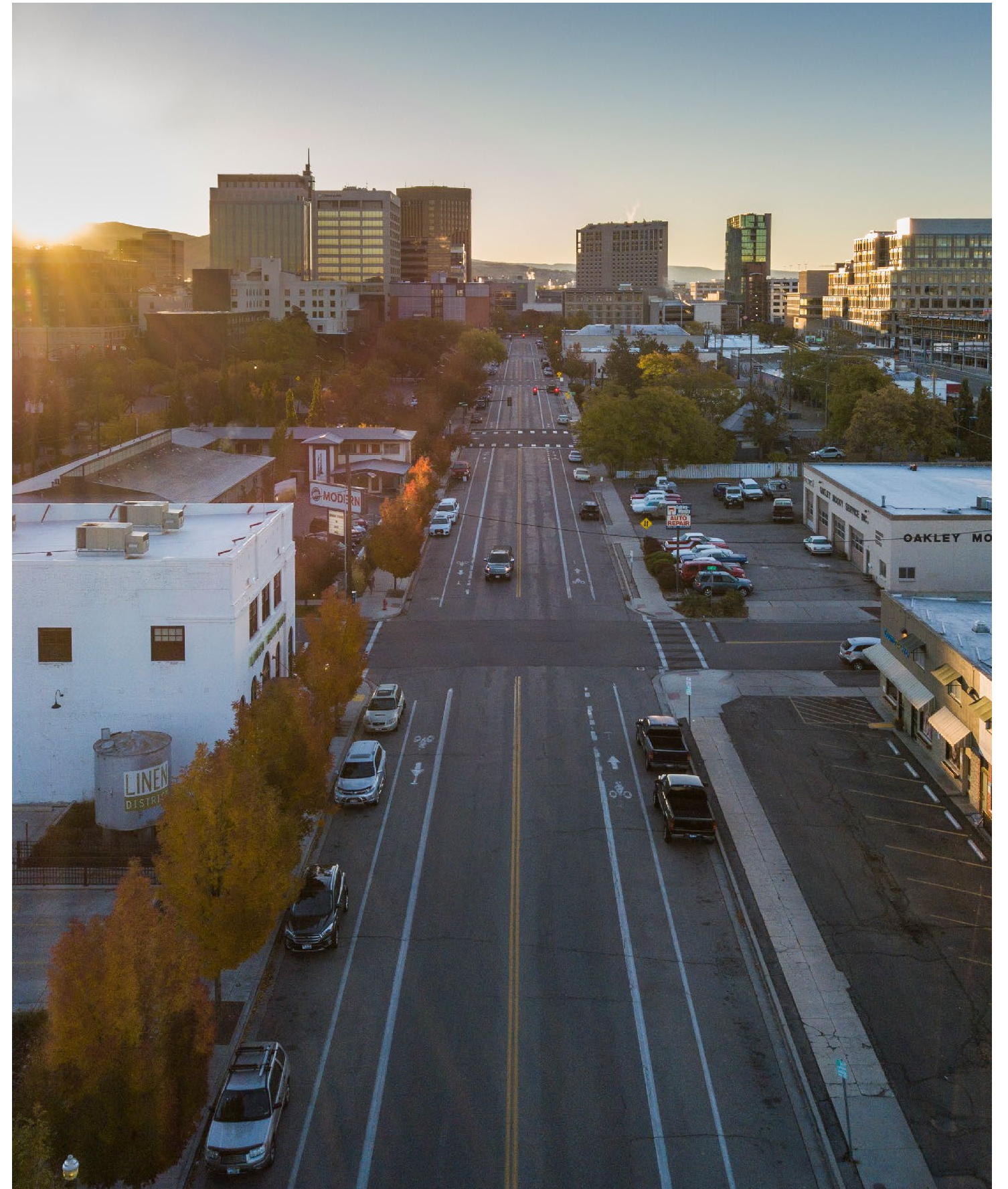
HDR (TRAFFIC & CIVIL ENGINEERING)

MUSGROVE (ELECTRICAL ENGINEERING)

DCW (COST ESTIMATION)

DESIGN PRINCIPLES: VISIONING PLAN

1. Integrate historical uses and forms and cultural storytelling elements to create a distinct place
2. Ensure the street is designed for a range of mobility options including walking, biking, transit, and personal vehicle travel
3. Activate the area through public and private gathering spaces, programming and events
4. Design the streetscape and public spaces to support and attract an 18-hour environment
5. Employ environmentally sustainable design





LINEN DISTRICT HISTORIC THEMES & DESIGN ELEMENTS

LIGHT INDUSTRY:

INDUSTRIAL MATERIALS

- METAL
- BRICK/ DIMENSIONAL STONE
- CONCRETE

TEMPORARY HOUSING, BOARDING HOUSES & HOTELS:

PEDESTRIAN SCALE/GATHERING

- FLEXIBLE OPEN SPACES
- WELCOMING PEDESTRIAN REALM
- IMPROMPTU GATHERINGS
- DAILY MEETUPS



TRANSPORTATION CORRIDOR:

ROADSIDE ATTRACTIONS

- LARGE SCALE LANDMARKS
- LEVERAGE BILLBOARDS AND HISTORIC SIGNS
- COLORFUL & WHIMSICAL



IMMIGRANTS AND THE WORKING CLASS:

ENTREPRENEURIAL SPIRIT

- POP-UP RETAIL
- INCUBATOR BUSINESSES
- MARKETS





LINEN DISTRICT MODERN THEMES

CHAMPION FOR EMERGING IDEAS, NEW STYLES AND INVENTION

- TREEFORT MUSIC FESTIVAL
- RHODES SKATE PARK - ROAD TO THE X GAMES

INDEPENDENT ART

- PUBLIC ART
- ROTATING PUBLIC ART (ART FRAMES)

ECLECTIC RETAIL, RESTUARANTS & BARS

- MY CRAZY NEIGHBOR
- EYES OF THE WORLD
- BIG CITY COFFEE
- A TAVOLA
- HOPS & BOTTLES

REPURPOSING: OLD BECOMES NEW AGAIN

- LINEN BUILDING
- THE MODERN
- SECOND CHANCE BUILDING MATERIALS



Leverage the existing large billboard signs that are unique to this area to create a sense of place. Augment with Linen District Gateways, new neon business signs and iconic landmarks



Build upon the existing neighborhood public art collection by creating a linear open air gallery that could be used for rotating art collections, highlighting emerging artists and featuring visiting works.

Public Art Frame expansion

Art Ports - podiums that can host sculpture, signage, kiosks, etc.

Historic Boise Neon Sign Museum



Activate public realm through spillout retail, restaurants and open spaces.

Sidewalk Dining

Food Trucks

Shared Space Dining in Parking Lane





Highlight the heart of the district with rotating overhead lighting and art similar to the holiday lights in the Core.



Taking cues from the Linen Building, the project proposes to utilize a simple material palette of whites, gray and black for greater legibility of uses.

Specialty Concrete Pavement

Asphalt Bike Lane

Industrial Armatures for mounting pedestrian lighting, overhead art/festival lights, signs, speakers, etc. (this would replace the City Standard light poles similar to LIV District on Broad Street)



Proposed Site Furnishing would highlight the unique character of the Linen District and would provide amenities for both daily activities and larger events

Concrete Bench with iconic Automotive Grill aesthetic with internal lighting (this would replace City standard bench similar o 10th between Bannock/Idaho)

Concrete Bench Conversion kit w/ back rest, arm rests, side tables and/or skate stops

Bottle Filler/ Drinking Fountain/ Dog Fountain

Colorful Moveable Furniture

Bike Amenities: Bike Lean Rails, Bike Racks & Fixit Station



- Section
- Existing Building
- Future Development

- Street Trees**
- Type 1- Large Trees @ Intersection Nodes
 - Type 2 - 30' O.C. Staggered spacing on either side of the bike lane

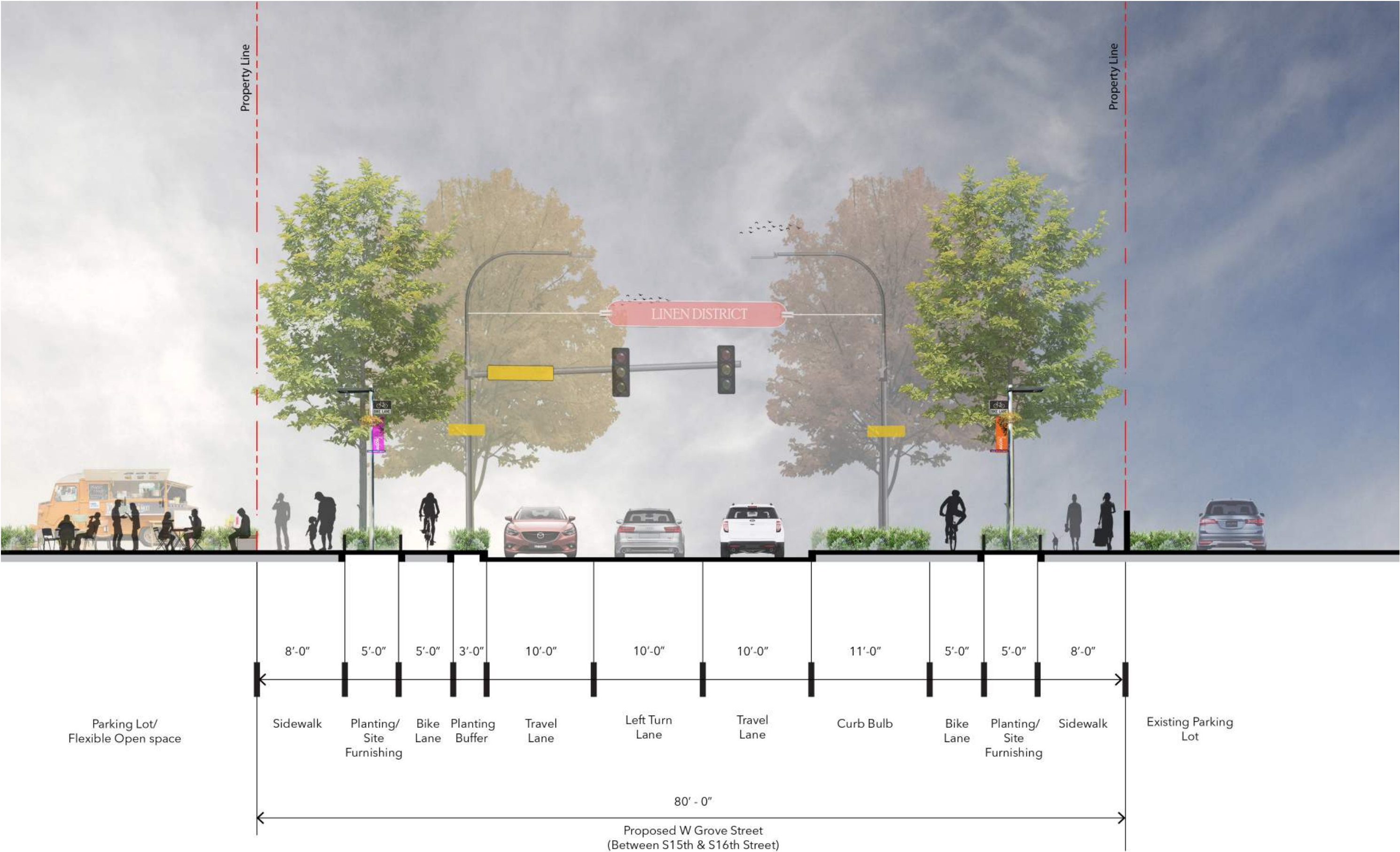
- Traffic Calming Strategies:**
- Table Top Intersections
 - Curb Bulbs at Intersections
 - Curb Extensions at Driveway Entrance

ILLUSTRATIVE SITE PLAN
1" = 100'



