



**BOARD
OF
COMMISSIONERS
MEETING
September 12, 2022**

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
September 12, 2022, 12 p.m.

This meeting will be available via live stream.
Due to limited seating capacity, virtual attendance is strongly encouraged.

Join at <https://ccdcboise.com/board-of-commissioners/>

A G E N D A

- I. **CALL TO ORDER** Vice Chair Haney Keith
- II. **ACTION ITEM: AGENDA CHANGES/ADDITIONS** Vice Chair Haney Keith
- III. **WORK SESSION**
 - A. West End Water Renewal Master Plan (10 minutes) Kevin Holmes
- IV. **ACTION ITEM: CONSENT AGENDA**
 - A. Expenses
 - 1. Approval of Paid Invoice Report - August 2022
 - B. Minutes and Reports
 - 1. Approval of August 8, 2022 Meeting Minutes
 - 2. Approval of August 24, 2022 Special Meeting Minutes
 - C. Other
 - 1. Approve Resolution 1786 - 1110 W. Grove St - Hotel Renegade - T4 Participation Agreement
 - 2. FY2022 Q3 Financial Report (Unaudited)
 - 3. Approve Resolution 1784 - Amendment No. 1 to Task Order 19-003 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvements Project
 - 4. Approve Resolution 1785 Interagency Agreement with ACHD for paving on Grove in conjunction with Old Boise Blocks
- V. **ACTION ITEM**
 - A. CONSIDER: Election of Chair position to fill a vacancy and other officer vacancy until the board meeting in January 2023 (5 minutes) Vice Chair Haney Keith
 - B. CONSIDER: 1744 W Main St - West End Food Hub - T1 Participation Designation (5 minutes)
..... Kevin Holmes
 - C. CONSIDER: 2742 W Fairview Ave - The Avens - T2 Participation Designation (5 minutes)
..... Kevin Holmes

VI. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law and will allow both in-person and virtual attendance. In addition, consistent with the Center for Disease Control COVID-19 guidelines, people with symptoms, a positive test, or exposure to someone with COVID-19 should stay home or wear a mask. 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



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IV. CONSENT AGENDA



Paid Invoice Report

For the Period: 8/1/2022 through 8/31/2022

Payee	Description	Payment Date	Amount
Debt Service:			
US Bank	AHA Payment - Civic Plaza	8/10/2022	85,000.00
US Bank	UofI Parking Access	8/10/2022	317,000.00
Payroll:			Total Debt Payments: 402,000.00
PERSI	Retirement Payment	8/10/2022	21,480.14
EFTPS - IRS	Federal Payroll Taxes	8/10/2022	15,712.22
Idaho State Tax Commission	State Payroll Taxes	8/10/2022	2,347.00
CCDC Employees	Direct Deposits Net Pay	8/10/2022	4,018.03
PERSI	Retirement Payment	8/24/2022	21,480.14
EFTPS - IRS	Federal Payroll Taxes	8/24/2022	15,902.98
Idaho State Tax Commission	State Payroll Taxes	8/24/2022	2,384.00
CCDC Employees	Direct Deposits Net Pay	8/24/2022	39,836.14
			Total Payroll Payments: 525,160.65
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	August 2022	1,741,026.28
Total Cash Disbursements:			\$ 2,668,186.93

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

Joey Chen

Finance Director

9/1/2022

Date

John Brunelle

Executive Director

9/1/2022

Date

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4166	11th and Idaho Partners LL	FY22 T2 PO	1118 W Idaho - 11th & Idah	07/31/2022	215,205.13	Multiple	08/31/2022
	Total 4166:				215,205.13		
4163	5th and Idaho Investors LL	FY22 T2 PO	T2 Contractual Payment -	07/31/2022	21,569.80	64238	08/29/2022
	Total 4163:				21,569.80		
4176	9025 Federal LLC	FY22 T2 PO	GWE - 9025 Federal Way	07/31/2022	14,605.67	Multiple	08/31/2022
	Total 4176:				14,605.67		
4136	Abbey Louie LLC	284	Management Training FY2	07/31/2022	4,000.00	12547	08/30/2022
	Total 4136:				4,000.00		
3871	ABC Stamp Signs & Award	0562113	Name plate & holder- Meg	07/28/2022	18.60	64239	08/29/2022
	Total 3871:				18.60		
4082	Acme Fast Freight	1600010293	11th & Front garage CAM e	07/01/2022	2,548.76	Multiple	08/31/2022
		1600010434	11th & Front garage CAM e	08/01/2022	2,548.76	Multiple	08/31/2022
	Total 4082:				5,097.52		
1058	Ada County Highway Distri	17261	2020 Downtown Boise Impl	07/21/2022	3,028.50	64241	08/29/2022
		COM21-0241	Rebuild 11th Street ACHD	08/01/2022	69,451.78	64240	08/29/2022
		COM21-0241	Rebuild 11th Street ACHD	08/01/2022	11,074.13	64240	08/29/2022
	Total 1058:				83,554.41		
3838	American Fire Protection L	13682	Maintenance of drum drips	07/31/2022	190.00	64242	08/29/2022
		13687	Service call	08/02/2022	350.00	64242	08/29/2022
	Total 3838:				540.00		
1316	Blue Cross of Idaho	2218600009	Health Insurance - Aug 202	08/01/2022	29,656.96	64219	08/01/2022
	Total 1316:				29,656.96		
1385	Boise City Utility Billing	X1177AUG22	848 Main St # 0447416001	08/01/2022	9.24	12582	08/26/2022
	Total 1385:				9.24		
4209	Boise Gateway 1 L.C.	FY22 T2 PO	2499 E Freight St - Boise	07/31/2022	133,527.28	64243	08/29/2022
	Total 4209:				133,527.28		
4141	Boise Hotel Investors LLC	FY22 T2 PO	T2 Contractual Payment -	07/31/2022	63,000.72	Multiple	08/31/2022
	Total 4141:				63,000.72		
4022	Boxcast Inc	B57F3A3-00	storage fees	07/31/2022	31.34	12548	08/30/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 4022:					31.34		
4190	BrandCraft	3942	ParkBOI Website: Ongoing	07/31/2022	1,875.00	12549	08/30/2022
		3942.1	BoiseParking Website - On	07/31/2022	1,875.00	12549	08/30/2022
		3942.2	CCDC Website: Ongoing U	07/31/2022	300.00	12549	08/30/2022
Total 4190:					4,050.00		
3712	Car Park	JUN2022	10th & Front - Grove	06/30/2022	29,385.65	Multiple	08/31/2022
		JUN2022	9th & Front - City Centre	06/30/2022	42,799.26	Multiple	08/31/2022
		JUN2022	9th & Main - Eastman	06/30/2022	27,732.38	Multiple	08/31/2022
		JUN2022	Cap & Main - Cap Terrace	06/30/2022	42,335.61	Multiple	08/31/2022
		JUN2022	Cap & Myrtle - Myrtle	06/30/2022	20,077.14	Multiple	08/31/2022
		JUNE2022	Settle undeposited funds M	08/01/2022	58,037.94	Multiple	08/31/2022
Total 3712:					220,367.98		
1556	Caselle Inc.	118063	Contract support - Aug 202	08/01/2022	866.00	64220	08/01/2022
Total 1556:					866.00		
1595	City of Boise	IL1932	Downtown Core Maint - R	08/01/2022	2,088.45	64244	08/29/2022
		IL1932	Downtown Core Maint - W	08/01/2022	1,512.33	64244	08/29/2022
		IL1941	Trash Jul & Aug - RMOB	08/01/2022	798.27	64244	08/29/2022
		IL1941	Trash Jul & Aug - WS	08/01/2022	326.05	64244	08/29/2022
Total 1595:					4,725.10		
4116	Civil Survey Consultants In	20015.20	Production Street and Gow	07/31/2022	337.16	Multiple	08/31/2022
		22018-03	Eisenman Rd. Pedestrian	07/31/2022	6,829.00	Multiple	08/31/2022
Total 4116:					7,166.16		
4198	Consurco, Inc.	20709	9th & Main, Capitol & Main	07/27/2022	194,750.00	Multiple	08/31/2022
Total 4198:					194,750.00		
3977	Cushing Terrell Architects	169763	Parking Garage EV Chargi	07/31/2022	993.00	12550	08/30/2022
Total 3977:					993.00		
1838	Elam & Burke P.A.	197439	Units 401/102 Civic Partner	07/31/2022	550.00	Multiple	08/31/2022
		197440	Parking Matters	07/31/2022	100.00	Multiple	08/31/2022
		197441	State Street - New URD	07/31/2022	900.00	Multiple	08/31/2022
		197442	Block 68	07/31/2022	10,602.25	Multiple	08/31/2022
		197443	101-0 General	07/31/2022	2,867.70	Multiple	08/31/2022
		197444	River Myrtle Implement Act	07/31/2022	1,035.00	Multiple	08/31/2022
Total 1838:					16,054.95		
1982	GGLO LLC	#12 PO 2100	RMOB Linen Blocks on Gr	07/31/2022	175.10	Multiple	08/31/2022
		#12 PO 2100	WS Linen Blocks on Grove	07/31/2022	2,380.00	Multiple	08/31/2022
		#12 PO 2100	RMOB Linen Blocks on Gr	07/31/2022	.10-	Multiple	08/31/2022
		#12 PO 2200	Linen Blocks on Grove Stre	07/31/2022	118,214.19	Multiple	08/31/2022
		#12 PO 2200	Linen Blocks on Grove Stre	07/31/2022	12,644.81	Multiple	08/31/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 1982:					133,414.00		
3695	Guho Corp.	21066-04	Linen Blocks on Grove SS	07/31/2022	28,333.50	Multiple	08/31/2022
		220101046-0	10th & Front Garage Stair	06/30/2022	36,596.00	Multiple	08/31/2022
		220101046-0	10th & Front Garage Stair	06/30/2022	1,151.30	Multiple	08/31/2022
Total 3695:					66,080.80		
4115	HDR Engineering Inc	1200453040.	Main & Fairview Transit Sta	07/31/2022	4,329.00	Multiple	08/31/2022
		1200453040.	Main & Fairview Transit Sta	07/31/2022	798.00	Multiple	08/31/2022
Total 4115:					5,127.00		
2165	Idaho Power	6607JUL22	9th St outlets #220040660	07/31/2022	3.51	12580	08/19/2022
		7995JUL22	9th & State # 2201627995	07/31/2022	3.51	12546	08/18/2022
Total 2165:					7.02		
3900	Idaho Records Manageme	0151126	Records Storage	08/01/2022	40.00	12551	08/30/2022
Total 3900:					40.00		
4118	Idaho STEM Action Center	BEW2022_0	Bronze Level Sponsor:Entr	07/21/2022	2,500.00	64245	08/29/2022
Total 4118:					2,500.00		
3808	Jed Split Creative	2574.	Strong Business Cards	06/30/2022	79.25	64246	08/29/2022
		2574.	Jones 5 year plaque	06/30/2022	52.35	64246	08/29/2022
		2574.	Headshots	06/30/2022	385.70	64246	08/29/2022
		2574.	Project Map Website Updat	06/30/2022	32.30	64246	08/29/2022
		2574.	Shipping Fees	06/30/2022	20.49	64246	08/29/2022
		2579	"Rebuilding" Branding	06/30/2022	4,275.00	64246	08/29/2022
		2579	"Rebuilding" Branding	06/30/2022	4,275.00	64246	08/29/2022
Total 3808:					9,120.09		
2288	Jensen Belts Associates	2105-12	Old Boise Blocks on Grove	07/31/2022	2,137.00	Multiple	08/31/2022
		2114 CA-2	11th Street Bikeway & Stre	07/31/2022	12,084.63	Multiple	08/31/2022
		2114 CA-2	11th Street Bikeway & Stre	07/31/2022	10,257.75	Multiple	08/31/2022
Total 2288:					24,479.38		
2360	Kittelsohn & Associates Inc.	0127039	8th St Improvements, State	07/01/2022	376.25	12552	08/30/2022
		0127918	8th St Improvements, State	06/30/2022	698.75	12552	08/30/2022
Total 2360:					1,075.00		
3836	Langston & Associates	22.1175V	703 S. 8th Street Property	07/13/2022	2,250.00	64247	08/29/2022
Total 3836:					2,250.00		
3881	Mary E. Watson	08.10.2022	Annual membership ABA 9/	08/10/2022	210.00	12581	08/25/2022
Total 3881:					210.00		
3950	McAlvain Construction Inc.	12101011.1	11th Street Bikeway & Stre	07/31/2022	191,629.71	Multiple	08/31/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		12101011.2	11th Street Bikeway & Stre	07/31/2022	167,409.33	Multiple	08/31/2022
	Total 3950:				359,039.04		
4142	Pennbridge BODO LLC	FY22 T2 PO2	T2 Contractual Payment -	07/31/2022	21,649.08	64248	08/29/2022
	Total 4142:				21,649.08		
2774	Pro Care Landscape Mana	44704	Landscape Maintenance -	07/31/2022	238.00	12553	08/30/2022
		44705	Landscape Maintenance -	07/31/2022	158.00	12553	08/30/2022
		44705.1	Landscape Maintenance -	07/31/2022	331.18	12553	08/30/2022
		44706	Landscape Maintenance -	07/31/2022	45.00	12553	08/30/2022
		44707	Landscape Maintenance -	07/31/2022	54.00	12553	08/30/2022
		44708	Landscape Maintenance -	07/31/2022	60.00	12553	08/30/2022
	Total 2774:				886.18		
2798	Quadrant Consulting Inc.	12162	2022 URD Mapping Updat	07/31/2022	2,686.50	12554	08/30/2022
	Total 2798:				2,686.50		
2801	Quality Electric Inc.	22223-1	10th & Front Garage Stair	07/31/2022	6,147.00	Multiple	08/31/2022
	Total 2801:				6,147.00		
3896	Rim View LLC	AUG2022	Monthly Rent - Trailhead A	08/01/2022	15,707.50	64221	08/01/2022
	Total 3896:				15,707.50		
3796	Scheidt & Bachmann USA I	48617	Jul 2022 Merchant Fee	07/31/2022	886.02	12555	08/30/2022
	Total 3796:				886.02		
3542	Security LLC - Plaza 121	AUG2022	Office rent - Aug 2022	08/01/2022	14,145.00	64222	08/01/2022
	Total 3542:				14,145.00		
3974	Stability Networks Inc.	40739	IT Services - FY2022	07/31/2022	2,925.00	12556	08/30/2022
		40812	AppRiver SecureTide	07/31/2022	89.00	12556	08/30/2022
		40812	Cisco Subscription	07/31/2022	5.84	12556	08/30/2022
		40812	M365 Apps for Business	07/31/2022	188.30	12556	08/30/2022
		40812	Cloud Backup	07/31/2022	495.00	12556	08/30/2022
	Total 3974:				3,703.14		
3029	State Insurance Fund	26483430	Installment Premium	07/26/2022	1,312.00	64249	08/29/2022
	Total 3029:				1,312.00		
4206	Story & Pixel Inc	394	REBUILD 11TH STREET –	07/29/2022	10,005.00	Multiple	08/31/2022
		394	REBUILD 11TH STREET –	07/29/2022	10,005.00	Multiple	08/31/2022
	Total 4206:				20,010.00		
3815	Synoptek LLC	1212167	Domain Name Renewal	06/01/2022	25.00	12557	08/30/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3815:					25.00		
4109	Syringa Networks LLC	20339 AUG2	internet & data - Aug 2022	08/01/2022	653.02	64250	08/29/2022
Total 4109:					653.02		
3831	The Land Group Inc.	0148642	Fulton Street Improvement	07/31/2022	2,460.00	12558	08/30/2022
Total 3831:					2,460.00		
4074	The Potting Shed	20941	Interior Plant Maint.	07/31/2022	65.00	64251	08/29/2022
Total 4074:					65.00		
4048	TMC Inc.	2208-001	Capitol & Myrtle Facade m	07/31/2022	3,614.00	64252	08/29/2022
Total 4048:					3,614.00		
4009	TML Heating & Air Conditio	10865	Change preventative filter	06/30/2022	59.00	64253	08/29/2022
Total 4009:					59.00		
3170	Treasure Valley Coffee Inc	2160:082350	Cooler Rental	07/01/2022	106.00	12559	08/30/2022
Total 3170:					106.00		
3233	United Heritage	02014-001 A	Disability insurance - Aug 2	08/01/2022	1,563.91	64254	08/29/2022
Total 3233:					1,563.91		
3835	US Bank - Credit Cards	07.25.22	Voice, Data & Webhosting	07/25/2022	40.34	12544	08/04/2022
		07.25.22	Office supplies	07/25/2022	929.31	12544	08/04/2022
		07.25.22	Computer & software suppl	07/25/2022	696.73	12544	08/04/2022
		07.25.22	Dues & Subscriptions	07/25/2022	490.00	12544	08/04/2022
		07.25.22	Travel & meeting (non-local	07/25/2022	8.00	12544	08/04/2022
		07.25.22	Personnel Training (Local)	07/25/2022	1,963.35	12544	08/04/2022
		07.25.22	Local Meetings & Transport	07/25/2022	369.85	12544	08/04/2022
		07.25.22	Professional Services Gen	07/25/2022	97.45	12544	08/04/2022
		07.25.22	Street furniture new	07/25/2022	3,460.80	12544	08/04/2022
		07.25.22	Street/District Improvement	07/25/2022	190.80	12544	08/04/2022
		07.25.22	Repairs & Maintenance	07/25/2022	365.65	12544	08/04/2022
		07.25.22	Street/District Improvement	07/25/2022	190.80	12544	08/04/2022
		07.25.22	Banking & Merchant Fees	07/25/2022	86.60	12544	08/04/2022
		07.25.22	R&M - Building & Grounds	07/25/2022	50.00	12544	08/04/2022
Total 3835:					8,939.68		
3266	Valley Regional Transit	30227	Bike Share Sponsorship M	07/31/2022	5,000.00	Multiple	08/31/2022
Total 3266:					5,000.00		
3242	Veolia (Suez Water Idaho)	4259JUL22	516 S 9th St irri #06006391	07/12/2022	81.45	12545	08/08/2022
Total 3242:					81.45		
4068	Veritas Material Consulting	1820	9th & Front Ground Penetr	06/30/2022	395.00	12560	08/30/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		1866	9th & Main, Cap & Main Ga	07/31/2022	1,260.00	12560	08/30/2022
		1868	Inspection and Moisture pr	07/31/2022	480.00	12560	08/30/2022
	Total 4068:				2,135.00		
4195	Walker Consultants, Inc.	2300858600	2022 Downtown Boise Par	07/28/2022	3,740.00	12561	08/30/2022
	Total 4195:				3,740.00		
3365	Westerberg & Associates	260	Lobbist Services	07/31/2022	2,000.00	12562	08/30/2022
	Total 3365:				2,000.00		
3990	Xerox Corporation	016810959	Copier Lease	07/31/2022	319.61	12563	08/30/2022
	Total 3990:				319.61		
	Grand Totals:				1,741,026.28		

A

Report Criteria:

Detail report type printed

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 8, 2022

I. CALL TO ORDER:

Chair Zuckerman, convened the meeting with a quorum at 12:00 p.m.

Roll Call attendance taken:

Present: Commissioner Latonia Haney-Keith, Commissioner Danielle Hurd, Commissioner John Stevens, Commissioner Ryan Erstad, Commissioner Rob Perez, Commissioner Dana Zuckerman

Commissioner Lauren McLean and Commissioner Alexis Townsend were absent.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Mary Watson, General Counsel; Alexandra Monjar, Project Manager - Property Development; Kevin Holmes, Project Manager – Property Development; Joey Chen, Finance & Administration Director; Kevin Martin, Senior Business & HR Manager, Holli Klitsch, Controller, Sandy Lawrence Executive Assistant; and Agency legal counsel, Ryan Armbruster.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

A. Amended Agenda to Remove Action Item V. C

Commissioner Hurd made a motion to move to adopt the agenda as amended.

Commissioner Haney-Keith seconded the motion.
All said Aye. The motion carried 6 - 0.

III. WORK SESSION:

A. Proposed FY 2023 Five Year Capital Improvement 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 – July 2022

B. Minutes and Reports

1. Approval of July 11, 2022 Meeting Minutes

C. Other

1. Approve Resolution 1780 - 210 W. Main St. - US Assay Office - T1 Participation Agreement

Commissioner Erstad made a motion to approve the consent agenda.

Commissioner Perez seconded the motion.
All said Aye. The motion carried 6 - 0.

V. ACTION ITEM

A. CONSIDER: Proposed FY 2022 Amended Budget

Joey Chen, Finance & Administration Director; and Holli Klitsch, Controller, gave a report.

Commissioner Haney-Keith moved to tentatively approve the FY2022 Amended Budget to new revenue and expense totals of \$40,701,391 and set the time and date of Noon, August 24, 2022 for the statutorily required public hearing.

Commissioner Erstad seconded the motion.
The motion carried 6 - 0.

B. CONSIDER: Proposed FY 2023 Original Budget

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

Commissioner Haney-Keith moved to tentatively approve the FY2023 Original Budget totaling \$60,002,995 and set the time and date of Noon, August 24, 2022, for the statutorily required public hearing.

Commissioner Hurd seconded the motion.
All said Aye. The motion carried 6 - 0.

C. Approve Proposed Mural for 17th and Idaho Investment LLC (1721 W. Idaho Street – The Martha) Type 5 Project

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

Commissioner Haney-Keith moved to approve the mural concept as proposed for The Martha.

Commissioner Erstad seconded the motion.
All said Aye. The motion carried 6 - 0

D. 1201 W. Grove St – The Broadstone Saratoga – T4 Participation Designation

Kevin Holmes, Project Manager – Property Development, gave a report.

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 4 Participation Agreement with Alliance Realty Partners, LLC for future board approval.

Commissioner Erstad seconded the motion.
All said Aye. The motion carried 6 - 0

VI. MEETING ADJOURNMENT

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

The motion carried 6 - 0

The meeting adjourned at 1:27 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF SEPTEMBER 2022.

Dana Zuckerman, Chair

Latonia Haney-Keith, Vice Chair

MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 24, 2022

I. CALL TO ORDER:

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

Roll Call attendance was taken by Marie Schlake, Accountant.

Present: Commissioner Dana Zuckerman, Commissioner Danielle Hurd, Commissioner Rob Perez, Commissioner Ryan Erstad, Commissioner Latonia Haney-Keith, Commissioner Alexis Townsend, Commissioner John Stevens, and Commissioner Lauren McLean.

Agency staff members present were: John Brunelle, Executive Director; Mary Watson, General Counsel; Joey Chen, Finance & Administration Director; Holli Klitsch, Controller, Marie Schlake, Accountant; Alexandra Monjar, Project Manager; Kevin Martin, Senior Business & HR Manager and Agency legal counsel, Meghan Conrad.

Doug Woodruff, Development Director, attended by Zoom.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes or additions made to the agenda.

III. ACTION ITEMS

A. CONSIDER: Approve Resolution 1783 - FY2023 - FY2027 Capital Improvement Plan

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

Commissioner Haney-Keith made a motion to adopt Resolution 1783 adopting the CCDC FY2023-FY2027 Capital Improvement Plan.

Commissioner Hurd seconded the motion.

All said Ave. The motion carried 8 - 0.

B. PUBLIC HEARING: Proposed FY2022 Amended Budget

Chair Zuckerman opened the public hearing at 12:23 pm.

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

No public comment made and no comment in writing received.

Public Hearing closed at 12:32 pm.

C. CONSIDER: Approve Resolution 1781 – Adopt FY2022 Amended Budget

Commissioner Haney-Keith moved to adopt Resolution No. 1781, the Amended Annual Appropriation Resolution, to amend the FY2022 Budget to new revenue and expense totals of \$40,701,391 and authorize the Executive Director to file copies as required by law.

Commissioner McLean seconded the motion.

All said Aye. The motion carried 8 – 0.

D. PUBLIC HEARING: Proposed FY2023 Original Budget

Chair Zuckerman opened the public hearing at 12:34 pm.

Holli Klitsch, Controller, gave a report.

No public comment made and no comment in writing received.

Public Hearing closed at 12:48 pm.

E. CONSIDER: Approve Resolution 1782 – Adopt FY2023 Original Budget

Commissioner Haney-Keith moved to adopt Resolution No. 1782, the Annual Appropriation Resolution, to set the FY2023 Original Budget revenue and expense totals to \$60,002,995 and authorize the Executive Director to file copies as required by law.

Commissioner Townsend seconded the motion.

All said Aye with the exception of Commissioner Townsend who abstained. The motion carried 7 – 0-1.

F. CONSIDER: Approve Resolution 1779 – Acquisition of 703 S 8th Street

Commissioner Haney-Keith moved to adopt Resolution No. 1779 approving acquisition of 703 S. 8th Street.

Commissioner Erstad seconded the motion.

All said Aye with the exception of Commissioner Stevens who recused himself from the discussion and the vote. The motion carried 7 – 0-1.

NOTE: Jay Story of Story Commercial approached as a presenter to answer Commissioners' questions regarding the counter offers on the property.

IV. MEETING ADJOURNMENT

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

All said aye. The motion carried 8 – 0.

The meeting adjourned at 1:10 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF SEPTEMBER 2022.

Dana Zuckerman, Chair

Lauren McLean, Secretary



AGENDA BILL

Agenda Subject: Approve Resolution 1786 – 1110 W. Grove St – Hotel Renegade – Type 4 Participation Agreement with Hendricks Commercial Properties, LLC		Date: September 12, 2022
Staff Contact: Alexandra Monjar	Attachments: 1) Resolution 1786 2) Type 4 Agreement	
Action: Adopt Resolution 1776 approving the Type 4 Participation Agreement with Hendricks Commercial Properties, LLC and authorizing the Executive Director to execute the agreement.		

Background:

Hotel Renegade is an eight-story, 122-room boutique hotel of roughly 120,000 total square feet currently under construction. The project has an estimated total development cost of \$68 million, and will offer lodging, dining, and accommodations including event space, fitness rooms, and restaurant and bars open to the public. The project will create an estimated 60 permanent jobs.

Hotel Renegade a project of Hendricks Commercial Properties, LLC (HCP), a national developer, owner, and manager of commercial real estate whose portfolio includes boutique hospitality, commercial, industrial, and multifamily properties. Locally, HCP owns The Owyhee, Hoff Building, and Jefferson Place, The Warehouse.

Construction of Hotel Renegade began in May 2022 and is scheduled to complete in March 2024, coinciding with CCDC's construction of Rebuild 11th Street Blocks, which is currently underway, and Linen Blocks on Grove Street, set to being this Fall/Winter. Work on these projects will continue through late 2023.

To create efficiency and reduce the potential for damaging new infrastructure, CCDC has determined that entering into Type 4 Capital Improvement Project Coordination Agreement with Hendricks Commercial Properties, LLC is in the best interest of the public and the project was designated as a Type 4 project by the Board of Commissioners at its meeting on May 9, 2022.

Since designation, the Agency and developer have negotiated a final Agreement that stipulates that CCDC will construct the planned streetscape improvements within its existing contracts for its Capital Improvement Projects. To reduce costs, eliminate redundant scope, and minimize disruptions to the general public, the Agreement outlines the synchronization of construction schedules, delivery timelines, and coordination between general contractors and project managers for each overlapping project.

Parties agree to provide each other with detailed construction schedule information and coordinate right-of-way(s) and access agreements and HCP agrees to route copies of

construction modifications that may affect CCDC's projects to the Agency for review before submitting them to the relevant permitting authority.

To specifically coordinate timing, HCP agrees to construct improvements in or adjacent to 11th or Grove Street by February 28, 2023 such that CCDC can occupy the area it needs to construct the streetscapes adjacent to the hotel between March 1 and May 31, 2023. The parties agree to develop a work area access and safety plan prior to turning-over the area to ensure that all parties are aware of each other's plans and work area needs. Once the Agency's work is complete, it will turn the area back over to HCP.

Type 4 projects are eligible for reimbursement of up to 100% of public improvement costs, and based on available resources in the Agency's adopted Five Year Capital Improvements Plan. Having determined that the Agency will construct all planned streetscape improvements, reimbursement on this project would be limited to the lesser of the actual or estimated costs for awnings. The estimated cost of \$250,000 serves as the Agreements' not-to-exceed amount. In the event that CCDC is not able to construct the streetscapes as planned, the Agreement allows for an amendment in which the Agency and developer would update this not-to-exceed reimbursement amount based on a pre-determined scope of work.

Hotel Renegade meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the Westside District Plan and adopted Capital Improvement Plan. Reimbursement timing for this Type 4 project would be upon completion of the project and the Agency's standard verification of cost documentation, and inspection of the improvements. With the hotel's completion expected in March 2024, CCDC would expect to issue reimbursement in Spring/Summer 2024 (Fiscal Year 2025).

Summary:

- 1110 W Grove St
- 120,000 sq. ft. boutique hotel with dining and other amenities
- \$68M TDC
- \$250,000 Estimated Eligible Expenses

Timeline:

- Oct. 2021 – Design Review approval
- May 2022 – Type 4 Designation
- Sept. 2022 – Type 4 Approval
- Mar. – May 2023 – CCDC constructs adjacent streetscapes
- Spring 2024 – Project complete and CCDC reimburses approved expenses

Fiscal Notes:

The project has estimated Eligible Expenses of \$250,000 which the Agency has designated in its Five-Year Capital Improvement Plan for the Westside District.

Staff Recommendation:

Authorize the Executive Director to execute the Type 4 Participation Program Agreement with the applicant, Hendricks Commercial Properties, LLC.

Suggested Motion:

I move to adopt Resolution 1786 approving the Type 4 Participation Agreement with Hendricks Commercial Properties, LLC and authorizing the Executive Director to execute the agreement.

RESOLUTION NO. 1786

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 THE CITY OF BOISE, IDAHO, APPROVING THE TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND HENDRICKS COMMERCIAL PROPERTIES, LLC; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; AUTHORIZING 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"), 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 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, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, Hendricks Commercial Properties, LLC, a Wisconsin limited liability company (the "Participant"), owns or controls certain real property addressed as 1100 West Grove Street, Boise, Idaho, where it plans to construct an eight-story, 122-room boutique hotel with amenity space and associated public improvements (the "Project"), all of which are located in the Westside Urban Renewal District as created by the Westside District Plan; and,

WHEREAS, the Agency has in place a Participation Program which includes the Type 4 Capital Improvement Program under which CCDC uses agency funds to initiate capital improvement projects which may be coordinated through a joint effort with private entities or other public agencies; and,

WHEREAS, in 2020 the Agency began developing plans to improve public infrastructure including canal and stormwater system upgrades, pavement rehabilitation, raised bike lanes, and enhanced streetscapes through two Capital Improvement Projects known as "Rebuild 11th Street Blocks" and "Linen Blocks on Grove Street" (the "CIP Improvements"); and,

WHEREAS, Participant's Project plans and drawings rely on the Agency to construct the CIP Improvements adjacent to the Project, and Agency and Participant have reviewed the scope of work contemplated by the Project and the CIP Improvements and agree that the Agency constructing the CIP Improvements is the best course of action to deliver the public improvements; and,

WHEREAS, Agency and Participant recognize the mutual benefits of coordinating construction of the Project and the CIP Improvements which include reducing costs, eliminating redundant scope, minimizing disruptions to the general public with synchronized construction schedules, and delivering improvements that physically align with and service the respective projects; and,

WHEREAS, as part of the Project, Participant intends to construct awnings meeting the Agency's eligibility criteria for reimbursement (the "Public Improvements") under the Agency's Participation Program; and,

WHEREAS, attached hereto as Exhibit A, and incorporated herein as if set forth in full, is the Type 4 Capital Improvement Reimbursement Agreement and exhibits thereto ("Agreement") which sets out the terms and conditions for the Agency and Participant to coordinate their construction efforts in addition to the reimbursement for the Public Improvements; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the Agreement and to authorize the Agency 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, IDAHO, AS FOLLOWS:

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

Section 2: That the Agreement, a copy of which is attached hereto as EXHIBIT A, and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Executive Director of the Agency is hereby authorized to sign and enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the September 12, 2022, Agency Board meeting.

Section 4: That the Agency Executive Director is authorized to expend all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

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 12, 2022. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on September 12, 2022.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Chair

ATTEST:

By: _____
Lauren McLean, Secretary



TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT

THIS TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT (“Agreement”) is entered into by and between the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho (“CCDC”), and Hendricks Commercial Properties, LLC, a Wisconsin limited liability company (“Participant”). CCDC and Participant may be collectively referred to as the “Parties” and each individually as a “Party.”

RECITALS

A. CCDC is an urban renewal agency created by and existing pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (collectively the “Act”).

B. The CCDC Board of Commissioners has adopted the Participation Program Policy wherein CCDC can assist private and public development projects by funding improvements that benefit the public and are located in the public rights-of-way or a permanent public easement area. The Participation Program Policy includes the Type 4 Capital Improvement Program under which CCDC uses agency funds to initiate capital improvement projects which may be coordinated through a joint effort with private entities or other public agencies.

C. Participant owns or controls certain real property addressed as 1110 West Grove Street, Boise, Idaho (the “Project Site”), which is more accurately described and depicted on attached **Exhibit A**. Participant plans to construct on the Project Site an eight-story, 122-room boutique hotel with amenity space and associated public improvements (collectively, the “Project”), depicted on attached **Exhibit B**.

D. The Project is located in the Westside Urban Renewal District (“WS District”) as defined by the Westside District Plan (the “Plan”). The Project will contribute to enhancing and revitalizing the WS District.

E. In 2020, CCDC began developing plans to improve public infrastructure including canal and stormwater system upgrades, pavement rehabilitation, raised bike lanes, and enhanced streetscapes through two Capital Improvement Projects known as “Rebuild 11th Street Blocks” and “Linen Blocks on Grove Street” (the “CIP Improvements”). The CIP Improvements are more accurately depicted on attached **Exhibit C** and **Exhibit D**, respectively.

F. On May 9, 2022, CCDC entered into an interagency agreement with Ada County Highway District (“ACHD”) to complete pavement rehabilitation, stormwater improvements and canal infrastructure upgrades on 11th Street between River Street and State Street as part of CCDC’s Rebuild 11th Street Blocks. CCDC and ACHD intend to enter into a similar interagency agreement for reimbursement of costs related to pavement reconstruction and stormwater improvements delivered as part of the Linen Blocks on Grove Street project.

G. CCDC obtained Right-of-Way Permit #PROJ22-0067 and associated traffic control plan approvals necessary to construct Rebuild 11th Street Blocks beginning on June 16, 2022, with completion by November 1, 2023. CCDC intends to apply for a Linen Blocks on Grove Street right-of-way permit on or about August 22, 2022.

H. Participant obtained Right-of-Way Permit #ZONE22-1123 and associated traffic control plan approvals necessary to construct the Project beginning on 05/17/2022 with completion by 02/01/2024.

I. Participant's Project plans and drawings rely on CCDC to construct the CIP Improvements adjacent to the Project. Both parties have reviewed the scope of work contemplated by the Project and the CIP Improvements and agree that CCDC constructing the CIP Improvements is the best course of action to deliver the public improvements.

J. Both parties recognize the mutual benefits of coordinating construction of the Project and the CIP Improvements which include reducing costs, eliminating redundant scope, minimizing disruptions to the general public with synchronized construction schedules, and delivering improvements that physically align with and service the respective projects.

K. As part of the Project, Participant intends to construct awnings meeting CCDC's eligibility criteria for reimbursement (the "Public Improvements"). The Public Improvements are more accurately depicted on the Public Improvement Plan on attached **Exhibit E**.

L. After deeming it appropriate and in the best interest of the public to assist in the development of the Project to achieve the objectives set forth in the Plan, CCDC has negotiated the terms and conditions of participation in the Project and coordination of the CIP Improvements as governed by the Participation Program and the Act.

M. Subject to the terms and conditions as set forth in this Agreement, CCDC agrees to reimburse Participant for the construction of the Public Improvements, the cost estimates for which are attached on **Exhibit F** (the "Schedule of Eligible Expenses").

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals which are not mere recitations but are covenants of the Parties that are binding upon them and form a portion of the consideration for the agreements contained herein, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Effective Date; Term. The effective date ("Effective Date") of this Agreement shall be the date when this Agreement has been signed by the Parties (last date signed). The Agreement Term shall commence on the Effective Date and continue until: 1.) all obligations of each Party are complete; or 2.) twenty (20) months from the Effective Date, whichever comes first. If Completion of the Project has not been reached by 20 months from the Effective Date, CCDC may, in its sole discretion, deem Participant to be in default and, subject to Section 11 below, terminate this Agreement without penalty. Provided Participant is diligently constructing the Project, upon written request from Participant to CCDC, CCDC shall grant one (1) extension for a period not to exceed 180 days. "Completion" used herein shall mean Participant has received a final Certificate of Occupancy.

2. Construction of the Project. Participant's contract with Okland Construction Company, Inc. for construction of the Project has an effective date of 6/14/2022. The contract requires Okland Construction Company, Inc. to reach Substantial Completion by March 1, 2024, with final completion 60 days thereafter and with an anticipated Certificate of Occupancy by March 2024. Participant agrees to construct the Project consistent with the following:

- a. The Project shall be constructed in accordance with the overall City of Boise ("City") infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape Standards adopted as part of the Plan.
- b. The Project shall be constructed as depicted in **Exhibit G** ("Project Drawings") and in accordance with the CIP Improvements (**Exhibits C and D**). The Project's façade and fenestration, finished floor elevations, egress, utility equipment, and utility boxes shall match location, materials, horizontal and vertical alignments, types, and sizes of connections with CIP Improvements to ensure that local authorities having jurisdiction requirements, utility provider requirements, universal accessibility standards, and CIP Improvement plan requirements are met.
- c. Any changes or modifications to the Project Drawings that impact or are related to the function, layout, or design of the CIP Improvements shall be communicated to CCDC in accordance with Section 4.b., below. In the event that Participant does not give formal notice of changes and adjustments to CCDC in accordance with Section 4.b., below, and Participant's construction deviates from **Exhibit G** in a manner requiring substantive design and construction change orders to complete the CIP Improvements, Participant will reimburse CCDC for all expenses incurred from such change orders.
- d. The Parties agree that the Project is depicted on **Exhibit B** and that the Public Improvements are depicted on **Exhibit E**, with cost estimates described in the Schedule of Eligible Expenses in **Exhibit F**. Any other public improvements that Participant constructs as part of the Project are not eligible for reimbursement pursuant to this Agreement. Additionally, CCDC's reimbursement obligation is limited to the amount set forth in Section 8 of this Agreement.
- e. To facilitate coordination with CCDC, Participant shall complete the Project's site utilities, building envelope, and exterior façade on 11th Street and Grove Street frontages by February 28, 2024. Beginning March 1, 2023, through May 31, 2023, Participant shall provide CCDC with exclusive access to the 11th Street and Grove Street right-of-ways adjacent to the Project Site necessary to construct the CIP Improvements (the "Construction Use Area"). Participant and its contractors shall not perform work within this area nor pass over or through this area to access the Project for the duration of time that CCDC has access unless provided by CCDC per Section 3.b., below.
- f. Once CIP Improvements are complete, Participant will take care to avoid damage to the CIP Improvements, and any damage incurred shall be repaired by Participant at its sole expense without reimbursement from CCDC.
- g. Geothermal Snowmelt System: In the event Participant constructs a geothermal snowmelt system in the 11th Street or Grove Street rights-of-way, Participant will initiate coordination of any necessary scope and schedule changes by providing

CCDC with copies of approved construction drawings March 1, 2023. The Parties agree the cost associated with installation of a geothermal snowmelt system including any related sidewalk construction will not be considered Eligible Expenses under this Agreement.

3. Construction of the CIP Improvements. CCDC agrees to construct the CIP Improvements consistent with the following:

- a. The CIP Improvements shall be constructed in accordance with the overall City infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape Standards adopted as part of the Plan.
- b. The CIP Improvements shall be constructed as depicted in **Exhibit C** and **Exhibit D** with minor field alterations as necessary to match existing conditions of the Project. The CIP Improvements shall be completed within 90 days of receiving necessary access to the Construction Use Area, with such access occurring after Participant constructs site utilities, exterior façade, hardscapes, and installation of windows and doors. CCDC will coordinate with Participant for commercially reasonable access into, overhead, and through the Construction Use Area so long it does not impede CCDC's ability to complete the CIP Improvements in a timely manner.

4. Coordination of the Project and the CIP Improvements. CCDC's construction of Rebuild 11th Street Blocks between Grove Street and Main Street is scheduled to occur from March 1, 2023, through May 31, 2023, and CCDC's construction of Linen Blocks on Grove Street is planned from January 2023 through December 2023. These schedules are subject to change, and CCDC will communicate with Participant any changes that may impact Participant's construction of the Project. CCDC and Participant agree to continually coordinate design, permitting, and construction matters and in good faith make best efforts to perform in accordance with the Schedule of Performance (attached as **Exhibit H**) until such time as all CIP Improvements adjacent to the Project are complete.

- a. Both parties agree to distribute this Agreement to respective contractors and vendors to ensure all parties are aware of the terms, obligations, and good faith efforts of this Agreement.
- b. At its earliest convenience, Participant will notify CCDC of all design changes and construction field adjustments that impact or are related to the function, layout, or design of the CIP Improvements. Participant will route copies of Request for Information (RFI), Architectural Supplemental Information (ASI), Work Directives, and Change Order Requests (COR) related to scope within or affecting the public rights-of-way and any drawings related to change orders requiring permit modification to **CCDC Project Manager for Capital Improvements Amy Fimbel**, (208)319-1218 and afimbel@ccdcoise.com, for cursory review and approval before submitting to the Permitting Authority. Failure to notify CCDC of changes or adjustments may result in Participant becoming responsible for expenses associated with change orders in accordance with Section 2.c., above.
- c. The Schedule of Performance attached as **Exhibit H** may be adjusted as mutually agreed upon. The Parties agree to direct their General Contractors to continually coordinate construction schedules and activities to avoid the need for adjustments. Major schedule adjustments that impact either Party's ability to meet its obligations to the other Party will be handled with an amendment to this Agreement.

- d. Parties will negotiate and obtain any necessary approvals from Permitting Authorities for temporary transitions, facilities, detours, coordination of staging, and truck/vehicle access as needed.
- e. Parties will arrange pre-turnover walk-throughs with all project managers and construction managers for the Project and the CIP Improvements in advance of each milestone described in **Exhibit H** at which time the Construction Use Area will be turned over to the other Party. Contractors will agree upon a Construction Use Area access and safety plan at least ten (10) days in advance of each pre-turnover walk-through. As part of each work area access and safety plan, Participant will provide a site plan indicating the Construction Use Area and will ensure any overhead construction is considered or adjusted to the satisfaction of all contractors involved.
- f. If In the event Participant cannot or does not give CCDC exclusive access to the Construction Use Area for construction of the CIP Improvements by September 30, 2023, Participant agrees to assume responsibility for constructing the CIP Improvements depicted in **Exhibit I** (the “Coordinated CIP Improvements”) within the Term of this Agreement.
 - i. Participant will submit an updated Schedule of Estimated Eligible Expenses (Exhibit F) to CCDC prior to construction of the Coordinated CIP Improvements.
 - ii. CCDC will reimburse Participant for constructing the Coordinated CIP Improvements in accordance with Section 7., below, with said reimbursement being the lesser of actual costs or the Estimated Eligible Expenses, in addition to the reimbursement amount described in Section 8.

5. Initial Construction Funding. Participant shall pay for all of the costs of construction for the Project and any Coordinated CIP Improvements, if required. CCDC acknowledges that the Schedule of Eligible Expenses attached as **Exhibit F** is an estimate by Contractor and that actual costs for the Project, as well as each line item of cost, may be more or less than is shown.

6. Notification of Completion; Inspection. Upon completion of construction and the improvements being open to the public, Participant shall notify CCDC in writing and request a final construction inspection with CCDC to determine if the Project meets the requirements of this Agreement. At CCDC’s sole discretion, CCDC may require proof of completion, such as a Certificate of Occupancy, before providing written confirmation of compliance. CCDC shall provide Participant with written confirmation that the Project has been completed in compliance with this Agreement.

7. Determining Actual Payment after Completion of Construction. Participant shall provide appropriate documentation (“Cost Documentation”) to CCDC that Participant has expended funds for Eligible Expenses in order to receive payment under the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (60) days of Participant’s notification to CCDC that construction of the Project is complete and shall include:

- a. Updated Schedule of Eligible Expenses that includes line items for the Project approved by CCDC for reimbursement with actual costs so they are identifiable and separate from other line items (“Schedule of Values”).
- b. Invoices from Participant’s general contractor, subcontractor(s), and material suppliers for each type of eligible cost item (e.g. concrete pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials

and percentage estimate of how much installed material was used for the Project in comparison to the amount used for the remainder of improvements to the Project Site.

- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit F** and the actual costs in the Cost Documentation as requested by CCDC.
- d. A signed and notarized letter by Participant attesting that all materials have been paid for, that all subcontractors have been paid, that no liens exist on the work performed, that the Cost Documentation is complete whereupon payment by CCDC shall constitute full accord and satisfaction of all the Agreement obligations, and that all requested reimbursement expenses are for eligible public improvements within the public rights-of-way.
- e. Additional documentation or clarifications may be required and requested by CCDC.
- f. Recorded easements for any public improvement work done outside of the public rights-of-way, if needed.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs, and the total costs for Eligible Expenses are commercially reasonable and consistent with the cost estimates provided by Participant to CCDC prior to construction. In the event Participant fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, CCDC's payment obligations under this Agreement may be terminated in CCDC's sole discretion.

Within thirty (30) calendar days of CCDC's receipt of the Cost Documentation, CCDC will notify Participant in writing of CCDC's acceptance or rejection of the Cost Documentation and CCDC's determination of the Actual Eligible Expenses to be reimbursed. CCDC shall, in its discretion, determine the Actual Eligible Expenses following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in **Exhibit F**. IN NO EVENT EXCEPT AS DESCRIBED IN SECTION 4.G. SHALL THE TOTAL FOR THE ACTUAL ELIGIBLE COSTS EXCEED THE AMOUNT ALLOWED BY SECTION 8.

If Participant disagrees with CCDC's calculation of the Actual Eligible Costs, Participant must respond to CCDC in writing within three (5) business days explaining why Participant believes CCDC's calculation was in error and providing any evidence to support any such contentions Participant wants CCDC to consider. CCDC shall respond to Participant within three (5) business days with a revised amount for the Actual Eligible Costs or notifying Participant CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final. CCDC'S DETERMINATION OF THE ACTUAL ELIGIBLE COSTS IS WITHIN ITS SOLE DISCRETION.

8. CCDC's Reimbursement Payment Amount. In accordance with the Participation Program, CCDC agrees to reimburse Participant Actual Eligible Costs not to exceed Two Hundred and Fifty Thousand Dollars (\$250,000) Actual Eligible Costs do not include soft costs (e.g., architectural and engineering design, permits, traffic control, and mobilization). The payment for this Type 4 Agreement will be made as a one-time reimbursement.

9. Conditions Precedent to CCDC's Payment Obligation. CCDC agrees to reimburse Participant in the amount as determined in compliance with Sections 7 and 8 no later than forty-five (45) days after completion of all of the following:

- a. Project construction is complete and meets the specifications as described in the Recitals section of this Agreement and as shown in Exhibit E.
- b. CCDC receives Cost Documentation as described in Section 7 in a format acceptable to CCDC.
- c. CCDC provides written confirmation to the Participant that the Project has been constructed in compliance with this Agreement.

10. Subordination of Reimbursement Obligations. The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the Urban Renewal District Area or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations that have committed or in the future commit available CCDC revenues, including but not limited to revenue from any Revenue Allocation Area or any revenue from CCDC's parking garages, and may be subject to consent and approval by CCDC lenders.

11. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of thirty (30) days, or ten (10) days in the event of failure to pay money, from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement; unless such Party, prior to expiration of said 30-day period (ten-days in the event of failure to pay money), has rectified the particulars specified in said notice of default. In the event of a default, the non-defaulting Party may do the following:

- a. The non-defaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the non-defaulting Party.
- b. The non-defaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed, in addition, recover all damages incurred by the non-defaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The non-defaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The non-defaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the non-defaulting Party.
- e. In the event Participant defaults under this Agreement, CCDC (the non-defaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues

and if not cured, CCDC's obligation for payment may be deemed extinguished in its sole discretion. In addition, if CCDC funds shall have been paid, Participant shall reimburse CCDC for any such funds Participant received.

12. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

13. No Joint Venture or Partnership. CCDC and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Participant a joint venture or partners.

14. Successors and Assignment. This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of CCDC, at CCDC's sole discretion which cannot be reasonably denied.

15. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below, and with a courtesy copy by email:

If to Participant: Hendricks Commercial Properties, LLC
525 Third Street, Suite 300
Beloit, Wisconsin 53511-6225
[\(608\) 362-8981](tel:6083628981)
Michael.henry@hendricksgroup.net

Participant's Registered Agent: Corporate Service Center, Inc.
702 W. Idaho Street, Suite 1100
Boise, Idaho 83702

If to CCDC: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
(208) 384-4264
jbrunelle@ccdcb Boise.com

With a copy to: Mary Watson, General Counsel
mwatson@ccdcb Boise.com

The persons and addresses to which notices are to be given may be changed at any time by any Party upon written notice to the other Party. All notices given pursuant to this Agreement shall be deemed given upon receipt. For the purpose of this Agreement, the term "receipt" shall mean the earlier of any of the following:

- a. Date of delivery of the notice or other document to the address specified above as shown on the return receipt;
- b. Date of actual receipt of the notice or other document by the person or entity specified above; or

- c. In the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of:
 - (1) date of the attempted delivery or refusal to accept delivery,
 - (2) date of the postmark on the return receipt, or
 - (3) date of receipt of notice of refusal or notice of non-delivery by the sending Party.

16. Applicable Law; Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

17. Indemnification. Participant shall indemnify, defend, and hold harmless CCDC and its officers, agents, and employees from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this section as "Claim"), which may be imposed upon or incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the construction or design of the Public Improvements or otherwise arising out of Participant's actions or inactions.

In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from CCDC shall, at Participant's expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees. The indemnification provisions set forth herein are intended to, and shall, survive the termination or completion of this Agreement.

18. Insurance Requirements. In the event Participant is required to construct the Coordinated CIP Improvements, Participant shall, or through its contractor, agents, representatives, employees or subcontractors, at its sole cost, obtain and maintain in force for the duration of the construction, insurance of the following types, with limits not less than those set forth below and in a form reasonably acceptable to CCDC, against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of the services hereunder by Participant, its agents, representatives, employees, or subcontractors:

- a. Commercial General Liability Insurance ("Occurrence Form") with a minimum combined single limit liability of \$2,000,000 each occurrence for bodily injury and death and \$1,000,000 property damage; with a minimum limit of liability of \$1,000,000 each person for personal and advertising injury liability. Such policy shall have a general aggregate limit of not less than \$2,000,000, which general aggregate limit will be provided on a per project basis. The policy shall be endorsed to name CCDC and City as additional insureds.
- b. Workers' Compensation Insurance, including occupational illness or disease coverage, in accordance with the laws of the nation, state, territory, or province having jurisdiction over Participant's employees, and Employer's Liability Insurance. Participant shall not utilize occupational accident or health insurance policies, or the equivalent, in lieu of mandatory Workers' Compensation Insurance or otherwise attempt to opt out of the statutory Workers' Compensation system.

- c. Automobile Liability Insurance covering use of all owned, non-owned, and hired automobiles with a minimum combined single limit of liability for bodily injury and property damage of \$1,000,000 per occurrence. This policy shall be endorsed to name CCDC, including its respective affiliates, directors, and employees, as additional insureds.
- d. All insurance provided by Participant under this Agreement shall include a waiver of subrogation by the insurers in favor of CCDC. Participant hereby releases CCDC, including its respective affiliates, directors, and employees, for losses or claims for bodily injury, property damage covered by Participant's insurance or other insured claims arising out of Participant's performance under this Agreement or construction of the Coordinated CIP Improvements.
- e. Certificates of insurance satisfactory in form to CCDC (ACORD form or equivalent) shall be supplied to CCDC evidencing that the insurance required above is in force, that, to the extent commercially reasonable, not less than thirty (30) days' written notice will be given to CCDC prior to any cancellation or restrictive modification of the policies, and that the waivers of subrogation are in force. Participant shall also provide, with its certificate of insurance, executed copies of the additional insured endorsements and dedicated limits endorsements required in this Agreement. At CCDC's request, Participant shall provide a certified copy of each insurance policy required under this Agreement.
- f. The foregoing insurance coverage shall be primary and noncontributing with respect to any other insurance or self-insurance that may be maintained by CCDC. The fact that Participant has obtained the insurance required in this Section shall in no manner lessen or affect Participant's other obligations or liabilities set forth in this Agreement.

19. Antidiscrimination During Construction. Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant and its agents will not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity, gender expression, national origin or ancestry, marital status, age, or handicap.

20. Anti-Boycott Against Israel Certification. In accordance with Idaho Code Section 67-2346, Participant, by entering into this Agreement, hereby certifies that it is not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

21. Maintenance. Participant acknowledges and agrees CCDC has no obligations to maintain the Public Improvements or any improvements constructed by Participant and that no agreement has been reached with CCDC or City to accept any maintenance obligations for such improvements.

22. Promotion of Project. Participant agrees CCDC may promote the Project and CCDC's involvement with the Project. Such promotion includes reasonable signage at the Project Site notifying the public of CCDC's involvement with the Project.

23. Time is of the Essence. CCDC and Participant acknowledge and agree that time is of the essence in the performance of this Agreement and that timely completion is vital to the Project. The Parties agree to use their best efforts to expedite performance of all applicable services

and obligations under this Agreement.

24. Warranty. Participant warrants that the materials and workmanship employed in the construction of the Public Improvements shall be new and of good quality and conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of two (2) years after Completion.

25. Dispute Resolution. In the event that a dispute arises between CCDC and Participant regarding the application or interpretation of any provision of this Agreement, the aggrieved Party shall promptly notify the other Party to this Agreement of the dispute within ten (10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within forty-five (45) days after delivery of such notice, the Parties agree to first endeavor to settle the dispute in an amicable manner by mediation or other process of structured negotiation under the auspices of a nationally or regionally recognized organization providing such services in the Northwestern States or otherwise, as the Parties may mutually agree before resorting to litigation. Should the Parties be unable to resolve the dispute to their mutual satisfaction within forty-five (45) days after such completion of mediation or other process of structured negotiation, each Party shall have the right to pursue any rights or remedies it may have at law or in equity.

26. Amendments to this Agreement. CCDC and Participant agree to mutually consider reasonable requests for amendments to this Agreement and any exhibits hereto, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein. Any such amendments shall be in writing and agreed to by the Parties. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of CCDC and Participant, and all amendments hereto must be in writing and signed by the appropriate authorities of CCDC and Participant.

27. Forced Delay; Extension of Times of Performance. In addition to the specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to: war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; lack of materials or labor at commercially reasonable prices or in commercially reasonable quantities; governmental restrictions or priority; litigation; unusually severe weather; acts of another party; environmental analysis or removal of hazardous or toxic substances; acts or the failure to act of any public or governmental agency or entity (except that acts or the failure to act of CCDC shall not excuse performance by CCDC); or any other causes beyond the control or without the fault of the Party claiming an extension of time to perform. An extension of time for any such cause shall only be for the period of the forced delay, which period shall commence to run from the time of the commencement of the cause, if notice is delivered by the Party claiming such extension no later than forty-five (45) days after the commencement of the cause. If, however, notice by the Party claiming such extension is sent to the other Party more than forty-five (45) days after the commencement of the cause, the period shall commence to run only forty-five (45) days prior to the giving of such notice.

28. Entire Agreement. This Agreement, including the following listed Exhibits, inclusive and incorporated herein by reference, constitutes the entire understanding and agreement of the Parties.

Exhibit A	Project Site Depiction
Exhibit B	Project Depiction
Exhibit C	Rebuild 11th Street Blocks Drawings
Exhibit D	Linen Blocks on Grove Street Drawings

Exhibit E	Public Improvement Plan
Exhibit F	Schedule of Eligible Expenses
Exhibit G	Project Drawings
Exhibit H	Schedule of Performance
Exhibit I	Coordinated CIP Improvements

End of Agreement | *Signatures appear on the following page.*

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement the day and year below written to be effective as first indicated above.

FOR CCDC:

By: _____
John Brunelle, Executive Director

Date: _____

Approved as to form:

Mary Watson, General Counsel

Date: _____

CCDC Budget Info / For Office Use	
Account	
Activity Code	
PO #	
Contract Term	

FOR PARTICIPANT:

HENDRICKS COMMERCIAL PROPERTIES, LLC,
a Wisconsin limited liability company.

By: _____
Robert Gerbitz, President & C.E.O

Date: 9-6-2022

Approved as to form:

Date: _____

Exhibits

- A: Project Site Depiction
- B: Project Depiction
- C: Rebuild 11th Street Blocks Drawings
- D: Linen Blocks on Grove Street Drawings
- E: Public Improvement Plan
- F: Schedule of Eligible Expenses
- G: Project Drawings
- H: Schedule of Performance
- I: Coordinated CIP Improvements

This aerial map illustrates a proposed urban development project in Chicago. The project area is defined by two overlapping zones: the 'LINEN BLOCKS ON GROVE STREET' (outlined in yellow) and the 'REBUILD 11TH STREET' area (outlined in red). The map shows a grid of streets, including N 12th St, S 12th St, and W Front St. Numerous property addresses are visible, ranging from 1000 to 1100 on Grove Street and 1000 to 1100 on 11th Street. The map also shows surrounding commercial buildings, parking lots, and a red location pin marking a specific point of interest within the project area.

Exhibit B: Project Depiction

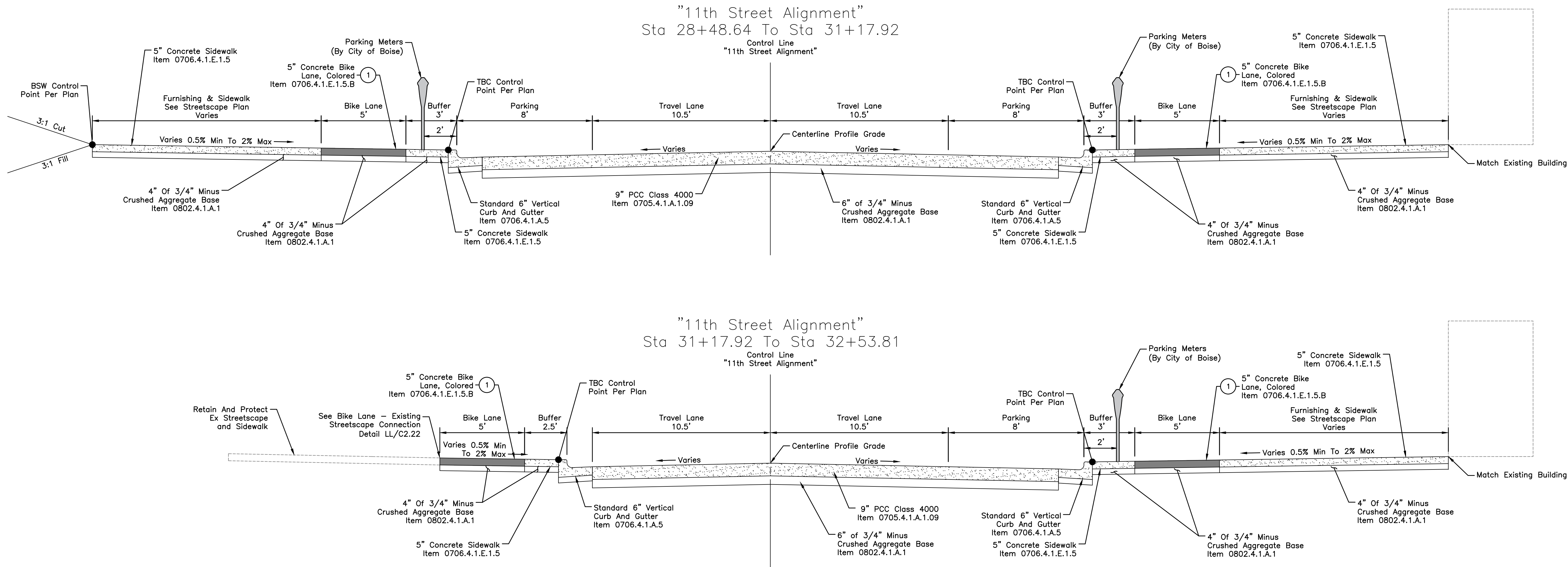


Exhibit C: Rebuild 11th Street Blocks Drawings

[Appears on the following 14 pages]

RIVER ST					MYRTLE ST					FRONT ST			GROVE ST	MAIN ST			IDAHO ST			BANNOCK ST			JEFFERSON ST			STATE ST	11TH ST
	LEE ST		MILLER ST																								

11th Street Typical Sections



GENERAL NOTES

1 Colored Concrete Bike Lane:

Dark Concrete Color: 920 Onyx, Solomon Colors, Inc. Or Approved Equal

8% Load Rate Per LB Of Cement Per Bag.
4000 PSI 6 Sac Mix

Sawcut Joints Required, Medium Broom Finish

Contractor To Provide Colored Sample Panel For Approval By CCDC

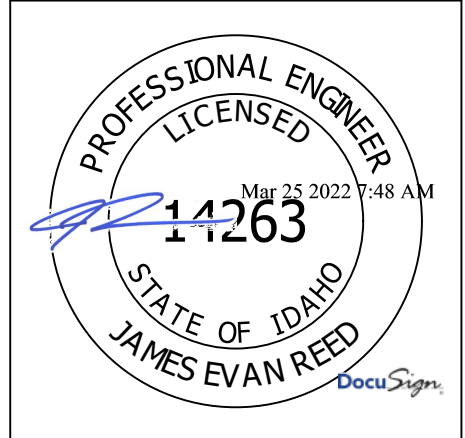
1. Typical Sections Provide Typical Cross Sectional Elements, Depths, Widths, Materials, And Slopes Over Approximate Station Ranges. Dimensions Shown Are Typical. Sawcut Locations, Pavement Transitions, Cross Slopes, And Shoulder Widths Vary At Some Locations. See Roadway And Grading Plans For Detailed Geometry.

