

LIVE STREAMING & AUDIO RECORDING

Now In Progress



COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

Board of Commissioners

Regular Meeting
May 9, 2022



AGENDA

I. Call to Order

Chair Zuckerman

II. Action Item: Agenda Changes/Additions

Chair Zuckerman

III. Work Session

A. Rebuild 11th Street Blocks(15 minutes).....Doug Woodruff/Amy Fimbel

REBUILD

11TH STREET BLOCKS



Project Update – May 9, 2022





Project Partners

 **REBUILD** 11TH STREET BLOCKS

REBUILD

11TH STREET BLOCKS

*Community-driven infrastructure
improvements that create economic
value and neighborhood vitality.*

01

UTILITY UPGRADES

02

ACHD ROAD RECONSTRUCTION

03

BOISE CITY CANAL BRIDGE REPLACEMENT

04

11TH STREET BIKEWAY

05

11TH STREET STREETScape ENHANCEMENTS

A Collection of Projects



01

UTILITY UPGRADES

- City IT Fiber Optic
- Idaho Power Utility Undergrounding
- ACHD Stormwater Enhancements
- Suez Water Line Replacement
- Traffic Signal Updates



02

ACHD ROAD RECONSTRUCTION

- State St to Grove St – concrete paving
- Grove St to River St – asphalt repaving
- Front to Myrtle – minor asphalt patching

A photograph of a construction site for the Boise City Canal Bridge Replacement. In the foreground, a large red crane is visible on the left. The ground is covered in snow and dirt. In the background, there is a multi-story building with a sign that says "Ryo Plaza". A white utility truck is parked on the street. Several workers in high-visibility vests are visible near the construction area. The scene is set in an urban environment with a street and traffic lights in the background.

03

BOISE CITY CANAL BRIDGE REPLACEMENT

- ACHD identified bridge replacement in 2018
- Originally part of ACHD's Bridge Maintenance Program
- Limited window to perform work during non-irrigation months



04

11TH STREET BIKEWAY

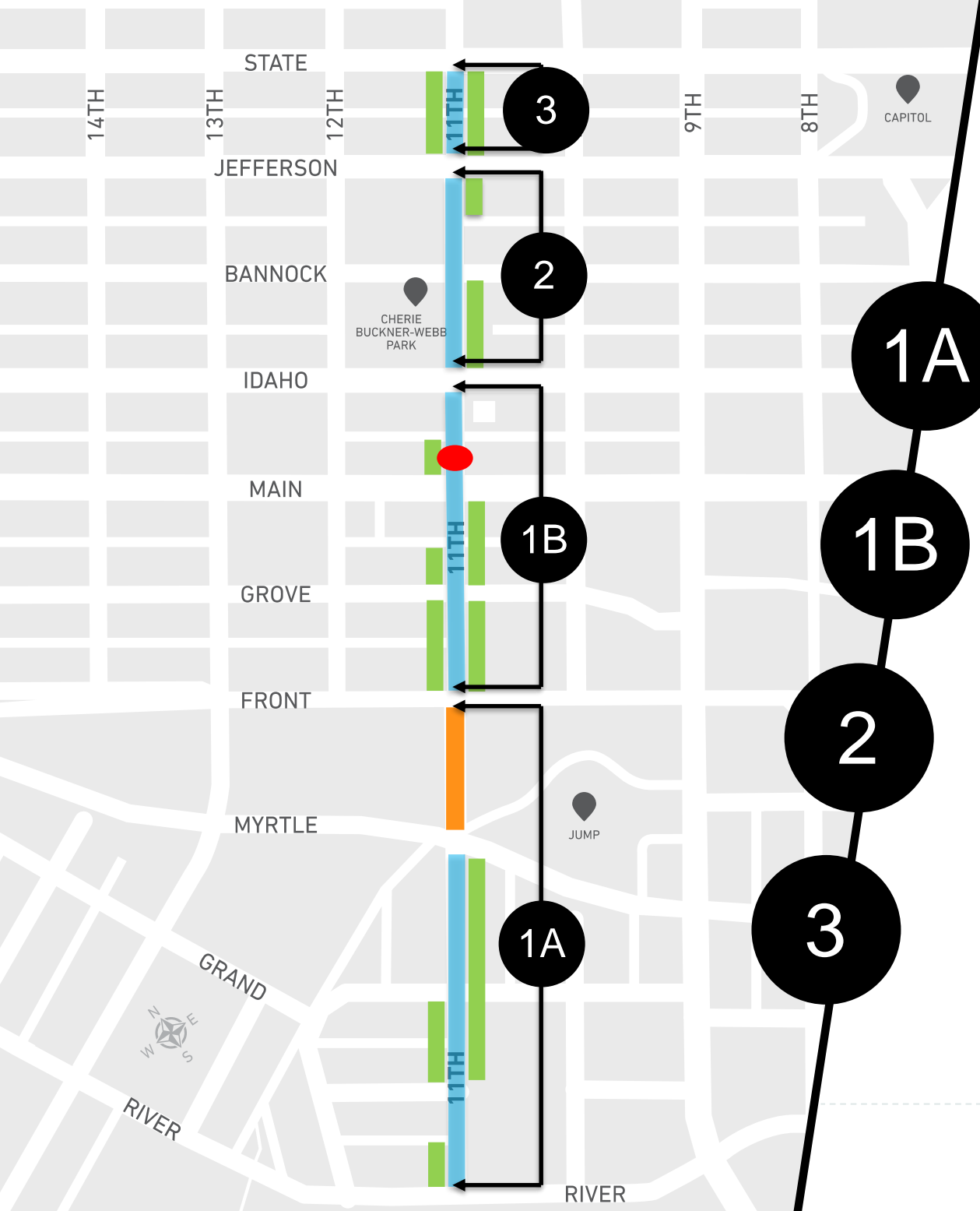
- 11th Street is an essential link in citywide bicycle network
- Ridge to River bike connection in coordination with ACHD
- Premiere all ages, all abilities protected bikeway



05

11TH STREET STREETSCAPE ENHANCEMENTS


- Connecting the missing links of sidewalk to provide better access for all users
- Additional trees planted in “Silva Cells”
- Improved lighting and enhanced pedestrian safety at crosswalks
- Additional street amenities such as bike racks, planters, and trash receptacles



PROJECT PHASING

- PHASE 1A:** RIVER STREET to FRONT STREET
May 23, 2022 to December 2022
- PHASE 1B:** FRONT STREET to IDAHO STREET
May 23, 2022 to March 2023
- PHASE 2:** IDAHO STREET to JEFFERSON STREET
March 2023 to May 2023
- PHASE 3:** JEFFERSON STREET to STATE STREET
May 2023 to September 2023

Streetscapes Paving / Bikeway Canal Bridge Bikeway Only



REBUILD 11TH STREET BLOCKS


PROJECT PHASING

- 1A PHASE 1A: RIVER STREET to FRONT STREET
May 23, 2022 to December 12, 2022
- 1B PHASE 1B: FRONT STREET to IDAHO STREET
May 20, 2022 to March 15, 2023
- 2 PHASE 2: IDAHO STREET to JEFFERSON STREET
March 15, 2023 to May 25, 2023
- 3 PHASE 3: JEFFERSON STREET to STATE STREET
May 25, 2023 to September 20, 2023

Streetscapes Paving/Bikeway Canal Infrastructure Bikeway Only

FOR MORE PROJECT INFORMATION & WEEKLY CONSTRUCTION UPDATES VISIT REBUILD11THSTREET.COM



SCAN FOR WEEKLY EMAIL UPDATES




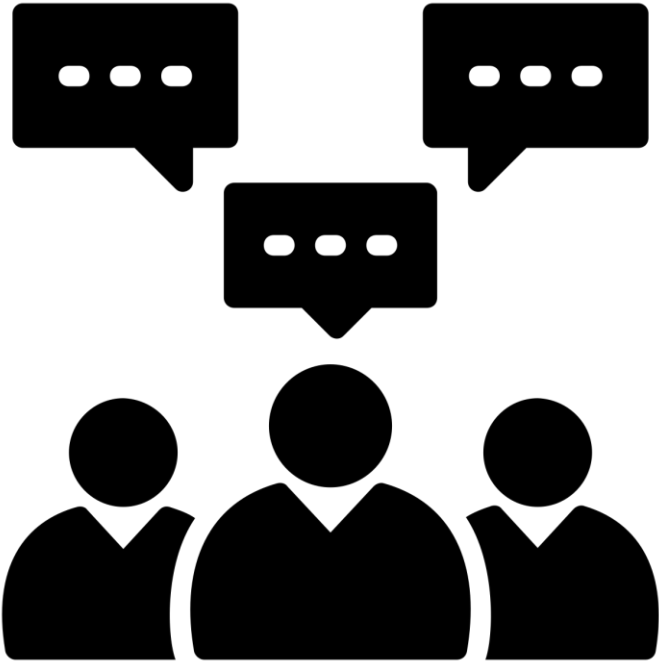
CAPITAL CITY DEVELOPMENT CORP
121 N 9TH ST SUITE 501 | BOISE, ID 83702

REBUILD 11TH STREET BLOCKS

FROM CONCEPTS TO CREATION, CAPITAL CITY DEVELOPMENT CORP. (CCDC) IS FULFILLING OUR COMMUNITY'S EXPRESSED DESIRE FOR AN 11TH STREET THAT IS SAFER AND MORE CONVENIENT FOR ALL USERS TO ACCESS RESTAURANTS, ENTERTAINMENT AND OPEN SPACES.