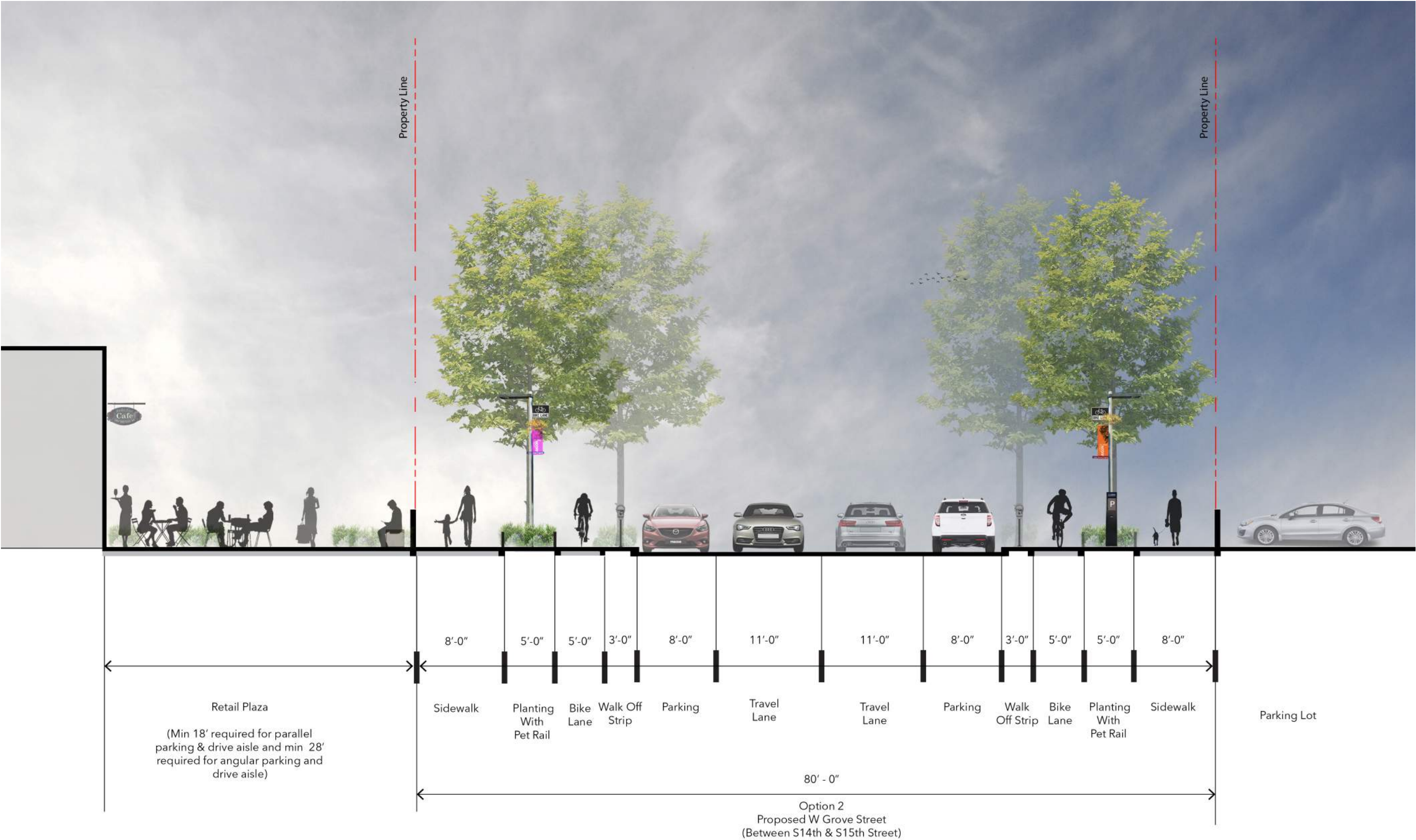



ENLARGED PLAN(GROVE ST. BETWEEN 16TH & 15TH)
 NTS






ENLARGED PLAN(GROVE ST. BETWEEN 15TH & 14TH)
 NTS

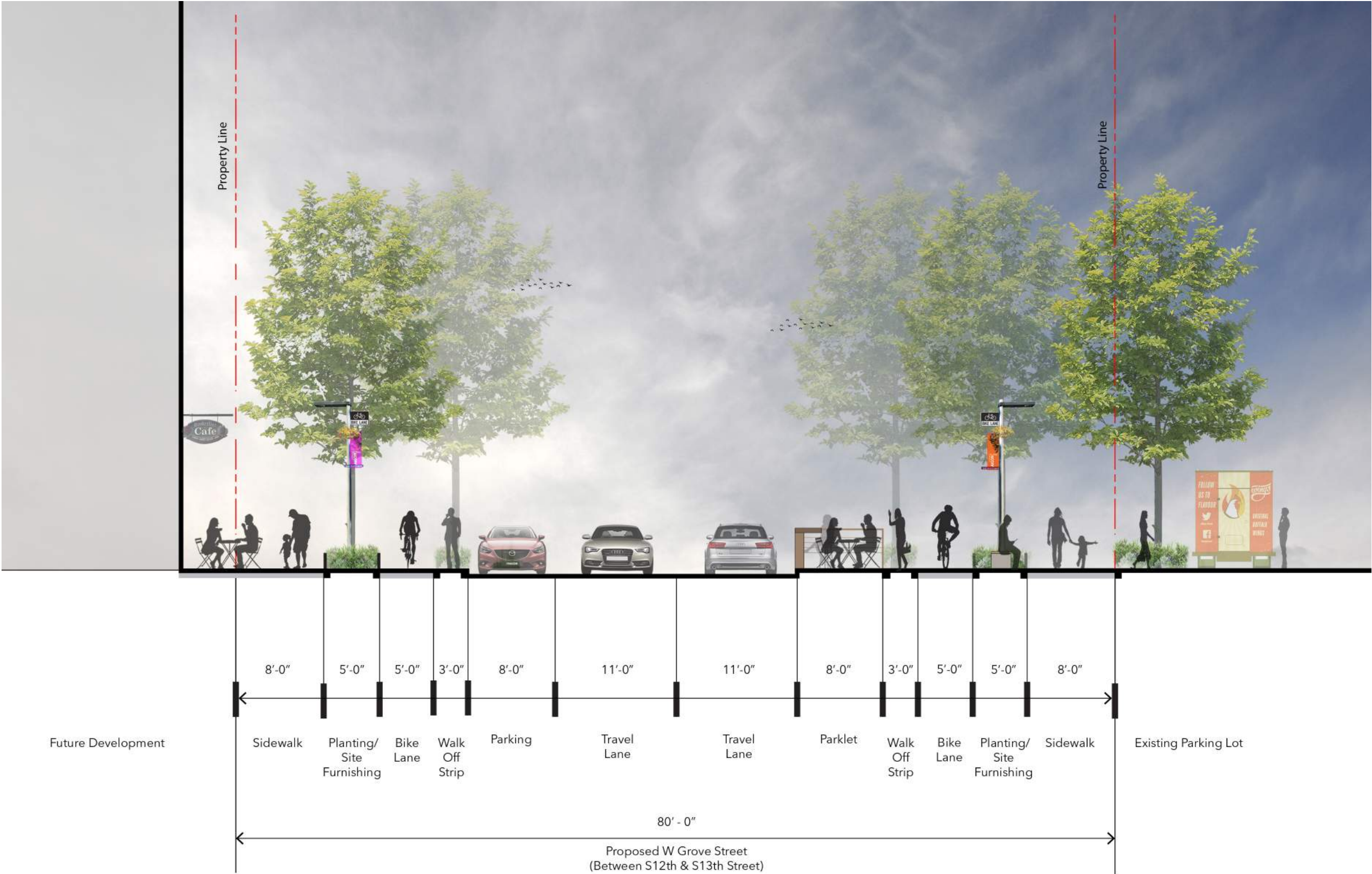


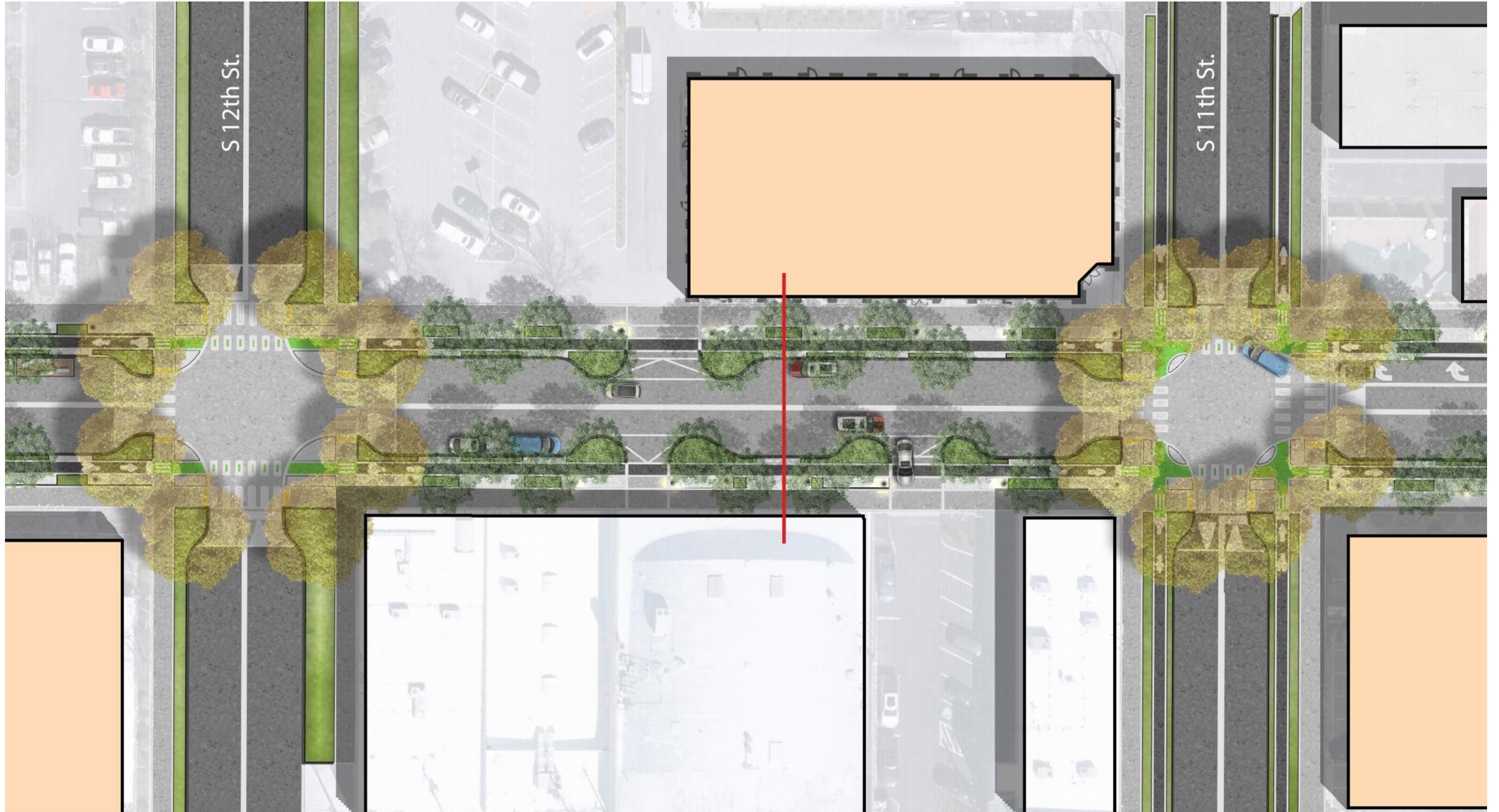



ENLARGED PLAN(GROVE ST. BETWEEN 14TH & 13TH)
 NTS

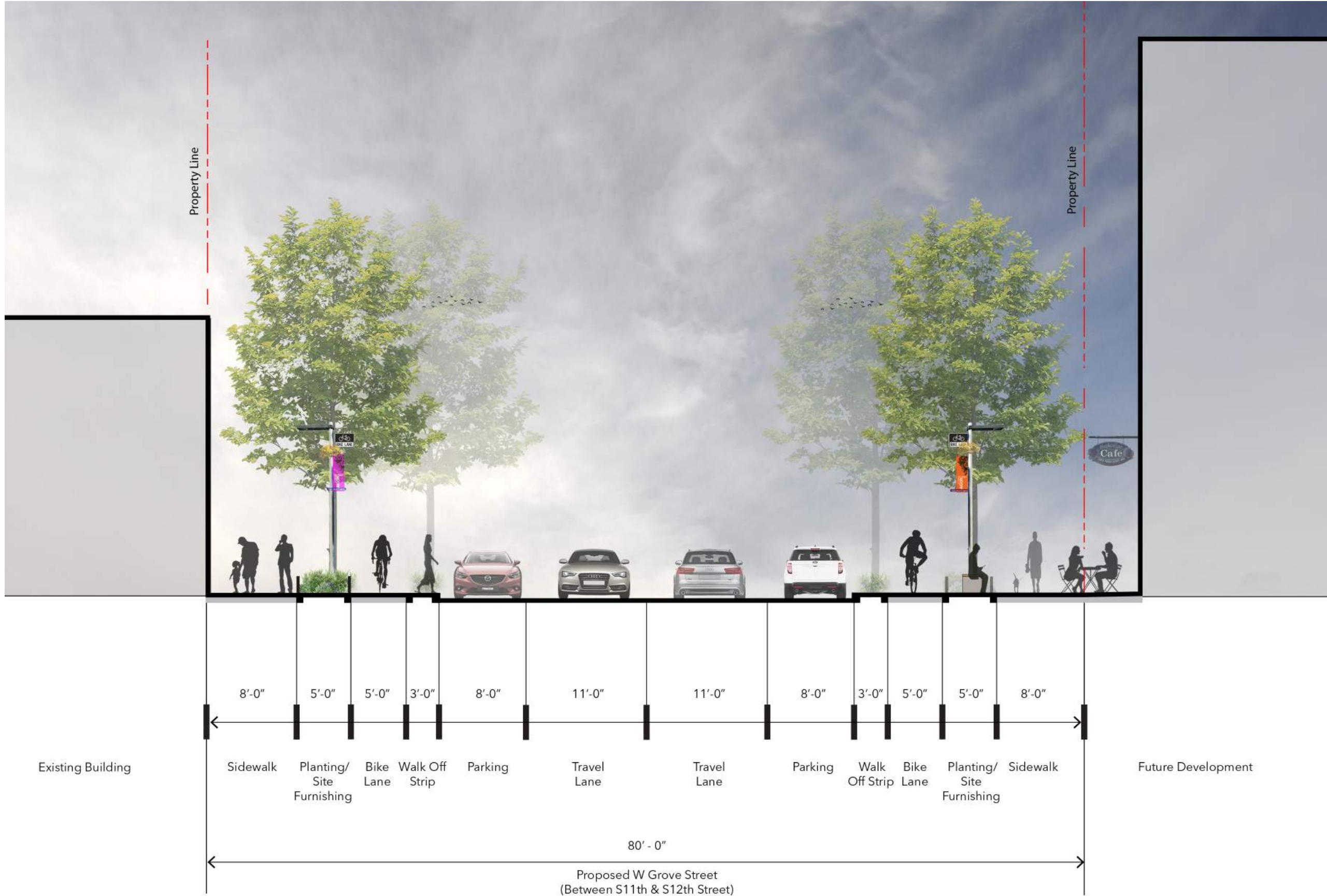


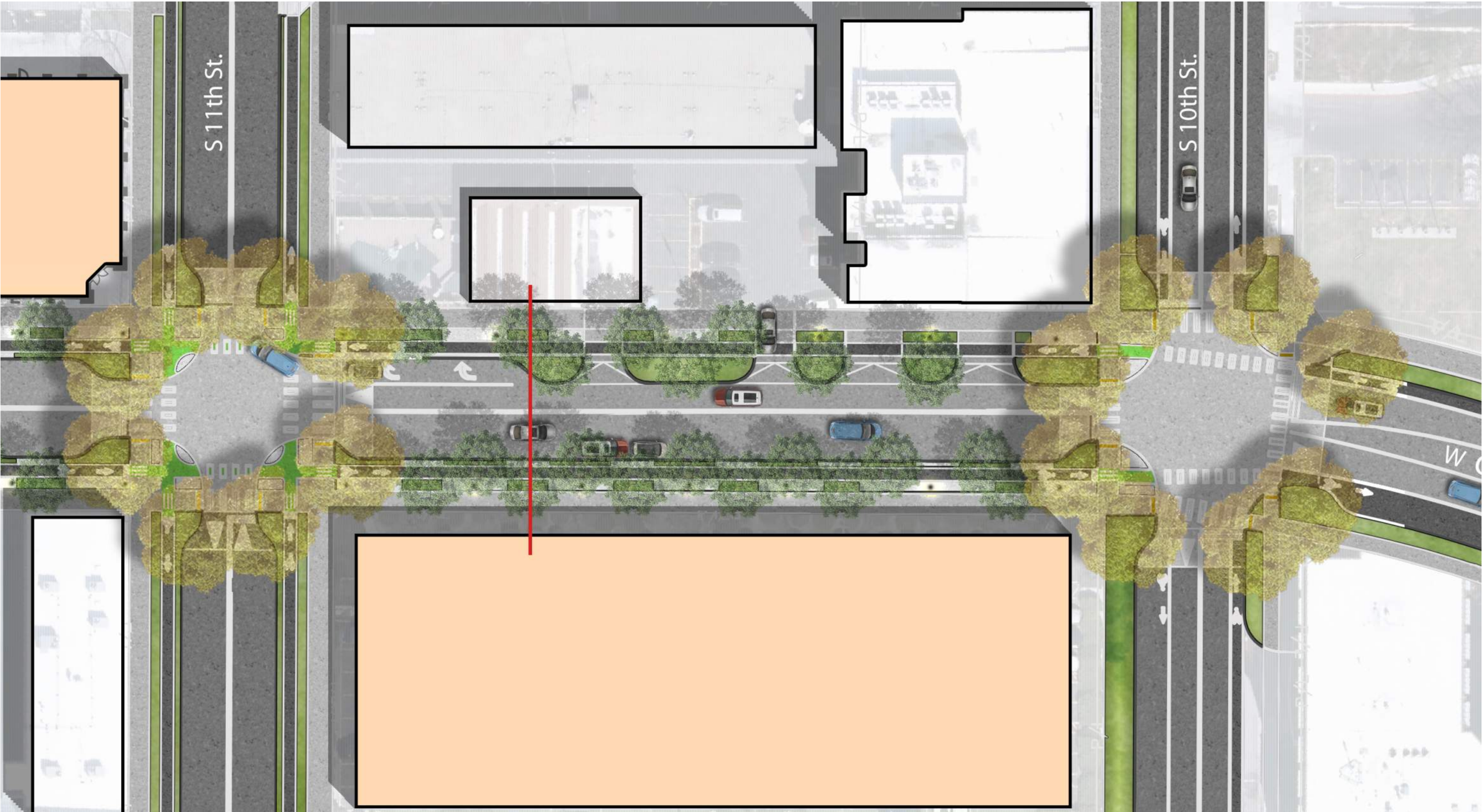

ENLARGED PLAN(GROVE ST. BETWEEN 13TH & 12TH)
 NTS



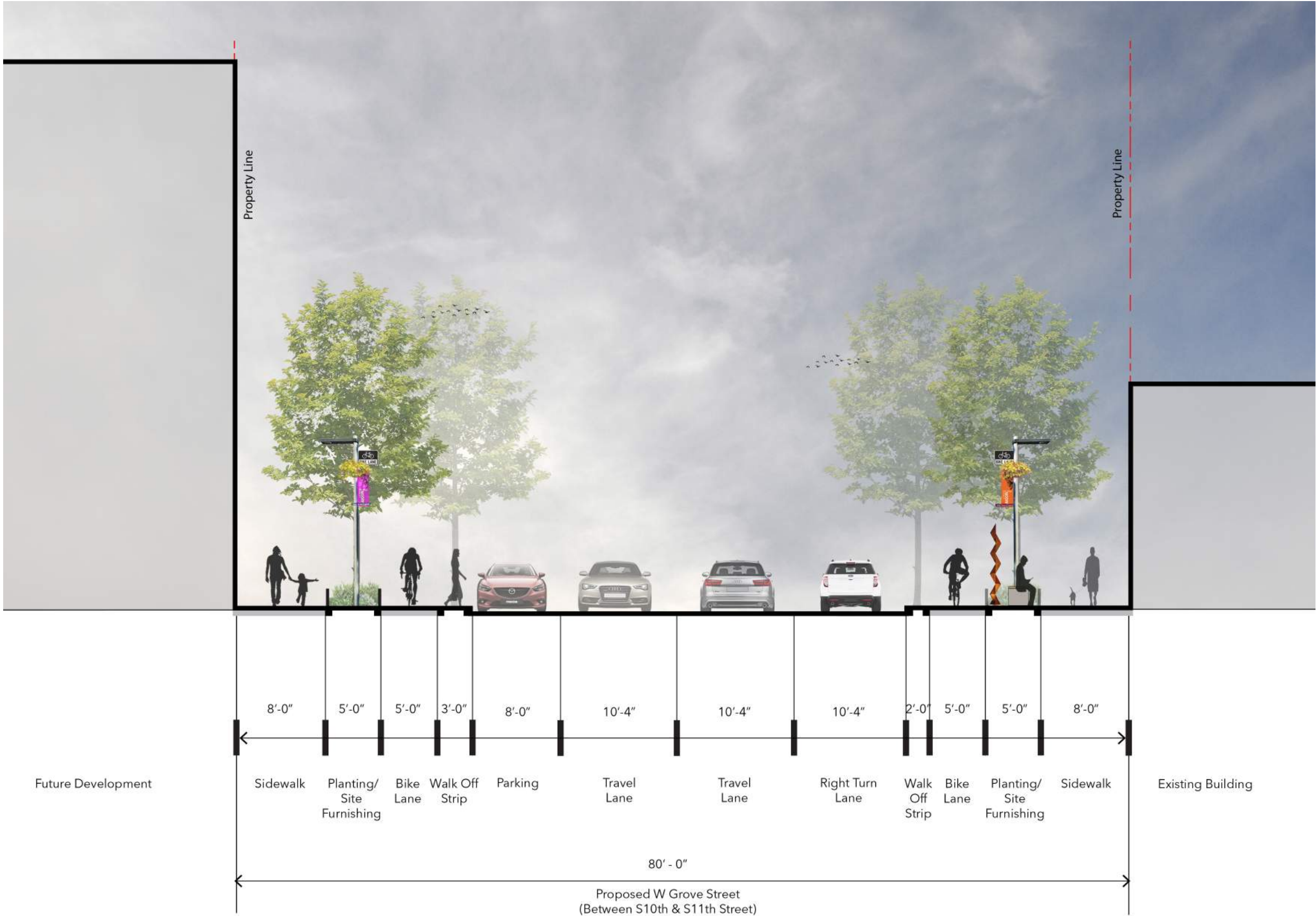


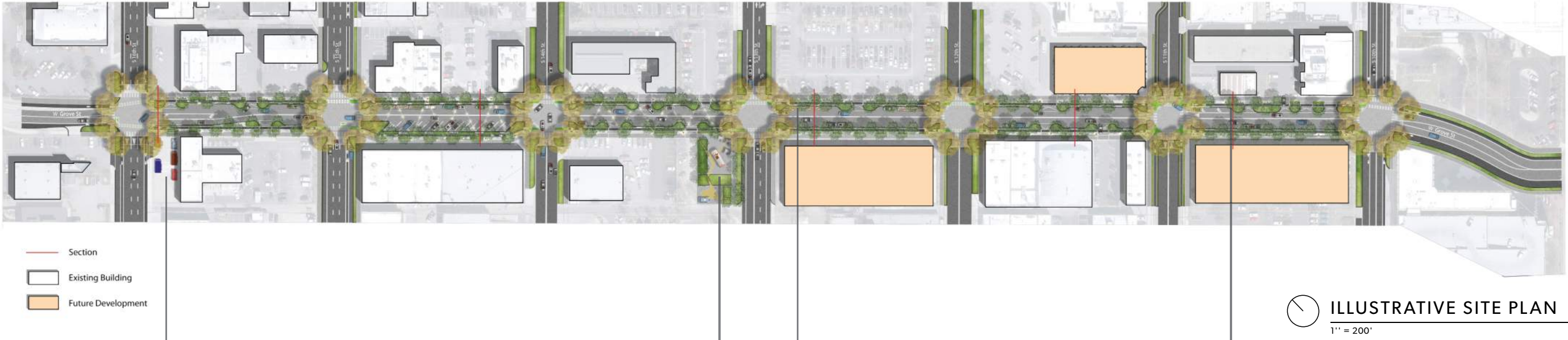

ENLARGED PLAN(GROVE ST. BETWEEN 12TH & 11TH)
 NTS





ENLARGED PLAN(GROVE ST. BETWEEN 11TH & 10TH)
NTS





POP-UP RETAIL



POCKET PARK



PARKLETS



EXPANDED PLANTING



Linen District will be forward thinking with environmentally sustainable design to create a cooler pedestrian microclimate during the summer, increase urban habitat value and create a distinct district character

Silva cells

Large caliper trees with high carbon sequestration

Planting areas w/ pet rails

Habitat for native pollinators



Existing Parallel Parking

94 Stalls

Regulated Parking on W. Grove St

1 hour, 2 hour,minimal metered parking (between 10th and 12th)

Proposed Parallel Parking

88 Stalls

Regulated Parking on W. Grove St

1 hour, 2 hour, increased metered



IV. CONSENT AGENDA



Paid Invoice Report

For the Period: 8/1/2021 through 8/31/2021

Payee	Description	Payment Date	Amount
Debt Service:			
US Bank	AHA Payment - Civic Plaza	8/27/2021	85,000.00
US Bank	U of I Parking Access	8/27/2021	317,000.00
Bank of America	2011 B Bond interest	8/31/2021	117,087.50
Bank of America	2011 B Bond principal	8/31/2021	1,150,000.00
Zions Bank	2017 A Bond interest	8/31/2021	86,958.44
Zions Bank	2017 A Bond principal	8/31/2021	1,800,000.00
Zions Bank	2017 B Bond interest	8/31/2021	42,535.00
Zions Bank	2017 B Bond principal	8/31/2021	720,000.00
Total Debt Payments:			4,318,580.94
Payroll:			
PERSI	Retirement Payment	8/11/2021	17,147.56
EFTPS - IRS	Federal Payroll Taxes	8/11/2021	13,928.28
Idaho State Tax Commission	State Payroll Taxes	8/11/2021	2,022.00
CCDC Employees	Direct Deposits Net Pay	8/11/2021	36,661.47
PERSI	Retirement Payment	8/25/2021	17,147.56
EFTPS - IRS	Federal Payroll Taxes	8/25/2021	13,928.24
Idaho State Tax Commission	State Payroll Taxes	8/25/2021	2,022.00
CCDC Employees	Direct Deposits Net Pay	8/25/2021	36,661.43
Total Payroll Payments:			139,518.54
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	August 2021	2,638,229.05
Total Cash Disbursements:			\$ 7,096,328.53

I have reviewed and approved all cash disbursements in the month listed above.

Joey Chen

Finance Director

John Brunelle

Executive Director

9/7/2021

Date

9-7-2021

Date

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4163	5th and Idaho Investors LL	GIBSON T2	T2 Contractual Payment -	08/02/2021	172,451.20	64005	08/25/2021
	Total 4163:				172,451.20		
4136	Abbey Louie	217	Management Training FY2	07/28/2021	4,000.00	12094	08/26/2021
	Total 4136:				4,000.00		
4082	Acme Fast Freight	1600008583	11th & Front garage CAM e	08/01/2021	2,014.50	12095	08/26/2021
	Total 4082:				2,014.50		
3659	Ada County	JULY 2021 C	July 2021 Master Ground	07/31/2021	12,096.00	64006	08/25/2021
		JULY 2021 C	July 2021 Surplus Ground	07/31/2021	14,116.50	64006	08/25/2021
	Total 3659:				26,212.50		
1058	Ada County Highway Distri	16695	2020 Downtown Boise Impl	07/21/2021	425.25	64007	08/25/2021
	Total 1058:				425.25		
4180	Adare Manor LLC	80121 AM	T2 Contractual Payment -	08/01/2021	87,121.70	64008	08/25/2021
	Total 4180:				87,121.70		
4126	Agnew Beck Consulting Inc	9633	Linen Blocks - W. Grove St	06/25/2021	6,928.87	12119	08/27/2021
		9633	Linen Blocks - W. Grove St	06/25/2021	964.63	12119	08/27/2021
		9633	Linen Blocks - W. Grove St	06/25/2021	26.87	12119	08/27/2021
		9633	Linen Blocks - W. Grove St	06/25/2021	1,994.63	12119	08/27/2021
		9634	Old Boise Blocks on Grove	06/25/2021	2,771.25	12119	08/27/2021
	Total 4126:				12,686.25		
1139	American Cleaning Service	27692	Office clean	06/25/2021	325.00	12096	08/26/2021
	Total 1139:				325.00		
3838	American Fire Protection L	12122	annual inspection	07/26/2021	3,770.00	64009	08/25/2021
		12185	Monthly pump inspection &	07/26/2021	185.00	64009	08/25/2021
	Total 3838:				3,955.00		
1316	Blue Cross of Idaho	21187000079	Health Insurance - Aug 202	08/01/2021	26,851.88	64001	08/01/2021
	Total 1316:				26,851.88		
1385	Boise City Utility Billing	848 W MAIN	848 Main St # 0447416001	08/01/2021	8.42	12135	08/26/2021
	Total 1385:				8.42		
4141	Boise Hotel Investors LLC	AUG 21 HYA	T2 Contractual Payment -	08/01/2021	88,599.00	12120	08/27/2021
	Total 4141:				88,599.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
1418	Boise Metro Chamber of C	5806412	2021 Mayor's State of the	07/20/2021	650.00	12097	08/26/2021
		5806744	Leadership Boise Gov Spo	08/05/2021	500.00	12097	08/26/2021
Total 1418:					1,150.00		
1448	Boise Valley Economic Prtn	5806384	BVEP 2021 Econ Summit T	07/19/2021	1,000.00	12098	08/26/2021
Total 1448:					1,000.00		
4022	Boxcast Inc	B57F3A3-00	storage fees	08/02/2021	24.05	12099	08/26/2021
Total 4022:					24.05		
4178	BVGC Parcel B LLC	T3 PIONEER	T3 Contractual Payment -	08/01/2021	640,282.04	12121	08/27/2021
Total 4178:					640,282.04		
3816	Capitol Landscape Inc.	81321CL	11th Between ID & Main	08/13/2021	900.00	12100	08/26/2021
Total 3816:					900.00		
3712	Car Park	6302021	5th & Front Parking lease J	06/24/2021	30,000.00	12122	08/27/2021
		6302021	5th & Front Parking Reven	06/24/2021	29,675.00-	12122	08/27/2021
		JUNE 2021 P	Cap & Front - BLVD	06/25/2021	12,847.48	12122	08/27/2021
		JUNE 2021 P	Cap & Main - Cap Terrace	06/25/2021	26,809.30	12122	08/27/2021
		JUNE 2021 P	9th & Front -City Centre	06/25/2021	31,202.79	12122	08/27/2021
		JUNE 2021 P	9th & Main - Eastman	06/25/2021	22,031.85	12122	08/27/2021
		JUNE 2021 P	10th & Front - Grove	06/25/2021	23,992.65	12122	08/27/2021
		JUNE 2021 P	Cap & Myrtle - Myrtle	06/25/2021	19,202.01	12122	08/27/2021
		JUNE 2021 P	Cap & Main - Cap Terrace r	06/25/2021	375.00	12122	08/27/2021
		JUNE 2021 P	9th & Front - refunds	06/25/2021	66.00	12122	08/27/2021
Total 3712:					136,852.08		
1556	Caselle Inc.	110533	Contract support - Aug 202	08/01/2021	840.00	64002	08/01/2021
Total 1556:					840.00		
1595	City of Boise	IL1739	Utility Reimbursement (Tra	06/26/2021	657.10	64010	08/25/2021
		IL1739	Utility Reimbursement (Tra	06/26/2021	323.64	64010	08/25/2021
		JN21	Westside Park Public Art	07/29/2021	200,000.00	64010	08/25/2021
		JN21	Westside Park Public Art	07/29/2021	79,749.79	64010	08/25/2021
Total 1595:					280,730.53		
4116	Civil Survey Consultants In	20015-09	Production Street and Gow	07/29/2021	396.00	12101	08/26/2021
Total 4116:					396.00		
3947	Crane Alarm Service	84520	Fire Alarm System - servic	07/19/2021	240.00	64011	08/25/2021
		84724	Fire Alarm System - Monito	08/01/2021	25.00	64011	08/25/2021
Total 3947:					265.00		
3977	Cushing Terrell Architects	160522	17th Street Reinvestment	07/24/2021	6,175.68	12123	08/27/2021

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3977:					6,175.68		
4151	Desman Inc	D21040	10th & Front Garage Struct	06/25/2021	90.00	12102	08/26/2021
		D21040	10th & Front Garage Struct	06/25/2021	2,100.00	12102	08/26/2021
		D21041	10th & Front Garage Struct	06/25/2021	460.68	12102	08/26/2021
Total 4151:					2,650.68		
1787	Downtown Boise Associati	8377	CBW Park Opening Spons	07/28/2021	2,550.00	64012	08/25/2021
		8378 A	Flower Pot Reimbursement	07/31/2021	8,951.50	64012	08/25/2021
Total 1787:					11,501.50		
1838	Elam & Burke P.A.	191443	Units 401/102 Civic Partner	06/26/2021	270.00	12124	08/27/2021
		191444	Parking Matters	06/26/2021	4,164.00	12124	08/27/2021
		191447	State Street - New URD	06/26/2021	5,550.30	12124	08/27/2021
		191448	Hoffman v. City of Boise	06/26/2021	75.00	12124	08/27/2021
		191449	River Myrtle Termination	06/26/2021	408.75	12124	08/27/2021
		191450	101-0 General	06/26/2021	834.15	12124	08/27/2021
		191452	WS District	06/26/2021	8,553.00	12124	08/27/2021
		191516	101-0 General - 30th Street	06/26/2021	247.50	12124	08/27/2021
		191973	Units 401/102 Civic Partner	07/26/2021	877.50	12124	08/27/2021
		191974	Parking Matters	07/26/2021	540.60	12124	08/27/2021
		191976 A	State Street - New URD	07/26/2021	4,600.95	12124	08/27/2021
		191977	V G. Lane	07/26/2021	65.00	12124	08/27/2021
		191978	River Myrtle Termination	07/26/2021	292.50	12124	08/27/2021
		191979	101-0 General	07/26/2021	1,185.00	12124	08/27/2021
		191980	WS District	07/26/2021	4,733.10	12124	08/27/2021
		191981	Gateway District	07/26/2021	135.00	12124	08/27/2021
Total 1838:					32,532.35		
1982	GGLO LLC	0001	RMOB Linen Blocks on Gr	06/25/2021	3,160.00	12125	08/27/2021
		0001	WS Linen Blocks on Grove	06/25/2021	3,170.00	12125	08/27/2021
		003	Westside Urban Park Rend	06/25/2021	7,020.00	12125	08/27/2021
Total 1982:					13,350.00		
3695	Guho Corp.	200101063-0	8th & Bannock Streetscape	07/24/2021	74,138.05	12126	08/27/2021
		200101063-0	8th & Bannock Streetscape	07/24/2021	172,988.79	12126	08/27/2021
		210101035-0	9th & Front Garage Stair St	07/28/2021	129,883.67	12126	08/27/2021
		210101044-0	Old Boise Blocks on Grove	07/28/2021	2,742.08	12126	08/27/2021
Total 3695:					379,752.59		
3872	Guy Hand Productions	2112	Exposed Bannock St Geot	06/13/2021	750.00	64013	08/25/2021
		2112	Exposed Bannock St Geot	06/13/2021	750.00	64013	08/25/2021
Total 3872:					1,500.00		
2132	Idaho Business Review	1006917065	Event Sponsorship	07/14/2021	250.00	12103	08/26/2021
		1006917065	Niche/Supplement 1/4 pg	07/14/2021	900.00	12103	08/26/2021
		1006917866	Event Sponsorship	08/02/2021	250.00	12103	08/26/2021
Total 2132:					1,400.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
2165	Idaho Power	#5015 1101	1101 W Bannock-2207745	07/24/2021	44.13	64014	08/25/2021
		2207739042	1101 W Bannock-2207739	06/27/2021	121.70	64014	08/25/2021
		350 N 9TH J	9th St outlets #220040660	07/26/2021	3.51	12133	08/18/2021
		9TH & STAT	9th & State # 2201627995	07/26/2021	3.51	12134	08/18/2021
Total 2165:					172.85		
3900	Idaho Records Manageme	0146053	Records Storage	08/02/2021	79.00	12104	08/26/2021
Total 3900:					79.00		
3808	Jed Split Creative	2437	Westside Park banner desi	08/12/2021	2,065.00	64015	08/25/2021
		2493	creative services - busines	07/28/2021	82.90	64015	08/25/2021
		2493	creative services - print ads	07/28/2021	170.05	64015	08/25/2021
		2493	8th & Bannock Map	07/28/2021	654.55	64015	08/25/2021
		2493	creative services - Shorelin	07/28/2021	16.15	64015	08/25/2021
		2493	Gateway East Website	07/28/2021	7.60	64015	08/25/2021
		2493	State Street Website	07/28/2021	22.80	64015	08/25/2021
		2493	CCDC Website	07/28/2021	26.60	64015	08/25/2021
Total 3808:					3,045.65		
2288	Jensen Belts Associates	1768CD-11	8th and Bannock Streetsca	06/25/2021	5,022.17	12127	08/27/2021
		1768CD-11	8th and Bannock Streetsca	06/25/2021	5,663.30	12127	08/27/2021
		2114-3 A	11th Street Bikeway & Stre	07/24/2021	28,372.91	12127	08/27/2021
		2114-3 A	11th Street Bikeway & Stre	07/24/2021	28,372.92	12127	08/27/2021
Total 2288:					67,431.30		
4174	John Rohrer Contracting C	19021	10th & Front Garage Struct	07/28/2021	149,869.44	12128	08/27/2021
Total 4174:					149,869.44		
3913	Kimley-Horn and Associate	19165308	Parking Operations RFQ/P	06/26/2021	2,980.00	12129	08/27/2021
		19165309	Area 6 Parking Supply/De	06/26/2021	3,102.50	12129	08/27/2021
		19330253	Area 6 Parking Supply/De	07/24/2021	2,930.00	12129	08/27/2021
		19417383	Parking Operations RFQ/P	07/24/2021	5,320.00	12129	08/27/2021
Total 3913:					14,332.50		
2360	Kittelson & Associates Inc.	0119188	5th & Myrtle - Signalize Cro	06/26/2021	1,320.00	12105	08/26/2021
Total 2360:					1,320.00		
4179	Main Eleven LLC	80121 RD	T1 Contractual Payment - 1	07/15/2021	22,612.00	64016	08/25/2021
Total 4179:					22,612.00		
2186	McClatchy Company LLC	42133	Legal Notice	07/29/2021	92.70	64017	08/25/2021
		42133	BOI Magazine	07/29/2021	2,300.00	64017	08/25/2021
Total 2186:					2,392.70		
4168	Michael Zuzel	JULY 21 PO2	Staff Bios and Feature Artic	07/29/2021	170.00	12106	08/26/2021
Total 4168:					170.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4157	MIG Inc	0070538	State Street Expanded Out	06/26/2021	2,557.50	12130	08/27/2021
		0070538	State Street Corridor Fram	06/26/2021	19,520.25	12130	08/27/2021
Total 4157:					22,077.75		
3767	neurilink llc	31260	Service Call	07/29/2021	546.25	12107	08/26/2021
Total 3767:					546.25		
4142	Pennbridge BODO LLC	PENNBRIDG	T2 Contractual Payment -	08/01/2021	315,902.90	64018	08/25/2021
Total 4142:					315,902.90		
4023	Primary Electric Inc	4181	421 Bldg sign-WS	06/25/2021	150.00	12108	08/26/2021
		4473 A	Light Repair-Mulligans	07/24/2021	130.00	12108	08/26/2021
Total 4023:					280.00		
2774	Pro Care Landscape Mana	39201	Landscape Maintenance -	07/24/2021	249.00	12109	08/26/2021
		39202	Landscape Maintenance -	07/29/2021	832.05	12109	08/26/2021
		39203	Landscape Maintenance -	07/29/2021	48.00	12109	08/26/2021
		39204	Landscape Maintenance -	07/29/2021	48.00	12109	08/26/2021
		39205	Landscape Maintenance -	07/29/2021	178.00	12109	08/26/2021
		39206	Landscape Maintenance -	07/29/2021	48.00	12109	08/26/2021
		39342	1715 Vacant Lot (Weed C	07/29/2021	478.00	12109	08/26/2021
Total 2774:					1,881.05		
2798	Quadrant Consulting Inc.	11671	State Street District Map &	07/23/2021	4,000.00	12110	08/26/2021
Total 2798:					4,000.00		
4165	Remy Alice LLC	4	Linen Blocks - W. Grove St	07/15/2021	4,162.50	12111	08/26/2021
		4	Linen Blocks - W. Grove St	07/15/2021	462.50	12111	08/26/2021
Total 4165:					4,625.00		
3896	Rim View LLC	AUG 2021 R	Monthly Rent - Trailhead A	08/01/2021	15,250.00	64003	08/01/2021
Total 3896:					15,250.00		
3796	Scheidt & Bachmann USA I	44780	June 2021 Merchant Fees	06/26/2021	804.82	12112	08/26/2021
		45072	July 2021 Merchant Fees	07/24/2021	853.90	12112	08/26/2021
Total 3796:					1,658.72		
3542	Security LLC - Plaza 121	SEC PLAZA	Office rent	08/01/2021	13,970.00	64004	08/01/2021
Total 3542:					13,970.00		
3851	Shaver Graphics LLC	4195	Downtown Location Photos	08/10/2021	297.50	12113	08/26/2021
Total 3851:					297.50		
3974	Stability Networks Inc.	36294	IT Services - FY2021	07/29/2021	2,410.00	12114	08/26/2021
		36294	Phone System Support	07/29/2021	105.00	12114	08/26/2021
		36364	AppRiver SecureTide	07/29/2021	89.00	12114	08/26/2021

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		36364	Cisco Subscription	07/29/2021	5.84	12114	08/26/2021
		36364	Cloud Backup	07/29/2021	492.00	12114	08/26/2021
		36364	M365 Apps for Business	07/29/2021	3.46	12114	08/26/2021
	Total 3974:				3,105.30		
4121	Stack Rock Group Inc	4095	Westside District Streetsca	08/04/2021	23,210.00	12131	08/27/2021
	Total 4121:				23,210.00		
3029	State Insurance Fund	25247542	Installment Premium	07/28/2021	1,485.00	64019	08/25/2021
	Total 3029:				1,485.00		
4109	Syringa Networks LLC	21AUG0391	internet & data	08/01/2021	652.05	64020	08/25/2021
	Total 4109:				652.05		
3831	The Land Group Inc.	0146463	Fulton St Improvements, 9t	07/24/2021	14,141.25	12132	08/27/2021
	Total 3831:				14,141.25		
4074	The Potting Shed	19581	Interior Plant Maint.	07/29/2021	65.00	64021	08/25/2021
	Total 4074:				65.00		
4177	Trademark Design & Fabric	4511	WS Urban Park Cabinet Art	07/28/2021	1,675.00	64022	08/25/2021
	Total 4177:				1,675.00		
3170	Treasure Valley Coffee Inc	2160:077020	Water & Cooler Rental	08/02/2021	106.00	64023	08/25/2021
	Total 3170:				106.00		
3233	United Heritage	02014-001 A	Disability insurance - Aug	08/01/2021	1,415.29	64024	08/25/2021
	Total 3233:				1,415.29		
3835	US Bank - Credit Cards	USBANK JUL	US Bank July CC	07/26/2021	2,260.12	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	37.12	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	1,105.20	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	906.63	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	73.79	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	1,342.94	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	460.00	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	110.66	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	5.95	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	78.90	12093	08/12/2021
		USBANK JUL	US Bank July CC	07/26/2021	80.00	12093	08/12/2021
	Total 3835:				6,461.31		
4068	Veritas Material Consulting	1632	10th & Front Garage Struct	06/26/2021	3,621.14	12115	08/26/2021
	Total 4068:				3,621.14		
3997	Wash Worx	INV-000888	tree gate repair-WS	07/28/2021	425.00	12116	08/26/2021

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		INV-000888	Tree grate repair RMOB	07/28/2021	425.00	12116	08/26/2021
		INV-000894	Paver Repair-RMOB	08/02/2021	275.00	12116	08/26/2021
Total 3997:					1,125.00		
3365	Westerberg & Associates	248	Legislative Advisement Ser	07/29/2021	2,000.00	12117	08/26/2021
Total 3365:					2,000.00		
3990	Xerox Corporation	014023913	Copier Lease - July 2021	07/29/2021	387.36	12118	08/26/2021
Total 3990:					387.36		
4158	Zoom Video Communicatio	INV1017660	video conference service a	08/11/2021	911.54	64025	08/25/2021
Total 4158:					911.54		
Grand Totals:					2,638,229.05		

Report Criteria:

Detail report type printed

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
August 9, 2021

I. CALL TO ORDER:

Vice-Chairman Woodings convened the meeting with a quorum at 12:02 p.m.

Present: Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Kate Nelson, Commissioner Danielle Hurd, Commissioner John Stevens, and Commissioner Ryan Woodings.

Commissioner Zuckerman, joined the meeting via conference call.

Absent: Commissioner David Bieter, and Commissioner Gordon Jones.

Agency staff members present were: John Brunelle, Executive Director; Alexandra Monjar, Project Manager - Property Development, Doug Woodruff, Development Director; Kevin Martin, Senior Business & HR Manager, Matt Edmond Parking & Mobility Director, Mary Watson, General Counsel & Contracts Manager; Kathy Wanner, Contracts Specialist; Joey Chen, Director of Finance, Holli Klitsch, Controller, and Sandy Lawrence, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

Caren Kay, SB Friedman, joined the meeting via conference call.

Linn Veltema, Project Manager at The AZEK Company and Jason Fuller, Capital Project Leader at The AZEK Company, joined the meeting via conference call.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

III. WORK SESSION

A. Proposed FY 2022 – 2026 Capital Improvements Plan

Doug Woodruff, Development Director and Kevin Martin, Senior Business & HR Manager, gave a report.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report - June 2021
2. Approval of Paid Invoice Report - July 2021

B. Minutes and Reports

1. Approval of June 12, 2021 Meeting Minutes.

C. Other

1. Approve Resolution 1714 - 2155 E Freight Street - Type 2 Participation Agreement with Boise Gateway 2, L.C.

2. Approve Resolution 1715 - Change Order No. 2 to the CM/GC Contract with Guho Corp. for the 8th & Bannock Streetscape Improvements Project
3. Approve Office Lease Renewal

Commissioner McLean made a motion to approve the Consent Agenda.

Commissioner Nelson seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

V. ACTION ITEMS

A. CONSIDER: Resolution 1716 - Approval of the State Street Corridor Framework Document

Matt Edmond Parking & Mobility Director, gave a report.

Commissioner Haney-Keith moved to adopt Resolution 1716, approving the State Street Framework Plan.

Commissioner Hurd seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

B. CONSIDER: Resolution 1717 - Approval of the State Street Urban Renewal Plan

Matt Edmond Parking & Mobility Director, gave a report.

Commissioner Haney-Keith moved to adopt Resolution 1717, approving the Urban Renewal Plan for the State Street District Urban Renewal Project and directing Agency staff to forward to the Boise City Council for future consideration and taxing districts for review.

Commissioner Nelson seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman – Aye

All said Aye. The motion carried 7-0

C. CONSIDER: Proposed FY 2021 Amended Budget

Joey Chen, Director of Finance and Holli Klitsch, Controller, gave a report.

Commissioner Haney-Keith moved to approve the FY2021 Amended Budget to new revenue expense totals of \$24,986,394 and set the time and date of Noon, August 25, 2021 for the statutorily required public hearing on the Budget Amendment.

Commissioner Nelson seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

D. CONSIDER: Proposed FY 2022 Original Budget

Joey Chen, Director of Finance and Holli Klitsch, Controller, gave a report.

Commissioner Haney-Keith moved to approve the FY2022 Original Budget totaling \$61,755,759 and set the time and date of Noon, August 25, 2021, for the statutorily required public hearing on the Agency's budget for the coming fiscal year.

Commissioner Nelson seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

E. CONSIDER: Designate 1001 E Gowen Rd - AZEK for Type 2 Participation

Alexandra Monjar, Project Manager - Property Development, gave a report.

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 2 Participation Agreement with CPG International, LLC for future board approval.

Commissioner Hurd seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

F. CONSIDER: Resolution 1713 - Approval of RFQ Ranking for Parking Operator 2021 Services

Kathy Wanner, Contracts Specialist Karl Woods, Senior Project Manager – Capital Improvements, gave a report.

Commissioner Haney-Keith moved to adopt Resolution No. 1713 approving the ranking for the RFQ-Parking Operator 2021 and authorizing the Executive Director to negotiate and execute a new Parking Operations Agreement for ParkBOI public parking garage management and operations.

Commissioner McLean seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner McLean to adjourn the meeting. Commissioner Haney-Keith seconded the motion.

The motion carried 7-0. The meeting adjourned at 1:52 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 20th DAY OF SEPTEMBER 2021.

Dana Zuckerman, Chair

Lauren McLean, Secretary

4835-8138-6720, v. 2

MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 25, 2021

I. CALL TO ORDER:

Board Members appeared remotely, as did Joey Chen, Finance and Administration Director, Holli Klitsch, Controller, and Meghan Sullivan Conrad, CCDC Legal Counsel.

Dana Zuckerman, Commissioner, Commissioner Haney-Keith, Commission Stevens, John Brunelle Executive Director and Sarah Jones, Executive Assistant, were present at the CCDC physical office location.

Present: Commissioner Ryan Woodings, Commissioner Gordon Jones, Commissioner David Bieter, Commissioner Lauren McLean, Commissioner Danielle Hurd, and Commissioner Kate Nelson

Roll call was taken by, Meghan Sullivan Conrad, Agency Legal Counsel confirming quorum.

Chairman Zuckerman convened the meeting with a quorum at 12:01 p.m.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. ACTION ITEMS

A. PUBLIC HEARING: Proposed FY 2021 Amended Budget

Chair Zuckerman opened the public hearing at 12:03 pm.

Joey Chen, Finance and Administration Director, gave a report.

No public comment was made and no comment in writing was received.

Public Hearing closed at 12:12 pm.