Plans Are Accepted For Public
Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY  DATE 9/27/2022
ADA COUNTY HIGHWAY DISTRICT

Issue Description	Date
48% CD SET	2-11-22
BID SET	3-10-22
100% CD SET (ADD. A)	3-25-22



JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

KITTELSON & ASSOCIATES

101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.338.2655 F 208.338.2655

11th STREET BIKEWAY
and STREETSCAPE

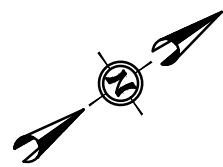
BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

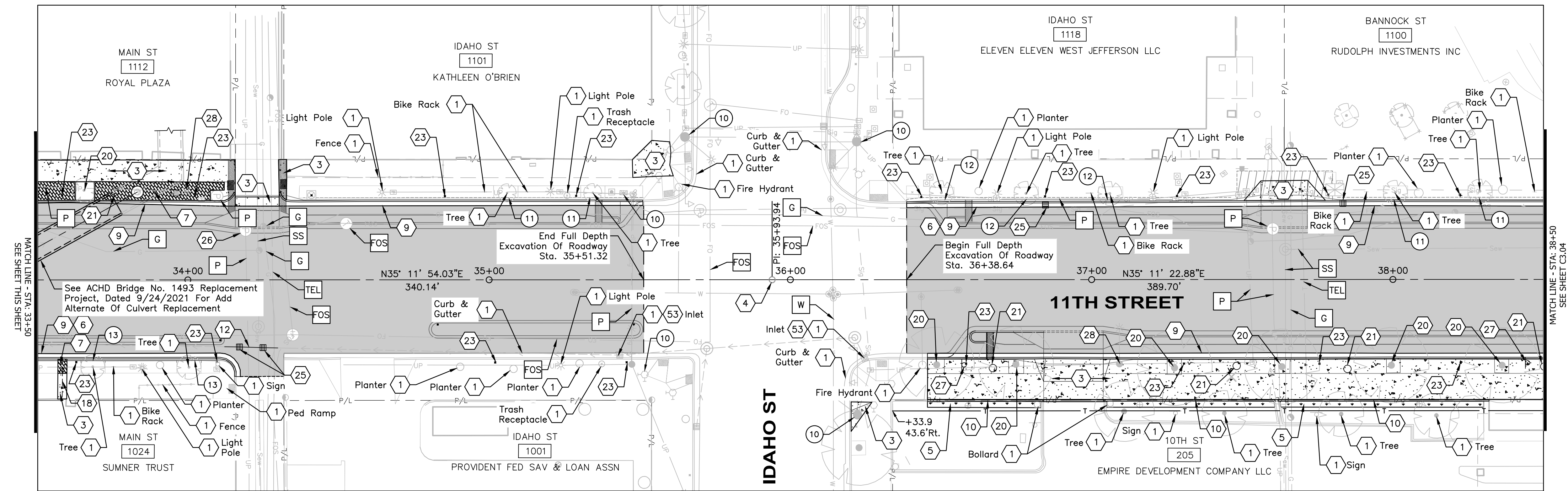
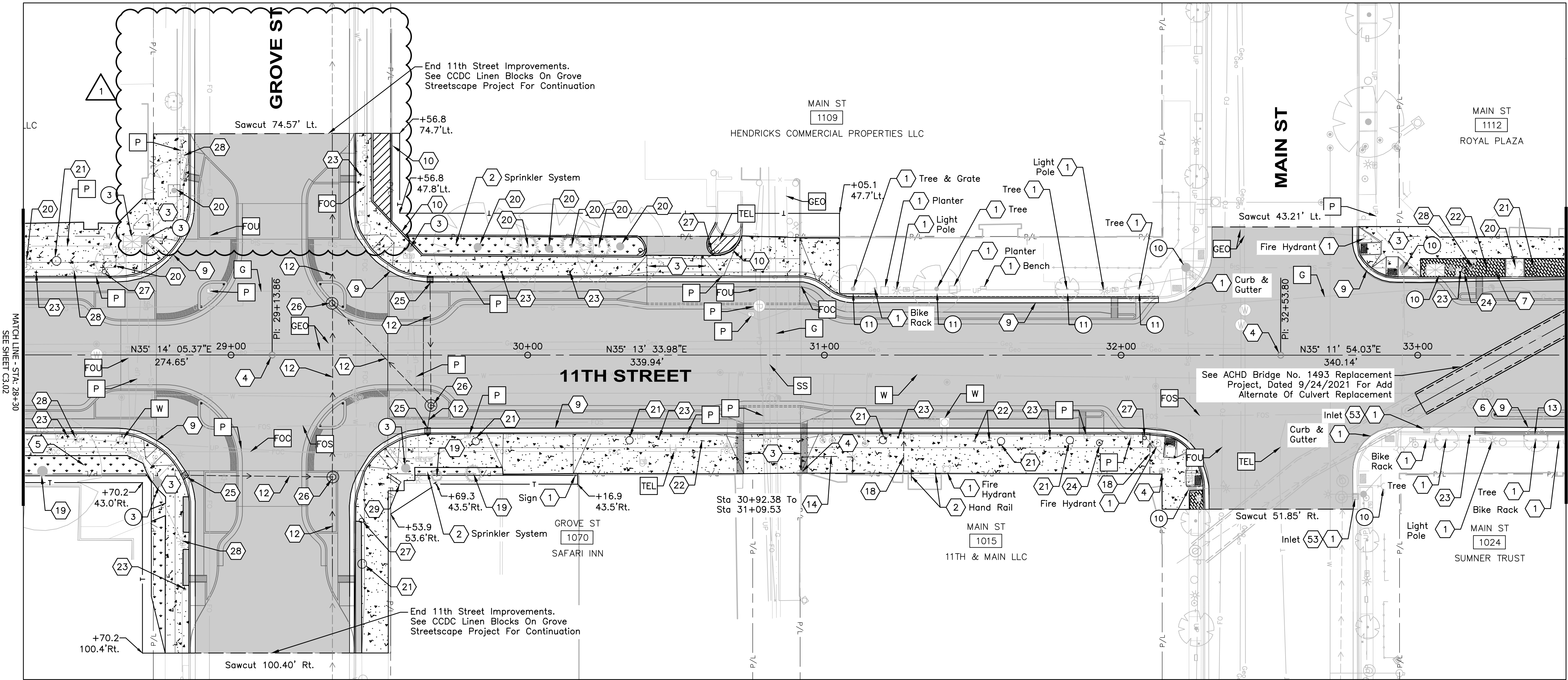
Drawn	Checked
SAM/EMK	JER
Scale	AS SHOWN
Sheet Title	
CIVIL DETAILS	

Sheet Number
C2.05

RIVER ST	LEE ST	MILLER ST	MYRTLE ST	FRONT ST	GROVE ST	MAIN ST	IDAHO ST	BANNOCK ST	JEFFERSON ST	STATE ST	11TH ST
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T3N, R2E, SECT. 10



GENERAL NOTES

- 1 All Saw Cutting, Asphalt Removal, Gravel Removal, Landscaping/Sod Removal Shall Be Incidental To Excavation Unless Otherwise Shown.
- 3 See Traffic Signal Plans For Signal Equipment Removal Items.
- 9 Salvage All Removed Tree Grates To City Of Boise.
- 10 Retain And Protect All Signal Equipment.
- 11 Retain Existing Curbside Zone At Tree Grate Per Detail LL/C2.22
- 12 Retain Existing Curbside Zone At Tree Grate Per Detail MM/C2.22
- 13 Retain Existing Curbside Zone At Tree Grate Per Detail NN/C2.22

KEYNOTES

- 1 Retain And Protect
- 2 Removal Of Obstructions, Item 0201.4.1.C.1
- 3 Removal Of Sidewalk, Driveways, And Pedestrian Ramps, Item 0201.4.1.D.1
- 4 Reference And Reset Monument, Item 0201.4.1.D.2
- 5 Remove And Reset Sprinkler System, Item SSP 29101
- 6 Removal Of Curbside Zone, Item 0201.4.1.D.3
- 7 Remove And Reset Brick Pavers, See Streetscape Plans
- 9 Removal Of Curb And Gutter, Item 0201.4.1.E.1
- 10 Removal Of Curb, Item 0201.4.1.E.2
- 12 Removal Of Storm Drain Pipe, Item 0201.4.1.E.4
- 14 Remove And Reset Fence Item SSP 20009
- 18 Removal Of Trench Drain, Item 0201.4.1.E.6
- 19 Remove Tree 6"+, Item SSP 29093
- 20 Removal Of Tree & Grate, Item 0201.4.1.F.1
- 21 Removal Of Planter, Item 0201.4.1.F.2
- 22 Removal Of Bike Rack, Item 0201.4.1.F.3
- 23 Removal Of Parking Meter, Salvage To City Of Boise, Item 0201.4.1.F.4
- 24 Removal Of Trash Receptacle, Salvage To City Of Boise, Item 0201.4.1.F.5
- 25 Removal Of Inlet/Catch Basin, Item 0201.4.1.F.6
- 26 Removal Of Manhole, Item 0201.4.1.F.7
- 27 Removal Of Signage, Salvage To ACHD, Item 0201.4.1.F.8
- 28 Removal Of Street Light, Including Power Decommission, Salvage To City Of Boise, Item 0201.4.1.F.9
- 29 Removal Of Commercial Sign, Item 0201.4.1.F.10
- 53 Inlet Protection, Item 1006.4.1.C.1

DEMOLITION LEGEND

- Saw Cut Line
- Existing Asphalt To Be Removed
- Existing Concrete To Be Removed
- Existing Landscaping/Sod To Be Removed
- Existing Brick Pavers To Be Removed

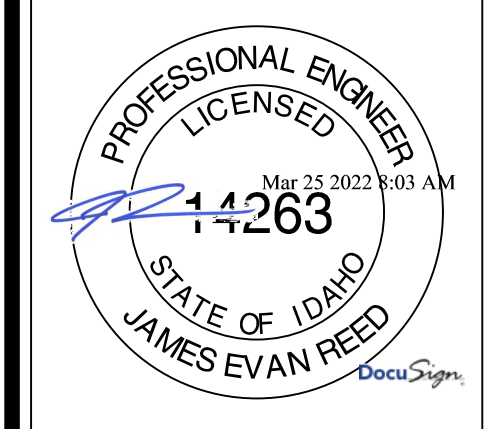
UTILITY LEGEND

- P Idaho Power
- FOS Fiber Optic Syringa
- FOC Fiber Optic Century Link
- FOU Fiber Optic Unknown Owner
- G Intermountain Gas
- W Suez Water
- SS City Of Boise Sanitary Sewer
- GEQ Geothermal
- TEL Telephone

1. All Manholes, Utility Boxes, Valve Lids Within Construction Limits Are To Be Retained And Protected Unless Otherwise Shown.

REVISIONS:
1 06/02/2022 - REVISED DEMOLITION LIMITS

Issue	Description	Date
1	49% CD SET BID SET 100% CD SET (ADD. A) Revision 1	2-11-22 3-10-22 3-25-22 06-02-22



JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
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Ph. (208) 343-7175
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KITTELSON & ASSOCIATES

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BOISE, ID 83702
P 208.338.2653 F 208.338.2655

11th STREET BIKEWAY and STREETSCAPE

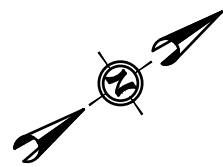
BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

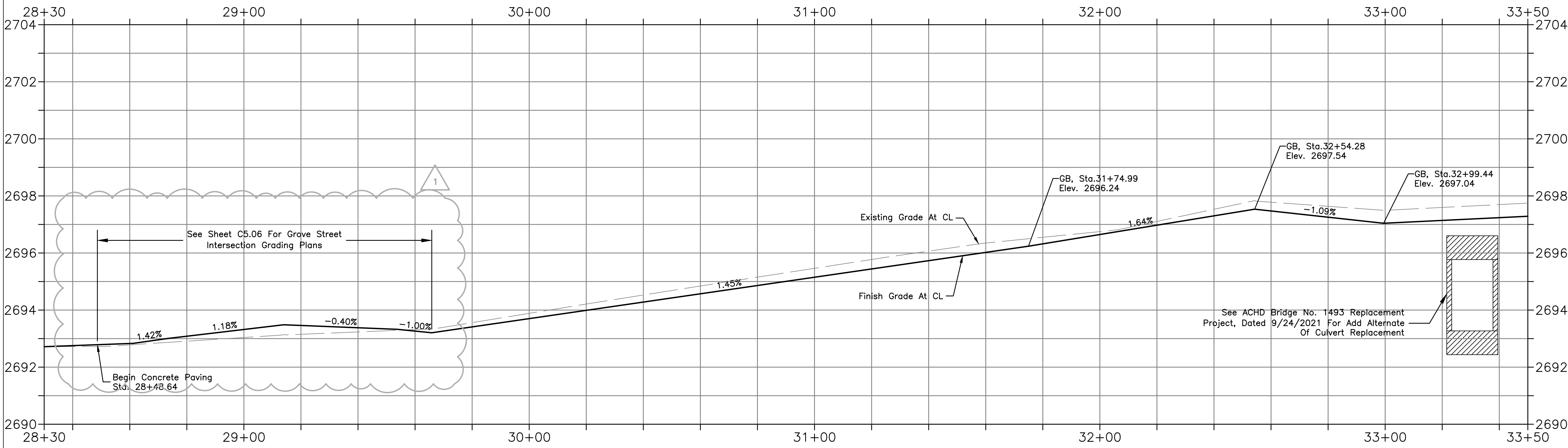
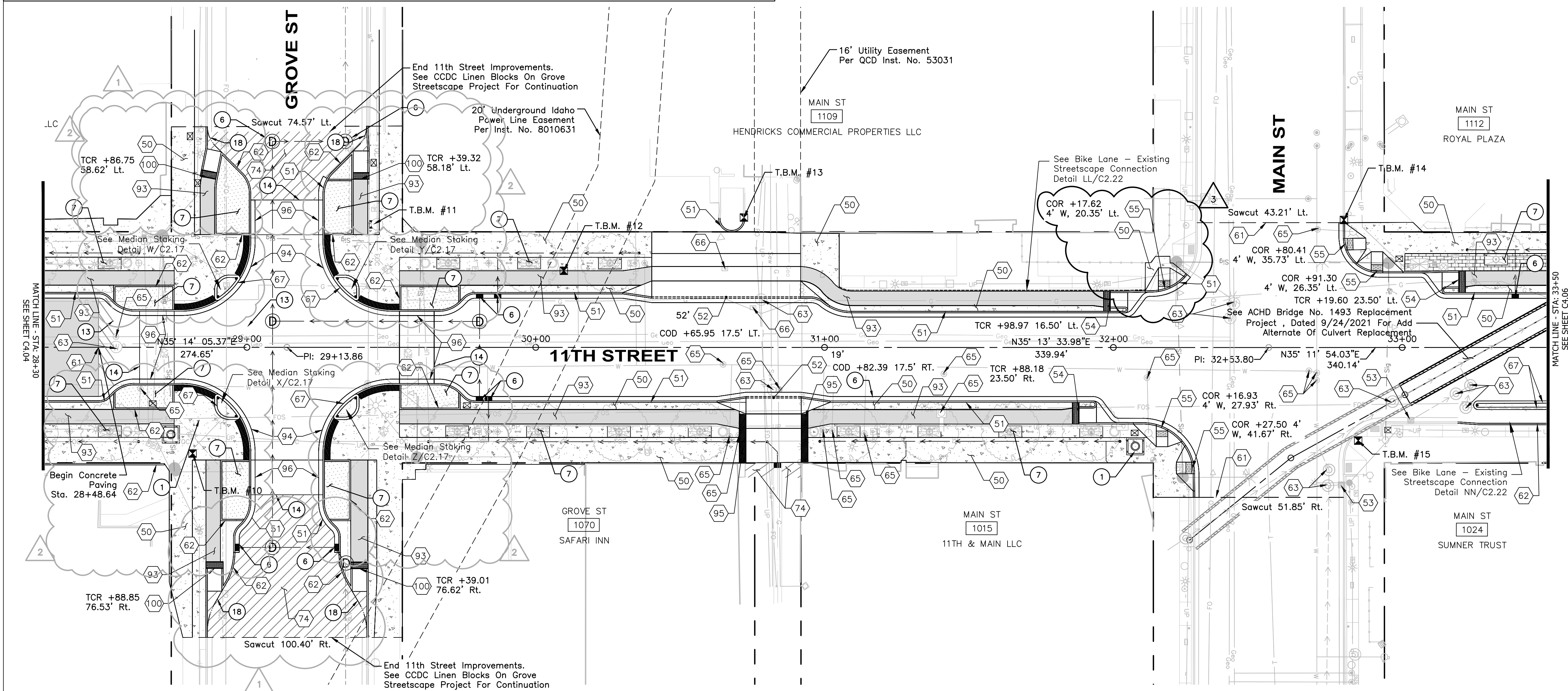
Drawn	Checked
SAM	JER
Scale	AS SHOWN
Sheet Title	
DEMOLITION PLAN	

Sheet Number
C3.03

RIVER ST	LEE ST	MILLER ST	MYRTLE ST	FRONT ST	GROVE ST	MAIN ST	IDAHO ST	BANNOCK ST	JEFFERSON ST	STATE ST	11TH ST
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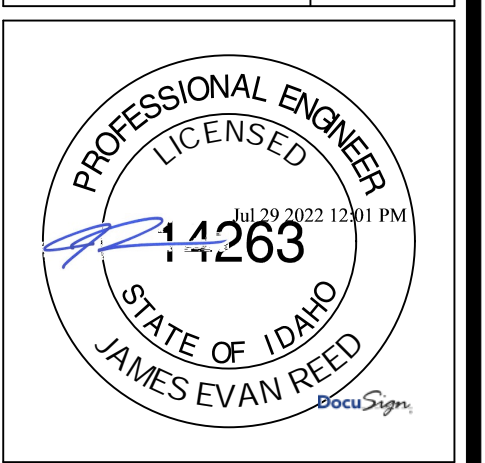
T3N, R2E, SECT. 10



GENERAL NOTES

- Refer to Fiber Optic Plans For Fiber Optic Improvements
- See Signing And Pavement Marking Plan For Treatment Of Existing Roadway Signs.
- See Stormwater Plans For Stormwater Installation Items.
- See Streetscape Plans For Landscape Improvements
- Proposed Sewer Improvements By Others
- Concrete Transition To Sidewalk Grade. See Grading Plans.
- Grade Temporary Asphalt Flow Line Through Bottom Of Temporary Bike Ramp

Issue	Description	Date
14%	CD SET	2-11-22
BID SET		3-10-22
100%	CD SET (ADD, A)	3-25-22
Revision 1		06/02/22
Revision 2		06/15/22
Revision 3		07/28/22



1509 S. Tyrell Ln, Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com



KEYNOTES

- Concrete Sidewalks, Thickness 5-inch Per ACHD Supplemental To ISPC SD-709, Item 0706.4.1.E.1.5
- Standard 6-Inch Vertical Curb And Gutter Per ACHD Supplemental To ISPC SD-701, Item 0706.4.1.A.5
- Concrete Driveway Approach, Per Detail B/C2.11, Item 0706.4.1.F.1
- Inlet Protection Item 1006.4.1.C.1
- Bike Ramp, Per Detail A/C2.10 Item 0706.4.1.H.1.B
- Pedestrian Ramp W/ Detectable Warning Domes, Type SD-712A, A, Item 0706.4.1.H.1.A.A
- Asphalt To Concrete Joint Per ACHD Supplemental To ISPC SD-714, -714A, -714B, Incidental To Concrete Pavement
- 6" Vertical Curb (No Gutter), Item 0706.4.1.A.3
- Manhole, Adjust To Grade, Item 2030.4.1.A.1
- Valve Box, Adjust To Grade, Item 2030.4.1.C.1
- Miscellaneous Utility, Adjust To Grade, Item 2030.4.1.D.1
- Median Curb, 10" Mountable Per Detail F/C2.12, Item SSP 07009
- Asphalt Repair Per ACHD Supplemental To ISPC SD-303, Item SSP 08120
- Concrete Bike Lane, Colored, Thickness 5-Inch, Item 0706.4.1.E.1.5.B
- Modified Curb And Gutter Per Detail PP/C2.23, Item 0706.4.1.A.0
- Detectable Warning Devices - Retrofit - Truncated Domes, Item SSP 07015.A
- Standard 6" Vertical Curb & Gutter Transition To Modified Curb & Gutter
- Bike Ramp, Per Detail B/C2.10 Item 0706.4.1.H.1.B

LEGEND

- New Concrete
- Sod Repair
- Limits Of Pavement Reconstruction
- Asphalt Repair
- Communication Vault (See Fiber Optic Plans)

BENCHMARKS

TBM #10 SET SCRIBE X STA. 28+81.22 OFF 36.79' RT. N: 711141.87 E: 250393.81 Z: 2692.70	TBM #11 SET SCRIBE XL STA. 29+43.71 OFF 42.54' LT. N: 711141.87 E: 250388.09 Z: 2692.68	TBM #12 SET SCRIBE X STA. 30+09.73 OFF 26.47' LT. N: 711186.53 E: 250393.25 Z: 2693.96
TBM #13 SET SCRIBE X STA. 30+72.10 OFF 44.96' LT. N: 711248.11 E: 250395.16 Z: 2695.46	TBM #14 SET SCRIBE X STA. 32+79.86 OFF 44.12' LT. N: 711417.35 E: 2504073.65 Z: 2696.68	TBM #15 SET SCRIBE X STA. 32+84.78 OFF 32.25' RT. N: 711377.34 E: 2504138.88 Z: 2697.28

- REVISIONS:
- 06/02/2022 - REVISION TO GROVE STREET TIE IN
 - 06/15/22 - REVISED ENTRY WIDTH ON EACH APPROACH
 - 07/28/22 - ADDED CURB RAMP RECONSTRUCTION

11th STREET BIKEWAY
and STREETScape

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn	Checked
BUB/SAM	JER
Scale	AS SHOWN

CIVIL PLAN

Sheet Number
C4.05

RIVER ST
LEE ST
MILLER ST
MYRTLE ST
FRONT ST
GROVE ST
Main St
IDAHO ST
BANNOCK ST
JEFFERSON ST
STATE ST
11TH ST

GENERAL NOTES

6 See Stormwater Plans For Stormwater Installation Items.

LEGEND

(XX) Point Data Table Number

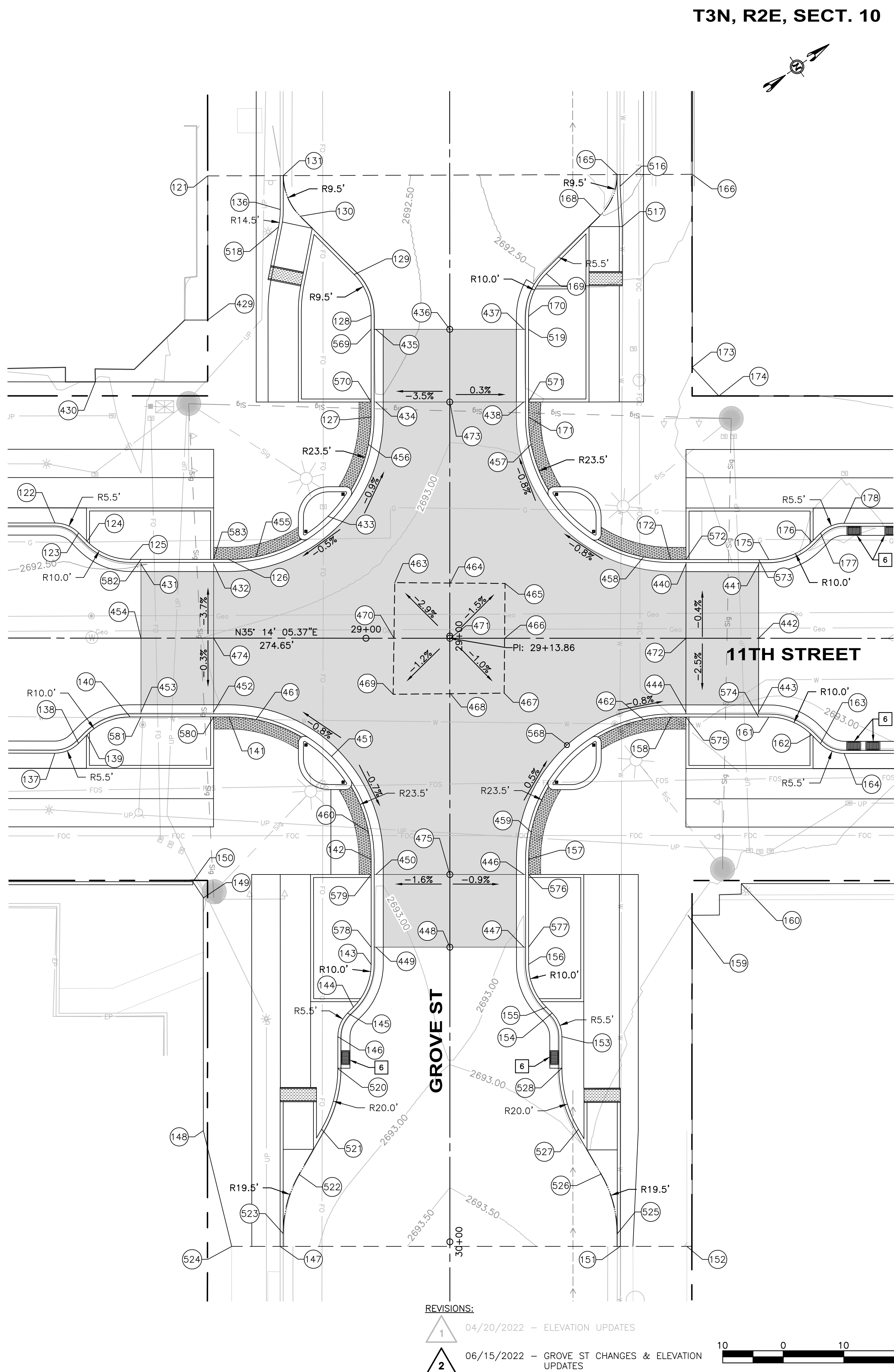
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122	TBC, PC	28+48.64	19.00 LT	2692.81
123	TBC, PT	28+52.55	17.37 LT	2692.84
124	TBC, PC	28+53.93	15.97 LT	2692.86
125	TBC, PT	28+61.04	13.00 LT	2692.95
126	TBC, PC	28+77.32	13.00 LT	2692.64
127	TBC, PT	29+00.82	36.51 LT	2692.57
128	TBC, PC	29+00.81	53.32 LT	2692.65
129	TBC, PT	28+98.02	60.04 LT	2692.61
130	RAMP, PC	28+89.10	69.65 LT	2692.54
131	FOC, PC/ME	28+86.31	76.36 LT	2692.51
136	TBC, PT	28+85.82	70.77 LT	2692.56
137	TBC, PC	28+48.64	19.00 RT	2693.08
138	TBC, PT	28+52.55	17.37 RT	2693.10
139	TBC, PC	28+53.93	15.97 RT	2693.12
140	TBC, PT	28+61.04	13.00 RT	2693.22
141	TBC, PC	28+77.36	13.00 RT	2693.03
142	TBC, PT	29+00.86	36.49 RT	2693.06
143	TBC, PC	29+00.87	53.85 RT	2693.29
144	TBC, PT	28+97.95	60.92 RT	2693.19
145	TBC, PC	28+96.98	61.89 RT	2693.18
146	TBC, PT	28+95.38	65.78 RT	2693.15
147	TBC, ME	28+85.86	100.41 RT	2693.26
148	BSW, ME	28+73.17	81.31 RT	2693.40
149	BSW	28+73.18	42.87 RT	2693.51
150	BSW	28+71.41	40.22 RT	2693.51

POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
151	TBC, ME	29+42.02	100.39 RT	2693.72
152	BSW, ME	29+53.01	100.38 RT	2694.01
153	TBC, PC	29+32.37	65.76 RT	2693.3
154	TBC, PT	29+30.76	61.88 RT	2693.32
155	TBC, PC	29+29.79	60.91 RT	2693.33
156	TBC, PT	29+26.86	53.84 RT	2693.38
157	TBC, PC	29+26.85	36.51 RT	2693.14
158	TBC, PT	29+50.36	13.00 RT	2693.09
159	BSW	29+53.17	45.74 RT	2693.50
160	BSW	29+61.98	40.50 RT	2693.54
161	TBC, PC	29+66.54	13.00 RT	2693.39
162	TBC, PT	29+73.62	15.94 RT	2693.33
163	TBC, PC	29+75.05	17.38 RT	2693.32
164	TBC, PT	29+78.95	19.00 RT	2693.30
165	FOC, PT/ME	29+41.45	76.55 LT	2692.32
166	BSW, ME	29+53.85	76.60 LT	2692.88
168	RAMP, PC	29+38.67	69.82 LT	2692.51
169	TBC, PT	29+29.75	60.20 LT	2692.90
170	TBC, PC	29+26.82	53.13 LT	2693.18
171	TBC, PT	29+26.83	36.49 LT	2692.97
172	TBC, PC	29+50.32	13.00 LT	2693.28
173	BSW	29+53.85	44.72 LT	2693.49
174	BSW	29+58.26	40.00 LT	2693.68
175	TBC, PC	29+66.53	13.00 LT	2693.59
176	TBC, PT	29+73.62	15.94 LT	2693.46
177	TBC, PC	29+75.05	17.38 LT	2693.43

POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
178	TBC, PT	29+78.95	19.00 LT	2693.39
429	PI	28+73.84	52.53 LT	2692.92
430	PI	28+55.29	42.30 LT	2692.96
431	FL, BOTTOM OF RISE	28+62.84	12.21 LT	2692.49
432	FL, TOP OF RISE	28+74.84	12.21 LT	2692.62
433	FOC, HP	28+93.71	20.12 LT	2692.75
434	FL, TOP OF RISE	29+01.61	38.99 LT	2692.54
435	FL, BOTTOM OF RISE	29+01.61	50.99 LT	2692.19
436	CL, BOTTOM OF RISE	29+13.81	51.00 LT	2692.72
437	FL, BOTTOM OF RISE	29+26.03	51.00 LT	2692.76
438	FL, TOP OF RISE	29+26.03	39.00 LT	2692.94
440	FL, TOP OF RISE	29+52.84	12.21 LT	2693.29
441	FL, BOTTOM OF RISE	29+64.84	12.21 LT	2693.14
442	CL, BOTTOM OF RISE	29+64.84	0.00 T	2693.22
443	FL, BOTTOM OF RISE	29+64.84	12.21 RT	2692.92
444	FL, TOP OF RISE	29+52.84	12.21 RT	2693.06
446	FL, TOP OF RISE	29+26.06	39.00 RT	2693.11
447	FL, BOTTOM OF RISE	29+26.07	51.00 RT	2692.91
448	CL, BOTTOM OF RISE	29+13.86	51.00 RT	2693.12
449	FL, BOTTOM OF RISE	29+01.66	51.01 RT	2692.84
450	FL, TOP OF RISE	29+01.65	39.01 RT	2693.03
451	FOC, HP	28+94.33	19.52 RT	2693.19
452	FL, TOP OF RISE	28+74.84	12.21 RT	2693.00
453	FL, BOTTOM OF RISE	28+62.84	12.21 RT	2692.76
454	CL, BOTTOM OF RISE	28+62.84	0.00 T	2692.86
455	TBC, COR	28+81.83	13.44 LT	2692.67

POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
456	TBC, COR	29+00.39	32.00 LT	2692.62
457	TBC, COR	29+27.26	32.00 LT	2693.01
458	TBC, COR	29+45.84	13.43 LT	2693.29
459	TBC, COR	29+27.29	32.00 RT	2693.16
460	TBC, COR	29+00.43	32.00 RT	2693.10
461	TBC, COR	28+81.85	13.43 RT	2693.07
462	TBC, COR	29+45.85	13.44 RT	2693.13
463	FG	29+04.75	9.17 LT	2693.12
464	FG	29+13.93	9.11 LT	2693.35
465	FG	29+22.97	9.05 LT	2693.30
466	FG	29+22.89	0.00 T	2693.45
467	FG	29+22.82	9.07 RT	2693.36
468	FG	29+13.97	9.16 RT	2693.42
469	FG	29+04.50	9.25 RT	2693.33
470	FG	29+04.62	0.00 T	2693.38
471	HP, PI	29+13.95	0.00 T	2693.48
472	CL, TOP OF RISE	29+52.84	0.00 T	2693.33
473	CL, TOP OF RISE	29+13.82	39.00 LT	2692.90
474	CL, TOP OF RISE	28+74.84	0.00 T	2693.02
475	CL, TOP OF RISE	29+13.86	39.00 RT	2693.19
516	TBC	29+41.95	74.65 LT	2692.38
517	TBC	29+42.32	67.97 LT	2692.67
518	TBC, PC	28+85.54	67.89 LT	2692.60
519	TBC, BOTTOM OF RISE	29+26.82	51.00 LT	2693.24
520	TBC, PC	28+95.38	71.04 RT	2693.10
521	TBC, PT	28+92.70	81.05 RT	2693.14

POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
522	PC	28+88.97	88.52 RT	2693.19
523	FOCC, PT	28+86.36	98.28 RT	2693.25
524	BSW, ME	28+77.85	100.42 RT	2693.38
525	FOC, PC	29+41.52	98.30 RT	2693.69
526	PT	29+38.85	88.47 RT	2693.56
527	TBC, PC	29+35.10	81.07 RT	2693.45
528	TBC, PT	29+32.37	70.98 RT	2693.29
568	Null Structure	29+33.19	17.64 RT	2693.22
569	TBC, BOTTOM OF RISE	29+00.81	50.99 LT	2692.67
570	TBC, TOP OF RISE	29+00.82	38.99 LT	2692.55
571	TBC, TOP OF RISE	29+26.83	39.00 LT	2692.95
572	TBC, TOP OF RISE	29+52.84	13.00 LT	2693.31
573	TBC, BOTTOM OF RISE	29+64.84	13.00 LT	2693.62
574	TBC, BOTTOM OF RISE	29+64.84	13.00 RT	2693.40
575	TBC, TOP OF RISE	29+52.84	13.00 RT	2693.07
576	TBC, TOP OF RISE	29+26.86	39.00 RT	2693.12
577	TBC, BOTTOM OF RISE	29+26.86	51.00 RT	2693.39
578	TBC, BOTTOM OF RISE	29+00.87	51.01 RT	2693.32
579	TBC, TOP OF RISE	29+00.86	39.01 RT	2693.04
580	TBC, TOP OF RISE	28+74.84	13.00 RT	2693.01
581	TBC, BOTTOM OF RISE	28+62.84	13.00 RT	2693.24
582	TBC, BOTTOM OF RISE	28+62.84	13.00 LT	2692.97
583	TBC, TOP OF RISE	28+74.84	13.00 LT	2692.63



Issue	
Description	Date
99% CD SET	2-11-22
BID SET	3-10-22
100% CD SET	3-25-22
(ADD. A)	
REVISION 1	4-20-22
REVISION 2	6-15-22

**JENSEN BELTS
& ASSOCIATES**

Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

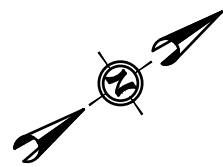
**KITTELSON
& ASSOCIATES**

101 S. CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.338.2683 F 208.338.2685

<h1 style="margin: 0;">11th STREET BIKEWAY and STREETSCAPE</h1>	
<h2 style="margin: 0;">BOISE, IDAHO</h2>	
<h3 style="margin: 0;">CAPITAL CITY DEVELOPMENT CORPORATION</h3>	
Job Number 19-004	
Drawn BUB/SAM	Checked JER
Scale	AS SHOWN
Sheet Title	
<h1 style="margin: 0;">GRADING PLAN</h1>	
Sheet Number	
<h1 style="margin: 0;">C5.06</h1>	

CAPITAL CITY DEVELOPMENT CORPORATION

RIVER ST		LEE ST		MILLER ST		MYRTLE ST		FRONT ST		GROVE ST		MAIN ST		IDAHO ST		BANNOCK ST		JEFFERSON ST		STATE ST		11TH ST
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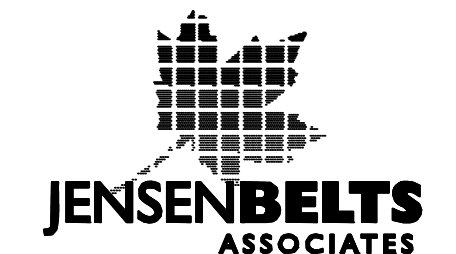
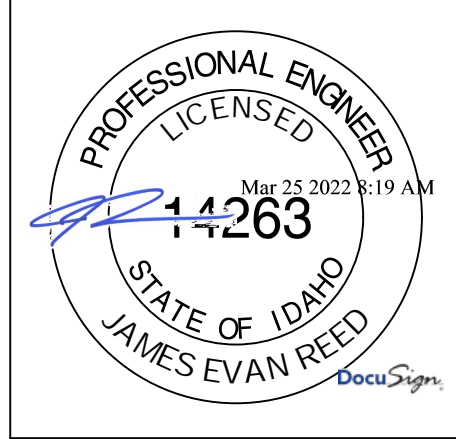
T3N, R2E, SECT. 10

PAVEMENT MARKING LEGEND

Refer To ACHD Standard Traffic Details (TS Series) For Construction Details & Installation Requirements

- 7 4" Yellow - No Passing
- 18 24"x9' White - Cross Walk
- 19 24" White - Stop Bar
- 26 Bike Lane Symbol Per MUTCD Figure 9C-3 (11SF)
- 35 Green Bike Lane Extensions Per Detail DD on Sheet T1.01
- 37 Yield Signs
- 39 Speed Hump Markings

Issue	Description	Date
1	49% CD SET	2-11-22
2	BID SET	3-10-22
3	100% CD SET (ADD. A)	3-25-22
Revision 1		06/02/22
Revision 2		06/15/22



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Boise, Idaho 83706
Ph. (208) 343-7175
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NOTES

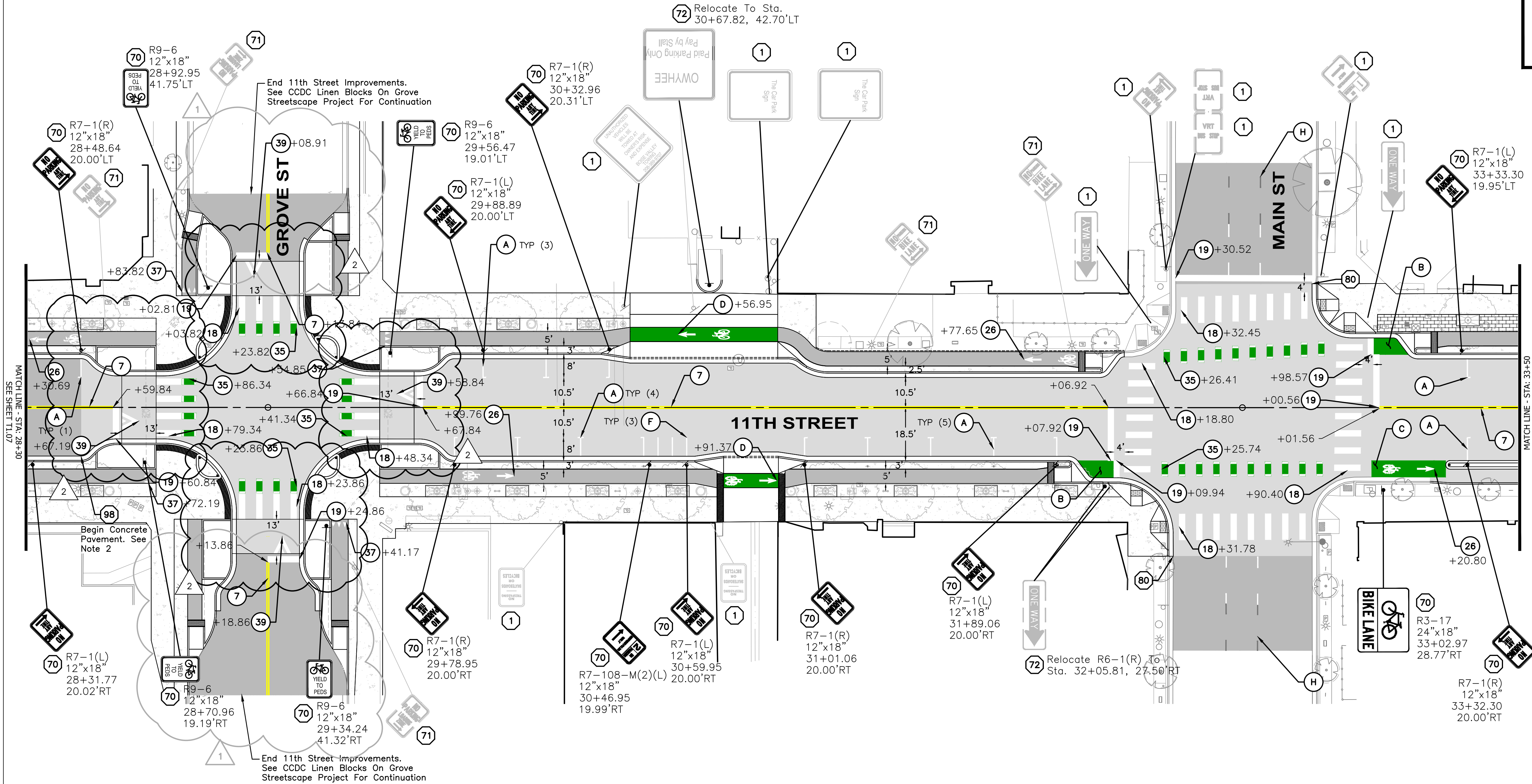
- 1 Retain And Protect.
- 70 Roadside Traffic Sign Installation (One Metal Post) Item 1135.01.01.
- 71 Remove And Salvage Roadside Sign. Item 1135.01.06
- 72 Relocate Roadside Sign On New Post. Item 1135.01.07
- 78 Furnish Post-Mounted Branding Sign (See Note 11). Item 1135.01.05
- 79 Furnish Post-Top Mounted Branding Sign (See Note 11). Item 1135.01.05
- 98 CCM Concrete Contrast Markings. Item SSP 29995, See Note 2.
- A Parking Stall Striping. See Detail EE/T1.01 (#)=Number Of Stall Stripes
- B Intersection Approach Bike Box, See Detail FF/T1.01
- C Bike Queue Area, Green Point
- D Driveway Bike Box, See Detail HH/T1.02
- F Motorcycle Parking Stall Striping, See Detail GG/T1.01
- H Match Existing Striping On Cross Streets

GENERAL NOTES

- All Symbols, Word Markings, Crosswalks, Green Bike Lane Extensions, And Stop Bars Shall Be Thermoplastic, Item 1134.05.18.
- All Pavement Markings On Concrete Roadway Shall Be Concrete Contrast Marking. Item SSP 29995.
- Contractor Shall Completely Obliterate All Conflicting Pavement Markings According To The ACHD Section 1134 Supplemental Provisions, Incidental To Item 201.4.1.C.1. Pavement Marking Dimensions Shown Are From Lip Of Gutter, Face Of Curb, Or Edge Of Pavement.
- The Location Of Post Mounted Signs Shall Be Field Verified By ACHD And The City Of Boise Parking Services Prior To Installation. Contractor Shall Provide ACHD With Two Working Days Notice Prior To Field Verification.
- Refer To ACHD Standard Traffic Details (TS Series) And Traffic Specifications For Additional Signage And Pavement Marking Details.
- Refer To The Roadway Plan And Profile Sheets For Control Line And Monumentation Information.
- ACHD Survey Department Will Not Stake Sign Locations Or Pavement Markings.
- Stop Control For All Side Streets With Existing Stop Control Shall Be Maintained At All Times.
- Contractor To Coordinate With City Of Boise Parking Services For Painting/Demarcating Locations For An ADA Parking Stall At The 10th Street And Idaho Street Intersection And ADA Parking Stall At The 10th Street And Bannock Street Intersection. Incidental To Pavement Marking Items.
- The Post Mounted And Post-Top Mounted Branding Signs Are Not Depicted. The Contractor Shall Coordinate With ACHD For Sign And Mounting Details. The Contractor Shall Supply And Install The Branding Signs On The Post Assembly Indicated On The Plans Per ACHD TS-1114.
- Contractor Shall Contact ACHD Inspection Staff To Coordinate And Verify Final Placement Of Pavement Markings.

REVISIONS:

- 1 06/02/2022 - REVISED STRIPING LIMITS
- 2 06/15/22 - REVISED ENTRY WIDTH ON EACH APPROACH



Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: [Signature] DATE: 06/15/2022
ADA COUNTY HIGHWAY DISTRICT

11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn	Checked
CLF/EMK	JER
Scale	AS SHOWN
Sheet Title	

S&S PLAN

Sheet Number

T1.08

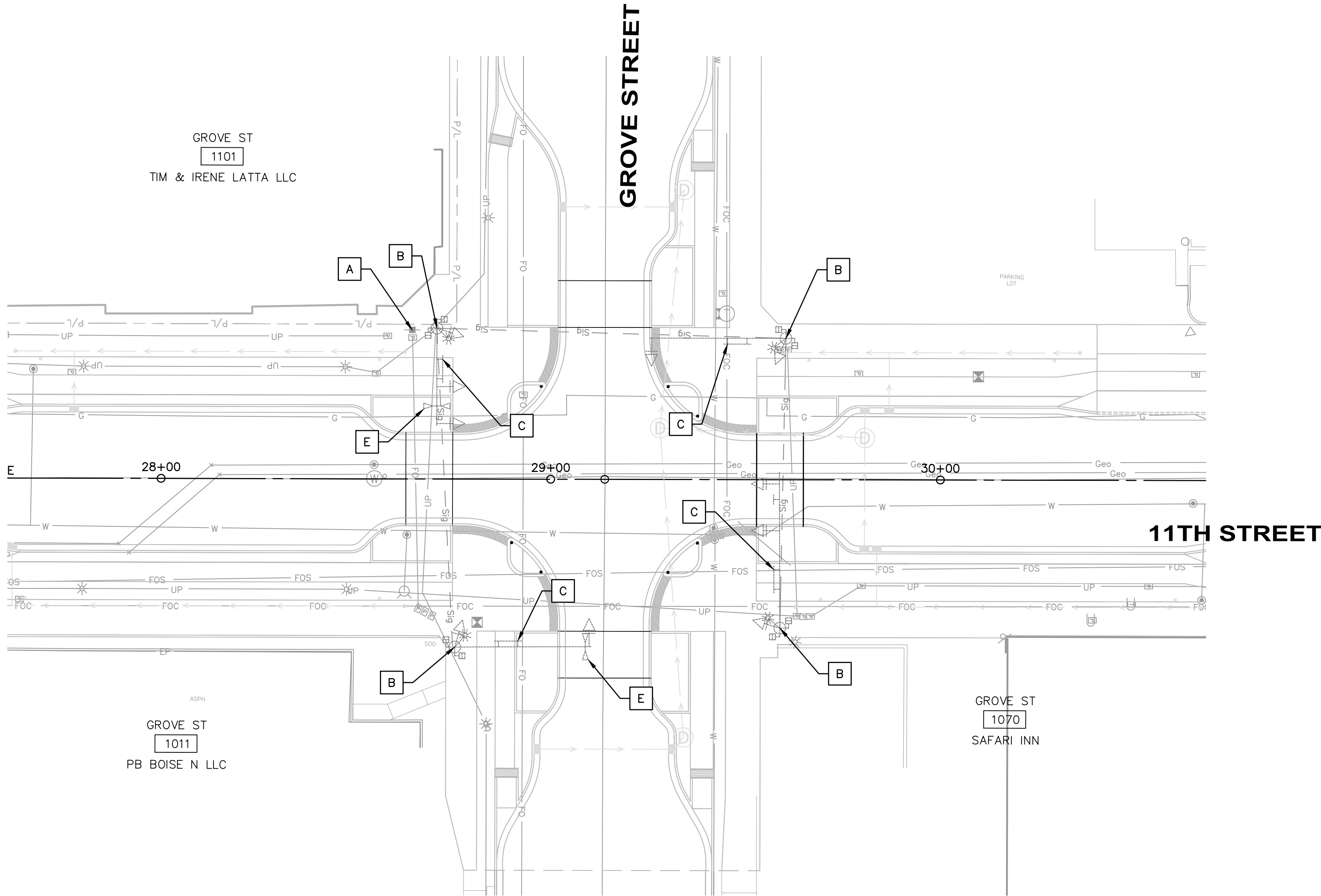
NOTES

1. All Materials & Work For Construction Of Traffic Signals Shall Be Per ACHD Standard Traffic Details (TS Series) & ACHD Section 1131 Supplemental Provisions, With Payment Under The Traffic Signal System Complete Item.
2. All References To Coordination With ACHD Shall Be Facilitated Through The ACHD Signal Construction Coordinator Or The Designated ACHD Signal Inspector (208-387-6190)
3. Information Shown On This Sheet Is Accurate For Traffic Signal Improvements Only.
4. The Locations Of The Signal Pole Foundations Shall Be Field Verified By ACHD At Least 2 Working Days Prior To Installation.
5. Locations Of Existing Underground Structures And Utilities Are Approximate Only. It Is Not The Intent Of These Plans To Show The Exact Location Of Underground Equipment. It Is The Responsibility Of The Contractor To Verify The Locations Of All Existing Utilities With The Respective Owners. Existing Utilities Damaged By The Contractor Shall Be Repaired At The Contractor's Expense. Call Digline 48 Hours Prior To Excavation To Request Underground Utility Locations.
6. The Existing Signal Control For The Intersection Shall Remain In Operation Until The New Signal Is Fully Operational. This May Require Temporary Traffic Signals And/or Flagging Incident To The Traffic Signal Bid Item.
7. Contractor To Purchase All ACHD Supplied Equipment From ACHD And Pay The Use Tax On This Equipment. Contractor To Coordinate Purchase & Pick Up At Least 30 Calendar Days Prior To Anticipated Installation. See Special Provisions Section 904 For A Listing Of All ACHD Supplied Equipment.
8. Unless Otherwise Noted, Remove And Salvage Existing Signal Cabinet, Service Pedestal, Signal Poles, Mast Arms, Signal Heads, Signs, Light Fixtures, And All Other Associated Signal Equipment To ACHD Signal Shop. Incidental To Item 201.4.1.C.1 - Removal Of Obstructions.
9. Unless Otherwise Noted, Remove And Salvage Existing Emergency Preempt Equipment To City Of Boise Fire Department. Incidental To Item 201.4.1.C.1 - Removal Of Obstructions.
10. Unless Otherwise Noted, Remove And Dispose Of All Existing Signal Equipment Foundations, Junction Boxes, And Signal Wiring. Abandon Existing Conduit. Incidental To Item 201.4.1.C.1 - Removal Of Obstructions.

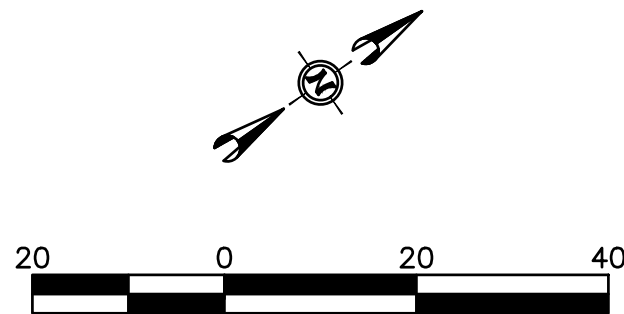
- A** Remove And Salvage Existing Signal Controller And Service Cabinet To ACHD Signal Shop. Protect Existing Power Connection To Be Extended To New Service Cabinet.
- B** Remove And Salvage Signal Pole, Mast Arm (When Applicable), And All Existing Signal Equipment To ACHD Signal Shop, Remove Existing Signal Pole Foundations Unless Otherwise Directed By ACHD.
- C** Remove And Salvage Existing Street Name Sign To ACHD Signal Shop.
- D** Remove And Salvage Existing Junction Box To ACHD Signal Shop.
- E** Remove And Salvage Existing Emergency Preemption Equipment And Reinstall On New Mast Arms

LEGEND

Existing	
	Signal Pole/Mast Arm/ Push Button
	Vehicle Signal Head With Backplate
	Pedestrian Signal Head
	Pedestrian Pole/Push Button
	Sign (Mast Arm Mounted)
	Street Name Sign
	Signal/Lighting Conduit
	S40-T/ADA Pull Box
	S45-T/ADA Pull Box
	Emergency Vehicle Detector
	Luminaire Arm/Luminaire
	Signal Controller/ Service Cabinet
	Right-Of-Way
	Property Line



Grove Street Signal Removal Plan

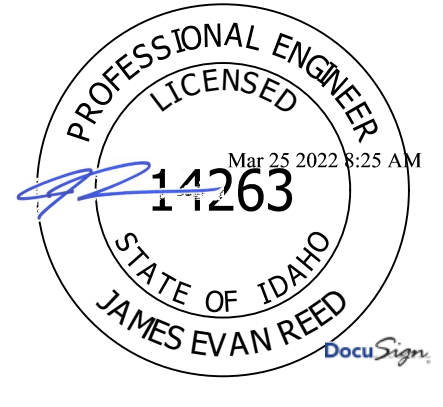


Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: [Signature] DATE: 4/27/2022
ADA COUNTY HIGHWAY DISTRICT

Issue Description	Date
48% CD SET	2-11-22
BID SET	3-10-22
100% CD SET (ADD. A)	3-25-22



JENSENBELTS ASSOCIATES

Site Planning
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1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

KITTELSON & ASSOCIATES

101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.338.2653 F 208.338.2655

11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn	Checked
CLF/EMK	JER
Scale	AS SHOWN

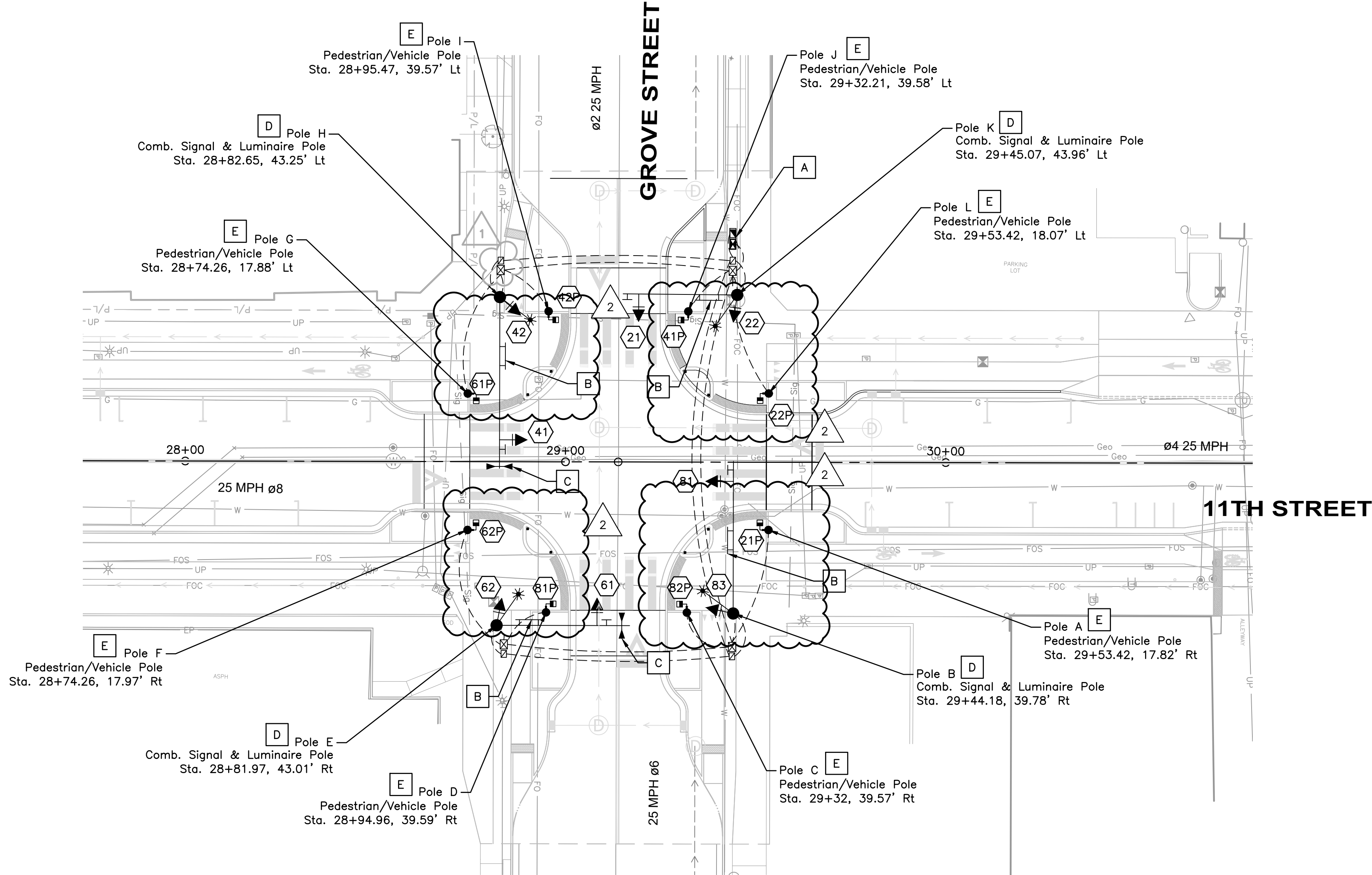
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TRAFFIC SIGNAL REMOVAL
11TH ST & GROVE ST

Sheet Number
T2.07

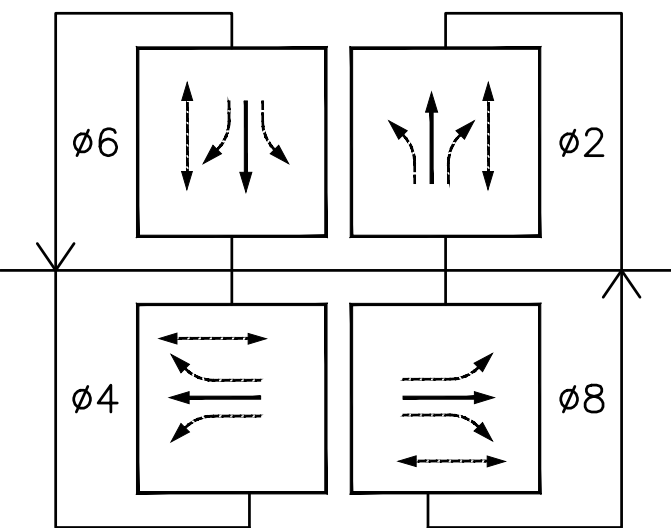
NOTES

- All Materials & Work For Construction Of Traffic Signals Shall Be Per ACHD Standard Traffic Details (TS Series) & ACHD Section 1131 Supplemental Provisions, With Payment Under The Traffic Signal System Complete Item.
- All References To Coordination With ACHD Shall Be Facilitated Through The ACHD Signal Construction Coordinator Or The Designated ACHD Signal Inspector (208-387-6190)
- Information Shown On This Sheet Is Accurate For Traffic Signal Improvements Only.
- The Locations Of The Signal Pole Foundations Shall Be Field Verified By ACHD At Least 2 Working Days Prior To Installation.
- Contractor To Purchase All ACHD Supplied Equipment From ACHD And Pay The Use Tax On This Equipment. Contractor To Coordinate Purchase & Pick Up At Least 30 Calendar Days Prior To Anticipated Installation. See Special Provisions For A Listing Of All ACHD Supplied Equipment.
- Locations Of Existing Underground Structures And Utilities Are Approximate Only. It Is Not The Intent Of These Plans To Show The Exact Location Of Underground Equipment. It Is The Responsibility Of The Contractor To Verify The Locations Of All Existing Utilities With The Respective Owners. Existing Utilities Damaged By The Contractor Shall Be Repaired At The Contractor's Expense. Call Digline 48 Hours Prior To Excavation To Request Underground Utility Locations.
- The Existing Signal Control For The Intersection Shall Remain In Operation Until The New Signal Is Fully Operational. This May Require Temporary Traffic Signals And/or Flagging Incidental To The Traffic Signal Bid Item.
- Notify ACHD A Minimum Of 5 Working Days Prior To Installation Of Video Detection Cameras, Radar Detectors, And CCTV Cameras For ACHD To Setup These Systems In The Traffic Signal Cabinet.
- Contractor To Reuse Existing Preemption Equipment As Noted On The Plans. If New Equipment Is Needed For Any Reason, Contractor To Coordinate With The Boise Fire Department To Coordinate Purchase & Pickup.

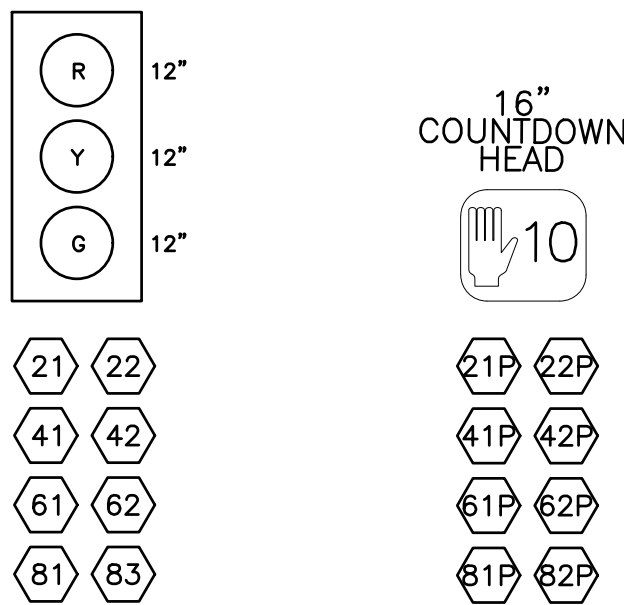
- A** Install ACHD Supplied Signal Cabinet (Size 5) Dual-meter Service Cabinet (120v/240v) With Uninterrupted Power Supply And All Associated Equipment On Type "M" Foundation. Refer To ACHD TS-1111 Standard Detail. Station & Offset Is To Center Of Cabinet Foundation
- B** Install New Street Name Sign Onto Signal Mast Arm. See Sht. E2.09 & E2.10 For Details.
- C** Install GTT Model 722 IR Detector And Terminate Cable At Detector.
- D** Install New Signal Pole, Foundation, Mast Arm, Luminaire Arm And Other Appurtenances. See Pole Elevation Diagram On Signal Materials & Mounting Details Sheets T2.09 For Additional Equipment Details.
- E** Install New Pedestrian Signal Head And Pedestrian Push Button. See Sht. T2.09 For Details.