REBUILD 11TH STREET BLOCKS

- 01 **WHAT IS THE GOAL OF REBUILD 11TH STREET BLOCKS?**
The goal for this project is to make planned improvements to the street, sidewalks, and intersections that provide safer, less congested travel options, a more comfortable experience, and expanded access to businesses whether arriving by foot, bicycle or vehicle.
- 02 **WHY NOW?**
For nearly a decade, the City of Boise, ACHD and CCDC have coordinated downtown Boise transportation and streetscape improvements to reduce impacts to businesses and travelers. This collaborative approach allows multiple projects to be consolidated into a single effort and 11th Street is the next effort in this planned coordination.
- 03 **WILL I BE ABLE TO ACCESS BUSINESSES DURING CONSTRUCTION?**
Yes! Throughout the phases of construction, the project team will ensure that businesses are accessible with ample detour signage and construction safety barriers. Additionally, the team will work to limit noise, dust and disruption as much as they can during business hours.
- 04 **WHAT ARE STREETSCAPES?**
Streetscapes refer to the design of our urban public right-of-ways including sidewalks, streets, and crossings. This project will make improvements such as increased lighting and street trees, receptacles, and expanded sidewalks. All these enhancements create a more vibrant neighborhood and can help spur local economic activity.



SCAN FOR WEEKLY EMAIL UPDATES



CAPITAL CITY DEVELOPMENT CORP


REBUILD 11TH STREET BLOCKS

FROM CONCEPTS TO CREATION, CAPITAL CITY DEVELOPMENT CORP. (CCDC) IS FULFILLING OUR COMMUNITY'S EXPRESSED DESIRE FOR AN 11TH STREET THAT IS SAFER AND MORE CONVENIENT FOR ALL USERS TO ACCESS RESTAURANTS, ENTERTAINMENT AND OPEN SPACES.

CCDC is undertaking several large-scale projects originating from a multi-year planning effort between Ada County Highway District (ACHD), the City of Boise and CCDC. By taking a coordinated approach to what would be multiple projects, Rebuild 11th Street reduces disruption to downtown daily life and minimizes delays.

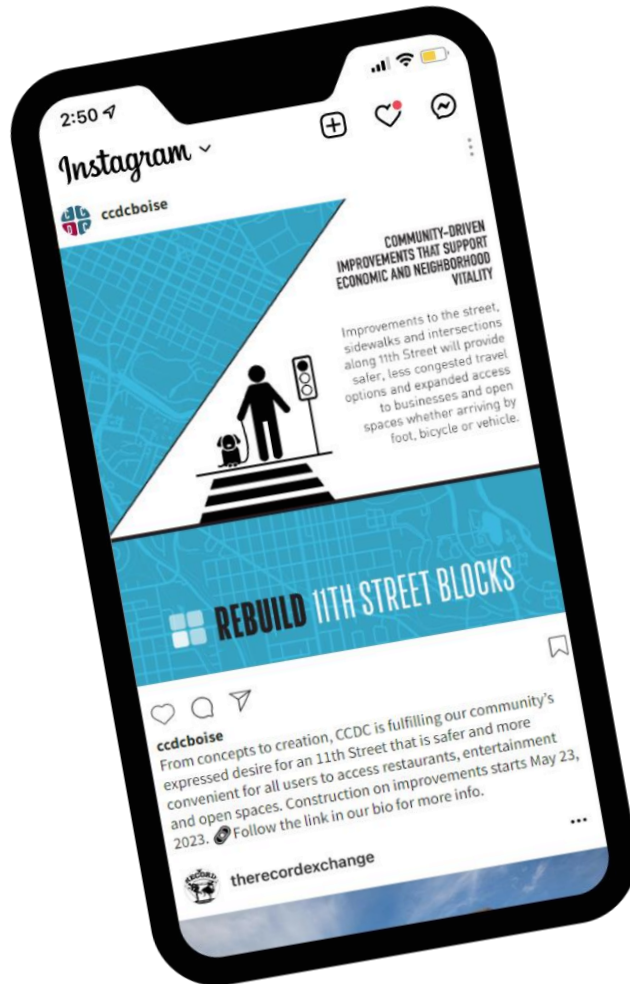
This project will complete necessary and anticipated roadway reconstruction and replace underground Boise City Canal structures dating back to the 1950's on behalf of ACHD and the Canal District. It makes long-envisioned bicycle improvements with an all-ages, all-abilities protected bikeway from State Street to River Street, and improves streetscapes where needed to support economic vitality.

PROJECT PHASING

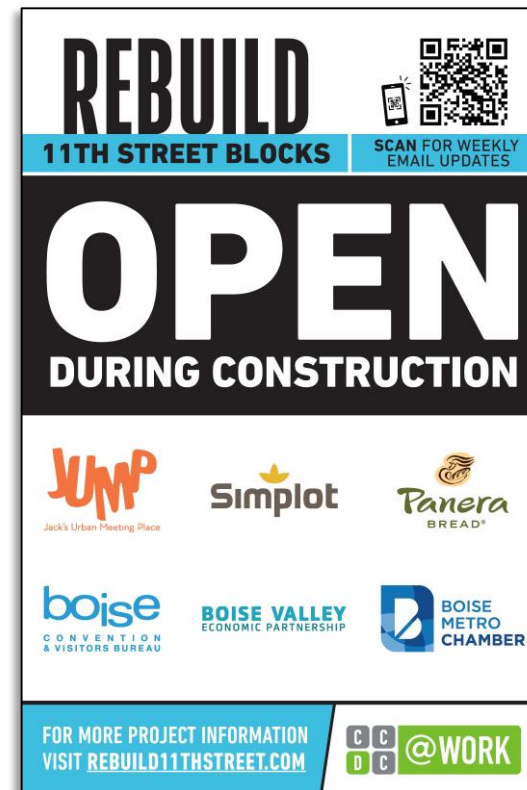


- 1A PHASE 1A: RIVER STREET to FRONT STREET
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May 25, 2023 to September 20, 2023

Streetscapes Paving/Bikeway Canal Infrastructure Bikeway Only



**SCAN FOR WEEKLY
EMAIL UPDATES**



Construction Communication

 **REBUILD 11TH STREET BLOCKS**

REBUILD

11TH STREET BLOCKS

COMING SOON!



Discussion

AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – April 2022

B. Minutes & Reports

1. Approval of April 11, 2022 Meeting Minutes

C. Other

1. Approve Resolution 1764 - Eisenman Road Improvements, Blue Sage Lane to Blue Valley Lane - Task Order 19-004 with Civil Survey Consultants for Final Design and Construction Administration
2. Approve Resolution 1765 – Old Boise Blocks on Grove Street – Amendment No. 4 to Task Order 19-003 with Jensen Belts Associates for Professional Design Services

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **CONSIDER:** Approve Resolution 1760 - 11th Street Bikeway and Streetscape Improvement Project - Interagency Agreement with the Ada County Highway District for Construction Services (5 minutes).....Amy Fimbel
- B. **CONSIDER:** Approve Resolution 1759 - 11th Street Bikeway and Streetscape Improvement Project -Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc. (10 minutes).....Kathy Wanner/Amy Fimbel
- C. **CONSIDER:** Approve Resolution 1761 - 11th Street Bikeway and Streetscape Improvement Project - Task Order 19-006 with Jensen Belts Associates for Construction Administration Services (5 minutes).....Kathy Wanner/Amy Fimbel
- D. **CONSIDER:** Approve Resolution 1762 – Linen Blocks on Grove Street Streetscape Improvements Project - Task Order 19-003 with GGLO for Professional Design Services (10 minutes).....Kathy Wanner/Amy Fimbel

REBUILD

11TH STREET BLOCKS

Today's Board Action Items

1. **Reso 1760 – Interagency Agreement with ACHD for Construction Services**
2. **Reso 1759 – Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc.**
3. **Reso 1761 – Task Order 19-006 with Jensen Belts Associates for Construction Administration Services**



1

Resolution 1760 – Interagency Agreement with ACHD for Construction Services

Estimated ACHD Reimbursement: \$6,048,582

- ACHD Commission approved Interagency Agreement May 4, 2022
- Reimbursable expenses for ACHD improvements:
 - Roadway reconstruction
 - Replacement of Boise City Canal underground structure
 - Replacement of stormwater infrastructure
- Monthly invoicing/reimbursements based on final quantities and actual bid line items costs

CONSIDER: Resolution 1760 – Interagency Agreement with ACHD for Construction Services

Suggested Motion:

I move to adopt Resolution 1760 approving and authorizing the execution of an Interagency Agreement with the Ada County Highway District for construction services associated with the Agency's 11th Street Bikeway and Streetscape Improvements Project.