B. CONSIDER: Resolution 1718 – Adopt FY 2021 Amended Budget

Commissioner Woodings moved to adopt Resolution 1718, the Amended Annual Appropriation Resolution, to amend the FY2021 Budget to new revenue and expense totals of \$24,986,394 and authorize the Executive Director to file copies as required by law.

Commissioner David Bieter seconded.

Roll Call:

Commissioner Zuckerman – Aye
Commissioner Woodings – Aye
Commissioner McLean- Aye
Commissioner Bieter – Aye
Commissioner Jones – Aye
Commissioner Haney-Keith - Aye
Commissioner Nelson – Aye
Commissioner Hurd – Aye
Commissioner Stevens - Aye

The motion carried 9-0

C. PUBLIC HEARING – Proposed FY 2022 Original Budget

Chair Zuckerman opened the public hearing at 12:16 pm.

Holli Klitsch, Controller, and Joey Chen, Finance and Administration Director gave reports.

No public comment was made and no comment in writing was received.

Public Hearing closed at 12:24 pm.

D. CONSIDER: Resolution 1719 – Adopt FY 2022 Original Budget

Commissioner Woodings moved to adopt Resolution 1719, the Annual Appropriation Resolution, to set the FY2022 Original Budget revenue, expense totals to \$61,755,759, and authorize the Executive Director to file copies as required by law.

Commissioner Haney-Keith seconded.

Roll Call:

Commissioner Zuckerman – Aye
Commissioner Woodings – Aye
Commissioner McLean- Aye
Commissioner Bieter – Aye
Commissioner Jones – Aye
Commissioner Haney-Keith - Aye
Commissioner Nelson – Aye
Commissioner Hurd – Aye
Commissioner Stevens – Aye

The motion carried 9-0

IV. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Woodings to adjourn the meeting. Commissioner Haney-Keith seconded the motion. Chairman Zuckerman declared the meeting adjourned.

The meeting adjourned at 12:26 pm.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY
DEVELOPMENT CORPORATION ON THE 20th DAY OF SEPTEMBER 2021.

Dana Zuckerman, Chair

Lauren McLean, Secretary

MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
City Hall – Maryanne Jordan City Council Chambers
150 Capitol Blvd.
Boise, ID 83702
August 25, 2021

I. CALL TO ORDER:

Chair Zuckerman convened the meeting with a quorum at 2:00 pm.

Present: Commissioner Stevens, Commissioner McLean, Commissioner Woodings, Commissioner Hurd, Commissioner Jones, Commissioner Zuckerman, Commissioner Nelson, and Commissioner Haney-Keith

Absent: Commissioner David Bieter

Agency staff members present were, John Brunelle, Executive Director, Doug Woodruff, Development Director, Joey Chen, Director of Finance & Administration, Matt Edmond, Parking & Mobility Director, Kevin Martin, Senior Business & HR Manager, Mary Watson, General Counsel & Contracts Manager, Meghan Sullivan Conrad, Agency Legal Counsel, Jordyn Neerdaels, Communication Manager, Sandra Lawrence, Executive Assistant

Roll call was taken by Sandra Lawrence, CCDC Executive Assistant, confirming quorum.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. WORK SESSION

Convened work session to review and discuss strategic priorities and projects within urban renewal districts with a focus on the following projects: Fire Station No. 5; 8th Street Improvements; and the Julia Davis Laydown Yard. Further discussion was held concerning how best to use urban renewal to support housing projects, as well as, to incent preferred development to support multi-community benefits

Commissioner Haney-Keith left the meeting at 3:58 pm.

IV. ACTION ITEM

A. EXECUTIVE SESSION. Deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code Section 74-206(1) (c)]

Commissioner Woodings made a motion to move into Executive Session to Deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code Section 74-206(1) (c)]. The motion was seconded.

Roll Call:

Commissioner Stevens – Aye
Commissioner McLean – Aye
Commissioner Woodings – Aye
Commissioner Hurd – Aye
Commissioner Jones – Aye
Commissioner Zuckerman – Aye
Commissioner Nelson – Aye

All said Aye. The motion carried 7-0. The Executive Session commenced at 4:00 p.m.

A motion was made to adjourn from the Executive Session, which was seconded:

Roll Call:

Commissioner Stevens – Aye
Commissioner McLean – Aye
Commissioner Woodings – Aye
Commissioner Hurd – Aye
Commissioner Jones – Aye
Commissioner Zuckerman – Aye
Commissioner Nelson – Aye

No final action or final decisions were made in Executive Session. The Commissioners adjourned out of Executive Session back to open meeting at approximately 4:20 p.m.

V. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Woodings to adjourn the meeting. The motion was seconded. Following a voice vote the motion carried 7-0.

The meeting adjourned at 4:21 pm.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY
DEVELOPMENT CORPORATION ON THE 20th DAY OF SEPTEMBER 2021.

Dana Zuckerman, Chair

Lauren McLean, Secretary



AGENDA BILL

Agenda Subject: Approval of Change Order 4 plus additional contingency for the 10 th & Front Garage Structural Repairs Project	Date: September 20, 2021
Staff Contact: Aaron Nelson, Parking & Facilities Manager Kathy Wanner, Contracts Specialist	Attachments: 1) Resolution 1721 2) Change Order No. 4
Action Requested: Adopt Resolution 1721 approving Change Order 4 and authorizing additional contingency for the 10 th & Front Garage Structural Repairs Project	

Background:

The Agency issued a formal Invitation to Bid for the 10th & Front Garage Structural Repairs Project on January 27, 2021, and thereafter received two bids. The low bid in the amount of \$819,860 submitted by John Rohrer Contracting Company ("JRCC") was approved by the Agency Board with Resolution 1698 on March 8, 2021. The Agency and JRCC executed the construction agreement on March 23, and construction began May 10.

With approval of Resolution 1698, the Agency Board awarded the contract as well as authorized a 10% Project contingency of \$81,986. To date, the Executive Director has approved three Change Orders totaling \$63,228, as follows:

Change Order 1 (\$31,200), signed by the Executive Director on June 21, 2021:

This change order directed joint sealant application in all partial-depth repair areas. The Agency's Project Engineer determined that joint sealant would be better applied during construction rather than later during a waterproofing stage. It was decided to add joint sealant application to the scope of work in order to ensure completion before the winter.

Change Order 2 (\$16,967), signed by the Executive Director on August 19, 2021:

This change order directed additional quantities of concrete full-depth repairs, rebar, and anodes due to conditions discovered during construction. The change order unit costs were in accordance with line item costs set forth in the original contract.

Change Order 3 (\$15,061), signed by the Executive Director on August 19, 2021:

This change order directed the rebuild of a garage ramp leading to Hotel 43 to meet accessibility standards of a 2019 Agency-directed assessment which found the ramp to be out of compliance. The cost of the change order was in line with the 2019 condition assessment estimate.

Agency Board approval is needed today for **Change Order 4 (\$37,522)** because it amends the contract total to exceed the 10% Project contingency previously approved with Resolution 1698. Change Order 4 will direct JRCC to complete an urgently needed beam end repair on garage level 4 – a repair which is necessary to prevent damage to persons and property. The Project's substantial completion date is October 23, 2021.

With the project nearly complete, there are still enough “unknowns” that it would be best to identify a contingency amount that the Executive Director could use to make quick repair decisions without requiring additional Board involvement. Agency staff is recommending a contingency of \$25,000.

Fiscal Notes:

Board adoption of Resolution 1721 will approve Change Order 4 in the amount of \$37,522. The Agency's FY2021 Parking Facilities Improvements GL account has sufficient funds to cover the increase. In the event it is necessary to spend any of the approved additional contingency, the Agency's FY2021 budget has sufficient funds to cover those expenses.

Staff Recommendation:

Agency staff recommends the Board adopt Resolution 1721 approving Change Order 4 plus the additional contingency of \$25,000 for the 10th & Front Garage Structural Repairs Project.

Suggested Motion:

I move to adopt Resolution 1721 approving Change Order 4 plus additional contingency for the 10th & Front Garage Structural Repairs Project.

ATTACHMENT A

Resolution No. 1721

RESOLUTION NO. 1721

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING CHANGE ORDER NO. 4 TO THE CONSTRUCTION AGREEMENT BETWEEN THE AGENCY AND JOHN ROHRER CONTRACTING COMPANY FOR THE 10TH & FRONT GARAGE STRUCTURAL CONCRETE REPAIRS PROJECT; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO EXECUTE CHANGE ORDER NO. 4 TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS INCLUDING A CONTINGENCY FOR UNFORESEEN EXPENSES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the Board of Commissioners adopted Resolution No. 1698 on March 8, 2021 authorizing the Construction Agreement with John Rohrer Contracting Company for the 10th & Front Garage Structural Repairs Project (the "Project") in the amount of \$819,860 plus ten percent project contingency; and,

WHEREAS, during the course of project, the Agency's Project Engineer and John Rohrer Contracting Company determined certain changes to the scope of the Project were required; and,

WHEREAS, Change Order No. 1 in the amount of \$31,200, signed by the Executive Director on June 21, 2021, amended the contract scope for the application of joint sealants in all partial-depth repair areas during construction to ensure completion before the winter months; and,

WHEREAS, Change Order No. 2 in the amount of \$16,967, signed by the Executive Director on August 19, 2021, amended the contract scope for additional quantities of concrete full-depth repairs, rebar, and anodes due to conditions discovered during construction; and,

WHEREAS, Change Order No. 3 in the amount of \$15,061, signed by the Executive Director on August 19, 2021, amended the contract scope for the rebuild of a garage ramp to meet accessibility standards; and,

WHEREAS, Change Order No. 4 in the amount of \$37,522 is needed for completion of an beam end repair on garage level 4 to prevent damage to persons and property; and,

WHEREAS, Change Order 4 for the critical repair of the deteriorated beams in the amount of \$37,522 requires Board approval because the cumulative amount of the four change orders to the contract exceeds the 10% Project contingency previously approved by the Board with Resolution 1698; and,

WHEREAS, the Agency is requesting approval of Change Order No. 4 in addition to a \$25,000 contingency for any unforeseen end-of-project costs; and,

WHEREAS, the Agency Board of Commissioners finds it in the best public interest to approve Change Order No. 4 as well as the contingency and authorizes the Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That Change Order No. 4 to the Construction Agreement between the Agency and John Rohrer Contracting Company for construction changes repairing certain structurally deteriorated beams, in the amount of \$37,522, attached hereto as Exhibit A and incorporated herein by reference, is approved as to both form and content.

Section 3: That the Agency Board hereby authorizes the Executive Director to execute Change Order No. 4 in the amount of \$37,522 to the Construction Agreement for the 10th & Front Garage Structural Concrete Repairs Project with John Rohrer Contracting Company; and further, including a contingency up to \$25,000 to address unforeseen end-of-project costs if determined necessary in his best judgment.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on September 20, 2021. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on September 20, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

ATTACHMENT B

Change Order No. 4

**John Rohrer Contracting Company
10th & Front Garage Structural Damage Repair Project**

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(name and address)</i> 10th and Front Parking Garage 233 S 10th St, Boise, Idaho	CONTRACT INFORMATION: Contract For: John Rohrer Contracting Co. Date: 3/31/21	CHANGE ORDER INFORMATION: Change Order Number: CCR-21141.003 Date: 8/31/21
OWNER: <i>(name and address)</i> Capital City Development Corp 121 North St. Suite 501 Boise, ID 83702	ARCHITECT: <i>(name and address)</i> Desman Inc. 7900 E Union Ave Denver, CO 80237	CONTRACTOR: <i>(name and address)</i> John Rohrer Contracting Co. 2820 Roe Ln Building S Kansas City, Kansas 66103

THE CONTRACT IS CHANGED AS FOLLOWS:



(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Perform beam end repairs per attached details and report.

The original	(Contract Sum)	was	\$	819,860.00
The net change by previously authorized Change Orders			\$	63,228.00
The	(Contract Sum)	prior to this Change Order was	\$	883,088.00
The	(Contract Sum)	will be (increased) by this Change Order in the amount of	\$	37,522.00
The new	(Contract Sum)	, including this Change Order, will be	\$	920,610.00
The Contract Time will be (increased) by	ten	(10) days.		
The new date of Substantial Completion will be	10/23/2021			

NOTE: *This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.*

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Desman Inc.	John Rohrer Contracting Co	CCDC
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
		
SIGNATURE	SIGNATURE	SIGNATURE
Hoshi Engineer - EOR	Kirt Courkamp - V.P. Colorado	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
9/1/2021	8/31/2021	
DATE	DATE	DATE



CCR-21141.003

Project Name 10th and Front Street Parking Garage Structural Repairs
Project Address 10th and Front Street, Boise, Idaho

Project Number: 21141
Phone: 303-895-5733

Date	Sequence	Change Description	Status
7/15/2021	003	Beam End Repairs	Submitted
Category	Reference	Sub CCR Number	
Contractor Change Request	Attached Pricing		

General Description

This CCR was drafted in response to the email received from Veritas Material Testing on 7/7/21. Please reference the attached email, photos, and repair details.

The beam end at Level 4 column B2 exhibit spalls as seen in the attached photos. JRCC will repair the beam end per the attached detail.

Notes

Beam Repairs to be performed as follows:

Install shoring per engineered design

1. Demo/replace bearing pad
2. Install form work
3. Demo topping approx. 1'x1' to pour from top to ensure adequate consolidation
4. Wreck/remove shoring and formwork
5. Up to 20 SF of spot repairs of traffic coating directly above repair area.

Exclusions:

Testing
Tendon Repairs/replacement of any kind
Additional Shoring if required
Additional Engineering if required
Overtime pay for weekend work

Note: EOR or others must verify beam in question is pre-cast and pre-stressed prior to performance of any repairs. Pricing assumes pre-stressed, pre-cast condition.

Cost Proposal Type

- | | | |
|---|--------------------------|------------------|
| <input type="radio"/> Unit Price | Requested Time Extension | <u>10 days</u> |
| <input type="radio"/> Quantity Adjustment | | |
| <input checked="" type="radio"/> Standard Bid | Total Change | <u>\$ 37,522</u> |
| <input type="radio"/> Service Proposal | | |
| <input type="radio"/> Other | | |

Owner Approval: _____
Date: _____

JRCC PM Approval: _____
Date: _____

Architect Approval: _____
Date: _____

This proposal is valid for 7 days from date of issuance.

Trevor Courkamp

From: Rusty Boicourt <rusty@veritasmaterial.com> on behalf of Rusty Boicourt
Sent: Wednesday, July 7, 2021 6:02 PM
To: Hoshi Engineer; Trevor Courkamp; Aaron Nelson; Matt Edmond
Cc: David Brown; Jim Spencer
Subject: 10th & Front Garage Repairs: Beam ends
Attachments: IMG_9639.JPG; IMG_9640.JPG

Hello,

The project scope calls for six beam end spalls to be repaired. These spalls appear to be caused by the seized bearing pads and restraint of the beam during thermal contraction. No corrosion or other apparent cause is evident.

Two beam ends at L4 B-2 and L4 B-7 are exhibiting spalls related to corrosion of the confinement stirrups caused by exposure to chloride fluids from the deck above. Because of the severity of the damage, please consider including these spalls in the six to be repaired or adding them to the project scope. Repair at these locations will require additional shoring.



B7 repair not needed at this time. JRCC, Desman, Veritas and CCDC all in agreement after on site discussion.



B-2 End beam to
be repaired Level 4

Thank you,



Rusty Boicourt, P.G.
Veritas Material Consulting
11051 W. Leilani Drive
Boise, Idaho 83709

Voice/Text: 208.870.9728

Email: rusty@veritasmaterial.com

www.veritasmaterial.com

[LinkedIn Profile](#)



VERITAS MATERIAL CONSULTING
11051 W Leilani Drive, Boise, ID 83709
www.veritasmaterial.com
rusty@veritasmaterial.com
Mobile: 208.870.9728

AARON NELSON
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th Street, Ste. 501
Boise, ID 83702

August 19, 2021

Project: **10th & Front Garage Repair – Beam End Exploration**
Inspector: **Rusty Boicourt, P.G.**
Inspection Date: **August 18, 2021**

INSPECTION REPORT

Veritas Material Consulting and John Rohrer Construction have completed exploration of the beam end at L4 B-2. Exploration consisted of sounding both faces of the beam end and removing the disbonded concrete. This spalled cover was no longer protecting the reinforcing nor was it adding strength to the beam. The bearing surface of the beam and the corbel were not chipped. The cover had spalled in the plane of the stirrups on both sides. The concrete beneath the stirrups was sound. There did not appear to be any damage to the prestressing strands.

The attached photos show the extent of the damage. Significant section loss has occurred to the stirrup closest to the beam end. This stirrup will need to be replaced. The other stirrups appear to only need cleaning. The stirrups must be undercut to a depth of roughly ½-inch. Once cleaned, the cover can be replaced with a pourable repair mortar such as MasterEmaco S440. The depth of chipping will not undermine the pre-stressing strands. The bearing surface also does not require chipping. The attached GPR images show the construction of the beam end. We believe that repair of the beam end will not affect the bearing surface and will not substantially reduce the capacity of the beam during repair. The corbel will not be impacted by the repair.

We appreciate the opportunity to be of service to you and look forward to a continuing relationship as your concrete repair expert. Any questions concerning this report can be directed to me at 208-870-9728 or rusty@veritasmaterial.com

Sincerely,

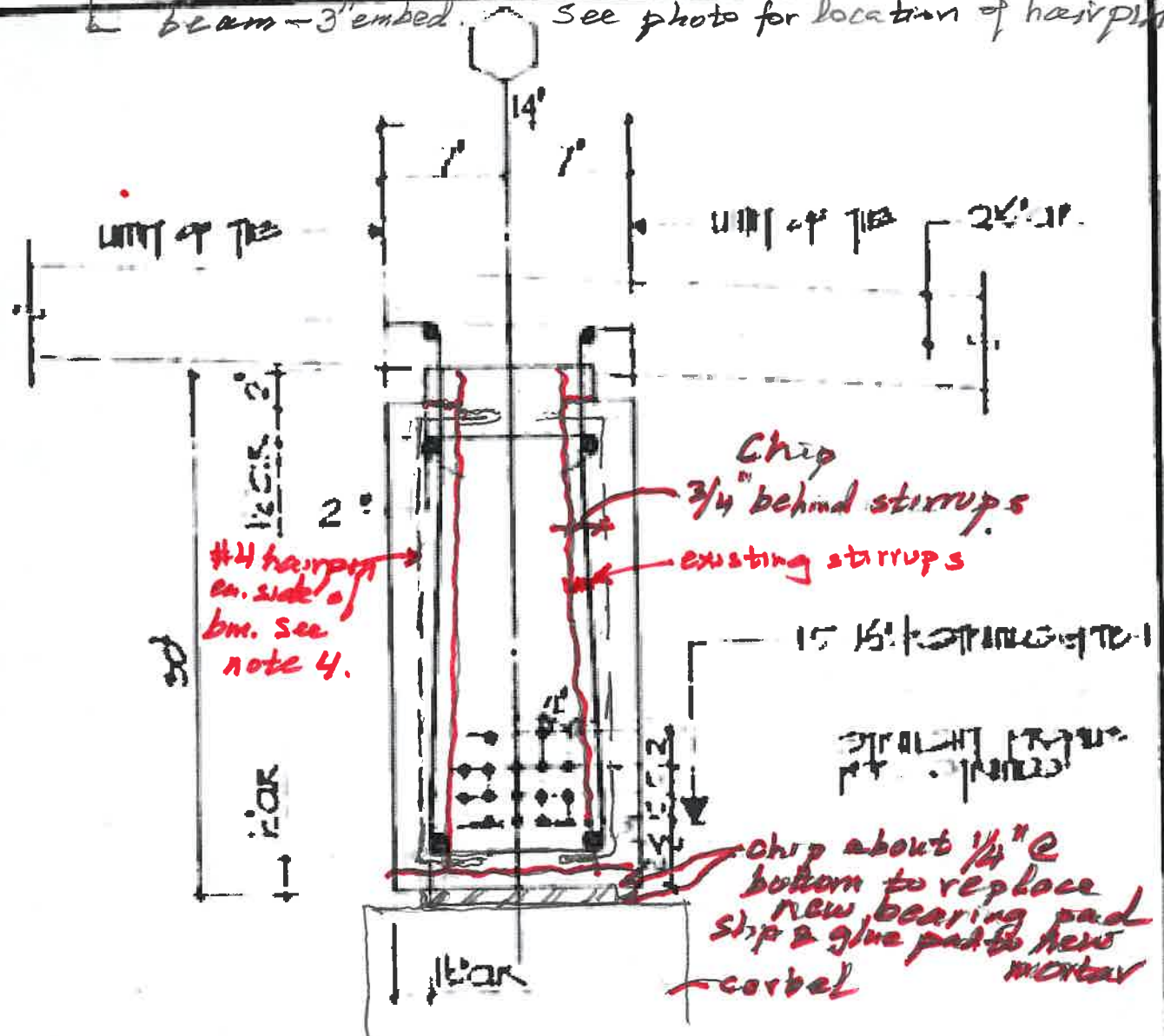
Rusty Boicourt, P.G.
Senior Scientist
Veritas Material Consulting



Attachments: *Photo Appendix*
GPR Appendix

Repair Procedure:

1. Shove beam to grade.
2. Chip concrete as shown for a distance of approx 8" to expose the 3 leading stirrups in beam. Do not disturb tendons or other steel.
3. Clean & blast stirrups to remove rusting & debris. Paint w/ corrosive inhibiting paint.
4. Add #4 hairpin ea. side of beam. Drill & epoxy hairpin tails into beam - 3' embed. See photo for location of hairpin.



BEAM SECTION

2

5. Replace bearing pad & form & pour w/ repair mortar Master Emaco S440 or equiv called out in specs.
6. Remove shoring after mortar has cured.



East face of the beam end. Two stirrups and part of another were exhibiting corrosion. The concrete beneath these stirrups was sound.



West face of the beam end. One stirrup was exhibiting corrosion. The concrete beneath these stirrups was sound.



Example of a beam bearing pad replacement. After shoring, the entire bearing surface is demolished up to the #14 longitudinal bar so that a new pad can be inserted.

**Project Number: 21141**

PM Phone: 303-895-5733

City, State, ZipRemarks

Project Manager Review:

-
- Item Nos.

- Item Nos.

- Item Nos.

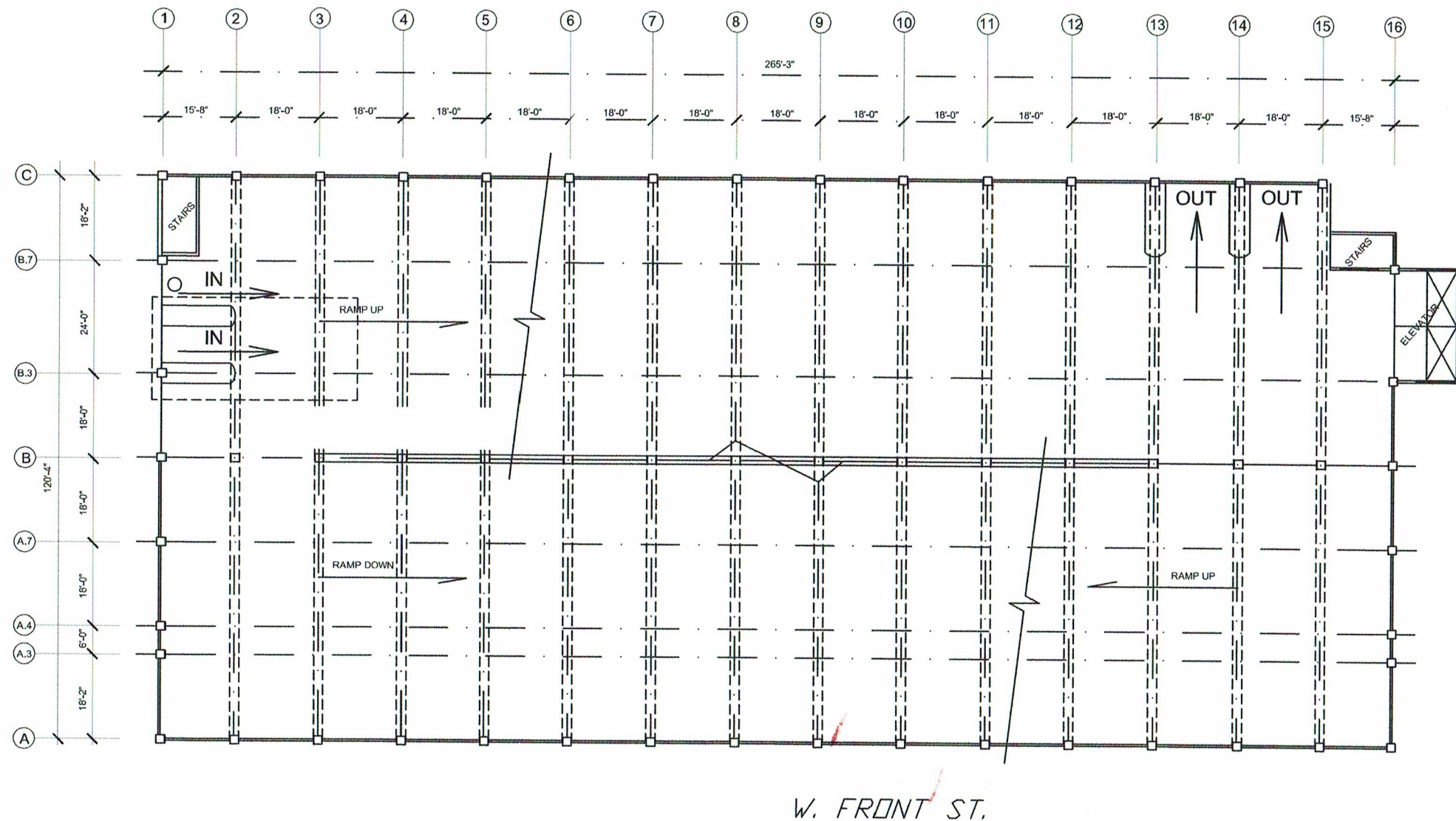
- Item Nos.

- Item Nos.

Signature:

Reviewer Comments Attached (if applicable)

S. 10TH ST.



1 FRONT & 10TH ST. PARKING STRUCTURE
S1.0

GENERAL NOTES:

- These documents are for the sole use of John Rohrer Contracting of Pine, Colorado and their subcontractors for the purpose installing tower shoring & post shores to support slabs and beams for concrete repairs on these members at the 10th St. & Front St. Parking Structure in Boise, Idaho.
- User/erector shall comply w/ shoring & bracing manufacturer safety guidelines & all OSHA regulations regarding shoring.
- Clamp all beams to beams/ u-heads/existing beams w/ 4 jbc of hd c-clamps, 1 each corner of each intersection.
- Contractor shall verify that existing sub-grade below existing concrete slab on grad can safely support a uniform pressure of 1,500 psf at all shoring sill locations.
- Tighten all shoring to ensure that dead load of existing structure is sustained before work is finished.
- Shoring is designed to support vertical downward gravity loads only. Design for uplift or overall lateral load resistance of existing structure is not included in this design.
- Secure all base plates to timber/wood sills or blocking using 4 16d nails each plate.
- Adjust/skew shoring frames as required to keep all shoring beams centered over each post or frame leg.
- All wood joists/blocking shall be douglas fir larch no.1 or equivalent.
- All wood plank/sills shall be scaffold grade.
- Loads of/on structure include approximately 65 psf dead load and by code 40 psf live load foot traffic, both service loads.
- Towers specified are Symons/Dayton Superior with 12K capacity for each leg.
- Towers to be 48000 series and 49000 series by Symon.
- Aluminum beams for towers to be Symons AJ for both tower systems.
- Any substitutions must be approved by engineer.

TRANSUE
ENGINEERING GROUP, LLC
DENVER
transuegroup.com
847.553.7763



CCDC
10th St. & Front St.
GARAGE
ENTRANCE SHORING
234 S. 10th St.
Boise, Idaho 83702

PROJECT #D21-013

INT.	DATE	REL
	8/21/2021	1

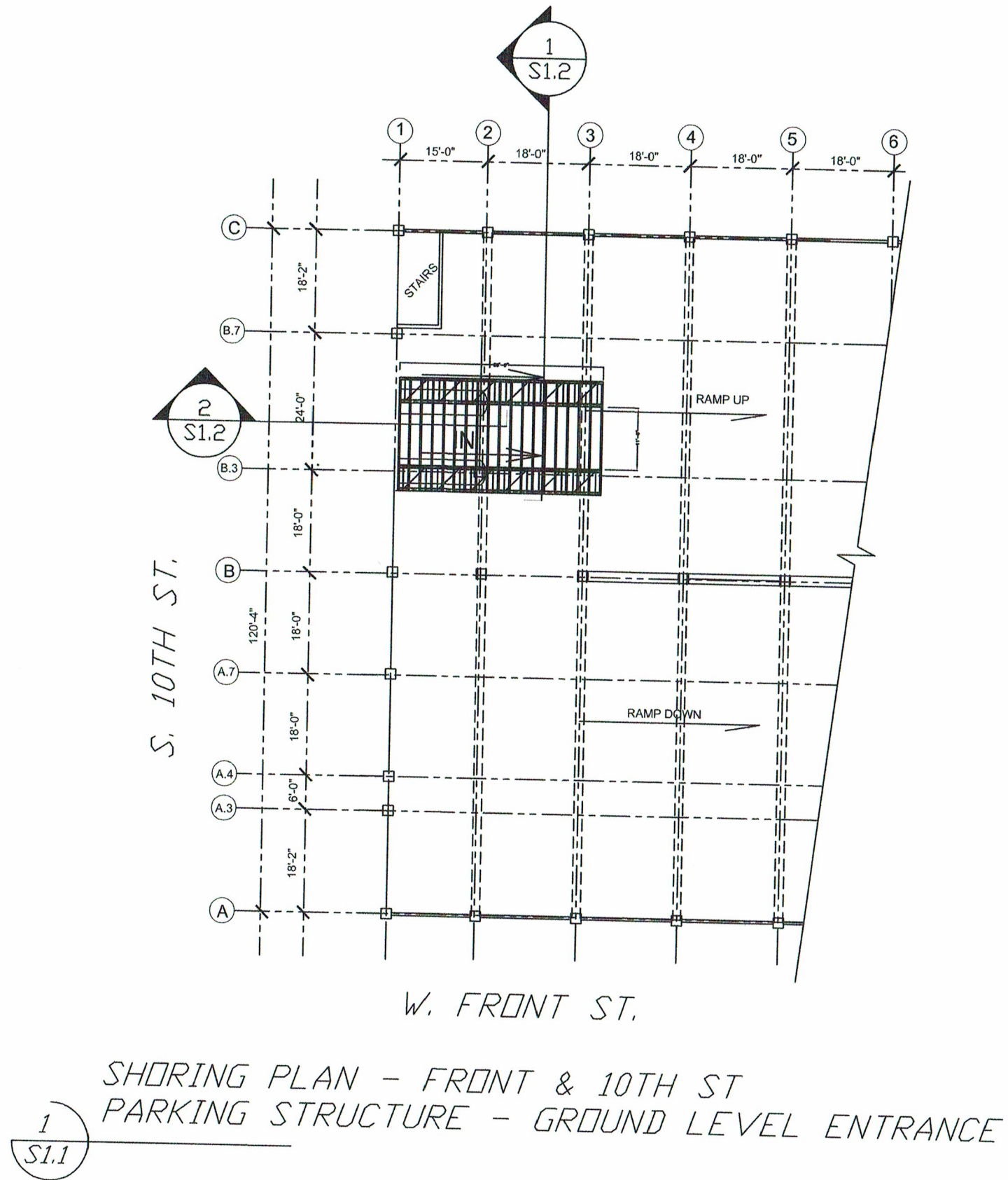
F. Donald Transue, P.E.