PHASING DIAGRAM



SIGNAL HEAD SCHEDULE

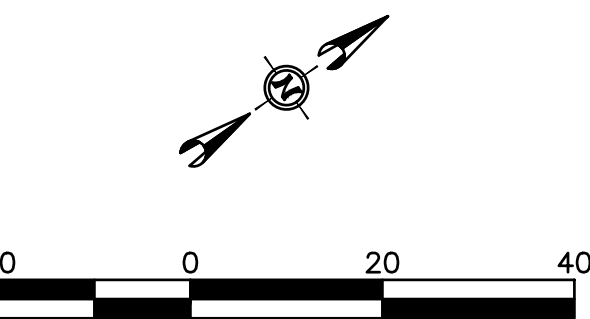


LEGEND

Proposed				Existing			
	Signal Pole/Mast Arm/ Push Button		Signal/Lighting Conduit		Signal Pole/Mast Arm/ Push Button		Signal/Lighting Conduit
	Vehicle Signal Head With Backplate		S40-T/ADA Pull Box		Vehicle Signal Head With Backplate		S40-T/ADA Pull Box
	Pedestrian Signal Head		S45-T/ADA Pull Box		Vehicle Left-Turn Signal Head With Backplate		S45-T/ADA Pull Box
	Pedestrian Pole/Push Button		S45-T/ADA Pull Box With Riser		Vehicle Right-Turn Signal Head With Backplate		S45-T/ADA Pull Box With Riser
	Street Name Sign		32" X 32" Junction Box		Pedestrian Signal Head		32" X 32" Junction Box
	Emergency Vehicle Detector		Splice Vault (25-TA)		Video Detection Camera		Splice Vault (25-TA)
	Luminaire Arm/Luminaire		Right-Of-Way		Pedestrian Pole/Push Button		Existing Signal Head Number
	Signal Controller/ Service Cabinet		Property Line		Sign (Mast Arm Mounted)		
			Signal Head Number		Street Name Sign		
			Conduit Group Number		Post-Mounted Sign		
			Mast Arm Sign Number		Emergency Vehicle Detector		
			Project Note Number		Luminaire Arm/Luminaire		
					Signal Controller/ Service Cabinet		

REVISIONS:

- 1 06/02/2022 - SIGNAL JUNCTION BOX LOCATION REVISION
- 2 06/15/22 - PEDESTRIAN POLE & SIGNAL HEAD LOCATION REVISION

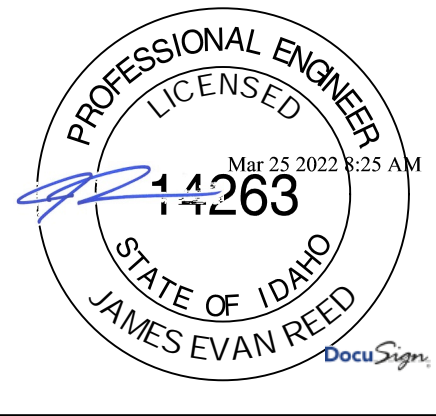


Plans Are Accepted For Public Street Construction

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BY: DATE: 06/27/2022
ADA COUNTY HIGHWAY DISTRICT

Issue Description	Date
44% CD SET	2-11-22
BID SET	3-10-22
100% CD SET (ADD. A)	3-25-22
Revision 1	06/02/22
Revision 2	06/15/22



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Landscape Architecture
1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com



11th STREET BIKEWAY
and STREETSCAPE
BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn CLF/EMK
Checked JER
Scale AS SHOWN

Sheet Title
TRAFFIC SIGNAL PLAN
11TH ST & GROVE ST

Sheet Number
T2.08

MAST ARM SIGN SCHEDULE

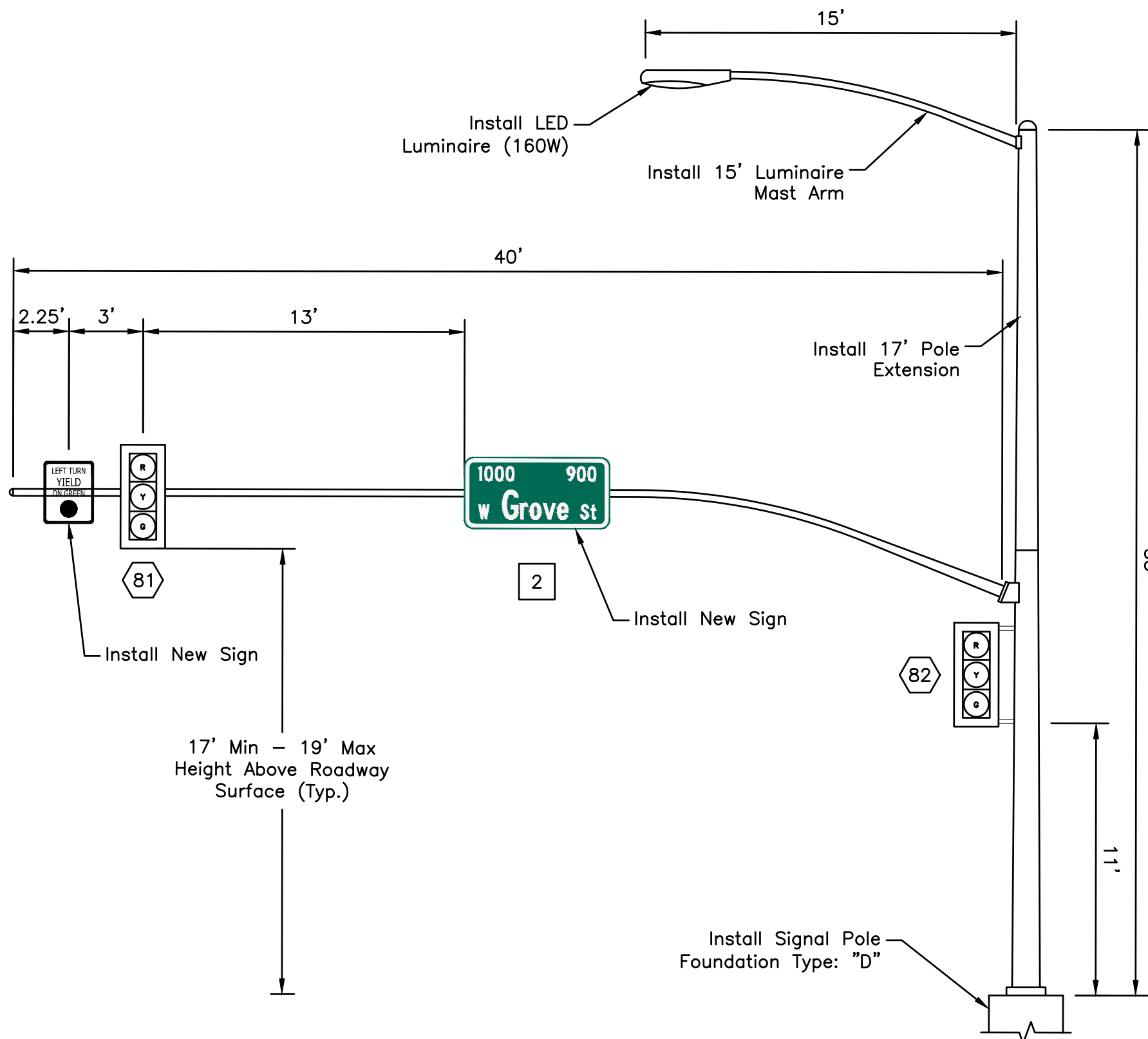
Not To Scale



1 Mast Arm Mounted Street Name Sign - See ACHD TS-1109 Detail

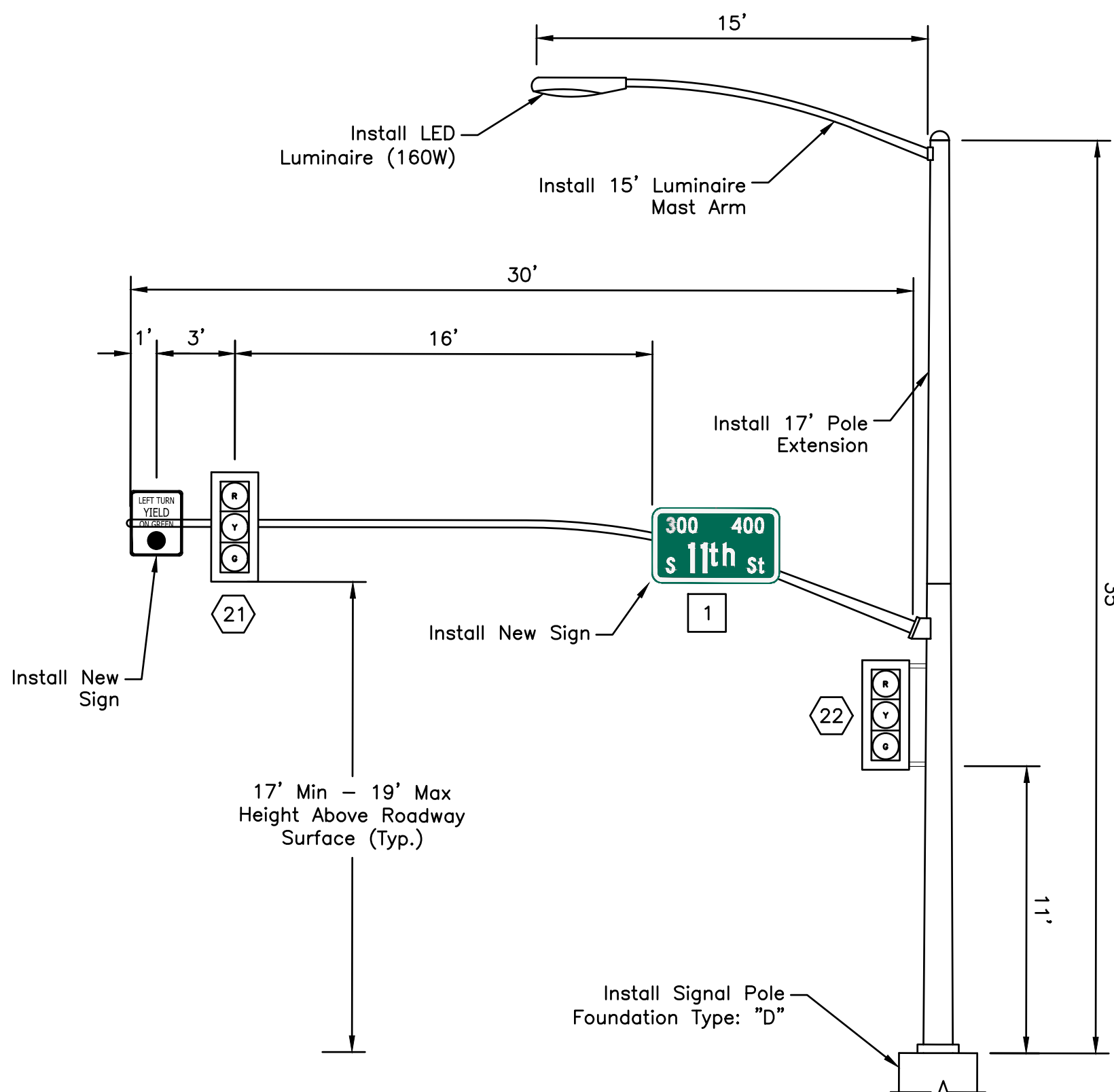


2 Mast Arm Mounted Street Name Sign - See ACHD TS-1109 Detail



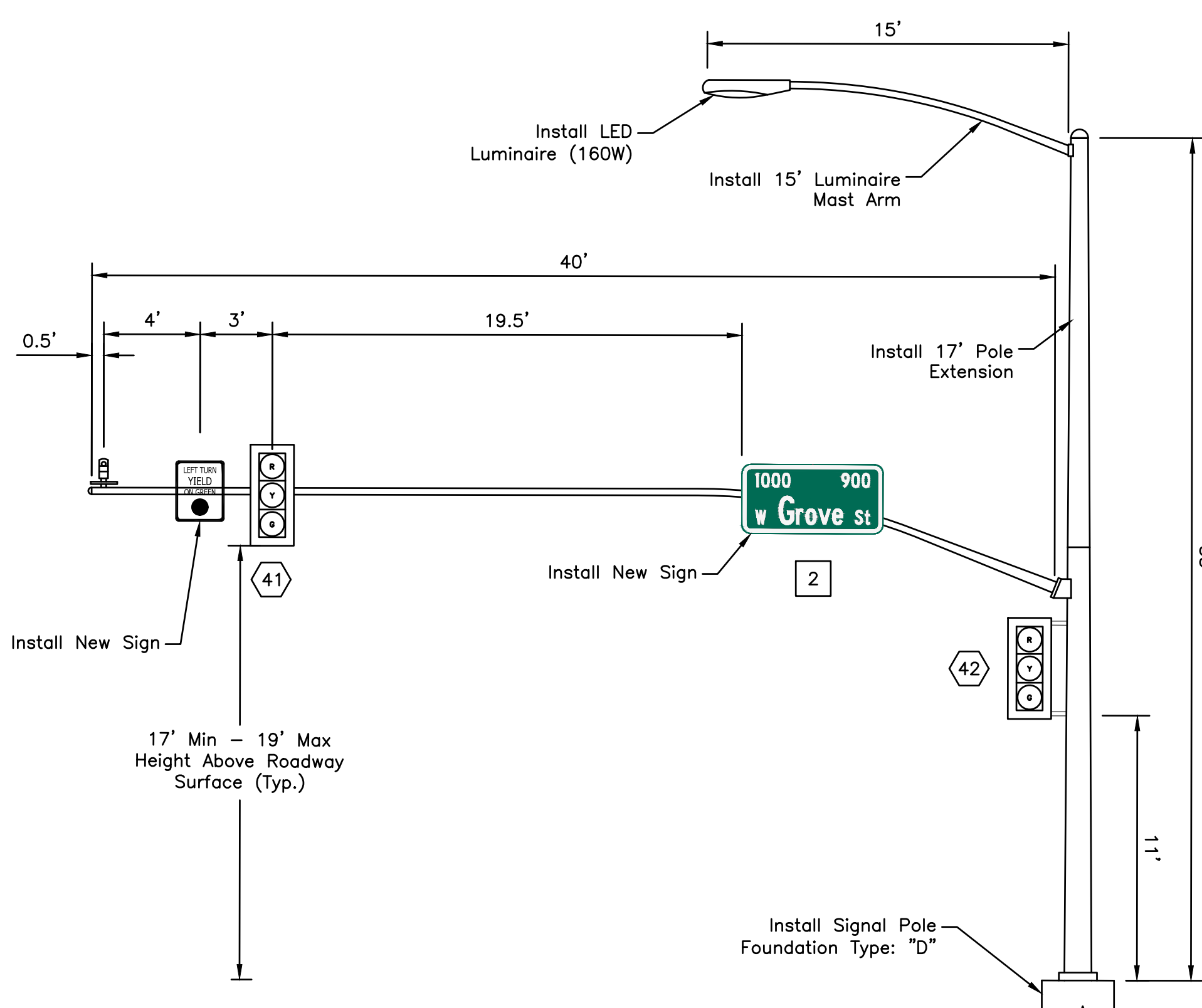
POLE B DETAIL

Scale: 1" = 5'



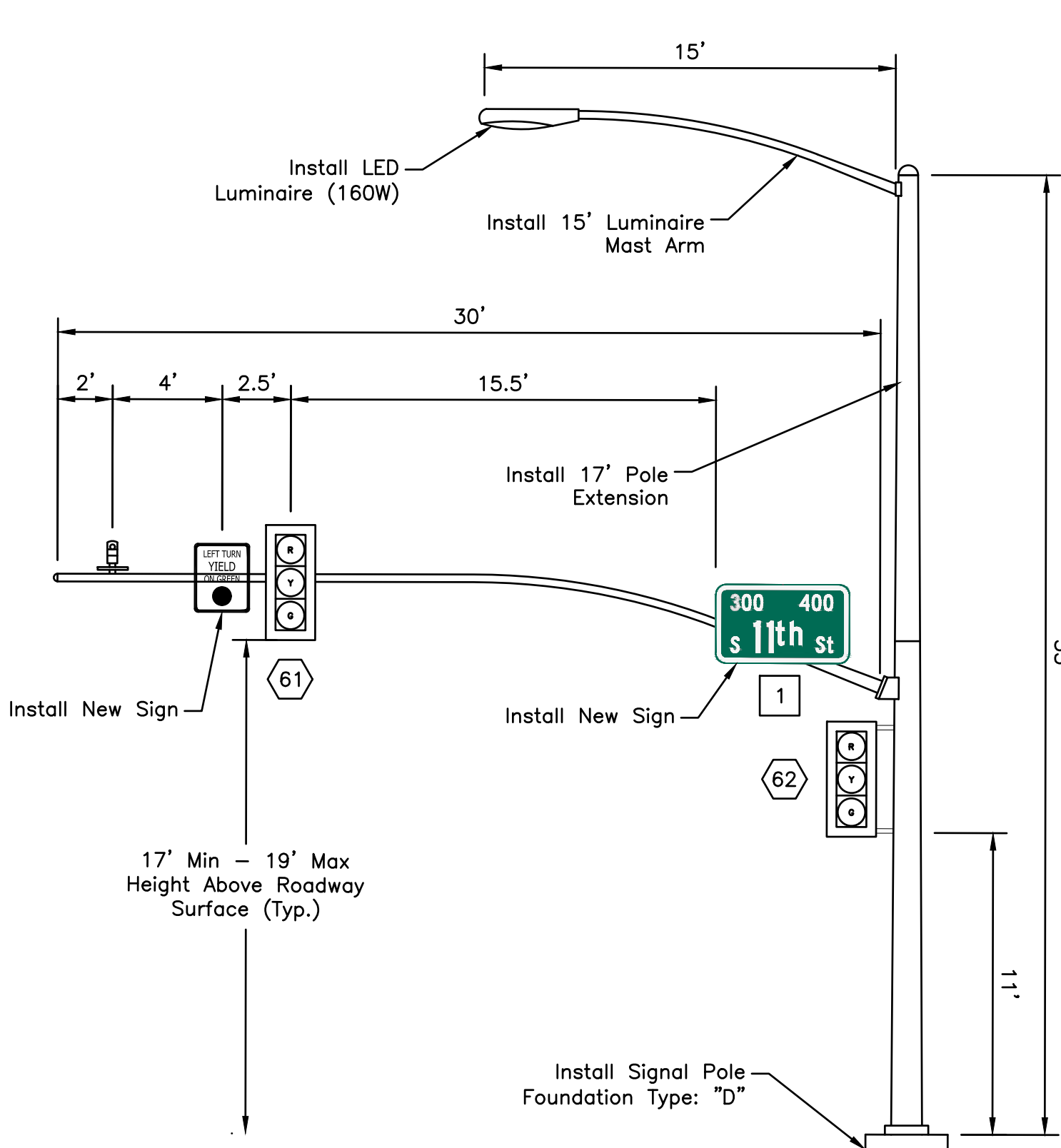
POLE K DETAIL

Scale: 1" = 5'



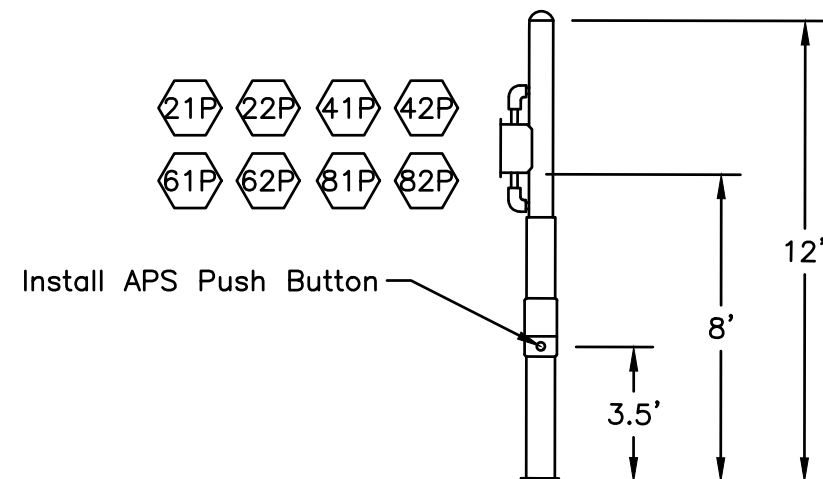
POLE H DETAIL

Scale: 1" = 5'



POLE D DETAIL

Scale: 1" = 5'



POLE A, C, E, F, G, I, J, & L DETAIL

Scale: 1" = 5'

POLE MOUNTING SCHEDULE

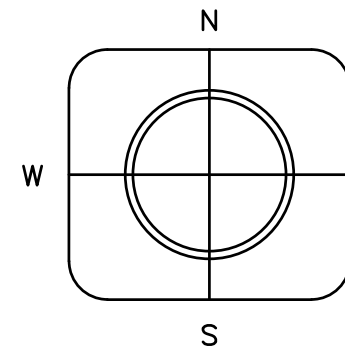
POLE	SIGNAL MAST ARM	LUMINAIRE MAST ARM	PEDESTRIAN PUSH BUTTON*		PEDESTRIAN HEAD		POLE MOUNTED VEHICLE HEADS	
	QUAD	QUAD	QUAD**	EXTENSION	NO.	QUAD**	NO.	QUAD**
POLE A	-	-	S	-	21P	W	-	-
POLE B	W	S/W	-	-	-	-	82	S
POLE C	-	-	W	-	82P	S	-	-
POLE D	-	-	W	-	81P	N	-	-
POLE E	N	N/W	-	-	-	-	62	W
POLE F	-	-	N	-	62P	W	-	-
POLE G	-	-	N	-	61P	E	-	-
POLE H	E	N/E	-	-	-	-	42	N
POLE I	-	-	E	-	42P	N	-	-
POLE J	-	-	E	-	41P	S	-	-
POLE K	S	S/E	-	-	-	-	22	E
POLE L	-	-	S	-	22P	E	-	-

- (EX) = Existing
* Pedestrian Push Buttons Shall Be Mounted 3.5' Above The Surface Of The Sidewalk Or Pedestrian Landing Area, With A Maximum Mounting Height Of 4.0'.
** Quadrant Indicates Orientation Of Pedestrian Push Button Or Pedestrian/Vehicle Signal Head Face.

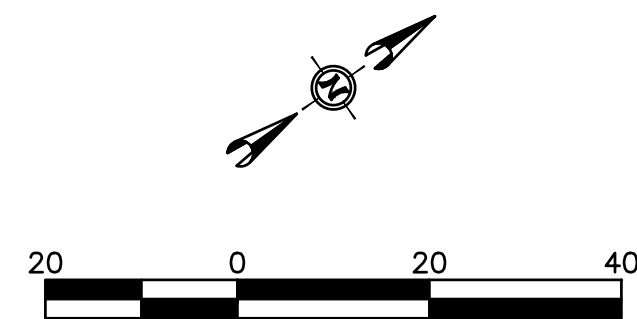
NOTES

- Existing Equipment Shown In Gray Shall Be Retained In Place Unless Otherwise Noted.
- All Signs Shown On This Sheet Shall Be Included In The Traffic Signal System Complete Pay Item And No Separate Payment Shall Be Made.
- Radar Placement Shown Is Approximate. Contractor Shall Maintain A Minimum 6' Offset To Nearest Lane To Be Detected And Coordinate Specific Placement With ACHD.
- Top Of Foundation Elevations For All Poles Are To Be Field Verified By The Contractor Based On The Actual Ground Elevations Prior To Installation Of Pole Foundations.
- All Excavation And Backfill For Installation Of New Pole Foundations Shall Be Per Achd Section 1131 Supplemental Provisions (Controlled Density Fill) And Shall Be Incidental To The Traffic Signal System Complete Pay Item.

QUADRANT DIAGRAM



QUADRANT LOCATOR (QUAD) TOP VIEW

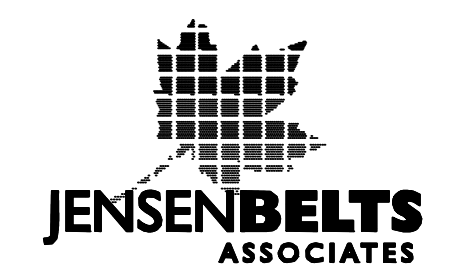
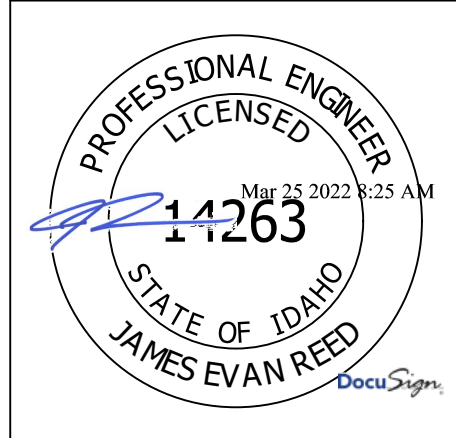


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BY *[Signature]* DATE 4/27/2022
ADA COUNTY HIGHWAY DISTRICT

Issue Description	Date
44% CD SET	2-11-22
BID SET	3-10-22
100% CD SET (ADD. A)	3-25-22



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BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

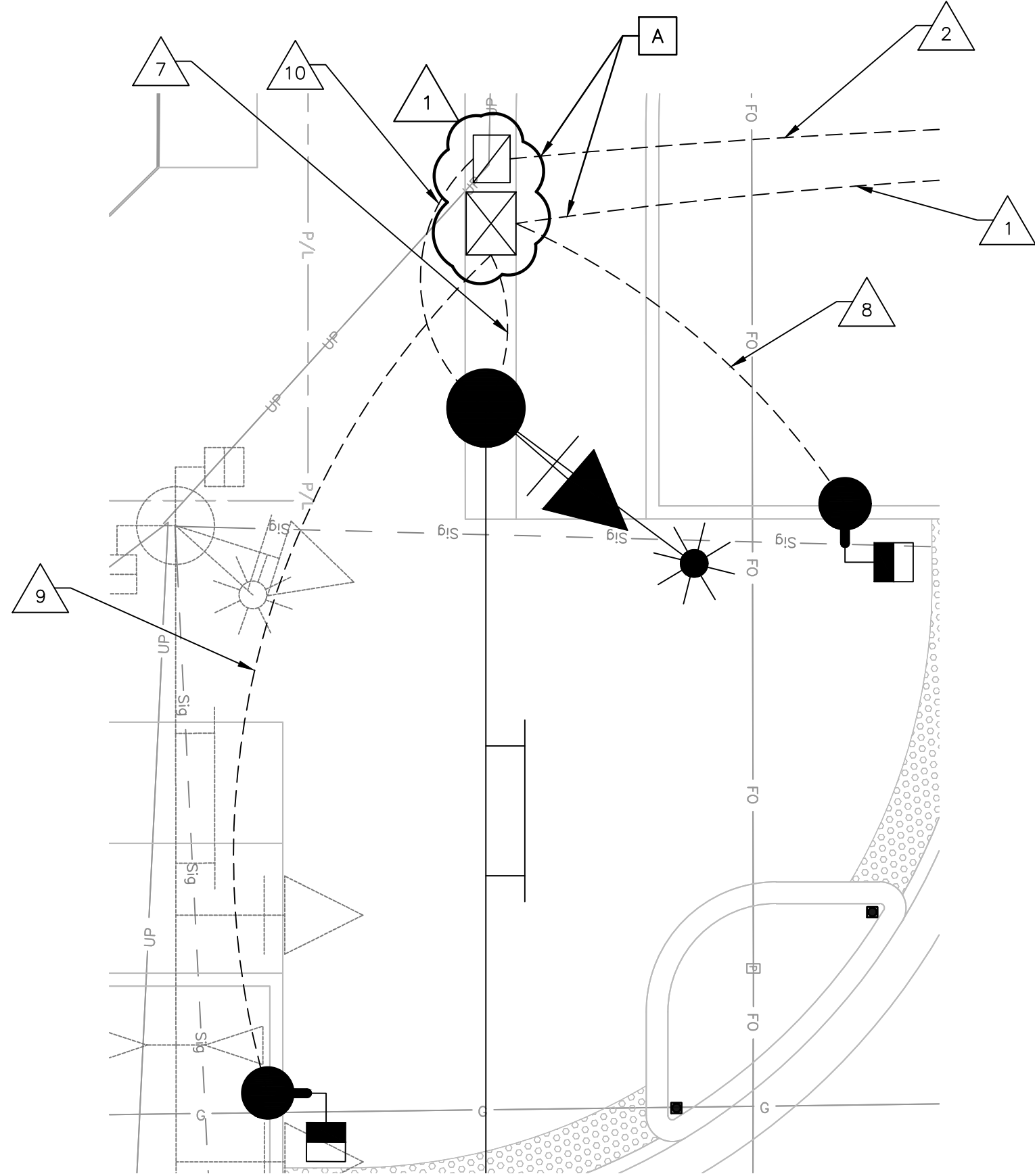
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Checked JER
Scale AS SHOWN

Sheet Title
TRAFFIC SIGNAL
DETAILS
11TH ST & GROVE ST

Sheet Number
T2.09

SW CORNER DETAIL

Scale: 1" = 5'

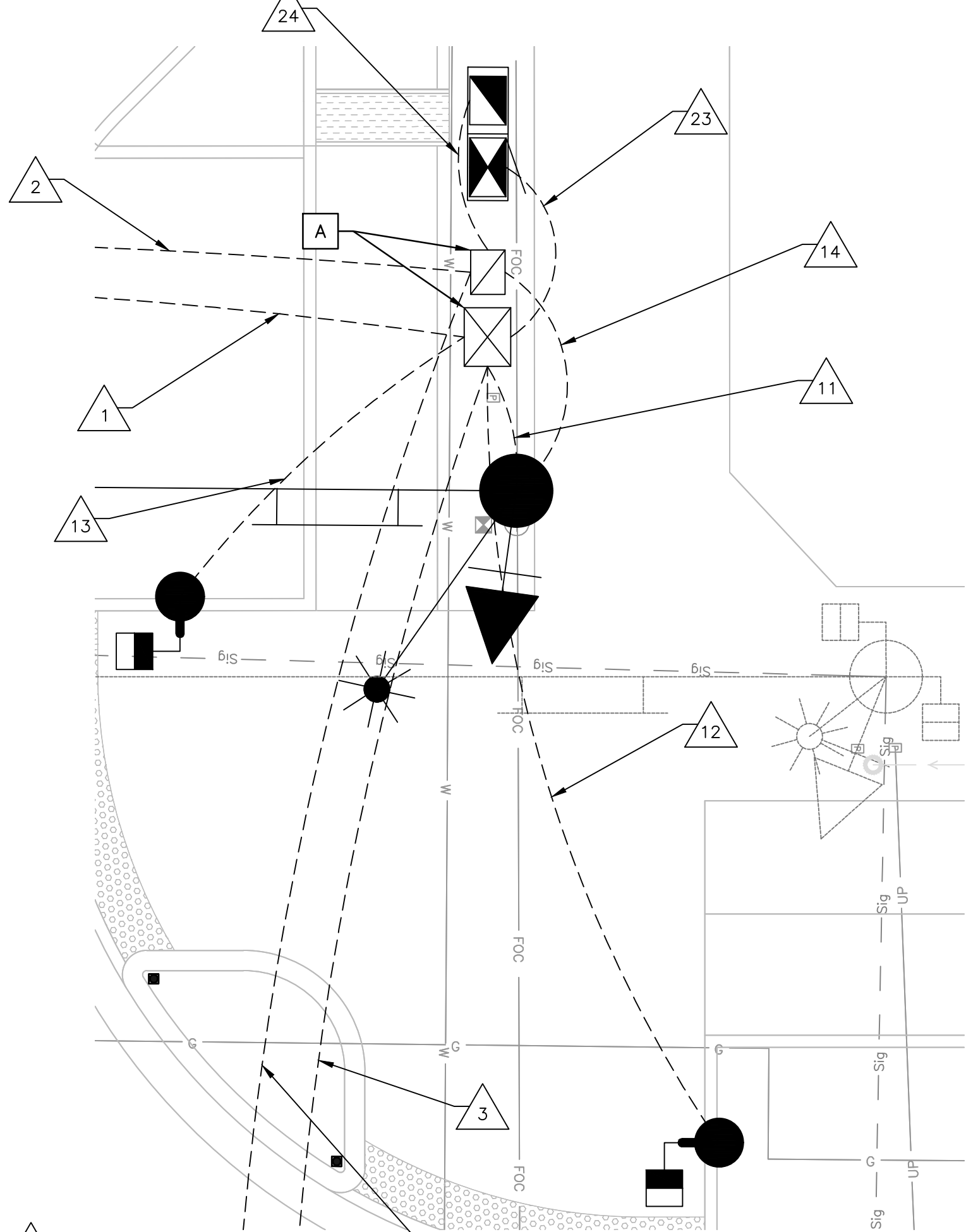


NOTES

A Install New Junction Box

NW CORNER DETAIL

Scale: 1" = 5'



CONDUIT & CONDUCTOR SCHEDULE

CONDUIT RUN NO.	CONDUIT	NEW CONDUCTORS (SEE GENERAL NOTES)
1	2" RPC 2" RPC	1-12C (VEH), 1-3CS (PREEMPT) 2-5C (PED)
2	2" RPC 2" RPC	2-#6 (ILLUM), 1-#6 BARE SPARE W/ LOCATE WIRE
3	2" RPC 2" RPC 2" RPC 2" RPC	2-12C (VEH), 1-3CS (PREEMPT) 2-5C (PED) 2-5C (PED) SPARE W/ LOCATED WIRE
4	2" RPC 2" RPC	2-#6 (ILLUM), 1-#6 BARE SPARE W/ LOCATE WIRE
5	2" RPC 2" RPC 2" RPC	1-12C (VEH), 1-3CS (PREEMPT) 2-5C (PED) SPARE W/ LOCATE WIRE
6	2" RPC	2-#6 (ILLUM), 1-#6 BARE
7	2" RPC	1-12C (VEH), 1-3CS (PREEMPT)
8	2" RPC	1-5C (PED)
9	2" RPC	1-5C (PED)
10	2" RPC	2-#6 (ILLUM), 1-#6 BARE
11	2" RPC	1-12C (VEH)
12	2" RPC	1-5C (PED)
13	2" RPC	1-5C (PED)
14	2" RPC	2-#6 (ILLUM), 1-#6 BARE
15	2" RPC	1-12C (VEH)
16	2" RPC	1-5C (PED)
17	2" RPC	1-5C (PED)
18	2" RPC	2-#6 (ILLUM), 1-#6 BARE
19	2" RPC	1-12C (VEH), 1-3SC (PREEMPT)
20	2" RPC	1-5C (PED)
21	2" RPC	1-5C (PED)
22	2" RPC	2-#6 (ILLUM), 1-#6 BARE
23	2" RPC 2" RPC 2" RPC 2" RPC 2" RPC 2" RPC	2-12C (VEH), 2-3CS (PREEMPT) 2-12C (VEH), 2-5C (PED) 2-5C (PED) 2-5C (PED) 2-5C (PED) SPARE W/ LOCATE WIRE
24	2" RPC	2-#6 (ILLUM), 1-#6 BARE
25	2" RPC	3-#3/0 (POWER)

* Note: Contractor To Verify Wiring In Existing Conduit

- Ground The Signal And Illumination System In Accordance With The Current Edition Of The NEC And The ACHD Section 1131 Supplemental Provisions.
- The Layout Of The New Conduit And Junction Boxes Shown Is Schematic. Exact Placement Shall Be At The Option Of The Contractor, Provided All Requirements Of The ACHD Section 1131 Supplemental Provisions Are Met. The Contractor Shall Maintain Appropriate Clearance Between Adjacent Utilities And Minimize Impacts To Existing Infrastructure To The Extent Possible.
- All Surface Repair Associated With Conduit Trenching, Junction Box, And/Or Signal Pole Installations Shall Be Completed In Accordance With The ISPCW. All Excavation, Backfill, & Surface Repair Work For Signal Construction Shall Be Incidental To The Traffic Signal System Complete Pay Item.
- Existing Signal Conduit & Wiring Is Shown Based On Record Drawings Provided By ACHD. Contractor To Field Verify All Existing Conduit & Wiring Prior To Installation Of New Wiring And Ensure Conduit Fills Satisfy NEC Code. Any Additional Conduit Needed To Satisfy NEC Code Is Incidental To The Traffic Signal System Complete Pay Item.
- Install Signal Power Interface (SPI) Units In All Pedestrian Heads (Existing And New) And Connect & Terminate 1-4C Wire From SPI To Corresponding AGPS Push Button.
- 1-#12 Bare (Green) Locate Wire Shall Be Installed In All Spare Conduit. All Locate Wires Shall Be Insulated From All Metallic Items.
- Contractor Shall Coordinate With Idaho Power To Relocate The Service Connection As Needed.
- Abbreviations: EX = Existing; PWR = Power; ILLUM = Illumination; CKT = Circuit # (Illumination); VEH = Vehicle; PED = Pedestrian; DET = Detection; RPC = Rigid Plastic Conduit; NW = Northwest; NE = Northeast; SW = Southwest; SE = Southeast

REVISIONS:

1 06/02/2022 - SIGNAL JUNCTION BOX LOCATION REVISION

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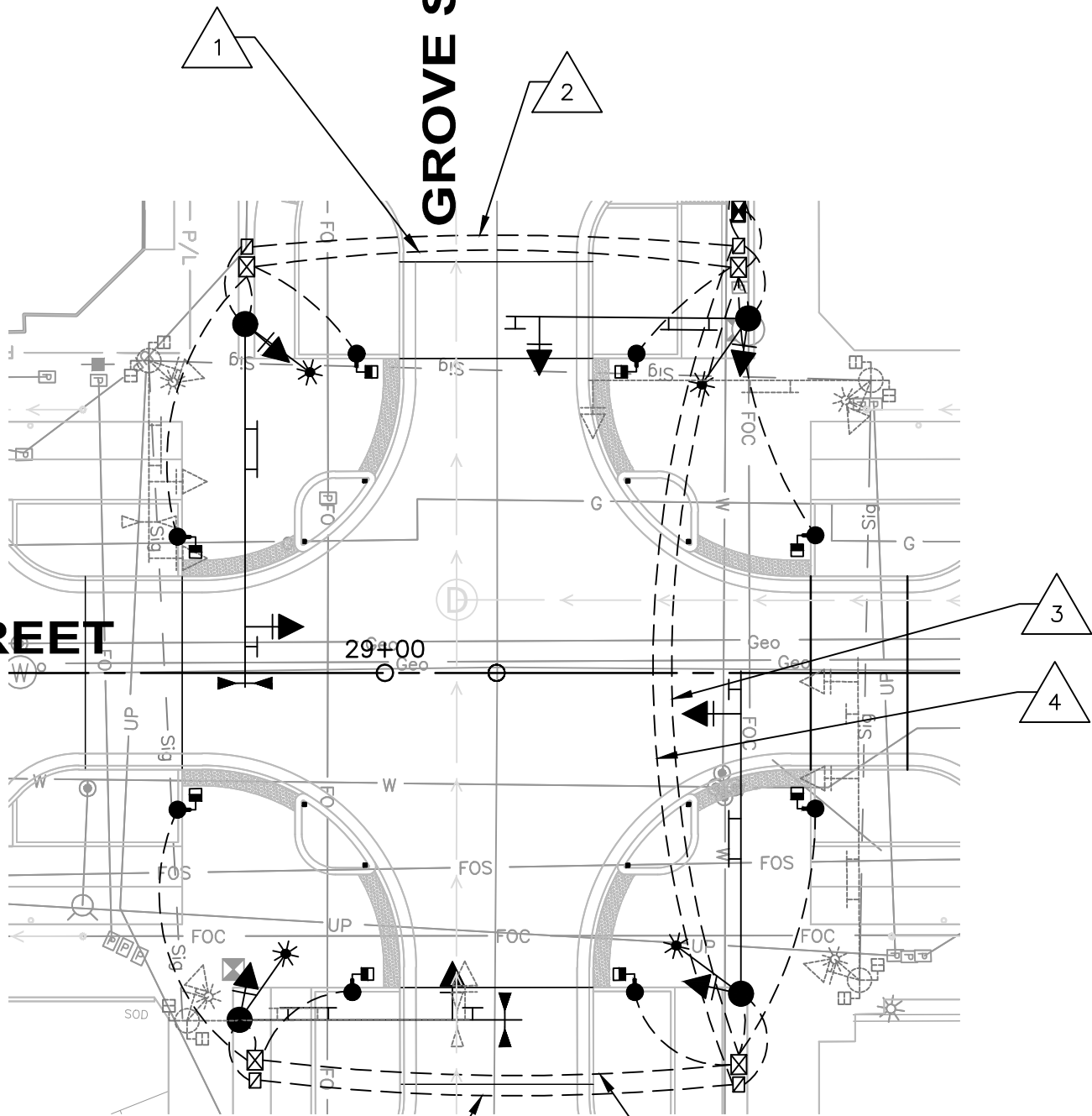
BY [Signature] DATE 6/27/2022
ADA COUNTY HIGHWAY DISTRICT

11TH STREET

GROVE STREET

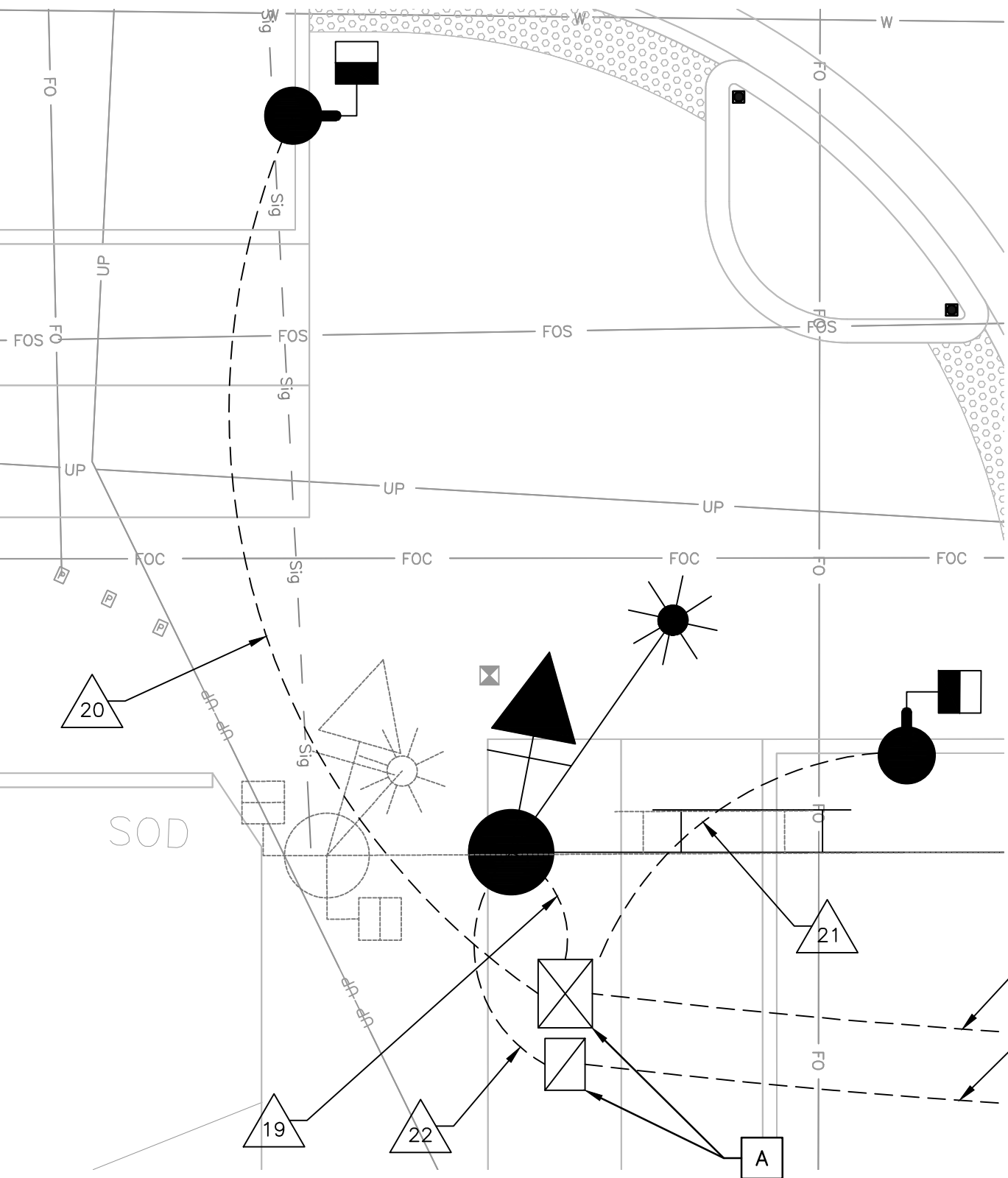
INTERSECTION PLAN

Scale: 1" = 20'



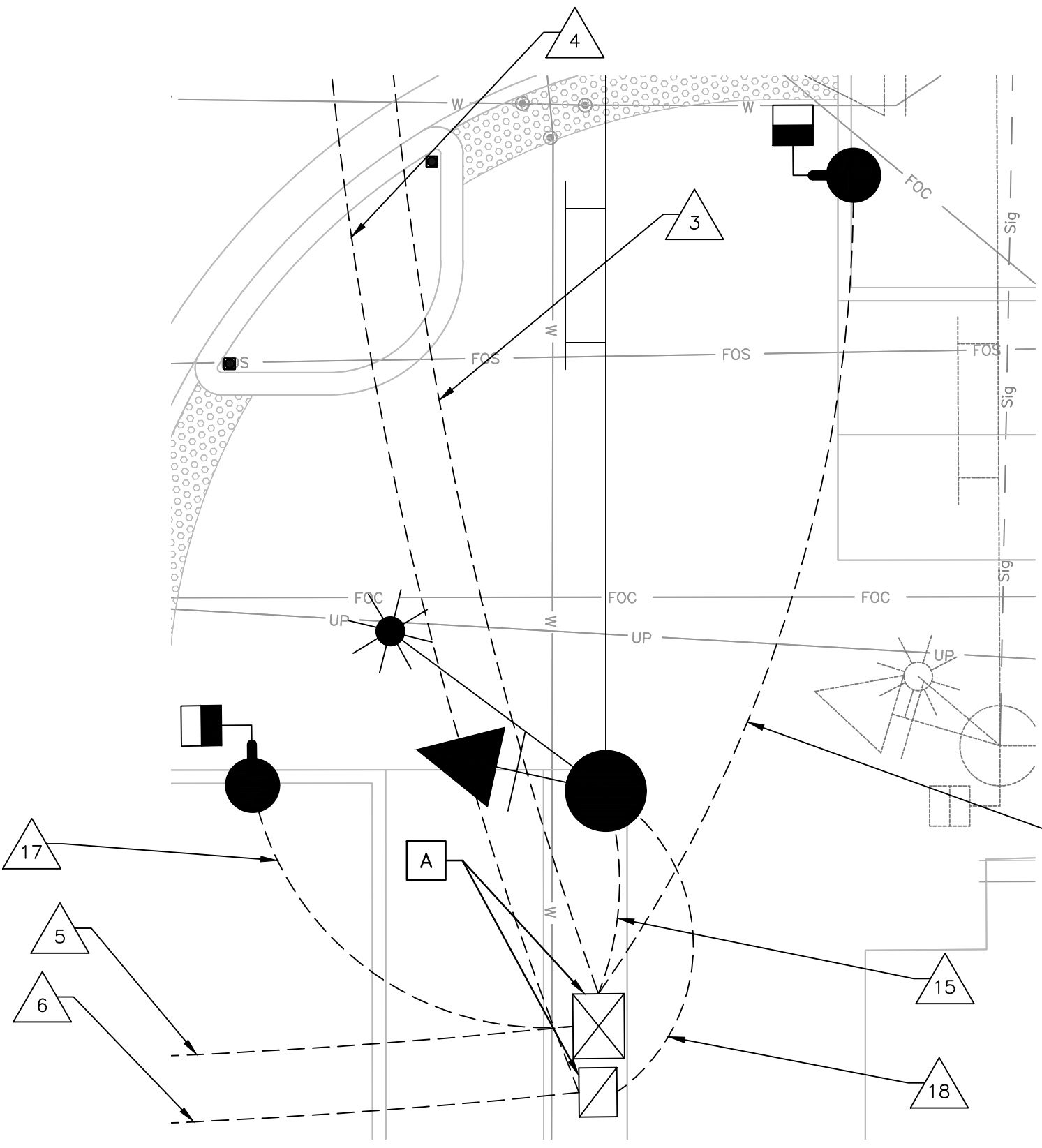
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Scale: 1" = 5'

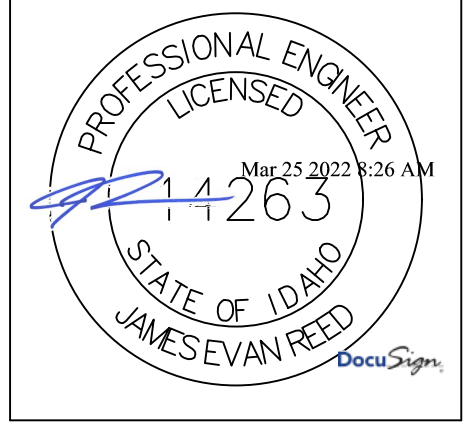


NE CORNER DETAIL

Scale: 1" = 5'



Issue	Description	Date
1	Revision 1	6/2/22



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11th STREET BIKEWAY
and STREETSCAPE
BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn CLF/EMK
Checked JER
Scale AS SHOWN

Sheet Title
TRAFFIC SIGNAL WIRE
11TH ST & GROVE ST

Sheet Number

T2.10

GENERAL NOTES

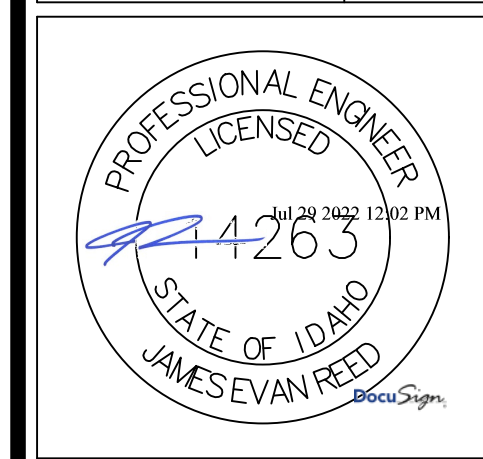
- 1 Route Conduit And Fiber To Existing Signal Cabinet. Terminate Fiber In Signal Cabinet
- 2 Intercept Existing ACHD Conduit And Fiber Optic And Route To New S45-T/ADA Pull Box With Riser
- 3 Fiber Line Continuation By Linen Blocks On Grove Streetscape Project

KEYNOTES

- 1 Concrete Vault Per Detail SS/C2.21
- 2 8-C Polyethylene SDR11 Innerduct Bank Per Detail WW On Sheet C2.20, Terminate With Duct Plugs
- 5 Concrete Pull Box Per Detail TT/C2.21
- 6 Existing Vault Installed As Part Of Westside Urban Park Project
- 7 Existing Polyethylene SDR11 Innerduct Bank
- 8 Existing Eight 1.25" Polyethylene SDR11 Innerducts
- 11 Install S45-T/ADA Pull Box With Riser
- 12 Install Two 2" RPC With Locate Wire For Future Interconnect
- 13 Install 12C-Fiber

Interruption To ACHD's Fiber Optic Network Shall Only Be Permitted As Weekend Work. Disruption Shall Occur No Earlier Than Friday At 10pm And Shall Be Returned To Service No Later Than Monday At 5am. The Contractor Shall Provide A Minimum Two (2) Week Notice Prior To The Start Of Any Work That May Impact ACHD's Network For Review. Depending On The Impact To The District Or Partnering Agencies, ACHD Reserves The Right To Modify The Requested Dates For The Scheduled Outage. Contact Brian Froberg At (208) 941-9132 Or Brian Thies At (208) 484-3926 To Schedule Work.

Issue Description	Date
49% CD SET	2-11-22
BID SET	3-10-22
100% CD SET (ADD. A)	3-25-22
Revision 1	06/02/22
Revision 2	07/28/22



JENSEN BELTS ASSOCIATES

Site Planning
Landscape Architecture

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Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

KITTELSON & ASSOCIATES

101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.338.2653 F 208.338.2655

11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO

CAPITAL CITY DEVELOPMENT CORPORATION

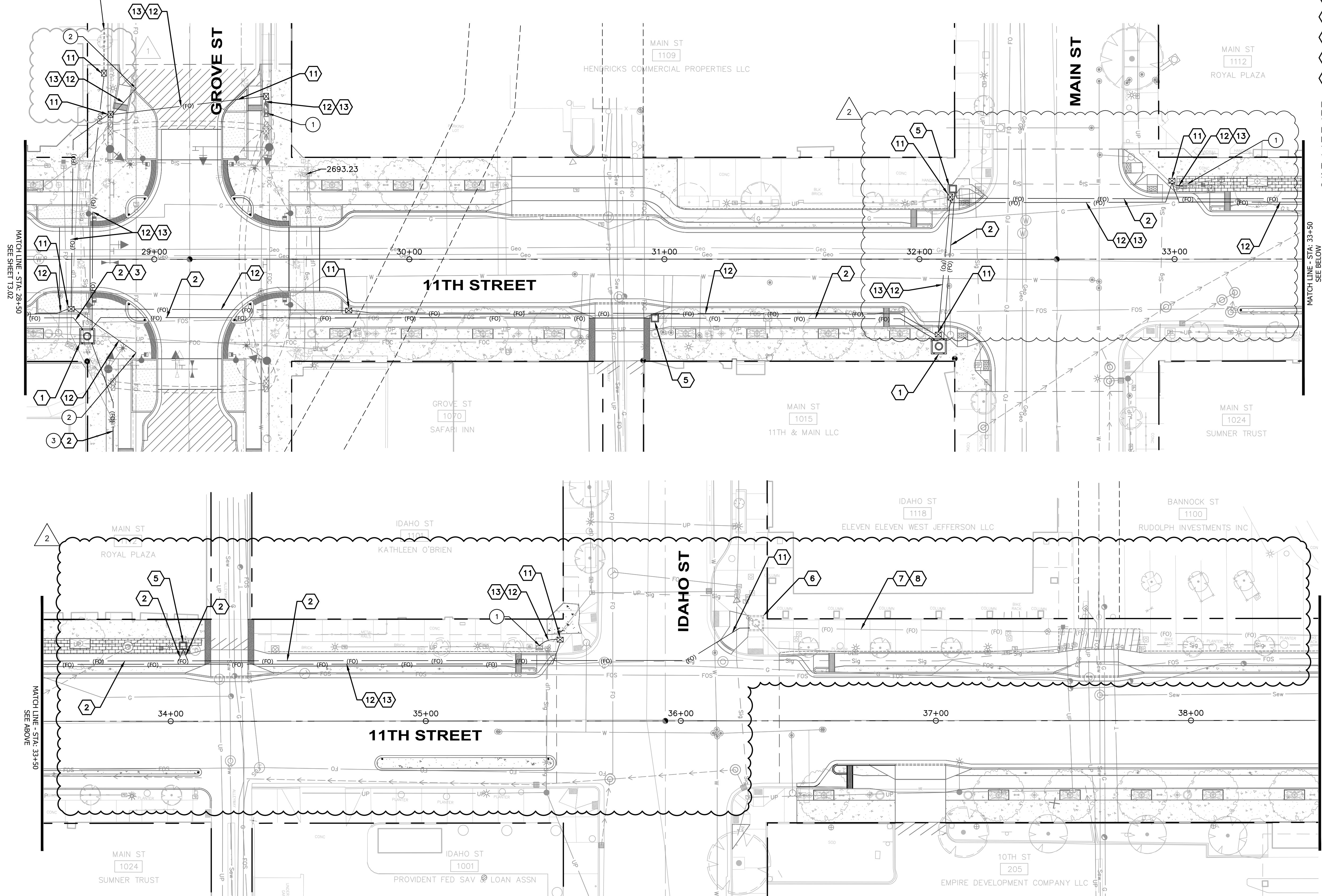
Job Number 19-004

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CLF/EMK	JER
Scale	AS SHOWN
Sheet Title	
INTERCONNECT PLAN	

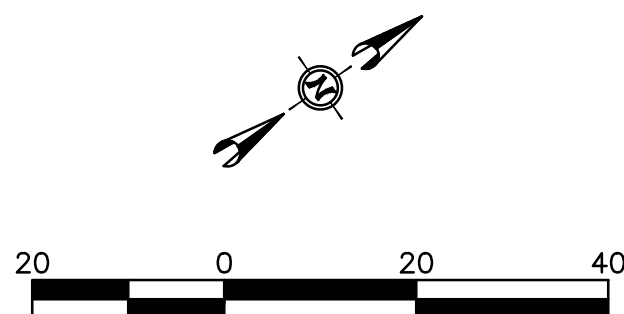
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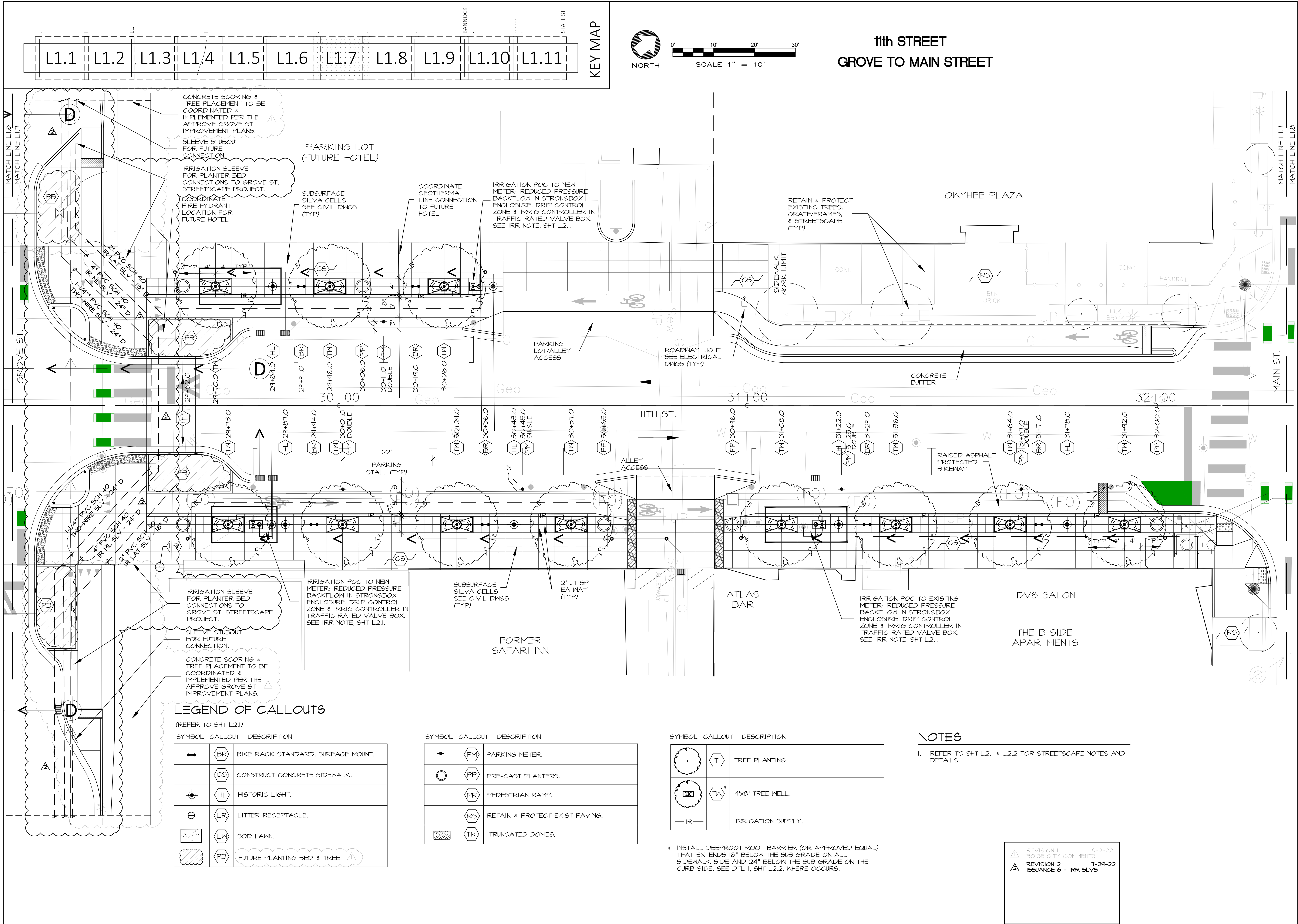
T3.03

Future Connection By Linen Blocks On Grove Streetscape Project



- REVISIONS:
- 1 06/02/2022 - PULL BOX QUANTITY AND LOCATION REVISIONS
 - 2 07/28/2022 - INTERCONNECT UPDATES





Issue	Description	Date
99% CD SET	BID SET	2-11-22
100% CD SET	(ADD. A)	3-10-22
REVISION 1		6-2-22
REVISION 2		7-24-22



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11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn KCS
Checked KCS
Scale AS SHOWN

Sheet Title
**STREETSCAPE
PLAN**

Sheet Number
L1.7

LEGEND OF CALLOUTS

(REFER TO SHT L2.1)

SYMBOL	CALLOUT	DESCRIPTION
	BR	BIKE RACK STANDARD, SURFACE MOUNT.
	CS	CONSTRUCT CONCRETE SIDEWALK.
	HL	HISTORIC LIGHT.
	LR	LITTER RECEPTACLE.
	LN	SOD LAWN.
	PB	FUTURE PLANTING BED & TREE.

SYMBOL CALLOUT DESCRIPTION

	PM	PARKING METER.
	PP	PRE-CAST PLANTERS.
	PR	PEDESTRIAN RAMP.
	RS	RETAIN & PROTECT EXIST PAVING.
	TR	TRUNCATED DOMES.

SYMBOL CALLOUT DESCRIPTION

	T	TREE PLANTING.
	TW*	4'x8' TREE WELL.
	IR	IRRIGATION SUPPLY.

* INSTALL DEEPROOT ROOT BARRIER (OR APPROVED EQUAL) THAT EXTENDS 18" BELOW THE SUB GRADE ON ALL SIDEWALK SIDE AND 24" BELOW THE SUB GRADE ON THE CURB SIDE. SEE DTL 1, SHT L2.2, WHERE OCCURS.

NOTES

1. REFER TO SHT L2.1 & L2.2 FOR STREETSCAPE NOTES AND DETAILS.

REVISION 1
BOISE CITY COMMENTS
6-2-22

REVISION 2
ISSUANCE 6 - IRR SLVS
7-24-22

RIVER ST.

LEE ST.

MILLER ST.

MYRTLE ST.

FRONT ST.

GROVE ST.

E2.7

MAIN ST.

IDAHO ST.

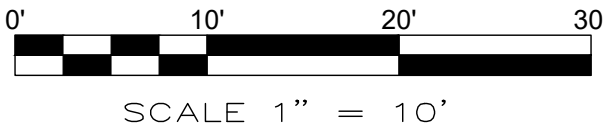
BANNOCK ST.

JEFFERSON ST.

STATE ST.

E2.1E2.2E2.3E2.4E2.5E2.6E2.7E2.8E2.9E2.10E2.11

KEY MAP

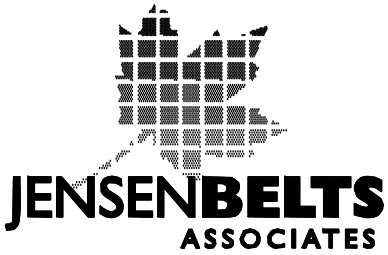
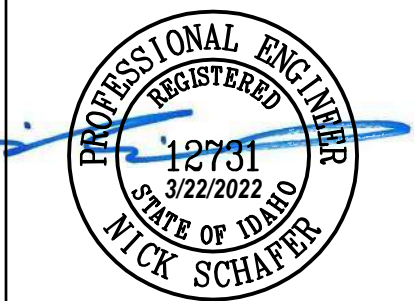


11th STREET
GROVE TO MAIN STREET



MUSGROVE
ENGINEERING, P.A.
234 S. Whisperwood Way
Boise, ID 83709
208.384.0585
645 West 25th Street
Idaho Falls, ID 83402
208.523.7862
www.musgrovepa.com
Project No. 21-417

Issue	Description	Date
19% CD SET	BID SET	2-1-22
100% CD SET	(ADD. A)	3-10-22
		3-25-22



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11th STREET BIKEWAY and STREETSCAPE

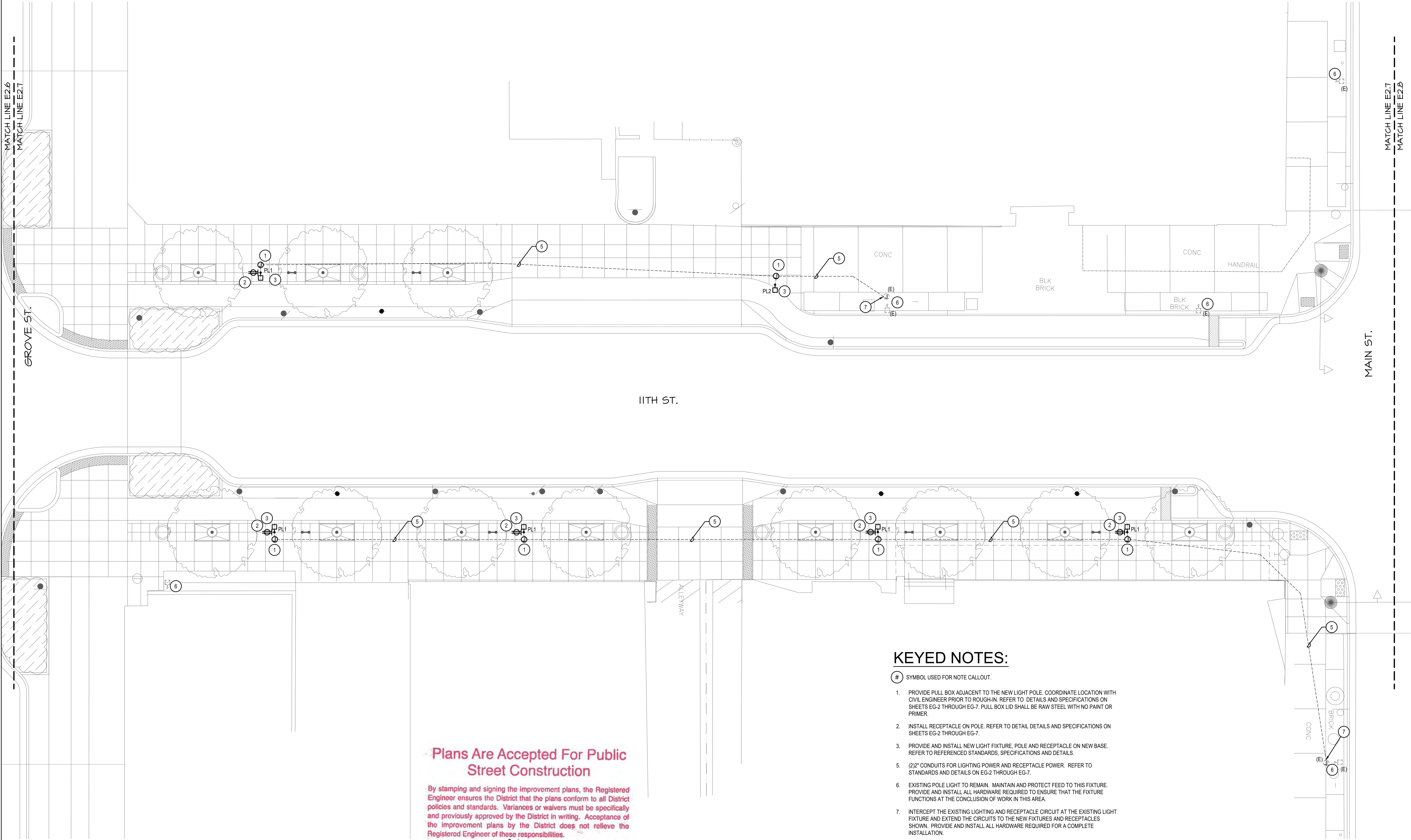
BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn	Checked
NJS	KEL
Scale	AS SHOWN

Sheet Title
**ELECTRICAL
PLAN**

Sheet Number
E2.7



Plans Are Accepted For Public
Street Construction

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BY Bill Hall DATE 05/26/2022
ADA COUNTY HIGHWAY DISTRICT

KEYED NOTES:

- # SYMBOL USED FOR NOTE CALLOUT.
1. PROVIDE PULL BOX ADJACENT TO THE NEW LIGHT POLE. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.
 2. INSTALL RECEPTACLE ON POLE. REFER TO DETAIL DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7.
 3. PROVIDE AND INSTALL NEW LIGHT FIXTURE, POLE AND RECEPTACLE ON NEW BASE. REFER TO REFERENCED STANDARDS, SPECIFICATIONS AND DETAILS.
 5. (2)2" CONDUITS FOR LIGHTING POWER AND RECEPTACLE POWER. REFER TO STANDARDS AND DETAILS ON EG-2 THROUGH EG-7.
 6. EXISTING POLE LIGHT TO REMAIN. MAINTAIN AND PROTECT FEED TO THIS FIXTURE. PROVIDE AND INSTALL ALL HARDWARE REQUIRED TO ENSURE THAT THE FIXTURE FUNCTIONS AT THE CONCLUSION OF WORK IN THIS AREA.
 7. INTERCEPT THE EXISTING LIGHTING AND RECEPTACLE CIRCUIT AT THE EXISTING LIGHT FIXTURE AND EXTEND THE CIRCUITS TO THE NEW FIXTURES AND RECEPTACLES SHOWN. PROVIDE AND INSTALL ALL HARDWARE REQUIRED FOR A COMPLETE INSTALLATION.

Exhibit D: Linen Blocks on Grove Street Drawings

[Appears on the following 12 pages]

GENERAL NOTES

- ① All Accessible Parking Stall Cross Slopes Are Equal To Or Less Than 2%
- ② Match Elevation At Existing Or Proposed Lip Of Gutter.

PROJECT:

C Linen Blocks on Grove St

PROJECT ADDRESS:

BETWEEN 9TH STREET & 16TH
STREET
WEST GROVE STREET
BOISE, ID 83702

OWNER:

**BOISE CAPITAL CITY DEVELOPMENT
CORPORATION**
121 N 9th St
#501
Boise, ID 83702

REVISIONS

C	08/30/2022	95% DD Review
B	05/16/2022	60% DD REVIEW
A	12/10/2021	DESIGN REVIEW SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2021031.01**
 DRAWN BY: K. Hildebrand
 CHECKED BY: P. Dewit

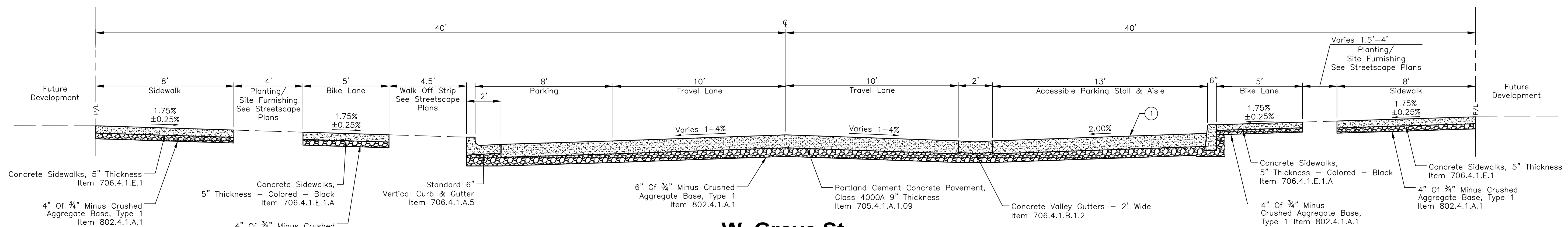
SHEET TITLE

CIVIL DETAILS - TYPICAL SECTIONS

SHEET NO.