AGENDA

V. Action Items

- A. **CONSIDER:** Approve Resolution 1760 - 11th Street Bikeway and Streetscape Improvement Project - Interagency Agreement with the Ada County Highway District for Construction Services (5 minutes).....Amy Fimbel
- B. **CONSIDER:** Approve Resolution 1759 - 11th Street Bikeway and Streetscape Improvement Project -Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc. (10 minutes).....Kathy Wanner/Amy Fimbel
- C. **CONSIDER:** Approve Resolution 1761 - 11th Street Bikeway and Streetscape Improvement Project - Task Order 19-006 with Jensen Belts Associates for Construction Administration Services (5 minutes).....Kathy Wanner/Amy Fimbel
- D. **CONSIDER:** Approve Resolution 1762 – Linen Blocks on Grove Street Streetscape Improvements Project - Task Order 19-003 with GGLO for Professional Design Services (10 minutes).....Kathy Wanner/Amy Fimbel



2

Resolution 1759 – Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc.

McAlvain Construction Inc. Summary

Construction Management: Pre-Construction Services	\$ 69,106
TODAY – Amendment 1: General Contractor: Project Construction GMP	\$ 14,217,039
Amended CM/GC Contract Total	\$ 14,286,145

CONSIDER: Resolution 1759 – Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc.

Suggested Motion:

I move to adopt Resolution 1759 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc. for the 11th Street Bikeway and Streetscape Improvements Project.

AGENDA

V. Action Items

- A. **CONSIDER:** Approve Resolution 1760 - 11th Street Bikeway and Streetscape Improvement Project - Interagency Agreement with the Ada County Highway District for Construction Services (5 minutes).....Amy Fimbel
- B. **CONSIDER:** Approve Resolution 1759 - 11th Street Bikeway and Streetscape Improvement Project -Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc. (10 minutes).....Kathy Wanner/Amy Fimbel
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- D. **CONSIDER:** Approve Resolution 1762 – Linen Blocks on Grove Street Streetscape Improvements Project - Task Order 19-003 with GGLO for Professional Design Services (10 minutes).....Kathy Wanner/Amy Fimbel



3

Resolution 1761 – Task Order 19-006 with Jensen Belts Associates for Construction Administration Services

Professional Design Services – Construction Admin.

- Pre-construction meetings
- Weekly construction coordination meetings
- Site inspections
- Submittal review
- Design clarifications/RFI's
- Change orders
- Review monthly pay applications
- Record drawings
- Construction contract closeout

Task Order #19-006
\$177,835



Site Planning
Landscape Architecture



Parametrix

CONSIDER: Resolution 1761 – Task Order 19-006 with Jensen Belts Associates for Construction Administration Services

Suggested Motion:

I move to adopt Resolution 1761 approving Task Order 19-006 with Jensen Belts Associates for construction administration services for the 11th Street Bikeway and Streetscapes Improvement Project.

AGENDA

V. Action Items

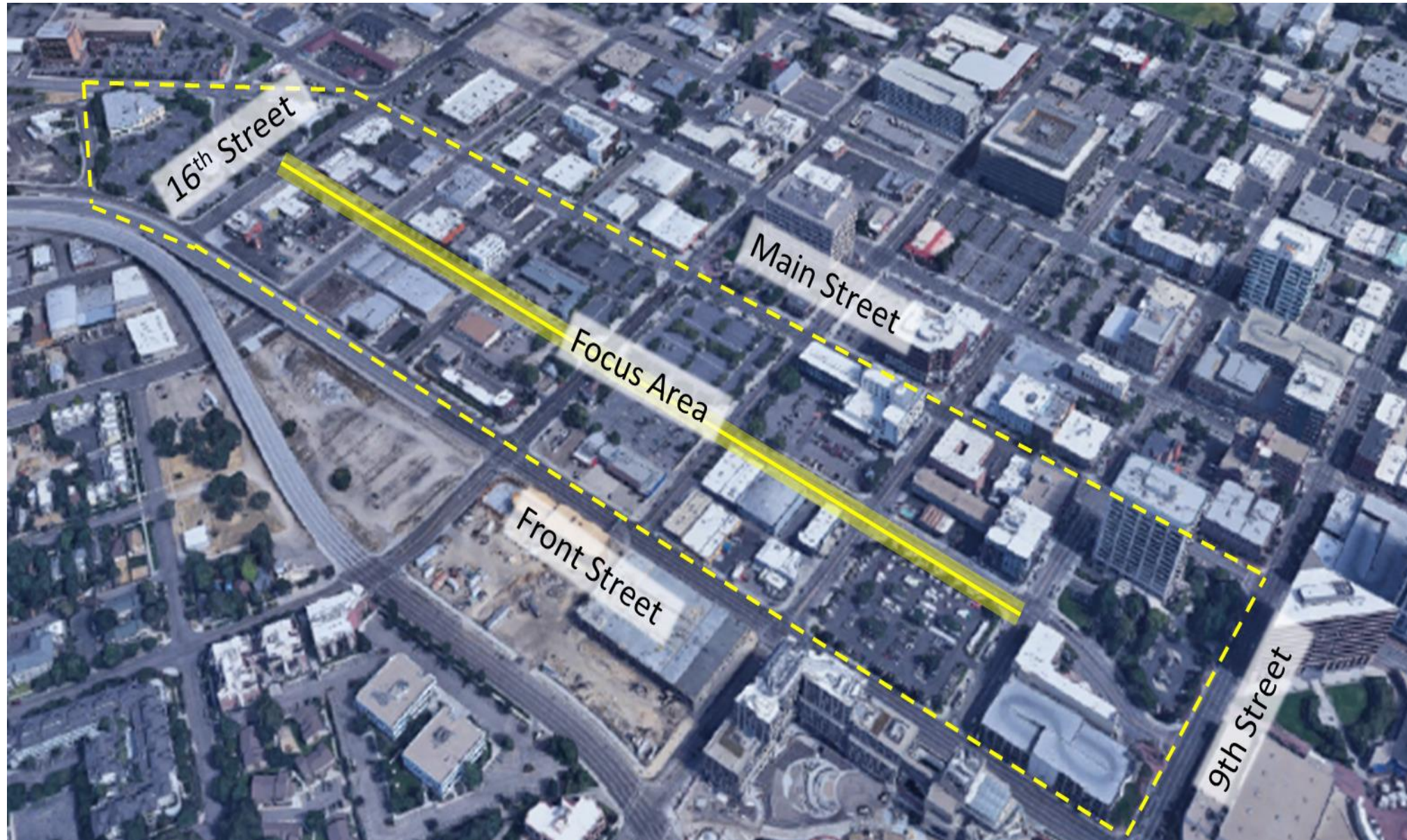
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- D. **CONSIDER:** Approve Resolution 1762 – Linen Blocks on Grove Street Streetscape Improvements Project - Task Order 19-003 with GGLO for Professional Design Services (10 minutes).....Kathy Wanner/Amy Fimbel

CONSIDER: Resolution 1762 – Linen Blocks on Grove Street Streetscape Improvements Project – Task Order 19-003 with GGLO for Professional Design Services