Drawn by FDT

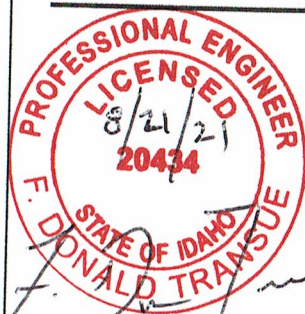
FOR CONSTRUCTION

SHORING PLAN

SHEET NO. S1.0



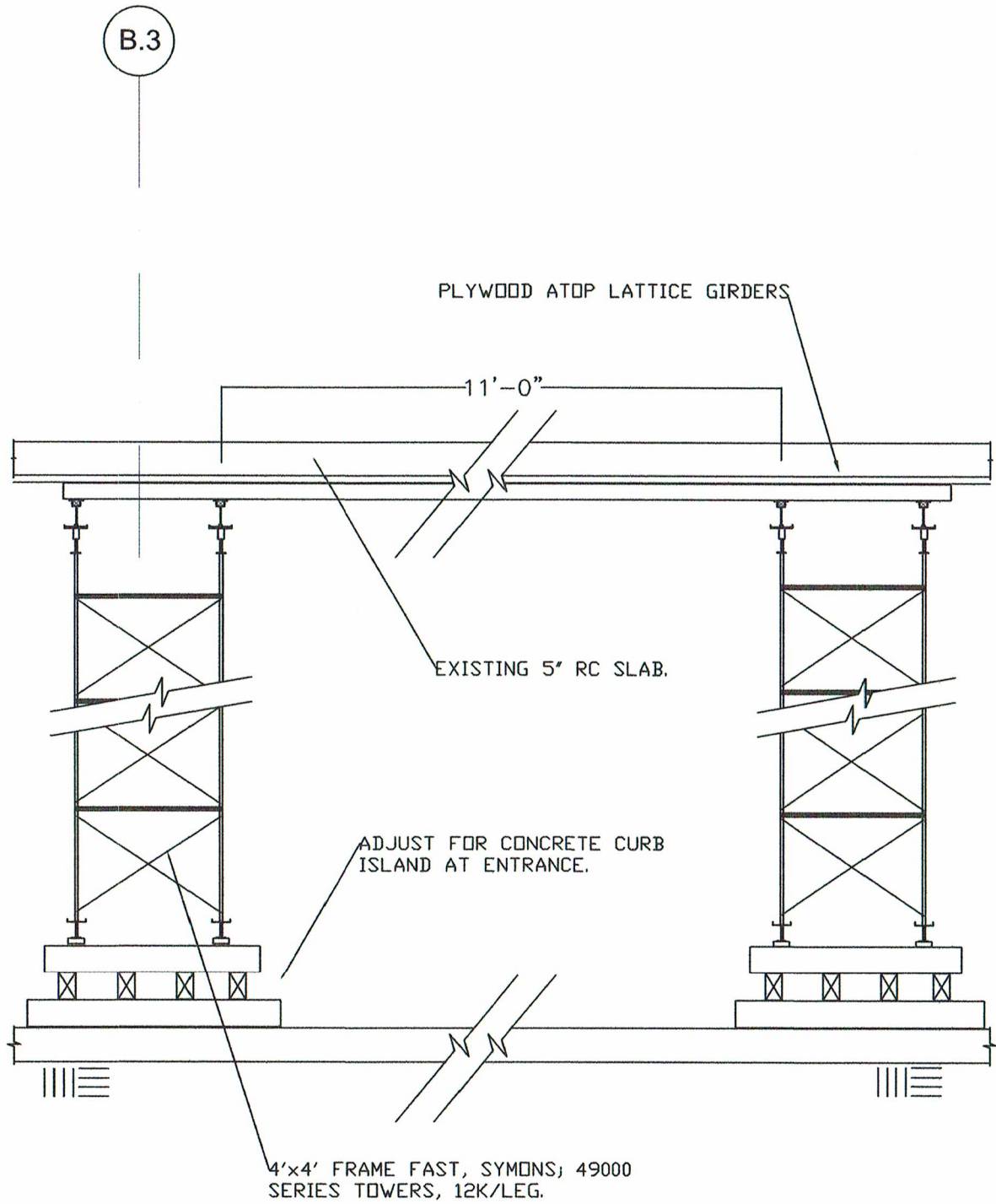
TRANSUE
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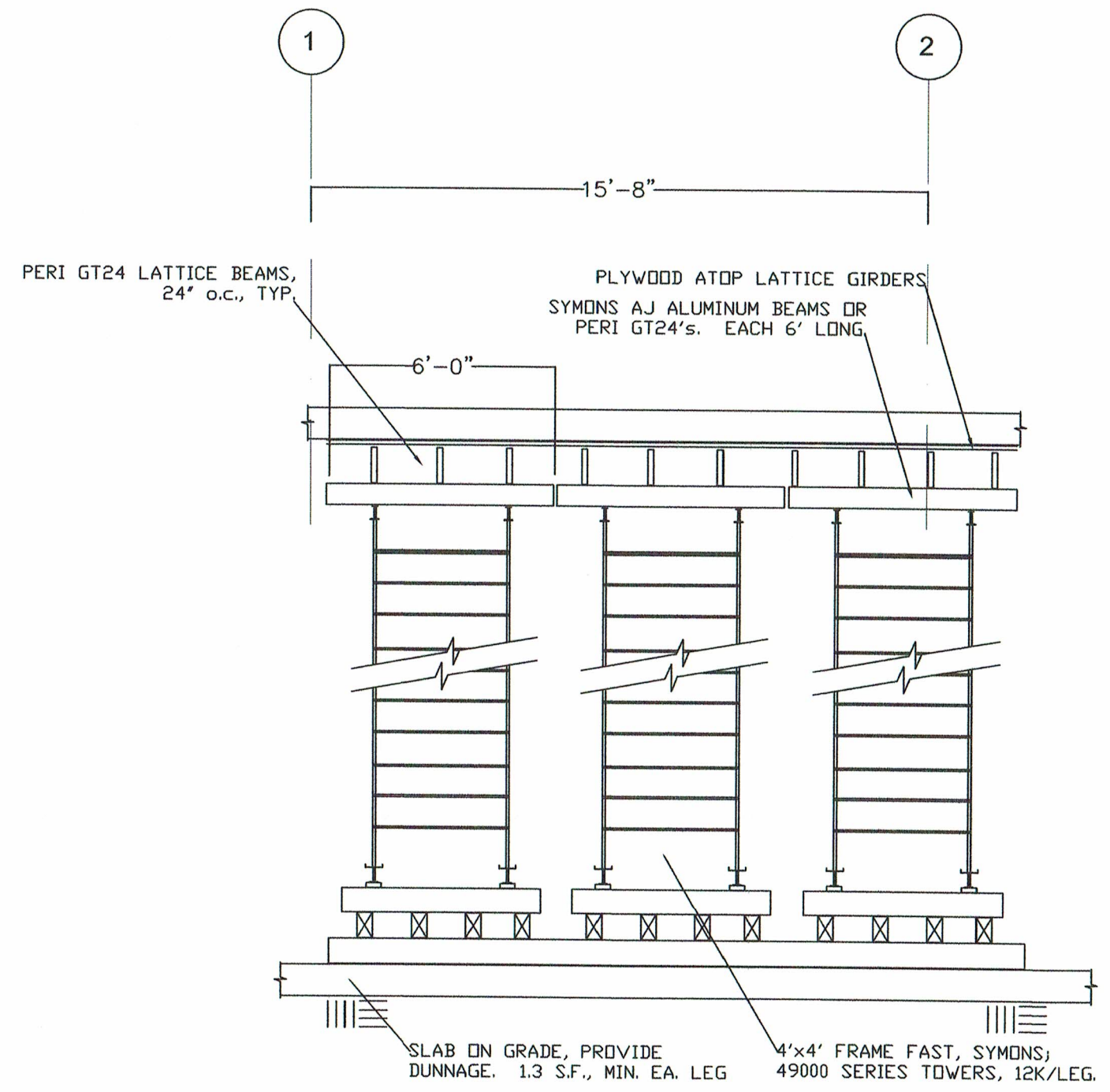
CCDC
10th St. & Front St.
GARAGE
ENTRANCE SHORING
234 S. 10th St.
Boise, Idaho 83702

PROJECT #D21-013		
INT.	DATE	REL
	8/21/2021	1
F. Donald Transue, P.E.		
Drawn by FDT		
FOR CONSTRUCTION		
SHORING PLAN		

SHEET NO. S1.1

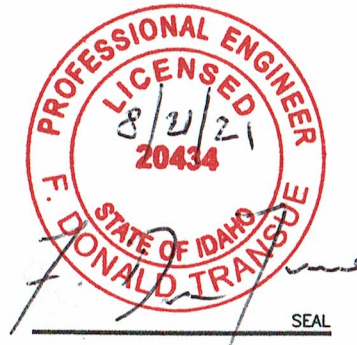


1
S1.2 ELEVATION - SHORING AT ENTRANCE



2
S1.2 ELEVATION - SHORING AT ENTRANCE

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CCDC
10th St. & FRONT St.
GARAGE
ENTRANCE SHORING
234 S. 10th St.
Boise, Idaho 83702

PROJECT #D21-013		
INT.	DATE	REL
	8/21/2021	1
F. Donald Transue, P.E.		
Drawn by FDT		
FOR CONSTRUCTION		
TOWER SECTIONS		

SHEET NO. S1.2

STRUCTURAL CALCULATIONS

10th & Front St. Parking Garage

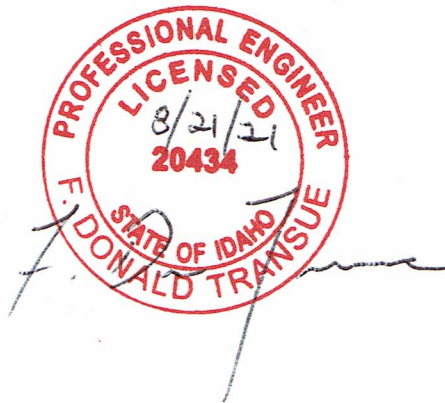
Slab Repair Shoring at Entrance – TEG JOB # 21-013

FOR

JOHN ROHRER CONTRACTING COMPANY

PINE, COLORADO

August 21, 2021



TRANSUE

ENGINEERING GROUP, LLC

DENVER, COLORADO

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NOTES:

PLYWOOD NOTES

1. Pressures shown are from calculations made in accordance with the following APA recommendation (dated 2004):
 - a. When the plywood face grain is in the long panel direction and is placed perpendicular to the supports, the three-span condition is used for supporting spacing up to and including 24 inches.
 - b. When plywood face grain is in the long panel direction and is placed parallel to the supports, the three span condition is assumed for support spacing up to and including 16 inches, the two-span condition is assumed for support spacing or 19 1/5" inches and 24 inches.
2. 100 psf is the minimum total allowable pressure to be used for concrete formwork. Pressures less than 100 psf are only to be used for work platforms.

ALLOWABLE PRESSURE (PSF) FACE GRAIN PERPENDICULAR TO SUPPORT ¾" B-B PLYFORM CLASS I

Width of supports (in.)	Spacing of Supports (in.)				
	8	12	16	19 1/5	24
1 ½" (2x lumber)	1580	730	410/370	285/225	180/115
3" (H20 & SW AJ)	1650	730	410	285	180/145
3 ½" (4x lumber)	1650	730	410	285	180/155
4" (Symons AJ & SWAS)	1580	730	370	225	120
5" (Symons AB)	1580	730	370	225	120

ALLOWABLE PRESSURE (PSF) FACE GRAIN PARALLEL TO SUPPORT ¾" B-B PLYFORM CLASS I

Width of supports (in.)	Spacing of Supports (in.)				
	8	12	16	19 1/5	24
1 ½" (2x lumber)	890	490/465	275/200	150/145	95/75
3" (H20 & SW AJ)	1105	490	275	150	95/90
3 ½" (4x lumber)	1105	490	275	150	95/95
4" (Symons AJ & SWAS)	895	460	200	145	--
5" (Symons AB)	895	460	200	145	--

Note:

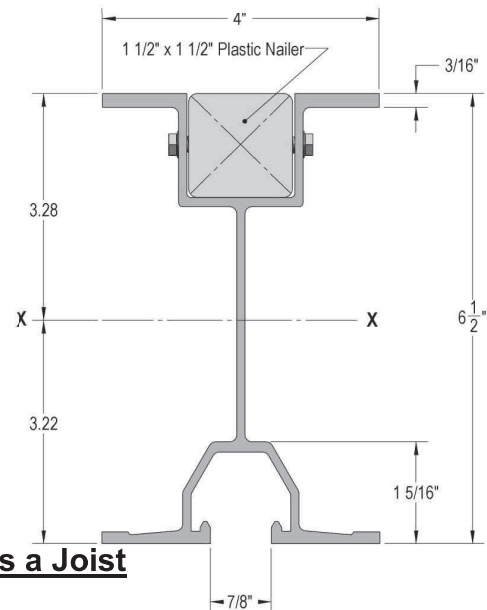
- When a single pressure value is shown, this means that shear stress or bending stress controls. Live load must be included.
- When two pressure values are shown, the first value is shear stress or bending stress limited; the second value is deflection limited.
- When deflection governs, call our Regional Engineer to find out how much live load can be removed.

Step 1: Plywood Deflection

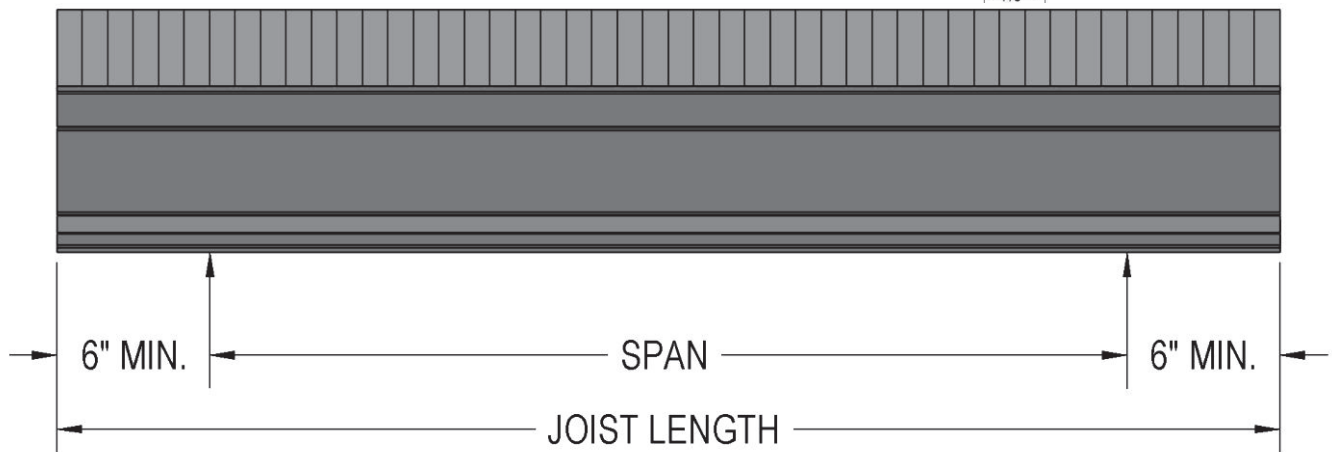
Thickness of slab or height of wall in ft. x 150 must be \approx this number. *equals joist spacing and how high you can pour an hour*

Width of supports (in.)	Spacing of Supports (in.)				
	8	12	16	19 1/5	24
1 1/2" (2x lumber)	1580	730	410/370	285/225	180/115
3" (H20 & SW AJ)	1650	730	410	285	180/145
3 1/2" (4x lumber)	1650	730	410	285	180/155
4" (Symons AJ & SWAS)	1580 10.5' high	730 4' 10-3/8" high	370 2'5-5/8" high	225 1' 6" high	120 9-5/8" high
5" (Symons AB)	1580	730	370	225	120

* Plywood must run perpendicular to the joists directly below them in order to get this high of a pour rate.*



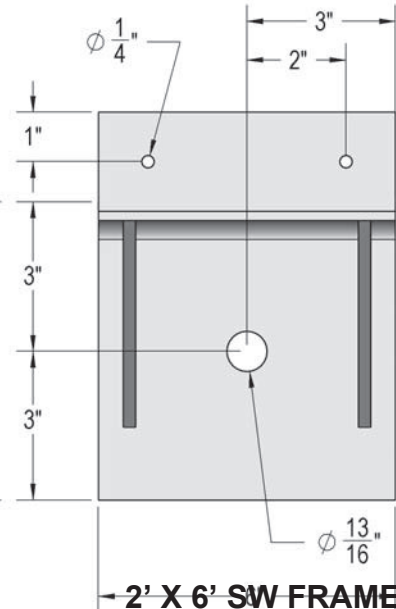
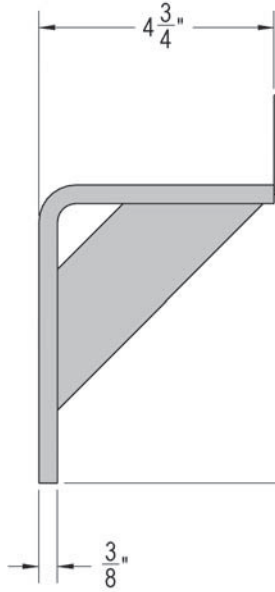
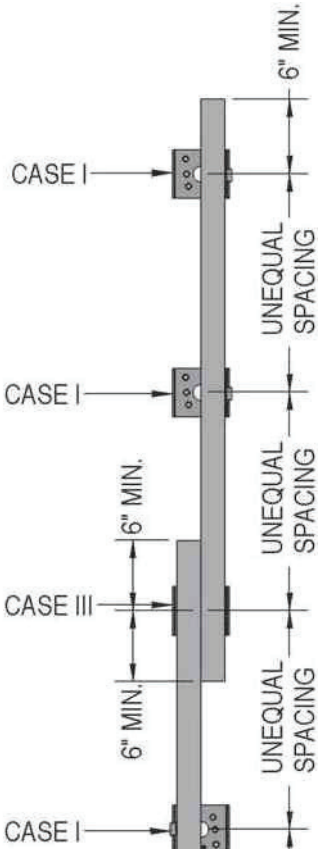
Aluminum Joist used as a Joist



Allowable Uniform Load (AJ)(SWAJ)				
		Supported by W8x10 or AB		
Joist Length (feet)	Span (feet)	Not exceeding 1/4"	Not exceeding L/360	
5	4		3550 M	
7	5		1860 D	
7	6	1346 D	1076 D	
9	7	726 D	677 D	
9	8	426 D	454 D	
11	9	265 D	318 D	
11	10	175 D	233 D	

* Make sure joists do not exceed quantity needed for plywood deflection.*

STRINGER BRACKET
PC# F49546 WT. 8.25 LBS.



2' X 4' SW FRAME
PC# FSW894005 WT. 35 LBS.

CLAMPING NUT
PC# F36508 WT. 0.12 LBS.

ALUMINUM ATTACHMENT CLIP
PC# F36502 WT. 0.26 LBS.

ALUMINUM ATTACHMENT CLIP P.C.

2' X 6' SW FRAME
PC# FSW894003 WT. 55LBS

CLAMPING NUT
P.C. F36508

4' X 6' SW FRAME
PC# FSW894000 WT. 67 LBS.

1/2" - 13
1 1/2" Bt
P.C. F36

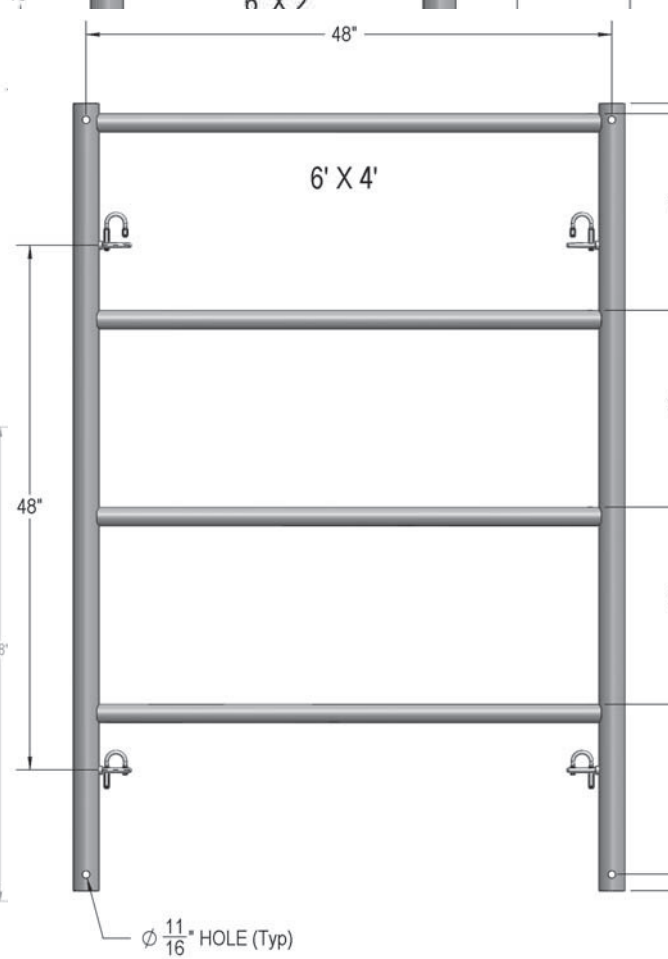
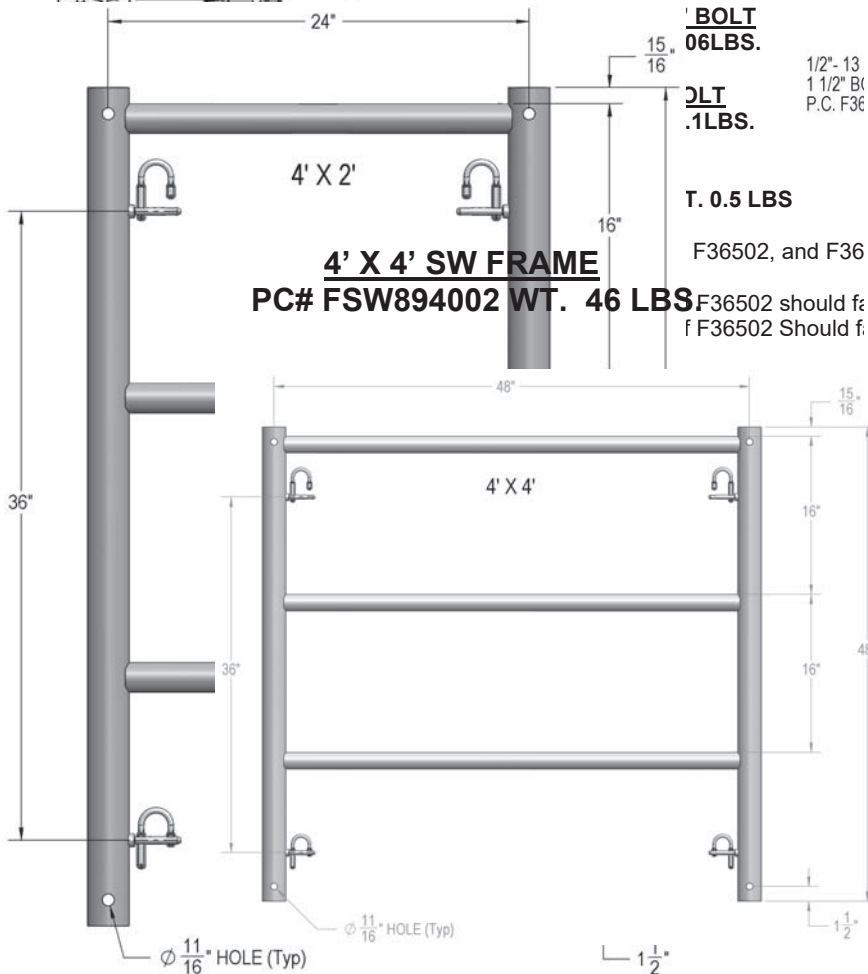
BOLT
06LBS.
DLT
.1LBS.

T. 0.5 LBS

F36502, and F36

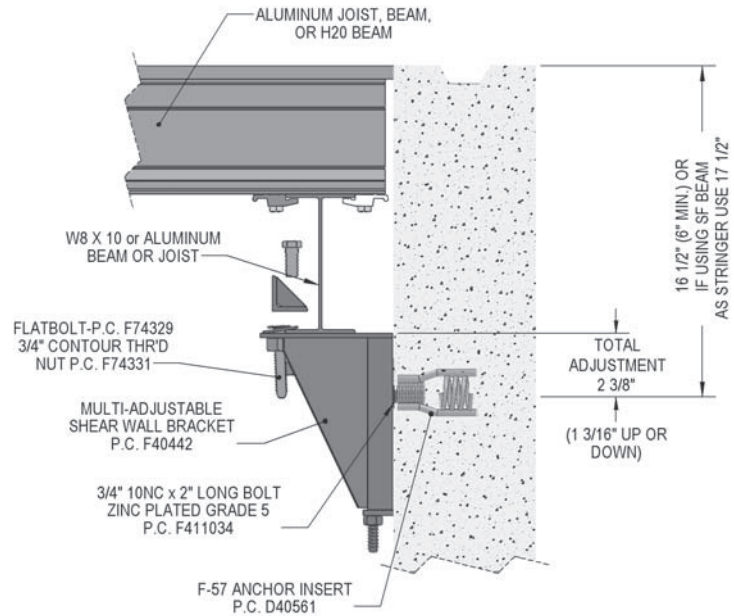
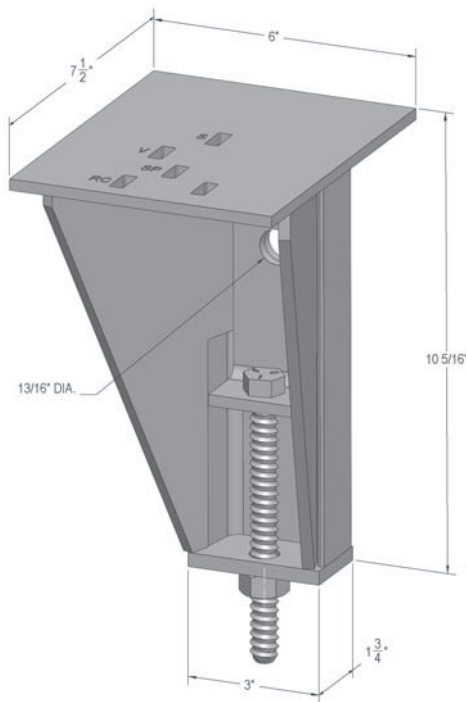
F36502 should f
f F36502 Should f

4' X 4' SW FRAME
PC# FSW894002 WT. 46 LBS



MULTI-SHEAR WALL BRACKET
PC# F40442 WT. 14.25 LBS.

The Multi-Shear Wall Bracket is used for support of ganged forms. The Multi-Shear Wall Bracket is adjustable from 3 1/2" to 5 7/8" with a total vertical adjustment of 2 3/8". Safe working load rating when mounted flush to the surface in 2,000 psi. concrete is 2,000 lbs. @ 3:1 safety factor.



Attachment of Multi-Shear Wall Bracket to Wall

PC# D40561 Anchor Insert: Dayton Superior expanded coil insert, galvanized F-57 3/4" 10 UNC ferrule, 4 5/8" long.

PC# D60426 Setting Plug: For attaching insert to form face utilizing the Dayton Superior threaded plastic plug F-74 with 3/4" 10 UNC threads.

PC# F36048 Anchor Bolt: 3/4" 10 UNC x 1 3/4" long zinc plated, grade 5 with full length threads.



AGENDA BILL

Agenda Subject: Amendment 2 to Task Order 19-002, Jensen Belts Associates, PLLC Professional Design Services for the 8 th & Bannock Streetscape Improvements Project.		Date: September 20, 2021
Staff Contact: Karl Woods, Senior Project Manager Kathy Wanner, Contracts Specialist	Attachments: 1) Resolution 1722 2) Task Order 19-002 Amendment 2	
Action Requested: Approve the Amendment 2 to Task Order 19-002, Jensen Belts Associates’ Professional Design Services for the 8 th & Bannock Streetscape Improvements Project.		

Fiscal Notes:

Task Order 19-002 total not-to-exceed amount of \$189,775 is amended by Resolution 1722 to the amount of \$213,690. The project's FY2021 approved budget sufficiently funds the amended task order.

Background:

During the construction of the 8th & Bannock Streetscape Improvements Project, the Agency was approached by the City of Boise, Ada County Highway District and general public regarding concerns of existing non-compliant accessibility (ADA) issues adjacent to 10 Barrel Brewing on Bannock Street. The correction of the non-compliant ADA issues was added to the adjacent construction project scope for the betterment of the community. Amendment 2 to Task Order 19-002 approves an additional \$23,915 for professional design services necessary to correct the existing ADA issues. The cost to the Agency is \$1,960 (tracked as expense) and the cost to ACHD is \$21,955 (tracked as revenue) through the established Interagency Agreement. The dollar value falls within the overall budget established for the project.

Agency staff and Jensen Belts Associates negotiated the scope of service and the proposed fee that is included in the amended task order. Due to the amended task order's fee amount exceeding the Executive Director's independent spending authority, staff is requesting board approval of the proposed amendment.

Staff Recommendation:

Staff recommends that the Agency's Board find it in the best interest of the public and the Agency to approve Amendment 2 to Task Order 19-002, Jensen Belts Associates' Professional Design Services for 8th & Bannock Streetscape Improvements Project.

Suggested Motion:

I move to adopt Resolution 1722 approving Amendment 2 to Task Order 19-002 with Jensen Belts Associates' for Professional Design Services for the 8th & Bannock Streetscape Improvements Project.