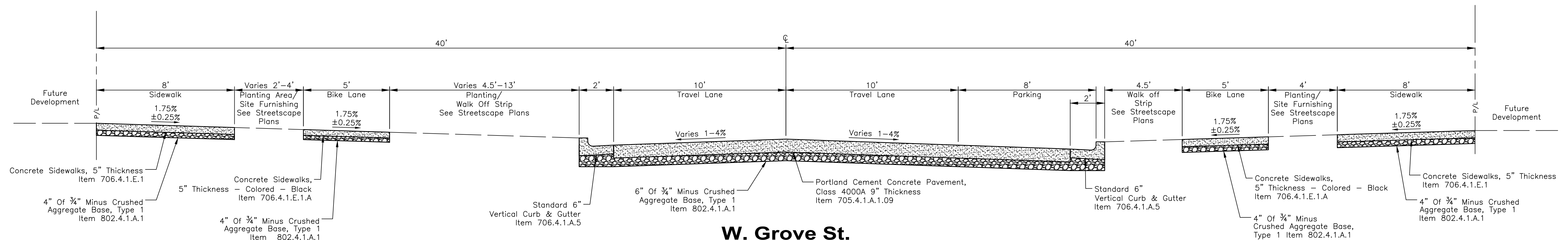
C2.04

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ORIGINAL SHEET SIZE IS 24"x36"



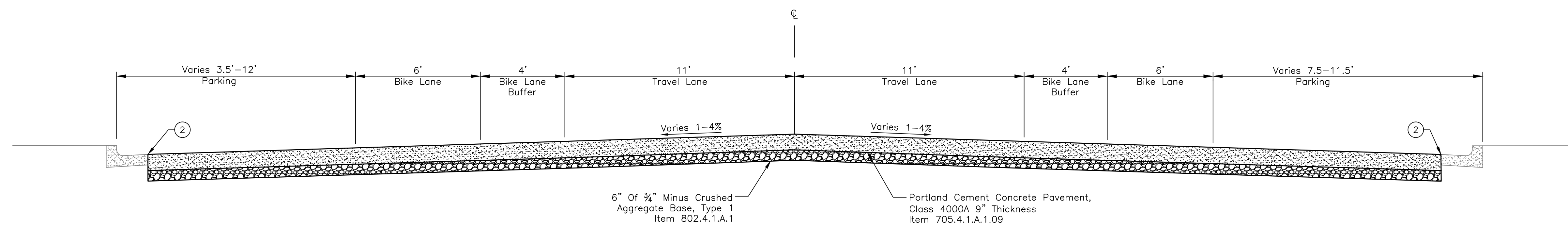
W. Grove St.

(Between S12th And S11th Street)
Sta. 28+06.3 - 28+58.0 Rt.
N.T.S.



W. Grove St.

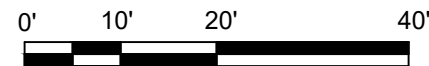
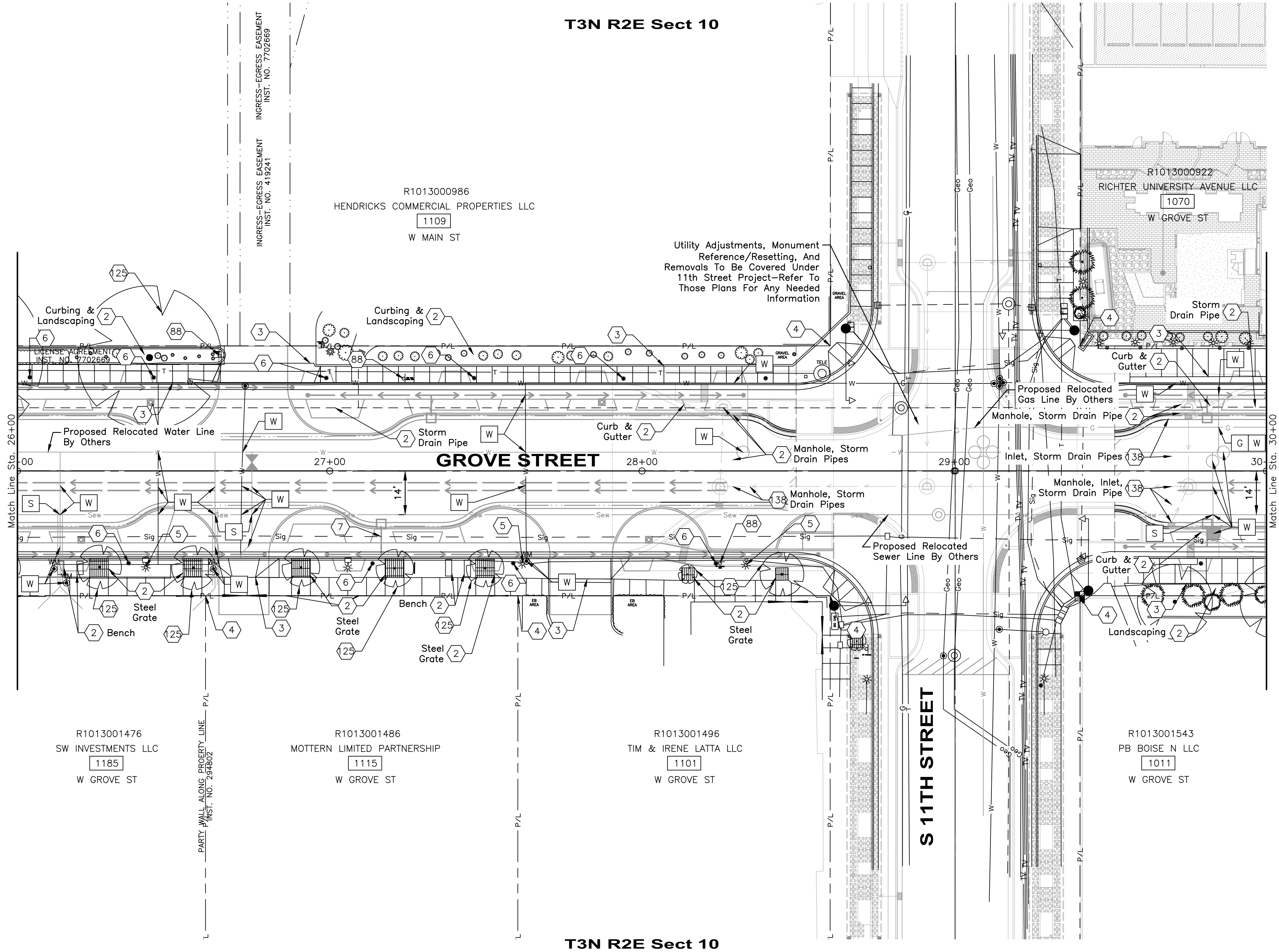
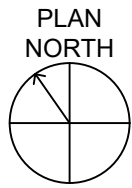
(Between S11th And S10th Street)
Sta. 30+25.0 - 32+35.3 Lt.
Sta. 29+70.8 - 32+35.3 Rt.
N.T.S.



W. Grove St.

(Between S10th And S9th Street)
Sta. 33+28.8 - 36+46.6 Lt. & Rt.
N.T.S.

APPROVAL STAMP



GENERAL NOTES

- 1 All Saw Cutting, Asphalt Removal, Gravel Removal, Landscaping/Sod Removal Shall Be Incidental To Excavation Unless Otherwise Shown
- 2 Salvage All Removed Tree Grates To City Of Boise
- 3 Remove And Salvage Existing Signal Poles, Signal Mastarms, Signal Heads, Cabinet, And Other Signal Equipment To ACHD.
- 4 Removal Of All Signal Conduit And Wiring Is Incidental to 201.4.1.F.1.C
- 5 Relocated Water Line Is Shown On These Plans. Removal Of Existing Water Line Shall Be Coordinated With Veolia.
- 6 Monument Data Not Specifically Identified Below Are Provided In The Special Provisions.
- 7 Salvage All Removed Parking Meters To The City Of Boise—Parking Services.

KEYNOTES

- 2 Removal Of Obstructions, Item 201.4.1.C.1
- 3 Removal Of Sidewalk, Driveways, And Pedestrian Ramps, Item 201.4.1.D.1
- 4 Reference And Reset Monument, Item 2020.4.1.F.1
- 5 Removal Of Street Light, Including Power Decommission, Salvage To City Of Boise, Item 201.4.1.F.1.A
- 6 Removal Of Parking Meter, Item 201.4.1.F.1.B
- 7 Removal Of Signal, Item 201.4.1.F.1.C
- 88 Remove & Salvage Roadside Sign, Item 1135.01.06
- 125 Remove Tree 6'+, Item SSP 29093
- 138 Retain & Protect

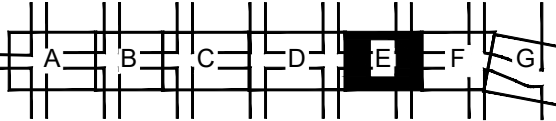
LEGEND

- G Intermountain Gas
- P Idaho Power
- S Boise City Public Works
- T Lumen
- W Veolia
- FON Syringa Networks
- FOV Verizon Wireless
- FOZ Zayo Fiber Solutions
- FOU Unknown Utility
- GEO Boise City Public Works Geothermal

MONUMENTS

CP-67 - 5/8" W/Cap LS7880
Sta. 29+00.29, 0.1' Lt.
N. 711093.01
E. 2503898.60
Elev. 2693.10

CP-80 - BD LS12459
Sta. 29+40.19, 40.14' Lt.
N. 711037.14
E. 2503908.03
Elev. 2692.85



KEY PLAN

PROJECT:

C Linen Blocks on Grove St

PROJECT ADDRESS:

**BETWEEN 9TH STREET & 16TH STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:

**BOISE CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9th St
#501
Boise, ID 83702**

REVISIONS

C	8/30/2022	95% DD Review
B	05/16/2022	60% DD REVIEW
A	12/10/2021	DESIGN REVIEW SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2021031.01**
DRAWN BY: T. Mills
CHECKED BY: P. Dewit

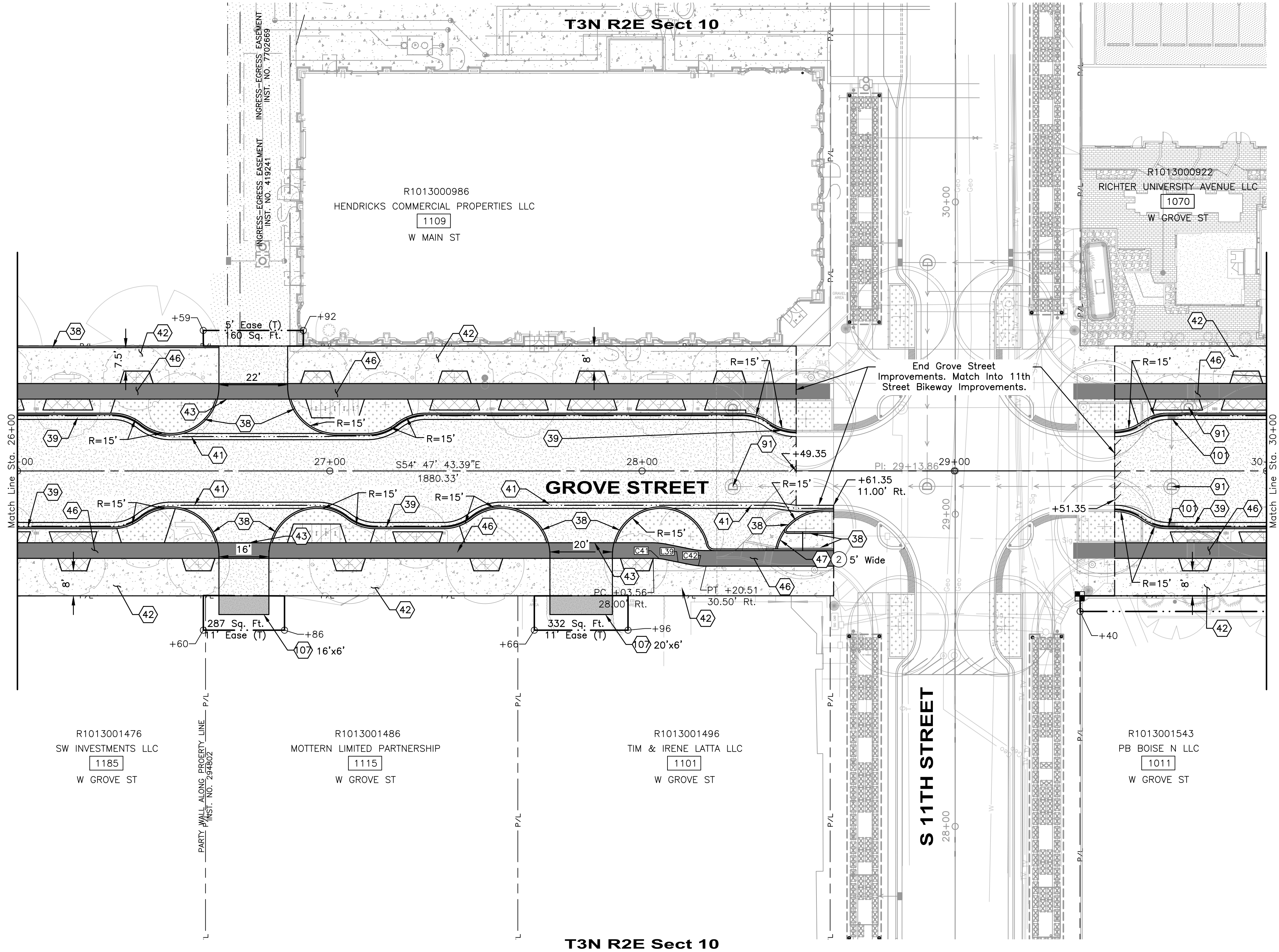
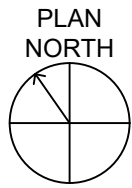
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REMOVAL/UTILITY PLAN - AREA E - EAST OF S. 12TH ST

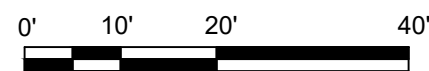
SHEET NO.

C3.05

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Bike Path Geometry				
NUMBER	LENGTH	RADIUS	LINE/CHORD	DIRECTION
C41	3.95'	20.00'	S49°08'26"E	
C42	4.93'	25.00'	S49°08'26"E	
L39	8.29'	NA	S43°29'08"E	



GENERAL NOTES

- Signal Pole Locations Shown For Reference Only. Refer To Signal Plans For Details.
- Do Not Place Detectable Warning Domes At This Ramp Location.

KEYNOTES

- 38 6" Vertical Curb (No Gutter), Item 706.4.1.A.3
- 39 Standard 6" Vertical Curb & Gutter, Item 706.4.1.A.5
- 41 Concrete Valley Gutters - 2', Item 706.4.1.B.1.2
- 42 Concrete Sidewalks, Thickness 5", Item 706.4.1.E.1
- 43 Concrete Driveway Approach, Item 706.4.1.F.1
- 46 Concrete Sidewalks, Thickness 5" - Colored - Black, Item 706.4.1.E.1.A
- 47 Ped. Ramp, Type C4, Item 706.4.1.H.1.C4
- 91 Stormwater Manhole - Adjust to Grade, Item 2030.4.1.A.1.A
- 10 Curb Inlet Modification, Item SP 06034
- 107 Asphalt Repair - Other, Item SSP 08125

LEGEND

- 9" Thick Concrete Pavement
- 5" Thick Concrete Pavement
- 5" Thick Black Colored Concrete
- 6" Thick Black Colored Concrete
- Asphalt Pavement
- Structured Planting
- Pollinator Planting

BENCHMARKS

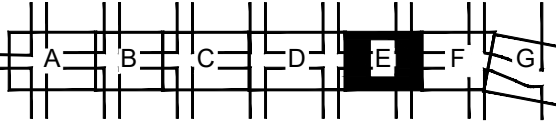
Temporary Benchmarks To Be Established By The Contractor.

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DR

412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706



KEY PLAN

PROJECT:

C Linen Blocks on Grove St

PROJECT ADDRESS:

**BETWEEN 9TH STREET & 16TH STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:

**BOISE CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9th St
#501
Boise, ID 83702**

REVISIONS

C 8/30/2022 95% DD Review

B 05/16/2022 60% DD REVIEW

A 12/10/2021 DESIGN REVIEW SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2021031.01**

DRAWN BY: B.Focht

CHECKED BY: P.Dewit

SHEET TITLE

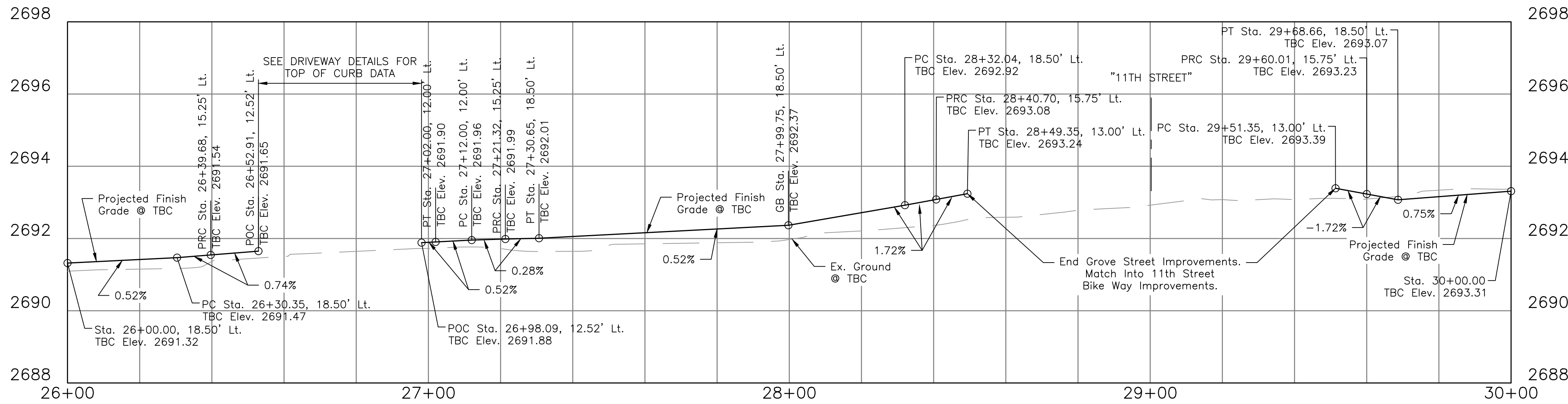
**CIVIL PLAN -
AREA E - EAST OF S.
12TH ST**

SHEET NO.

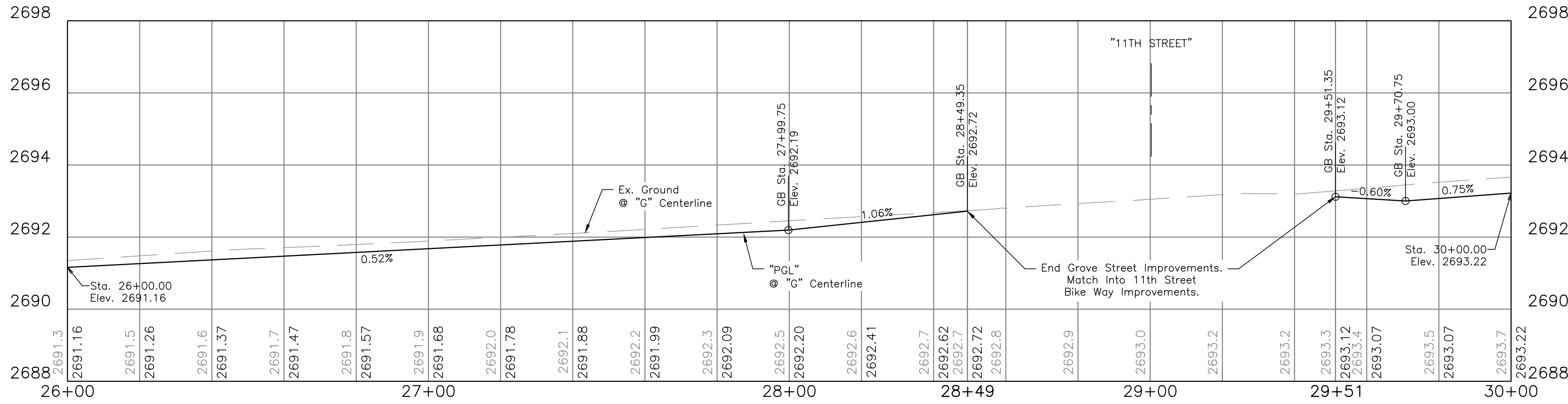
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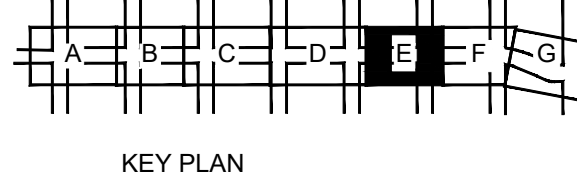
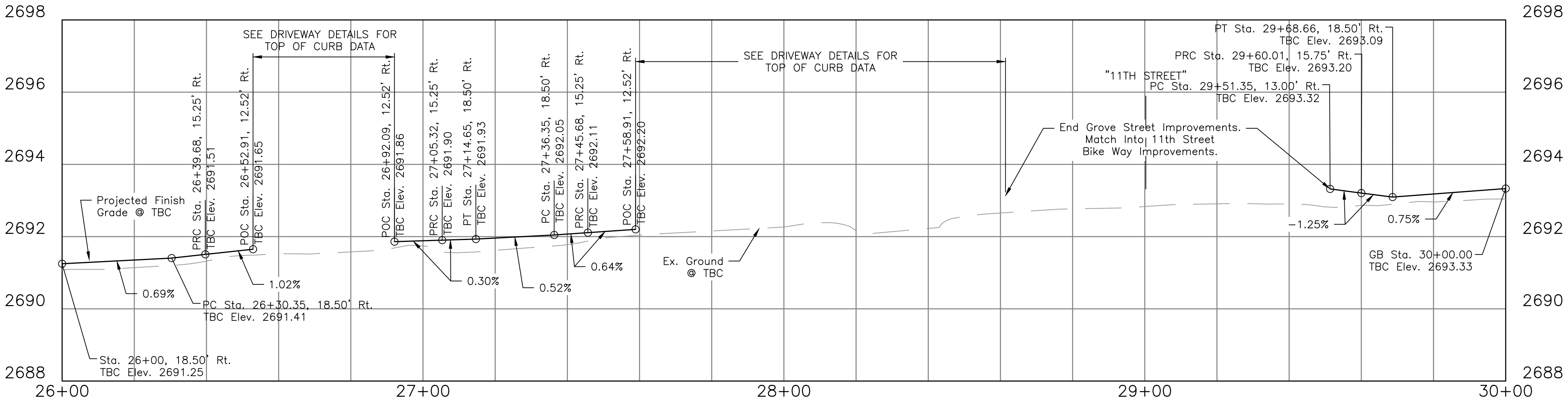
PROFILE – LEFT TBC



PROFILE – CENTER LINE



PROFILE – RIGHT TBC



PROJECT:

C Linen Blocks on Grove St

PROJECT ADDRESS:
BETWEEN 9TH STREET & 16TH
STREET
WEST GROVE STREET
BOISE, ID 83702

OWNER:
BOISE CAPITAL CITY DEVELOPMENT
CORPORATION
121 N 9th St
#501
Boise, ID 83702

REVISIONS

C	08/30/2022	95% DD Review
B	05/16/2022	60% DD REVIEW
A	12/10/2021	DESIGN REVIEW SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: 2021031.01
DRAWN BY: M. Ghanem
CHECKED BY: P. Dewit

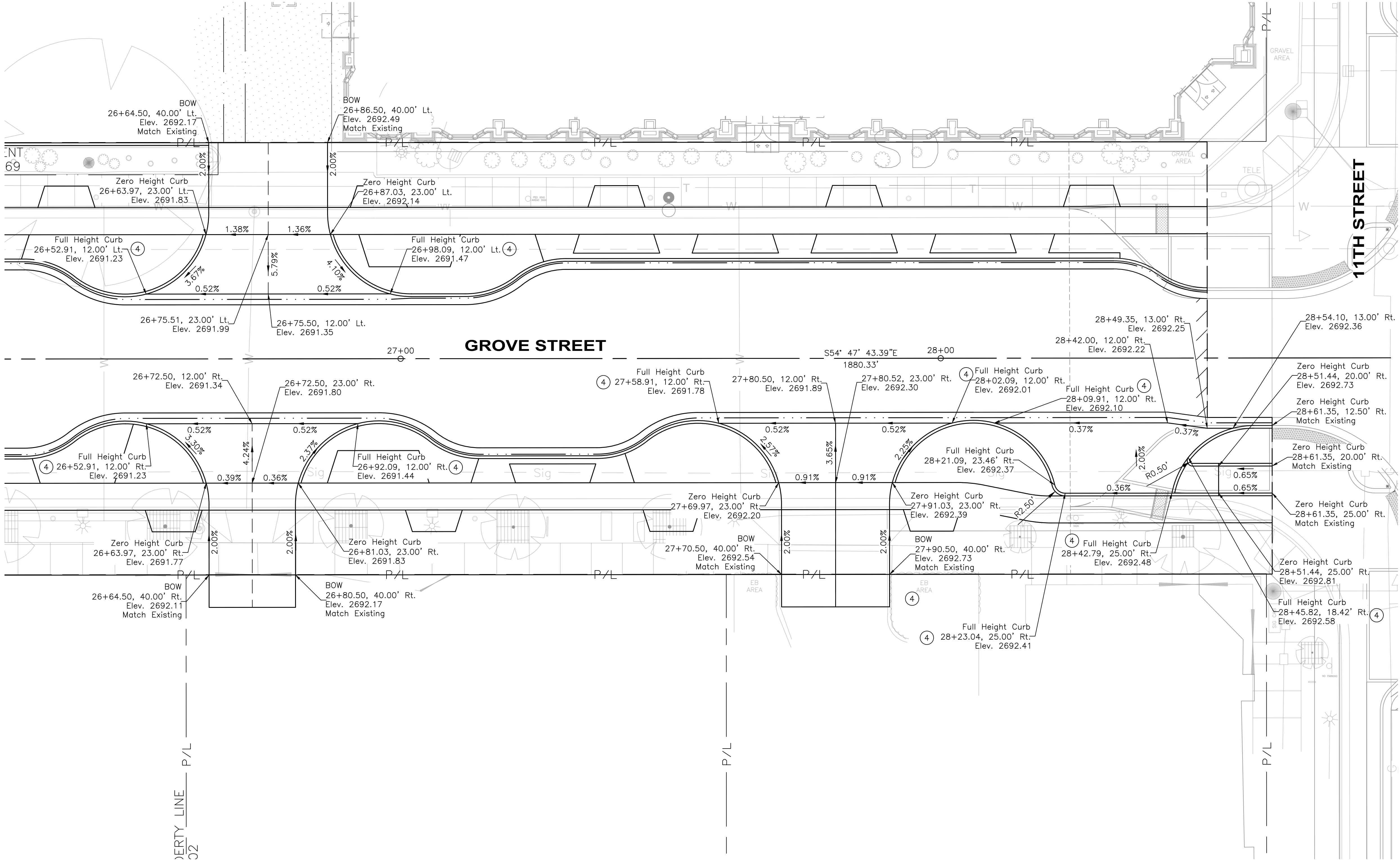
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CIVIL PROFILE -
AREA E - EAST OF S.
12TH ST

SHEET NO.

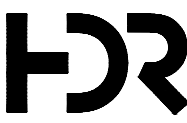
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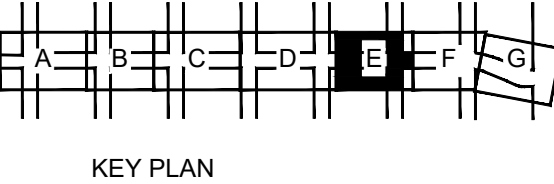


GENERAL NOTES

- 1 Cross Slopes In Sidewalk And Bike Lanes Crossing Driveways Shall Not Exceed 2.0%. Adjust Construction Methods To Achieve Required Grades.
- 2 See Roadway Plan For Curb Return Radii Information At Driveways.
- 3 See Intersection Grading Plans For TBC Information At Intersections.
- 4 Elevation Is At Bottom Of Curb/Lip Of Gutter. Refer To Profiles For Top Back Of Curb Elevation.



412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706



PROJECT:

C Linen Blocks on Grove St

PROJECT ADDRESS:

**BETWEEN 9TH STREET & 16TH STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:

**BOISE CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9th St
#501
Boise, ID 83702**

LEGEND

Direction Of Flow

95% DESIGN DEVELOPMENT REVIEW - 8/30/2022

REVISIONS

C	8/30/2022	95% DD Review
B	05/16/2022	60% DD REVIEW
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MARK	DATE	DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2021031.01**
DRAWN BY: HDR
CHECKED BY: B. Focht

SHEET TITLE

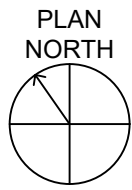
**DRIVEWAY DETAILS
AREA E - 11TH ST**

SHEET NO.

C5.15

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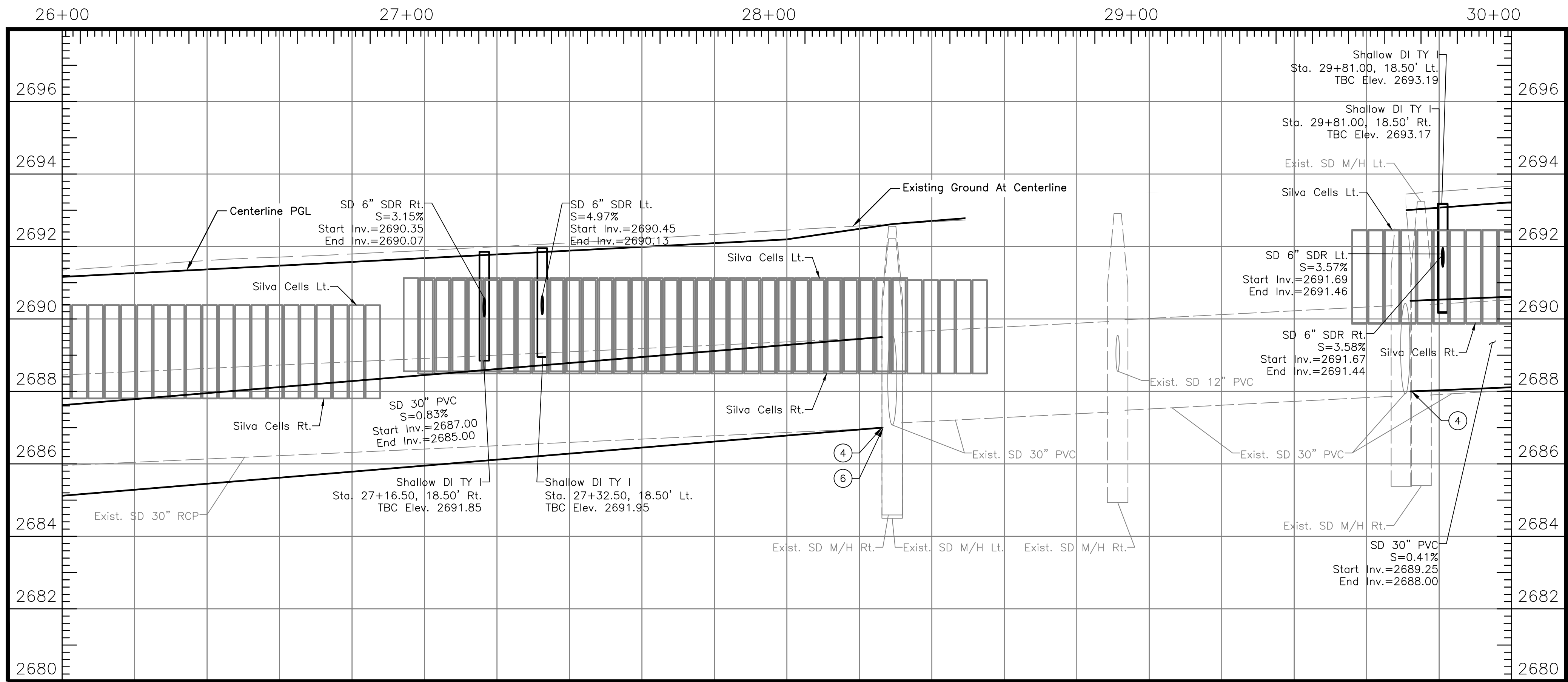
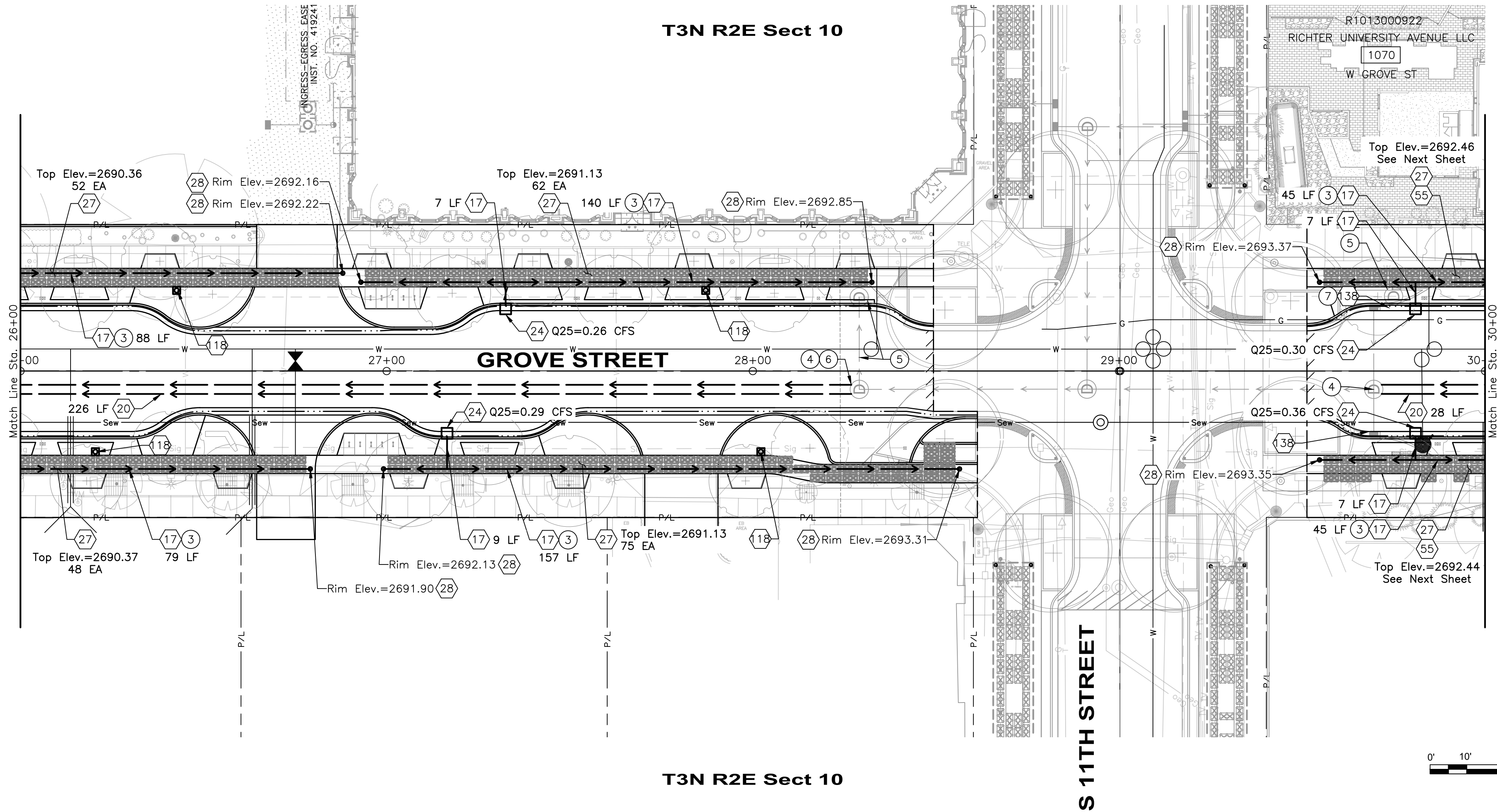
1

2

3

4

5



GENERAL NOTES

- See Storm Detail Sheets For Intersecting Street And Lateral Storm Drain Profile Information.
- See Civil Detail Sheets For Silva Cell Details.
- Perforate Distribution Pipe Per Detail D7.
- Intercept Existing Manhole With Proposed Pipe.
- See Removal Plans For Storm Drain Infrastructure Removals.
- Seal Existing Pipe Cutouts In Manhole With Grout.
- Seal Abandoned Pipe Cutout On North With Grout.

KEYNOTES

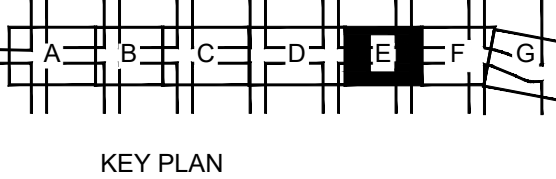
- Storm Drain Manhole - Type B - Raised Invert, 60", Item 602.4.1.A.1.60
- 6" SDR 35 PVC Pipe, Item 601.4.1.A.5.6
- 30" Storm Drain Pipe, Class C905 PVC, Item 601.4.1.A.5.30
- Shallow Inlet - Type I, Item 602.4.1.F.1.1.A
- Silva Cells, Type 2X, Item SP 40100
- Traffic Rated Clean-Out, Per BMP33 In ACHD Policy Manual Section 8200. Incidental To Item 601.4.1.A.5.6.
- 3" Minus Drain Rock Uncrushed Aggregate Base, Item 801.4.1.A.1
- Groundwater Observation Well, Item SSP 29110
- Retain & Protect

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SUITE 100
BOISE, ID 83706



PROJECT:

Linen Blocks on Grove St

PROJECT ADDRESS:

**BETWEEN 9TH STREET & 16TH STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:

**BOISE CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9th St
#501
Boise, ID 83702**

REVISIONS

MARK	DATE	DESCRIPTION
C	8/30/2022	95% DD Review
B	05/16/2022	60% DD REVIEW
A	12/10/2021	DESIGN REVIEW SUBMITTAL

ISSUE INFORMATION

PROJECT NO.: **2021031.01**
DRAWN BY: B. Focht
CHECKED BY: B. Kohring

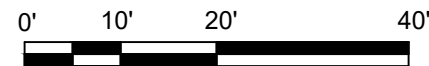
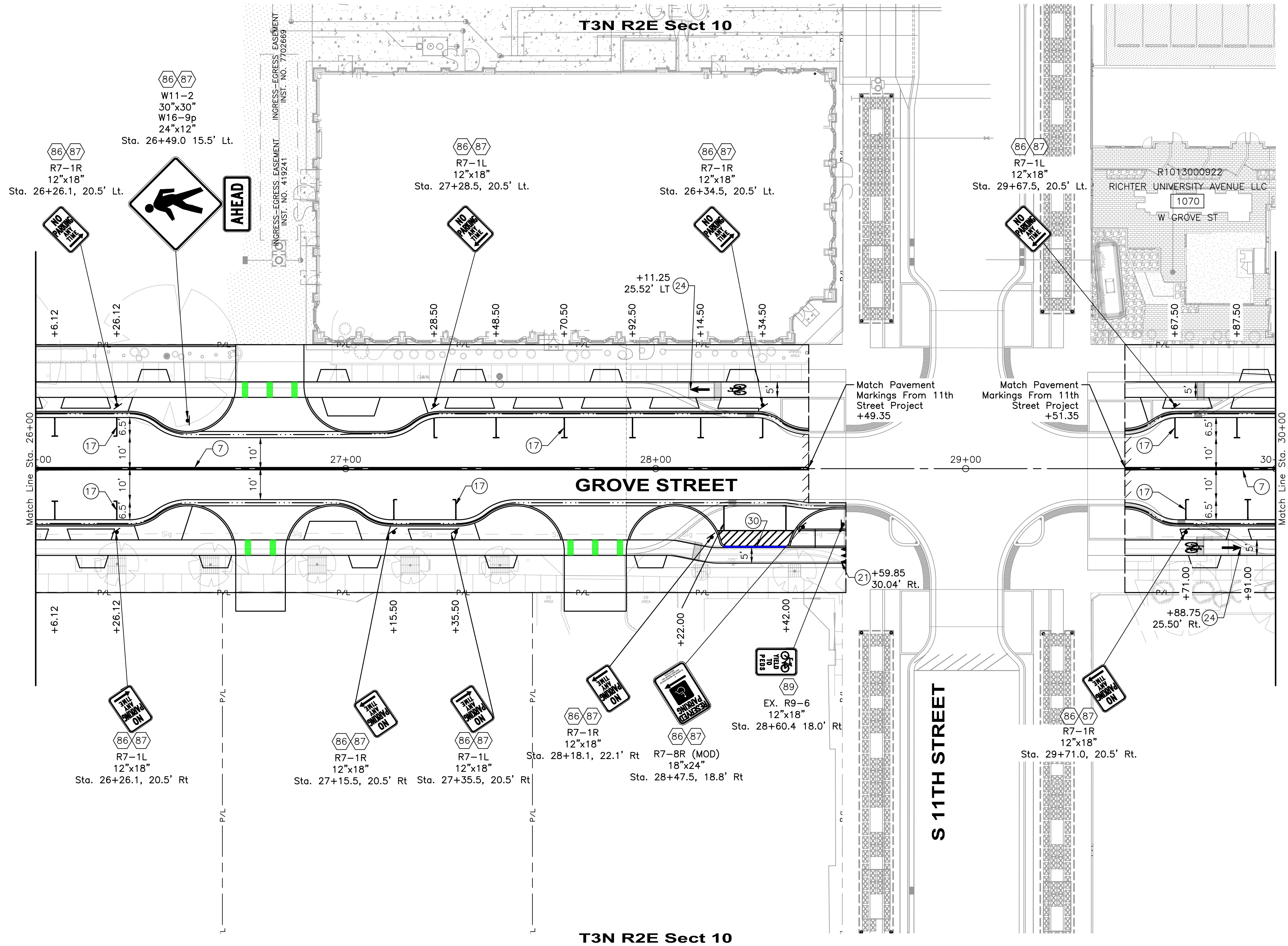
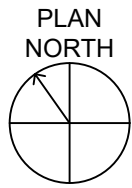
SHEET TITLE

**STORM PLAN & PROFILE-
AREA E - EAST OF S.
12TH ST**

SHEET NO.

C7.05

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ORIGINAL SHEET SIZE IS 36X48



GENERAL NOTES

- See ACHD Standard Detail TS-1112 & TS-1113 For Standard Lane Use Pavement Marking Details.
- All Pavement Markings Shall Be Tape, Item 1134.04.21, Except For:
 - All Symbols, Stop Bars, Word Markings, Yield Line Markings, Crosswalks And Line Extensions Through Intersection Shall Be Thermoplastic, Item 1134.05.21.
 - All Green Pavement Markings, With Exception To Line Extension Through Intersection Markings, Shall Be Green Paint, SP 11500.
- Match Existing Pavement Markings As Presented.
- Contractor Shall Completely Obliterate All Conflicting Pavement Markings.
- Pavement Marking Dimensions Shown Are From Center Of Marking To Center Of Marking.
- All Parking Restriction Signs Shall Be Placed At A 45 Degree Angle With Respect To The Back Of Walk And/Or Curb.
- Place Crosswalk Markings and Intersection Skip Markings Outside Motor Vehicle Wheel Path.
- Provide 1.5" Black Border On All Pavement Markings Placed Within Limits Of Roadway Concrete Pavement, Incidental To Marking Items.
- See ACHD Raised Bike Lane (RBL) Tool Kit Exhibit No. RBL-07 For Green Paint Placement Requirements Along Driveway Approaches.

KEYNOTES

- (86) Roadside Traffic Sign Installation (One Metal Post), Item 1135.01.01
- (87) Furnish Roadside Sign Face, Item 1135.01.05
- (89) Relocate Roadside Sign, Item 1135.01.07

LEGEND

- (3) 4" White - Lane Line 7' Length & 18' Gap
- (7) 4" Double Yellow
- (9) 4" Yellow 7' Length & 18' Gap
- (12) 8" White - Bike Lane At Int. 2' Length & 6' Gap
- (15) 8" White
- (17) 4" White
- (18) 24" White 9', Wide -Crosswalk
- (19) 24" White - Stop Bar
- (20) Green Bike Lane, Item No. SP 11500
- (21) 12" by 18" White-Bike Yield
- (22) 1' White, 1' Gap-Speed Hump Warning
- (24) Bike Lane Symbol & Arrow
- (25) Bike Lane Symbol
- (26) Thru/Left Turn Arrow Thru/Right Turn Arrow
- (27) Thru Arrow
- (30) Blue Paint, Item No. SP 11501

95% DESIGN DEVELOPMENT REVIEW - 8/30/2022

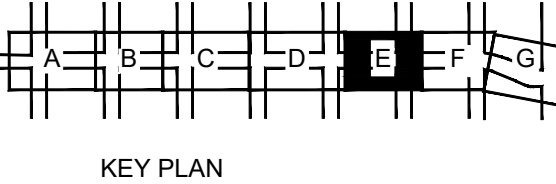
APPROVAL STAMP

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SUITE 100
BOISE, ID 83706



PROJECT:

Linen Blocks on Grove St

PROJECT ADDRESS:

**BETWEEN 9TH STREET & 16TH STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:

**BOISE CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9th St
#501
Boise, ID 83702**

REVISIONS

C	8/30/2022	95% DD Review
B	05/16/2022	60% DD REVIEW
A	12/10/2021	DESIGN REVIEW SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE INFORMATION

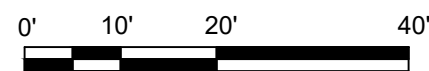
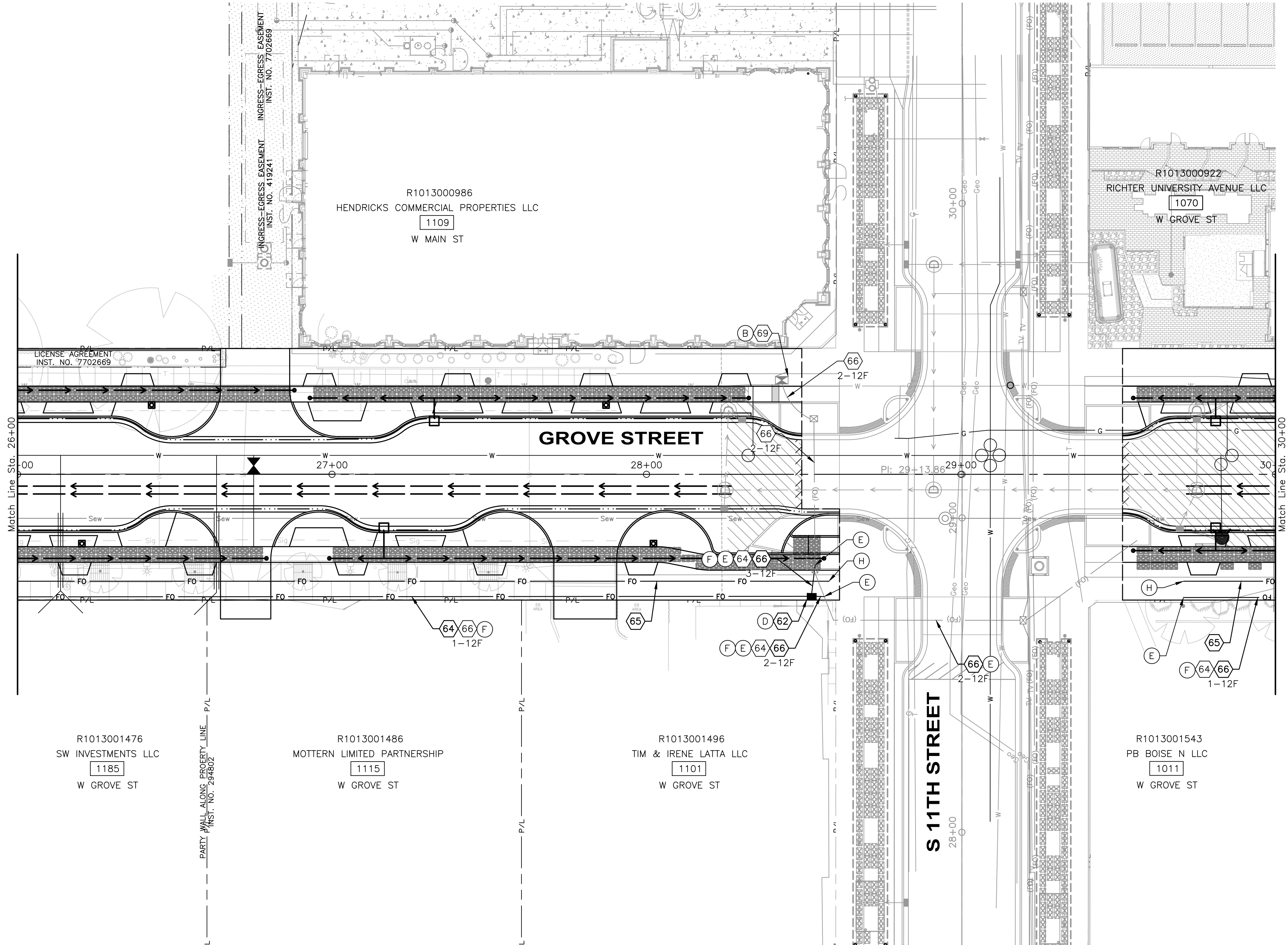
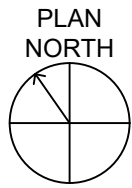
PROJECT NO.: **2021031.01**
DRAWN BY: B. Kohring
CHECKED BY: P. Dewit

SHEET TITLE

**SIGN & STRIPING PLAN -
AREA E - EAST OF S.
12TH ST**

SHEET NO.

T1.05



GENERAL NOTES

- (B) Terminate Fiber Optic Conduit In Signal Cabinet WIC And Coil 10' Of Slack In Cabinet.
- (D) Weld Metal Tag With Legend "ACHD" On Junction Box, Incidental To Item 1131.01.03
- (E) Locate Existing Fiber Optic Conduit In Field. Remove Existing Cabling and Coil In Nearest Vault Or Cabinet. Intercept Existing Conduit With Proposed Conduit And Reinstall Fiber Optic Cabling.
- (F) Install Cabling Indicated In One Conduit. The Other Conduit Shall Be Spare Conduit With Locate Wire.
- (H) Locate Existing City Of Boise Conduit Duct Installed With 11th Street Streetscape Project. Intercept Existing Conduit With Proposed Conduit And Install Locate Wire.
1. ACHD Owned Fiber Optic Conduit May Be Installed In Same Trench As Lighting And Signal Conduit.
2. Install Locate Wire In All Spare Or Fiber Optic Conduit.
3. Interruption To ACHD's Fiber Optic Network Shall Only Be Permitted As Weekend Work. Disruption Shall Occur No Earlier Than Friday at 10pm And Shall Be Returned To Service No Later Than The Following Monday At 5am. The Contractor Shall Provide A Minimum Two (2) Week Notice Prior To The Start Of Any Work That May Impact ACHD's Network For The Review. Depending On The Impact To The District Or Partnering Agencies, ACHD Reserves The Right To Modify The Requested Dates For The Scheduled Outage. Contact Brian Froberg At (208) 941-9132 Or Brian Thies At (208) 484-3926 To Schedule Work.

KEYNOTES

- (62) Install Traffic Signal Interconnect Junction Box (S45-T W/ Riser), Item 1131.01.03
- (64) Install Traffic Signal Interconnect Conduit (Trench) (Two 2" RPC With Locate Wire), Item 1131.01.02.A
- (65) Install 8-C Polyethylene SDR11 Innerduct Bank Per Details Provided. Terminate With Duct Plugs
- (66) Install Traffic Signal Interconnect Cable, Item 1131.01.05.A
- (69) Terminate Fiber Optic Cable, Item 1131.01.09

LEGEND

- Controller Cabinet And Service Pedestal
- S-40T/ADA Junction Box
- S-45T/ADA Junction Box
- S-45T/ADA With Riser
- Luminaire
- Signal/Lighting Conduit Group Interconnect Conduit Group
- Signal Head With Backplate
- Pedestrian Signal Head
- Mastarm Mounted Sign
- Emergency Preempt Detector
- 3'x3' Concrete Vault
- 6'x6' Concrete Vault
- ACHD Interconnect Splice Vault

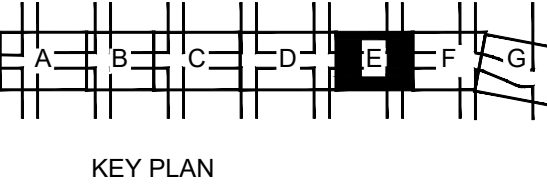
APPROVAL STAMP

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DR

412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706



PROJECT:

C Linen Blocks on Grove St

PROJECT ADDRESS:

**BETWEEN 9TH STREET & 16TH STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:

**BOISE CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9th St
#501
Boise, ID 83702**

REVISIONS

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MARK	DATE	DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2021031.01**
DRAWN BY: B. Kohring
CHECKED BY: P. Dewit

SHEET TITLE

**INTERCONNECT PLAN -
AREA E - EAST OF S.
12TH ST**

SHEET NO.

T3.05

D

C

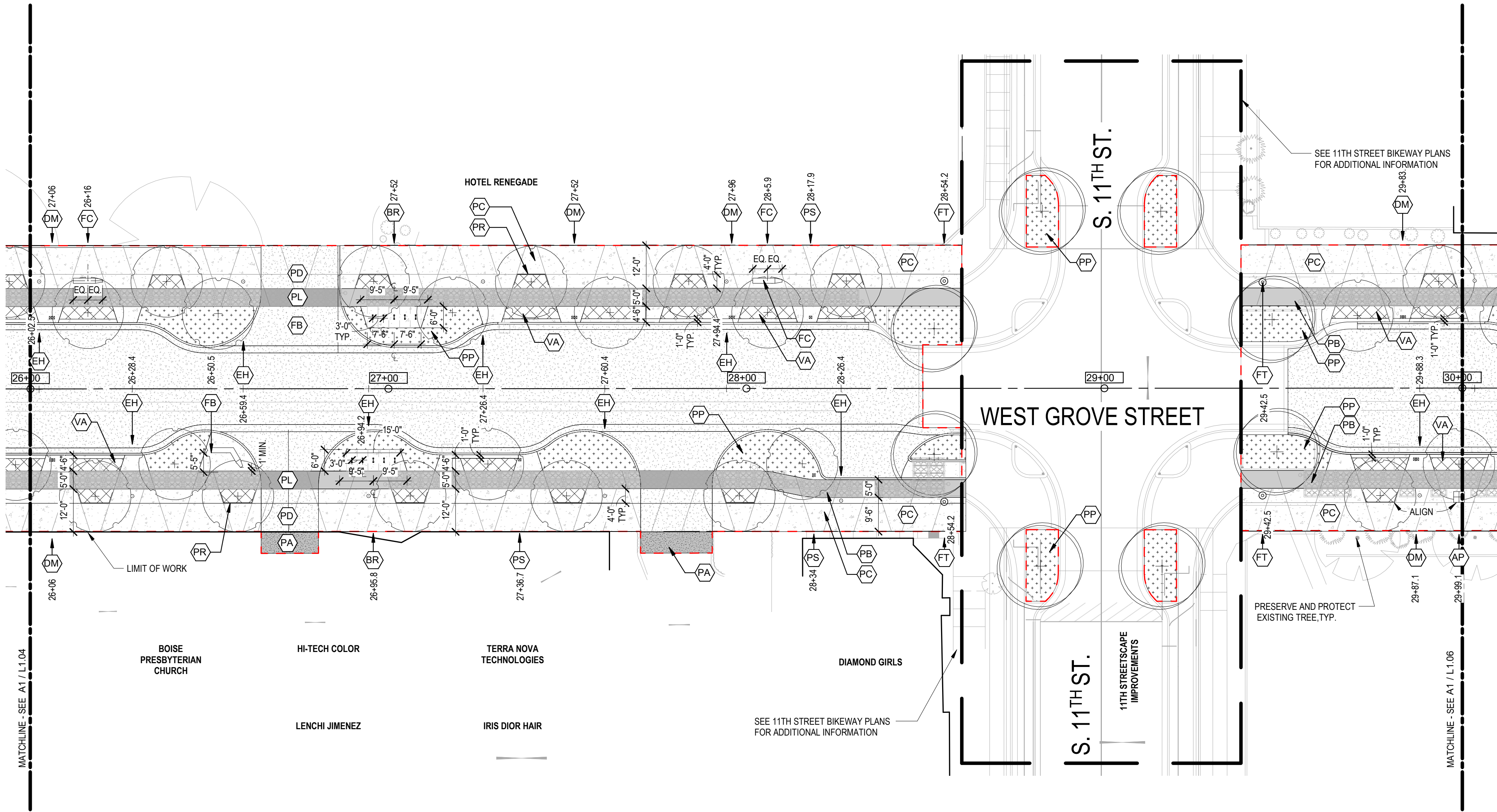
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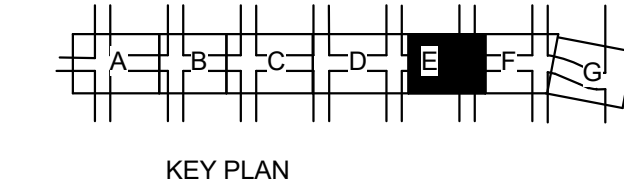
A1 LANDSCAPE PLAN - AREA E - EAST OF S. 11TH ST

1" = 20'-0"



LAYOUT AND MATERIALS LEGEND				
TAG	VISUAL	DESCRIPTION	DETAIL	SPEC SECTION
PD		LINEN BLOCK DECORATIVE CONCRETE BROOM FINISH WITH SAWCUT V-GROOVE JOINTS - VEHICULAR DEPTH - TYPE 1	SEE CIVIL	321316
PC		LINEN BLOCK DECORATIVE CONCRETE BROOM FINISH WITH SAWCUT V-GROOVE JOINTS - PEDESTRIAN DEPTH - TYPE 2	SEE CIVIL	321316
FB		CIP CONCRETE - VEHICULAR DEPTH - TYPE 3	SEE CIVIL	321316
PG		CIP CONCRETE - PEDESTRIAN DEPTH - TYPE 4	SEE CIVIL	321316
PB		CIP CONCRETE - BIKE LANE - COLORED, STANDARD DEPTH - TYPE 5	SEE CIVIL	321316
PL		CIP CONCRETE - BIKE LANE - COLORED, VEHICULAR DEPTH - TYPE 6	SEE CIVIL	321316
PA		HMA	SEE CIVIL	
PW		TRUNCATED DOMES	SEE CIVIL	321316
VA		STRUCTURED PLANTING - SEE PLANTING PLANS	A2 / L5.51	329113 329300
PP		POLLINATOR PLANTING - SEE PLANTING PLANS	A1 / L5.51	
BR		STANDARD BIKE RACK - SURFACE MOUNT.	B3 / L5.02	323300
EH		STANDARD HISTORIC PEDESTRIAN LIGHT		SEE SHEET EG-5
FT		LITTER RECEPTICLE	B5 / L5.02	323300
FC		PRE-CAST CONCRETE BENCH	A1 / L5.03	323300
PR		PET RAIL - SIDEWALK SIDE PLANTERS	A2 / L5.02	323300
PS		PARKING METER - SINGLE METER	CITY STANDARD	
DM		PARKING METER - DOUBLE METER	CITY STANDARD	
AP		ART PORT	4 / S5.11	SEE SHEET S0.02 AND S0.03
NS		NEON SIGN FOUNDATION	1 / S5.11	SEE SHEET S0.02 AND S0.03
TG		4' X 8' TREE GRATE	A4 / L5.02	323300
BD		BOLLARD	B2 / L5.02	323300

NOTE: DEEPROOT BARRIER (OR APPROVED EQUAL) THAT EXTENDS 18" BELOW THE SUBGRADE ON ALL SIDEWALKS AND 24" BELOW THE SUBGRADE ON CURB SIDE. SEE DETAIL A4 / L5.02



PROJECT:
LINEN BLOCKS ON GROVE STREET

PROJECT ADDRESS:
**BETWEEN 9TH STREET & 16TH STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:
**BOISE CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9TH ST
#501
BOISE, ID 83702**

MARK	DATE	DESCRIPTION
REVISIONS		

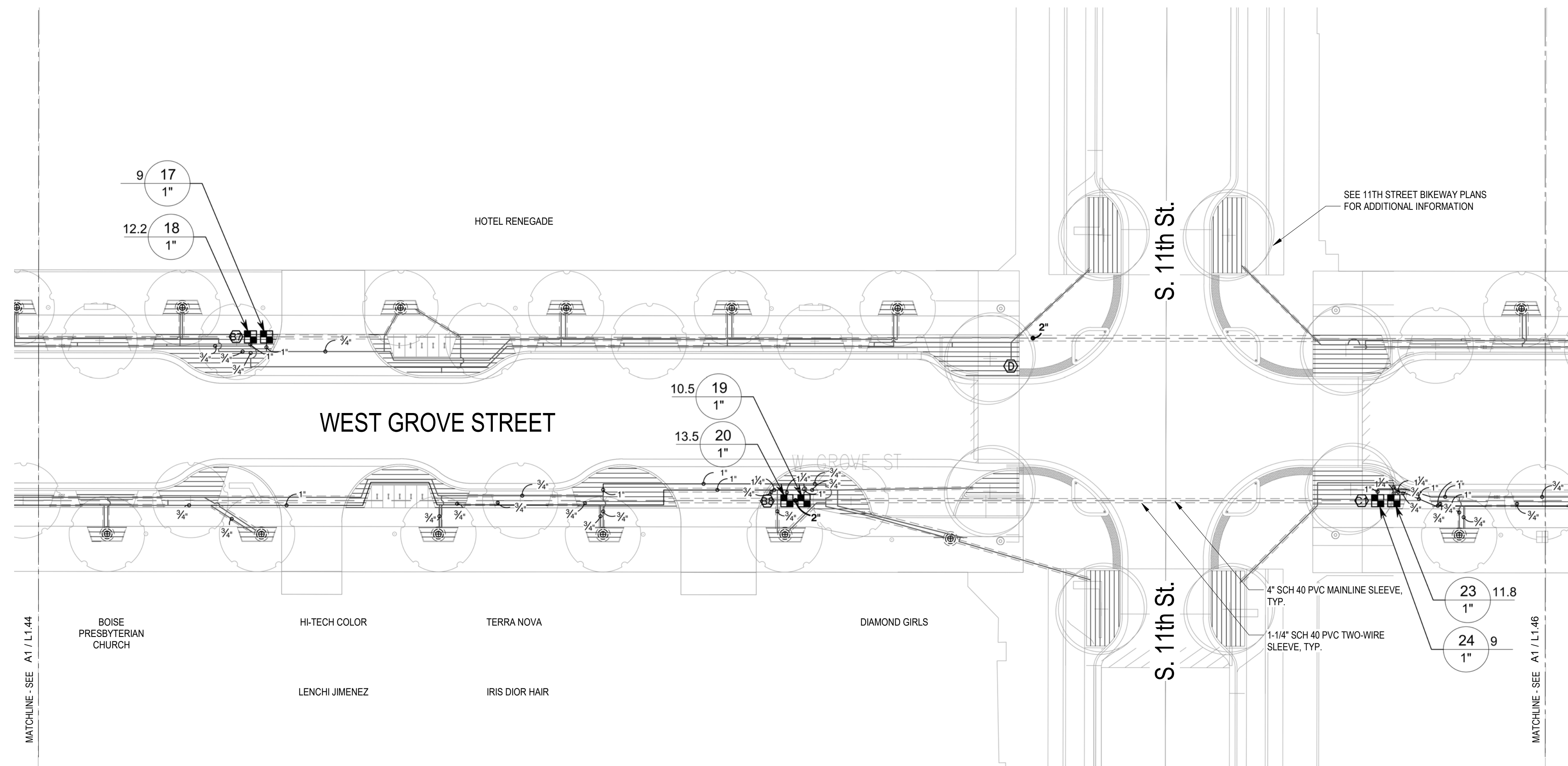
C	08/30/2022	95% DD REVIEW
B	05/16/2022	60% DD REVIEW
A	12/10/2021	DESIGN REVIEW SUBMITTAL
MARK DATE DESCRIPTION		
ISSUE INFORMATION		

PROJECT NO.: **2021031.01**
GGLO PRINCIPAL IN CHARGE: **Mark Sindell**
GGLO PROJECT MANAGER: **Jason Miller**
OWNER APPROVAL:












SHEET TITLE
LANDSCAPE PLAN - AREA E - S. 11TH ST. INTERSECTION

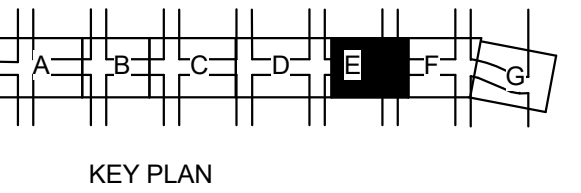
SHEET NO.