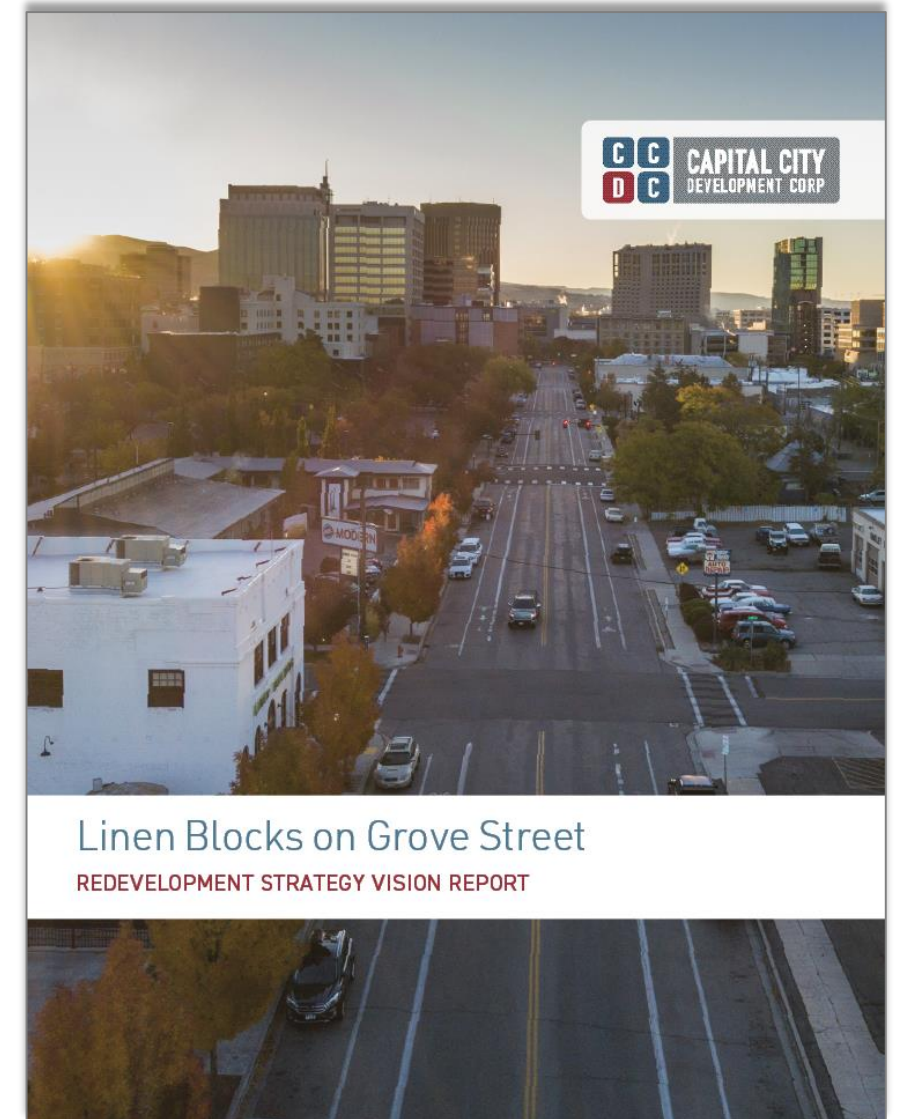
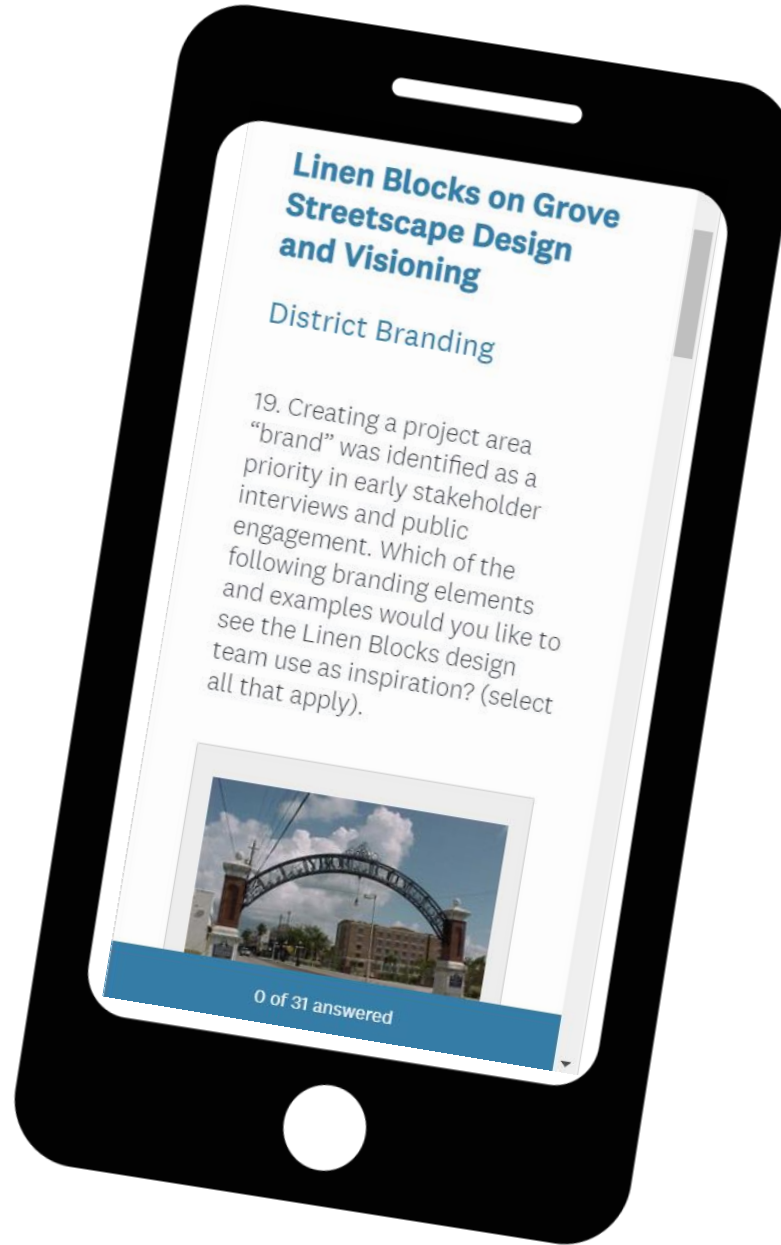
Amy Fimbel
Project Manager

Kathy Wanner
Contracts Manager

The Linen Blocks



The Linen Blocks on Grove Street Vision



The Linen Blocks on Grove Street



REBUILD
11TH STREET BLOCKS

Property Line

Property Line



8'-0"

5'-0"

5'-0"

3'-0"

8'-0"

11'-0"

11'-0"

8'-0"

3'-0"

5'-0"

5'-0"

8'-0"

Existing Building

Sidewalk

Planting/
Site
Furnishing

Bike
Lane

Walk Off
Strip

Parking

Travel
Lane

Travel
Lane

Parking

Walk
Off Strip

Bike
Lane

Planting/
Site
Furnishing

Sidewalk

Future Development

Professional Design Services

Task Order 19-003 \$439,583

- Final design services
- Permitting approvals
- Construction documents
- Bidding support

GGLO



H&R



kpff

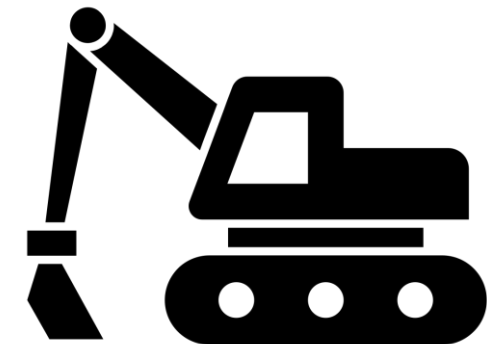
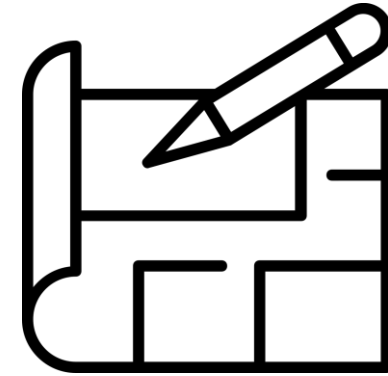


CIVIL
SURVEY
CONSULTANTS
MERIDIAN, IDAHO
CONSULTING ENGINEERS AND LAND SURVEYORS



Next Steps

- 60% Design: May 16, 2022
- 95% Design: July 25, 2022
- Permitting & Bidding: Aug – Sept 2022
- Start of Construction: Late 2022



CONSIDER: Resolution 1762 –Task Order 19-003 with GGLO for Professional Design Services

Suggested Motion:

I move to adopt Resolution 1762 approving Task Order 19-003 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvement Project.

AGENDA

V. Action Items - Continued

- E. **CONSIDER:** Approve Resolution 1763 - Fulton Street Improvements Project, 9th to Capitol, Task Order 19-002 with The Land Group for Final Design Services (10 minutes).....Zach Piepmeyer
- F. **CONSIDER:** 1110 W Grove St - Hotel Renegade - T4 Participation Designation (5 minutes).....Alexandra Monjar
- G. **CONSIDER:** 1070 W Grove St - Sparrow Hotel - T1 Participation Designation (5 minutes).....Alexandra Monjar

VI. Adjourn

CONSIDER: Resolution 1763 Approving Task Order 19-002 with The Land Group, Inc. for Fulton Street, 9th Street to Capitol Boulevard, Improvements Project Design Services

Fulton Street Improvements, 9th Street to Capitol Blvd.

Zach Piepmeyer, P.E.