ATTACHMENT A

Resolution No. 1722

RESOLUTION NO. 1722

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING AMENDMENT 2 TO TASK ORDER 19-002 WITH JENSEN BELTS ASSOCIATES FOR THE 8TH & BANNOCK STREETScape IMPROVEMENTS PROJECT; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE TASK ORDER 19-002 AMENDMENT 2; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION INCLUDING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, upon approval of Resolution No. 1642 by its Board of Commissioners on March 9, 2020, the Agency entered into a Task Order 19-002 with Jensen Belts Associates to act on the Agency's behalf as the Landscape Architect of Record for 8th & Bannock Streetscape Improvements Project for a scope of work involving construction drawings, bidding, permitting, and construction administration; and,

WHEREAS, in accordance with Resolution No. 1642 which authorized the Agency Executive Director to expend funds totaling \$181,375 plus ten-percent (10%) of that amount as a contingency for unforeseen expenses, the Agency Executive Director did execute Amendment 1 to Task Order 19-002 on December 24, 2020, for \$8,400, for changes to the scope of work including additional engineering services, concrete pavement design, revisions to previously completed civil plans, and associated tasks; and,

WHEREAS, during the course of construction, it was requested that the Agency make corrections to certain outstanding accessibility issues involving the Bannock Street sidewalk adjacent to the 9th Street intersection and the pedestrian crossings at the 8th Street and Bannock Street intersection; and,

WHEREAS, the Agency and Jensen Belts Associates desire to amend Task Order 19-002 at this time with the execution of Amendment 2 to Task Order 19-002, attached as Exhibit A, in order to incorporate the changes to the scope of work the Agency required of Jensen Belts Associates; and,

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve Amendment 2 and to authorize the Agency's Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That Jensen Belts Associates Task Order 19-002 Amendment 2, attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to execute Task Order 19-002 Amendment 2 for an additional amount of \$23,915, for a new Task Order amount of TWO HUNDRED THIRTEEN THOUSAND SIX-HUNDRED NINETY (\$213,690); and further, is hereby authorized to execute all necessary documents required to implement Amendment 2 to Task Order 19-002, subject to representation by Agency legal counsel that all necessary conditions have occurred.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND APPROVED by the Urban Renewal Agency of Boise City, Idaho, on September 20, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on September 20, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

ATTACHMENT B

Amendment No. 2

**Jensen Belts Associates
8th & Bannock Streetscape Improvement Project**



JENSEN BELTS ASSOCIATES, PLLC
2019-2024 ON-CALL PROFESSIONAL SERVICES AGREEMENT

TASK ORDER #19-002 AMENDMENT No. 2

*CONSULTANT: Use the Project Name and **PO# 190038** on all project-related invoices.*

PROJECT NAME: 8th & Bannock Streetscape Improvement Project - Construction Documents and Construction Administration

ORIGINAL TASK ORDER DATE:	March 9, 2020
Original Task Order Amount:	\$181,375
Amendment No. 1 Amount:	\$ 8,400
Amendment No. 2 Amount	<u>\$ 23,915</u>

New Task Order Amount: **\$213,690**

TASK ORDER AMENDMENT NO. 2 DATE: _____

Task Order #19-002 is hereby amended as set forth in this Amendment No. 2. All other terms and conditions of Task Order #19-002 dated March 9, 2020 and Amendment No. 1 remain in full force and effect.

1. SECTION 3: SERVICES TO BE PERFORMED (“Scope of Services”)

In addition to the services outline in Task Order 19-002 and Amendment No. 1, CCDC desires CONSULTANT to provide additional design and coordination related to additional services needed to correct ADA issues on the streetscape and corner adjacent to 10 Barrel Brewing on Bannock Street as further described in CONSULTANT’s proposal dated August 26, 2021, attached hereto as Exhibit A.

A portion of these additional services will be reimbursed by ACHD through the existing Interagency Agreement between the CCDC and ACHD.

2. SECTION 5: COST; INVOICES

By this Amendment No. 2, CCDC is approving an increase of TWENTY-THREE THOUSAND NINE HUNDRED FIFTEEN DOLLARS (\$23,915) for a new Task Order total amount of Two Hundred Thirteen Thousand Six Hundred Ninety Dollars (\$213,690).

3. **SECTION 7: DELIVERABLES / COPIES OF PRODUCTS**

CONSULTANT shall provide CCDC with the additional work products and services as described in Section 1 above.

4. **CONTRACT TERMS**

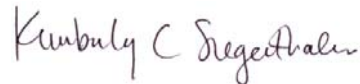
Terms of the 2019-2024 On-Call Professional Services Agreement shall apply to the services performed and work products created under this Task Order.

End of Amendment No. 2 to Task Order #19-002

IN WITNESS WHEREOF, CCDC and CONSULTANT have executed this Amendment No. 2 to Task Order #19-002 as of the date last written below.

CAPITAL CITY DEVELOPMENT CORP.

CONSULTANT
JENSEN BELTS ASSOCIATES



John Brunelle, Executive Director

Kim Siegenthaler, Principal

Date: _____

Date: 9-15-2021

Exhibits

A: CONSULTANT'S Proposal / Scope of Work dated August 26, 2021 (17 pages).

Budget Info / For Office Use	
Fund/District	302 303
Account	6250
Activity Code	19007 / 19021
PO #	190038
TO Term	December 31, 2021

EXHIBIT A

August 26, 2021

Mr. Karl Woods
Capital City Development Corporation
121 W Idaho Street #501
Boise, ID 83702



Re: **8th and Bannock**
Proposal for Additional Fee Request– August 2021

Dear Mr. Woods:

The 8th and Bannock Design Team is requesting additional fees for the 8th and Bannock Streetscape project. The following items have changed from the original scope of services.

Area stakeholders and the City of Boise requested that CCDC correct ADA issues adjacent 10 Barrel Brewing on the corner of 9th and Bannock in late 2020 through early 2021. ACHD was supportive of the corrections and agreed to pay for part of the construction to correct deficient facilities that ACHD had in their future work plans. They agreed to cover costs verbally during initial meetings and provided a final written approval on 2/24/2021.

City of Boise requested the modifications via email on 12/18/20, the team walked the area of concern to formulate a rough scope shortly thereafter. QCI provided a general idea of the needed construction scope to address the needed ADA corrections. At the weekly construction meeting on 1/20/2021 the potential modifications were discussed. Guho provided an estimate and CCDC verbally authorized the design team to complete drawings needed for permit review due to the urgency to expedite the process to align with the established construction schedule. On 1/21/2021, JBA and CCDC again discussed additional services on a phone call. A written request for additional services was also discussed, but did not occur due to the aggressive push to get drawings completed, approvals in place and construction started. JBA emailed QCI on 1/22 to instruct them to track additional services time separately.

Design and approval of the work was urgent to stay on the schedule which was designed to accommodate agreements with Hoff Building ownership and tenants, City of Boise Geothermal, as well as area stakeholders that wanted construction impacts mitigated to the greatest extent possible. If the 10 Barrel work was not slipped into the pre-established schedule, it would have extended the construction duration and further impacted local businesses which were already struggling during the pandemic. The only option was to expedite the inclusion of the ADA modifications. Authorization for completing drawings occurred 1/20/2021. The modification went to ACHD on 1/21/2021 and to DR on 1/22/2021. 10 Barrel work started 2/17/2021. Hoff Vault work started 3/1/2021. Geothermal work started 4/15/2021.

Landscape/Civil/Geotech scope has changed or increase as follows:

- Construction plans for rebuilding the furnishing zone sidewalk in front of 10 Barrel on Bannock Street.
- Construction plans for bulbout at the north east corner of Bannock and 9th Street, adjacent to 10 Barrel. The design will be coordinated with ACHD, to ensure it will work with ACHD's future plans for this intersection.
- Construction plans for sidewalk trench drain at Hoff Building.
- Coordinate roof drain license agreement with ACHD and CCDC.
- Submit construction plans to ACHD for review/approval and revise plans per ACHD comments.
- Construction staking for bulbout and sidewalk.
- Geotech special inspections and construction materials testing services for 8th St. concrete roadway design revisions and additional 10th and Bannock streetscape.

Jensen Belts Associates (20 hrs x \$98.00 - Sr. L. Arch)	Proposed Additional Fee \$ 1,960.00
Quadrant Consulting, Inc. (see attached proposal)	Proposed Additional Fee \$ 11,900.00
<u>Strata Geotech (see attached proposal)</u>	<u>Proposed Additional Fee \$ 10,055.00</u>

<u>TOTAL PROPOSED ADDITIONAL FEES</u>	<u>Proposed Fee (Hourly, Not-To-Exceed) \$ 23,915.00</u>
--	---

The proposed additional fee is for an hourly, not-to-exceed amount. JBA will provide monthly invoicing for work completed during the billing period. Should the additional services meet with your approval, please facilitate an amendment to the current task order for CD/CA Package at your earliest convenience.

Very Truly Yours,
JENSEN BELTS ASSOCIATES, PLLC



Kimberly C. Siegenthaler
Principal

WORK AUTHORIZATION



Date: May 19, 2021 **Number:** 188-38
Client Name: Jensen-Belts Associates
Address: 1509 S Tyrell Lane, Ste 130
Boise, ID 83706
Billing Address: _____
(If different from above) _____
Telephone: (208)-514-8073 **Email:** kim@jensenbelts.com
Client Contact Person: Kim Siegenthaler

Project Name: 8th and Bannock Streetscape

Services to Be Performed: The following additional engineering services have been requested for the above referenced project. These services were not a part of the original fee and will be billed as an extra service as noted.

- Construction plans for rebuilding the furnishing zone sidewalk in front of Ten Barrel on Bannock Street.
- Construction plans for bulbout at the north east corner of Bannock and 9th Street, adjacent to Ten Barrel. The design will be coordinated with ACHD, to ensure it will work with ACHD's future plans for this intersection.
- Construction plans for sidewalk trench drain at Hoff Building.
- Coordinate roof drain license agreement with ACHD and CCDC.
- Submit construction plans to ACHD for review/approval and revise plans per ACHD comments.
- Construction staking for bulbout and sidewalk.

Method of Payment: Client agrees to pay Quadrant Consulting for services performed on the basis of:

- ☐ A lump sum fee of: _____ ☐ **Other:** _____
- ☒ Hourly cost times a factor plus incurred expenses as set forth in Master Contract with Capital City Development Corporation dated June 11, 2019. **Not To Exceed:** \$11,900
- ☐ For extra work, salary cost times a factor plus incurred expenses, as set forth in "Quadrant consulting Standard Fee Schedule," attached hereto.

This Work Authorization represents the entire understanding between Client and Quadrant Consulting and can only be modified by duly executed written instrument.

QUADRANT CONSULTING, INC.

ACCEPTED:

By: Ricardo Zovala **By:** _____

Title: Principal **Title:** _____

QUADRANT CONSULTING STANDARD PROVISIONS

1. Period of Service: Quadrant Consulting (QC) will commence work within ten days of receipt by QC of the executed Agreement and will proceed with said work in a diligent manner to completion. QC will not be responsible for delays caused by factors beyond QC's control and will not be responsible for delays caused by factors which could not reasonably have been foreseen at the time this Agreement was executed.

2. Terms of Payment: Fees for Services will be billed monthly based on the actual services completed. CLIENT shall make prompt monthly payments in response to QC's monthly invoices. If CLIENT objects to any invoice submitted by QC, CLIENT shall so advise QC in writing, giving reasons therefore, within fourteen days of the date on said invoice.

If CLIENT fails to make any payment due QC for services and expenses within thirty days of the date on the invoice therefore, the amounts not paid will be considered past due. A delinquency charge of 1-1/2% per month shall be added to the past due amount, and in addition, QC may suspend services under this Agreement, without liability for delay or for consequential or other damages which may result therefrom, upon delivery of written notice of its intention thereof.

If invoices remain outstanding past sixty days, QC shall pursue legal and equitable means to collect the outstanding balance. CLIENT agrees to pay all reasonable attorney's fees, court costs and collection fees incurred by QC in the collection thereof.

3. Payments in Event of Termination: In the event this Agreement is terminated, QC will be compensated for services performed under this Agreement to the date of termination in accordance with the above provisions of payments to QC. If this Agreement is terminated by CLIENT, QC will also be compensated for all reasonable costs and expenses incurred to assemble and close project files and records.

4. Opinions of Cost: Since QC has no control over the cost of labor, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or other competitive bidding or market conditions, QC's opinions of probable Project or construction costs are to be made on the basis of QC's experience and qualifications and represent QC's judgment as an experienced and qualified professional engineer, familiar with the construction industry; but QC cannot and does not guarantee that proposals, bids or actual Project or construction costs will not vary from opinions of probable costs prepared by QC.

5. Standard of Performance: QC shall perform its services in accordance with generally accepted standards presently maintained by other practicing professionals engaged in the same type of work in the general location of the project. QC makes no other warranty, expressed or implied.

6. Construction and Safety: QC shall not have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s); for safety precautions and programs incident to the work of Contractor(s); or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing their work.

7. Reuse of Documents: All documents, including drawings and specifications, prepared by QC pursuant to this Agreement shall remain the property of QC and are instruments of service in respect of the Project. They are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the services provided for the intended Project or on any other project. Any reuse without written verification or adaptation by QC for the specific purpose intended will be at CLIENT's sole risk and without liability or legal exposure to QC; and CLIENT shall indemnify and hold harmless QC from all claims, damages, losses and expenses, including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle QC to further compensation at rates to be agreed upon by CLIENT and QC.

8. Electronic Media Delivery: It is recognized that the CLIENT may, from time to time, request the delivery of and receive electronic copies of drawings. The electronic drawings are considered part of QC's instrument of service and shall not be used on other projects, for additions to this project, or for completion of this project by another design professional except by agreement in writing and with appropriate compensation to QC.

Any such use or reuse by the CLIENT or others, without written verification or CADD adaptation by QC for the specific purpose intended will be at the CLIENT's sole risk and without liability or legal exposure to QC. Furthermore, the CLIENT shall, to the fullest extent permitted by law, indemnify and hold harmless QC from all claims arising out of or resulting therefrom.

Due to the potential that electronic files can be modified by the CLIENT, unintentionally or otherwise, QC reserves the right to remove all reference to its ownership and/or involvement from each electronic display.

The CLIENT shall be responsible for determining the compatibility of QC's files with the CLIENT's software. QC makes no warranty as to the compatibility of its files with the CLIENT's software.

Because data stored on electronic media can deteriorate undetected, the CLIENT agrees that QC cannot be held liable for the completeness or correctness of the electronic data after an acceptance period of 30 days from the date of delivery of the electronic files.

9. Limitation of Liability: Any and all liability, claim for damages, cost of defense, or expenses to be levied against QC will be limited to a sum not to exceed Fifty Thousand Dollars (\$50,000.00) or the amount of its fee, whichever is greater, on account of any injury or damage to persons or property or arising out of any design defect, error, omission, or professional negligence. Further, the CLIENT agrees to notify any contractor or subcontractor who may perform work in connection with or making use of any design, report, or study prepared by QC of such limitation of liability and require as a condition precedent to its performing the work a like limitation of liability on their part as against QC. In the event the CLIENT fails to obtain a like limitation of liability provision as to injury or damage to persons or property, design defects, errors, omissions, or professional negligence, any liability of QC and/or the CLIENT to such contractor or subcontractor arising out of alleged injury or damage to persons or property, design defects, errors, omissions, or professional negligence shall be allocated between the CLIENT and QC in such a manner that the aggregate liability of QC shall not exceed Fifty Thousand Dollars (\$50,000.00) or the amount of its fee, whichever is greater.

10. Termination: Either party may terminate this Agreement at any time upon seven days' prior written notice to the other.

11. Attorney's Fees and Expenses: In the event suit or action is instituted to enforce any of the terms or conditions of this Agreement, the losing party shall pay to the prevailing party, in addition to the costs and disbursements allowed by statutes, such sum as the court may adjudge reasonable as attorney's fees in such suit or action, in both trial court and appellate courts.

12. Waiver: No waiver of a breach of any covenant, term or condition of this Agreement shall be a waiver of any other or subsequent breach of the same or any other covenant, term or condition or a waiver of the covenant, term or condition itself.

13. Controlling Law, Jurisdiction and Venue: This Agreement shall be governed by the laws of the State of Idaho. Jurisdiction and venue of any dispute hereunder shall be in Ada County, State of Idaho.

14. Successors and Assigns: The covenants, agreements and obligations of this Agreement shall extend to and be binding upon and inure to the benefit of the partners, heirs, personal representatives and assigns of the parties hereto. Neither CLIENT nor QC shall assign, sublet or transfer any rights under or interest in this Agreement without the written consent of the other. Nothing contained in this paragraph shall prevent QC from employing, with prior written consent of CLIENT, such independent professional associates and consultants as QC may deem appropriate to assist in the performance of services hereunder.

QUADRANT CONSULTING, INC.

CLIENT:

Initial: R.Z.

Date: 5/19/2021

Initial: _____

Date: _____



August 18, 2021
File: BO20212A

Mr. Ricardo Zavala, PE
Quadrant Consulting, Inc.
1904 West Overland Road
Boise, Idaho 83705

RE: Change Order No. 1
CCDC 8th and Bannock Streetscapes
Boise, Idaho 83702

Greetings Mr. Zavala:

Pursuant to your authorization, STRATA has provided special inspection and construction materials testing services during the ongoing construction of the CCDC 8th and Bannock Streetscapes project in Boise, Idaho. Prior to commencement of the project, STRATA provided a preliminary scope and fee estimate that was based upon the information available to us at that time, specifically preliminary project drawings. STRATA's contract (executed August 17, 2020) with Quadrant Consultants set an initial budget of \$30,245.00.

During the course of construction, a number of construction activities exceeded the amount assumed in STRATA's preliminary fee estimate. Several out-of-scope items were deemed necessary and provided by STRATA for items such as design changes related to the 8th street concrete pavement, additional streetscapes on Bannock Street and overtime.

Currently, STRATA has provided services (billed and work in progress) totaling approximately \$40,300.00. It is our understanding that the project is complete, and no further services will be requested.

Accordingly, we request that STRATA's authorized budget of \$30,245.00 be increased by \$10,055.00 to a new authorized budget of \$40,300.00 to accommodate the aforementioned overages and out-of-scope expenses.

We appreciate this opportunity to be of service to you on this project and look forward to our continued relationship. If you have any questions regarding this change order request, or if there is anything else we can assist you with, please contact the undersigned at (208) 376.8200.

Respectfully submitted,
STRATA,

A handwritten signature in blue ink, appearing to read "J. Elmore", written over a faint circular background.

Jacob Elmore, MSI
Field Services Coordinator

A handwritten signature in blue ink, appearing to read "Scott Cron", written over a faint circular background.

Scott Cron, SET
Construction Services Manager

Karl Woods

From: Zach Piepmeyer <zpiepmeyer@cityofboise.org>
Sent: Friday, December 18, 2020 11:43 AM
To: Karl Woods
Subject: FW: 10 Barrel - Slopes

Hey, Karl. I know this will be a stretch to include with Guho's work next Spring but wondering if you and I can have a quick conversation on some potential fixes for the 10 Barrel sidewalk. See email below. If nothing else, maybe a conversation with Anthony about how much this "add" would be to their current scope.

Short summary is there have been a number of ADA complaints on the sidewalk and patio there along the 10 Barrel Bannock street frontage and, unfortunately, the sidewalk wasn't quite built to the correct slopes back when that streetscape work was done there. Do you have any time between 12:00-1:30pm today or Monday from 4-5pm?

Thanks,



Zach Piepmeyer
Assoc Transportation Planner
Planning and Development Services
Office: (208)608-7096*
zpiepmeyer@cityofboise.org
cityofboise.org

Creating a city for everyone.

**I am working remotely and not able to answer calls on my office line, however all voicemails are transmitted to me via email.*

From: Zach Piepmeyer
Sent: Friday, December 18, 2020 10:48 AM
To: Josh Wilson <jgwilson@cityofboise.org>
Cc: Jennifer Pitino <JPitino@cityofboise.org>; Ciera Garechana <cgarechana@cityofboise.org>; Craig M Croner <CCroner@cityofboise.org>
Subject: 10 Barrel - Slopes

Josh,

After taking cross-slope readings this morning every 4-6 feet both inside and outside of 10 Barrels existing patio and on both 9th and Bannock, here's what I've found.

(Again, as a caveat, I don't believe my level provides survey-grade information and I didn't create an accurate "grid" of horizontal measurements to be able to pinpoint exactly where 2.0% cross slopes were exceeded. This info is more general.)

1. 9th Street

- a. Sidewalk* is in good shape and substantially in conformance with the maximum 2.0% cross slope requirement for the entire length of the building frontage. There is a small area (probably in the range of 10'-15' by 5', with the long edge parallel to the building) up against the building and just to the south of the double door emergency exit onto 9th Street where the slope exceeds 2.0%, but that section is within the area that would likely be inside a future patio, if one is built on the 9th Street side of the

building as proposed. While non-compliant, this area would likely not impact the future pedestrian access route on 9th Street if a patio were to be built here.

- b. Furnishing Zone is very steep with cross slopes in the 15% range.

2. Bannock Street

- a. Sidewalk* slopes both inside and outside the existing patio exceed 2.0% for almost the entire Bannock Street frontage of the building. There are a few little pockets here and there where the slope is less than 2.0% but they don't appear to provide any sort of connected route across the building frontage. The only significant portion of the existing sidewalk that appears to meet the required cross slope is right in front of their main double door entry point and this compliant area extends about 8' to the west of the front door. Otherwise, I measured slopes up to 3.0% over the rest of the sidewalk along the Bannock frontage.
- b. Furnishing Zone has cross slopes in the 10% range.

*the portion of the streetscape between the building face and the nearest edge of the furnishing zone.

For Internal Consideration Only: ACHD has that FY22 project coming up, but CCDC also has their 8th/Bannock Street project currently underway which will tear out sidewalk on the north side of Bannock (east of 10 Barrel) this coming spring. Perhaps a discussion with CCDC on extending their project all the way between 8th & 9th Street could be one way to remedy the current deficiencies. We still have to come up with an engineering solution to achieve the correct slopes, but perhaps this is one option to accomplish the construction in a reasonable time-frame. I will follow up with Karl Woods to see what his thoughts are on this.



Zach Piepmeyer
Assoc Transportation Planner
Planning and Development Services
Office: (208)608-7096*
zpiepmeyer@cityofboise.org
cityofboise.org

Creating a city for everyone.

**I am working remotely and not able to answer calls on my office line, however all voicemails are transmitted to me via email.*



DEPARTMENT OF FINANCE AND ADMINISTRATION

OFFICE OF THE CITY CLERK

January 27, 2020

10 Barrel Brewing Company
826 W. Bannock St.
Boise, ID 83702

Dear 10-Barrel:

This letter is to inform you of an issue related to your Food and Beverage License 017937L, specifically the lack of a Sidewalk Café endorsement and the current configuration of your sidewalk café.

During the patio expansion project, the City's Administrative Services Manager communicated modifications needed to be made to your sidewalk café prior to licensure for the 2021 patio season.

Your original sidewalk café application was received and approved in 2013. In 2019, the City received a formal complaint regarding your sidewalk café not meeting ADA standards. Upon further investigation, it has been determined that your sidewalk café fencing encroaches on the pedestrian access route and will need to be modified prior to your 2021 license endorsement approval and use of your outdoor space.

The following outlines specific concerns and modifications needed to achieve compliance:

1. Bannock Street Southwest Sidewalk Café Corner Location

- a. The location of the existing café is not in compliance with the ADA requirements associated with the existing pedestrian ramps to cross Bannock Street and 9th Street.
- b. To achieve ADA compliance, the corner of your sidewalk café will need to be modified to an angle to meet the minimum ADA standards for pedestrian ramp access, landings and clearances. Please refer to the Idaho Standards for Public Works Construction (ISPWC) and the Ada County Highway District supplementals to the ISPWC for technical requirements related to sidewalk and pedestrian ramps. Additional ADA-compliance guidance can be found in the 2010 ADA Standards for Accessible Design and/or the draft 2011 Proposed Accessibility Guidelines for Pedestrian facilities in the Public Right-of-Way (PROWAG).
- c. Once the design has been modified, submit plans to the Boise City Clerk's Office for approval prior to construction.

- d. Review and approval of this modification must be completed prior to a 2021 sidewalk endorsement being issued. Therefore, the existing sidewalk café location is not able to be used until modified and approved, and the endorsement has been issued.

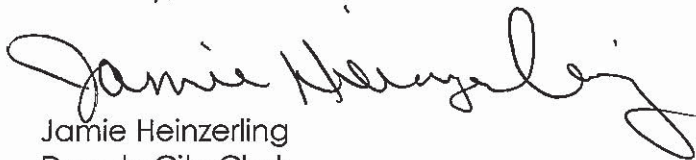
2. Bannock Street Sidewalk Café Locations

- a. The slope of the existing sidewalk to the south of your sidewalk café is greater than 2%, which is not in compliance with ADA standards.
- b. CCDC and ACHD are aware of this issue and are contemplating modifications in 2021 – 2022. Please contact their offices for additional project information.
- c. Since your original sidewalk café was approved in 2013, the City will allow you to use the existing sidewalk café (with modifications as outlined in #1 above) until these projects commence.
- d. Upon completion of these projects, you will be required to re-apply for your sidewalk café endorsement to ensure compliance with existing ADA and Sidewalk Café standards.

3. **9th Street Sidewalk Café Location** has been approved as a temporary extension during the pandemic. Once the pandemic plan expires or is cancelled, application for a permanent patio would be required. Please note, the minimum standards for a permanent patio will be different than the standards used during the pandemic.

If you have any questions regarding this matter, please feel free to contact Jamie Heinzerling, Deputy City Clerk at 208-972-8150.

Sincerely,



Jamie Heinzerling
Deputy City Clerk

Cc: ACHD
CCDC
DBA
Josh Wilson, Planning and Development Services, City of Boise
Sean Keithly, Economic Development Director, City of Boise



Karl Woods

From: Brian McCarthy <BMcCarthy@achdidaho.org>
Sent: Wednesday, February 24, 2021 12:10 PM
To: Karl Woods
Cc: Cody Homan; Brian Crespin
Subject: RE: 9th/Bannock - Bulbouts

Karl,

We would like to utilize the existing agreement that you have with Cody now for this segment. We can cover the increase in cost for this work. We already have it worked out internally so if that works for you then this is the best way to go.

Crespin – All of the signal stuff will be charged through Cody's DBIPs. Not to the Fed Aid project.

Brian

From: Karl Woods <kwoods@ccdcboise.com>
Sent: Wednesday, February 24, 2021 11:51 AM
To: Brian McCarthy <BMcCarthy@achdidaho.org>
Cc: 'Anthony Guho' <anthony@guhocorp.com>; Brian Crespin <BCrespin@achdidaho.org>
Subject: RE: 9th/Bannock - Bulbouts

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brian –

Sounds great. Any information you can pass along on helping to fund the work? Or who is the appropriate contact for that?

Thanks –

Karl E. Woods LEED AP
Senior Project Manager
kwoods@ccdcboise.com



121 N 9TH ST, SUITE 501 BOISE, ID 83702
208-384-4264 WWW.CCDCBOISE.COM



From: Brian McCarthy [<mailto:BMcCarthy@achdidaho.org>]
Sent: Wednesday, February 24, 2021 10:50 AM
To: Karl Woods; ricardo@quadrant.cc; Zach Piepmeyer; Karen-Gallagher; Jeff Jones; tjohnson@cityofboise.org
Cc: 'Anthony Guho'; Brian Crespin
Subject: RE: 9th/Bannock - Bulbouts

Karl,

We will plan to meet at 2:00 this afternoon. Will have Jeff from Six Mile and Brian our signal inspector out there. Looks like the bulb out should work, one item we want to talk about though is possibly swapping out the pushbutton pole crossing 9th st with a Luminaire that can have the pushbutton mounted on it. Also want to make sure we get all the underground wiring in place.

Thanks everyone!

Brian

From: Karl Woods <kwoods@ccdcboise.com>
Sent: Tuesday, February 23, 2021 8:13 PM
To: ricardo@quadrant.cc; Zach Piepmeyer <zpiepmeyer@ccdcboise.com>; Karen-Gallagher <kgallagher@cityofboise.org>; Brian McCarthy <BMcCarthy@achdidaho.org>; Jeff Jones <jeff.jones@sixmile.com>; tjohnson@cityofboise.org
Cc: 'Anthony Guho' <anthony@guhocorp.com>
Subject: RE: 9th/Bannock - Bulbouts

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, Ricardo!

Brian, please let me know if this is acceptable by ACHD.

Karl E. Woods LEED AP
Senior Project Manager
kwoods@ccdcboise.com



121 N 9TH ST, SUITE 501 BOISE, ID 83702
208-384-4264 WWW.CCDCBOISE.COM



From: ricardo@quadrant.cc [<mailto:ricardo@quadrant.cc>]
Sent: Tuesday, February 23, 2021 8:04 PM
To: Karl Woods; Zach Piepmeyer; 'Karen Gallagher'; 'Brian McCarthy'; 'Jeff Jones'; tjohnson@cityofboise.org

Cc: 'Anthony Guho'
Subject: RE: 9th/Bannock - Bulbouts

All,

Attached is a draft of the bulb out configuration.

Ricardo Zavala, PE

Quadrant Consulting, Inc.
Office (208)-342-0091, Mobile (208)-602-1729

From: Karl Woods <kwoods@ccdcb Boise.com>
Sent: Tuesday, February 23, 2021 6:56 PM
To: Zach Piepmeyer <zpiepmeyer@ccdcb Boise.com>; Ricardo Zavala <ricardo@quadrant.cc>; Karen Gallagher <KGallagher@cityofboise.org>; Brian McCarthy <BMcCarthy@achdidaho.org>; Jeff Jones <Jeff.Jones@sixmile.com>; tjohnson@cityofboise.org
Cc: Anthony Guho <anthony@guhocorp.com>
Subject: RE: 9th/Bannock - Bulbouts

Evening Zach –

Spoke to Anthony a moment ago. They're actively working on the streetscape adjacent 10 Barrel so if a bulb out is desired, we need that official direction and line work of the desired configuration ASAP. Our understanding was what we'd proposed was acceptable with the addition of push buttons.

Brian / Jeff –

We have our weekly construction meeting tomorrow at 2:00, can you please attend so we can get this resolved? We'll plan to start the meeting on that corner.