L1.05



IRRIGATION LEGEND

	<u>RAIN BIRD X CZ-100-LC</u> WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1" PEB VALVE, WITH 1" PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.
	<u>TREE RINGS - 3 RINGS</u> 100' .9GPH @ 12" O.C. EMITTER SPACING
	<u>AREA TO RECEIVE DRIPLINE</u> RAIN BIRD XF-04-12 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.4 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>
	<u>RAIN BIRD 44-LRC</u> 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	<u>DRAIN VALVE</u> DRIPLINE FLUSH DRAIN VALVE
	<u>ZURN 975 2-1/2"</u> REDUCED PRESSURE BACKFLOW PREVENTER.
	<u>BASELINE BL-1000P</u> TWO-WIRE CONTROLLER IN 16 GAUGE STAINLESS-STEEL PEDIESTAL ENCLOSURE. BASE MODEL 50 STATIONS, EXPANDABLE TO 75 OR 100 STATIONS.
	<u>BASELINE BL-WTS100KIT</u> SOIL MOISTURE MONITOR. INCLUDES BISENSOR AND S100 MONITOR. SEE IRRIGATION DETAILS.
	<u>RAIN BIRD CLP05VBASC1</u> 5 HP SUCTION BOOST MODEL. UP TO 53 PSI AND 120 GPM.
	<u>POINT OF CONNECTION 2"</u> VEOLIA UTILITY PROVIDED 60 PSI PRESSURE AVAILABLE AT NW CORNER OF 12TH AND GROVE WITH FLOW OF 2500 GPM AT HYDRANT 917.
_____	IRRIGATION LATERAL LINE: HDPE PE4710 DR 15
_____	IRRIGATION MAINLINE: HDPE PE4710 DR 17
-----	PIPE SLEEVE: PVC CLASS 200 SDR 21
	Valve Callout #1 Valve Number #2 Valve Flow #3 Valve Size



PROJECT:

LINEN BLOCKS ON GROVE STREET

PROJECT ADDRESS:

**BETWEEN 9TH STREET & 16TH
STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:

BOISE CAPITAL CITY DEVELOPMENT
CORPORATION
121 N 9TH ST
#501
BOISE, ID 83702

MARK	DATE	DESCRIPTION
REVISIONS		

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MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2021031.01**
 GGLO PRINCIPAL IN CHARGE: **Mark Sindell**
 GGLO PROJECT MANAGER: **Jason Miller**
 OWNER APPROVAL:

SHEET TITLE

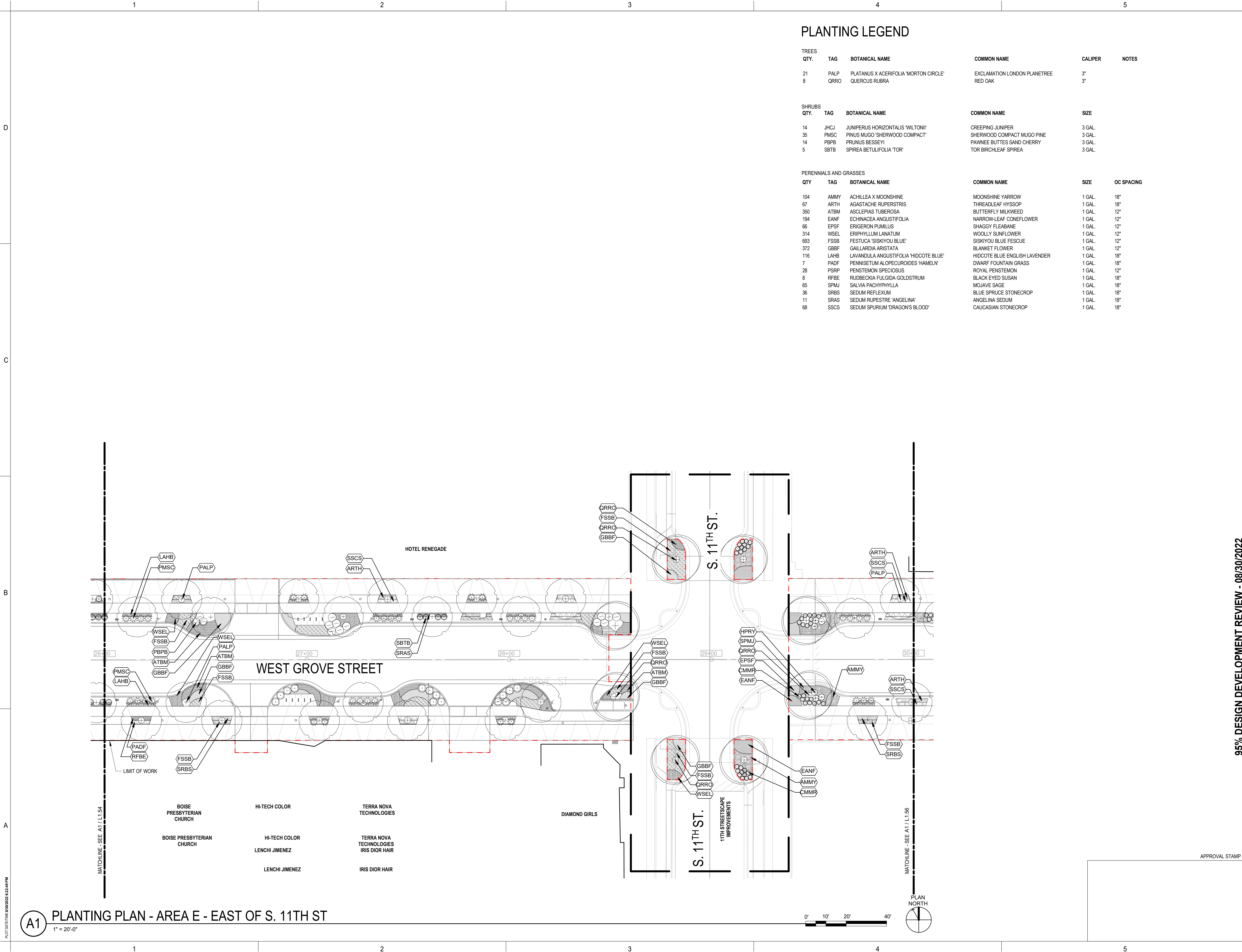
IRRIGATION PLAN - AREA E - S. 11TH ST INTERSECTION

SHEET NO.

L1.45

COPYRIGHT GGLO. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE IS 24"X36"



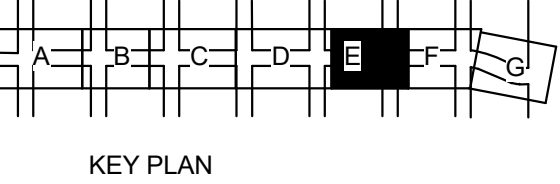


PLANTING LEGEND

TREES QTY.	TAG	BOTANICAL NAME	COMMON NAME	CALIPER	NOTES
21	PALP	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3"	
8	QRRO	QUERCUS RUBRA	RED OAK	3"	

SHRUBS QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE
14	JHCJ	JUNIPERUS HORIZONTALIS 'WILTONII'	CREeping JUNIPER	3 GAL.
35	PMSC	PINUS MUGO 'SHERWOOD COMPACT'	SHERWOOD COMPACT MUGO PINE	3 GAL.
14	PBPB	PRUNUS BESSEYI	PAWNEE BUTTES SAND CHERRY	3 GAL.
5	SBTB	SPIREA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	3 GAL.

PERENNIALS AND GRASSES					
QTY	TAG	BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING
104	AMMY	ACHILLEA X MOONSHINE	MOONSHINE YARROW	1 GAL.	18"
67	ARTH	AGASTACHE RUPESTRIS	THREADLEAF HYSSOP	1 GAL.	18"
350	ATBM	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	12"
194	EANF	ECHINACEA ANGUSTIFOLIA	NARROW-LEAF CONEFLOWER	1 GAL.	12"
66	EPSF	ERIGERON PUMILIUS	SHAGGY FLEABANE	1 GAL.	12"
314	WSEL	ERIGERYLLUM LANATUM	WOOLLY SUNFLOWER	1 GAL.	12"
693	FSSB	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL.	12"
372	GBBF	GALLARDIA ARISTATA	BLANKET FLOWER	1 GAL.	12"
116	LAHB	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	18"
7	PADF	PENNISETUM ALOPECUROIDES 'HAIELN'	DIWARF FOUNTAIN GRASS	1 GAL.	18"
28	PSRP	PENSTEMON SPECIOSUS	ROYAL PENSTEMON	1 GAL.	12"
8	RFBE	RUDBECKIA FULGIDA GOLDSTRUM	BLACK EYED SUSAN	1 GAL.	18"
65	SPMJ	SALVIA PACHYPHYLLA	MOJAVE SAGE	1 GAL.	18"
36	SRBS	SEDUM REFLEXUM	BLUE SPRUCE STONECROP	1 GAL.	18"
11	SRAS	SEDUM RUPESTRE 'ANGELINA'	ANGELINA SEDUM	1 GAL.	18"
68	SSCS	SEDUM SPURIUM 'DRAGON'S BLOOD'	CAUCASIAN STONECROP	1 GAL.	18"



PROJECT:
LINEN BLOCKS ON GROVE STREET

PROJECT ADDRESS:
**BETWEEN 9TH STREET & 16TH STREET
WEST GROVE STREET
BOISE, ID 83702**

OWNER:
**BOISE CAPITAL CITY DEVELOPMENT CORPORATION
121 N 9TH ST
#501
BOISE, ID 83702**

MARK	DATE	DESCRIPTION
REVISIONS		

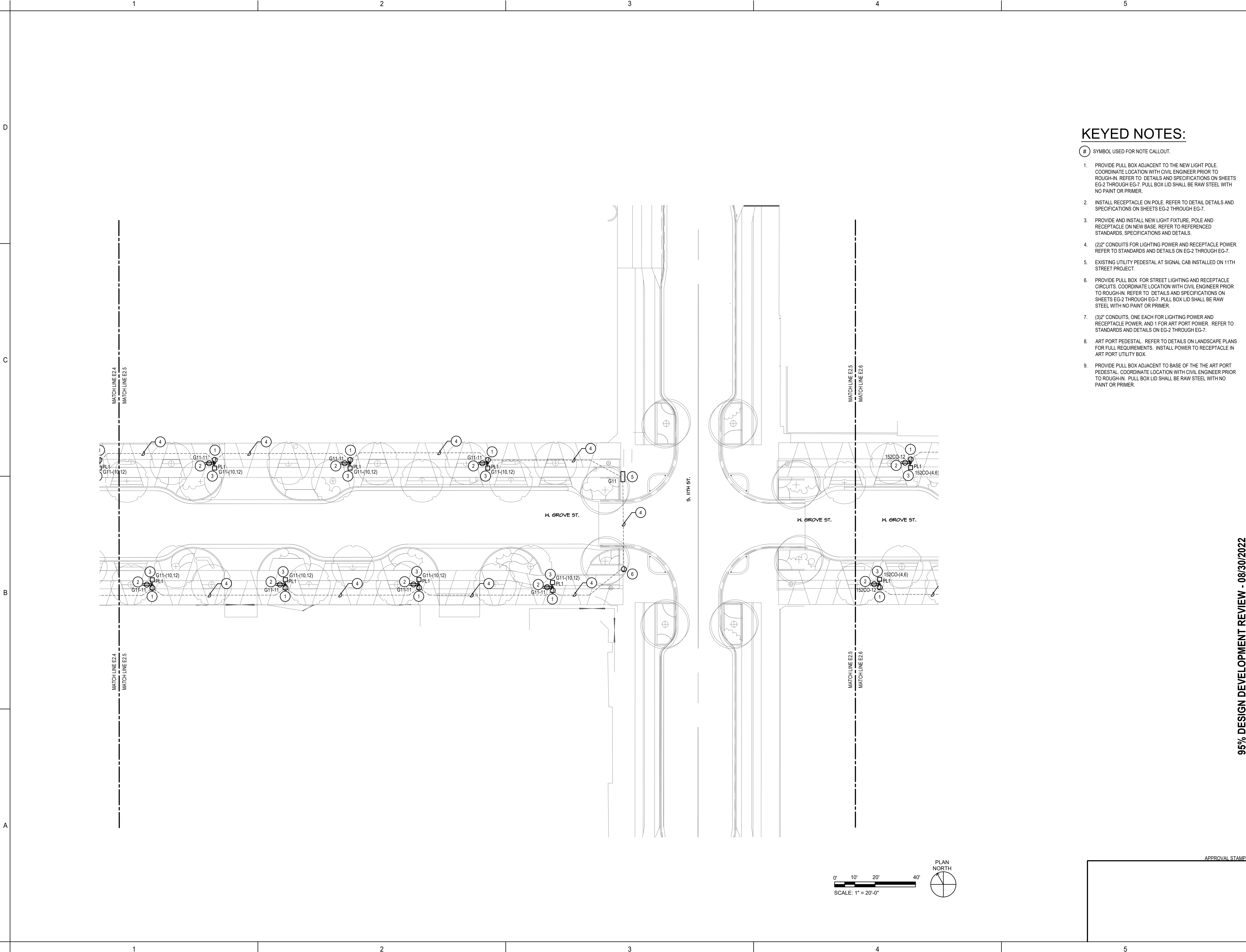
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ISSUE INFORMATION		

PROJECT NO.: **2021031.01**
GGLO PRINCIPAL IN CHARGE: **Mark Sindell**
GGLO PROJECT MANAGER: **Jason Miller**
OWNER APPROVAL:

SHEET TITLE
PLANTING PLAN - AREA E - S. 11TH ST. INTERSECTION

SHEET NO.
L1.55



KEYED NOTES:

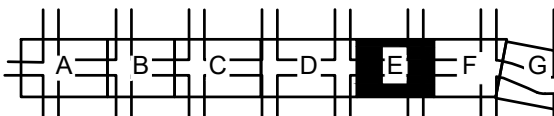
- # SYMBOL USED FOR NOTE CALLOUT.
1. PROVIDE PULL BOX ADJACENT TO THE NEW LIGHT POLE. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.
 2. INSTALL RECEPTACLE ON POLE. REFER TO DETAIL DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7.
 3. PROVIDE AND INSTALL NEW LIGHT FIXTURE, POLE AND RECEPTACLE ON NEW BASE. REFER TO REFERENCED STANDARDS, SPECIFICATIONS AND DETAILS.
 4. (2)2" CONDUITS FOR LIGHTING POWER AND RECEPTACLE POWER. REFER TO STANDARDS AND DETAILS ON EG-2 THROUGH EG-7.
 5. EXISTING UTILITY PEDESTAL AT SIGNAL CAB INSTALLED ON 11TH STREET PROJECT.
 6. PROVIDE PULL BOX FOR STREET LIGHTING AND RECEPTACLE CIRCUITS. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.
 7. (3)2" CONDUITS, ONE EACH FOR LIGHTING POWER AND RECEPTACLE POWER, AND 1 FOR ART PORT POWER. REFER TO STANDARDS AND DETAILS ON EG-2 THROUGH EG-7.
 8. ART PORT PEDESTAL. REFER TO DETAILS ON LANDSCAPE PLANS FOR FULL REQUIREMENTS. INSTALL POWER TO RECEPTACLE IN ART PORT UTILITY BOX.
 9. PROVIDE PULL BOX ADJACENT TO BASE OF THE THE ART PORT PEDESTAL. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.

MUSGROVE
ENGINEERING, P.A.

234 S. Whisperwood Way
Boise, ID 83709
208.384.0585

645 West 25th Street
Idaho Falls, ID 83402
208.523.2862
www.musgrovepa.com

Project No. 21-276



KEY PLAN

PROJECT:

C Linen Blocks on Grove St

PRELIMINARY

NOT FOR CONSTRUCTION
8/30/2022

PROJECT ADDRESS:
BETWEEN 9TH STREET & 16TH
STREET
WEST GROVE STREET
BOISE, ID 83702

OWNER:
BOISE CAPITAL CITY DEVELOPMENT
CORPORATION
121 N 9th St
#501
Boise, ID 83702

B REVISIONS

C	08/30/2022	95% DESIGN DEV REVIEW
B	05/16/2022	60% DD REVIEW
A	12/10/2021	DESIGN REVIEW SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: 2021031.01
DRAWN BY:
CHECKED BY:

SHEET TITLE
ELECTRICAL PLAN

SHEET NO.

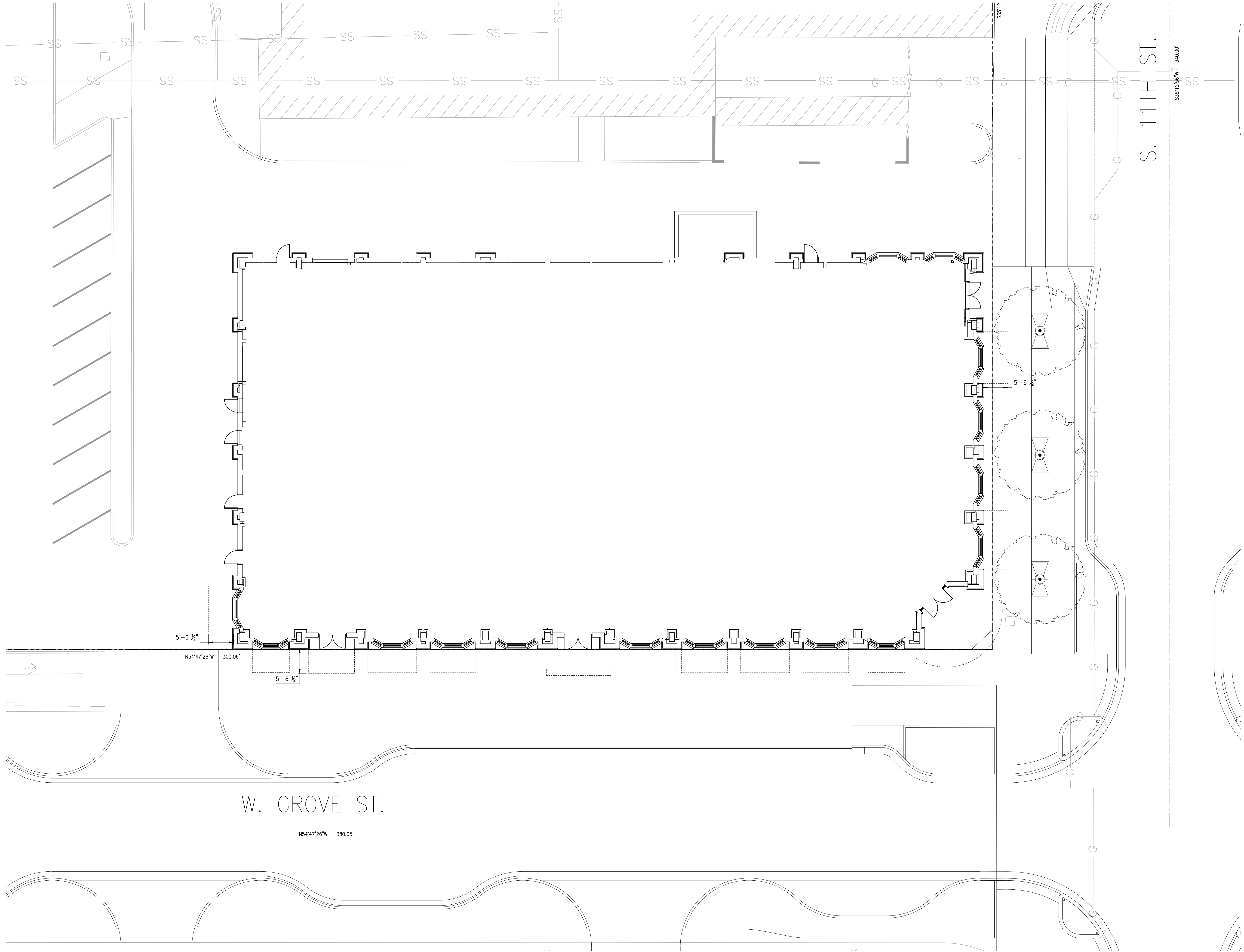
E2.5


95% DESIGN DEVELOPMENT REVIEW - 08/30/2022

APPROVAL STAMP

Exhibit E: Public Improvement Plan

[Appears on the following page]





1

SITE WITH CANOPIES

1"=10'

0

5

10

20

30

40

SCALE IN FEET

PRELIMINARY
NOT FOR
CONSTRUCTION

JEFF T. WARD, P.E.

200 BROAD STREET
BOISE, ID 83702
PHONE: (208) 343-4635 • FAX: (208) 343-1883

BOISE, ID

200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1883
www.cshqa.com

HOTEL RENEGADE
1110 W. GROVE ST.

CSHQA

PROJECT
20222

DATE
01-24-22

DRAWN
JTW

CHECKED
JTW

REVISED

SHEET TITLE

SITE
WITH
CANOPIES

SHEET

ORIGINAL SHEET SIZE
30" x 42"

Exhibit F: Schedule of Eligible Expenses

[Appears on the following page]

CCDC Participation Program

Type 2 Eligible Expenses Application Form

Actual Eligible Costs To Be Determined by CCDC

Project Name: Hotel Renegade

Plan Date:

By:

ALL SCOPE MUST BE 1) LOCATED ON PUBLIC IMPROVEMENT PERMIT AND 2) IN THE PUBLIC RIGHT OF WAY

#	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
SITE PREPARATION: DIVISIONS 2 and 31					
1	Surface demolition		0	0	0
2	Asphalt demolition		0	0	0
3	Curb and gutter demolition		0	0	0
4	Saw cut		0	0	0
5	Replace subbase		0	0	0
6	Stand alone tree removal		0	0	0
SIDEWALK WORK: DIVISION 32					
7	Scored concrete sidewalk		0	0	0
8	Dry laid brick		0	0	0
9	Pedestrian ramp		0	0	0
10	Truncated dome		0	0	0
11	Lawn parkway		0	0	0
12	Irrigation		0	0	0
OTHER: DIVISION 32					
13	Asphalt repair		0	0	0
14	Concrete curb cut		0	0	0
15	Vertical curb and gutter (6")		0	0	0
16	Meyers cabinet		0	0	0
17	Water meter		0	0	0
SITUATIONAL FURNISHINGS: DIVISION 32					
18	Street trees		0	0	0
19	Tree grates & frames		0	0	0
20	Trench drain cover		0	0	0
21	Historic street light		0	0	0
22	Bench		0	0	0
23	Bike rack		0	0	0
24	Litter receptacle		0	0	0
25	Pre-cast planter		0	0	0
OTHER:					
26	Awnings	total	250,000	1	250,000
27	TBD		0	0	0
Total Streetscape Costs:					250,000

TOTAL ELIGIBLE COSTS:

250,000

Important Note:

Each program where eligible costs are identified will only pay for those approved expenses not otherwise paid for by another public entity.

Exhibit G: The Renegade Project Drawings

- **Architectural plans**
- **Overhead Plans**
- **Building elevations Grove and 11th**
- **Site utility plans and details**

[Appears on the following 21 pages]



HOTEL RENEGADE

1110 W. GROVE ST.

BOISE, IDAHO

CONTACT INFORMATION

OWNER
HENDRICKS COMMERCIAL PROPERTIES, LLC
525 3RD ST. SUITE 300
BELOIT, WI 53511
(815) 218-7528
KEVIN PISKIE
kevin.piskie@hendricksgroup.net
www.hendricksgroup.net

ARCHITECTURE
CSHQA
200 BROAD ST.
BOISE, IDAHO 83702
(208) 343-4635
FAX: (208) 343-1858
CONTACT: RORY HEGGIE
EMAIL: rory.heggie@csqhqa.com
GROUP R-1: 2010
www.csqhqa.com

INTERIOR DESIGN
ESG
500 WASHINGTON AVE. S. SUITE 1080
MINNEAPOLIS, MN 55415
(612) 373-4685
CONTACT: ANN FRITZ
EMAIL: ann.fritz@esgarch.com
www.esgarch.com

LANDSCAPE ARCHITECT
CSHQA
KYLE D. HEMLY, ASLA
200 BROAD ST.
BOISE, IDAHO 83702
(208) 343-4635
FAX: (208) 343-1858
www.csqhqa.com

STRUCTURAL
AXIOM
5385 S 900 E, Ste 104
MURRAY UT 84117
(865) 420-0011
JARED BRANDAU
jbrandau@axiomplc.com
www.axiomplc.com

PLUMBING / MECHANICAL
CSHQA
JOE HUFF, P.E.
200 BROAD ST.
BOISE, IDAHO 83702
(208) 343-4635
FAX: (208) 343-1858
www.csqhqa.com

ELECTRICAL
CSHQA
JASON BRUNSON, P.E.
200 BROAD ST.
BOISE, IDAHO 83702
(208) 343-4635
FAX: (208) 343-1858
www.csqhqa.com

GENERAL NOTES

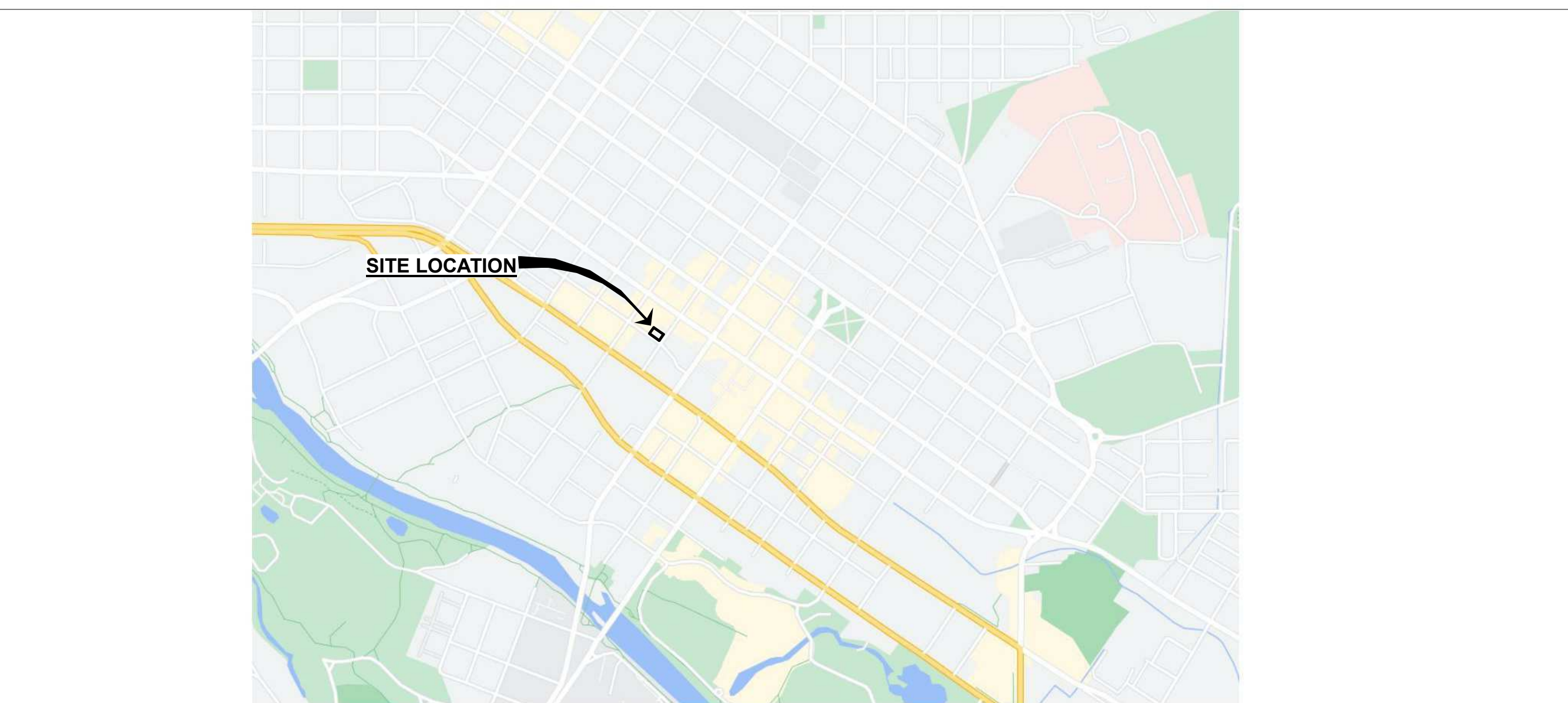
- THE APPLICABLE BUILDING CODE IS THE **2018 INTERNATIONAL BUILDING CODE (2018 IBC)**.
- THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
- DO NOT SCALE DRAWINGS.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO ARCHITECT FOR RESOLUTION.
- DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- CONCRETE AND BRICK DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY AND TO THE FACE OF ROUGH OPENINGS.
- PARTITION DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- DOOR OPENINGS LOCATIONS ARE DIMENSIONED TO ROUGH OPENING OR CENTERLINE OF OPENING.
- WHERE NO MATERIAL NOTES OCCUR, THE GRAPHIC MATERIAL INDICATION SHALL INDICATE MATERIAL TYPES AND ITEMS. SEE SYMBOL AND MATERIALS LIST ON THIS SHEET.
- THE U.S. ENVIRONMENTAL PROTECTION AGENCY MUST BE NOTIFIED 10 WORKING DAYS IN ADVANCE FOR ALL RENOVATIONS THAT DISTURB 260 L.F. / 160 SQ. FT. / .35 CU. FT. OF ASBESTOS CONTAINING MATERIALS.
- ALL NEW CONSTRUCTION TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.), ICC/ANSI A117.1-2010 (**2018 IBC SECTION 1101**).
- PROVIDE LANDINGS AND FLOOR LEVELS AT DOORS THAT COMPLY WITH THE **2018 IBC SECTION 1003.5/1010.1.6/1010.1.7**.
- UNLESS OTHERWISE INDICATED ALL DRAWINGS, NOTES WHICH DO NOT READ "N.I.C.", "EXISTING", OR "EXISTING TO REMAIN", OR "BY OTHERS" SHALL INDICATE NEW WORK WHICH SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR(S) SHALL KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER CONSTRUCTION IS COMPLETE, THE GENERAL CONTRACTOR SHALL PROVIDE FINAL CLEAN UP.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED IN ACCORDANCE WITH **2018 IBC SECTION 714.4.1 AND 714.4.1.2**. PROVIDE A FIRESTOPPING SYSTEM APPROPRIATE FOR THE WORK BEING PERFORMED. PAINTABLE SEALANT SHALL BE PROVIDED AT ALL EXPOSED AREAS. PROVIDE COPIES OF THE SPECIFIC FIRE-STOP SYSTEMS PROPOSED FOR USE IN THIS PROJECT AT PENETRATIONS OF ONE-HOUR WALLS OR TWO-HOUR SHAFTS AND FLOOR ASSEMBLIES, FOR APPROVAL AND INSPECTION USE BY THE FIRE AND STRUCTURAL INSPECTORS. ASSEMBLIES SHALL SHOW ALL REQUIRED COMPONENTS AND METHOD OF INSTALLATION TO PROVIDE THE REQUIRED FIRE-STOP RATINGS AS SYSTEM BEING PENETRATED.
- THIS SPACE MAY NOT BE OCCUPIED UNTIL IT RECEIVES A CERTIFICATE OF OCCUPANCY AND FIRE DEPARTMENT APPROVAL.
- CONTRACTOR SHALL NOT CORE DRILL WITHOUT VERIFYING LOCATION OF CONCRETE REINFORCING.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES NECESSARY TO EXECUTE THE INTENT OF THESE CONSTRUCTION DOCUMENTS.
- EXIT SIGNAGE SHALL BE EXTERNALLY OR INTERNALLY ILLUMINATED BY THE PREMISES' WIRING, STORAGE BATTERIES AND, BE IN COMPLIANCE WITH **2018 IBC SECTION 1013**.
- PROVIDE BLOCKING AS REQUIRED FOR ALL AREAS TO RECEIVE MILLWORK AND WALL-ATTACHED ITEMS AS SHOWN IN PLANS.
- ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. **2018 IBC, SECTION 1010.1.9**.
- EXIT WAYS SHALL BE ILLUMINATED. THE POWER SUPPLY FOR EXIT ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' WIRING SYSTEM. **2018 IBC SECTION 1008**.
- COORDINATE MECHANICAL AND ELECTRICAL REQUIREMENTS, ROUTING, AND FIELD VERIFICATION.
- WHERE NEW CONSTRUCTION JOINS WITH EXISTING CONSTRUCTION, ALIGN FINISHED SURFACE OF NEW CONSTRUCTION WITH EXISTING CONSTRUCTION.
- PROVIDE COPY OF FIRE-RESISTANCE RATING ASSEMBLIES TO THE STRUCTURAL INSPECTOR FOR VERIFICATION OF TESTING LISTING COMPLIANCE AND TO INSPECT ASSEMBLY CONSTRUCTION THEREWITH.
- COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER.
- FIRE SPRINKLER AND ALARM MODIFICATIONS REQUIRE SEPARATE APPLICATION AND PLAN SUBMITTALS PRIOR TO PERFORMING WORK. ALL LIFE-SAFETY FEATURES SHALL BE APPROVED BY THE FIRE AND STRUCTURAL INSPECTORS PRIOR TO OCCUPANCY.
- ALL CONSTRUCTION ADDENDA, CHANGE ORDERS, OR DESIGN CLARIFICATIONS TO THOSE ITEMS REGULATED BY THE CODES MUST BE SUBMITTED TO THE FIELD INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH ANY OF THE PROPOSED WORK RELATED TO THE PROPOSED FIELD CHANGE.
- SUSPENDED CEILING SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH **2018 IBC SECTION 808.1.1.1** AND ASTM C 635 AND ASTM C 636.
- ALL INSULATION MATERIALS SHALL COMPLY WITH **2018 IBC SECTION 720**.
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE AT 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR OR GROUND. **2018 IBC SECTION 1010.1.9**.
- COMBUSTIBLE MATERIALS SHALL NOT BE USED IN CONCEALED SPACES UNLESS EVIDENCE OF COMPLIANCE WITH **2018 IBC SECTION 717.5** IS PROVIDED TO THE STRUCTURAL INSPECTOR FOR REVIEW AND APPROVAL.
- DECORATIVE MATERIALS AND TRIM SHALL BE RESTRICTED BY COMBUSTIBILITY AND THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701. IN ACCORDANCE WITH **2018 IBC SECTION 809**, CONTRACTOR SHALL HAVE CERTIFICATE OF COMPLIANCE FOR DECORATIVE MATERIALS AND TRIM, INDICATING COMPLIANCE WITH THIS CODE SECTION AS APPLICABLE TO THIS PROJECT AVAILABLE AT PROJECT SITE.
- CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE EVIDENCE OF CODE COMPLIANCE OF RATING OF WALL AND CEILING FINISH MATERIALS AT CONSTRUCTION SITE FOR REVIEW BY FIRE AND STRUCTURAL FIELD INSPECTORS IN ACCORDANCE WITH **2018 IBC SECTION 805** AND **TABLE 803.1**.
- ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER-FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.
- CONTROL SYSTEMS OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND ACCESSIBLE.
- VENTILATION AND EXHAUST SYSTEMS SHALL BE PROVIDED AS REQUIRED BY THE INTERNATIONAL MECHANICAL CODE AND THE INTERNATIONAL FIRE CODE.

MATERIALS & SYMBOLS

	EARTH		WINDOW TYPE
	POROUS FILL - GRAVEL		DOOR NUMBER
	SAND FILL		MATERIAL FINISH
	CONCRETE		RELATED SPECIFICATION DIVISION
	CONCRETE MASONRY UNIT (NORMAL WEIGHT)		KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE
	SINGLE GLAZING		WALL TYPE FOR WALL TYPES WITH VARIABLE HEIGHT, SEE TOP OF WALL ELEVATION
	INSULATED GLAZING		ACCESSORY/FIXTURE TYPE
	METAL (LARGE SCALE DRAWING)		REVISION KEY RE: REVISED BOX IN TITLE BLOCK OF CURRENT PAGE
	METAL (SMALL SCALE DRAWING)		PROPERTY LINE
	FRAMING LUMBER		SWALE/FLOW LINE
	PLYWOOD		TRENCH DRAIN
	PARTICLE BOARD		AREA DRAIN / CATCH BASIN
	FINISH LUMBER		FLUSH SURFACE MEETING
	GYPSUM BOARD		BUILDING GRID LINE
	ACOUSTIC TILE/PANEL		STRUCTURE CENTERLINE
	BATT INSULATION		ELEVATION POINT
	SEMI-RIGID INSULATION		DRAWING MATCH LINE
	RIGID INSULATION		BUILDING SECTION MARK REF. (SEE DWG. #1 @ SHT. AX-XX)
	MOISTURE BARRIER		WALL SECTION MARK REF. (SEE DWG. #1 @ SHT. AX-XX)
	ASPHALT PAVING		DETAIL REFERENCE (SEE DWG. #1 @ SHT. AX-XX)
			DETAIL SECTION MARK
			ROOM NAME ROOM NUMBER
			ACCESSORY USE
			AREA OF ROOM

VICINITY MAP

NOT TO SCALE



SITE MAP

NOT TO SCALE



PROJECT DESCRIPTION

HOTEL RENEGADE IS AN 8 STORY HOTEL WITH A BASEMENT FLOOR. THE OVERALL BUILDING IS 120,663 SF. OF ASSEMBLY AND RESIDENTIAL OCCUPANCY AND OF TYPE 1B CONSTRUCTION. THE FLOOR ELEVATION OF THE TOP STORY (LEVEL 8) IS AT 88' - 0" ABOVE GROUND LEVEL. THERE ARE 7 FLOORS OF PUBLIC SPACE, GUEST AMENITIES AND GUEST-ROOMS. THE FIRST FLOOR INCLUDES A RESTAURANT, BAR, AND THE HOTEL LOBBY WITH ALL BACK OF HOUSE NEEDS. THE SECOND FLOOR CONTAINS GUEST-ROOMS A GYM AND CONFERENCE ROOMS. FLOORS 3 THROUGH 7 ARE ALL GUEST-ROOMS AND THE 8TH FLOOR WILL HAVE A BALLROOM, PREP KITCHEN AND ROOFTOP BAR. THE BALLROOM WILL PROVIDE ACCESS TO A DEDICATED ROOF TOP PATIO AND THE ROOFTOP BAR WILL ALSO HAVE ACCESS TO THE ROOF TOP ON THE EAST AND SOUTH.

PROJECT INFORMATION

PROJECT ADDRESS: 1110 W. GROVE ST. BOISE, IDAHO 83702
CONSTRUCTION TYPE: TYPE 1B
OCCUPANCY GROUP: R-1
ZONING: C-5DD

CODE DATA:

PER 2018 INTERNATIONAL BUILDING CODE

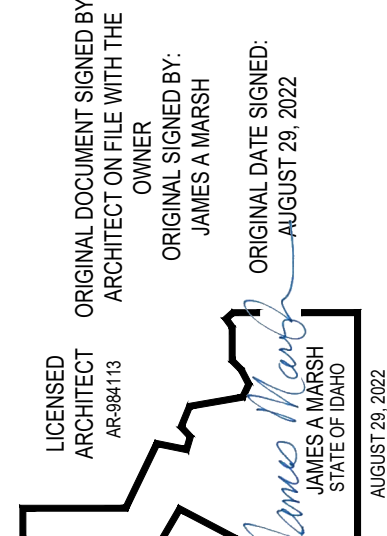
DESCRIPTION:	NEW BUILDING
CONSTRUCTION TYPE:	1B
OCCUPANCY:	GROUP A-2: LEVEL 1.2 GROUP B: LEVEL BASEMENT GROUP R-1: LEVEL 3-7 PER IBC SECTION 306.2
AREA:	BASEMENT: 14,398 GSF 1ST FLOOR: 14,530 GSF 2ND FLOOR: 13,525 GSF 3RD FLOOR: 13,826 GSF 4TH FLOOR: 13,826 GSF 5TH FLOOR: 13,826 GSF 6TH FLOOR: 13,826 GSF 7TH FLOOR: 13,751 GSF 8TH FLOOR: 9,125 GSF TOTAL: 120,663 GSF
ALLOWABLE AREA:	UL AREA PER TABLE 506.2
NON-SEPARATED OCCUPANCIES:	PROVIDED PER IBC TABLE 508.4
ALLOWABLE STORIES:	UL STORIES PER TABLE 503
ACTUAL STORIES:	8 STORIES
ALLOWABLE BUILDING HEIGHT:	180'-0" PER TABLE 504.3
ACTUAL BUILDING HEIGHT:	106' - 8"
FIRE RESISTANCE RATINGS OF BUILDING ELEMENTS:	
PRIMARY STRUCTURAL FRAME:	1 HOURS PER IBC TABLE 601
BEARING WALLS-EXTERIOR:	1 HOURS PER IBC TABLE 601
BEARING WALLS-INTERIOR:	1 HOURS PER IBC TABLE 601
NONBEARING WALLS-INTERIOR:	0 HOUR PER IBC TABLE 601
FLOOR CONSTRUCTION:	2 HOURS PER IBC TABLE 601
ROOF CONSTRUCTION:	1 HOUR PER IBC TABLE 601
MINIMUM ROOF CLASS:	CLASS B PER IBC TABLE 1505.1
FIRE WALL:	3 HOUR FIRED RATED PER IBC TABLE 706.4
FIRE DOORS AT FIRE WALLS:	3 HOUR FIRED RATED PER IBC TABLE 706.4
PORTABLE FIRE EXTINGUISHERS:	YES
AUTOMATIC FIRE ALARM SYSTEM:	YES
FIRE ALARM SYSTEM:	YES

* PER IBC 602 SPRINKLER W/ FLOOR VALVE REDUCES FRAME 106 BY 1 HOUR.

DEFERRED SUBMITTALS

- FIRE SPRINKLER DESIGN & SHOP DRAWINGS
- FIRE ALARM DESIGN & SHOP DRAWINGS
- STAIR ENGINEERING DRAWINGS
- SITE CIVIL AND LANDSCAPE INCLUDED IN SEPARATE SUBMITAL BLD22-00185

CITY STAMP



JAMES A. MARSH, ARCHITECT
200 BROAD STREET
BOISE, IDAHO 83702
PHONE 208-343-4635 • FAX 208-343-1858

BOISE, ID
200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX 208-343-1858
http://www.csqhqa.com

HOTEL RENEGADE
1110 W. GROVE ST.
CSHQA

CONSTRUCTION SET

PROJECT	DATE
20222	08-24-22
DRAWN	CHECKED
JED	RCH

REVISED	
1	BACKCHECK #1 06/30/22

SHEET TITLE

TITLE SHEET

SHEET

G1.00

ORIGINAL SHEET SIZE
30" x 42"

DRAWING INDEX	
C00	GENERAL INFORMATION SHEET
C10	SITE DEMOLITION PLAN
C20	EROSION & SEDIMENT CONTROL PLAN
C40	GRADING AND SITE PLAN
C50	SITE UTILITY PLAN

ACHD NOTE	
THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE ACHD POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE ENGINEER ACKNOWLEDGES THAT ACHD ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES FROM ACHD POLICY SHALL BE APPROVED IN WRITING. THE FOLLOWING VARIANCES, LISTED BY DATE AND SHORT DESCRIPTION, WERE APPROVED FOR THE PROJECT: NONE.	

GROVE AND 11TH STEETSCAPES	
STREETSCAPE WORK IN BOTH GROVE AND 11TH ARE PART OF A SEPARATE PROJECT BY CCDC AND NOT A PART OF THIS PROJECT. CONTRACTOR TO COORDINATE WITH CCDC FOR SCHEDULING AND ACCESS. IMPROVEMENTS SHOWN FOR REFERENCE AND MAY DIFFER FROM CURRENT CCDC PLANS.	

GENERAL NOTES	
A. FOR SPECIFICATIONS CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPM), THE ACHD SUPPLEMENT TO THE ISPM, AND THE IDAHO STATE PLUMBING CODE UNLESS OTHERWISE NOTED.	
B. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION - WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.	
C. ALL LOT DIMENSION, EASEMENTS AND CERTAIN OFF-SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT.	
D. DO NOT SCALE DRAWINGS.	
E. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION.	
F. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS (IE 1"=10' TAKES PRECEDENCE OVER 1"=100').	
G. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASSES OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.	
H. THE CONTRACTOR SHALL MAINTAIN ALL DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.	
I. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.	
J. ALL AC PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.	
K. THE CONTRACTOR(S) SHALL KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER CONSTRUCTION IS COMPLETE, THE GENERAL CONTRACTOR SHALL PROVIDE FINAL CLEAN UP.	
L. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.	
M. THE CONTRACTOR SHALL CALL DIGLINE (208-342-1585) AND HAVE THE LOCATION OF EXISTING UTILITIES MARKED AT LEAST TWO WORKING DAYS PRIOR TO THE BEGINNING OF EXCAVATION. CONTACT OTHER UTILITY OWNERS WHICH DIGLINE DOES NOT MARK, TO HAVE THEM LOCATE THEIR FACILITIES.	
N. WHERE NO MATERIAL NOTES OCCUR, THE GRAPHIC MATERIAL INDICATION SHALL INDICATE MATERIAL TYPES AND ITEMS. SEE LEGEND ON THIS SHEET.	
O. ALL NEW CONSTRUCTION TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES (A.D.A.A.G.).	
P. UNLESS OTHERWISE INDICATED ALL DRAWINGS, NOTES WHICH DO NOT READ "NIC", "EXISTING", "EXISTING TO REMAIN", OR "BY OTHERS" SHALL INDICATE NEW WORK WHICH SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.	
Q. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN. WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THIS REQUIREMENT IF REQUESTED BY THE AGENCY OR THE ENGINEER.	
R. ALL COSTS OF RETESTING PREVIOUSLY FAILED TESTS SHALL BE BACK CHARGED TO THE CONTRACTOR BY THE OWNER.	
S. ALL COSTS INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTOR. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.	
T. THE CONTRACTOR IS RESPONSIBLE FOR FILING THE STORM WATER POLLUTION PREVENTION PLAN NOTICE OF INTENT (N.O.I.) PRIOR TO ANY CONSTRUCTION.	
U. ALL CONSTRUCTION ADDENDA, CHANGE ORDERS, OR DESIGN CLARIFICATIONS FOR THOSE ITEMS REGULATED BY THE CODES MUST BE SUBMITTED TO THE FIELD INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH ANY OF THE PROPOSED WORK RELATED TO THE FIELD CHANGE.	
V. CONTRACTOR SHALL WORK FROM AND HAVE ON SITE AT ALL TIMES ONLY STAMPED, AGENCY APPROVED, DRAWINGS FOR THIS PROJECT.	
W. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.	
X. MANHOLE LIDS AND DRAINAGE STRUCTURES SHALL BE HS-25 TRAFFIC RATED.	
Y. ANY CHANGE FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER OF RECORD.	
Z. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.	
AA. IF A CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, OR SOILS REPORT, THE CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION.	
AB. SEE LANDSCAPE DRAWINGS FOR LAWN, SHRUB AND TREE PLANTING AND IRRIGATION SYSTEM.	
AC. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING, POWER, AND COMMUNICATION.	
AD. THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE ENGINEER OF RECORD WITHIN FIVE WORKING DAYS AFTER THE COMPLETION OF WORK. RECORD DRAWINGS SHALL BE IN ACCORDANCE WITH AHJ SPECIFICATIONS.	
AE. SITE GRADING AND PREPARATION, PAVEMENT THICKNESSES, AND MATERIAL SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE SOILS REPORT FOR THIS SITE PREPARED BY STRATA, DATED NOVEMBER 24, 2020 WITH STRATA, FILE NO. 8020285A, AND TITLED "GEOTECHNICAL ENGINEERING EVALUATION, OWYHEE HOTEL, 11TH AND GROVE STREET, BOISE, ID" AND ALL ADDENDA TO THE SOILS REPORT.	
AF. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE HIS WORK.	

ABBREVIATIONS	
Ø	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ASPH	ASPHALT
AWWA	AMERICAN WATER WORKS ASSOCIATION
BFTG	BOTTOM OF FOOTING
BLDG	BUILDING
BTM	BOTTOM
℄	CENTERLINE
C	CURVE
CB	CATCH BASIN
CB/SB	CATCH BASIN/SEDIMENT BOX
CONC	CONCRETE
CSP	CORRUGATED STEEL PIPE
DEPT	DEPARTMENT
DEQ	DEPARTMENT OF ENVIRONMENTAL QUALITY
DESC	DESCRIPTION
DIA	DIAMETER
E	ELECTRICAL / EAST / EASTING
EG	EXISTING GRADE
ELEV	ELEVATION
ELL	ELBOW
EOP	EDGE OF PAVEMENT
EST	ESTIMATE
EW	EACH WAY
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FOC	FACE OF CURB
FT	FEET
G	GAS
GALS	GALLONS
GALV	GALVANIZED
GB	GRADE BREAK
GPD	GALLONS PER DAY
GRND	GROUND
GRVL	GRAVEL
GRT	TOP OF GRATE
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
INV	INVERT
L	LENGTH / LINE
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH / NORTHING
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OWS	OIL WATER SEPARATOR
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PE	POLYETHYLENE
PERF	PERFORATED
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRG	POINT OF REVERSE CURVATURE
PS	PRESSURIZED SEWER
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QUAN	QUANTITY
R	RADIUS
RE:	REFER TO
ROW	RIGHT OF WAY
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDWK	SIDEWALK
SQ FT	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
T	TELEPHONE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TMC	TOP OF MOUNTABLE CURB
TOC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL
W	WATER / WEST
W/	WITH
WV	WATER VALVE

LEGEND	
	ASPHALT CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	RIGHT OF WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	FINISH GRADE CONTOUR (MAJOR)
	FINISH GRADE CONTOUR (MINOR)
	EXISTING GRADE CONTOUR (MAJOR)
	FENCE
	BUILDING
	INFLOW CURB AND GUTTER
	OUTFLOW CURB AND GUTTER
	PARKING COUNT
	ACCESSIBLE PARKING SYMBOL
	SIGN
	BIKE RACK
	LUMINAIRE
	ELECTRICAL TRANSFORMER
	STORM WATER LINE
	STORM WATER MANHOLE
	STORM WATER CLEANOUT
	CATCH BASIN
	OIL WATER SEPARATOR
	HEADWALL
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER LINE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS LINE
	COMMUNICATION LINE
	ELECTRICAL LINE



JEFF T. WARD, P.E.
200 BROAD STREET
BOISE, ID 83702
PHONE: 208-343-4635 • FAX: 208-343-1038

HOTEL RENEGADE - PODIUM & CORE
1109 W. MAIN ST.
BOISE, STATE

200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1868
www.cshqa.com

CSHQA

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PERMIT SET

PROJECT
20222

DATE
01-24-22

DRAWN
JTW

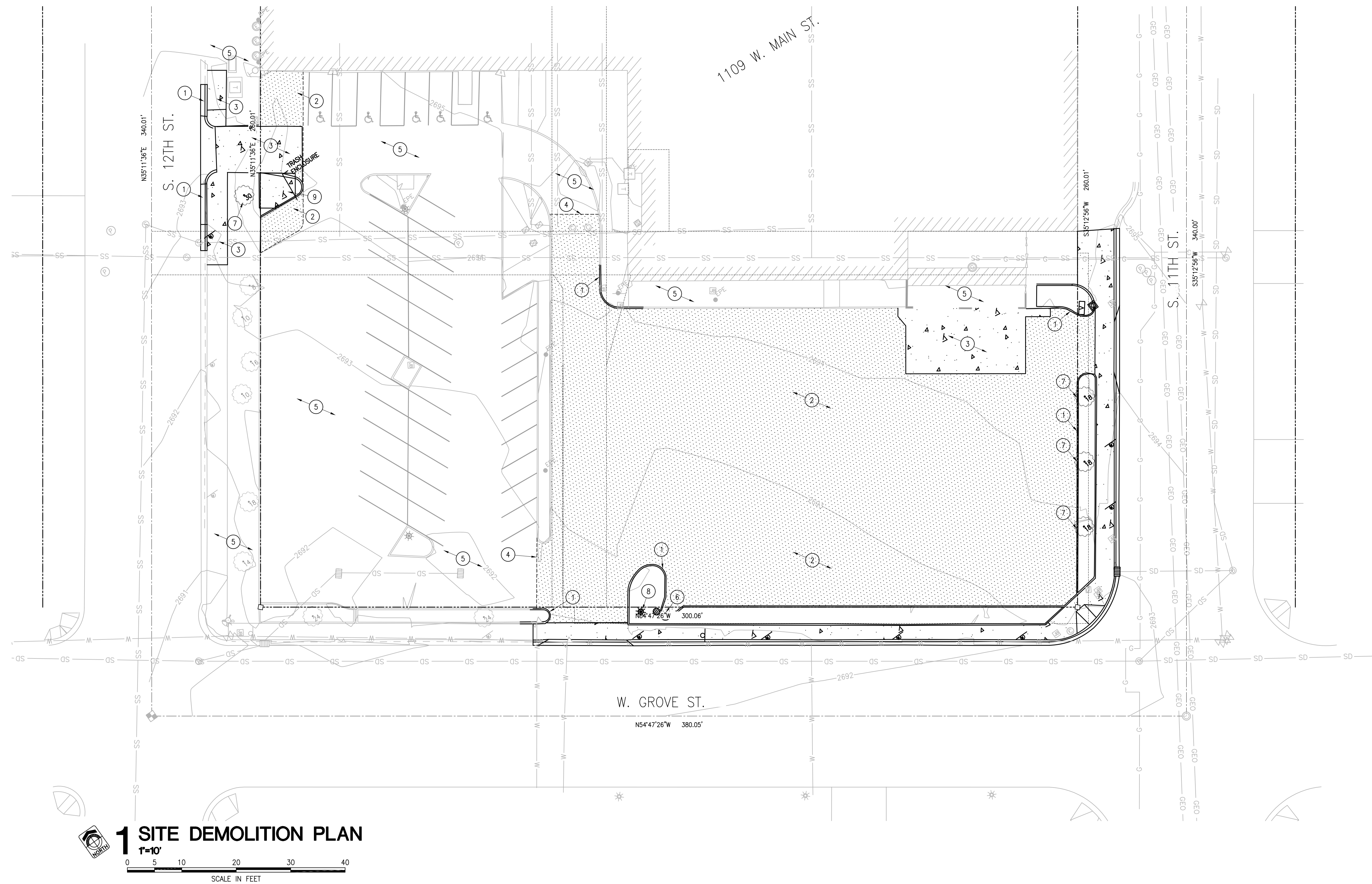
CHECKED
JTW

REVISED

SHEET TITLE
GENERAL INFORMATION SHEET

SHEET
C00

ORIGINAL SHEET SIZE
30" x 42"



1 SITE DEMOLITION PLAN
1"=10'
SCALE IN FEET

GROVE AND 11TH STEETSCAPES

STREETSCAPE WORK IN BOTH GROVE AND 11TH ARE PART OF A SEPARATE PROJECT BY CCDC AND NOT A PART OF THIS PROJECT. CONTRACTOR TO COORDINATE WITH CCDC FOR SCHEDULING AND ACCESS. IMPROVEMENTS SHOWN FOR REFERENCE AND MAY DIFFER FROM CURRENT CCDC PLANS. DEPENDING ON PROJECT TIMING SOME DEMOLITION ON THE ROW MAY BE REQUIRED FOR THIS PROJECT.

GENERAL NOTES:

A. SEE SHEET C00 FOR GENERAL NOTES.

DEMOLITION NOTES:

- A. EXISTING SITE INFORMATION AND LOCATION OF EXISTING SITE IMPROVEMENTS ARE PROVIDED BY LR GEO TOPOGRAPHIC SURVEY OF HENDRICKS COMMERCIAL PROPERTIES DATED AUGUST 13, 2021.
- B. THE CONTRACTOR SHALL CALL DIGLINE (1-208-342-1585) AND HAVE THE LOCATION OF EXISTING UTILITIES MARKED AT LEAST TWO WORKING DAYS PRIOR TO THE BEGINNING OF EXCAVATION.
- C. CONTRACTOR SHALL CALL THE UNDERGROUND UTILITY LOCATING SERVICE AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
- D. TYPE AND LOCATION OF EXISTING UTILITIES SHOWN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND LOCATING ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION. COORDINATE WITH UTILITY COMPANIES AND ARCHITECT/ENGINEER FOR SCHEDULING OF DISCONNECTION AND FOR CAPPING PROCEDURES. COORDINATE ALL DISRUPTIONS WITH UTILITY SERVICES WITH ARCHITECT AND ADJACENT BUSINESSES THREE DAYS PRIOR TO SCHEDULED DISRUPTION.
- E. REMOVE ALL LOOSE SOIL FROM AREAS OF EXCAVATION AND FILL WITH APPROVED BACKFILL.
- F. DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION, PRECAUTION SHALL BE TAKEN NOT TO INCONVENIENCE THE ADJOINING BUSINESSES AS REASONABLY POSSIBLE AND TO MAINTAIN UNINTERRUPTED ACCESS.
- G. DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE HIS WORK. IN ADDITION, DEMOLITION CONTRACTOR SHALL OBTAIN ALL CERTIFICATES OF SEVERANCE OF ALL UTILITY SERVICES AS PART OF HIS WORK AND SUBMIT TO THE ARCHITECT/ENGINEER HIS DEMOLITION PROCEDURES AND OPERATIONAL SEQUENCE FOR APPROVAL.
- H. CONTRACTOR SHALL PROVIDE PROPER CONSTRUCTION SIGNAGE/BARRICADES AT ROADWAYS AND APPROACHES IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ACDH REQUIREMENTS.
- I. EXISTING TREES, DEBRIS, STRUCTURES, ASPHALT, CONCRETE, AND DELETERIOUS MATERIAL INCLUDING BUT NOT LIMITED TO CONCRETE FOOTINGS, BASEMENTS, SEPTIC TANKS, AND UNDERGROUND UTILITIES TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE. THE DEPRESSIONS LEFT BY REMOVAL SHALL BE BACKFILLED WITH CLEAN ENGINEERED FILL IN LAYERS NOT TO EXCEED 8 INCHES.
- J. THE CONTRACTOR SHALL COMPLETELY REMOVE THE EXISTING PAVED AREAS SPECIFIED. IN ADDITION, CONTRACTOR SHALL REMOVE UNDERGROUND UTILITIES AS IDENTIFIED ON THESE DRAWINGS. IN ACCORDANCE WITH ALL APPLICABLE AUTHORITIES HAVING JURISDICTION AND IN AN ORDERLY MANNER. COORDINATE REMOVAL AND CONSTRUCTION OF UTILITIES TO MAINTAIN UNINTERRUPTED SERVICE TO EXISTING FACILITIES.
- K. PERFORM ASPHALT STREET CUTS AND SURFACE REPAIRS PER ACDH POLICIES AND PROCEDURES. ANY DAMAGED ROADWAY PAVEMENT SHALL BE REPAIRED TO THE SATISFACTION OF ACDH.
- L. THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE SITE MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS.
- M. AREAS INDICATED ASPHALT OR CONCRETE REMOVAL SHALL INCLUDE REMOVAL OF THE PAVEMENT SECTION FROM THE ASPHALT SURFACE DOWN TO EXISTING SUBGRADE.
- N. DEMOLITION OF LIGHT POLES, ELECTRICAL CONDUIT AND UNDERGROUND UTILITIES SHALL NOT INTERFERE WITH THE OPERATION OF EXISTING LIGHTING, ELECTRICAL SYSTEM OF UTILITIES WHICH REMAIN. TEMPORARY REROUTING OF LINES MAY BE REQUIRED TO ENSURE CONTINUOUS OPERATION OF THOSE SYSTEMS NOT SCHEDULED FOR DEMOLITION.
- O. ALL PAVEMENT REMOVAL SHALL BE SAWCUT WHERE INDICATED TO FORM A CLEAN EDGE AT THE LINE OF REMOVAL PER ACDH STANDARDS, POLICIES, AND PROCEDURES.
- P. EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, OR WITHIN 2' OF THE BOTTOM OF EXCAVATION, SHALL BE REMOVED. UTILITIES TO BE DEMOLISHED BEYOND 2' BELOW SUBGRADE SHALL BE REMOVED OR ABANDONED IN PLACE AT THE CONTRACTORS OPTION. PIPES, CONDUIT, AND UTILITY LINES 6" OR LARGER SHALL BE GROUTED WITH CONCRETE MORTAR MIX IF ABANDONED IN PLACE.
- Q. ALL WORK IN THE PUBLIC ROW REQUIRES PERMITS FROM ACDH.

SHEET NOTES:

- 1. EXISTING CURB/CURB AND GUTTER TO BE REMOVED.
- 2. EXISTING ASPHALT TO BE REMOVED AS INDICATED BY HATCH PATTERN.
- 3. EXISTING CONCRETE FLATWORK TO BE REMOVED AS INDICATED BY HATCH PATTERN.
- 4. SAWCUT LINE.
- 5. EXISTING IMPROVEMENTS TO REMAIN AND BE PROTECTED.
- 6. EXISTING CATCH BASIN AND ANY ASSOCIATED APPURTENANCES TO BE REMOVED. COORDINATE REQUIREMENTS OF CAPPING CONNECTION TO ACDH SYSTEM WITH ACDH.
- 7. EXISTING TREE TO BE REMOVED.
- 8. EXISTING LIGHT POLE AND ANY ASSOCIATED APPURTENANCES TO BE REMOVED.
- 9. EXISTING TRASH ENCLOSURE TO BE RELOCATED SOUTH OF WIDENED 12TH STREET ACCESS.
- 10. EXISTING PARKING METER TO BE REMOVED, COORDINATE WITH CITY OF BOISE PARKING ENFORCEMENT.



JEFF T. WARD, P.E.

200 BROAD STREET
BOISE, IDAHO 83702
PHONE 208-343-4635 • FAX 208-343-1083

HOTEL RENEGADE - PODIUM & CORE
1109 W. MAIN ST.
BOISE, STATE

CSH0A

PERMIT SET

PROJECT	DATE
20222	01-24-22
DRAWN	CHECKED
JTW	JTW

REVISED

SHEET TITLE

**SITE
DEMOLITION
PLAN**

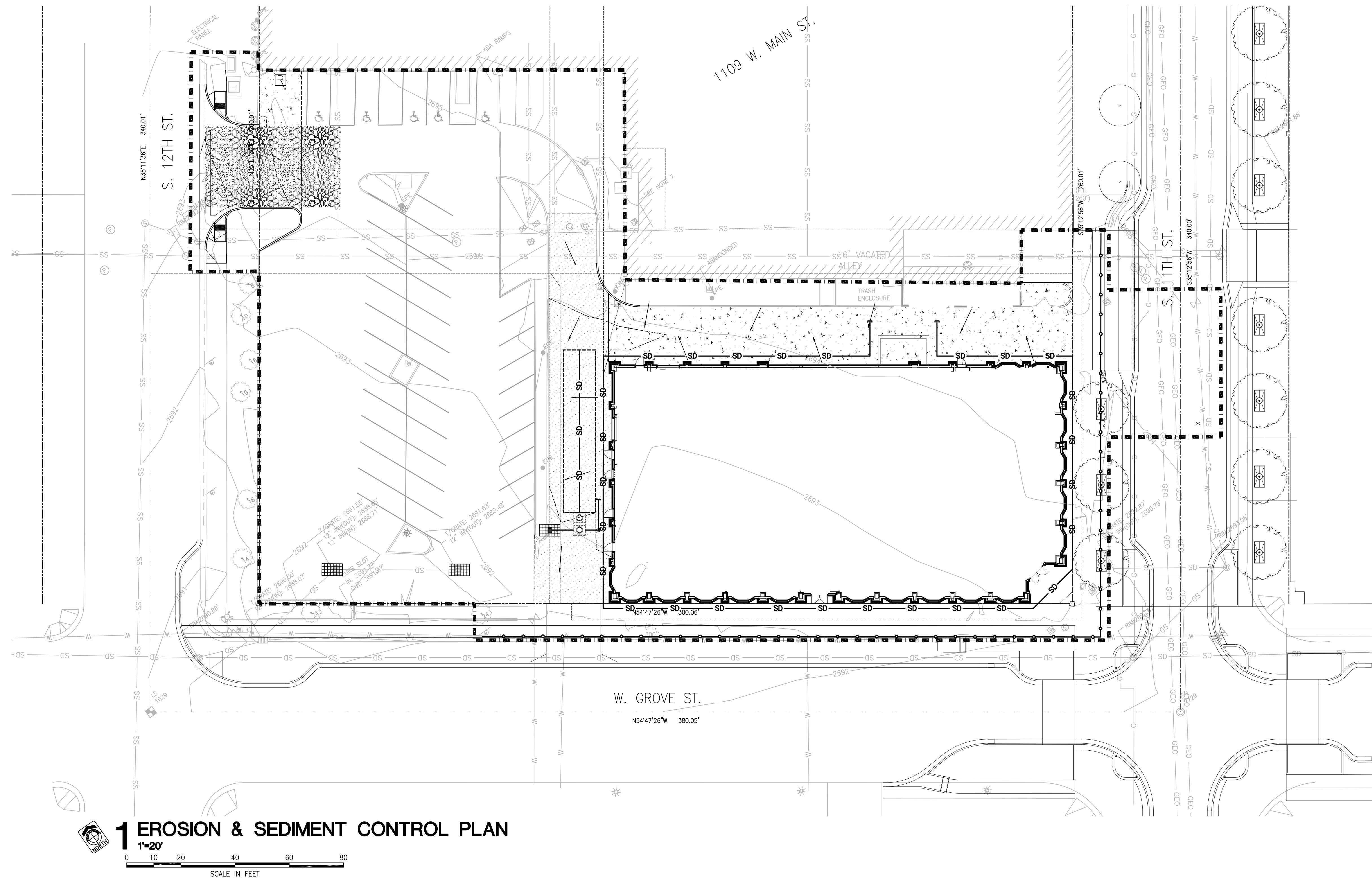
SHEET

C10

ORIGINAL SHEET SIZE
30" x 42"



Planning & Development Services
City of Boise | www.cityofboise.org/pds
04/29/22 | BL02-02-0185



1 EROSION & SEDIMENT CONTROL PLAN
1"=20'
SCALE IN FEET

GROVE AND 11TH STEETSAPES

SCAPE WORK IN BOTH GROVE AND 11TH ARE PART OF A SEPARATE PROJECT BY CCDC AND NOT A PART OF THIS PROJECT. CONTRACTOR TO COORDINATE WITH CCDC FOR SCHEDULING AND ACCESS. IMPROVEMENTS SHOWN FOR REFERENCE AND MAY DIFFER FROM CURRENT CCDC PLANS.

EROSION CONTROL NOTES:

- ALL WORK ASSOCIATED WITH STABILIZING THE DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE CONSTRUCTION SITE EROSION CONTROL & SEDIMENT CONTROL PROGRAM AND FIELD MANUAL.
 - CONTRACTOR OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 - THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EROSION AND SEDIMENT CONTROL PLAN FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS SUBSTANTIALLY COMPLETED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
 - THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LOADED WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, ADJACENT OPEN WATER SURFACES OR VIOLATE APPLICABLE WATER STANDARDS.
 - THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE UPGRADED BY THE CONTRACTOR AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LOADED WATER DOES NOT LEAVE THE SITE.
 - ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LOADED WATER INTO THE DOWNSIDE SYSTEM.
 - STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
 - PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
 - CONCRETE WASHOUT MUST BE CONTAINED IN AN ABOVE GROUND CONTAINER PER IDEQ STORM WATER BMP #49.
- STOCKPILED TOPSOIL NOTES:**
- STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERING OR OTHER APPROVED DEVICE) DAILY BETWEEN NOVEMBER 1 AND MARCH 31.
 - IN ANY SEASON, SEDIMENT LEACHING FROM STOCKPILES MUST BE PREVENTED.
- STORM WATER NOTES:**
- OPERATORS ARE RESPONSIBLE TO PREPARE AND FILE A NOTICE OF INTENT (NOI) AS REQUIRED BY THE EPA AND DEVELOP A PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
 - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE STANDARDS AND THE CITY OF BOISE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PROGRAM AND FIELD MANUAL.
 - SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
 - THE CONTRACTOR SHALL CALL DUGLINE (1-208-342-1585) AND HAVE THE LOCATION OF EXISTING UTILITIES MARKED A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
 - ALL EROSION CONTROL AND STORM WATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
 - IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.
 - AT NO TIME SHALL MORE THAN ONE-HALF (1/2) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A PROTECTED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PROJECT COMPLETION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LOADED WATER INTO THE DOWNSIDE SYSTEM.