Project Manager – Capital Improvements

May 9, 2022

Project Location

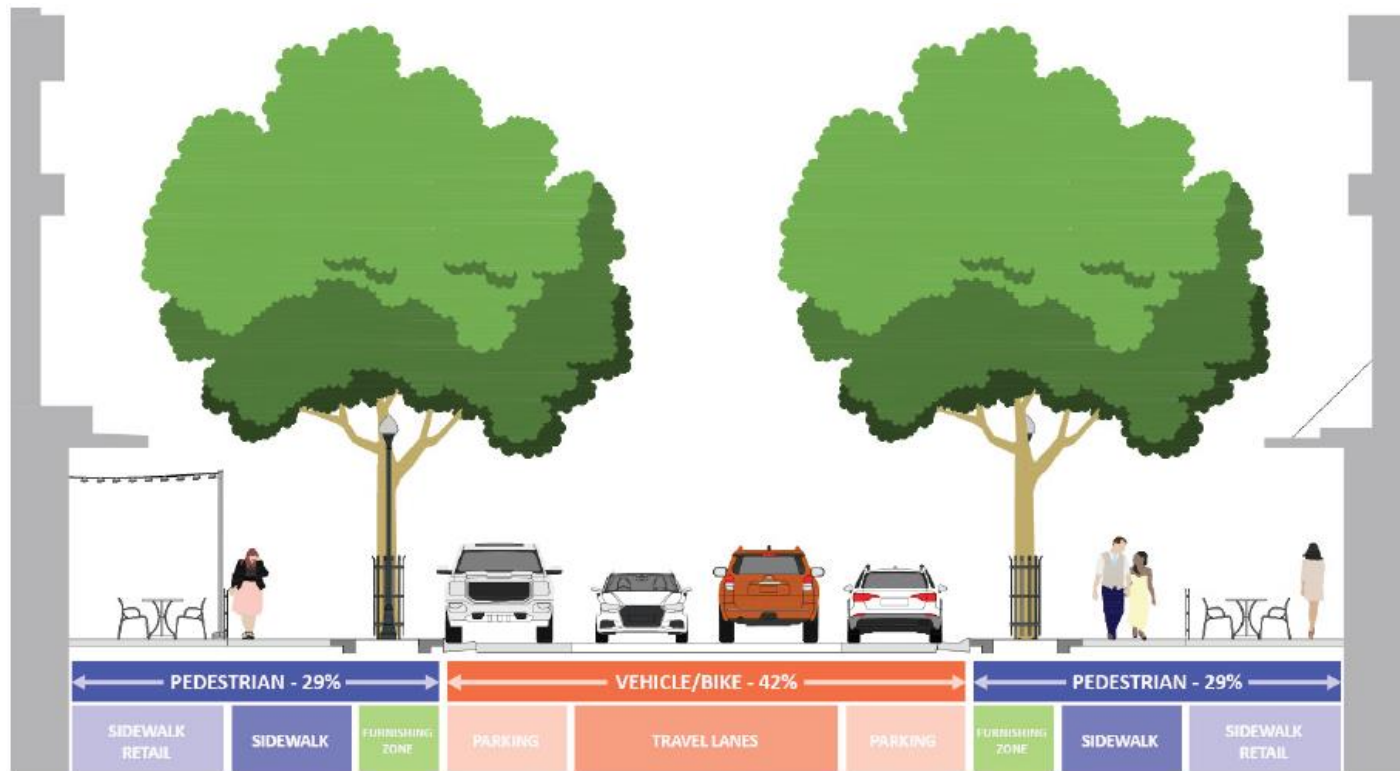


Project Objectives

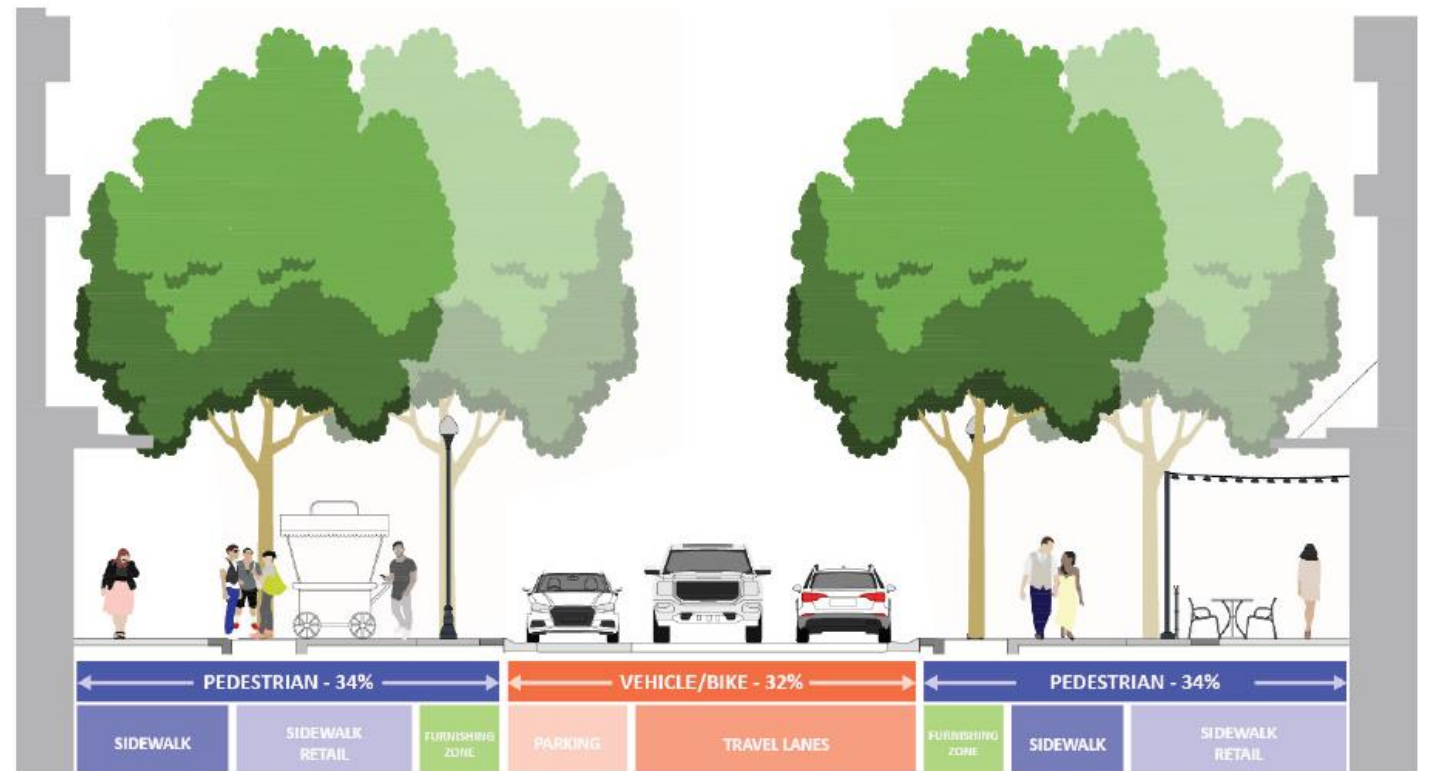


Original Concept Alternatives

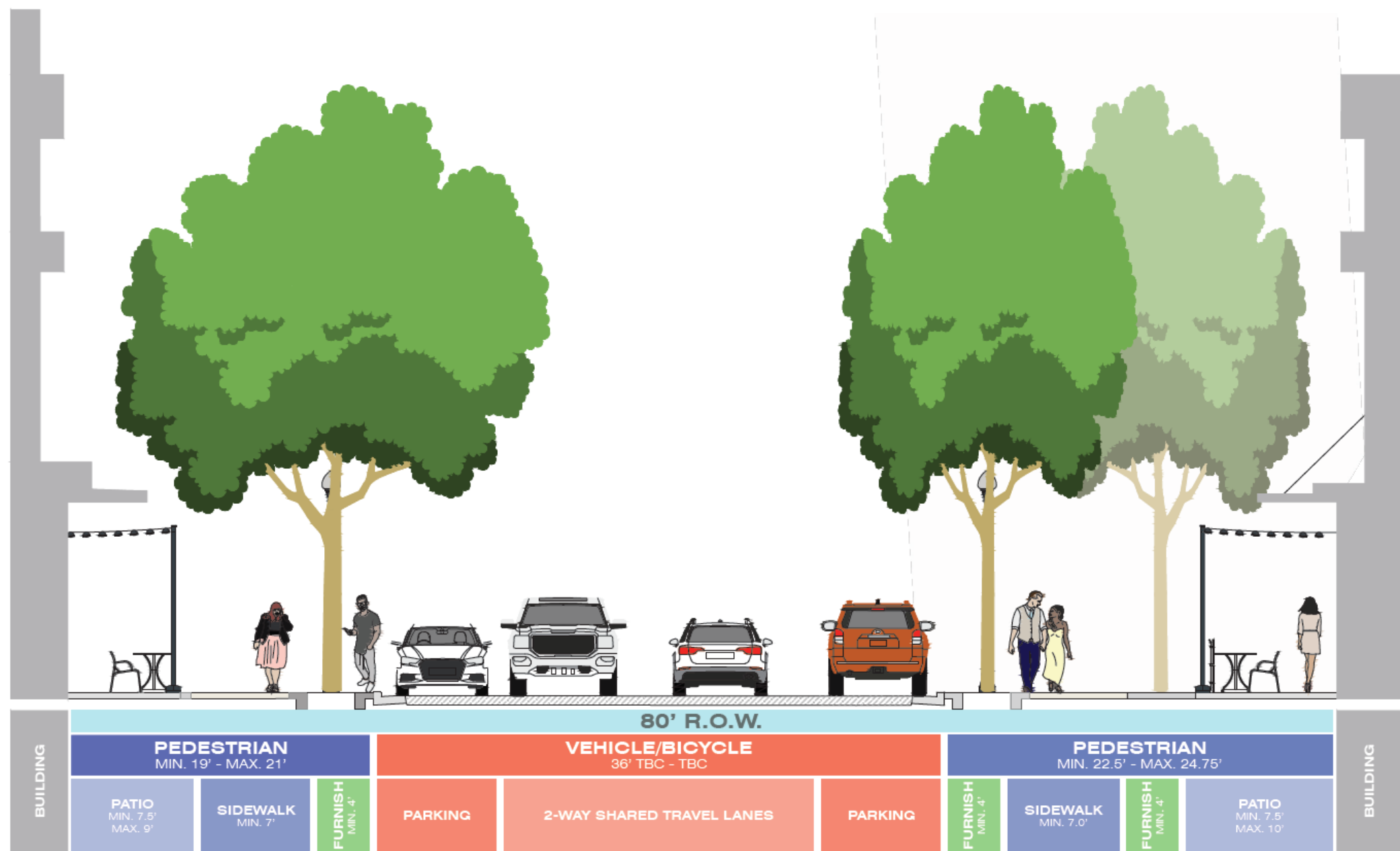
Concept 1 – Standard Streetscape



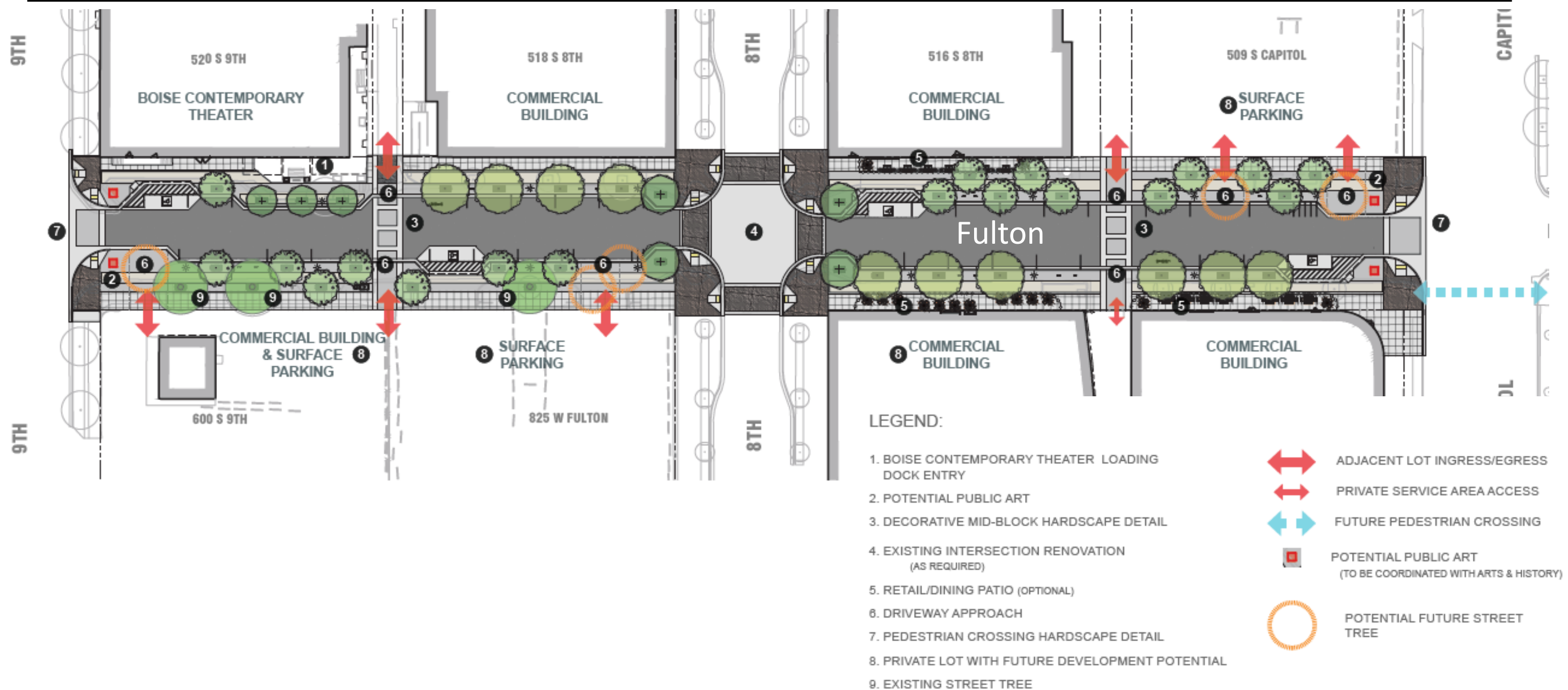
Concept 2 – Urban Canopy



Preferred Hybrid Alternative



Preferred Alternative



Resolution No. 1763 – Task Order 19-002



Design Professional Services
\$121,650

- City of Boise Design Review Approval
- Preliminary Design (75% Design)
- Final Design (90% Design)
- ACHD and City of Boise Permit Approvals
- 100% Bid Documents
- Assistance During Bidding
- Services During Construction

Process



CONSIDER: Resolution 1763 Approving Task Order 19-002 with The Land Group, Inc. for Fulton Street, 9th Street to Capitol Boulevard, Improvements Project Design Services

Suggested Motion:

I move to adopt Resolution 1763 approving Task Order 19-002 with The Land Group, Inc. for the Fulton Street, 9th Street to Capitol Boulevard, Improvements Project Design Services.

AGENDA

V. Action Items - Continued