Thanks everyone & have a good evening –

Karl E. Woods LEED AP
Senior Project Manager
kwoods@ccdcb Boise.com



121 N 9TH ST, SUITE 501 BOISE, ID 83702
208-384-4264 WWW.CCDCBOISE.COM



From: Zach Piepmeyer
Sent: Tuesday, February 23, 2021 5:10 PM

To: Ricardo Zavala; Karl Woods; Karen Gallagher; Brian McCarthy; Jeff Jones; tjohnson@cityofboise.org

Subject: 9th/Bannock - Bulbouts

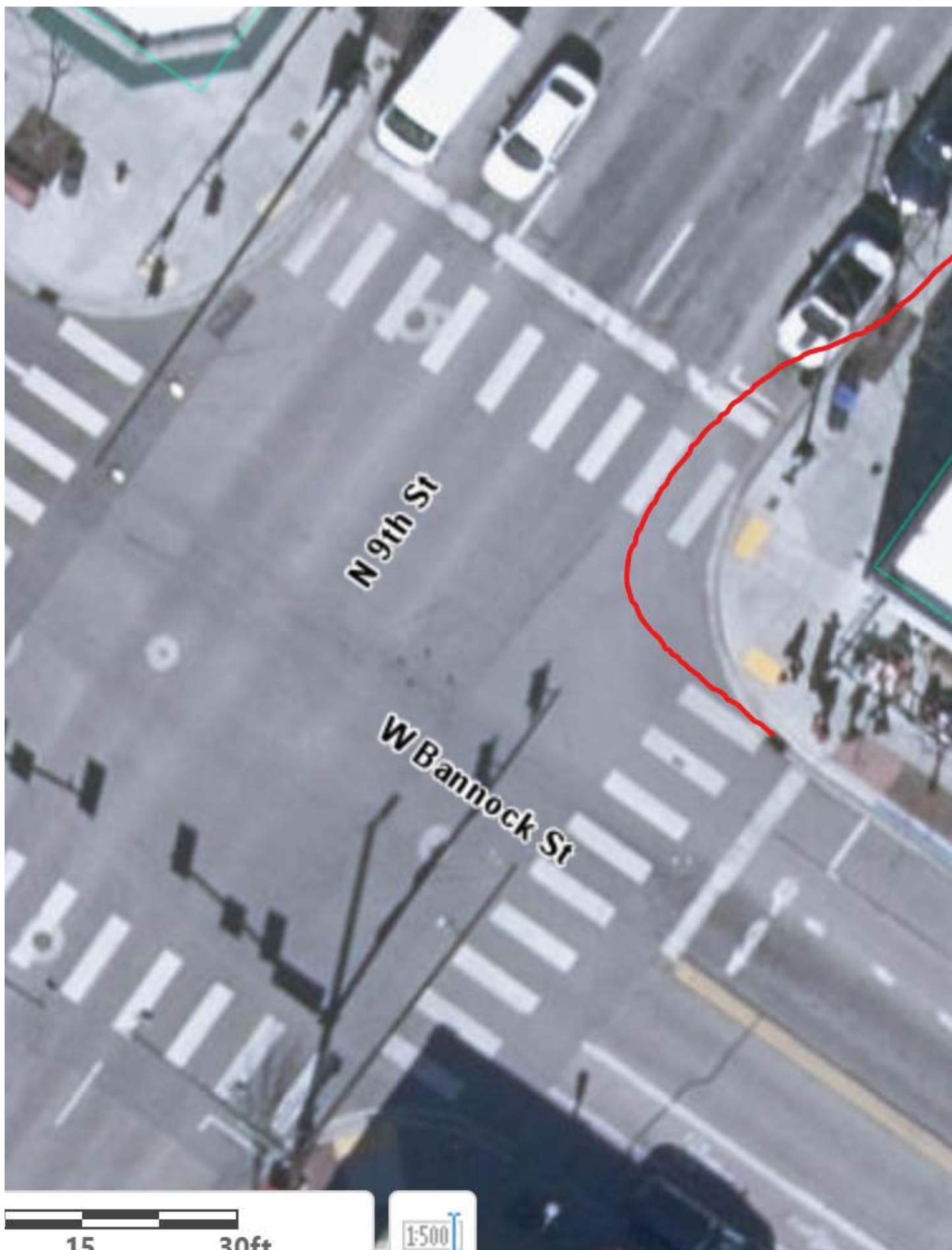
Ricardo/Karl,

Chatted briefly with Brian this afternoon and they are still working out details on the NW, SW, and SE corners at 9th/Bannock, but they are striving for bulbouts on these 3 corners. If a bulbout on the 10 Barrel (NE) corner is an option with the CCDC project and can physically work, I think the City as well as ACHD would like to go that route and it would be great if all 4 corners of the intersection could be somewhat consistent in design. I'm including a couple folks from the City and ACHD so they can tell me to shut up if I'm speaking incorrectly. If there is disagreement on this, please speak up soon. Ricardo is under the gun to get this corner designed so Guho can build it in the next few weeks.

The one caution on that NE corner is there is an ADA stall on Bannock which may not work very well with a bulbout extending into Bannock. Perhaps the ADA stall could be shifted to where the bike corral is now or the bulbout could be omitted from the Bannock side of that corner and the bulbout just extended into 9th Street (see image below).

Hope this doesn't throw a wrench into things but probably better to address now than later.

Thanks,



Zach Piepmeyer, P.E.

Project Manager – Capital Improvements



121 N 9TH ST, SUITE 501 BOISE, ID 83702

zpiepmeyer@ccdcb Boise.com

Main: 208-384-4264

Direct: 208-319-1204

Cell: 208-870-5301

WWW.CCDCBOISE.COM

From: [Kim Siegenthaler](#)
To: ricardo@quadrant.cc; [Karl Woods](#)
Subject: RE: 10 Barrel Plan Changes
Date: Friday, January 22, 2021 1:14:55 PM
Attachments: [image002.png](#)

Ricardo – I talked to Karl and he is good with you billing for the 10 Barrel additional services on the next invoice. Please identify that time separately so we can put together a request for extra services for the 10 Barrel work and for the additional CA time due to the construction phasing this spring.

Thanks!

Kim Siegenthaler – Principal

Jensen-Belts Associates
1509 S. Tyrell Lane, Ste 130, Boise, ID 83706
Office 208.343.7175 ex 2
Cell 208.514.8073

From: ricardo@quadrant.cc <ricardo@quadrant.cc>
Sent: Tuesday, January 19, 2021 9:04 PM
To: 'Anthony Guho' <anthony@guhocorp.com>; 'Karl Woods' <kwoods@ccdcboise.com>; Kim Siegenthaler <kim@jensenbelts.com>
Cc: 'Rob Cloninger' <Rob@guhocorp.com>; 'Colton Newkirk' <colton@guhocorp.com>
Subject: 10 Barrel Plan Changes

Anthony/Karl,

Attached are the 10 Barrel plans. Let me know if you have the budget for this, and I will send it over to ACHD for review.

Kim,

I will send you the base drawing when I hear back on the budget.

Ricardo Zavala, PE

Quadrant Consulting, Inc.
1904 West Overland Road, Boise, Idaho 83705
Office (208)-342-0091, Mobile (208)-602-1729, Web www.quadrant.cc





FY2021 Year-To-Date Financial Report (Unaudited) Through THIRD QUARTER

October 1, 2020 thru June 30, 2021



FY2021 Year-to-Date Financial Report (Unaudited)

Through THIRD QUARTER

October 1, 2020 – June 30, 2021

REVENUES:

Actual tax increment revenues for the first three quarters totaled \$11 million or 57% of the annual budgeted tax increment revenue for FY2021, which is consistent with expectations. In July, CCDC received approximately \$6.4 million in tax increment revenue. At the end of July, CCDC had received 90% of the budgeted tax increment revenue for FY2021.

Total parking revenues exceeded expectations considering the impact from the ongoing pandemic, as 100% of the total annual budgeted amount has been received by the end of the third quarter.

The Capitol & Front parking garage sold on June 30, 2021 for approximately \$3.9 million in other revenues. Sale of this garage was not included in FY2021 original budget.

EXPENSES:

At the end of the third quarter, the Agency's operating expenses were 58% of the annual budget amount. Capital outlay expenditures for the first three quarters were below budget. Property acquisitions in River Myrtle, Westside, & 30th Street districts will be carried forward to FY2022. Additionally, a transformative development project in the Westside District is carried forward to FY2023.

ABOUT THIS REPORT. This report includes all budgeted Agency funds.

Revenues

- Ada County distributes property tax revenue to local governments monthly as received; however, almost 99% of the total budgeted amount is distributed twice a year in January (about 60%) and in July (about 40%) after property tax due dates (December and June).
- Parking garage revenue is generated and received daily throughout the year.
- Fund Balance: Transfer-in if revenues exceed expenses, transfer-out if expenses exceed revenues.

Expenses

- Debt service payments are made twice per year: interest only in March; principal & interest in September.
- Capital projects are typically designed and planned during the first half of a fiscal year with construction and most expenses occurring in the second half.
- Revenues received from sub-lessee Civic Plaza are equal to the expenses distributed to Ada County for the Ada County Courthouse Master/Surplus Ground Lease. They are passed through only.

FY2021 Budget Summary through 3rd Quarter

	FY2021 Total (Original) Budget	FY2021 Q3 Actual	% Actual To Total Budget
REVENUE SUMMARY			
Revenue from Operations			
Revenue Allocation (Tax Increment).....	19,320,000	11,029,396	57%
Parking Revenue.....	4,582,565	4,596,987	100%
Other Revenues (Various Reimbursements).....	2,185,445	5,493,463	251%
Subtotal	\$ 26,088,010	\$ 21,119,846	81%
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	528,432	163,759	31%
Bond Financing.....	10,000,000	-	0%
Use of (Transfer to) Working Capital Fund.....	22,279,120	(9,285,878)	-42%
Subtotal	\$ 32,807,552	\$ (9,122,119)	-28%
Subtotal - Revenue from Operations	\$ 58,895,562	\$ 11,997,727	20%
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	421,850	78,638	19%
Subtotal	\$ 421,850	\$ 78,638	19%
TOTAL REVENUE	\$ 59,317,412	\$ 12,076,365	20%

	FY2021 Total (Original) Budget	FY2021 Q3 Actual	% Actual To Total Budget
EXPENSE SUMMARY			
Operating Expense			
Personnel Costs.....	2,612,500	1,817,393	70%
Services & Operations.....	2,817,209	1,773,752	63%
Facilities Management.....	959,122	575,078	60%
Professional Services	1,867,600	641,075	34%
Subtotal	\$ 8,256,431	\$ 4,807,298	58%
Debt Service & Contractual Obligations			
Debt Service.....	4,331,731	330,150	8%
Contractual Obligations (included in CIP).....	2,201,900	600,000	27%
Subtotal	\$ 6,533,631	\$ 930,150	14%
Capital Outlay			
Office Furniture/Computer Equipment.....	46,000	17,005	37%
CAPITAL IMPROVEMENT PLAN (CIP).....	41,216,000	5,223,932	13%
Parking Reinvestment Plan (PRP).....	2,125,000	890,122	42%
Mobility Projects.....	718,500	129,220	18%
Subtotal	\$ 44,105,500	\$ 6,260,279	14%
Subtotal - Expenses for Operations	\$ 58,895,562	\$ 11,997,727	20%
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	421,850	78,638	19%
Subtotal	\$ 421,850	\$ 78,638	19%
TOTAL EXPENSE	\$ 59,317,412	\$ 12,076,365	20%

FY2021 OPERATING REVENUES through 3rd Quarter

QUARTERLY REVENUE REPORT PROPERTY TAX REVENUE ALLOCATION DISTRICT (RAD) & PARKING SYSTEM SUMMARY Q3 (October 2020 thru June 2021)

Activity	FY 2020	FY 2021	FY 2021			
	Total Actual	Total Budget	YTD Budget	YTD Actual	YTD Variance \$	YTD Variance %
TIF BY DISTRICT						
River-Myrtle / Old Boise	10,749,580	11,700,000	6,983,099	6,547,390	(435,708)	-6%
Westside	4,004,237	4,500,000	2,760,225	2,534,952	(225,273)	-8%
30th Street	800,108	1,100,000	668,080	611,431	(56,650)	-8%
Shoreline	116,217	290,000	166,386	154,091	(12,295)	-7%
Gateway East	718,793	1,730,000	1,321,267	1,181,533	(139,734)	-11%
TOTAL RAD	16,388,935	19,320,000	11,899,056	11,029,396	(869,660)	-7%
PARKING BY GARAGE						
9th & Main (Eastman)	1,347,129	749,472	508,975	874,031	365,056	72%
Capitol & Main (Cap Terrace)	1,287,061	925,374	626,631	1,107,064	480,433	77%
9th & Front (City Centre)	1,062,783	984,403	669,241	638,160	(31,081)	-5%
10th & Front (Grove st.)	834,451	773,859	582,090	627,778	45,688	8%
Capitol & Front (Boulevard)*	361,882	0	0	344,696	344,696	N/A
Capitol & Myrtle (Myrtle st.)	686,797	528,160	371,459	516,716	145,257	39%
11th & Front (CCDC's portion 30.1%)	253,805	177,177	138,683	200,634	61,951	45%
Misc. Parking	237,545	444,120	333,090	287,908	(45,182)	-14%
TOTAL PARKING	6,071,453	4,582,565	3,230,168	4,596,987	1,366,819	42%
Other	475,490	2,185,445	1,639,084	5,493,463	3,854,379	235%
TOTAL	22,935,878	26,088,010	16,768,308	21,119,846	4,351,538	26%

* The Capitol & Front garage was not included in the Agency's parking garage portfolio at the time of FY2021 budget adoption. Its late FY2020 sale was canceled by the buyer due to pandemic-caused economic concerns. It will be added back into the FY2021 Amended Budget.

RECONCILIATION TO FY2021 BUDGETED OPERATING REVENUES

Total Revenues Approved Budget	\$59,317,412
Ada County Courthouse Master/Surplus Ground Lease (passed-through)	(421,850)
Use of Fund Balance	(22,279,120)
Bond Financing Proceeds	(10,000,000)
Miscellaneous Revenue (Lease, Property Transactions)	(528,432)
Operating Revenues	<u>\$26,088,010</u>

Capital City Development Corporation
Balance Sheet - Governmental Funds
June 30, 2021 (Unaudited)

	General Fund	River Myrtle District RA Fund	Westside District RA Fund	30th Street District RA Fund	Shoreline District RA Fund	Gateway East District RA Fund	Parking Fund	Total
ASSETS								
Cash and investments	1,100,000	27,455,028	6,229,895	1,935,226	355,908	1,499,456	13,408,769	51,984,282
Accounts receivable	1,535	-	10,433	-	-	-	34,590	46,558
Interest receivable	2,558	-	-	-	-	-	-	2,558
Taxes receivable	-	2,928,838	1,127,179	242,961	81,245	207,672	-	4,587,895
Prepays	-	15,250	-	-	-	-	30,000	45,250
Restricted cash	-	2,187,533	-	-	-	-	2,832,794	5,020,327
Property held for resale or development	-	54,490	7,739,390	-	-	-	-	7,793,880
TOTAL ASSETS	1,104,093	32,641,139	15,106,897	2,178,187	437,153	1,707,128	16,306,153	69,480,750
LIABILITIES AND FUND BALANCES								
LIABILITIES								
Accounts payable	71,940	101,254	249,556	2,678	3,912	-	613,962	1,043,302
Accrued liabilities	132,556	-	-	-	-	-	-	132,556
Refundable deposits	-	-	24,026	-	-	-	-	24,026
Total liabilities	204,496	101,254	273,582	2,678	3,912	-	613,962	1,199,884
DEFERRED INFLOWS OF RESOURCES								
Unavailable property tax	-	2,928,838	1,127,179	242,961	81,245	207,672	-	4,587,895
Total deferred inflows of resources	-	2,928,838	1,127,179	242,961	81,245	207,672	-	4,587,895
FUND BALANCES								
Nonspendable	-	69,740	7,739,390	-	-	-	30,000	7,839,130
Restricted	-	29,541,307	5,966,746	1,932,548	351,996	1,499,456	2,332,792	41,624,845
Committed	-	-	-	-	-	-	500,000	500,000
Assigned	-	-	-	-	-	-	12,829,399	12,829,399
Unassigned	899,597	-	-	-	-	-	-	899,597
Total fund balances	899,597	29,611,047	13,706,136	1,932,548	351,996	1,499,456	15,692,191	63,692,971
TOTAL LIABILITIES DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	1,104,093	32,641,139	15,106,897	2,178,187	437,153	1,707,128	16,306,153	69,480,750

FUND BALANCE DEFINITIONS

Nonspendable: cannot be spent because they are not in spendable form or are legally or contractually required to remain intact.

Restricted: can be spent for only stipulated purposes as determined by law or external resource providers.

Committed: can be spent for only specific purposes as determined by formal CCDC Board action.

Assigned: intended for specific purposes but not committed or restricted.

Unassigned: all other funds ; typically the General Fund.



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V. ACTION ITEMS



AGENDA BILL

Agenda Subject: 113 S. 5 th Street – 5 th and Grove Office - Type 1 Participation Agreement Designation with 5 th and Grove Beta Office, LLC		Date: September 20, 2021
Staff Contact: Alexandra Monjar	Attachments: 1) Site Map 2) Renderings and Site Plan 3) Public Improvement Plan	
Action: Review 113 S. 5 th Street as a project eligible to utilize the Type 1 One Time Assistance Participation Agreement and direct staff to continue negotiating a final agreement with 5 th and Grove Beta Office, LLC for future board approval.		

Background:

113 S. 5th Street will be a 6,302 square foot Class A office in downtown Boise. This project is being developed by Capital Partners LLLP and deChase Miksis. These developers, Dean Papè and Clay Carley, are also working together on two apartment projects on the same block which have Type 2 Agreements with CCDC, Thomas Logan and The Lucy.

The office building will be three stories tall with 2,128 sf of office space each on the second and third floors and a 2,046 sf office/retail space on the first floor. Tenants will not have on-site parking but will have access to the 5th and Front parking garage one block south of the project. The building will have a green roof and the design features modern metal paneling and wood accents.

The project's public improvements eligible for CCDC reimbursement include alley way upgrades, utility undergrounding, improved sidewalks including landscaping with trees and shrubbery and awnings meeting CCDC reimbursement criteria, and a new power transformer and conduit serving the block. The estimated cost for these improvements is \$219,000.

Approximately \$152,000 of these improvements are included in the Type 2 General Assistance Agreement for The Lucy, executed in April 2020. Agency staff has drafted an amendment to remove these improvements from The Lucy agreement, with the intention that separating these costs from The Lucy Type 2 scope and designating them in a separate Type 1 Agreement will allow them to be constructed after work on the office building is complete, removing the risk of damage that could occur with construction, and to allow the Type 2 project to be considered complete in a timely manner. 113 S. 5th Street is on a separate legal parcel and the project is being constructed under a separate LLC.

Total development costs for this project are estimated to be nearly \$3 Million with approximately 50 full time construction jobs created and 8 permanent jobs added to downtown. The developer

received Design Review approval in February 2021 and plans to site preparation work has begun, with completion planned for July 2022.

113 S. 5th Street has requested designation for CCDC's Type 1 Participation Program. Type 1 projects are eligible for reimbursement at 100% of project public improvement and streetscape costs, subject to Board approval, and limited to \$200,000. The Type 1 Program does not require scoring for participation, but this project addresses several Scorecard elements, including:

- Conversion of surface parking to a new use, and includes no surface parking as part of the project
- Improving/expanding utility infrastructure for fiber, power, sewer, and water
- Encouraging compact development with >2.0 FAR
- Improving the pedestrian environment with an updated sidewalk, abutting =>70% of the sidewalk with the building face, glazing => 60% of the ground floor on street frontages, a ground floor height => 12', a prominent main entry facing the street, and => 75% of the ground floor frontage including awnings extending 5' over the public right of way

This project meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the River Myrtle District Plan.

Project Summary:

- 113 S. 5th Street in downtown Boise
- 6,302 SF office space and flexible office or retail/mercantile ground floor
- Conversion of surface parking
- ~\$3 Million Total Development Costs
- \$219,000 Estimated Eligible Expenses
- 50 construction, and 8 permanent jobs

Timeline:

- Feb 2021 – Design Review Approval
- May 2021 – Participation Program Application Submitted to CCDC
- July 2021 – Construction Begins
- September 2021 – Type 1 Designation
- October 2021 – Type 1 Approval with Approval of The Lucy Type 2 Amendment
- Summer 2022 – Project complete and CCDC reimbursement for Eligible Expenses

Fiscal Notes:

The project has estimated Eligible Expenses of ~\$219,000. CCDC's 2022 CIP budget includes Type 1 Streetscape Reimbursements sufficient to fund these improvements in the River Myrtle Old Boise District.

Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with 5th and Grove Beta Office, LLC for future board approval.

Attachment #1 – Site Map

Ada County Assessor Parcel Viewer

Not Secure | adacountyassessor.org/adamaps/?run=zoom2parcel&layer=Parcels&attribute=PARCEL&value=%27R1013000472%27&LayerTheme...

Ada County Assessor

Search... Sign in

R1013000472

I want to...

Description

113 S 5TH ST BOISE, ID 83702-0000
[View in the Assessor Online Property System](#)

Details

Parcel Number
R1013000472

Zoning Code
C-5DD

Tax Code Area
01-6

Total Assessed Value
124300

Assessed Acres
0.055

Property Tax Year
2021

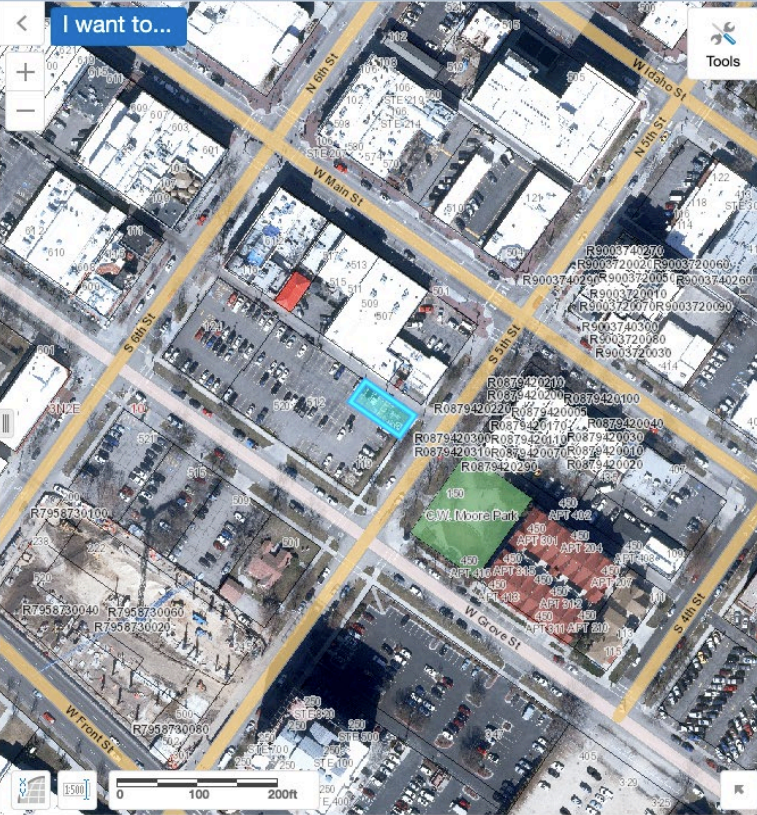
Parcel Type
Bare Land

Address
113 S 5TH ST BOISE, ID 83702-0000

Parcel Description
**PAR #0472 POR LOTS 5 & 6 BLK 6 B C O T
PARCEL C ROS 12051**

Layers R1013000472

Tools



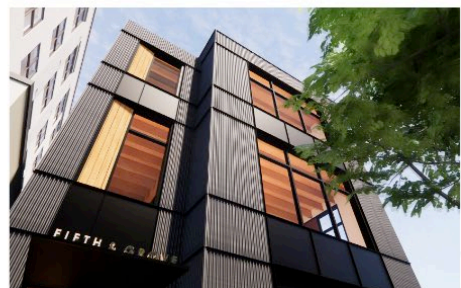
Attachment #2 – Rendering and Site Plan (1 of 2)



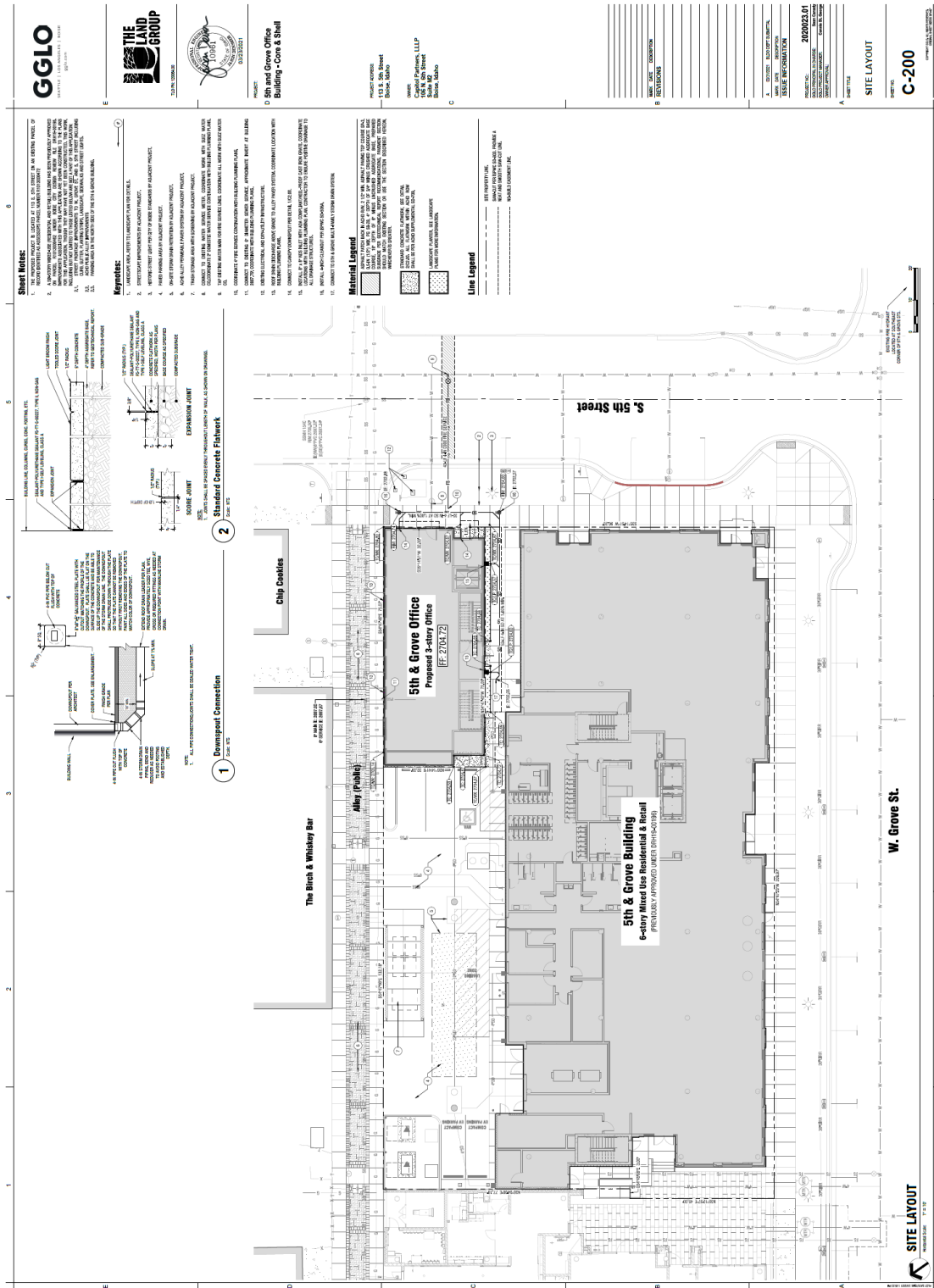
MASSING CONCEPTS



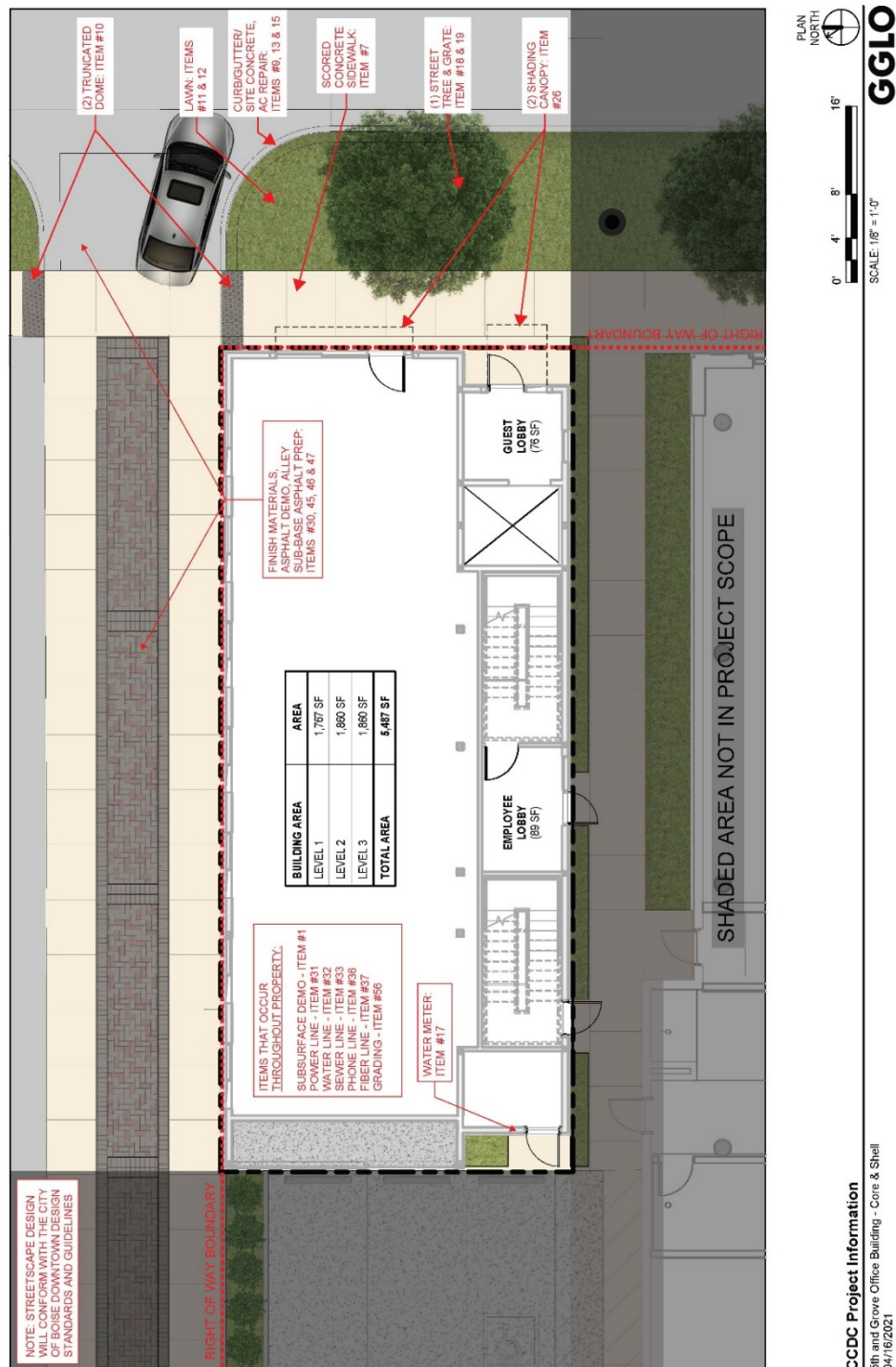
5TH STREET FACADE COMPOSITION AND PUBLIC REALM ACTIVATION



Attachment #2 – Rendering and Site Plan (2 of 2)



Attachment #3 – Public Improvement Plan



*New power transformer and conduit improvements not shown on this scope.



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AGENDA BILL

Agenda Subject: Contract Award for Production and Gowen Road Utilities Project		Date: September 20, 2021
Staff Contact: Kathy Wanner, Contracts Specialist Amy Fimbel, Project Manager		Attachments: A: Resolution 1720 B: Bid Results C. Bid Received from Track Utilities, LLC
Action Requested: Adopt Resolution 1720 authorizing the Executive Director to negotiate and execute a public works construction contract with Track Utilities, LLC for the Production and Gowen Road Utilities Project.		

Project Scope:

Project scope includes furnishing and installing underground conduit duct bank and vaults along Amity Road, Production Avenue, and Gowen Road for future fiber optic use. This project is in partnership with City of Boise and creates an economic incentive attractive to businesses by lowering data connection costs and creating a more competitive data provider market. The project closes the gap in the current City fiber optic network between Amity Road and Production Avenue, and the project's fiber extension on Gowen Road connects to City fiber conduit currently being installed under ACHD's Gowen Road Bridge Widening project.