GENERAL NOTES:

- CONSTRUCTION PARKING SHALL BE LOCATED ON EXISTING FACILITIES.

SHEET NOTES:

- DESIGNATED AREA FOR WASHOUTS.

LEGEND

- AREA OF ACTIVE CONSTRUCTION/CONTRACT LIMIT LINE
- BIOTRIPLER BAGS PER IDEQ BMP #63 OR FIBER ROLLS PER IDEQ BMP #64
- DRAINAGE ARROWS
- INLET PROTECTION PER IDEQ BMP #74 OR CATCH-BASIN INSERT PER IDEQ BMP #13
- SANITARY AND SEPTIC WASTE MANAGEMENT PER IDEQ BMP #50
- VEHICLE SEDIMENT CONTROL PER IDEQ BMP #40



JEFF T. WARD, P.E.
200 BROAD STREET
BOISE, IDAHO 83702
PHONE: 208-343-4635 FAX: 208-343-1083

HOTEL RENEGADE - PODIUM & CORE
1110 W. GROVE ST.
BOISE, STATE

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF CSH&A. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF CSH&A IS STRICTLY PROHIBITED. THE USER AGREES TO HOLD CSH&A HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY CSH&A IN CONNECTION WITH THE PREPARED AND/OR PROVIDED HEREON.

200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 FAX (208) 343-1083
www.csha.com

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PROJECT	DATE
20222	01-24-22
DRAWN	CHECKED
JTW	JTW

REVISED	AGENCY COMMENTS
△	JTW 04/07/22

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

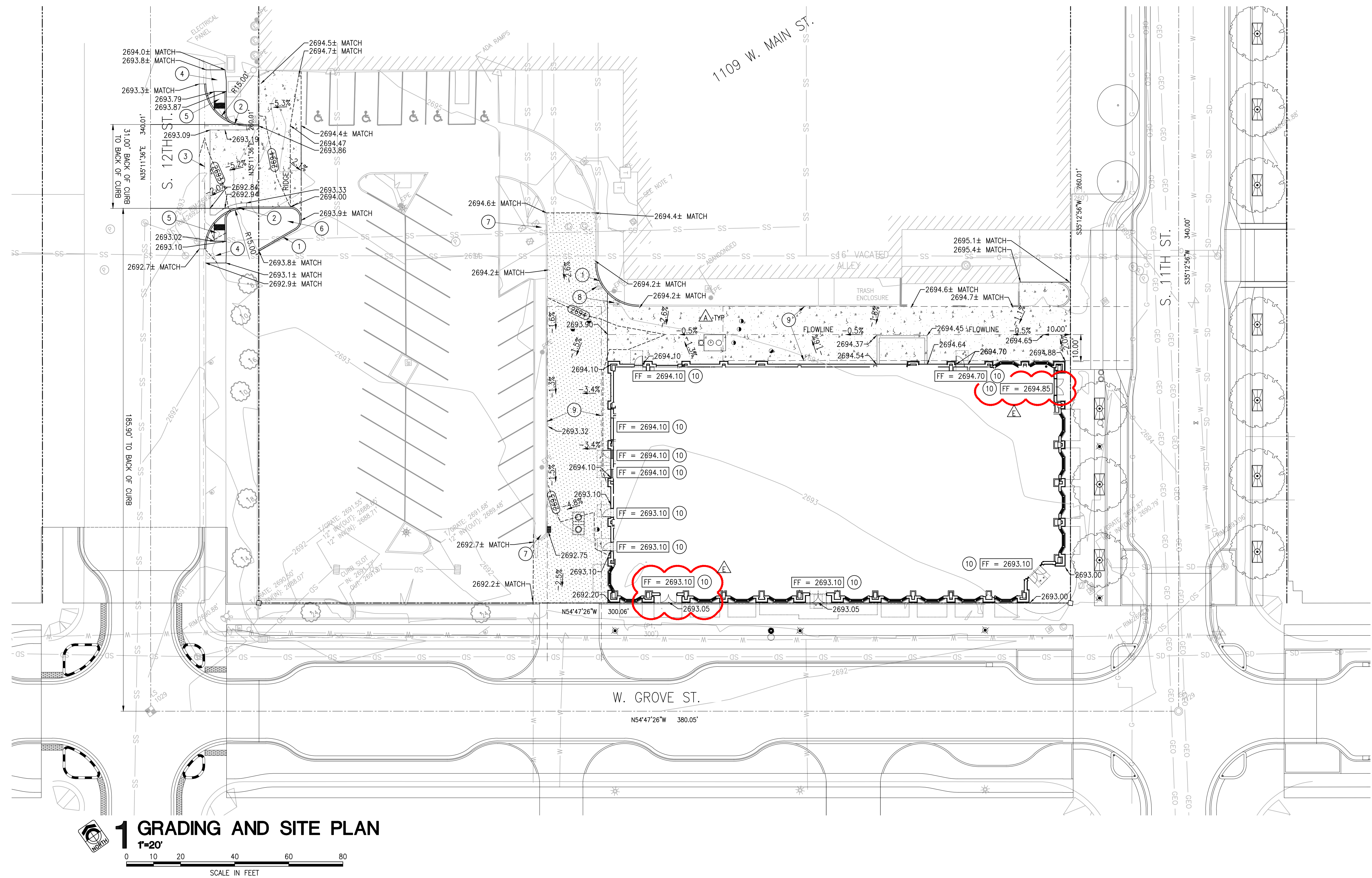
SHEET

C20

ORIGINAL SHEET SIZE
30" x 42"



Planning & Development Services
City of Boise | www.cityofboise.org/pds
04/29/22 | BL022-00185



GROVE AND 11TH STEETSCAPES

STREETSCAPE WORK IN BOTH GROVE AND 11TH ARE PART OF A SEPARATE PROJECT BY CCDC AND NOT A PART OF THIS PROJECT. CONTRACTOR TO COORDINATE WITH CCDC FOR SCHEDULING AND ACCESS. IMPROVEMENTS SHOWN FOR REFERENCE AND MAY DIFFER FROM CURRENT CCDC PLANS.

GRADING AND DRAINAGE NOTES:

- A. FOR GENERAL NOTES SEE DRAWING C00.
- B. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- C. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR RAMP SHALL BE 2%.
- D. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW IMPERVIOUS SURFACE MUST BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO CURB, GUTTER, AND OTHER RUNOFF COLLECTION DEVICES. SLOPE TO BE MIN. 1.0% AND MAX. 5%, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT/ENGINEER.
- E. WATER VALVES, BLOW-OFFS, CLEANOUTS, AND MANHOLES SHALL BE PLACED SO AS TO NOT CONFLICT WITH ANY CURB, GUTTER, SIDEWALK, OR OTHER REQUIRED IMPROVEMENTS.
- F. THE EXISTING SITE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- G. PROJECT BENCHMARK INFORMATION COMES FROM THE TOPOGRAPHIC SURVEY.
- H. ACHD INSPECTION STAFF WILL BE CLOSELY MONITORING PEDESTRIAN FACILITIES FOR COMPLIANCE WITH ADA STANDARDS. SIDEWALK CROSS SLOPE SHALL NOT
- I. COORDINATE WITH OTHER DISCIPLINES FOR CONDUIT LOCATIONS.
- J. CONTRACTOR TO REPAIR/REPLACE ALL CURB, GUTTER, AND SIDEWALK ON 12TH STREET THAT IS DAMAGED OR IN DISREPAIR THAT IS BEYOND THE EXTENT OF THE CCDC PROJECTS.

LANDSCAPE NOTE

- A. PROVIDE NEW PLANT MATERIAL TO MATCH EXISTING IN AREAS IMPACTED BY NEW CONSTRUCTION. EXTEND AND ADAPT EXISTING IRRIGATION SYSTEM TO PROVIDE FULL IRRIGATION WATER COVERAGE TO PLANT MATERIALS. PROVIDE NEW IRRIGATION COMPONENTS AS NECESSARY. ALL IRRIGATION EQUIPMENT SHALL MATCH THE MAKE AND MODELS OF EXISTING EQUIPMENT.

LEGEND:

- ON-SITE PAVEMENT: 2.5" AC ON 4" CRUSHED AB ON 8" GRANULAR SB ON PREPARED SUBGRADE, RE: GEOTECHNICAL REPORT
- ON-SITE RIGID PAVEMENT: 6" PCC ON 4" CRUSHED AB ON 8" GRANULAR SB ON PREPARED SUBGRADE, RE: GEOTECHNICAL REPORT.
- EDGE OF PAVEMENT/CONCRETE (UNLESS OTHERWISE NOTED)

SHEET NOTES:

- 1. VERTICAL CURB (NO GUTTER) SIMILAR TO ISPMC SD-701A TO MATCH EXISTING ADJACENT CURB. TRANSITION TO MATCH ADJACENT CURB TYPE OVER 2' WHERE APPLICABLE.
- 2. 6" VERTICAL CURB AND GUTTER PER THE ACHD SUPPLEMENT TO THE ISPMC SD-701.
- 3. VALLEY GUTTER PER THE ACHD SUPPLEMENT TO THE ISPMC SD-708. INTENT IS FOR GUTTER TO BE PLACED AGAINST EXISTING EDGE OF PAVEMENT.
- 4. CONCRETE SIDEWALK PER THE ACHD SUPPLEMENT TO THE ISPMC SD-709.
- 5. PEDESTRIAN RAMP TYPE "C" FOR NEW DEVELOPMENT PER ISPMC SD-712C WITH TACTILE WARNING SURFACE (TWS) FOR PEDESTRIAN ACCESS PER THE ACHD SUPPLEMENT TO THE ISPMC SD-712.
- 6. NEW LOCATION OF EXISTING WOOD TRASH ENCLOSURE AND ASSOCIATED BOLLARDS.
- 7. EXISTING "NO PARKING FIRE LANE" SIGN TO REMAIN AND BE PROTECTED.
- 8. EXISTING JUNCTION BOX TO BE ADJUSTED/REPLACED AS REQUIRED TO TRAFFIC RATED AND MATCH FINISHED GRADE.
- 9. 20' WIDE FIRE LANE.
- 10. 5'x5' LANDING AT DOOR, SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.

PROFESSIONAL SEAL
JEFF T. WARD, P.E.
1337
07-13-22
STATE OF IDAHO
CITY OF BOISE

200 BROAD STREET
BOISE, ID 83702
PHONE 208-343-4635 • FAX 208-343-1858
WWW.CSHQA.COM

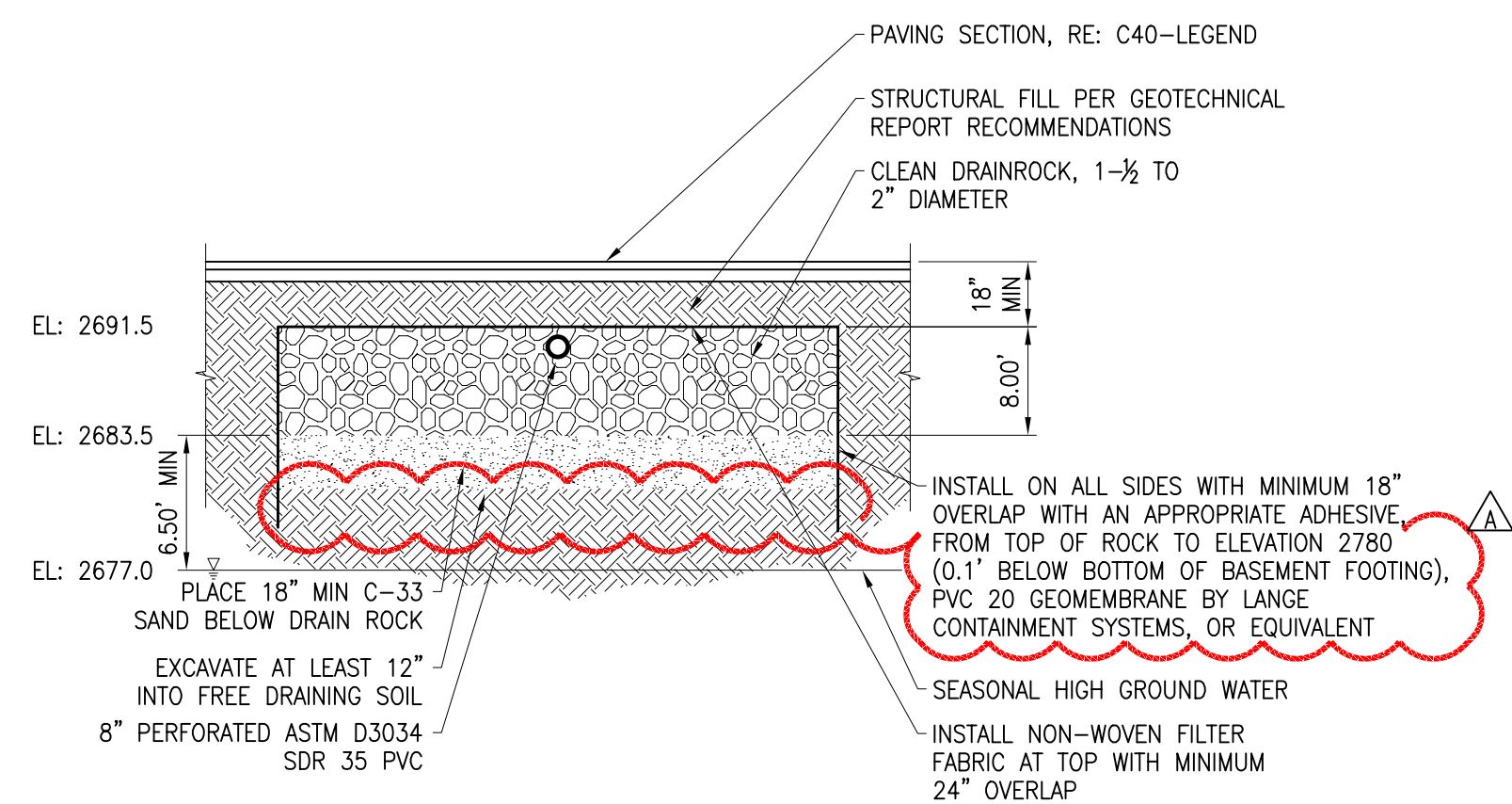
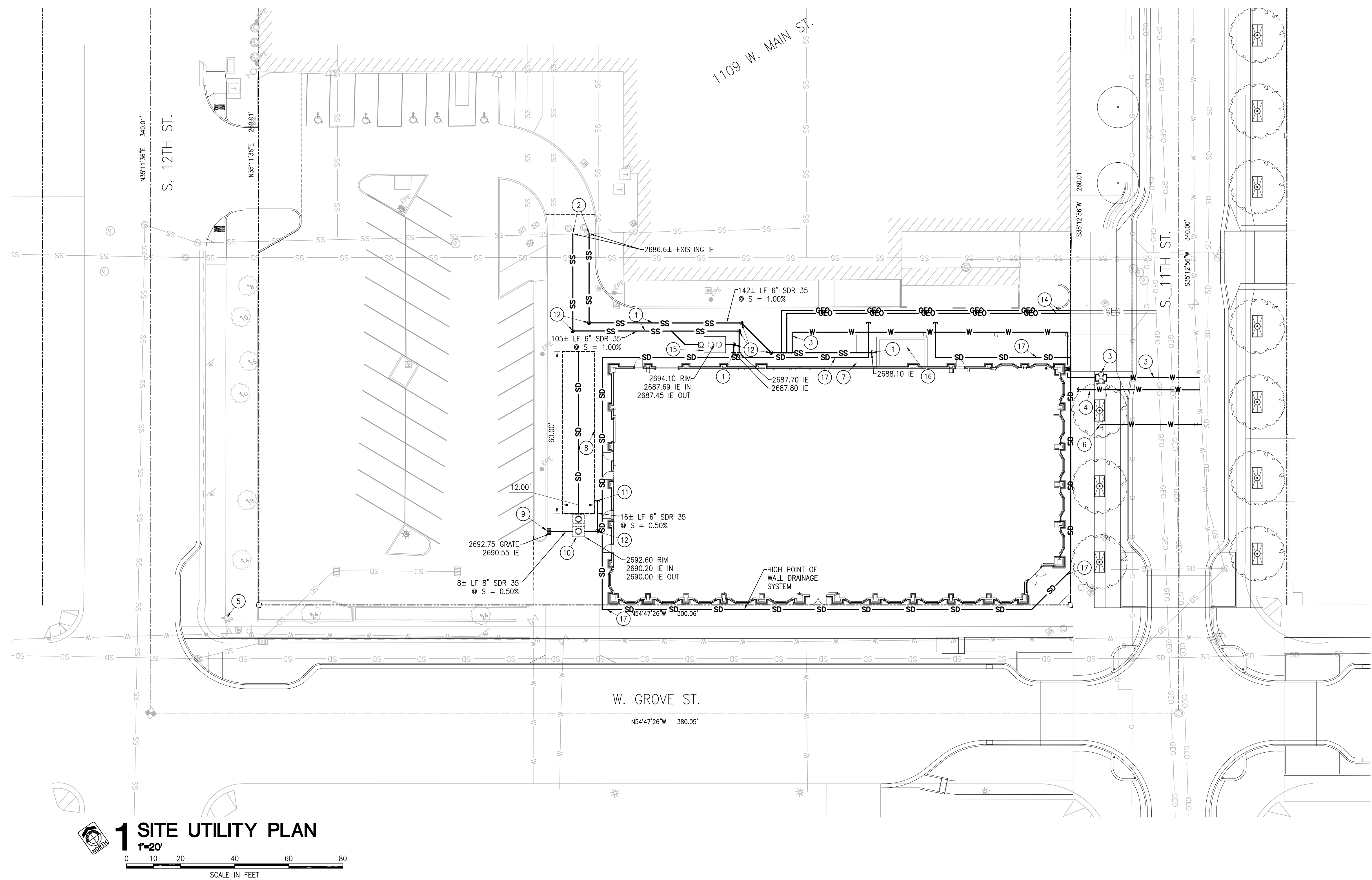
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CSHQA AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CSHQA. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.

HOTEL RENEGADE - PODIUM & CORE
1110 W. GROVE ST.
CSHQA

PERMIT SET

PROJECT 20222 DATE 01-24-22
DRAWN JTW CHECKED JTW
REVISED
AGENCY COMMENTS JTW 04/07/22
AS: #005 JTW 08/23/22

SHEET TITLE
GRADING AND SITE PLAN
SHEET
C40
ORIGINAL SHEET SIZE 30" x 42"



- NOTES:
1. STRATA SHALL OBSERVE AND APPROVE ALL PHASES OF THE CONSTRUCTION ASSOCIATED WITH THE SEEPAGE BED. PROVIDE MINIMUM 48 HOUR NOTICE.
 2. SEEPAGE BED TO BE PLACED 5' AWAY FROM THE EXTERIOR BASEMENT WALL FOOTING EDGE.
 3. SEE GEOTECHNICAL REPORT FOR SOIL DEPTHS, SOIL TYPES, GROUNDWATER ELEVATIONS AND SPECIFIC REQUIREMENTS.
 4. OBSERVATION WELLS PER BOISE STORM WATER MANUAL FIGURE 3.13 REQUIRED, 1 PER EVERY 2000 SF.

DRAINAGE PLAN APPROVAL

ODI NO. : 3750

APPROVED: Jason Taylor

INSPECTION COPY: X

FILE COPY: X

SITE COPY: X

Call City of Boise Public Works at 208-608-7549 for inspection of storm water system. A 24-hour notice is required for scheduling. Final occupancy will not be granted unless inspections are performed by the city inspectors or the project engineers.

GROVE AND 11TH STEETSCAPES

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STREET LIGHTS:

THE STREETLIGHTS ARE BEING INSTALLED BY CCDC PROJECTS, BUT WILL BE A REQUIREMENT OF THIS DEVELOPMENT IN THE EVENT THE CCDC PROJECTS ARE NOT COMPLETED.

UTILITY NOTES:

- FOR GENERAL NOTES SEE C00.
- UTILITY TRENCHING AND BACKFILLING SHALL BE IN ACCORDANCE WITH THE SOILS REPORT AND LOCAL REQUIREMENTS, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL SAFETY STANDARDS.
- UTILITY CONSTRUCTION SHALL CONFORM TO PLUMBING CODE AND THE CURRENT EDITION OF THE ISPPW.
- EXISTING UTILITIES ARE SHOWN APPROXIMATELY AND FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- WATER LINES SHALL BE INSTALLED WITH AT LEAST 42" COVER.
- WATER VALVES, BLOW-OFFS, CLEANOUTS, AND MANHOLES SHALL BE PLACED SO AS TO NOT CONFLICT WITH ANY CURB, GUTTER, SIDEWALK, OR OTHER REQUIRED IMPROVEMENTS.
- COORDINATE WITH OTHER DISCIPLINES FOR CONDUIT LOCATIONS.
- SPECIAL CARE MUST BE TAKEN TO COORDINATE WITH ALL DISCIPLINES DURING THE PLACEMENT OF UTILITIES AS USABLE SPACE ON THE SITE IS LIMITED.
- POLYETHYLENE (PE) PIPE USED FOR STORM DRAINAGE SHALL BE HIGH DENSITY (HANCOR HI-Q OR ADS N-12).
- CONTACT BOISE PUBLIC WORKS 48 HOUR PRIOR TO SEWER CONNECTION TO OBTAIN TAP PERMIT AND SCHEDULE INSPECTION.

WATER NOTES:

- FIRE PROTECTION CONTRACTOR TO COORDINATE LOCATION OF REMOTE FIRE DEPARTMENT CONNECTION.

SHEET NOTES:

- 6" SANITARY SEWER SERVICE PER ISPPW SD-S11. TYPE 1 BEDDING WITH CLASS A-1 BEDDING SYSTEM AS DEFINED IN THE ISPPW. ALL SEWER TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE TYPE A-1 BACKFILL SPECIFICATIONS OF THE ISPPW. COORDINATE LOCATION OF BUILDING CONNECTION WITH PLUMBING DRAWINGS THAT WILL BE INCLUDED IN FUTURE PACKAGE.
- CONNECT TO EXISTING SEWER MAIN PER CITY OF BOISE AND ISPPW STANDARDS. MINIMUM 6' BETWEEN TAPS. TAP PERMIT REQUIRED. NEW CONNECTIONS TO BE MADE BY A CUT IN 6"x8" TEE ROTATED UPWARDS AT MINIMUM OF 22" AFTER NEW SERVICE CONNECTION IS MADE. CONTRACTOR TO PROVIDE BOISE PUBLIC WORKS WITH CCTV OF LINE FROM MANHOLE UPSTREAM OF CONNECTION TO MANHOLE DOWNSTREAM OF CONNECTION.
- INSTALL 4" SERVICE WITH 2-2" SETTINGS PER SUEZ REQUIREMENTS. EXTEND 4" SERVICE LINE TO BUILDING CONNECTION. COORDINATE EXACT LOCATION OF METERS WITH CCDC PROJECT AND EXACT LOCATION OF BUILDING CONNECTION WITH PLUMBING DRAWINGS THAT WILL BE INCLUDED IN FUTURE PACKAGE. COORDINATE WITH SUEZ FOR CONTRACTOR REQUIREMENTS.
- FIRE SERVICE LINE. INSTALL/TEST/FLUSH PER NFPA 24. MIN 5' COVER. COORDINATE SIZE AND ALL APPURTENANCES WITH FIRE PROTECTION CONTRACTOR. THRUST BLOCKING PER ISPPW SD-403. COORDINATE WITH SUEZ FOR CONTRACTOR REQUIREMENTS.
- EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED.
- NEW FIRE HYDRANT PER BOISE FIRE AND SUEZ STANDARDS. COORDINATE EXACT LOCATION WITH CCDC PROJECT.
- LOCATION FOR GAS METER. COORDINATE WITH INTERMOUNTAIN GAS FOR SERVICE.
- SEEPAGE BED PER C50-2.
- INLET CATCH BASIN TYPE 1 PER ISPPW SD-701.
- 1000 GALLON SAND AND GREASE TRAP PER ISPPW SD-624.
- PROVIDE FITTINGS AS REQUIRED TO CONNECT TO BUILDING ROOF DRAIN LEADER.
- CLEANOUT PER ISPPW SD-506.
- CONNECT TO FOUNDATION DRAIN AND EXTEND 40 LF OF 4" SOLID SDR 35 @ 1.0% SLOPE TO DISCHARGE INTO FREE DRAINING SOIL AT 30" FROM FOUNDATION TRANSITION TO PERFORATED PIPE WRAPPED IN GEOTEXTILE FABRIC. PLACE ASPHALT PAVING AS REQUIRED FOR REPAIR, RE: C40 FOR PAVEMENT SECTION.
- 2-3" LINES FOR GEOTHERMAL SUPPLY AND RETURN. CITY OF BOISE WILL MAKE CONNECTIONS TO LINES IN STREET AND PROVIDE SERVICE CONNECTION TO PROPERTY. EXTEND THOSE LINES TO BUILDING. COORDINATE MATERIAL REQUIREMENTS WITH CITY GEOTHERMAL DEPARTMENT.
- JENSEN PRECAST JP1500EE-G 1500 GALLON GREASE INTERCEPTOR WITH MODEL 200 24" SAMPLE BOX.
- PRECAST MONOLITHIC MANHOLE ECCENTRIC CONE SECTION AS DEPICTED IN ISPPW SD-611 WITH GRATED LID PLACED FLUSH WITH FLOOR. PLACE ON COMPACTED NATIVE FREE DRAINING SOIL.
- 4" PERFORATED SDR 35 PLACED AS CLOSE TO COLUMN FOOTINGS AS POSSIBLE WHILE FOLLOWING THE REQUIREMENTS OF S5.03-5.6.7, AND 8. PIPE TO SLOPE 0.5% FROM INDICATED HIGH POINT TO END POINTS ON NORTH SIDE OF BUILDING. DISCHARGE INTO NATIVE GRAVEL.



JEFF T. WARD, P.E.
200 BROAD STREET
BOISE, ID 83702
PHONE 208-343-4635 • FAX 208-343-1088

HOTEL RENEGADE - PODIUM & CORE
BOISE, STATE

200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1088
www.cshq.com

HOTEL RENEGADE - PODIUM & CORE
1110 W. GROVE ST.

CSHQA

PERMIT SET

PROJECT	DATE
20222	01-24-22
DRAWN	CHECKED
JTW	JTW

REVISED
AGENCY COMMENTS
JTW 04/07/22

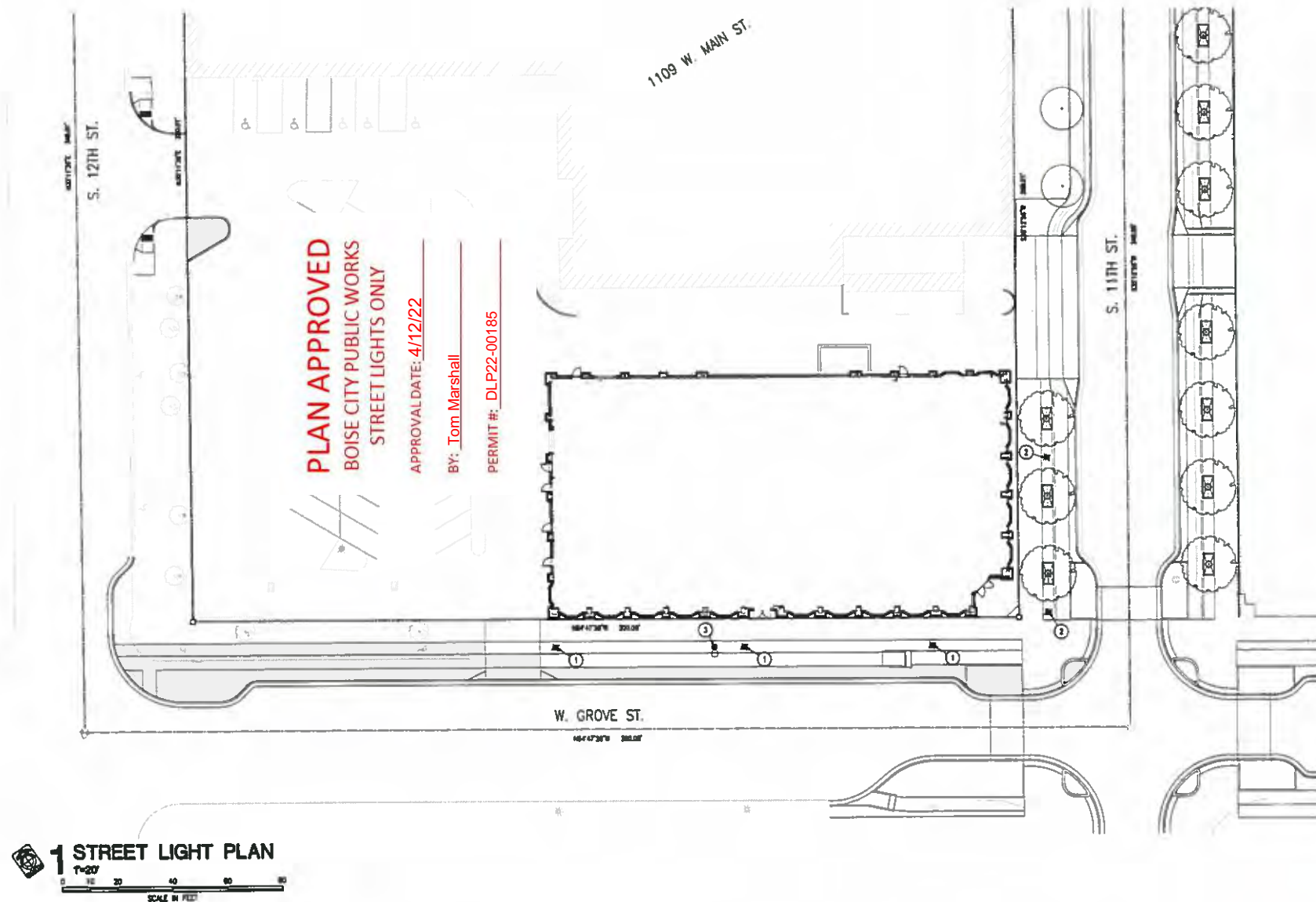
SHEET TITLE

SITE
UTILITY
PLAN

SHEET

C50

ORIGINAL SHEET SIZE
30" x 42"



GROVE AND 11TH STEETSAPES

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STREET LIGHTS:

THE STREETLIGHTS ARE BEING INSTALLED BY CDDC PROJECTS, BUT WILL BE A REQUIREMENT OF THIS DEVELOPMENT IN THE EVENT THE CDDC PROJECTS ARE NOT COMPLETED.

CITY OF BOISE NOTES:

- CONTRACTORS INSTALLING LIGHTING WILL BE REQUIRED TO CONTACT BOISE CITY PUBLIC WORKS INSPECTION SECTION 48 HRS. PRIOR TO SCHEDULE THE PRELIMINARY INSPECTION PRIOR TO PLACING CONCRETE OR CONCRETE COUPLERS. IN ADDITION, THE ELECTRICAL CONTRACTOR IS REQUIRED TO CALL 24 HRS. IN ADVANCE TO SCHEDULE A FINAL INSPECTION BY THE BOISE CITY PUBLIC WORKS INSPECTION.
- SECTION AFTER ALL WORK HAS BEEN COMPLETED, ELECTRICAL CONTRACTOR MUST BE PRESENT AT ALL INSPECTIONS TO SCHEDULE YOUR PUBLIC WORKS INSPECTION. PHONE (208) 343-1663 FOR SCHEDULING SERVICES. AN ADDITIONAL INSPECTION IS REQUIRED BY THE ELECTRICAL INSPECTION HAVING JURISDICTION AT THE PROJECTS LOCATION (BOISE CITY WITHIN CITY LIMITS, STATE 9 IN THE COUNTY WITHIN THE CITY AREA OF IMPACT).
- FOR DESIGN INFORMATION OR QUESTION, CONTACT TOM MARSHALL, (208) 608-7520.
- ALL STREET LIGHTS SHALL BE INSTALLED PER BPMC, NEC CODES, AND CDDC'S FOR WORKING WITH IN THE PUBLIC RIGHT-OF-WAY, AND BOISE CITY PUBLIC WORKS STREET LIGHT STANDARDS REVISIONS TO THE BPMC.
- DEVELOPER SHALL NOT CONNECT, OR ALLOW ANY SUBCONTRACTOR TO CONNECT ANY ILLUMINATION THINGS, EXISTING LIGHTING, OUTLET LIGHTING, OUTLETS OR OTHER ELECTRICAL DEVICES TO ANY STREET LIGHTING CIRCUITS. ANY AND ALL ILLUMINATION THINGS, EXISTING LIGHTING, OUTLET LIGHTING, OUTLETS OR OTHER ELECTRICAL DEVICES SHALL BE CONNECTED DIRECTLY TO DOWD POWER AT AN EXISTING POWER APPROVED LOCATION VIA A SEPARATE CIRCUIT SYSTEM. WORK MUST CONFORM TO BOISE CITY STREET LIGHT SPECIFICATIONS (SEE: <https://www.cityofboise.org/departments/public-works/street-lights/permits> AND REQUIREMENTS/ FOR MORE INFORMATION).
- UNDERGROUND WIRE SHALL BE #8 COPPER, AWG, THIN, 600 VOLT INSULATED (NO ALUMINUM WIRE).
- OVERHEAD WIRE CAN BE EITHER #8 COPPER OR ALUMINUM DUPLEX WITH A 400V VOLTAGE, WIRELESS.
- ALL ELECTRICAL CONDUITS SHALL BE SCHEDULE 40, PVC, 1/2" LARGED.
- A LOCATING WIRE IS REQUIRED IN ALL EMPTY PVC ELECTRICAL CONDUITS.
- FOR SERVICE CABLE INSTALLATION, AN ELECTRICAL PERMIT IS REQUIRED FROM BOISE CITY BUILDING DEPARTMENT OR THE STATE IF LOCATED IN THE COUNTY.
- INSPECTION OF SERVICE CABLES WITHIN THE CITY WILL BE THROUGH BOISE CITY BUILDING DEPARTMENT ELECTRICAL SECTION AS WELL AS THE PUBLIC WORKS INSPECTION DEPT. IN THE COUNTY, THE STATE WILL INSPECT IN ADDITION TO PUBLIC WORKS INSPECTION. BOISE CITY BUILDING DEPARTMENT MUST BE ACCOMPANIED FIRST BEFORE CALLING FOR THE PUBLIC WORKS FINAL INSPECTION TO SCHEDULE YOUR CITY BUILDING DEPT. ELECTRICAL INSPECTION OR FOR PERMIT INFORMATION, PHONE (208) 608-7070.

SHEET NOTES:

- HISTORIC POLE, ALIGNED WITH THE EXISTING POLE ACROSS THE STREET.
- HISTORIC POLE, SPACED 50' APART.
- 30' ROADWAY POLE WITH 15' MAST ARM WITH A CLASS "B" FUTURE, PLACED MID-BLOCK.

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN T. WALKER, P.E.
CITY OF BOISE
1100 W. GROVE ST.
BOISE, ID 83725
PHONE: (208) 343-1663
FAX: (208) 343-1663
WWW.CITYOFBOISE.ORG

HOTEL RENEGADE - PODIUM & CORE
BOISE, STATE
1100 W. GROVE ST.
BOISE, ID 83725
PHONE: (208) 343-1663
FAX: (208) 343-1663
WWW.CITYOFBOISE.ORG

PERMIT SET

PROJECT: 20222
DATE: 01-24-22
DRAWN: JTW
CHECKED: JTW

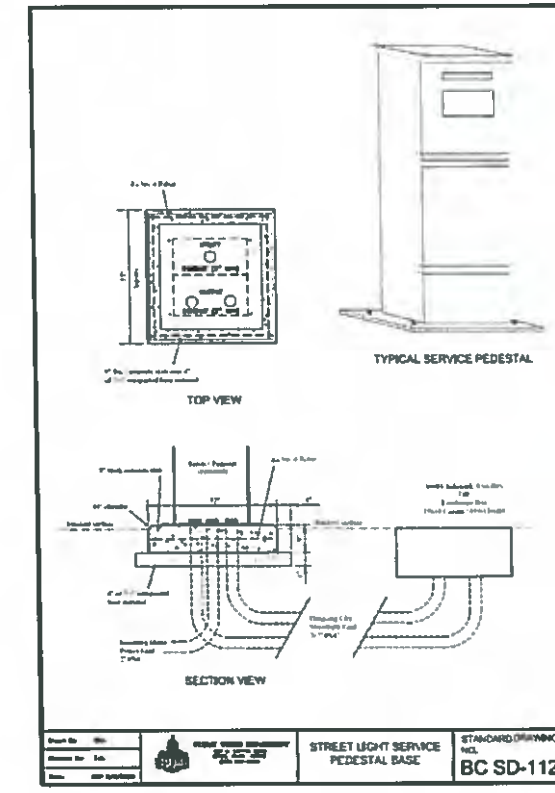
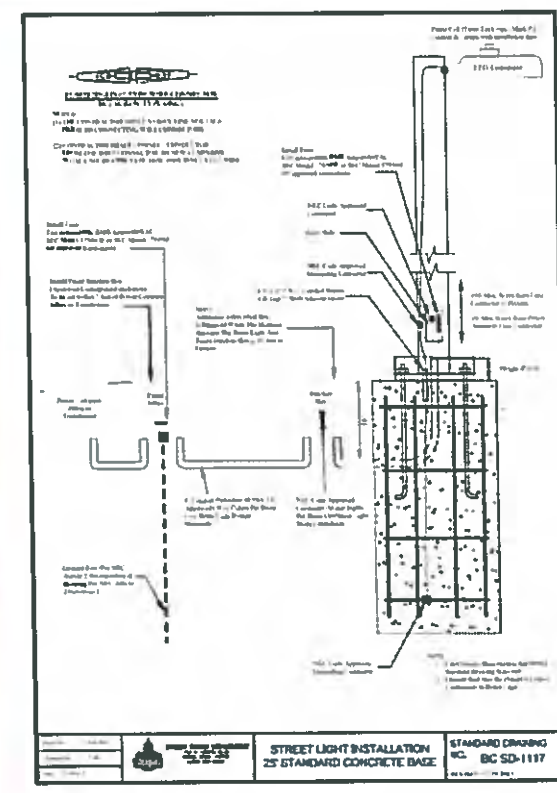
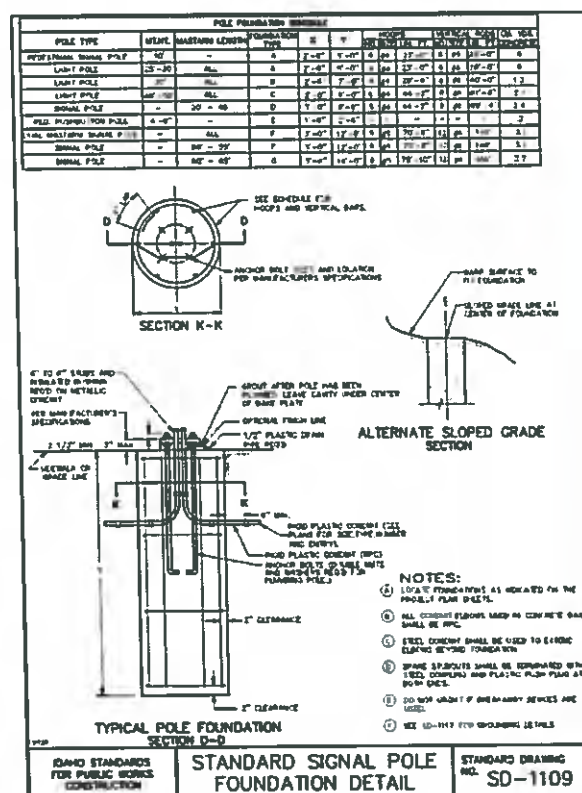
REVISION:

SHEET TITLE
STREET
LIGHT
PLAN

SHEET

C60

ORIGINAL SHEET SIZE
30" x 42"



PLAN APPROVED
BOISE CITY PUBLIC WORKS
STREET LIGHTS ONLY

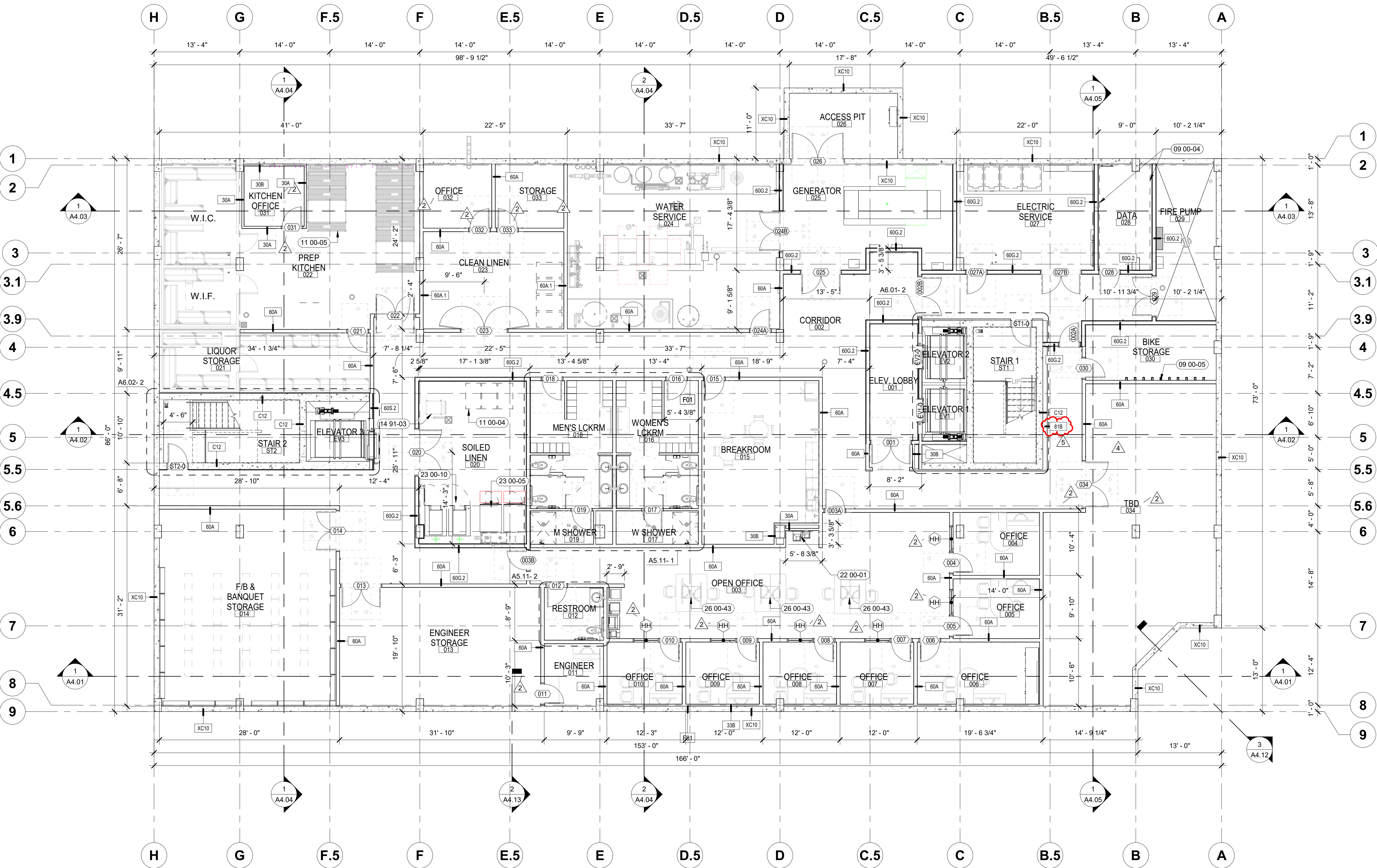
APPROVAL DATE: 4/12/22

BY: TD Marshall

PERMIT#: DLP22-00987



Planning & Development Services
City of Boise | www.cityofboise.org/pds
4/29/2022 | BLD22-00185



A3.03-1

1 FLOOR PLAN - LEVEL BASEMENT
1/8" = 1'-0"

LEGEND:

- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- DOOR NUMBER
- WINDOW TYPE
- WALL TYPE, RE: ASSEMBLIES
FOR WALL TYPES WITH VARIABLE HEIGHT,
SEE TOP OF WALL ELEVATION
- KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE

GENERAL NOTES:

- FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. SEE SEPARATE BOUND CIVIL SET FOR ACTUAL FLOOR ELEVATION.
- ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR NOMINAL FACE OF MASONRY.
- PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.
- BRACE WALLS THAT DO NOT EXTEND TO STRUCTURE WITH 3/8" METAL STUD DIAGONAL BRACE AT 48" O.C., ANCHOR TO BOTTOM FLUTE OF ROOF DECKING AND AT TOP TRACK OF PARTITION WALL. BRACES TO BE CONCEALED WHENEVER POSSIBLE.
- PROVIDE 5/8" GYP. BD. AT EXISTING EXTERIOR STUD FRAMED WALLS, FINISH.
- THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- RE: I-SERIES FOR FURNITURE PLANS.
- CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.
- THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" MIN. FROM ADJACENT PERPENDICULAR WALL U.N.O.
- SINKS AND FITTING SHOWN WITHIN MILLWORK ARE INDICATED ON PLUMBING PLANS.
- CONTRACTOR SHALL FIELD MEASURE ALL AREAS TO RECEIVE MILLWORK PRIOR TO FABRICATION OF MILLWORK.
- VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.

KEYNOTES:

- 09 00-04 PROVIDE 3/4" FIRE TREATED PLYWOOD OVER GYP. BD FOR IT MOUNTING.
- 09 00-05 PROVIDE BACKING AND WALL MOUNTED BIKE HOOKS AT 16" O.C.
- 11 00-04 OWNER FURNISHED STORAGE CARTS.
- 11 00-05 KITCHEN EQUIPMENT, CW/ FOOD SERVICE.
- 14 91-03 LINEN CHUTE DISCHARGE HOPPER
- 22 00-01 HI/LOW DRINKING FOUNTAIN (ONE STANDARD AND ONE ACCESSIBLE), CW/ PLUMBING DRAWINGS.
- 23 00-05 COMMERCIAL WASHER.
- 23 00-10 COMMERCIAL DRYER.
- 26 00-43 POWER RECEPTACLE, CW/ ELECTRICAL.

JAMES A. MARSH, ARCHITECT

BOISE, ID

HOTEL RENEGADE
1110 W. GROVE ST.

CSHOA

CONSTRUCTION SET

PROJECT	DATE
20222	08-24-22
DRAWN	CHECKED
JLH	RCH
REVISED	
2 ADDENDUM 01	06/30/22
4 ADDENDUM 02	08/10/22
5 ADDENDUM 03	08/24/22

SHEET TITLE

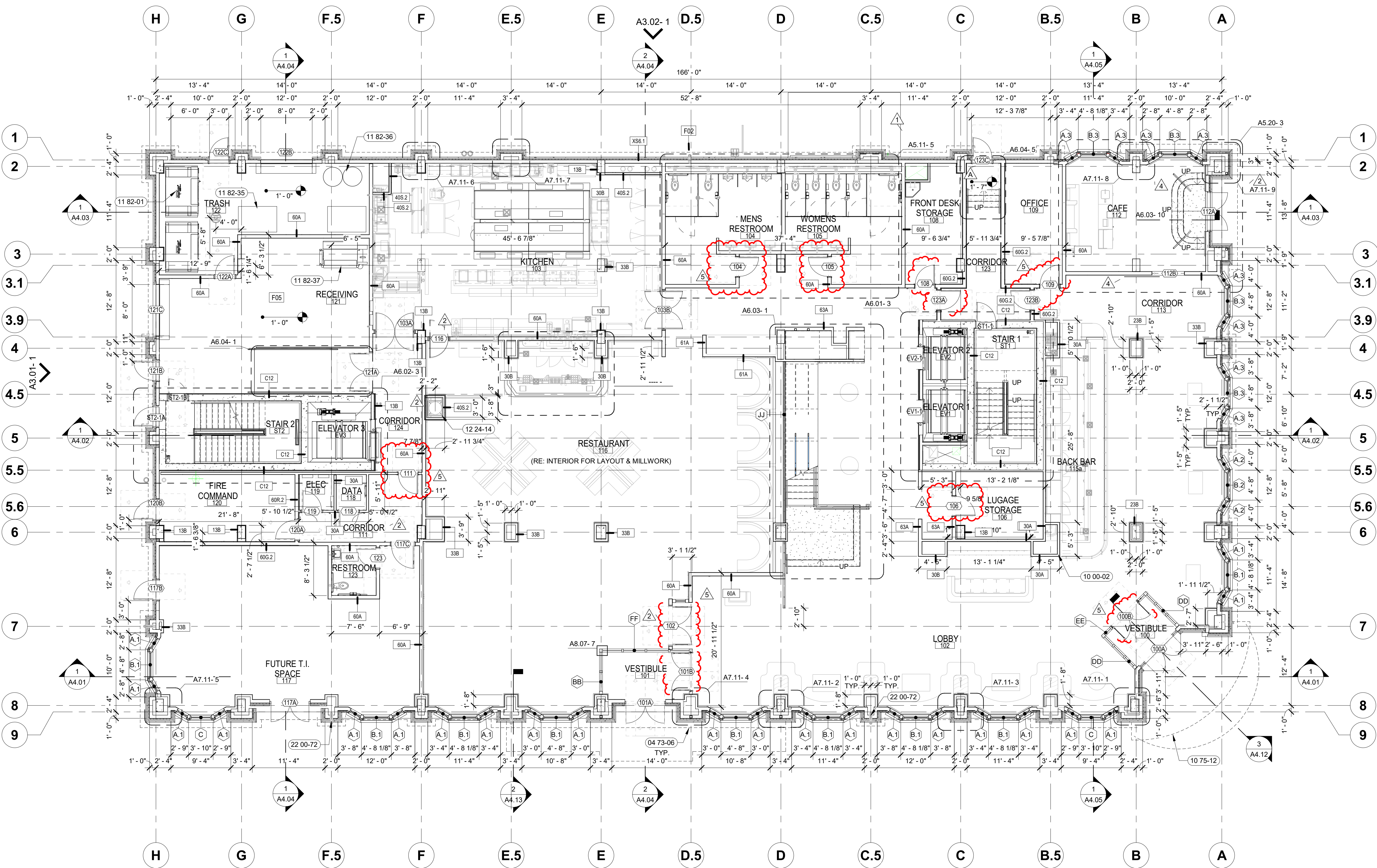
FLOOR PLAN
BASEMENT

SHEET

A2.00

ORIGINAL SHEET SIZE
30" x 42"

ORIGINAL DOCUMENT SIGNED BY:
ARCHITECT
JAMES A. MARSH
08/11/22
ORIGINAL DATE SIGNED:
JAMES A. MARSH
08/11/22
08/27/22



1 FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

LEGEND:

- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- DOOR NUMBER
- WINDOW TYPE
- WALL TYPE, RE: ASSEMBLIES FOR WALL TYPES WITH VARIABLE HEIGHT, SEE TOP-OF-WALL ELEVATION
- KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE

GENERAL NOTES:

- FINISH FLOOR ELEVATION (0.00) IS FOR REFERENCE ONLY. SEE SEPARATE BOUND CIVIL SET FOR ACTUAL FLOOR ELEVATION.
- ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR NOMINAL FACE OF MASONRY.
- PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.
- BRACE WALLS THAT DO NOT EXTEND TO STRUCTURE WITH 3/8" METAL STUD DIAGONAL BRACE AT 45° C.C. ANCHOR TO BOTTOM FLUTE OF ROOF DECKING AND AT TOP TRACK OF PARTITION WALL. BRACES TO BE CONCEALED WHENEVER POSSIBLE.
- THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- RE: INTERIOR DRAWINGS FOR FINISH & FURNITURE PLANS.
- CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.
- SINKS AND FITTING SHOWN WITHIN MILLWORK ARE INDICATED ON PLUMBING PLANS.
- CONTRACTOR SHALL FIELD MEASURE ALL AREAS TO RECEIVE MILLWORK PRIOR TO FABRICATION OF MILLWORK.
- VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.
- STRUCTURAL STEEL LOCATED IN NON BEARING WALLS SHALL BE FIRE PROOFED WITH AN APPROVED UL LISTED ASSEMBLY.

KEYNOTES:

- 10 00-02 FURRED WALL, RE: INTERIOR ELEVATIONS FOR WALL DIMENSIONS.
- 11 82-01 TRASH COMPACTOR & ASSOCIATED COMPRESSORS AND CONTROL, OPG.
- 11 82-35 EXTRA MOBILE TRASH/RECYCLE DUMPSTER, N.I.C.
- 11 82-36 OIL TANKS RESERVOIR, CW/ POWER AND EXTERIOR WALL TAP WITH VENDOR.
- 11 82-37 CARDBOARD BAYLOR.
- 12 24-14 SHAFT OPENING FOR LINEN CHUTE.
- 22 00-72 ROOF DRAIN & OVERFLOW, CW/ PLUMBING DRAWINGS

LICENSED ARCHITECT
JAMES A. MARSH, ARCHITECT
200 BROAD STREET
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858
ORIGINAL DATE SIGNED: AUGUST 28, 2022
ORIGINAL DATE SIGNED: AUGUST 28, 2022

200 BROAD STREET
BOISE, IDAHO 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshoa.com

HOTEL RENEGADE
1110 W. GROVE ST.
CSHOA

CONSTRUCTION SET

PROJECT	20222	DATE	08-24-22
DRAWN	JLH	CHECKED	RCH
REVISED			
1	BACKCHECK #1	06/30/22	
2	ADDENDUM 01	06/30/22	
4	ADDENDUM 02	08/10/22	
5	ADDENDUM 03	08/24/22	
A	AGENCY COMMENTS	04/07/22	

SHEET TITLE

FLOOR PLAN
LEVEL 1

SHEET

A2.01

ORIGINAL SHEET SIZE
30" x 42"

LEGEND:

INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED

DOOR NUMBER

WINDOW TYPE

WALL TYPE, RE: ASSEMBLIES FOR WALL TYPES WITH VARIABLE HEIGHT. SEE TOP OF WALL ELEVATION

KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE

GENERAL NOTES:

A. FINISH FLOOR ELEVATION (0.00) IS FOR REFERENCE ONLY. SEE SEPARATE BOUND CIVIL SET FOR ACTUAL FLOOR ELEVATION.

B. ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR NOMINAL FACE OF MASONRY.

C. PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.

D. BRACE WALLS THAT DO NOT EXTEND TO STRUCTURE WITH 3/8" METAL STUD DIAGONAL BRACE AT 48" O.C. ANCHOR TO BOTTOM FLUTE OF ROOF DECKING AND AT TOP TRACK OF PARTITION WALL. BRACES TO BE CONCEALED WHENEVER POSSIBLE.

E. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.

F. RE: INTERIOR DRAWINGS FOR FINISH & FURNITURE PLANS.

G. CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.

H. SINKS AND FITTING SHOWN WITHIN MILLWORK ARE INDICATED ON PLUMBING PLANS.

I. CONTRACTOR SHALL FIELD MEASURE ALL AREAS TO RECEIVE MILLWORK PRIOR TO FABRICATION OF MILLWORK.

J. VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.

K. STRUCTURAL STEEL LOCATED IN NON BEARING WALLS SHALL BE FIRE PROOFED WITH AN APPROVED UL LISTED ASSEMBLY.

KEYNOTES:

04 73-07 GFRC (STONE) CAP, RE: SECTION.

08 80-04 PROVIDE TRANSLUCENT FILM ON INTERIOR OF WINDOW.

11 00-06 BEVERAGE STATION, RE: INTERIOR DRAWINGS.

11 00-07 GYM EQUIPMENT, OFCI.

12 24-15 OPERABLE PARTITION.

12 35-34 FITNESS CENTER ENTRY, MILLWORK, RE: INTERIOR DRAWINGS.

14 91-00 LINEN CHUTE

1 FLOOR PLAN - LEVEL 2

1/8" = 1'-0"

LICENSED ARCHITECT
JAMES A. MARSH
#000113

ORIGINAL DOCUMENT SIGNED BY
ARCHITECT ON FILE WITH THE
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858

LICENSED ARCHITECT
JAMES A. MARSH
#000113

ORIGINAL DOCUMENT SIGNED BY
ARCHITECT ON FILE WITH THE
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858

PROJECT
20222

DATE
08-24-22

DRAWN
JLH

CHECKED
RCH

REVISED

1 BACKCHECK #1

06/30/22

2 ADDENDUM 01

06/30/22

5 ADDENDUM 03

08/24/22

SHEET TITLE

FLOOR PLAN
LEVEL 2

SHEET

A2.02

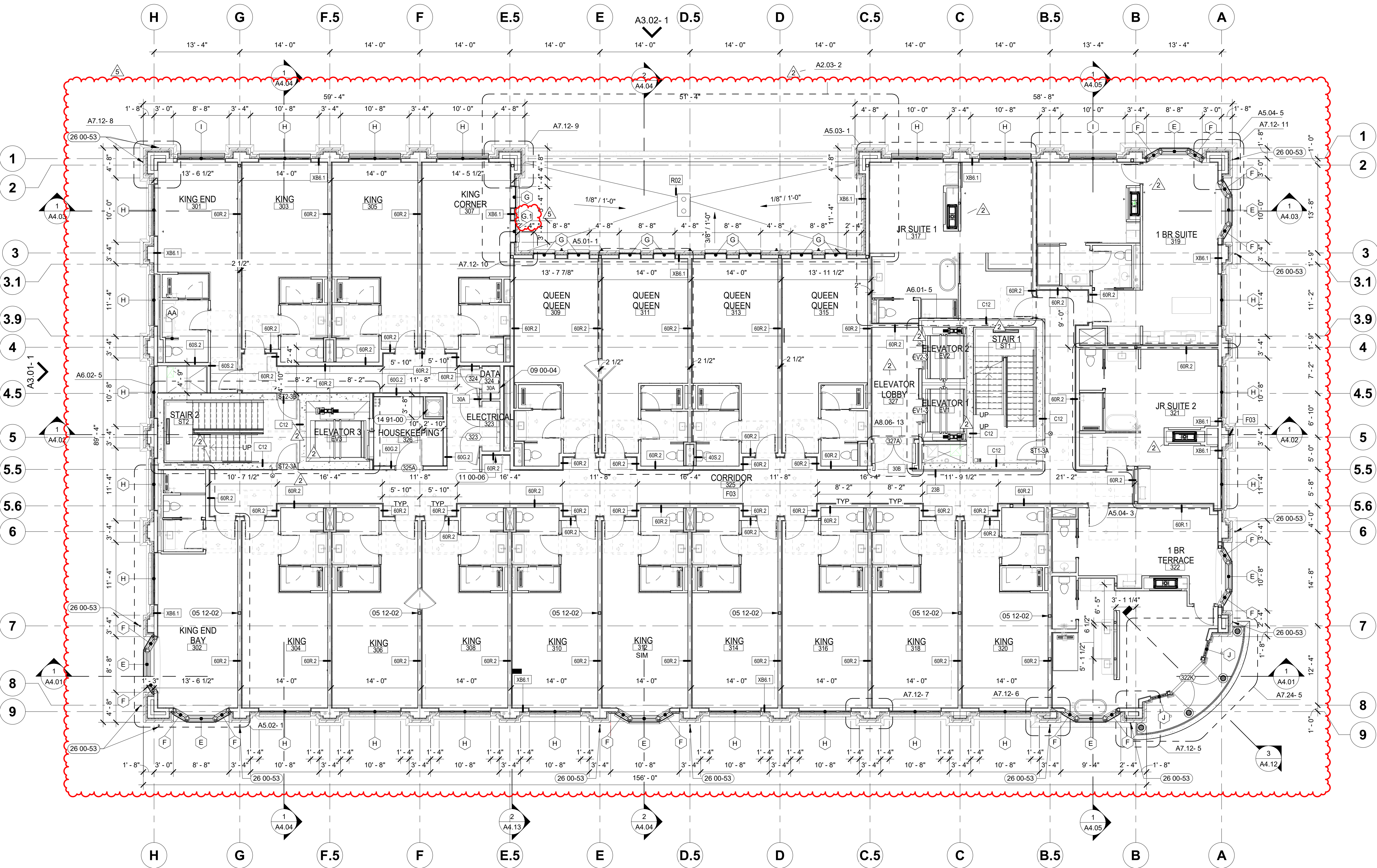
ORIGINAL SHEET SIZE
30" x 42"

HOTEL RENEGADE
1110 W. GROVE ST.

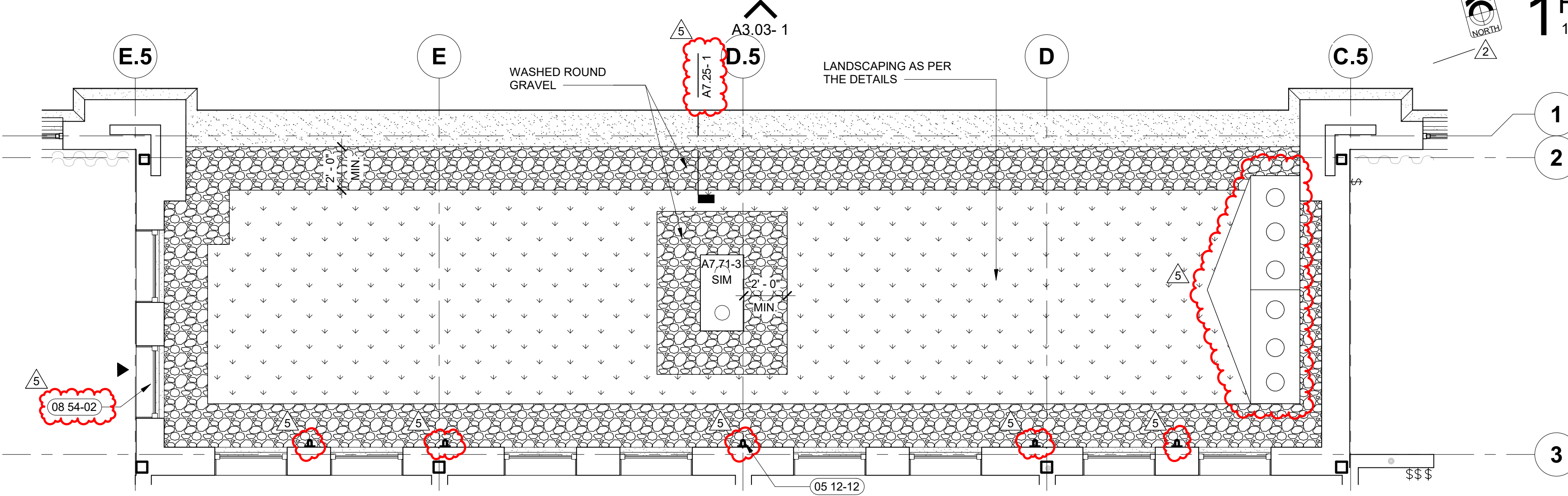
BOISE, ID
200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshoaa.com

CSHOAA

8/30/2022 10:00:15 AM



1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"



2 GRAVEL MARKUP
1/4" = 1'-0"

LEGEND:

- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- DOOR NUMBER
- WINDOW TYPE
- WALL TYPE, RE: ASSEMBLIES FOR WALL TYPES WITH VARIABLE HEIGHT, SEE TOP OF WALL ELEVATION
- KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE

GENERAL NOTES:

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- STRUCTURAL STEEL LOCATED IN NON BEARING WALLS SHALL BE FIRE PROOFED WITH AN APPROVED UL LISTED ASSEMBLY.

KEYNOTES:

- 05 12-02 STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 05 12-12 WALL ANCHOR, PROVIDE BLOCKING IN WALL AS REQ'D
- 08 54-02 FIBERGLASS SINGLE-HUNG OPERABLE WINDOW ON 3RD FLOOR ONLY. REFER TO WINDOW SCHEDULE
- 09 00-04 PROVIDE 3/4" FIRE TREATED PLYWOOD OVER GYP. BD FOR IT MOUNTING.
- 11 00-06 BEVERAGE STATION, RE: INTERIOR DARWINGS.
- 14 91-00 LINEN CHUTE
- 26 00-53 EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS.