- E. **CONSIDER:** Approve Resolution 1763 - Fulton Street Improvements Project, 9th to Capitol, Task Order 19-002 with The Land Group for Final Design Services (10 minutes).....Zach Piepmeyer
- F. **CONSIDER:** 1110 W Grove St - Hotel Renegade - T4 Participation Designation (5 minutes).....Alexandra Monjar
- G. **CONSIDER:** 1070 W Grove St - Sparrow Hotel - T1 Participation Designation (5 minutes).....Alexandra Monjar

VI. Adjourn

1110 W Grove St. – Hotel Renegade

Type 4 Participation Designation



Rendering: CSHQA

Alexandra Monjar
Project Manager –
Property Development

Project Location



Project Summary and Timeline



Hotel Renegade

- 122-room boutique hotel
- 120,000 sq. ft.
- \$68M Total Development Costs
- ~\$260,000 Eligible Expenses
- 60 permanent jobs
- Eight floors
- Dining/bar on first and eighth floors



October 2021
DR approval



March 2022
Application submitted



April 2022
Construction began



TODAY
Type 4 Designation



July 2022
Type 4 Approval



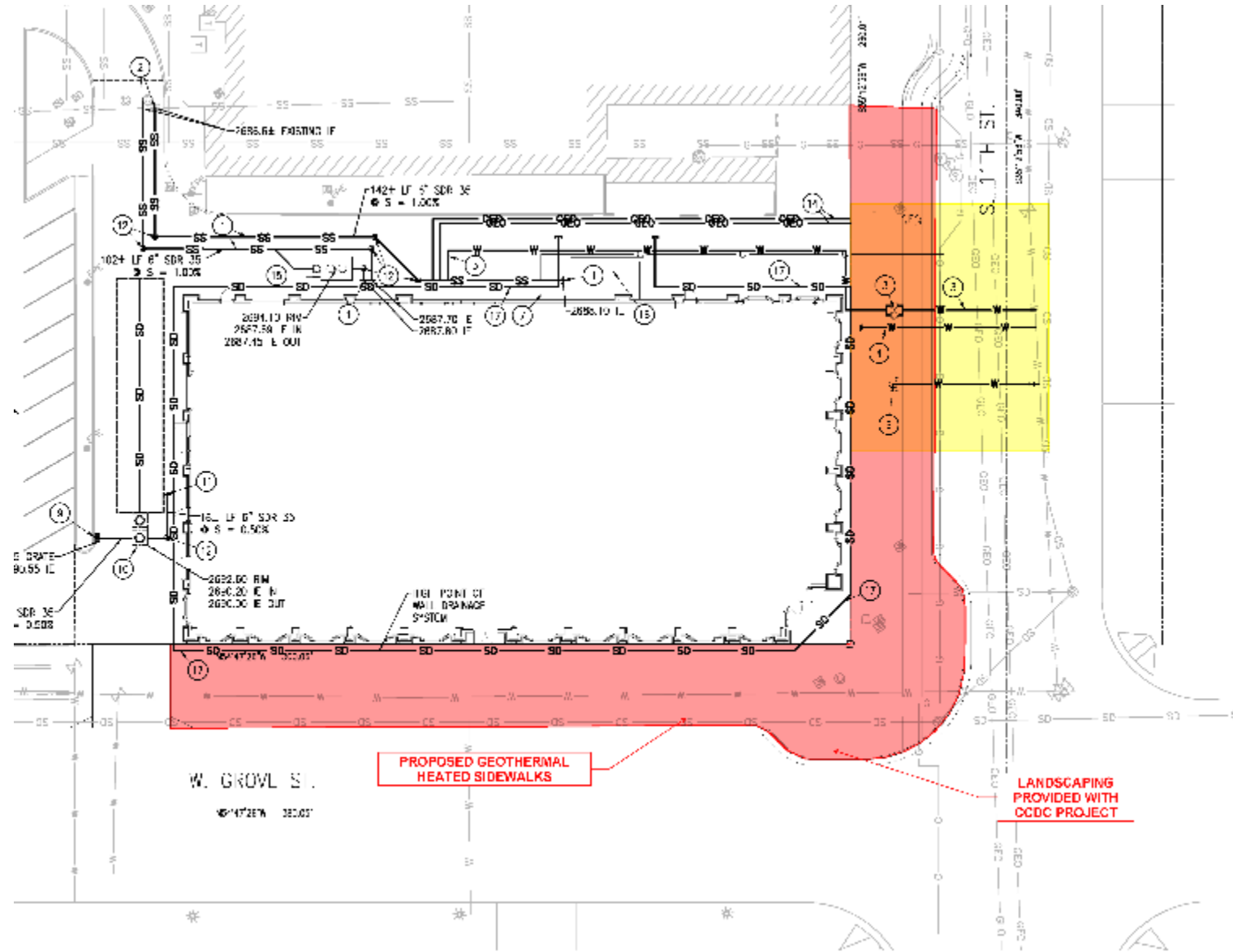
Q1 2024
Hotel complete, reimbursement



CIP Construction

- May-October 2022 Rebuild 11th Street between Grove and Main Street(s)
- Q4 2022-Q4 2023 Linen Blocks on Grove Street