Formal Bidding Process:

State law requires a formal, sealed bid process for public works construction projects exceeding \$200,000 and selection of the lowest responsive bidder. The Agency advertised an Invitation to Bid for the Production and Gowen Road Utilities Project in the Idaho Statesman on July 23 and 30, 2021. In an effort to receive as many competitive bids as possible, a notice also was emailed to the plan rooms at the Idaho Association of General Contractors and Idaho Blueprint as well as to 28 separate contractors holding the requisite public works construction license. The Agency received several questions and issued two addendums. Addendum 1 included the addition of a bid item to the project, and the bid form was revised in order to capture those costs. The Addendum included the revised bid form and instructions for bidders to use the new form.

Three bids were received electronically by the August 19, 2021 deadline.

Company	Total Bid Amount
Track Utilities, LLC	\$522,641.96
Knife River Corporation – Mountain West	\$1,390,290.00*
Probst Electric, Inc.	\$1,447,450.46

*Submitted on the incorrect bid form

The bid received from Knife River Corporation – Mountain West was submitted on the incorrect bid form and therefore incomplete due to the missing costs associated with the additional bid item. Agency staff deemed the bid non-compliant.

Fiscal Notes:

The Agency's FY2021 and FY2022 budget includes sufficient funding for this project. The Agency noted the significant cost savings shown in the bids between Track Utilities and the other two bidders. It was determined that due to Track Utilities' current presence installing conduits in the vicinity of the project area, Track Utilities is able to realize savings in mobilization costs which allows for the much lower, winning bid.

Staff Recommendation:

The Agency recommends that the Board of Commissioners adopt Resolution 1720 authorizing the Executive Director to negotiate and execute a public works construction contract with Track Utilities, LLC to complete the Production and Gowen Road Utilities Project and to expend funds as set forth in the resolution.

Suggested Motion:

I move to adopt Resolution 1720 authorizing the Executive Director to negotiate and execute a construction contract with Track Utilities, LLC to complete the Production and Gowen Road Utilities Project for the total amount of \$522,641.96 and to expend funds as set forth in the resolution.

RESOLUTION NO. 1720

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, FINDING TRACK UTILITIES LLC AS THE QUALIFIED BIDDER WHICH SUBMITTED THE LOWEST BID FOR THE PRODUCTION AND GOWEN ROAD UTILITIES PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PUBLIC WORKS CONSTRUCTION CONTRACT WITH TRACK UTILITIES LLC FOR THE PRODUCTION AND GOWEN ROAD UTILITIES PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THE RESOLUTION INCLUDING THE EXPENDITURE OF FUNDS AND INCLUDING A CONTINGENCY FOR UNFORESEEN EXPENSES; AND PROVIDING AN EFFECTIVE DATE

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, chapter 20, title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the "Gateway East District Plan"), and following said public hearing the City adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the Agency seeks to encourage economic development by assisting with infrastructure and public facility improvements; and,

WHEREAS, the Agency adopted Resolution No. 1622 on August 28, 2019, approving the 2019-2023 Capital Improvements Plan which included the improvement of infrastructure and utilities in the Gateway East District; and,

WHEREAS, Idaho Code § 67-2805(2)(a) provides for a competitive sealed bidding process for procurement of public works construction valued in excess of \$200,000; and,

WHEREAS, the Agency issued an Invitation to Bid for the Production and Gowen Road Utilities project on July 23, 2021, and published the requisite public notice of the Invitation to Bid in the *Idaho Statesman* newspaper on July 23 and 30, 2021; and,

WHEREAS, the Agency's Invitation to Bid set forth specific bidding procedures and specifications that the Agency considered to be in its best interest and critical to its ability to receive the exact services sought to be procured, including acknowledgment of Agency issued addendums, submission of a responsive sealed bid by a licensed public works contractor, and an affidavit concerning taxes; and,

WHEREAS, on July 30, 2021 the Agency issued Addendum No. 1 for the Production and Gowen Road Utilities Project that included a revised Bid Form that added additional line item costs; and,

WHEREAS, the Agency received three (3) sealed bids by the due date and time of 3:00 p.m. on August 19, 2021; and,

WHEREAS, the administrative requirements of the bidding process for the Production and Gowen Road Utilities project required that bids be submitted utilizing the Bid Form distributed by Addendum No. 1 issued by the Agency on July 30, 2021; and,

WHEREAS, the bid received from Knife River Corporation - Mountain West was submitted on the incorrect Bid Form and therefore was non-compliant with the administrative requirements of the bidding process; and,

WHEREAS, the bids received from Track Utilities, LLC and Probst Electric, Inc. were submitted on the correct bid form and in compliance with the administrative requirements of the bidding process; and,

WHEREAS, the bid received from Track Utilities, LLC in the amount of FIVE HUNDRED TWENTY-TWO THOUSAND SIX HUNDRED FORTY-ONE AND 96/100 DOLLARS (\$522,641.96) was the lowest responsive bid submitted; and,

WHEREAS, Agency staff recommends to the Agency Board that the contract award for the Production and Gowen Road Utilities Project be made to Track Utilities, LLC as the lowest responsive bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Board hereby finds that Track Utilities, LLC was the qualified bidder submitting the lowest responsive bid for the Production and Gowen Road Utilities project.

Section 3: That the Executive Director of the Agency is hereby authorized to negotiate and execute a public works construction contract with Track Utilities, LLC for the bid amount of FIVE HUNDRED TWENTY-TWO THOUSAND SIX HUNDRED FORTY-ONE AND 96/100 DOLLARS (\$522,641.96), consistent with the Board's stated instructions at the September 20, 2021, Agency Board Meeting; and further, is hereby authorized to execute all necessary documents required to implement the actions contemplated by the contract, subject to representations by Agency legal counsel that all conditions precedent to those actions and the contract or other documents are acceptable and consistent with the comments and discussions received at the September 20, 2021, Agency Board Meeting.

Section 4: That the Executive Director of the Agency is further authorized to expend funds for the bid amount of \$522,641.96 plus up to 20% of this amount for construction contingencies if determined necessary in his best judgment.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on September 20, 2021. Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on September 20, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



PRODUCTION & GOWEN ROAD UTILITIES PROJECT
BIDS DUE: AUGUST 12, 2021 - 3:00 PM

Bid Results

CONTRACTOR	PWC License	Addendum #1 Acknowledged	Addendum #2 Acknowledged	Subcontractor List per Idaho Code § 67-2310	Completed Signed Bid Form	Signed Contractor's Affidavit Concerning Taxes	TOTAL BID AMOUNT
Track Utilities	15324-AAA-4	yes	yes	none	signed	signed	\$522,641.96
Probst Electric	PWC-C-17019-U-4	yes	yes	none	signed	signed	\$1,447,450.46
Knife River	PWC-C-33799-U-1-2-3	yes	yes	included	incorrect bid form submitted	signed	non-compliant

BIDDERS NAME: Track Utilities LLC

SECTION 00 41 13 BID FORM

BID FORM – REVISED JULY 30, 2021

PROJECT: PRODUCTION AND GOWEN ROAD UTILITIES PROJECT

THIS BID IS SUBMITTED TO:

Capital City Development Corporation
Attn: **Production and Gowen Road Utilities Project**
121 N. 9th Street, Suite 501
Boise, Idaho 83702

- 1.01 The undersigned Bidder proposes and agrees to enter into a Contract with CCDC in the form included in the Project Manual to perform all the Work as specified or indicated in the Project Manual for the prices indicated in this Bid and in accordance with the other terms and conditions of the Project Manual.
- 1.02 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of CCDC.
- 1.03 Within thirty (30) days from receiving a written notice of acceptance of this Bid, Bidder shall execute the Contract and shall deliver evidence of required insurance coverages and bonds in the amounts required by the Contract.
- 1.04 In submitting this Bid, Bidder represents, as set forth in the Contract and Project Manual, that:
- a. Bidder has examined and understands the Project Manual and the following Addenda:

Addendum No.	Addendum Date
<u>Addendum#1</u>	<u>July 30th 2021</u>
<u>Addendum#2</u>	<u>August 5th 2021</u>
 - b. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - c. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
 - d. Bidder has carefully studied: 1.) all reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Project Manual; and 2.) all reports and drawings of a Hazardous Environmental Condition, if any, which has been identified in the Project Manual.
 - e. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Project Manual to be employed by Bidder, and safety precautions and programs incident thereto.
 - f. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Project Manual.

- g. Bidder is aware of the general nature of work to be performed by CCDC and others at the Site that relates to the Work as indicated in the Project Manual.
 - h. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Project Manual, and all additional examinations, investigations, explorations, tests, studies, and data with the Project Manual.
 - i. Bidder has given CCDC written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovered in the Project Manual, and the written resolution thereof by CCDC is acceptable to Bidder.
 - j. The Project Manual is generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
 - k. Bidder is responsible for ascertaining the existence of any addenda and the contents thereto.
- 1.05 Bidder represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over CCDC.
- 1.06 Bidder will complete the Work in accordance with the bid schedule subject to changes as provided in the Contract Documents for the sum given, which includes all labor, materials, equipment, taxes, overhead and profit and incidentals per the Contract Documents. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid Items will be based on actual quantities provided, determined as provided in the Contract Documents.
- Bidder acknowledges that the quantities specified herein for the repairs are approximate and that actual quantities in the field may increase or decrease from the quantities estimated. Bidder hereby agrees to perform all quantities of Work as either increased or decreased, as required by the Project Engineer and in accordance with the provisions of the Contract Documents. The final payment to the Bidder shall be based on the Total Bid Amount and the actual quantities completed (for items that are not lump sum).
- 1.07 In determining the amount proposed by each Bidder, CCDC shall disregard the mathematical errors in addition, subtraction, multiplication and division that appear obvious on the face of the bid. When an item price is required to be set forth in the bid and the total for the item set forth separately does not agree with a figure which is derived by multiplying the item price times CCDC's estimate of the quantity of work to be performed for said item, the item price shall prevail over the sum set forth as the total for the item unless, in the sole discretion of CCDC, such a procedure would be inconsistent with the policy of the bid procedure. The total paid for each such item of work shall be based upon the item price and not the total price.
- Should the bid contain only a total price for the item and the item price is omitted, CCDC shall determine the item price by estimated quantities of work to be performed as items of work.
If the bid contains neither the item price nor the total price for the item, then it shall be deemed incomplete and the bid shall be non-responsive.
- 1.08 Bidder agrees that the Work will be substantially completed and fully completed ready for final payment in accordance with General Conditions on or before the dates or within the number of calendar days indicated in the Contract Documents. Bidder accepts the provisions of the Contract as to liquidated damages in the event of failure to complete the Work within the times specified.
- 1.09 Bidder agrees to comply with Idaho Code § 44-1001 through 44-1006 regarding employment of Idaho residents.
- 1.10 The following document is attached to and made a condition of this Bid: 1.) Contractor's Affidavit Concerning Taxes.
- Bidder agrees to include with the Bid the names and addresses and Idaho Public Works Contractor License numbers of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract.

BIDDERS NAME: Track Utilities LLC

- 1.11 **WAIVER & RELEASE:** Bidder has read and fully accepts CCDC's discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC's decision to proceed with a selection process in response to the Invitation to Bid, including the right in its sole discretion and judgment for whatever reason it deems appropriate, at any time unless contrary to applicable state law, to:
- a. Modify or suspend any and all aspects of the process seeking a contractor to construct Project.
 - b. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to CCDC's Bid Invitation (any such person, entity, or group responding is, for convenience, hereinafter referred to as "Bidder"), and to ascertain the depth of Bidder's capability and experience for construction of Project and in any and all other respects to meet with and consult with any Bidder or any other person, entity, or group.
 - c. Waive any formalities or defects as to form, procedure, or content with respect to its Bid Invitation and any responses by any Bidder thereto.
 - d. Accept or reject any sealed Bid received in response to the Bid Invitation, including any sealed Bid submitted by the undersigned; or select any one submission over another.
 - e. Accept or reject all or any part of any materials, plans, drawings, implementation programs, schedules, phrasings and proposals or statements, including, but not limited to, the nature and type of Bid.
- Bidder agrees that CCDC shall have no liability whatsoever, of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.

SUBCONTRACTORS

CCDC requires the names and addresses of subcontractors to whom work will be awarded, subject to approval of CCDC and Architect, and pursuant to Idaho Code § 67-2310. If such work is not required, Bidder will indicate "Not Applicable" in the list below. In the event that the general (Trade) contractor intends to self-perform the plumbing, HVAC, or electrical work, the general contractor must be properly licensed by the state of Idaho to perform such work. The general (Trade) contractor shall demonstrate compliance with this requirement by listing the valid contractor's license number for the plumbing, HVAC, or electrical work to be self-performed by the general contractor on the bid form.

**Failure to name subcontractors as required by Idaho Code
shall render any bid submitted unresponsive and void.**

Plumbing

Address: _____

Public Works License No. _____

Idaho Plumbing Contractors License No. _____

Heating & Air Conditioning

Address: _____

Public Works License No. _____

Idaho HVAC Contractors License No. _____

Electrical

Address: _____

Public Works License No. _____

Idaho Electrical Contractors License No. _____

BIDDERS NAME: Track Utilities LLC

BID SCHEDULE – Revised July 30, 2021

All Work, including labor, materials, overhead and profit, bonds, insurance, and any other incidentals required to construct the Project, complete, based on the Estimated Quantities given below, for the Contract Sum listed below and identified as the Total Bid Amount. Bidder shall provide a lump sum or unit price bid amount for each individual item as identified below. Bid shall be awarded on the Total Bid Amount.

	DESCRIPTION	EST QNTY	UNIT	UNIT PRICE	TOTAL
302.4.1.A.1.	ROCK EXCAVATION	500	CY	\$65.25 <i>RR</i>	\$32,625
307.4.1.F.1.	TYPE P SURFACE RESTORATION (ASPHALT ROADWAY)	1,596	LF	\$129.74 <i>RR</i>	\$207,080
308.4.1.A.1.	10"Ø 3/8" THICK STEEL CASING PIPE BORING AND JACKING	78	LF	\$205	\$15,990
706.4.1.G.1.	CONCRETE REPAIR	96	SY	\$382.50 <i>RR</i>	\$36,720
1001.4.1.A.1.	SEDIMENT CONTROL	1	LS	\$6,475.32 <i>RR</i>	\$6,475.32
1103.4.1.A.1.	CONSTRUCTION TRAFFIC CONTROL	1	LS	\$13,000 <i>RR</i>	\$13,000
2010.4.1.A.1.	MOBILIZATION	1	LS	\$0	\$0
SP-1	FIBER OPTIC CONDUIT DUCT BANK	5,504	LF	\$19.50	\$107,328
SP-2a	3'X3'X3' PULL BOX VAULT	12	EA	\$4,694.30	\$56,331.60
SP-2b	6'X6'X6' MANHOLE VAULT	3	EA	\$10,326.20	\$30,978.60
SP-3	CONNECT CONDUIT DUCT BANK TO EXISTING VAULT	4	EA	\$864.61	\$3,458.44
SP-4	LAWN SOD RESTORATION	577	SF	\$15	\$8,655
UPRR	UPRR Flagging Allowance	1	CA	\$4,000	\$4,000
TOTAL BID AMOUNT:					\$ 522,641.96

Bidder agrees to perform all the work for the Production and Gowen Road Utilities Project as described in the Project Manual, including but not limited to the General Requirements, Technical Specifications, Special Provisions, and Drawings prepared by Civil Survey Consultants, Inc. and dated August 2020 and stamped by Engineer November 11, 2020 for the Work; and having examined the Project Location and being familiar with all of the conditions surrounding the proposed Work including availability of materials and labor the undersigned hereby proposed to furnish all labor, materials and supplies as specified, including all expenses incurred in bonding, obtaining insurance; and to perform the Work in accordance with the Contract Documents within the times set forth therein for the total Bid Amount of:


(\$ _____) Dollars, lawful money of the United States.
Five hundred twenty two thousand six hundred forty one and ninety six cents

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BIDDERS NAME: Track Utilities LLC

BID FORM SIGNATURE

SUBMITTED on August 9th, 2021.

X 
SIGNATURE

Roberto Rodriguez
Print Name and Title

Track Utilities LLC
Contractor / Company

441 W Corporate Dr
Address

Meridian, ID 83642
City, State, Zip

015324-AAA-4

Idaho Public Works Contractor License No.

6/30/2022
License Expiration Date

30-0752993
Federal Tax ID #

ROBERTORODRIGUEZ@TRACKUTILITIESLLC.COM :
E-mail Address

(208)546-1539
Phone No.

Fax No. _____

ATTENTION: Did you remember the Contractor's Affidavit Concerning Taxes?

IF CONTRACTOR'S AFFIDAVIT IS NOT INCLUDED, YOUR BID WILL BE CONSIDERED NON-RESPONSIVE.

END OF SECTION 00 41 13

SECTION 00 45 46 CONTRACTOR'S AFFIDAVIT CONCERNING TAXES
MUST EXECUTE AND SUBMIT WITH BID

CONTRACTOR'S AFFIDAVIT CONCERNING TAXES

STATE OF Idaho

COUNTY OF ADA

Pursuant to Chapter 15, Title 63, Idaho Code, I the undersigned, being duly sworn, depose and certify that all taxes, excises and license fees due to the State of Idaho and its taxing units, for which I or my property is liable, then due or delinquent, have been paid, or arrangements have been made, before entering into a contract for construction of any public works in the State of Idaho.

Track Utilities, LLC
Contractor / Company

941 S. Industry Way
Address


Meridian, ID 83634
City, State, Zip

X 
Authorized Representative Signature

Joey Schoettger, Controller
Print Name and Title

Subscribed and sworn to before me this 23rd day of July, 2021.




Notary Public
Residing at: ADA County
Commission Expires: April 18, 2022

END OF SECTION 00 45 46



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AGENDA BILL

Agenda Subject: Ratification of 521 W. Grove Street Letter of Intent		Date: September 20, 2021
Staff Contact: Doug Woodruff, Development Director	Attachments: Letter of Intent from Capital City Development Corporation to Artiach Properties LP	
Action Requested: Ratify Executive Committee approval of the Letter of Intent between Artiach Properties LP and Capital City Development Corporation regarding the real property at 521 W. Grove Street.		

Fiscal Notes:

No Fiscal Impact as result of approval of the Letter of Intent ("LOI") other than Agency staff and counsel activity to pursue the Purchase and Sale Agreement ("PSA").

Background:

The Agency facilitated the Old Boise Blocks on Grove Street Neighborhood Visioning Project in 2020 to understand the potential public improvements needed in this evolving neighborhood as well as to identify the community's highest priority projects. The project area includes the eight city blocks along Grove Street between Capitol Boulevard and 3rd Street. In addition to streetscape and utility improvements along Grove Street, the project identified a need for increased mobility connections, additional public space and placemaking to serve the growing number of businesses and residents. Honoring and celebrating past and current cultures which reside in the area was a priority of the community stakeholder group and a recommendation included in the final vision report.

521 W. Grove Street is a 0.21-acre parcel located at the intersection of 6th Street and Grove Street within the Old Boise Blocks project area. Its current use is a privately managed surface parking lot. Representatives of the ownership entity, Artiach Properties LP, participated in the visioning effort and in recent months have discussed with the Agency the potential of the property being redeveloped into a public space that celebrates the diverse cultures present in the neighborhood.

Agency staff prepared a non-binding LOI that outlines the scope of a PSA that involves purchase of 521 W. Grove Street by the Agency for redevelopment of the property into a public space.

The LOI has been delivered to Artiach Properties LP which is currently reviewing the LOI. Receipt of a signed LOI and ratification by the Agency Board will allow the Agency to commence discussions for a PSA.

Staff Recommendation:

Staff recommends the Agency Board ratify Executive Committee approval of the LOI regarding the real property at 521 W. Grove Street.

Suggested Motion:

I move to ratify Executive Committee approval of the Letter of Intent between Artiach Properties LP and Capital City Development Corporation regarding the real property at 521 W. Grove Street.



August 23, 2021

**LETTER OF INTENT FROM
CAPITAL CITY DEVELOPMENT CORPORATION
TO ARTIACH PROPERTIES LP**

CCDC is pleased to present this non-binding Letter of Intent to summarize some of the material terms proposed for a definitive Purchase and Sale Agreement (the “Agreement”) for the property below. In addition to the following deal-specific terms and conditions, the Agreement will contain additional terms as well as representations, warranties, covenants, conditions, and indemnification provisions customary in transactions of this type. CCDC and Artiach will only be bound when CCDC and Artiach have executed the Agreement. The proposed terms and conditions for the acquisition of the Property as described below are as follows:

Buyer: The Urban Renewal Agency of Boise City
d/b/a Capital City Development Corporation (CCDC)
121 North 9th Street, Suite 501
Boise, Idaho 83702

Seller: Artiach Properties LP (Artiach)
2418 W. Pendleton Street
Boise, Idaho 83705

Property: 521 W. Grove Street, Boise, ID 83702; Parcel # R1013001951 per the Ada County Assessor, generally as attached as Exhibit A. Surface parking lot consisting of approximately 0.21 acres.

Project: CCDC plans to redevelop the Property from a surface parking lot into a public plaza and upon completion convey the Property and its improvements to the Boise City Parks and Recreation Department, which would operate and maintain the Project as a public use space, in perpetuity (collectively the “Project”).

CCDC will facilitate the Project’s design process and construct the Project’s improvements. Improvements would be completed prior to September 30, 2025.

The Project will recognize and celebrate the history, contributions, and culture of the diverse populations from this historic Boise neighborhood.

Artiach reserves the right to name the Project.

Purchase Price: Fair market value based on appraisal by an Idaho licensed (Member, Appraisal Institute) appraiser selected by CCDC.

Earnest Money Deposit:	CCDC will deposit \$8500 in escrow with TitleOne Corporation within five (5) business days after execution of the Agreement.
Other terms:	The Agreement will include the provision that CCDC may not take legal ownership of the Property until the Project's commencement of construction, which for purposes of this Letter of Intent means City of Boise permit approval ("Construction Commencement"). Until then, Artiach will retain ownership of the Property, its parking agreements and all associated income. CCDC will provide notice to Artiach at least forty-five (45) days prior to the Project's anticipated construction commencement, upon which Artiach will be responsible for terminating all existing parking agreements in preparation of the Property's conveyance from Artiach to CCDC.
Due Diligence Period:	CCDC to have forty-five (45) days from the execution of the Agreement to perform due diligence at CCDC's sole cost ("Due Diligence Period"). Artiach shall allow CCDC and its consultants access to the Property in order to perform its due diligence. During the Due Diligence period, should CCDC elect to not complete the purchase, CCDC will provide written notice to Artiach and the Earnest Money Deposit shall be fully refundable. If CCDC does not provide written notice of termination before the end of the of Due Diligence period, the entire Earnest Money Deposit shall become nonrefundable and shall be applied to the Purchase Price, if closing occurs, except for a failure of a condition to close or the default of the Artiach.
Disclosure Materials:	Artiach shall deliver to CCDC any materials related to the Property in Artiach's possession, including, but not limited to: any environmental studies and reports, survey, maintenance agreements, any current leases or rental agreements, previous title commitments, etc.
Conditions to Closing:	Approval by the CCDC Board of Commissioners authorizing the acquisition of the Property from Artiach and approval by the CCDC Board of Commissioners of the Agreement.
Closing:	Closing shall occur no later than thirty (30) days following the expiration of the Due Diligence Period; provided that CCDC may elect to extend the closing until such date as all conditions to Closing are satisfied or waived.
Closing Costs:	All standard closing costs shall be shared by the parties on a 50/50 basis except the cost of the ALTA Standard Owners Coverage Title Insurance, which shall be the sole responsibility of Artiach. If CCDC desires any additional title coverage, it shall be the sole cost of the CCDC.
Brokerage Commission:	CCDC does not contemplate using a brokerage representative. If Artiach uses a broker, Artiach will be responsible for its brokers' commission.

Confidentiality:

To the extent permitted by law, CCDC and Artiach will keep the existence and the terms of this Letter of Intent confidential.

The purpose of this Letter of Intent is to outline the manner in which CCDC proposes to acquire the Property from Artiach. CCDC and Artiach recognize that the proposed terms of the transaction are non-binding and will require further documentation and approvals, including the preparation and approval of the Agreement. Nevertheless, CCDC and Artiach execute this Letter of Intent to evidence their intention to proceed in mutual good faith to complete work required to negotiate terms of the Agreement that are consistent with this Letter of Intent. CCDC and Artiach shall each bear its own respective expenses relating to the proposed transaction to reach the mutually acceptable Agreement and development of the Project. CCDC and Artiach shall not be contractually bound unless and until they enter into a formal, written Agreement, and neither CCDC nor Artiach may rely on this Letter of Intent as creating any legal obligation of any kind, with the exception of creating the Exclusivity Period as set forth below.

Upon acceptance of this Letter of Intent by Artiach, the parties will use their best efforts to exclusively negotiate a Purchase and Sale Agreement within sixty (60) business days from the date signed by Artiach ("Exclusivity Period"). In consideration of, among other things, execution of this Letter of Intent and the parties' expected expenditure of time, effort, and expense in preparation of a Purchase and Sale Agreement, the parties agree that, during the Exclusivity Period, Artiach shall not enter into a purchase agreement, option agreement, or other similar agreement to sell all or any portion of the Property.

The terms and conditions offered in this Letter of Intent are effective through September 30, 2021.

Sincerely,

Capital City Development Corporation

By: _____
John Brunelle, Executive Director

AGREE TO TERMS

Artiach Properties LP

By: _____

Its: _____

Date: _____

Exhibit A



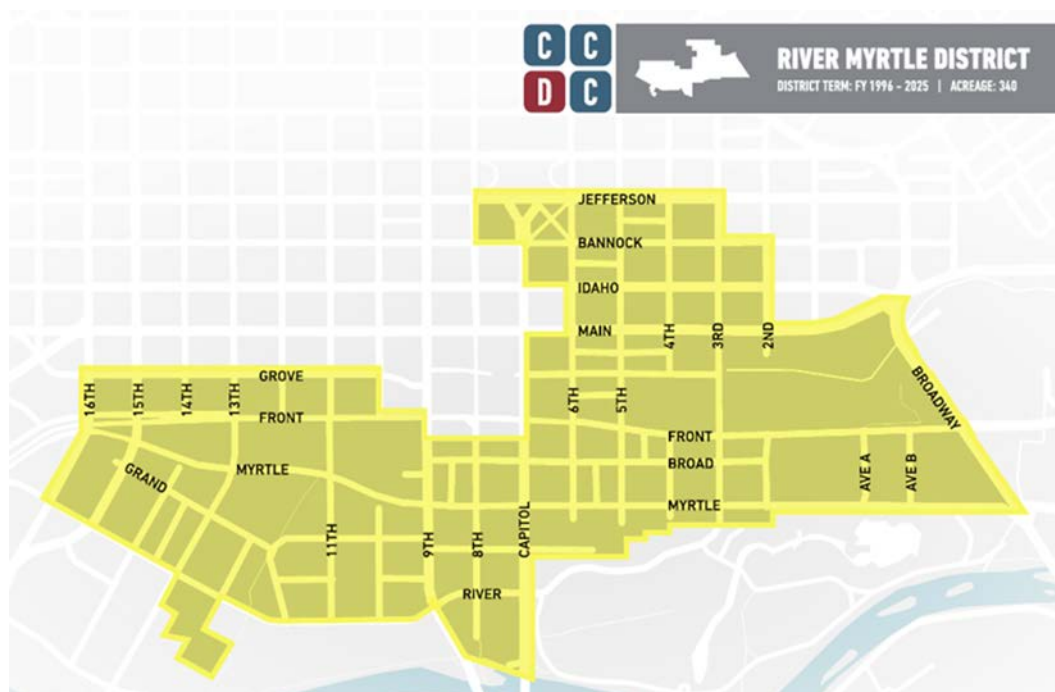


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DATE: September 20, 2021
TO: Dana Zuckerman, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

RIVER – MYRTLE / OLD BOISE DISTRICT



Economic Development

5th & Front Streets - Hotel and Parking Garage – PP Type 3, 5: CCDC leases 200 monthly, reserved spaces for public use. Installation of the “Pale Blue Dot”, which the CCDC Board previously approved and authorized \$90,000 in assistance, has been delayed until Summer 2022 due to material and fabrication delays. The Agency will amend its Agreement with the developer at a forthcoming Board meeting. Upon completion of the art installation’s cost documentation, the Agency will reimburse actual Eligible Expenses up to \$90,000. *Project Lead: Brady Shinn*

200 W. Myrtle Street – Jules on 3rd (formerly Boise Caddis) - PP Type 2: This 160 unit apartment building with ground floor retail and parking garage owned by Ada County held its



[opening celebration on August 5th](#). The Agency is reviewing cost documentation materials for approximately \$1.2 million in eligible expenses and will begin reimbursement next year. *Project Lead: Alexandra Monjar*

204 E. Myrtle Street - CDG Boise - PP Type 2: The Board approved this project for Type 2 assistance in December 2019. CDG Boise is building a 249-unit apartment building with 353 parking spaces. CCDC will reimburse approximately \$980,000 of public improvements including streetscapes and utility work. The developer expects to complete construction in late 2022 with core and shell construction currently underway. *Project Lead: Alexandra Monjar*

406 W. Broad Street – Hearth (formerly The Cartee) Apartments - PP Type 2: This project includes 160 apartment units and 176 structured parking spaces and approximately \$1.3 million in eligible expenses for streetscape improvements and utility upgrades. The developer anticipates completion in fall 2021 and anticipates beginning to pre-lease in October. *Project Lead: Alexandra Monjar*

512 W. Grove Street – The Lucy - PP Type 2: This project includes 114 apartments and 8,000 square feet of ground floor retail. Fifty of the units will be dedicated to workforce housing, serving households earning 120% Area Median Income (AMI) and below. The CCDC Board approved a Type 2 General Assistance Participation Agreement with 5th and Grove Investors, LLC at its March 2020 meeting to reimburse approximately \$1 million in Eligible Expenses for public improvements along 5th Street, Grove Street and the alley. Due to changes in CCDC's timeline for design and construction of the Grove Street Old Boise Blocks project, the developer will build standard streetscapes and expects to complete the project in October 2021. *Project Lead: Alexandra Monjar*

116 6th Street – Thomas Logan - PP Type 2: A mixed-use residential and retail project consisting of 60 apartments, including income restricted and market rate units, 5,000 square feet of retail and 9,000 square feet of office space. The CCDC Board approved a Type 2 General Assistance Participation Agreement with development partners Capital Partners, Galena Fund, and deChase Miksis at its March 2020 meeting. The approved reimbursement agreement is for approximately \$600,000 of Eligible Expenses for public improvements in the alley and standard streetscape improvements along Grove and Sixth Streets. *Project Lead: Alexandra Monjar*

113 S. 5th Street - 5th & Grove Office - PP Type 1: DeChase Miksis plans to construct a three-story office building on a small parcel on 5th Street. Streetscape and alley improvements abutting the parcel were included in The Lucy's Type 2 agreement approved in March 2020. In September 2021, the Agency will request that these improvements transition to a separate Type 1 agreement, removing these items from The Lucy's original agreement scope via an amendment. The construction of the new office building will significantly delay their completion, which would complicate reimbursement and closure of The Lucy Type 2 project. *Project Lead: Alexandra Monjar*

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.