ORIGINAL DOCUMENT SIGNED BY:
ARCHITECT
JAMES A. MARSH
BOISE, ID
PHONE: 208-343-4635 • FAX: 208-343-1858
ORIGINAL DATE SIGNED:
JAMES A. MARSH
AUGUST 25, 2022

JAMES A. MARSH, ARCHITECT
200 BROAD STREET
BOISE, ID 83702
PHONE: 208-343-4635 • FAX: 208-343-1858
http://www.cshoa.com

HOTEL RENEGADE
1110 W. GROVE ST.
CSHOA

CONSTRUCTION SET

PROJECT	20222	DATE	08-24-22
DRAWN	JLH	CHECKED	RCH
REVISED			
2	ADDENDUM 01	06/30/22	
5	ADDENDUM 03	08/24/22	

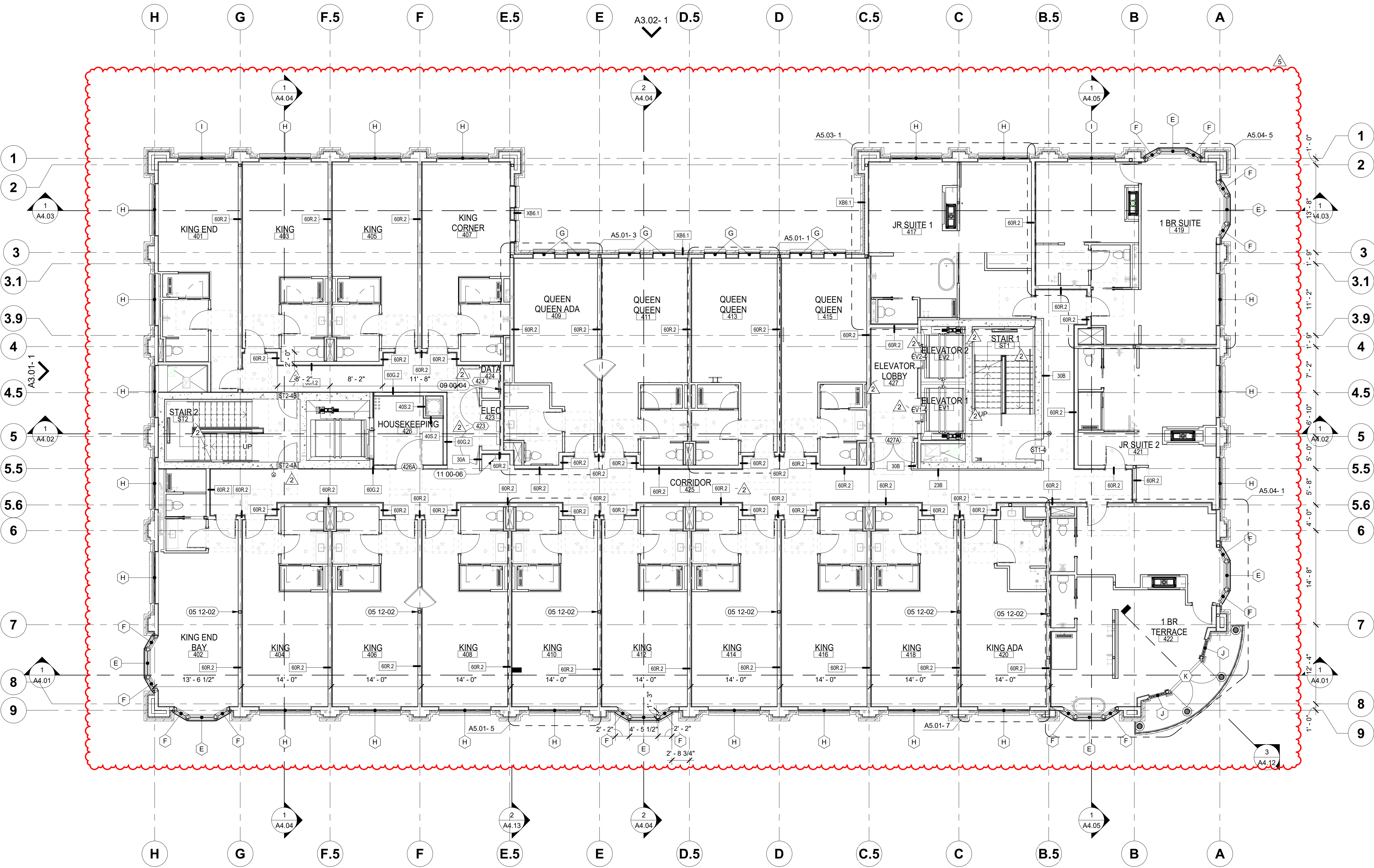
SHEET TITLE

FLOOR PLAN
LEVEL 3

SHEET

A2.03

ORIGINAL SHEET SIZE
30" x 42"



1 FLOOR PLAN - LEVELS 4-6

1/8" = 1'-0"

* NOTE: REFER TO A2.03 FOR ALL PLAN DIMINSIONS.

LEGEND:

- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- DOOR NUMBER
- WINDOW TYPE
- WALL TYPE, RE: ASSEMBLIES FOR WALL TYPES WITH VARIABLE HEIGHT, SEE TOP OF WALL ELEVATION
- KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE

GENERAL NOTES:

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KEYNOTES:

- 05 12-02 STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 09 00-04 PROVIDE 3/4" FIRE TREATED PLYWOOD OVER GYP. BD FOR IT MOUNTING.
- 11 00-06 BEVERAGE STATION, RE: INTERIOR DARWINGS.

HOTEL RENEGADE

1110 W. GROVE ST.

CONSTRUCTION SET

PROJECT	20222	DATE	08-24-22
DRAWN	JLH	CHECKED	RCH
REVISED			
2	ADDENDUM 01	06/30/22	
5	ADDENDUM 03	08/24/22	

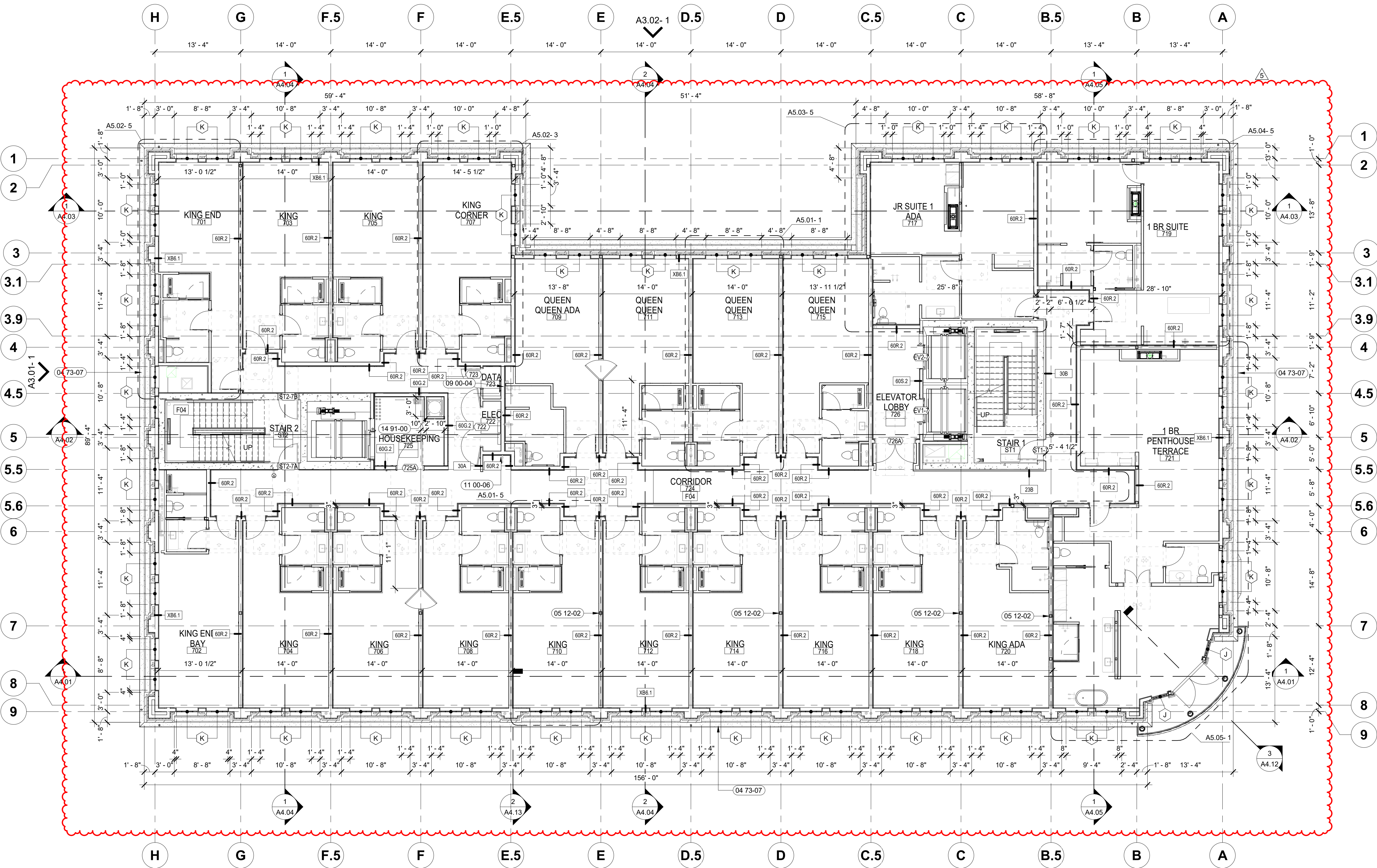
SHEET TITLE

FLOOR PLAN
LEVELS 4-6

SHEET

A2.04

ORIGINAL SHEET SIZE
30" x 42"



1 FLOOR PLAN - LEVEL 7
1/8" = 1'-0"

LEGEND:

- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- DOOR NUMBER
- WINDOW TYPE
- WALL TYPE, RE: ASSEMBLIES FOR WALL TYPES WITH VARIABLE HEIGHT, SEE TOP OF WALL ELEVATION
- KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE

GENERAL NOTES:

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- THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- RE: INTERIOR DRAWINGS FOR FINISH & FURNITURE PLANS.
- CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.
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- VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.
- STRUCTURAL STEEL LOCATED IN NON BEARING WALLS SHALL BE FIRE PROOFED WITH AN APPROVED UL LISTED ASSEMBLY.

KEYNOTES:

- 04 73-07 GFRG (STONE) CAP, RE: SECTION.
- 05 12-02 STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 09 00-04 PROVIDE 3/4" FIRE TREATED PLYWOOD OVER GYP. BD FOR IT MOUNTING.
- 11 00-06 BEVERAGE STATION, RE: INTERIOR DRAWINGS.
- 14 91-00 LINEN CHUTE

HOTEL RENEGADE
1110 W. GROVE ST.

CSHQA

CONSTRUCTION SET

PROJECT	20222	DATE	08-24-22
DRAWN	JLH	CHECKED	RCH
REVISED			
2	ADDENDUM 01	06/30/22	
5	ADDENDUM 03	08/24/22	

SHEET TITLE

FLOOR PLAN
LEVEL 7

SHEET

A2.07

ORIGINAL SHEET SIZE
30" x 42"

JAMES A. MARSH, ARCHITECT
200 BROAD STREET
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858

BOISE, ID
200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshqa.com

ORIGINAL DOCUMENT SIGNED BY:
ARCHITECT
JAMES A. MARSH
ORIGINAL DATE SIGNED:
AUGUST 25, 2022

LEGEND:

INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED

XC12-2
T.O.W.
XXX'-XXX"

WALL TYPE, RE: ASSEMBLIES
FOR WALL TYPES WITH VARIABLE HEIGHT,
SEE TOP OF WALL ELEVATION

00 00-01

KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE

ROOF TOP ANCHOR

BELOW SLAB GEO FOAM

GENERAL NOTES:

A.

CONTRACTOR TO VERIFY & COORDINATE DUCT LAYOUT WITH CURB AND ROOF PENETRATION LOCATIONS. REFER ALSO TO REFRIGERATION DRAWINGS FOR REFRIGERATION PIPING REQUIREMENTS AND COORDINATION.

B.

SEE STRUCTURAL FRAMING PLAN FOR ROOF DECK HEIGHTS TO ESTABLISH ROOF SLOPES AND ROOF MEMBER LOCATIONS.

C.

MAINTAIN ALL ROOF PENETRATIONS 3'-0" OR GREATER FROM FLOW LINES

D.

PREFABRICATED CURBS (FOR ROOF TOP MECHANICAL & REFRIGERATION EQUIPMENT SHALL BE INSTALLED BY GENERAL CONTRACTOR AND SET LEVEL.

E.

ALL DIMENSIONS ARE FOR GENERAL ARRANGEMENT & LOCATION ONLY. ACTUAL REQUIREMENTS & DIMENSIONS SHOULD BE VERIFIED AND COORDINATED WITH EQUIPMENT, SHOP DRAWING SUBMITTALS AND STRUCTURAL FRAMING.

F.

ALL PLANES OF ROOF SHALL SLOPE MIN. 1/4" / L.F. TO DRAINS OR GUTTER, CW/ STRUCTURAL DRAWINGS

G.

NO PLUMBING VENTS OR EXHAUST UNITS WITHIN 10'-0" OF INTAKE OR 10'-0" OF EXTERIOR WALL.

H.

FABRICATE SHEET METAL CURB CAPS TO ALLOW FOR THICKNESS OF ROOFING PLY EXTENDING UP CURB FACE.

I.

SCUPPER SILLS AND OVERFLOW DRAIN RIMS SHALL BE 2" ABOVE PRIMARY ROOF DRAIN RIMS. COORDINATE AND VERIFY INSTALLATIONS.

J.

COORDINATE ROOF CURBS WITH HVAC EQUIPMENT.

K.

PROVIDE 1/2" WIDE GAP IN 2 x PARAPET NAILER AT ROOF CONTROL JOINT.

L.

ALL ROOF OPENINGS GREATER THAN 12"x12" SHALL BE FRAMED WITH STEEL ANGLES, RE: STRUCTURAL DRAWINGS.

KEYNOTES:

04 73-09

CAST STONE CAP, RE: ELEVATIONS.

05 12-08

BOLT THROUGH ROOFTOP ANCHORAGE, CW/ MANUFACTURER, TYP.

05 12-09

RECESSED BOLT THROUGH ROOFTOP ANCHORAGE, CW/ PERGOLA MANUFACTURER.

06 13-01

8X8 REDWOOD COLUMN.

06 13-02

8X8 REDWOOD COLUMN, ATTACHED TO DECK.

07 33-16

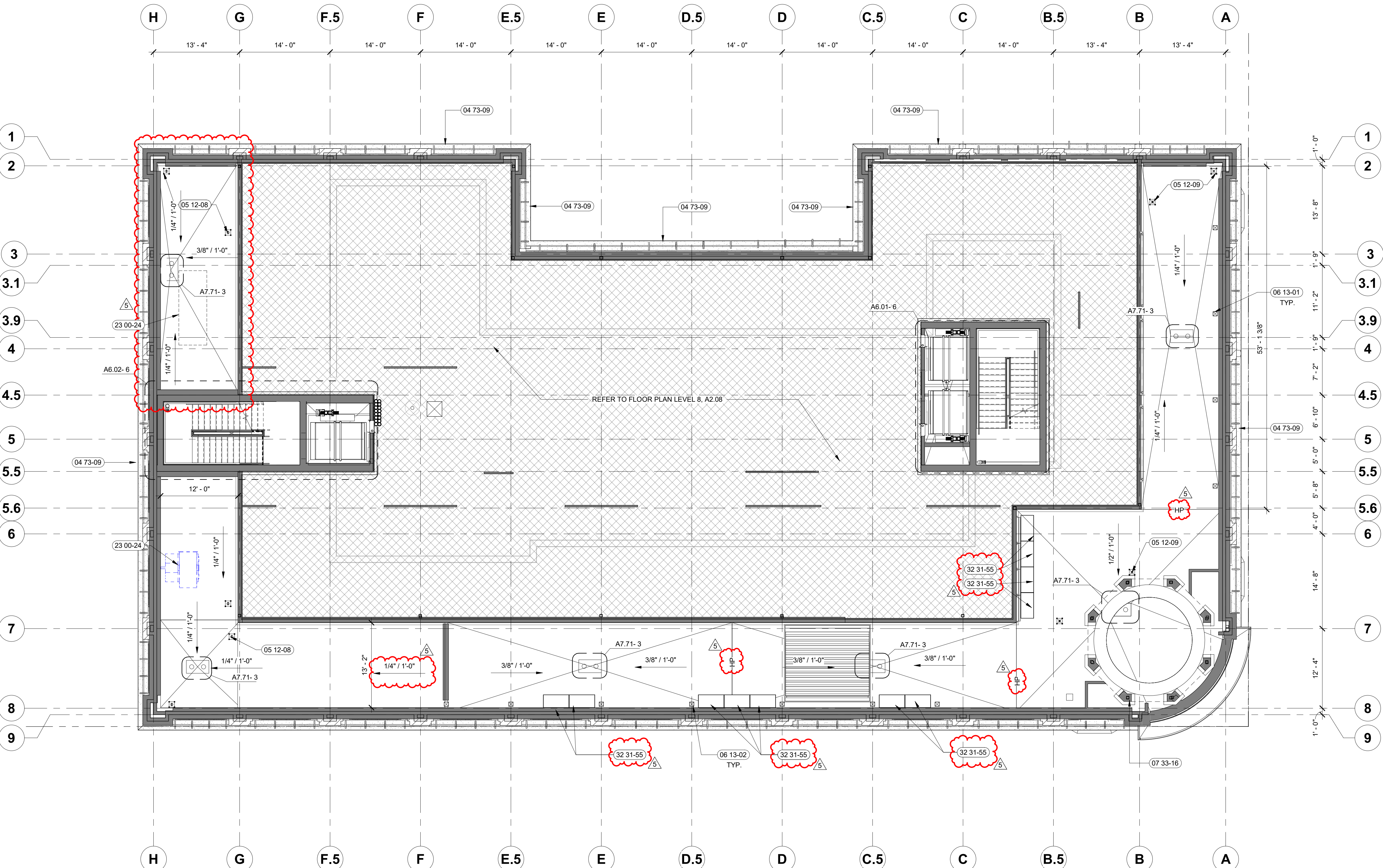
PERGOLA WALL, EXTEND TPO ROOFING UP 6" W/ METAL COUNTER FLASHING UNDER PAVERS.

23 00-24

MECHANICAL ROOFTOP UNITS, CW/ MECHANICAL DRAWINGS. PROVIDE PRE-MANUFACTURED ROOF CURB AND ACCESSORIES.

32 31-55

ROOF TOP PLANTER



1 ROOF PLAN - LEVEL 7
1/8" = 1'-0"

ORIGINAL DOCUMENT SIGNED BY:
ARCHITECT
JAMES A. MARSH
#000113
200 BROAD STREET
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858

ORIGINAL SIGNED BY:
JAMES A. MARSH
ORIGINAL DATE SIGNED:
AUGUST 28, 2022

200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshoaa.com

HOTEL RENEGADE
1110 W. GROVE ST.

CSHOAA

CONSTRUCTION SET

PROJECT
20222

DATE
08-24-22

DRAWN
JED/JLH

CHECKED
RCH

REVISED
5 ADDENDUM 03

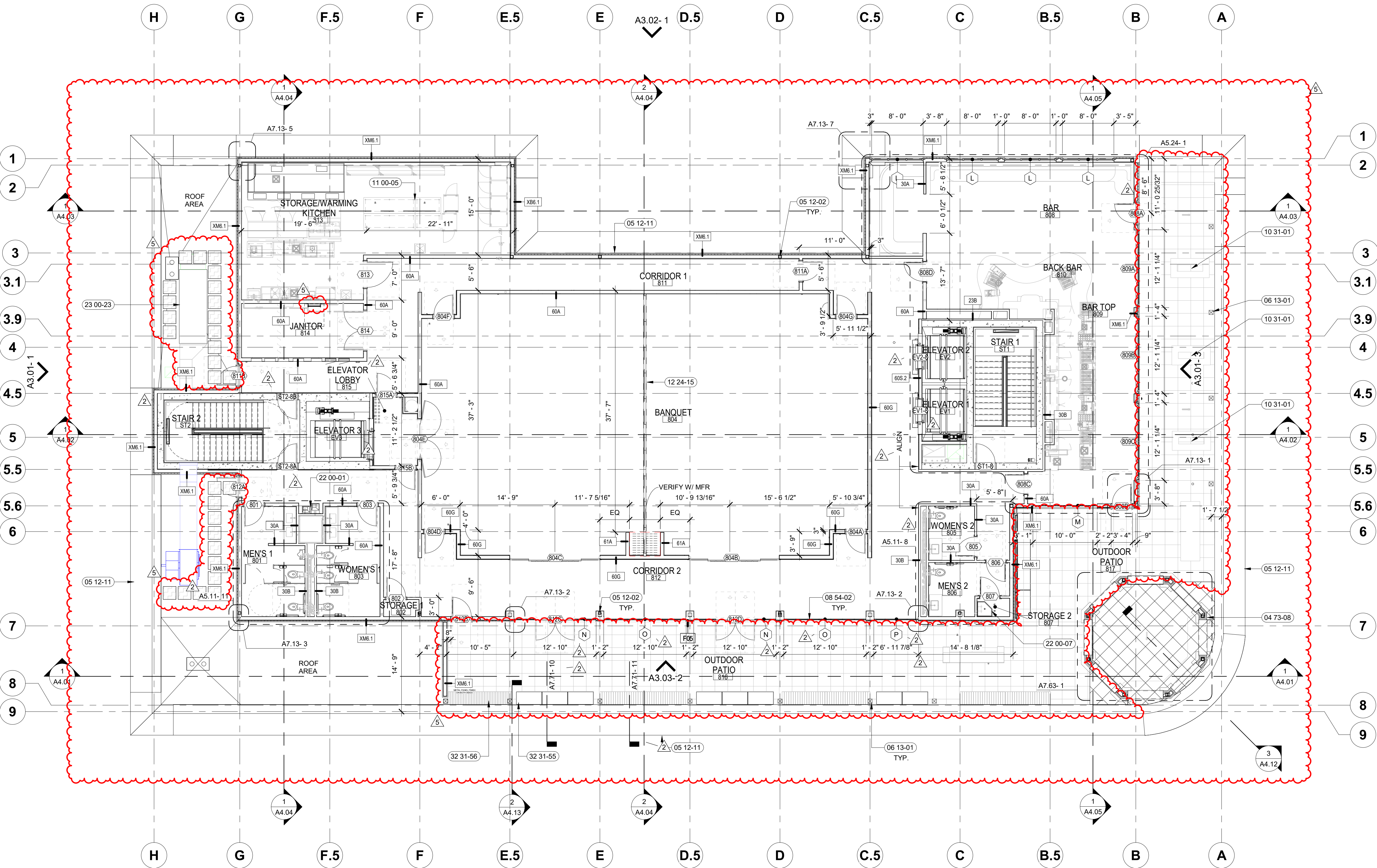
08/24/22

SHEET TITLE
ROOF PLAN
LEVEL 7

SHEET
A2.07a

ORIGINAL SHEET SIZE
30" x 42"

8/30/2022 10:00:56 AM



1 FLOOR PLAN - LEVEL 8
1/8" = 1'-0"

LEGEND:

- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- (101) DOOR NUMBER
- (A) WINDOW TYPE
- (1012) WALL TYPE, RE: ASSEMBLIES FOR WALL TYPES WITH VARIABLE HEIGHT, SEE TOP OF WALL ELEVATION
- (00 00-01) KEYNOTE, RE: KEYNOTES LIST ON CURRENT PAGE
- PEDESTAL PAVERS
- PEDESTAL PAVERS

GENERAL NOTES:

- A. FINISH FLOOR ELEVATION (0.00) IS FOR REFERENCE ONLY. SEE SEPARATE BOUND CIVIL SET FOR ACTUAL FLOOR ELEVATION.
- B. ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR NOMINAL FACE OF MASONRY.
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- F. RE: INTERIOR DRAWINGS FOR FINISH & FURNITURE PLANS.
- G. CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.
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- J. VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.
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KEYNOTES:

- 04 73-08 STONE CUPOLA.
- 05 12-02 STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 05 12-11 METAL PARAPET EDGE.
- 06 13-01 8X8 REDWOOD COLUMN.
- 08 54-02 FIBERGLASS SINGLE-HUNG OPERABLE WINDOW ON 3RD FLOOR ONLY. REFER TO WINDOW SCHEDULE
- 10 31-01 FIREPLACE CW/ SPECIFICATIONS AND FINISH AND FIXTURE SCHEDULE
- 11 00-05 KITCHEN EQUIPMENT, CW/ FOOD SERVICE.
- 12 24-15 OPERABLE PARTITION.
- 22 00-01 HI/LOW DRINKING FOUNTAIN (ONE STANDARD AND ONE ACCESSIBLE), CW/ PLUMBING DRAWINGS.
- 22 00-07 KITCHEN SINK, CW/ PLUMBING DRAWINGS.
- 23 00-23 MECHANICAL EQUIPMENT, CW/ MECHANICAL DRAWINGS.
- 32 31-55 ROOF TOP PLANTER
- 32 31-56 ROOF TOP SEATING

LICENSED ARCHITECT
JAMES A. MARSH, ARCHITECT
200 BROAD STREET
BOISE, IDAHO 83702
PHONE 208-343-4655 • FAX 208-343-1858
ORIGINAL DATE SIGNED BY: JAMES A. MARSH
ORIGINAL DATE SIGNED: AUGUST 28, 2022

BOISE, ID
200 BROAD STREET
BOISE, ID 83702
(208) 343-4655 • FAX (208) 343-1858
http://www.cshoa.com

HOTEL RENEGADE
1110 W. GROVE ST.

CONSTRUCTION SET

PROJECT	20222	DATE	08-24-22
DRAWN	JLH	CHECKED	RCH
REVISED			
2	ADDENDUM 01	06/30/22	
5	ADDENDUM 03	08/24/22	

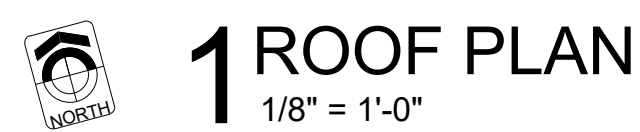
SHEET TITLE

FLOOR PLAN LEVEL 8

SHEET

A2.08

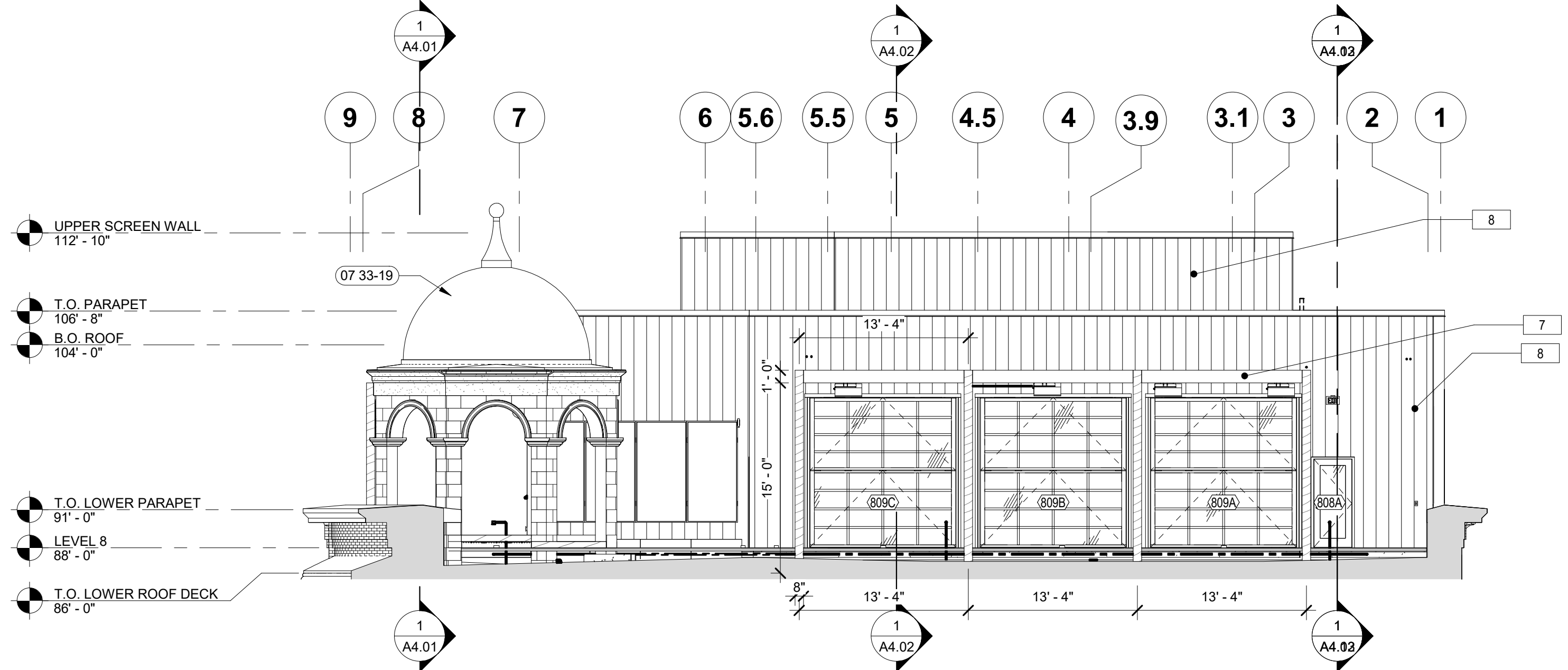
ORIGINAL SHEET SIZE
30" x 42"



04	73-08	STONE CUPOLA.
05	12-03	WELDABLE ROOFTOP ANCHORAGE (REINFORCEMENT REQUIRED), C/W MANUFACTURER.
05	12-10	WELDABLE WALL ANCHORAGE, C/W MANUFACTURER.
05	12-03	SCREEN WALL, RE/71-9 & STRUCTURAL DRAWINGS.
07	32-03	PREFABRICATED CURB FOR MECHANICAL, RE/71-2, C/W MECHANICAL DRAWINGS
07	33-02	ROOF CRICKET. SLOPE TO BE 1/4" PER FOOT MIN.
14	91-01	LINEN CHUTE ROOF VENT
23	00-23	MECHANICAL EQUIPMENT, C/W MECHANICAL DRAWINGS.
23	00-24	MECHANICAL EQUIPMENT, C/W MECHANICAL DRAWINGS. PROVIDE PRE-MANUFACTURED ROOF CURB AND ACCESSORIES.


ORIGINAL SHEET SIZE
30" x 42"

ORIGINAL SHEET SIZE
30" x 42"



MATERIALS & FINISH SCHEDULE:	
X	MATERIAL
1.	BRICK - 60% MOUNTAIN RED / 20% IRONSTONE / 10% WALNUT / 10% MIDNIGHT BLACK
2.	SANDSTONE: NATURAL SMOOTH FINISH (12X24 RUNNING BOND)
3.	SANDSTONE: SPLIT FACE, NATURAL
4.	CAST STONE: NEW CAST STONE - ADOBE
5.	CEMENTITIOUS PANEL
6.	BLACK SHEET METAL
7.	HEAVY TIMBER: STAIN xxx FINISH
8.	VERTICAL METAL SIDING: PAC CLAD GRAPHITE. S2 (6 PANELS) S1 (2 PANELS) REPEATING PATTERN.
9.	AWNING FABRIC
10.	GLASS
11.	STANDING SEAM METAL ROOFING. COLOR TO BE SELECTED BY ARCHITECT.

LEGEND:	
—	INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
(101)	DOOR NUMBER, RE: A82 DOOR SCHEDULE
(A)	WINDOW TYPE, RE: A82 WINDOW TYPES
(00 00-01)	SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE

GENERAL NOTES:	
A.	PROVIDE MATERIAL SAMPLES FOR OWNER/ARCHITECT'S APPROVAL.
B.	FINISHES ARE ALSO REQUIRED AT PORTIONS OF UNDERSIDE, INSIDE FACE OF PARAPETS, AND SOFFITS EXPOSED TO PUBLIC VIEW.
C.	THE REFERENCE ELEVATION MARKED WITH  REPRESENTS VERTICAL HEIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT 100'-0". CW/ CIVIL FOR ACTUAL FLOOR ELEVATION.
D.	ALL MATERIAL SYMBOLS ARE FOR REPRESENTATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER COURSING, ETC.
E.	LOCATION FOR ADDRESS SIGNAGE TO BE INSTALLED AS REQUIRED AND APPROVED BY THE CITY OF BOISE.
F.	ALL ROOFTOP EQUIPMENT TO BE SCREENED BY WALLS OR EQUIPMENT SCREENS.
G.	COORDINATE LOCATION OF KNOXBOX WITH FIRE MARSHALL.

KEYNOTES:	
08 91 01 26 00-53 26 00-54 33 00-22	LOUVERS, COORDINATE REQUIREMENTS W/ MECHANICAL EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS. EXTERIOR UP LIGHT, RE: ELECTRICAL DRAWINGS. GAS METER
REVISED	
1 BACKCHECK #1	06/30/22
4 ADDENDUM 02	08/10/22
PROJECT 2022 08-24-22	
DATE 08-24-22	
DRAWN JLH CHECKED RCH	
SHEET TITLE	
BUILDING ELEVATIONS	
SHEET	
A3.02	
ORIGINAL SHEET SIZE 30" x 42"	



1 NORTH ELEVATION
1/8" = 1'-0"

ORIGINAL DOCUMENT SIGNED BY:
ARCHITECT
#000113
JAMES A MARSH
ORIGINAL DATE SIGNED:
AUGUST 28, 2022

200 BROAD STREET
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858

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JAMES A. MARSH, ARCHITECT
200 BROAD STREET
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858

BOISE, ID

200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshoa.com

HOTEL RENEGADE
1110 W. GROVE ST.

CSHOA

CONSTRUCTION SET

PROJECT 2022 08-24-22
DATE 08-24-22
DRAWN JLH CHECKED RCH
REVISED
1 BACKCHECK #1 06/30/22
4 ADDENDUM 02 08/10/22

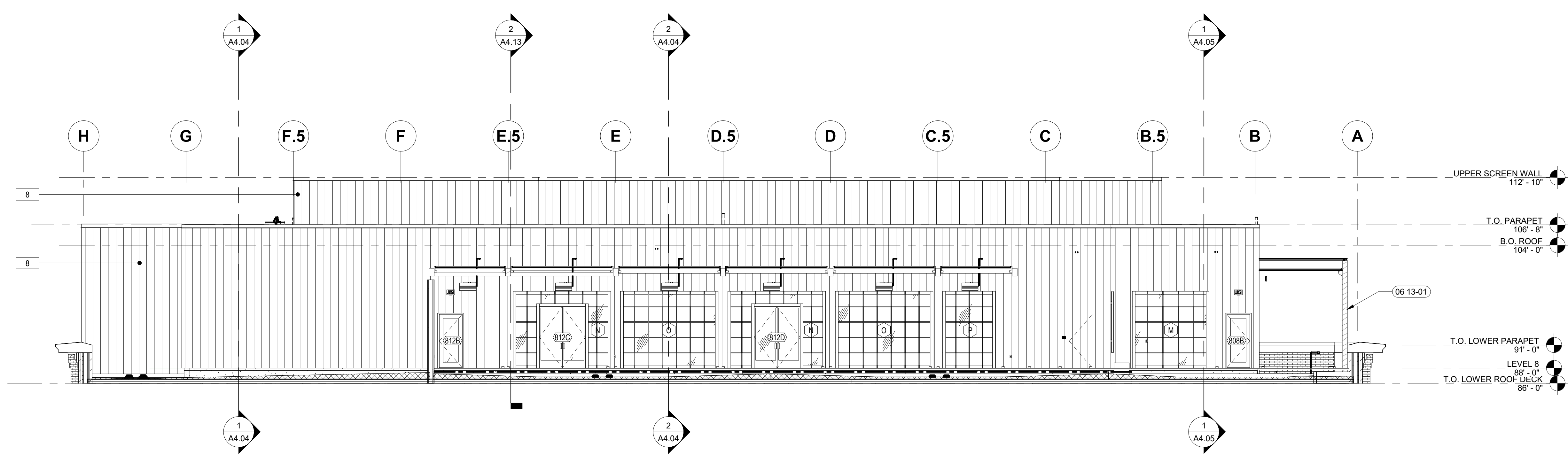
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BUILDING ELEVATIONS

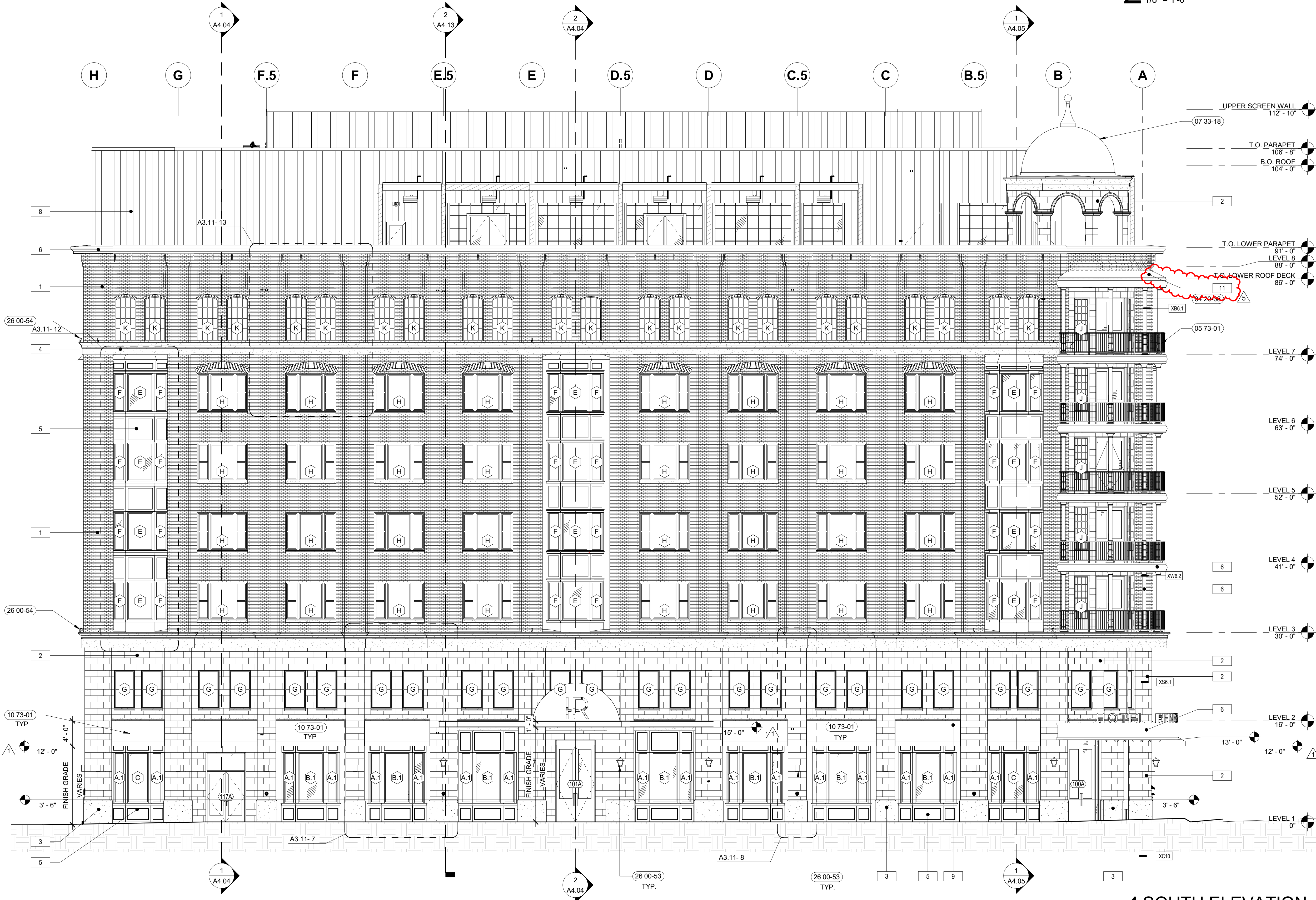
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A3.02

ORIGINAL SHEET SIZE 30" x 42"



28TH FLOOR SOUTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIALS & FINISH SCHEDULE:

X	MATERIAL	#	FINISH/COLOR
1.	BRICK - 60% MOUNTAIN RED / 20% IRONSTONE / 10% WALNUT / 10% MIDNIGHT BLACK		
2.	SANDSTONE: NATURAL SMOOTH FINISH (12X24 RUNNING BOND)		
3.	SANDSTONE: SPLIT FACE, NATURAL		
4.	CAST STONE: NEW CAST STONE - ADOBE		
5.	CEMENTITIOUS PANEL		
6.	BLACK SHEET METAL		
7.	HEAVY TIMBER: STAIN xxx FINISH		
8.	VERTICAL METAL SIDING: PAC CLAD GRAPHITE. S2 (6 PANELS) S1 (2 PANELS) REPEATING PATTERN.		
9.	AWNING FABRIC		
10.	GLASS		
11.	STANDING SEAM METAL ROOFING. COLOR TO BE SELECTED BY ARCHITECT.		

LEGEND:

—	INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
(101)	DOOR NUMBER, RE: A82 DOOR SCHEDULE
A	WINDOW TYPE, RE: A82 WINDOW TYPES
00 00-01	SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE

GENERAL NOTES:

- PROVIDE MATERIAL SAMPLES FOR OWNER/ARCHITECT'S APPROVAL.
- FINISHES ARE ALSO REQUIRED AT PORTIONS OF UNDERSIDE, INSIDE FACE OF PARAPETS, AND SOFFITS EXPOSED TO PUBLIC VIEW.
- THE REFERENCE ELEVATION MARKED WITH REPRESENTS VERTICAL HEIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT 100'-0", CW/ CIVIL FOR ACTUAL FLOOR ELEVATION.
- ALL MATERIAL SYMBOLS ARE FOR REPRESENTATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER COURSING, ETC.
- LOCATION FOR ADDRESS SIGNAGE TO BE INSTALLED AS REQUIRED AND APPROVED BY THE CITY OF BOISE.
- ALL ROOFTOP EQUIPMENT TO BE SCREENED BY WALLS OR EQUIPMENT SCREENS.
- COORDINATE LOCATION OF KNOXBOX WITH FIRE MARSHALL.

##

KEYNOTES:

- 04 20-08 SOLDIER COURSE HEADER
05 73-01 DECORATIVE METAL RAILINGS
06 13-01 8X8 REDWOOD COLUMN.
07 33-18 GFRC DOME W/ PATINA FINISH.
10 73-01 FABRIC COVERED AWNING
26 00-53 EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS.
26 00-54 EXTERIOR UP LIGHT, RE: ELECTRICAL DRAWINGS.

ORIGINAL DOCUMENT SIGNED BY THE ARCHITECT ON FILE WITH THE ARCHITECT
JAMES A. MARSH
#000113
ORIGINAL DATE SIGNED: AUGUST 28, 2022

LICENSED ARCHITECT
JAMES A. MARSH, ARCHITECT
200 BROAD STREET
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858
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BOISE, ID
200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshoa.com

HOTEL RENEGADE
1110 W. GROVE ST.
CSHOA

CONSTRUCTION SET

PROJECT	20222	DATE	08-24-22
DRAWN	JLH	CHECKED	RCH

REVISED		
1	BACKCHECK #1	06/30/22
5	ADDENDUM 03	08/24/22

SHEET TITLE

BUILDING ELEVATIONS

SHEET

A3.03

ORIGINAL SHEET SIZE
30" x 42"

16
1 1/2" = 1'-0"

15
1 1/2" = 1'-0"

10
1/2" = 1'-0"

9
1/2" = 1'-0"

14
1/2" = 1'-0"

13
1/4" = 1'-0"

12
1/4" = 1'-0"

6
1/4" = 1'-0"

5
1/4" = 1'-0"

4
1/4" = 1'-0"

11
1/4" = 1'-0"

3
1/4" = 1'-0"

2
1/4" = 1'-0"

1
1/4" = 1'-0"

MATERIALS & FINISH SCHEDULE:

LEGEND:

GENERAL NOTES:

KEYNOTES:

ORIGINAL DOCUMENT SIGNED BY:
ARCHITECT
#000113
JAMES A. MARSH
200 BROAD STREET
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858

ORIGINAL SIGNED BY:
JAMES A. MARSH
#000113
200 BROAD STREET
BOISE, IDAHO
PHONE 208-343-4635 • FAX 208-343-1858
http://www.cshoaa.com

ORIGINAL DATE SIGNED:
AUGUST 28, 2022

HOTEL RENEGADE
1110 W. GROVE ST.

BOISE, ID
200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshoaa.com

CSHQA

CONSTRUCTION SET

PROJECT	20222	DATE	08-24-22
DRAWN	JLH	CHECKED	RCH

SHEET TITLE

ENLARGED ELEVATIONS

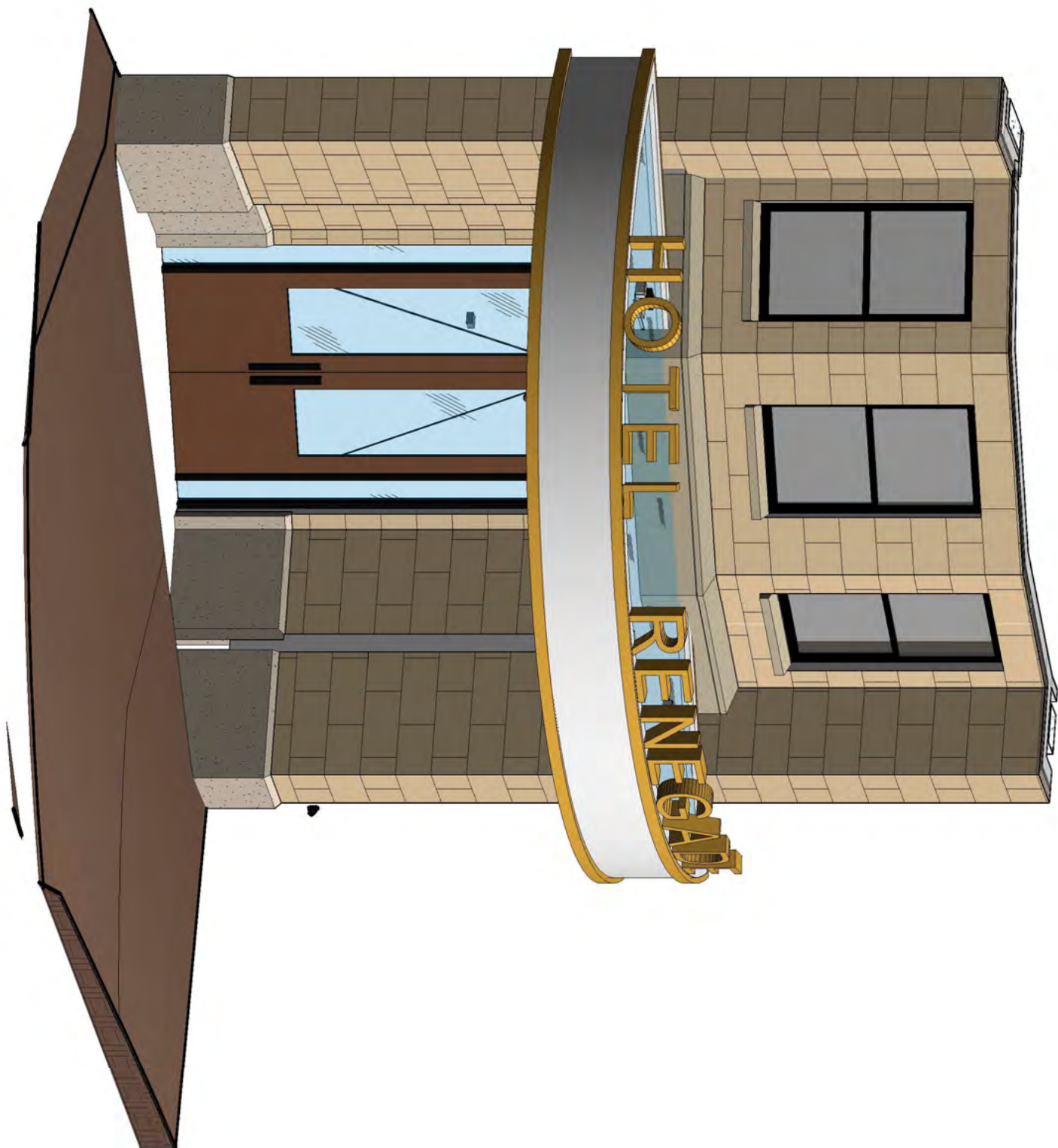
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A3.11

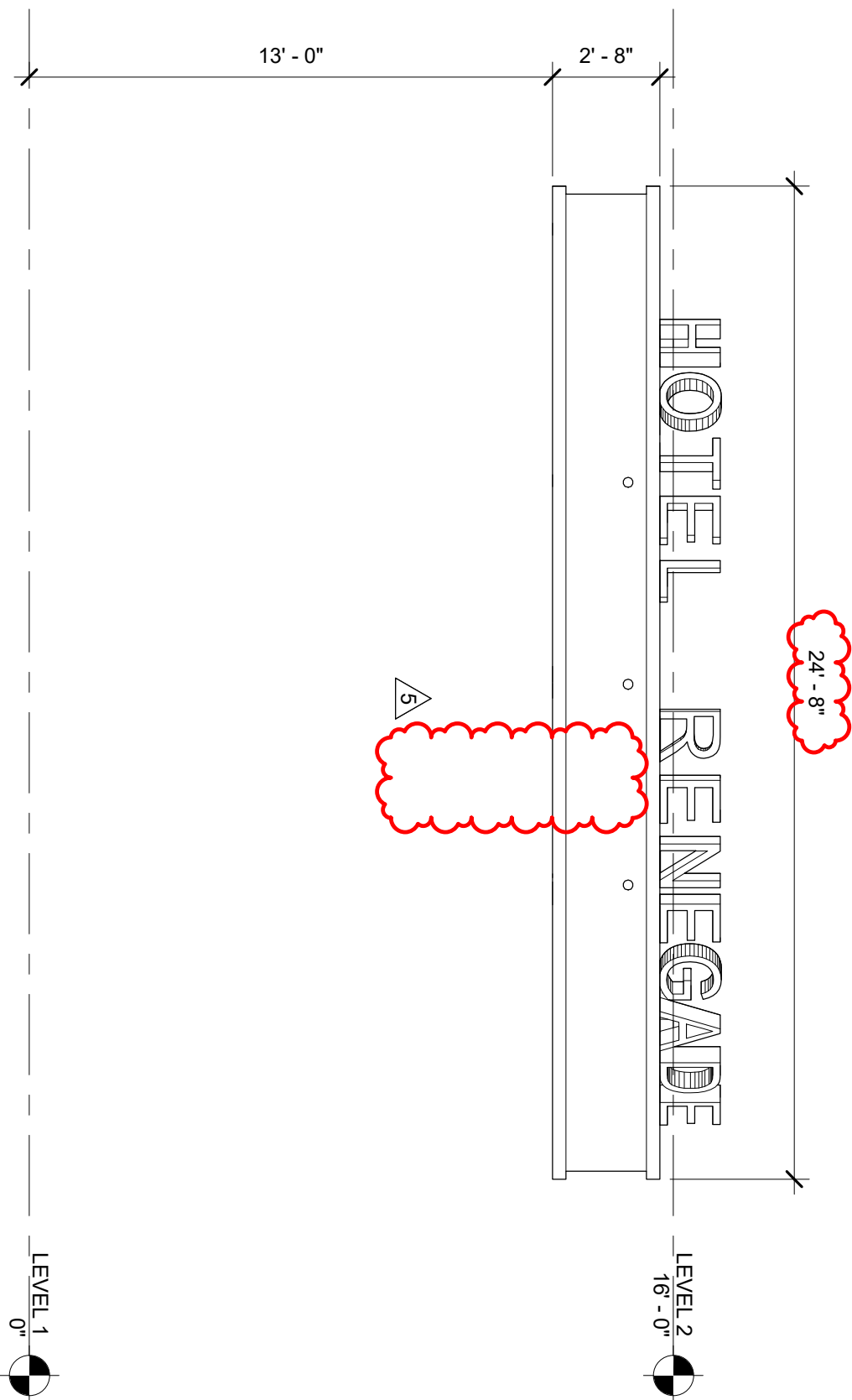
ORIGINAL SHEET SIZE
30" x 42"

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NOTE: CANOPIES ON THIS SHEET ARE FOR REFERENCE ONLY AND WILL BE A DESIGN BUILD ITEM BY OTHERS.



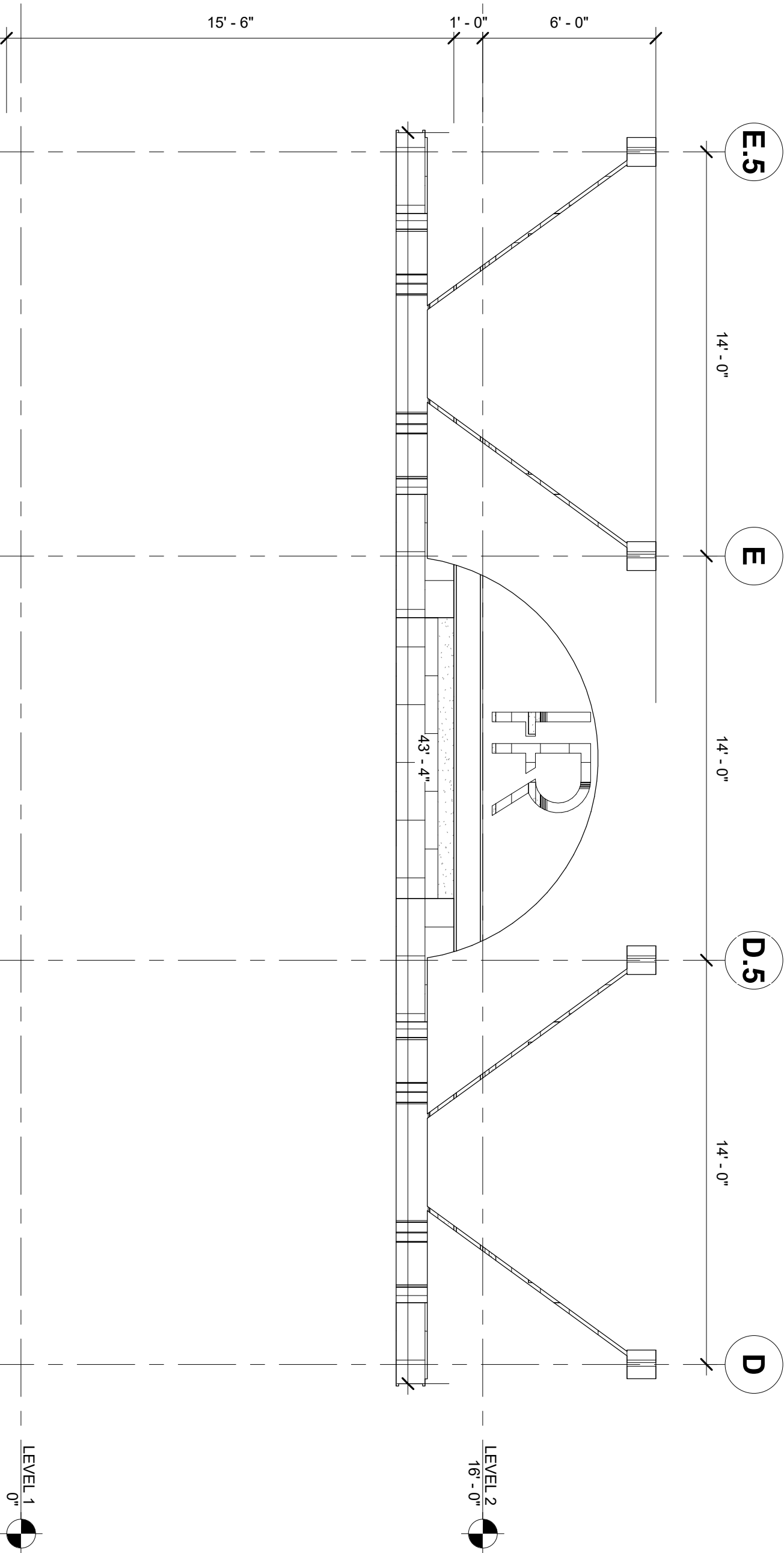
6 ISOMETRIC - LOBBY CANOPY



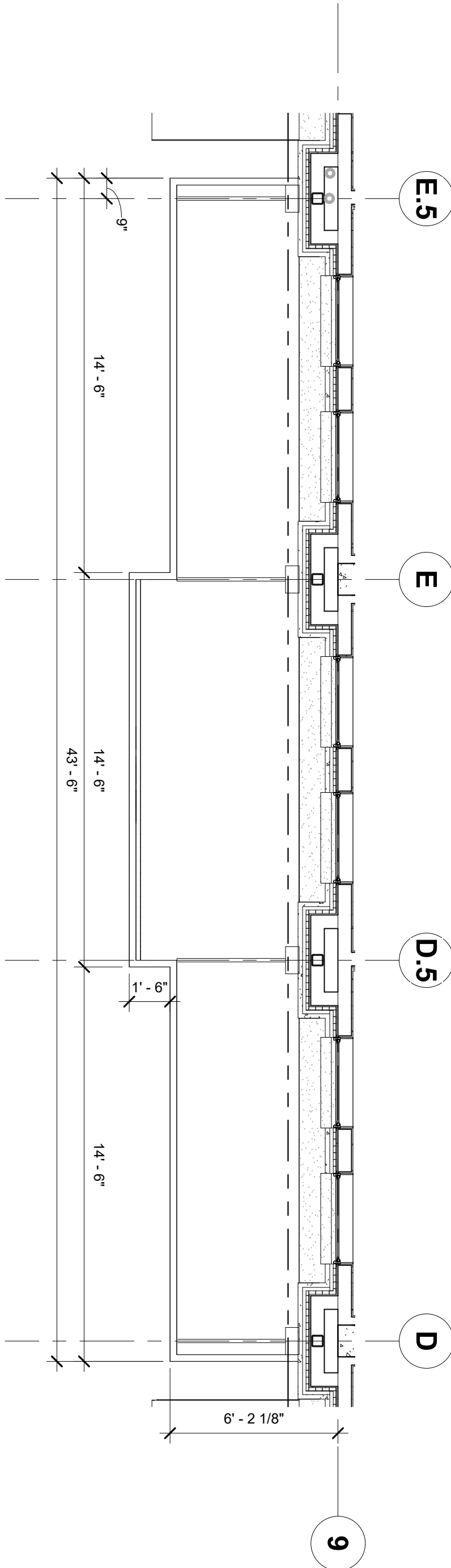
5 LOBBY CANOPY ELEVATION



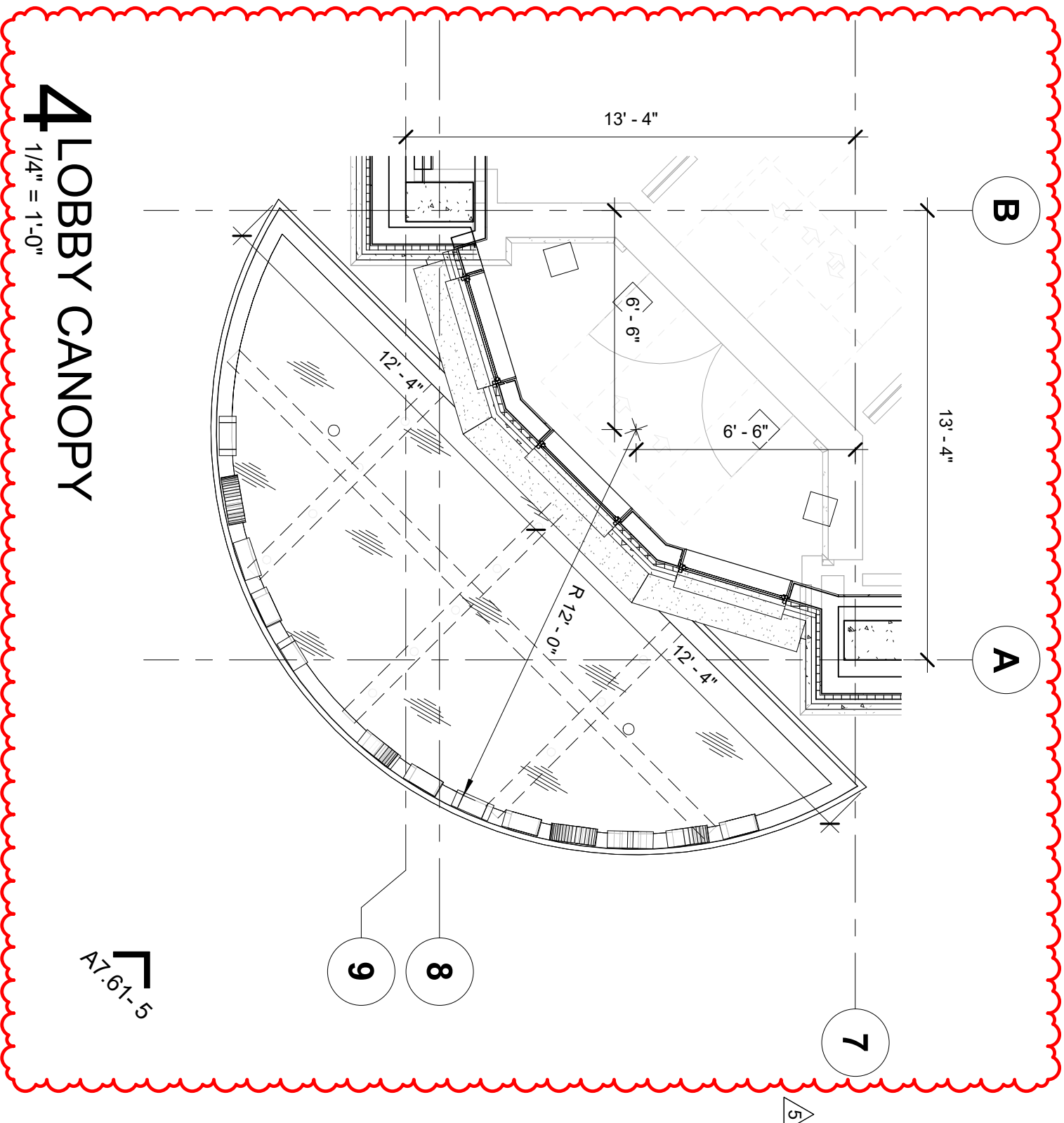
3 ISOMETRIC - BAR / RESTURANT CANOPY



2 BAR / RESTURANT CANOPY ELEVATION



1 BAR / RESTURANT CANOPY



4 LOBBY CANOPY

LICENSED ARCHITECT AR-084113
ORIGINAL DOCUMENT SIGNED BY ARCHITECT ON FILE WITH THE OWNER
ORIGINAL SIGNED BY: JAMES A MARSH
ORIGINAL DATE SIGNED: AUGUST 29, 2022
JAMES A MARSH
STATE OF IDAHO
AUGUST 28, 2022

JAMES A. MARSH, ARCHITECT
200 BROAD STREET
BOISE, IDAHO
PHONE: 208-343-4635 • FAX: 208-343-1858
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200 BROAD STREET
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(208) 343-4635 • FAX (208) 343-1858
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HOTEL RENEGADE
1110 W. GROVE ST.
CSHQA

CONSTRUCTION SET

PROJECT	DATE
20222	08/24/22
DRAWN	CHECKED
TCS	RCH
REVISED	
5 ADDENDUM 03	08/24/22

SHEET TITLE
CANOPY DETAILS

SHEET

A7.61

ORIGINAL SHEET SIZE
30" x 42"

Exhibit H: Schedule of Performance

(page 1 of 2)

Information included in the Schedule of Performance is to the best of each Party's knowledge at the time of the Effective Date. Parties may modify performance terms by mutual agreement.