Eligible Expenses



Anticipated Public Improvements	\$ 260,000
Rebuild 11 th Street	\$ 160,000
Grove Street	\$ 100,000

CONSIDER: 1110 W Grove St – Hotel Renegade

Type 4 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 4 Participation Agreement with Hendricks Commercial Properties, LLC for future Board approval.

AGENDA

V. Action Items - Continued

- E. **CONSIDER:** Approve Resolution 1763 - Fulton Street Improvements Project, 9th to Capitol, Task Order 19-002 with The Land Group for Final Design Services (10 minutes).....Zach Piepmeyer
- F. **CONSIDER:** 1110 W Grove St - Hotel Renegade - T4 Participation Designation (5 minutes).....Alexandra Monjar
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VI. Adjourn

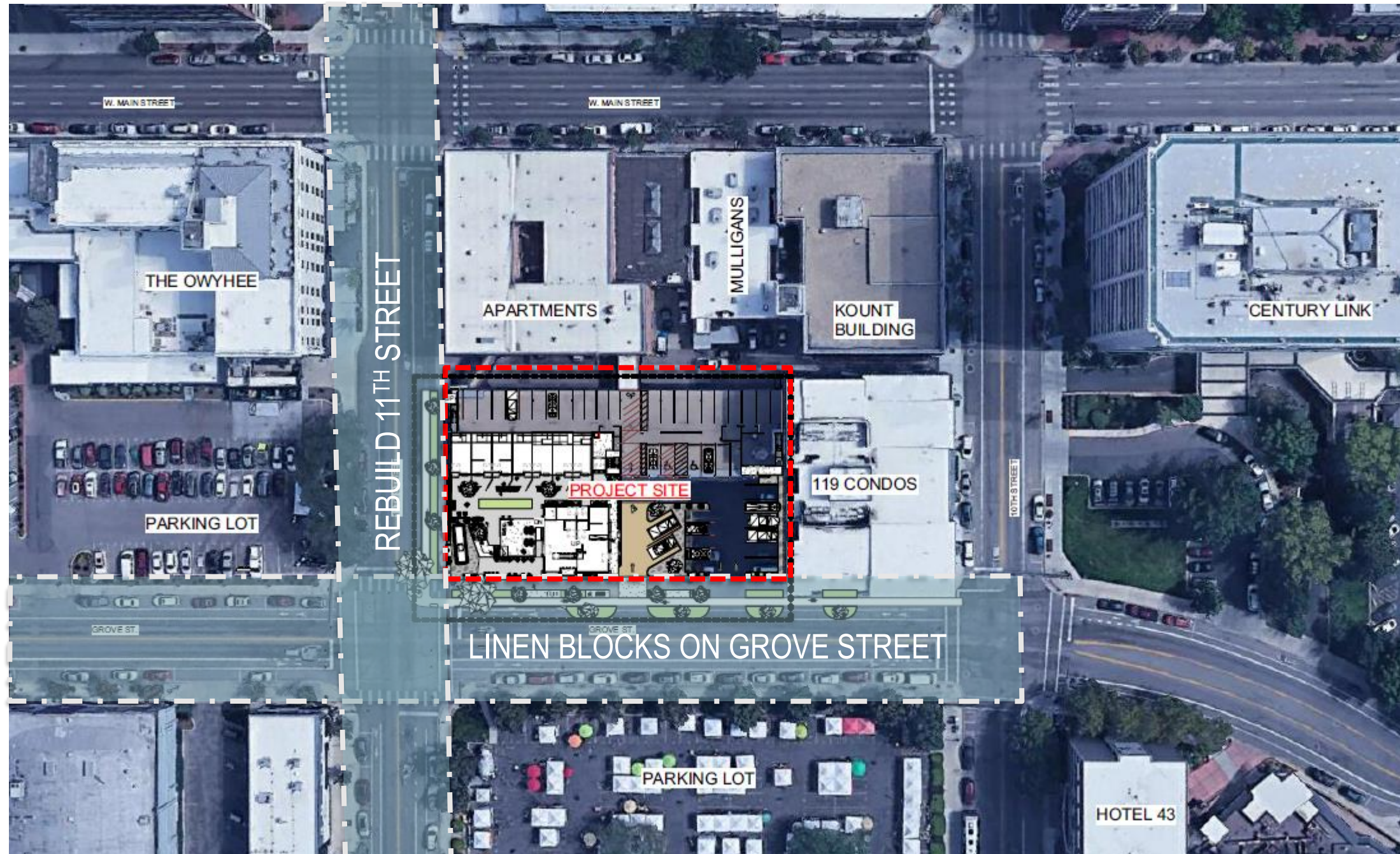
1070 W Grove St – The Sparrow Type 1 Participation Designation



Rendering: CSHQA

Alexandra Monjar, Project Manager – Property Development

Project Location



Project Summary and Timeline



The Sparrow

- Building renovation
- 68-room boutique motel
- 35,000 sq. ft.
- \$10M Total Development Costs
- ~\$83,000 Eligible Expenses
- 30 permanent jobs
- Alleyway upgrades and placemaking



December 2021
DR approval



April 2022
Application
submitted



TODAY
Type 1
Designation



June 2022
Type 1 Approval



Fall 2022
Construction
begins



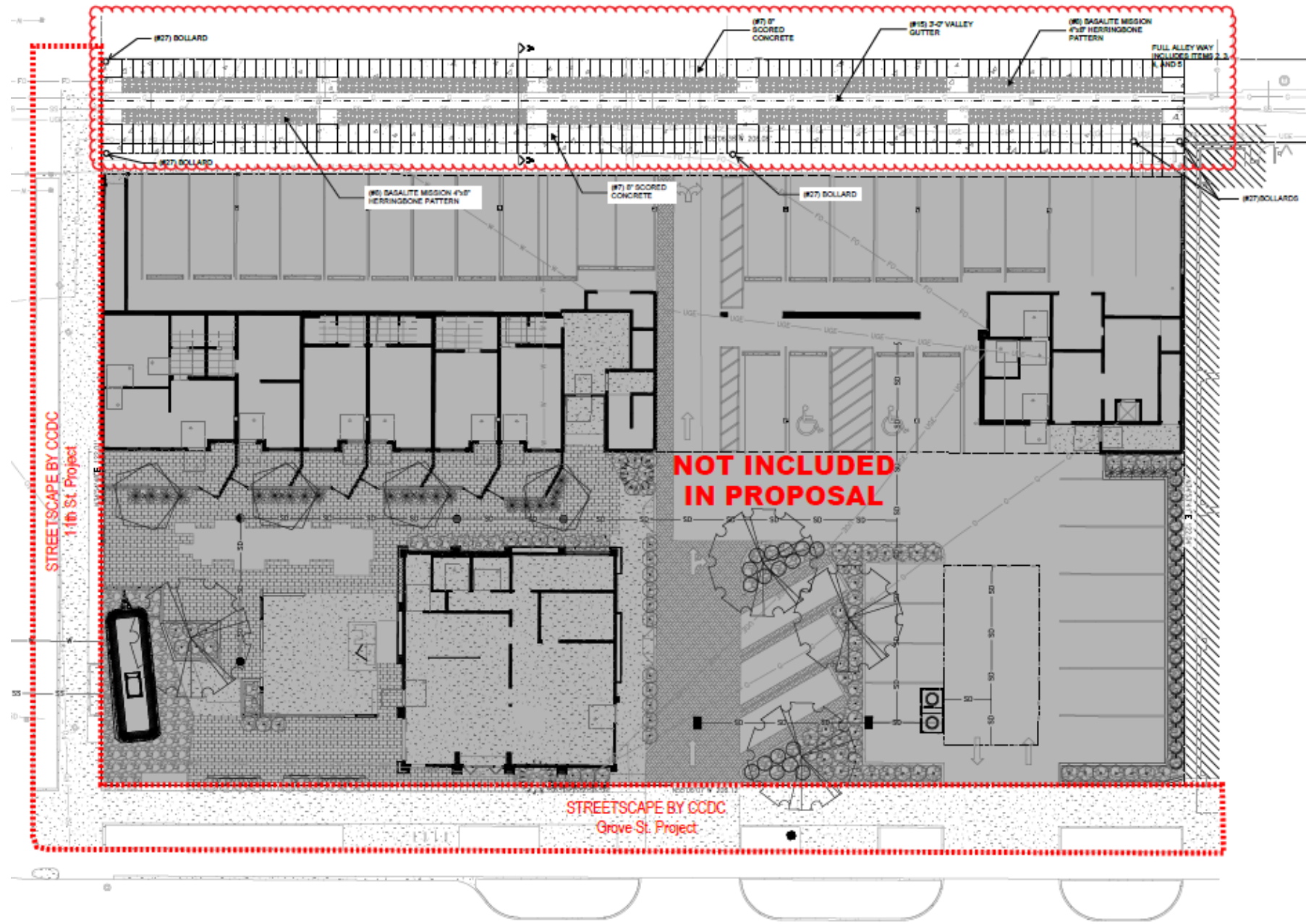
Fall 2023
Project complete,
reimbursement