600 W. Front Street - The Vanguard - PP Type 2: Visum Development is constructing a 75-unit apartment building on the corner of 6th and Front Streets (former Biz Print location). The CCDC Board approved this project for Type 2 assistance at its December 2019 meeting. Visum has requested reimbursement for approximately \$400,000 of public improvements, including streetscapes and utility work. Construction is ongoing and the developer plans to complete the project in late 2021. *Project Lead: Alexandra Monjar*

601 S. 8th Street – Mixed-Use with Public Parking – PP Type 3: Jordan-Wilcomb Construction is partnering with local developer Global Senior Housing on a mixed-use project that preliminarily includes office, retail, public parking and residential spaces. The residential portion will be specialty, an “Active Adult Community Platform” for 55+ year-old adults. Current use at the property is a vacant, one-story building that previously housed the Foothills School for Arts and Sciences. CCDC is interested in potentially purchasing a parking condominium and providing public parking at the location due primarily to its proximity to the main Library!. The project anticipates over 160 residential living spaces over 5 floors, 300 parking stalls, and over 20,000 square feet of commercial and retail spaces. The project’s total development cost is estimated to be \$53 million with construction anticipated to begin in 2021 and open by late 2022 or early 2023. The CCDC Board approved designation of the project for Type 3 participation assistance at the September 2020 Board meeting, and authorized the Executive Director to execute a Letter of Intent at the February 2021 Board meeting. The Developer is working to complete all information required for a Type 3 Transformative Assistance project details. *Project Lead: Brady Shinn*

Infrastructure

11th Street Bikeway & Streetscape Improvements - Grove Street to River Street: This project combines the installation of bikeway infrastructure, streetscape improvements, ACHD planned pavement rehabilitation, and stormwater infrastructure upgrades. A full report is located under the [Westside District](#). *Project Lead: Amy Fimbel*

Mobility

S. 5th St & Myrtle St - Signalized Crossing: This project anticipates installing a traffic signal on Myrtle Street at the 5th Street intersection to provide a safe crossing between Julia Davis Park and the Central Addition, and to extend the signal-coordinated traffic calming of Myrtle Street. Kittelson & Associates completed a traffic signal warrant analysis for this project, which CCDC submitted to ITD on July 15, 2021 with a formal request to allow signalization of the intersection. ITD reviewed the request and responded that it is not supportive of a signal at this intersection due to the proximity of other crossing locations along the corridor and that sufficient signal warrants are not currently met at 5th & Myrtle. *Project Lead: Zach Piepmeyer*

505 W. Bannock St - 505 Bannock - T1 Designation: Local general contractor Visser Construction has built a three-story mixed-use property at the site of the former Wells Fargo Bank branch featuring over 11,000 sq. ft. of dining space between two restaurants, and 3,700 square feet top floor office space. The Board approved a Type 1 Agreement with developer I M IRIE TWO LLC in February 2021. Construction is complete and the Agency is reviewing cost documentation for reimbursement, approximately \$100,000 in eligible expenses to payable in FY21. *Project Lead: Alexandra Monjar*

Place Making

Grove Street Old Boise Blocks - Multi-Block Improvement Project: CCDC conducted an inclusive, community-driven visioning process to develop a place-making strategy for this site. The process began in June 2020 with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public had several opportunities to engage in the visioning process through summer and fall. Agency presented the visioning documents to the Board at its December 14, 2020 meeting. The Agency selected Jensen Belts Associates in February as the Landscape Architect of Record for the project following an RFQ process. The Board approved the ranking of Guho Corp as the selected CM/GC for the project at the April Board meeting. Stakeholder meetings are complete, and the project was presented to City Council July 2021. CCDC received follow-up information from the City to complete a Residential Parking Zone Application and provide documentation on the process for incorporating Arts and History elements into the project's design before scheduling a follow-up meeting with City Council. CCDC is working on the requested items. *Project Leads: Karl Woods, Jordyn Neerdaels*

Linen Blocks - W. Grove Street Improvements: This project assesses the Linen Blocks on Grove Street between 10th and 16th streets for catalytic infrastructure improvements. CCDC conducted an inclusive, community-driven visioning process for the Linen Blocks on Grove St from September 2020 to June 2021. The process included a series of stakeholder visioning meetings and public surveys and resulted in a final visioning document. GGLO started design in July 2021 and will have a completed design by May 2022. Anticipated Construction start is in 2022/2023. A public open house for feedback on the concept design is planned for late September 2021. Proposals in response to RFQ for Construction Manager/General Contractor Services are due September 13. *Project Lead: Amy Fimbel*

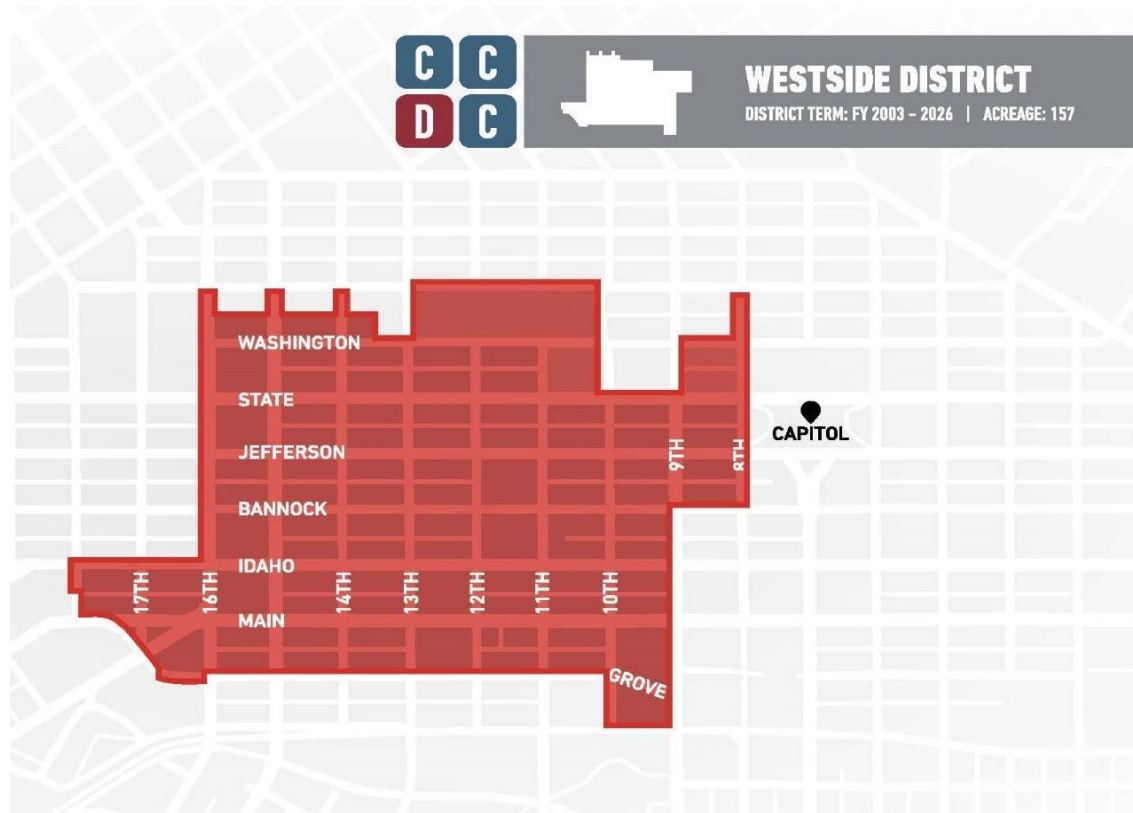
Grove Street Pathway, 3rd Street to Broadway: This project anticipates constructing a non-motorized multi-use pathway generally aligned with the Grove Street corridor, connecting 3rd Street to Broadway at the recently installed enhanced pedestrian crossing to Dona Larsen Park. As recommended in the 2020 Old Boise Blocks Visioning Report, pedestrian activation and connectivity through the Grove Street corridor (including connectivity to Broadway Ave) is important to stakeholders and the public. The project will include concept work (i.e. alternatives analysis), public outreach, final design and construction. Because no continuous public right-of-way exists within which to construct the pathway, close coordination with adjacent property owners will be important. CCDC has initiated preliminary discussions with property owners and agency partners. Agency is developing an RFQ for design-related services. Consultant selection and design work anticipated to begin fall 2021. *Project Lead: Zach Piepmeyer*

Fulton Street Improvements, 9th Street to Capitol Blvd: This project intends to improve Fulton Street between 9th Street and Capitol Boulevard. Between 2010 and 2016, the City and CCDC engaged in several planning efforts related to the southern end of 8th Street and Fulton Street. These efforts recommended improvements to these two blocks of Fulton Street, emphasizing the corridor location as the center of the City's Cultural District. The previous plans suggested improvements, which will facilitate street festivals and other public outdoor special events such as theatre, dance and musical performances as well as outdoor markets. CCDC selected The Land Group to perform consultant design services for the project. Topographic Survey of the project area is completed and the design team is engaging with property owners and public agency partners in a preliminary outreach effort. *Project Lead: Zach Piepmeyer*

Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The Arts & History Commission approved the design in October 2020. CCDC supported the project through funding and involvement in the selection process. Installation of the sculpture anticipated in late September 2021. *Project Lead: Karl Woods*

WESTSIDE DISTRICT



Economic Development

1111 Idaho St - 11th & Idaho Building - PP Type 2: This nine-story, Class A office building was developed by Rafanelli and Nahas and is adjacent to the Cherie Buckner-Webb Park. The Board approved the final agreement in August 2019. The Agency is working with the Participant to gather all necessary cost documentation. CCDC will reimburse the developers for streetscape improvements completed along Idaho and 11th streets, not to exceed \$740,690. *Project Lead: Alexandra Monjar*

1715 W. Idaho St - 17th and Idaho - Agency-Owned Property: The Developer, SMR Development LLC, has negotiated a Purchase and Sale Agreement for the additional properties beyond 1715 Idaho included in its proposal. Agency staff has negotiated a Disposition and Development Agreement with SMR Development LLC, as previously directed by the CCDC Board at the January 28 Special Board meeting. The Board of Commissioners approved the negotiated Disposition and Development Agreement at the July 12, 2021 Board meeting. Upon satisfaction

of the terms of the Agreement, the Agency will convey the land to the development team. The project is on schedule to break ground in September 2021. *Project Lead: Brady Shinn*

Block 68 Catalytic Redevelopment Request for Proposals: At the Board's May 2021 meeting, the Agency received Board approval to issue a Request for Proposals concerning disposition of the two Agency-owned properties of 1010 W. Jefferson Street and 421 N. 10th Street. As part of Block 68 Catalytic Redevelopment RFP, the Agency seeks a public-private partnership to develop housing that fills gaps unmet by the private market, to expand attainable housing opportunities for Boise's active workforce and their families. The Agency is offering its two properties, participation with public infrastructure improvements and a ParkBOI mobility hub. The Agency has received three responsive proposals. At the September 2021 Board meeting, Agency staff will present its preliminary findings report and initiate the RFP's evaluation process of those three proposals. *Project Lead: Brady Shinn*

1010 W. Jefferson St - 10Ten Building - Agency-Owned Property: No significant maintenance items to report. *Project Lead: Aaron Nelson*

421 N. 10th St - Agency Owned Property: The Agency executed new leases with the two tenants through May of 2022, after which the Agency expects to vacate the property for redevelopment. *Project Lead: Aaron Nelson.*

Infrastructure

Bannock Street Streetscape - 8th to 9th Streets: This project will improve the streetscapes and bike facilities as well as upgrade the geothermal system, provide new paving and extend the downtown fiber-optic network in accordance with CCDC and City plans and public and partner agency input. This \$2.6 million project is substantially complete and the final walk through occurred on July 14. Project closeout is in process. *Project Lead: Karl Woods*

11th Street Bikeway & Streetscape Improvements - State Street to Grove Street: This project combines the installation of bikeway infrastructure with streetscape improvements to realize plans by the City and ACHD for 11th St as a corridor on the west side of downtown that prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. The project spans two URDs with the improvements extending into RMOB with the continuation from Grove St to River St. ACHD is advancing with the design of bikeway facility improvements for 11th St from Heron St to State St in preparation for installation in FY2022. To maximize public investment, the Agency entered into an Interagency Agreement with ACHD to include in the project scope ACHD planned pavement rehabilitation, stormwater upgrades, and the replacement of the Boise City Canal bridge crossing on 11th Street. Jensen Belts Associates started design work February 2021 and will be submitting for Design Review in September 2021. Final design anticipated in February 2022 with construction to follow in summer 2022. McAlvain Companies is the Construction Manager/General Contractor assisting with pre-construction efforts. An early design package for the canal replacement scope of work will be completed late September with construction of the canal improvements anticipated to start December 2021. *Project Lead: Amy Fimbel*

1010 W. Main St - Avery Building - PP Type: Avery LLC, led by local developer Michael Hormaechea in partnership with chef Cal Elliott, a Michelin Star recipient, is currently renovating the vacant, four-story building at 1010 W. Main Street to include 39 boutique hotel rooms and two restaurant spaces. In addition to restoring the building, Avery LLC plans to enhance the alley as a public space, for access to one of the restaurants. The Avery Hotel redevelopment will be the first time in sixty years that all four stories will be in use. The building is a contributing element on the National Register of Historic Places and the developer is pursuing a Historic Facade Easement with Boise City, and likewise requesting reimbursement for eligible facade restoration

work as part of a Type 3 Transformative Assistance project. In total, the project is estimating nearly \$1.1 million in reimbursement costs. At the July 12, 2021 Board meeting, the Agency approved designating the project as a Type 3 Transformative Assistance Agreement. The project received Facade Easement approval with the City of Boise, and expects full entitlements by October 1, 2021. The project is now scheduled to request Board approval on the Type 3 Agreement at the October 11, 2021 Board meeting. *Project Lead: Brady Shinn*

State Street Streetscape & Fiber-Optic Conduit: This is a cost-share project with an ACHD Downtown Boise Implementation Program (DBIP) project to rehabilitate State Street between 2nd and 15th Street. CCDC-funded improvements include installation of a fiber-optic conduit bank between 8th Street and 15th Street and streetscape improvements between 12th Street and 14th Street. Streetscape components include wider sidewalk, street trees, furnishing zone and Silva cells for tree root growth and stormwater retention. In the absence of CCDC participation on this project, existing streetscapes would be eliminated by ACHD between 12th and 14th Street due to roadway widening to five travel lanes. ACHD is considering additional green stormwater infrastructure features in the form of bio retention planters at select intersections throughout the project area. CCDC negotiated an interagency agreement and cost share permit with ACHD and the City. The CCDC Board approved the agreement with ACHD in December 2020. ACHD's design consultant is currently preparing 95% design plans for the project, with an expected construction start date of late spring 2022. *Project Lead: Zach Piepmeyer*

Mobility

North 8th Street - City/ACHD Traffic Configuration: This project will improve the streetscapes and bike facilities on North 8th Street as well as provide new paving and extend the downtown fiber-optic network in accordance with CCDC and City plans and public and partner agency input. This \$2.6 million project is substantially complete and the final walk through occurred on July 14. Project closeout is in process. *Project Lead: Karl Woods*

8th Street Improvements, State Street to Franklin Street: With the Westside URD expansion in late 2020, CCDC intends to implement low-stress bike facilities on 8th Street between State Street and Franklin Street. This project will improve mobility and safety between the North End and Downtown Boise. The proposed 8th Street bike facilities will connect to a future east-west Franklin Street Bikeway (by ACHD). The project will also contemplate undergrounding of existing overhead power and telecommunication lines as well as streetscape improvements along the frontage of several properties, which have sub-standard streetscapes. CCDC selected Kittelson & Associates to perform consultant design services in late May 2020 and negotiated the first Task Order to complete concept design between July and December 2020. Topographic survey of the project area is complete. Kittelson is conducting 1-on-1 meetings with adjacent property owners and has completed an initial technical memo outlining existing conditions Construction anticipated in 2022/2023. *Project Lead: Zach Piepmeyer*

30TH STREET DISTRICT



Economic Development

186 S Whitewater Park Blvd - Corner Gem / North 27th and West Main Mixed Use: Roundhouse has submitted a Type 3 application for a project at this 186 South Whitewater Park Boulevard that includes over 150 apartments and 15,000 square feet of commercial and retail space. The developer would also build a North 28th Street extension connecting Main Street and Fairview Avenue through the property. The developer plans future phases that will potentially add apartments, transportation connectivity, structured parking and commercial spaces. The developer anticipates beginning roadwork in fall 2022. *Project Lead: Alexandra Monjar*

901 N 27th Street - 27th Street Crossing – PP Type1: The Board approved a Type 1 agreement in May 2021 for this mixed-use project located at the northeast corner of N. 27th Street and Stewart Ave. The project will include 65 apartments and 6,000 square feet of ground-floor commercial space. Eligible Expenses would include improvements to stormwater facilities, sidewalks with trees and landscaping, alley improvements and public art. Site preparation work has begun and completion expected in June 2022. *Project Lead: Alexandra Monjar*

2850 W Fletcher Street - 27th and Fairview Apartments: The Agency is in discussions with developer KAL Pacific & Associates for Type 2 assistance for its planned residential and commercial mixed-use project located at 27th Street and Fairview Avenue. The project contemplates two, seven-story, mixed-use apartment buildings with 358 total units and ground floor retail space and parking, and a four-story office building. The developer plans to extend Fletcher Street to Fairview Avenue, which was proposed in the [ACHD Fairview and Main Local Streets Plan](#) and connect the greenbelt to both streets. The project received Design Review approval in May 2021. *Project Lead: Alexandra Monjar*

Mobility

Main and Fairview Transit Stations: The City of Boise, Valley Regional Transit and CCDC are redesigning and constructing improvements at six bus stops along Main St and Fairview Ave between N 27th St and N 16th St. Wright Brothers started construction August 26 and anticipates being complete by spring 2022. *Project Lead: Amy Fimbel*

2525 W Fairview - St. Luke's Transit Station – PP Type 4: The construction of St. Luke's project on 27th and Fairview overlaps with CCDC's Main and Fairview Transit Stations and Platforms project. The Agency is negotiating with St. Luke's to finalize a Type 4 Participation Agreement for the construction of this platform following the Board's designation in June 2021. *Project Lead: Alexandra Monjar*

SHORELINE



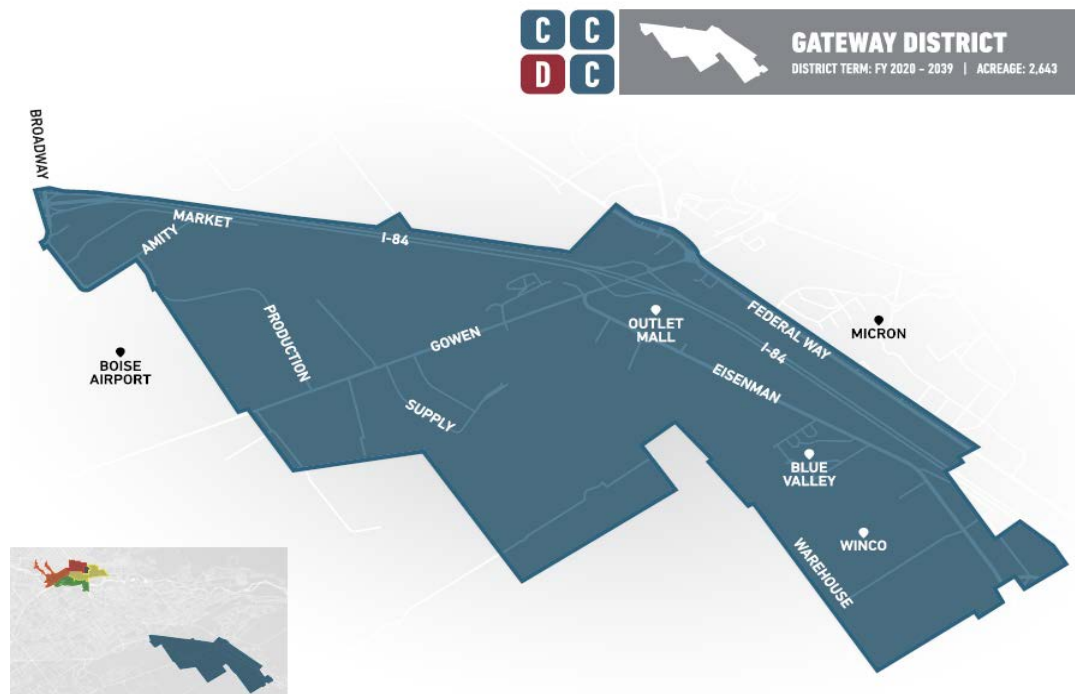
Economic Development

17th Street Reinvestment Study: CCDC has prepared a neighborhood level study for the western portion of the Shoreline URD generally bounded by the I-184 Connector, Americana Blvd and the Boise River. The objective of this project is to identify opportunities for public investment by CCDC and partner agencies, which will spur private investment in the study area. CCDC hired Cushing Terrell to assist with the evaluation of existing infrastructure and land use conditions within the study area, meet with Stakeholders (i.e. property and business owners within the study area, including the City of Boise and ACHD) to assess barriers to redevelopment and vision for the study area, and establish a set of project and/or policy recommendations for CCDC and partner agencies to consider. The Project Team conducted three stakeholder meetings and delivered the final report at the end of August 2021. *Project Lead: Zach Piepmeyer*

Mobility

1401 W Shoreline - Food Truck Park Bike Corral: The Green Acres Food Truck Park opened Memorial Day weekend 2021. CCDC supported the economic and place making activation of this area with a bike corral strategically placed to serve cyclists accessing the food truck park from both the Greenbelt and the Shoreline Drive bikeway. The ACHD Common approved the license agreement in July and the corral is in its permanent location on Shoreline Drive. *Project Lead: Alexandra Monjar and Aaron Nelson*

GATEWAY EAST



Economic Development

9100 S. Eisenman Road – PP Type 2: R.L.R. Investments, LLC is building a new regional hub with an estimated total cost of \$9.8 million that will include three structures - a 5,000 square foot office, 60,000 square foot freight terminal, and 9,000 square foot maintenance shop. The CCDC Board approved the Type 2 agreement in June 2020, which included approximately \$385,000 in eligible expenses, at the June 2020 Board meeting. Construction is nearly complete and developers are preparing to submit cost documentation once we receive their Certificate of Occupancy. *Project Lead: Alexandra Monjar*

9605 S. Eisenman Road – Boise Gateway 1 – PP Type 2: Boise Gateway 1 is a 168,000 square foot industrial building project with related site improvements located at the southwest corner of Eisenman Road and Freight Street. This was the first project / phase of the 140-acre Boise Gateway Industrial Park, on land owned by the City of Boise and ground-leased to the Boyer Company for development. The project was completed last summer and the primary tenant, Verde Fulfillment, now occupies and is operating out of the building. Estimated total project value is \$13 million, with an estimated \$425,000 of Eligible Expenses. The project was designated for

Type 2 assistance at the November 2019 Board Meeting. Boyer will submit final cost documentation in September 2021 after payment to all vendors. CCDC will begin reimbursement in September 2022. *Project Lead: Alexandra Monjar*

2155 E. Freight Street - Boise Gateway 2 - PP Type 2: Boise Gateway 2 will be a 287,000 square foot retail sort station for online order fulfillment. This project is the second phase of the 140-acre Boise Gateway Industrial Park. Estimated total project value is \$53,900,000 with approximately \$580,000 in Eligible Expenses. The Board designated this project in February 2021 and a final Agreement is on the Board's August agenda. Construction expected to finish in September 2021. *Project Lead: Alexandra Monjar*

10026 S. Eisenman Road – Mr. Gas 21 – PP Type 2: Lynch Land Development is building Mr. Gas' first Boise location off the Eisenman exit of I-84. The project will include amenities for professional drivers including an 11,000 square foot retail center offering prepared foods, essential goods, and showers. Total estimated development costs are approximately \$12.9 million with just over \$1 million spent on public improvements to extend water and sewer main lines and install a sidewalk and streetlights. CCDC estimates it will be able to reimburse \$480,000 of these costs through the agreement approved March 2021. Construction has begun and completion expected fall 2021. *Project Lead: Alexandra Monjar*

1001 E. Gowen Road – AZEK – PP Type 2: Decking manufacturer AZEK recently selected Boise for the construction of their flagship location in the West. The company anticipates investing over \$123 million to retrofit the old Shopko building, including \$1.4M in Eligible Expenses to expand power infrastructure and four streetlights. The company estimates the project will create 160 new permanent jobs with a median salary of \$80,000. The Board designated this project for Type 2 participation in August 2021 and construction began later that month with full operation expected in January 2022. The Agency is negotiating the final agreement. *Project Lead: Alexandra Monjar*

Mobility

Gowen Road - ACHD Cost Share - PP Type 4: This is a cost-share project with an ACHD bridge replacement project on Gowen Road at the railroad crossing. CCDC-funded improvements include installation of a fiber-optic conduit bank between Exchange Street and Eisenman Road, a wider sidewalk on the approaches to the bridge and a longer bridge span, which will accommodate a future rail with trail pathway under the bridge. At its May 2020 meeting, the CCDC Board approved an amended cost share permit and interagency agreement for these improvements. Construction of the improvements is underway. A Construction Change Order request from ACHD anticipated in September 2021 to cover additional costs associated with modifying the proposed subterranean fiber optic vault size for two locations. The cost of this change anticipated to be within the available project budget. *Project Lead: Zach Piepmeyer*

Infrastructure

Production Street and Gowen Road Utilities: This project will install new fiber optic conduit banks and associated vaults along Production Street and Gowen Road for the City to enhance data connectivity within city limits. CCDC Board will consider contract award to Track Utilities LLC at the September Board meeting. Construction anticipated starting late September or early October and being complete by February 2022. *Project Lead: Amy Fimbel*

AGENCY WIDE – ALL DISTRICTS

Economic Development

State Street Study Area: The Agency is proposing a new urban renewal district along State Street to promote compact, mixed-use, mixed income development along the corridor that is supportive of and supported by high quality transit, in accordance with established plans for the corridor. The Board approved the State Street Urban Renewal Plan and authorized transmittal to the City at the August 9 Board meeting. Agency and City staff will present the Plan to Planning & Zoning on September 13 to consider conformity with Blueprint Boise, and then to City Council at a public hearing on October 12. If approved by City Council, the State Street District will be established by the end of calendar year 2021. *Project Lead: Matt Edmond*

Parking & Mobility

The Board approved the rankings of parking operator RFQ respondents, with current operator The Car Park as the top ranked firm, and authorized the Executive Director to negotiate a contract at the August 9 Board meeting. The Agency is finalizing a renewal contract with The Car Park to go into effect on October 1. *Project Lead: Matt Edmond*

ParkBOI - All Garages – Cleaning: The parking operator conducts semiannual cleaning in the spring and fall to ensure clean facilities for the public and extend the life of the garages. The fall cleaning will begin the first week of September with the 9th & Main Garage followed by Capitol & Myrtle, Capitol & Main, 9th & Front, 11th & Front, and 10th & Front with estimated completion in early November. *Project Lead: Aaron Nelson*

ParkBOI - Garage Stairwell Handrails: The Agency hired Hummel Architects to develop plans to modify or replace non-code compliant handrails and guardrails in the stair towers and non-compliant cable guard rails on the parking decks at 9th & Main, 10th & Front, Capitol & Main, Capitol & Myrtle garages. *Project Lead: Aaron Nelson*

ParkBOI - 10th & Front Garage - Agency Owned Property: The Agency hired John Rohrer Contracting Company (JRCC) to perform partial depth concrete repairs and column repairs, mainly on Level 2, to prevent further deterioration of the support beams and to extend the service life of the garage by 12-15 years. Approximately 150 parking spaces will be closed and unavailable during construction. Final column and concrete repairs, as well as accessibility upgrades to the Hotel 43 entrance ramp, begin the first week of September. The application of a waterproofing membrane across repaired areas to protect against additional corrosion will take place in October. The Agency will request approval from the Board during the September Board meeting for Change Order 4 due to exceeding the 10% project contingency previously authorized. The total expected cost of repairs is \$1,049,100; including the waterproofing membrane and change order 4. The project is currently on schedule to complete in late October 2021. *Project Lead: Aaron Nelson*

ParkBOI - 10th & Front Garage - Stairwell Enclosure: The Agency hired Hummel Architects to provide drawings and specifications to enclose the stairwells, to prevent weather damage and water infiltration. Construction expected spring 2022. *Project Lead: Aaron Nelson*

City GO: Formerly known as the Downtown Mobility Collaborative, the downtown's Transportation Management Association is up and running. This partnership of VRT, City of Boise, ACHD Commuteride, BSU, St Luke's, Downtown Boise Association (DBA), and CCDC involves marketing its transportation products and services to the downtown community. The



CCDC Board approved a renewed MOU for City Go at its October 2020 meeting. In response to a request from VRT, Agency staff has included a \$60,000 contribution to City Go in the proposed FY2022 budget for CCDC. An overview is located at citygoboise.com. *Project Lead: Matt Edmond*

ParkBOI - 9th & Main Garage: The Agency hired Hummel Architects to provide coordination drawings for bidding waterproofing patching at specific areas at 9th & Main, Capitol & Main garages. Patching the waterproofing membrane every 3-5 years will help extend the life of the garage. *Project Lead: Aaron Nelson*

ParkBOI - 9th & Front Parking Garage: The Agency hired Guho Corp to perform repair work on the 9th & Front stair towers to remove damaged concrete and rehabilitate corroded rebar due to weather to extend the service life of the stair towers by 10-15 years. The 9th Street stair tower repairs are complete and the 8th Street tower will remain closed during repairs with an estimated reopening in late September. The project cost is \$866,107 and is currently on schedule to be complete in October 2021. *Project Lead: Aaron Nelson*

ParkBOI - Door Hardware & ADA Upgrades: The agency initiated this project to bring door hardware and accessible routes up to current International Building Code. Project is complete. *Project Lead: Karl Woods*

ParkBOI - LED Lighting Upgrades - Phase 2: The Agency hired Primary Electric to retrofit all remaining ParkBOI garages to LED light fixtures to save the Agency energy costs and provide better lighting in the garages. Idaho Power confirmed all light fixtures upgraded to LED in July and credited the Agency \$84,000, offsetting the original project cost of \$107,000 to a net cost to the Agency of \$23,000. *Project Lead: Aaron Nelson*

Condominium Associations

Building Eight Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
Condo Board Meetings		
Last Meeting	Next Meeting	Next Report Due
October 2020	TBD	December 31, 2021
Issues/Comments:		

Front Street Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
November 2020	TBD	November 30, 2021
Issues/Comments:		

Bank Plaza Condominium Association CCDC Contact: Matt Edmond		
Member	Unit	Percent Interest
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%
GBAD	4A	3.040%
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%
Valley Regional Transit	B1, B2, B3	6.429%
Sawtooth Investment Mgmt	10A	0.167%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
July 23, 2021	TBD	August 2022
Issues/Comments:		



Capitol Terrace Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Main Parking Garage	50%
Hawkins Companies	Main + Marketplace	50%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
February 23, 2021	TBD	February 2022
Issues/Comments:		

Downtown Parking Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 11, 2020	September 15, 2021	September 30, 2021
Issues/Comments:		

ACME Fast Freight Condominium Association CCDC Contact: Matt Edmond		
Member	Unit	Percent Interest
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 015, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%



Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 9, 2020	TBD	September 30, 2021
Issues/Comments:		

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VI. ADJOURN



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