CIP Construction

- May-October 2022
Rebuild 11th Street
between Grove and
Main Street(s)
- Q4 2022-Q4 2023
Linen Blocks on
Grove Street

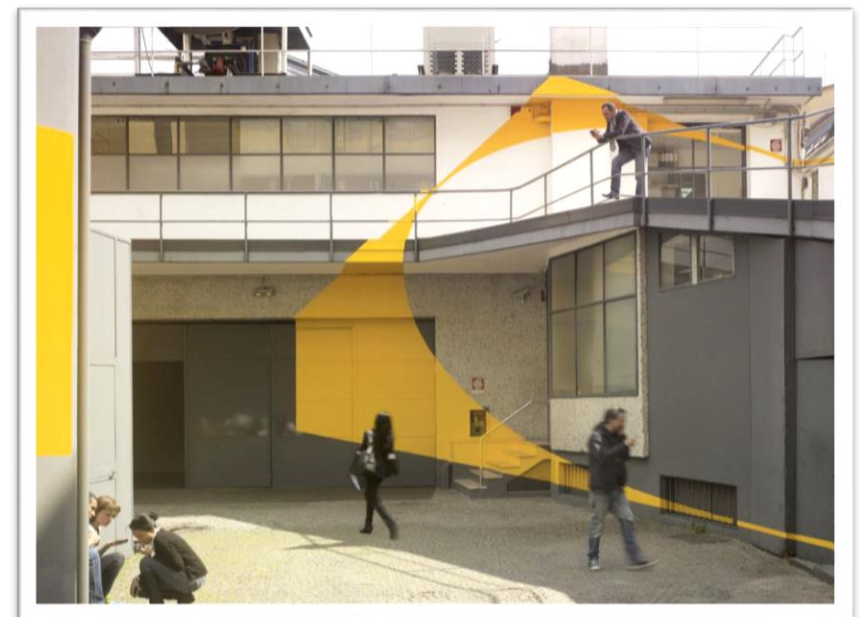
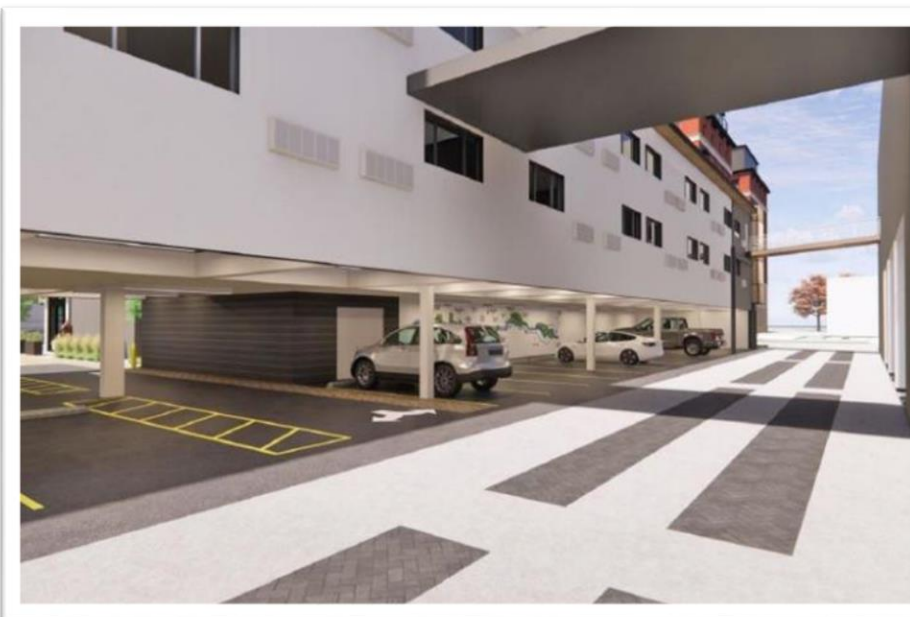
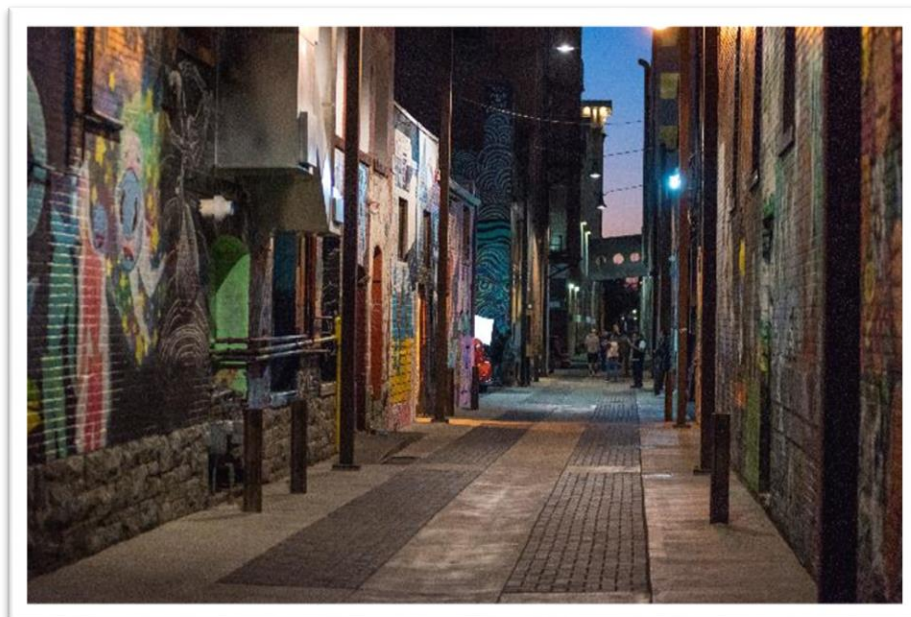
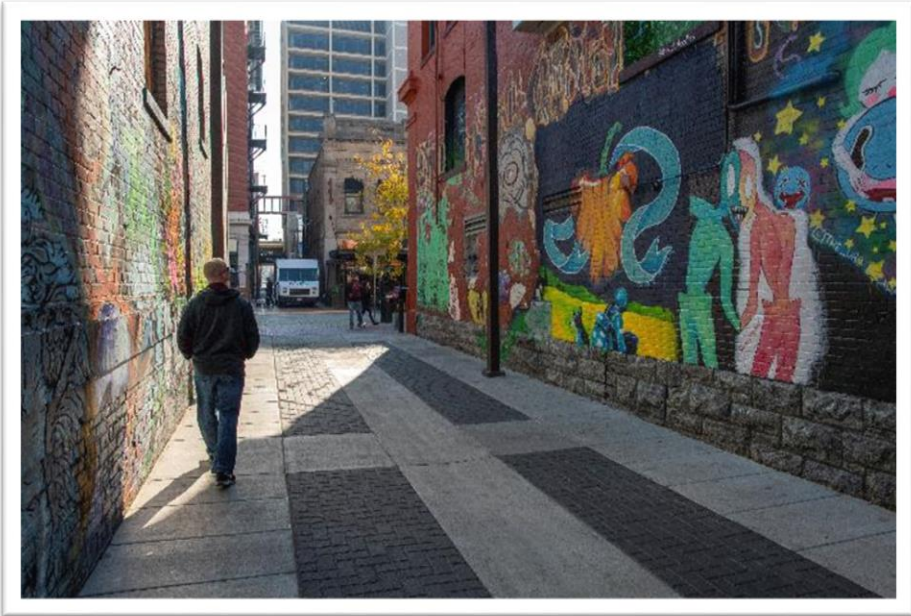
Eligible Expenses



Estimated Total: \$83,000

- Subbase replacement
- Curb and gutter repairs
- Scored concrete sidewalks
- Pavers

Alleyway Improvements



CONSIDER: 1070 W Grove St – The Sparrow – Type 1 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Imperial 700 LLC for future Board approval.

Adjourn