	Task	Due	Additional Notes / Terms	Section
1	Effective Date	September 12, 2022	Date Agreement is executed by both Parties	1
2	Exchange Current Project Schedules, Plans	September 12, 2022	Parties will provide each other with detailed construction schedule information and any plans relevant to rights-of-way coordination described in the Agreement.	4
3	Temporary Facilities & Traffic Control Plan	as needed	Participant will provide CCDC with memorandum or agreement approved by Permitting Authority outlining planned transitions, facilities, detours, coordination of construction staging and truck/vehicle access as needed	4.d
4	Coordinate Construction Activities & Sequencing	ongoing	Parties will direct their general contractors to coordinate schedules and activities following the sequence below and arranging pre-turnover walk-throughs when any Construction Use Area will be turned over to the other Party.	4.c
4a	Complete utility work in ROW(s) and Project framing and exterior work	prior to task 4b and by February 28, 2023	Participant will complete planned utility work in the 11th and/or Grove Street(s) right-of-ways and any framing and exterior work it deems necessary prior to CCDC commencing work on CIP Improvements adjacent to the Project Site.	2.e
4b	Define Construction Use Area, create access and safety plan	10 days prior to task 4c	Participant and CCDC will form a work area access and safety plan including a drawing of the Construction Use Area to be turned over.	4.e
4c	Pre-turnover walk-through	March 1, 2023	Participant will coordinate a pre-turnover walk-through with CCDC's Rebuild 11th Street Blocks and Linen Blocks on Grove Street project and construction managers.	4.e
4d	Complete CIP Improvements in Construction Use Area	May 31, 2023	CCDC will construct CIP Improvements depicted in Exhibit C and Exhibit D within the Construction Use Area.	3.b
4e	Final pre-turnover walk-through	May 31, 2023	CCDC will coordinate a final pre-turnover walk-through with the Project's project and construction managers.	4.e
5	Provide copies of RFI's and change orders for CCDC review and approval	prior to submission to Permitting Authority	Participant will route copies of RFIs in or affecting the ROW to CCDC's CIP project manager, and Participant will share any drawings related to changes requiring permit modification to CCDC for cursory review/approval before submitting to the Permitting Authority.	4.b

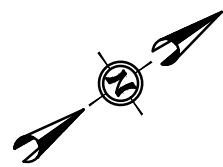
Exhibit H: Schedule of Performance

(page 1 of 2)

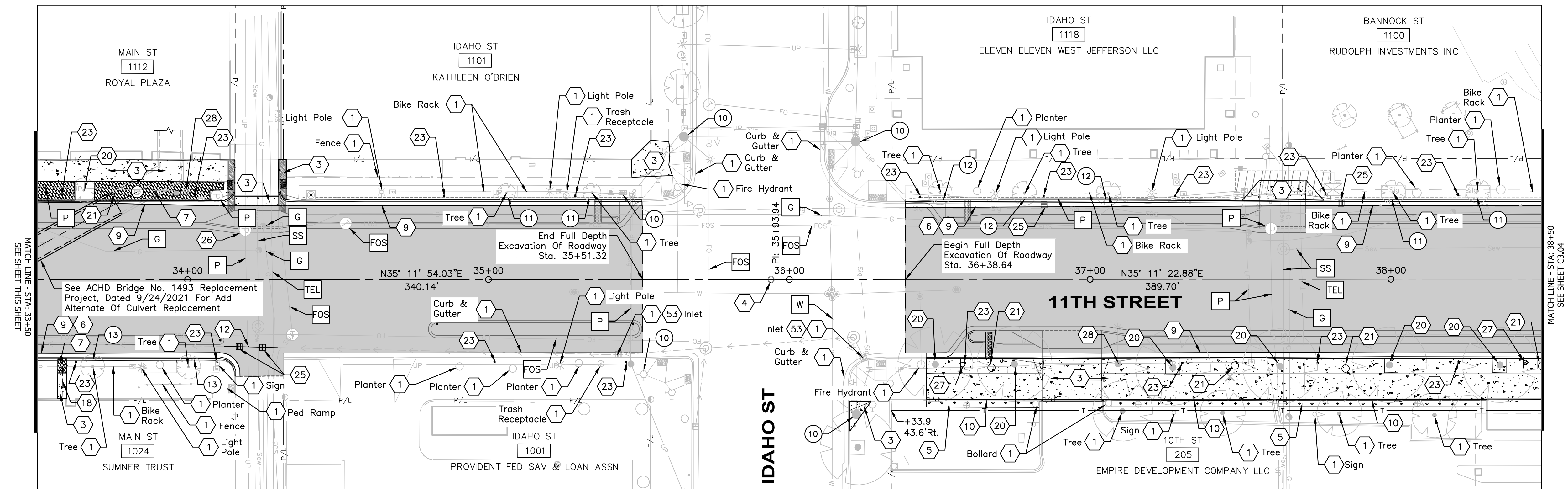
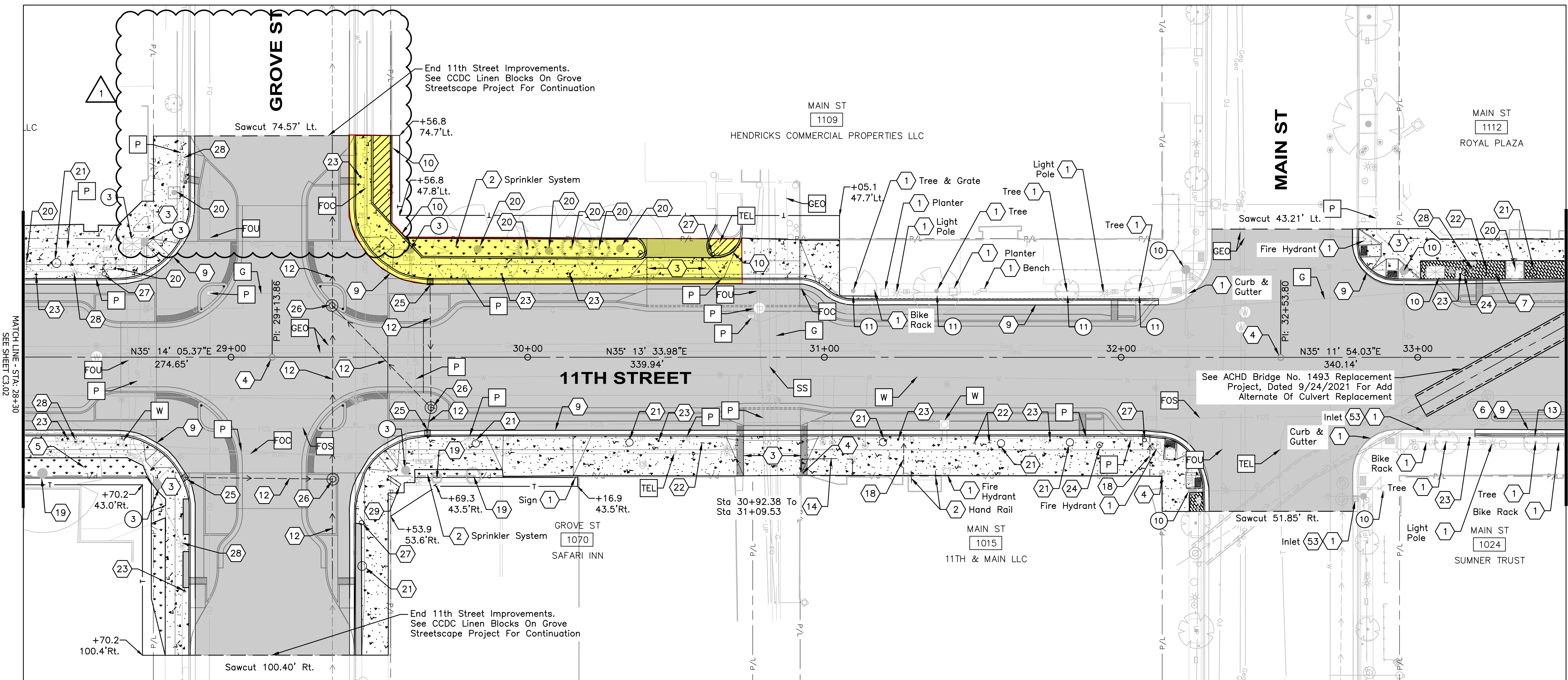
6	Project Completion; Term of Agreement	May 12, 2024	Participant will obtain Certificate of Occupancy/equivalent from Approving Entities and submit Cost Documentation to CCDC within 20 months of the Effective Date.	1
7	Extension, with approval from CCDC	November 8, 2024	A single 180-day extension may be granted upon written approval by CCDC.	1

Exhibit I: Coordinated CIP Improvements

RIVER ST	LEE ST	MILLER ST	MYRTLE ST	FRONT ST	GROVE ST	MAIN ST	IDAHO ST	BANNOCK ST	JEFFERSON ST	STATE ST	11TH ST
----------	--------	-----------	-----------	----------	----------	---------	----------	------------	--------------	----------	---------



T3N, R2E, SECT. 10



GENERAL NOTES

- 1 All Saw Cutting, Asphalt Removal, Gravel Removal, Landscaping/Sod Removal Shall Be Incidental To Excavation Unless Otherwise Shown.
- 3 See Traffic Signal Plans For Signal Equipment Removal Items.
- 9 Salvage All Removed Tree Grates To City Of Boise.
- 10 Retain And Protect All Signal Equipment.
- 11 Retain Existing Curbside Zone At Tree Grate Per Detail LL/C2.22
- 12 Retain Existing Curbside Zone At Tree Grate Per Detail MM/C2.22
- 13 Retain Existing Curbside Zone At Tree Grate Per Detail NN/C2.22

KEYNOTES

- 1 Retain And Protect
- 2 Removal Of Obstructions, Item 0201.4.1.C.1
- 3 Removal Of Sidewalk, Driveways, And Pedestrian Ramps, Item 0201.4.1.D.1
- 4 Reference And Reset Monument, Item 0201.4.1.D.2
- 5 Remove And Reset Sprinkler System, Item SSP 29101
- 6 Removal Of Curbside Zone, Item 0201.4.1.D.3
- 7 Remove And Reset Brick Pavers, See Streetscape Plans
- 9 Removal Of Curb And Gutter, Item 0201.4.1.E.1
- 10 Removal Of Curb, Item 0201.4.1.E.2
- 12 Removal Of Storm Drain Pipe, Item 0201.4.1.E.4
- 14 Remove And Reset Fence Item SSP 20009
- 18 Removal Of Trench Drain, Item 0201.4.1.E.6
- 19 Remove Tree 6"+, Item SSP 29093
- 20 Removal Of Tree & Grate, Item 0201.4.1.F.1
- 21 Removal Of Planter, Item 0201.4.1.F.2
- 22 Removal Of Bike Rack, Item 0201.4.1.F.3
- 23 Removal Of Parking Meter, Salvage To City Of Boise, Item 0201.4.1.F.4
- 24 Removal Of Trash Receptacle, Salvage To City Of Boise, Item 0201.4.1.F.5
- 25 Removal Of Inlet/Catch Basin, Item 0201.4.1.F.6
- 26 Removal Of Manhole, Item 0201.4.1.F.7
- 27 Removal Of Signage, Salvage To ACHD, Item 0201.4.1.F.8
- 28 Removal Of Street Light, Including Power Decommission, Salvage To City Of Boise, Item 0201.4.1.F.9
- 29 Removal Of Commercial Sign, Item 0201.4.1.F.10
- 53 Inlet Protection, Item 1006.4.1.C.1

DEMOLITION LEGEND

- Saw Cut Line
- Existing Asphalt To Be Removed
- Existing Concrete To Be Removed
- Existing Landscaping/Sod To Be Removed
- Existing Brick Pavers To Be Removed

UTILITY LEGEND

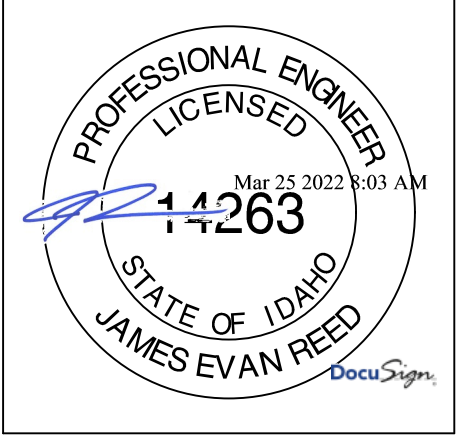
- P Idaho Power
- FOS Fiber Optic Syringa
- FOC Fiber Optic Century Link
- FOU Fiber Optic Unknown Owner
- G Intermountain Gas
- W Suez Water
- SS City Of Boise Sanitary Sewer
- GEQ Geothermal
- TEL Telephone

1. All Manholes, Utility Boxes, Valve Lids Within Construction Limits Are To Be Retained And Protected Unless Otherwise Shown.

REVISIONS:

1	06/02/2022 - REVISED DEMOLITION LIMITS
---	----------------------------------------

Issue	Description	Date
148	CD SET	2-11-22
149	BID SET	3-10-22
150	100% CD SET (ADD. A)	3-25-22
1	Revision 1	06-02-22



JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

KITTELSON & ASSOCIATES

101 S. CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.338.2653 F 208.338.2655

11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO

CAPITAL CITY DEVELOPMENT CORPORATION

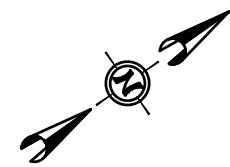
Job Number 19-004

Drawn	Checked
SAM	JER
Scale	AS SHOWN
Sheet Title	
DEMOLITION PLAN	

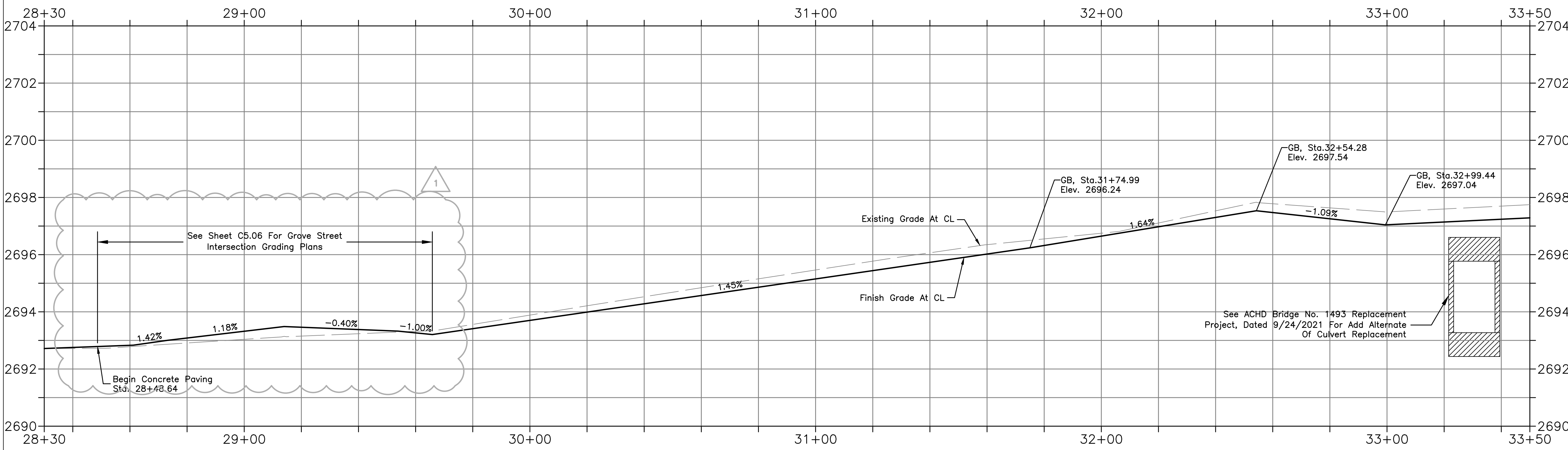
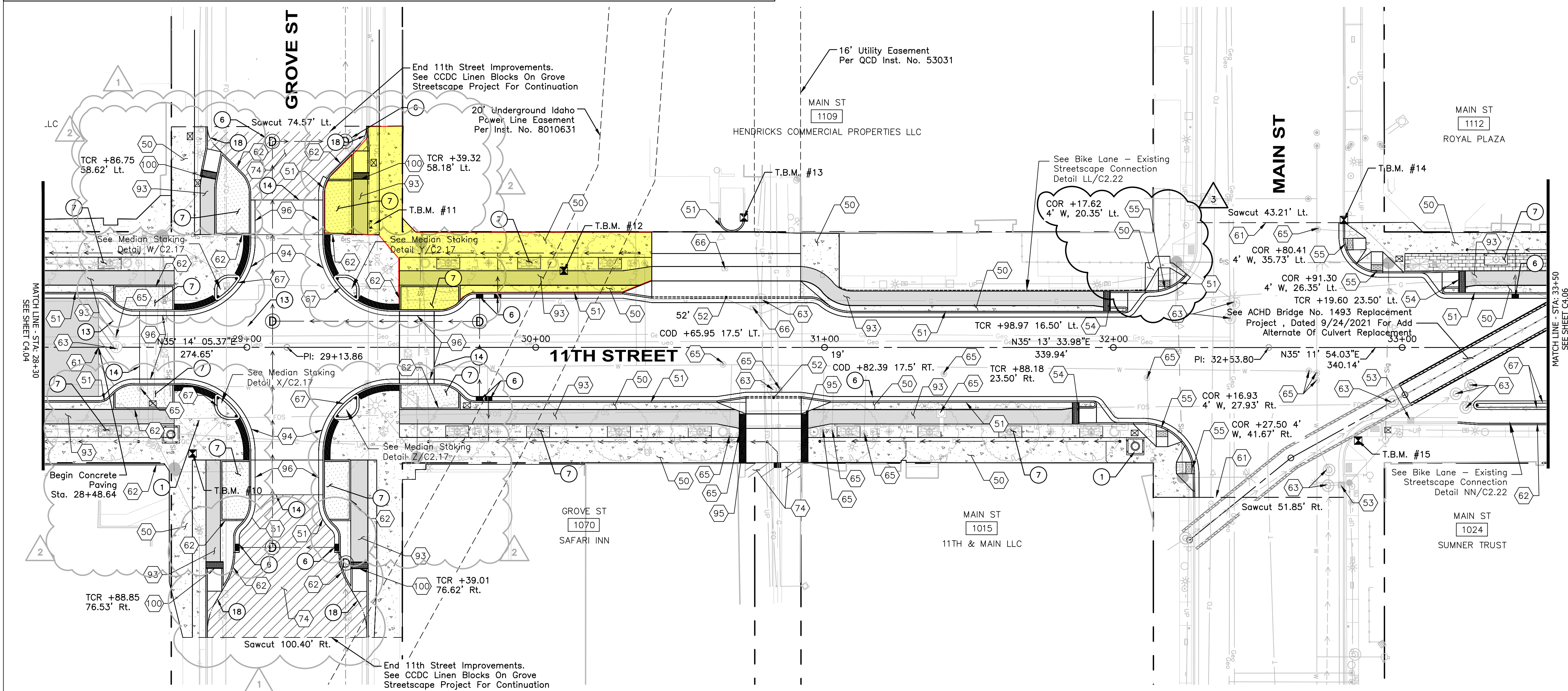
Sheet Number

C3.03

RIVER ST	LEE ST	MILLER ST	MYRTLE ST	FRONT ST	GROVE ST	MAIN ST	IDAHO ST	BANNOCK ST	JEFFERSON ST	STATE ST	11TH ST
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T3N, R2E, SECT. 10



GENERAL NOTES

- Refer to Fiber Optic Plans For Fiber Optic Improvements
- See Signing And Pavement Marking Plan For Treatment Of Existing Roadway Signs.
- See Stormwater Plans For Stormwater Installation Items.
- See Streetscape Plans For Landscape Improvements
- Proposed Sewer Improvements By Others
- Concrete Transition To Sidewalk Grade. See Grading Plans.
- Grade Temporary Asphalt Flow Line Through Bottom Of Temporary Bike Ramp

KEYNOTES

- Concrete Sidewalks, Thickness 5-inch Per ACHD Supplemental To ISPC SD-709, Item 0706.4.1.E.1.5
- Standard 6-Inch Vertical Curb And Gutter Per ACHD Supplemental To ISPC SD-701, Item 0706.4.1.A.5
- Concrete Driveway Approach, Per Detail B/C2.11, Item 0706.4.1.F.1
- Inlet Protection Item 1006.4.1.C.1
- Bike Ramp, Per Detail A/C2.10 Item 0706.4.1.H.1.B
- Pedestrian Ramp W/ Detectable Warning Domes, Type SD-712A, A, Item 0706.4.1.H.1.A.A
- Asphalt To Concrete Joint Per ACHD Supplemental To ISPC SD-714, -714A, -714B, Incidental To Concrete Pavement
- 6" Vertical Curb (No Gutter), Item 0706.4.1.A.3
- Manhole, Adjust To Grade, Item 2030.4.1.A.1
- Valve Box, Adjust To Grade, Item 2030.4.1.C.1
- Miscellaneous Utility, Adjust To Grade, Item 2030.4.1.D.1
- Median Curb, 10" Mountable Per Detail F/C2.12, Item SSP 07009
- Asphalt Repair Per ACHD Supplemental To ISPC SD-303, Item SSP 08120
- Concrete Bike Lane, Colored, Thickness 5-Inch, Item 0706.4.1.E.1.5.B
- Modified Curb And Gutter Per Detail PP/C2.23, Item 0706.4.1.A.0
- Detectable Warning Devices - Retrofit - Truncated Domes, Item SSP 07015.A
- Standard 6" Vertical Curb & Gutter Transition To Modified Curb & Gutter
- Bike Ramp, Per Detail B/C2.10 Item 0706.4.1.H.1.B

LEGEND

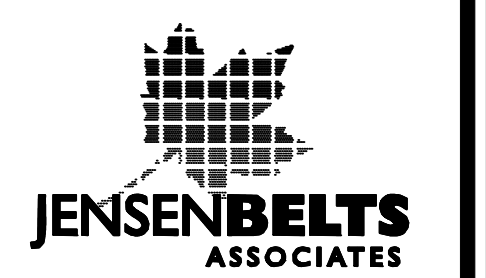
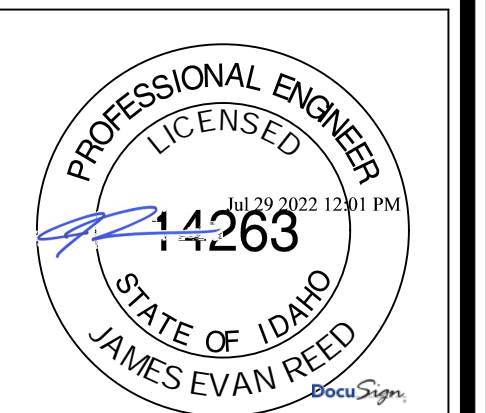
- New Concrete
- Sod Repair
- Limits Of Pavement Reconstruction
- Asphalt Repair
- Communication Vault (See Fiber Optic Plans)

BENCHMARKS

TBM #10	TBM #11	TBM #12
SET SCRIBE X STA. 28+81.22 OFF 36.79' RT. N: 711141.87 E: 250395.81 Z: 2692.70	SET SCRIBE XL STA. 29+43.71 OFF 42.54' LT. N: 711141.87 E: 250395.81 Z: 2692.70	SET SCRIBE X STA. 30+09.73 OFF 26.47' LT. N: 711141.87 E: 250395.81 Z: 2692.70
TBM #13	TBM #14	TBM #15
SET SCRIBE X STA. 30+72.10 OFF 44.96' LT. N: 711141.87 E: 250395.81 Z: 2692.70	SET SCRIBE X STA. 32+79.86 OFF 44.12' LT. N: 711141.87 E: 250395.81 Z: 2692.70	SET SCRIBE X STA. 32+84.78 OFF 32.25' RT. N: 711141.87 E: 250395.81 Z: 2692.70

- REVISIONS:
- 06/02/2022 - REVISION TO GROVE STREET TIE IN
 - 06/15/22 - REVISED ENTRY WIDTH ON EACH APPROACH
 - 07/28/22 - ADDED CURB RAMP RECONSTRUCTION

Issue	Description	Date
148	CD SET	2-11-22
149	BID SET	3-10-22
150	100% CD SET (ADD, A)	3-25-22
Revision 1		06/02/22
Revision 2		06/15/22
Revision 3		07/28/22



11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn	Checked
BUB/SAM	JER
Scale	AS SHOWN

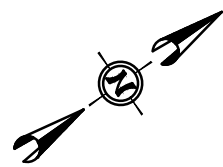
Sheet Title

CIVIL PLAN

Sheet Number

C4.05

RIVER ST	LEE ST	MILLER ST	MYRTLE ST	FRONT ST	GROVE ST	MAIN ST	IDAHO ST	BANNOCK ST	JEFFERSON ST	STATE ST	11TH ST
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T3N, R2E, SECT. 10

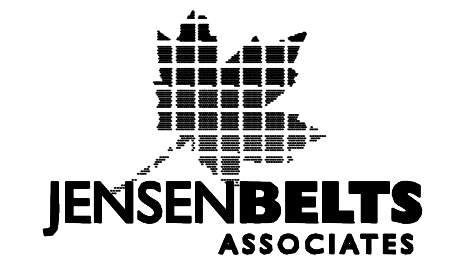
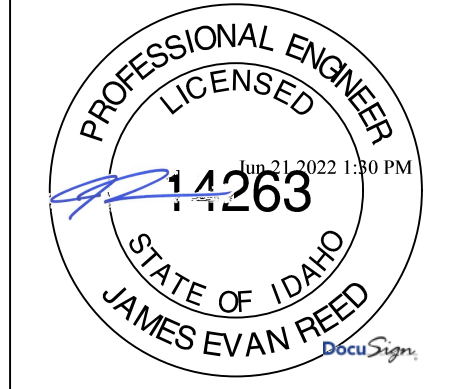
GENERAL NOTES

6 See Stormwater Plans For Stormwater Installation Items.

LEGEND

XX Point Data Table Number

Issue	Description	Date
1	48% CD SET	2-11-22
2	BID SET	3-10-22
3	100% CD SET (ADD. A)	3-25-22
4	REVISION 1	4-20-22
5	REVISION 2	6-15-22



Site Planning
Landscape Architecture
1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com



101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.338.2655 F 208.338.2655

11th STREET BIKEWAY
and STREETSCAPE
BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn	Checked
BUB/SAM	JER
Scale	AS SHOWN
Sheet Title	
GRADING PLAN	

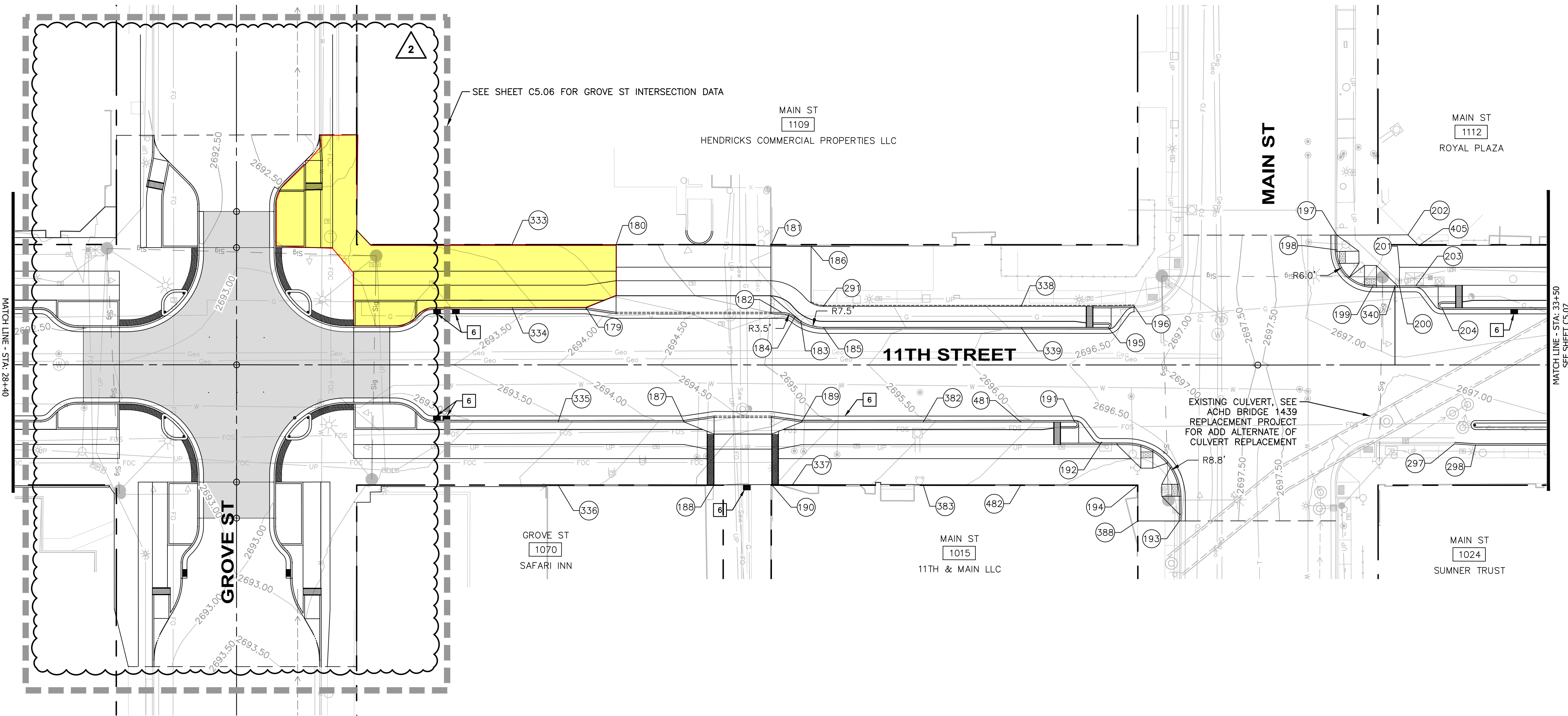
Sheet Number

C5.05

REVISIONS:

1 04/20/2022 - ELEVATION UPDATES

2 06/15/2022 - REMOVE IRRELEVANT GRADING POINTS



POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
179	TBC, DWY	30+30.18	19.00 LT	2694.30
180	BSW	30+40.18	40.00 LT	2694.77
181	BSW	30+91.70	39.55 LT	2695.61
182	TBC, PC	30+95.23	17.50 LT	2695.20
183	TBC, DWY	31+01.70	14.51 LT	2695.50
184	TBC, PC	30+99.67	15.91 LT	2695.44
185	TBC, PT	31+09.19	12.50 LT	2695.51
186	BSW, ME	31+05.08	39.46 LT	2695.83
187	TBC, DWY	30+62.82	19.00 RT	2694.65
188	BSW	30+72.82	39.96 RT	2695.03
189	TBC, DWY	31+01.94	19.00 RT	2695.33
190	BSW	30+91.94	39.77 RT	2695.47
191	TBC, PC	31+92.92	19.00 RT	2696.70
192	FL, PT	32+01.78	25.71 RT	2696.28
193	TBC, ME	32+27.70	51.87 RT	2696.98
194	BSW, ME	32+13.86	39.92 RT	2697.39

POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
195	TBC, PC	32+03.96	12.50 LT	2696.82
196	TBC, PT	32+12.58	19.65 LT	2696.85
197	TBC, ME	32+80.11	43.21 LT	2696.93
198	TBC, PC	32+80.13	38.27 LT	2696.94
199	TBC, PT	32+92.12	26.32 LT	2697.01
200	TBC	33+00.97	26.32 LT	2697.04
201	BSW, ME	33+00.97	32.54 LT	2697.04
202	BSW, ME	33+03.78	43.31 LT	2697.04
203	TBC, PC	33+06.37	26.32 LT	2697.06
204	TBC, PT	33+15.09	19.00 LT	2697.10
291	SW, ME	31+09.19	19.50 LT	2695.58
297	TBC, ME	33+19.25	26.26 RT	2697.16
298	TBC	33+26.25	26.74 RT	2697.19
333	BSW	30+05.54	40.00 LT	2694.34
334	TBC, MID	30+05.55	19.00 LT	2693.86
335	TBC, MID	30+20.88	19.00 RT	2693.92

POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
336	BSW, MID	30+20.85	39.90 RT	2694.29
337	BSW, GB	30+98.95	39.77 RT	2695.59
338	BSW, GB	31+74.99	19.50 LT	2696.61
339	TBC, GB	31+74.99	12.50 LT	2696.54
340	TBC, GB	32+99.45	26.32 LT	2697.04
382	TBC	31+42.43	19.00 RT	2695.94
383	BSW	31+42.40	39.82 RT	2696.27
388	BSW	32+13.87	51.88 RT	2697.49
405	BSW	33+07.44	39.71 LT	2697.08
481	TBC, GB	31+74.99	19.00 RT	2696.43
482	BSW, GB	31+74.99	39.87 RT	2696.78

RIVER ST
LEE ST
MILLER ST
MYRTLE ST
FRONT ST
GROVE ST
Main St
IDAHO ST
BANNOCK ST
JEFFERSON ST
STATE ST
11TH ST

GENERAL NOTES

6 See Stormwater Plans For Stormwater Installation Items.

LEGEND

(XX) Point Data Table Number

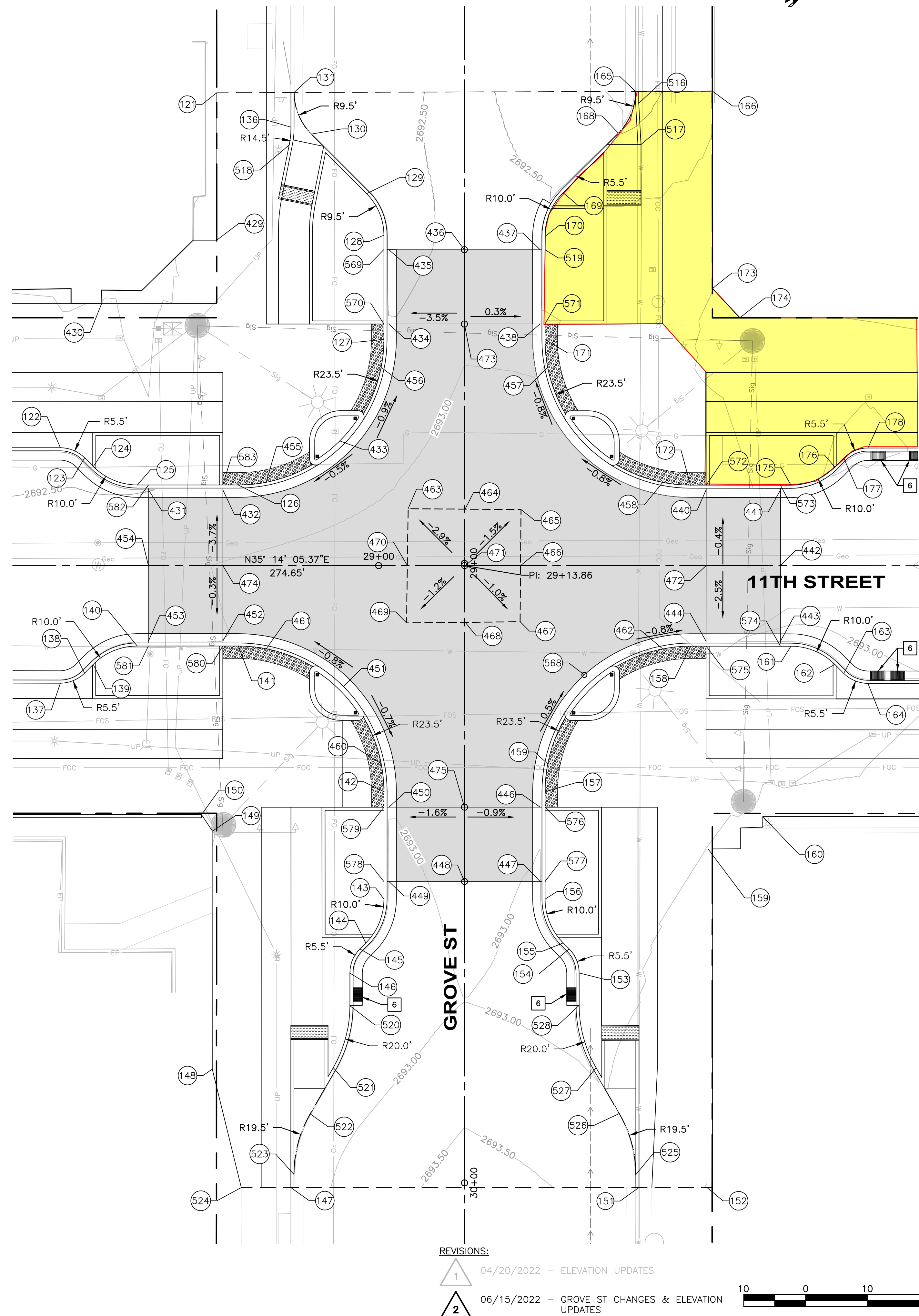
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
121	BSW, ME	28+73.84	76.31 LT	2692.69
122	TBC, PC	28+48.64	19.00 LT	2692.81
123	TBC, PT	28+52.55	17.37 LT	2692.84
124	TBC, PC	28+53.93	15.97 LT	2692.86
125	TBC, PT	28+61.04	13.00 LT	2692.95
126	TBC, PC	28+77.32	13.00 LT	2692.64
127	TBC, PT	29+00.82	36.51 LT	2692.57
128	TBC, PC	29+00.81	53.32 LT	2692.65
129	TBC, PT	28+98.02	60.04 LT	2692.61
130	RAMP, PC	28+89.10	69.65 LT	2692.54
131	FOC, PC/ME	28+86.31	76.36 LT	2692.51
136	TBC, PT	28+85.82	70.77 LT	2692.56
137	TBC, PC	28+48.64	19.00 RT	2693.08
138	TBC, PT	28+52.55	17.37 RT	2693.10
139	TBC, PC	28+53.93	15.97 RT	2693.12
140	TBC, PT	28+61.04	13.00 RT	2693.22
141	TBC, PC	28+77.36	13.00 RT	2693.03
142	TBC, PT	29+00.86	36.49 RT	2693.06
143	TBC, PC	29+00.87	53.85 RT	2693.29
144	TBC, PT	28+97.95	60.92 RT	2693.19
145	TBC, PC	28+96.98	61.89 RT	2693.18
146	TBC, PT	28+95.38	65.78 RT	2693.15
147	TBC, ME	28+85.86	100.41 RT	2693.26
148	BSW, ME	28+73.17	81.31 RT	2693.40
149	BSW	28+73.18	42.87 RT	2693.51
150	BSW	28+71.41	40.22 RT	2693.51

POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
151	TBC, ME	29+42.02	100.39 RT	2693.72
152	BSW, ME	29+53.01	100.38 RT	2694.01
153	TBC, PC	29+32.37	65.76 RT	2693.3
154	TBC, PT	29+30.76	61.88 RT	2693.32
155	TBC, PC	29+29.79	60.91 RT	2693.33
156	TBC, PT	29+26.86	53.84 RT	2693.38
157	TBC, PC	29+26.85	36.51 RT	2693.14
158	TBC, PT	29+50.36	13.00 RT	2693.09
159	BSW	29+53.17	45.74 RT	2693.50
160	BSW	29+61.98	40.50 RT	2693.54
161	TBC, PC	29+66.54	13.00 RT	2693.39
162	TBC, PT	29+73.62	15.94 RT	2693.33
163	TBC, PC	29+75.05	17.38 RT	2693.32
164	TBC, PT	29+78.95	19.00 RT	2693.30
165	FOC, PT/ME	29+41.45	76.55 LT	2692.32
166	BSW, ME	29+53.85	76.60 LT	2692.88
168	RAMP, PC	29+38.67	69.82 LT	2692.51
169	TBC, PT	29+29.75	60.20 LT	2692.90
170	TBC, PC	29+26.82	53.13 LT	2693.18
171	TBC, PT	29+26.83	36.49 LT	2692.97
172	TBC, PC	29+50.32	13.00 LT	2693.28
173	BSW	29+53.85	44.72 LT	2693.49
174	BSW	29+58.26	40.00 LT	2693.68
175	TBC, PC	29+66.53	13.00 LT	2693.59
176	TBC, PT	29+73.62	15.94 LT	2693.46
177	TBC, PC	29+75.05	17.38 LT	2693.43

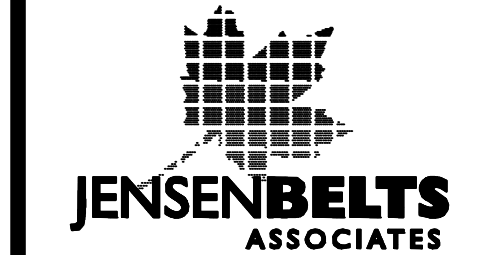
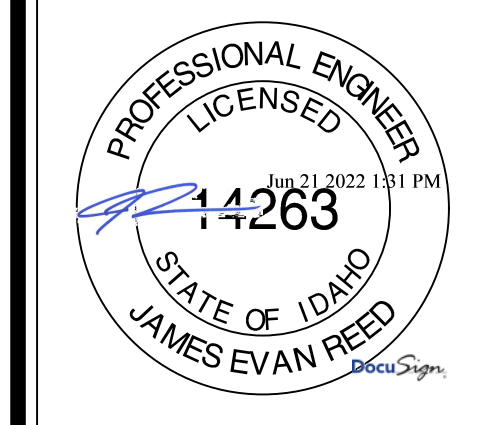
POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
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429	PI	28+73.84	52.53 LT	2692.92
430	PI	28+55.29	42.30 LT	2692.90
431	FL, BOTTOM OF RISE	28+62.84	12.21 LT	2692.49
432	FL, TOP OF RISE	28+74.84	12.21 LT	2692.62
433	FOC, HP	28+93.71	20.12 LT	2692.75
434	FL, TOP OF RISE	29+01.61	38.99 LT	2692.54
435	FL, BOTTOM OF RISE	29+01.61	50.99 LT	2692.19
436	CL, BOTTOM OF RISE	29+13.81	51.00 LT	2692.72
437	FL, BOTTOM OF RISE	29+26.03	51.00 LT	2692.76
438	FL, TOP OF RISE	29+26.03	39.00 LT	2692.94
440	FL, TOP OF RISE	29+52.84	12.21 LT	2693.29
441	FL, BOTTOM OF RISE	29+64.84	12.21 LT	2693.14
442	CL, BOTTOM OF RISE	29+64.84	0.00 T	2693.22
443	FL, BOTTOM OF RISE	29+64.84	12.21 RT	2692.92
444	FL, TOP OF RISE	29+52.84	12.21 RT	2693.06
446	FL, TOP OF RISE	29+26.06	39.00 RT	2693.11
447	FL, BOTTOM OF RISE	29+26.07	51.00 RT	2692.91
448	CL, BOTTOM OF RISE	29+13.86	51.00 RT	2693.12
449	FL, BOTTOM OF RISE	29+01.66	51.01 RT	2692.84
450	FL, TOP OF RISE	29+01.65	39.01 RT	2693.03
451	FOC, HP	28+94.33	19.52 RT	2693.19
452	FL, TOP OF RISE	28+74.84	12.21 RT	2693.00
453	FL, BOTTOM OF RISE	28+62.84	12.21 RT	2692.76
454	CL, BOTTOM OF RISE	28+62.84	0.00 T	2692.86
455	TBC, COR	28+81.83	13.44 LT	2692.67

POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
456	TBC, COR	29+00.39	32.00 LT	2692.62
457	TBC, COR	29+27.26	32.00 LT	2693.01
458	TBC, COR	29+45.84	13.43 LT	2693.22
459	TBC, COR	29+27.29	32.00 RT	2693.16
460	TBC, COR	29+00.43	32.00 RT	2693.10
461	TBC, COR	28+81.85	13.43 RT	2693.07
462	TBC, COR	29+45.85	13.44 RT	2693.13
463	FG	29+04.75	9.17 LT	2693.12
464	FG	29+13.93	9.11 LT	2693.35
465	FG	29+22.97	9.05 LT	2693.30
466	FG	29+22.89	0.00 T	2693.45
467	FG	29+22.82	9.07 RT	2693.36
468	FG	29+13.97	9.16 RT	2693.42
469	FG	29+04.50	9.25 RT	2693.33
470	FG	29+04.62	0.00 T	2693.38
471	HP, PI	29+13.95	0.00 T	2693.48
472	CL, TOP OF RISE	29+52.84	0.00 T	2693.33
473	CL, TOP OF RISE	29+13.82	39.00 LT	2692.90
474	CL, TOP OF RISE	28+74.84	0.00 T	2693.02
475	CL, TOP OF RISE	29+13.86	39.00 RT	2693.19
516	TBC	29+41.95	74.65 LT	2692.38
517	TBC	29+42.32	67.97 LT	2692.67
518	TBC, PC	28+85.54	67.89 LT	2692.60
519	TBC, BOTTOM OF RISE	29+26.82	61.00 LT	2693.24
520	TBC, PC	28+95.38	71.04 RT	2693.10
521	TBC, PT	28+92.70	81.05 RT	2693.14

POINT DATA TABLE				
POINT	DESCRIPTION	STATION	OFFSET	ELEVATION
522	PC	28+88.97	88.52 RT	2693.19
523	FOCC, PT	28+86.36	98.28 RT	2693.25
524	BSW, ME	28+77.85	100.42 RT	2693.38
525	FOC, PC	29+41.52	98.30 RT	2693.69
526	PT	29+38.85	88.47 RT	2693.56
527	TBC, PC	29+35.10	81.07 RT	2693.45
528	TBC, PT	29+32.37	70.98 RT	2693.29
568	Null Structure	29+33.19	17.64 RT	2693.22
569	TBC, BOTTOM OF RISE	29+00.81	50.99 LT	2692.67
570	TBC, TOP OF RISE	29+00.82	38.99 LT	2692.55
571	TBC, TOP OF RISE	29+26.83	39.00 LT	2692.95
572	TBC, TOP OF RISE	29+52.84	13.00 LT	2693.31
573	TBC, BOTTOM OF RISE	29+64.84	13.00 LT	2693.62
574	TBC, BOTTOM OF RISE	29+64.84	13.00 RT	2693.40
575	TBC, TOP OF RISE	29+52.84	13.00 RT	2693.07
576	TBC, TOP OF RISE	29+26.86	39.00 RT	2693.12
577	TBC, BOTTOM OF RISE	29+26.86	51.00 RT	2693.39
578	TBC, BOTTOM OF RISE	29+00.87	51.01 RT	2693.32
579	TBC, TOP OF RISE	29+00.86	39.01 RT	2693.04
580	TBC, TOP OF RISE	28+74.84	13.00 RT	2693.01
581	TBC, BOTTOM OF RISE	28+62.84	13.00 RT	2693.24
582	TBC, BOTTOM OF RISE	28+62.84	13.00 LT	2692.97
583	TBC, TOP OF RISE	28+74.84	13.00 LT	2692.63



Issue Description	Date
99% CD SET	2-11-22
BID SET	3-10-22
100% CD SET (ADD. A)	3-25-22
REVISION 1	4-20-22
REVISION 2	6-15-22



Site Planning
Landscape Architecture
1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
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11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn	Checked
BJB/SAM	JER
Scale	AS SHOWN
Sheet Title	

GRADING PLAN

Sheet Number

C5.06

C7.02

GENERAL NOTES

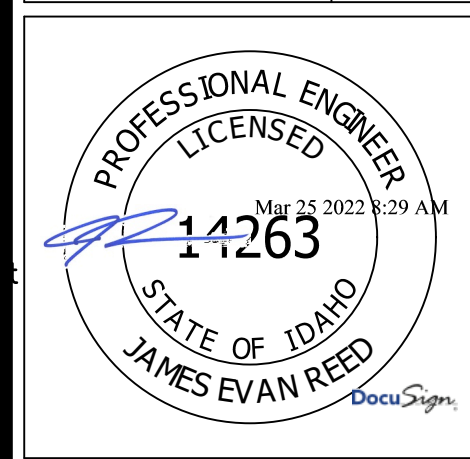
- 1 Route Conduit And Fiber To Existing Signal Cabinet. Terminate Fiber In Signal Cabinet
- 2 Intercept Existing ACHD Conduit And Fiber Optic And Route To New S45-T/ADA Pull Box With Riser
- 3 Fiber Line Continuation By Linen Blocks On Grove Streetscape Project

KEYNOTES

- 1 Concrete Vault Per Detail SS/C2.21
- 2 8-C Polyethylene SDR11 Innerduct Bank Per Detail WW On Sheet C2.20, Terminate With Duct Plugs
- 5 Concrete Pull Box Per Detail TT/C2.21
- 6 Existing Vault Installed As Part Of Westside Urban Park Project
- 7 Existing Polyethylene SDR11 Innerduct Bank
- 8 Existing Eight 1.25" Polyethylene SDR11 Innerducts
- 11 Install S45-T/ADA Pull Box With Riser
- 12 Install Two 2" RPC With Locate Wire For Future Interconnect
- 13 Install 12C-Fiber

Interruption To ACHD's Fiber Optic Network Shall Only Be Permitted As Weekend Work. Disruption Shall Occur No Earlier Than Friday At 10pm And Shall Be Returned To Service No Later Than Monday At 5am. The Contractor Shall Provide A Minimum Two (2) Week Notice Prior To The Start Of Any Work That May Impact ACHD's Network For Review. Depending On The Impact To The District Or Partnering Agencies, ACHD Reserves The Right To Modify The Requested Dates For The Scheduled Outage. Contact Brian Froberg At (208) 941-9132 Or Brian Thies At (208) 484-3926 To Schedule Work.

Issue Description	Date
48% CD SET	2-11-22
BID SET	3-10-22
100% CD SET (ADD. A)	3-25-22



JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

KITTELSON & ASSOCIATES

101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.338.2653 F 208.338.2655

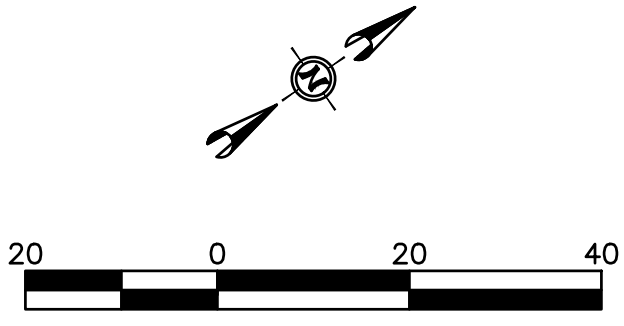
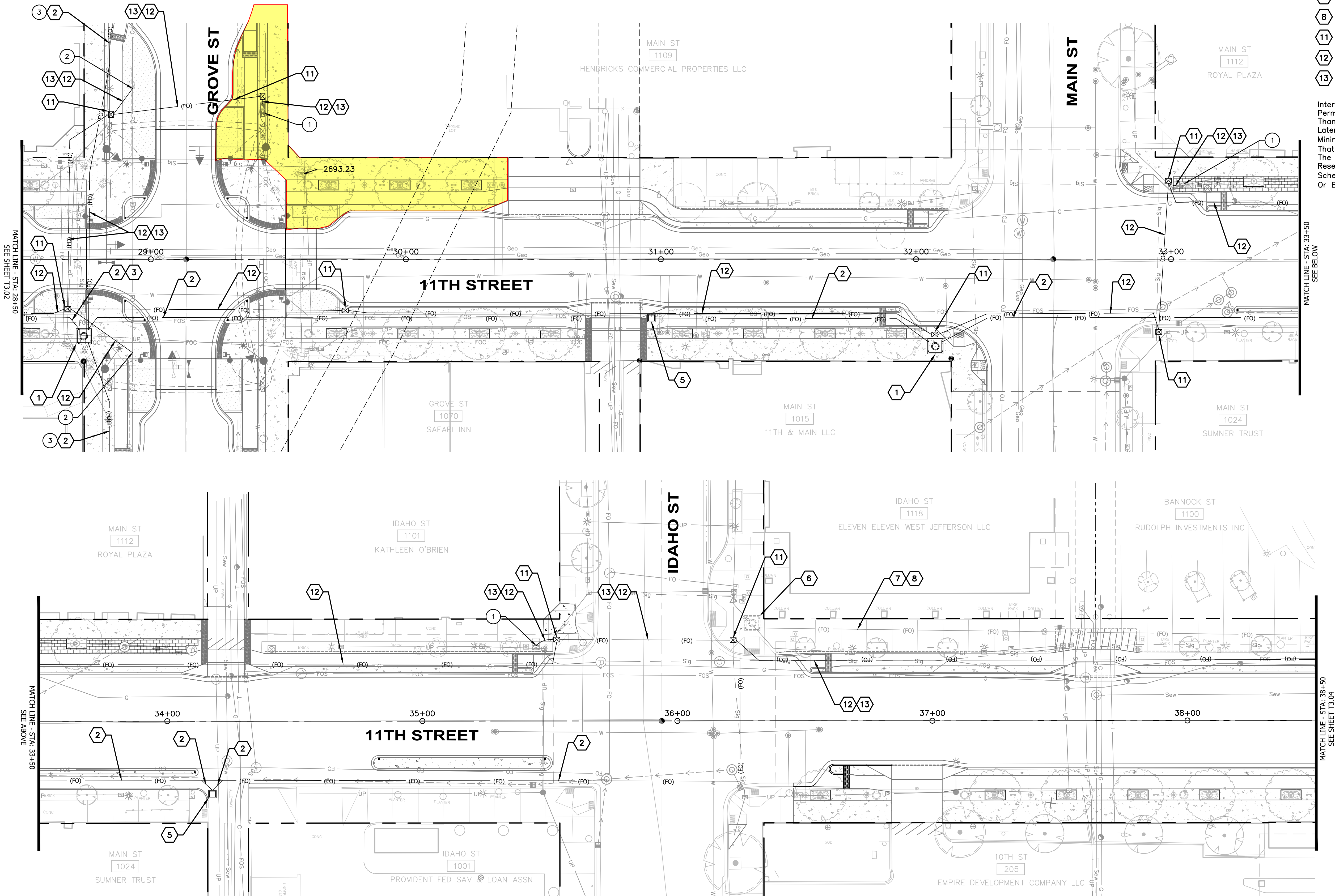
11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

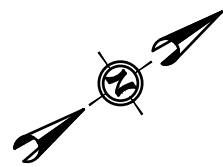
Job Number 19-004

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Checked JER
Scale AS SHOWN
Sheet Title
INTERCONNECT PLAN

Sheet Number
T3.03



RIVER ST		LEE ST		MILLER ST		MYRTLE ST		FRONT ST		GROVE ST		MAIN ST		IDAHO ST		BANNOCK ST		JEFFERSON ST		STATE ST		11TH ST
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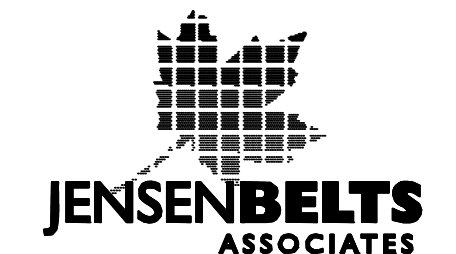
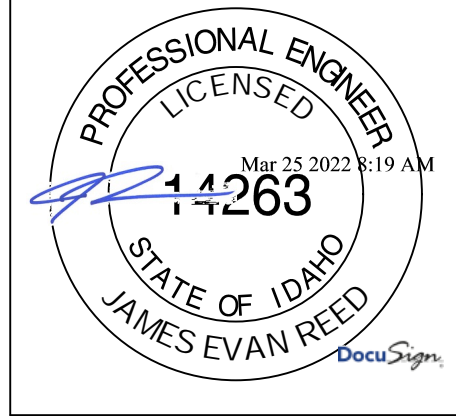
T3N, R2E, SECT. 10

PAVEMENT MARKING LEGEND

Refer To ACHD Standard Traffic Details (TS Series) For Construction Details & Installation Requirements

- 7 4" Yellow - No Passing Direction
- 18 24"x9' White - Cross Walk
- 19 24" White - Stop Bar
- 26 Bike Lane Symbol Per MUTCD Figure 9C-3 (11SF)
- 35 Green Bike Lane Extensions Per Detail DD on Sheet T1.01
- 37 Yield Signs
- 39 Speed Hump Markings

Issue	Description	Date
1	48% CD SET BID SET	2-11-22
2	100% CD SET (ADD. A)	3-10-22
1	Revision 1	06/02/22
2	Revision 2	06/15/22



1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
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NOTES

- 1 Retain And Protect.
- 70 Roadside Traffic Sign Installation (One Metal Post) Item 1135.01.01.
- 71 Remove And Salvage Roadside Sign. Item 1135.01.06
- 72 Relocate Roadside Sign On New Post. Item 1135.01.07
- 78 Furnish Post-Mounted Branding Sign (See Note 11). Item 1135.01.05
- 79 Furnish Post-Top Mounted Branding Sign (See Note 11). Item 1135.01.05
- 98 CCM Concrete Contrast Markings. Item SSP 29995, See Note 2.
- A Parking Stall Striping. See Detail EE/T1.01 (#)=Number Of Stall Stripes
- B Intersection Approach Bike Box, See Detail FF/T1.01
- C Bike Queue Area, Green Point
- D Driveway Bike Box, See Detail HH/T1.02
- F Motorcycle Parking Stall Striping, See Detail GG/T1.01
- H Match Existing Striping On Cross Streets

GENERAL NOTES

- All Symbols, Word Markings, Crosswalks, Green Bike Lane Extensions, And Stop Bars Shall Be Thermoplastic, Item 1134.05.18.
- All Pavement Markings On Concrete Roadway Shall Be Concrete Contrast Marking. Item SSP 29995.
- Contractor Shall Completely Obliterate All Conflicting Pavement Markings According To The ACHD Section 1134 Supplemental Provisions, Incidental To Item 201.4.1.C.1. Pavement Marking Dimensions Shown Are From Lip Of Gutter, Face Of Curb, Or Edge Of Pavement.
- The Location Of Post Mounted Signs Shall Be Field Verified By ACHD And The City Of Boise Parking Services Prior To Installation. Contractor Shall Provide ACHD With Two Working Days Notice Prior To Field Verification.
- Refer To ACHD Standard Traffic Details (TS Series) And Traffic Specifications For Additional Signage And Pavement Marking Details.
- Refer To The Roadway Plan And Profile Sheets For Control Line And Monumentation Information.
- ACHD Survey Department Will Not Stake Sign Locations Or Pavement Markings.
- Stop Control For All Side Streets With Existing Stop Control Shall Be Maintained At All Times.
- Contractor To Coordinate With City Of Boise Parking Services For Painting/Demarcating Locations For An ADA Parking Stall At The 10th Street And Idaho Street Intersection And ADA Parking Stall At The 10th Street And Bannock Street Intersection. Incidental To Pavement Marking Items.
- The Post Mounted And Post-Top Mounted Branding Signs Are Not Depicted. The Contractor Shall Coordinate With ACHD For Sign And Mounting Details. The Contractor Shall Supply And Install The Branding Signs On The Post Assembly Indicated On The Plans Per ACHD TS-1114.
- Contractor Shall Contact ACHD Inspection Staff To Coordinate And Verify Final Placement Of Pavement Markings.

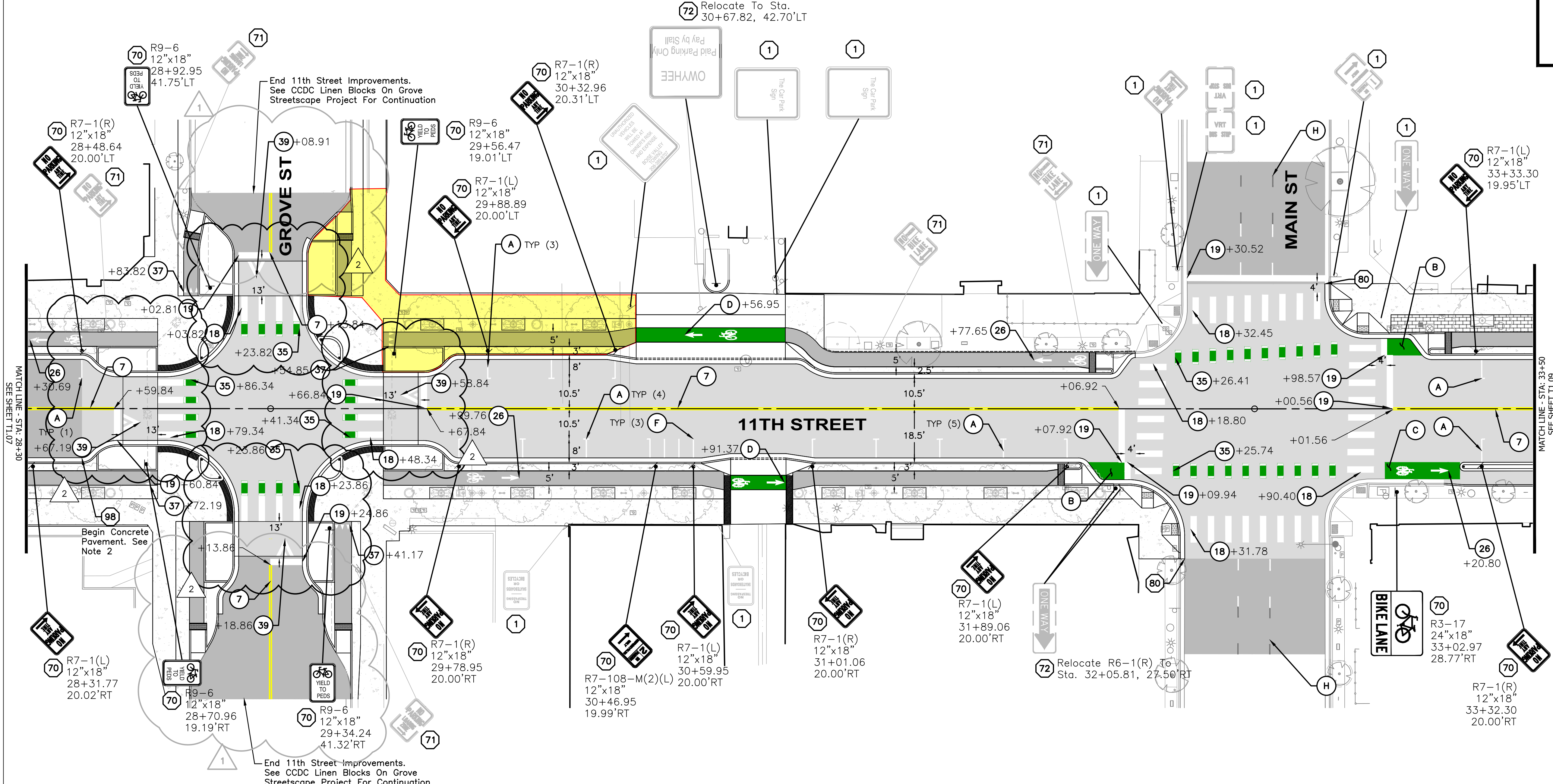
REVISIONS:

- 1 06/02/2022 - REVISED STRIPING LIMITS
- 2 06/15/22 - REVISED ENTRY WIDTH ON EACH APPROACH

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: [Signature] DATE: 06/15/2022
ADA COUNTY HIGHWAY DISTRICT



11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

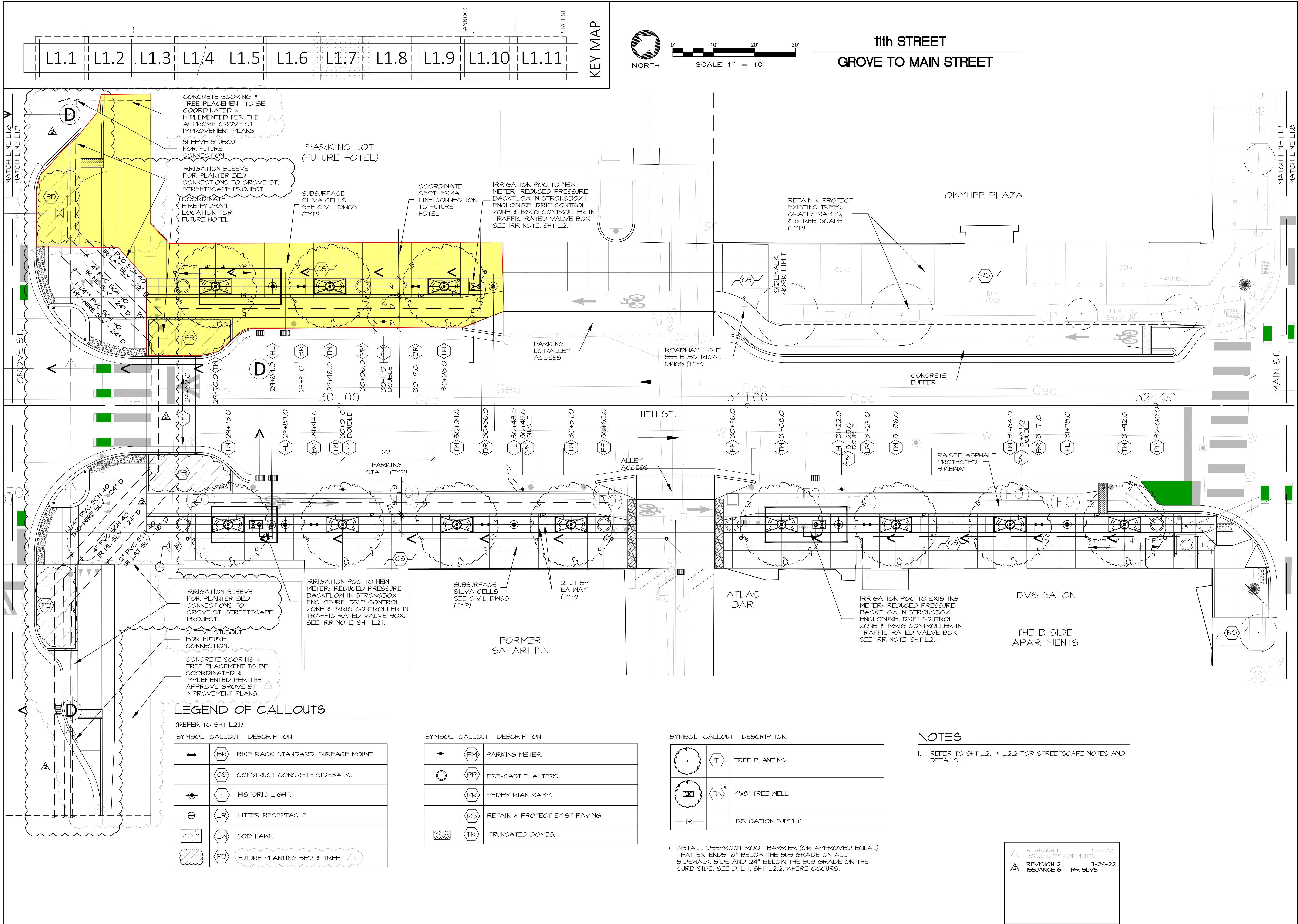
Job Number 19-004

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Sheet Title	

S&S PLAN

Sheet Number

T1.08



Issue	Description	Date
99% CD SET	BID SET	2-11-22
100% CD SET (ADD. A)	REVISION 1	3-10-22
REVISION 1	REVISION 2	6-2-22
REVISION 2		7-24-22



JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

11th STREET BIKEWAY and STREETSCAPE

BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

Drawn	Checked
KCS	KCS
Scale	AS SHOWN
Sheet Title	
STREETSCAPE PLAN	

Sheet Number

L1.7

NOTES

1. REFER TO SHT L2.1 & L2.2 FOR STREETSCAPE NOTES AND DETAILS.

SYMBOL	CALLOUT	DESCRIPTION
	T	TREE PLANTING.
	TW*	4'x8' TREE WELL.
	IR	IRRIGATION SUPPLY.

* INSTALL DEEPROOT ROOT BARRIER (OR APPROVED EQUAL) THAT EXTENDS 18" BELOW THE SUB GRADE ON ALL SIDEWALK SIDE AND 24" BELOW THE SUB GRADE ON THE CURB SIDE. SEE DTL 1, SHT L2.2, WHERE OCCURS.

SYMBOL	CALLOUT	DESCRIPTION
	PM	PARKING METER.
	PP	PRE-CAST PLANTERS.
	PR	PEDESTRIAN RAMP.
	RS	RETAIN & PROTECT EXIST PAVING.
	TR	TRUNCATED DOMES.

LEGEND OF CALLOUTS		
(REFER TO SHT L2.1)		
SYMBOL	CALLOUT	DESCRIPTION
	BR	BIKE RACK STANDARD, SURFACE MOUNT.
	CS	CONSTRUCT CONCRETE SIDEWALK.
	HL	HISTORIC LIGHT.
	LR	LITTER RECEPTACLE.
	LN	SOD LAWN.
	PB	FUTURE PLANTING BED & TREE.

RIVER ST.

LEE ST.

MILLER ST.

MYRTLE ST.

FRONT ST.

GROVE ST.

E2.7

MAIN ST.

IDAHO ST.

BANNOCK ST.

JEFFERSON ST.

STATE ST.

E2.1

E2.2

E2.3

E2.4

E2.5

E2.6

E2.7

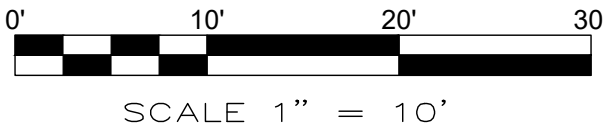
E2.8

E2.9

E2.10

E2.11

KEY MAP

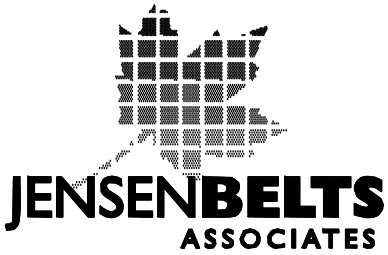
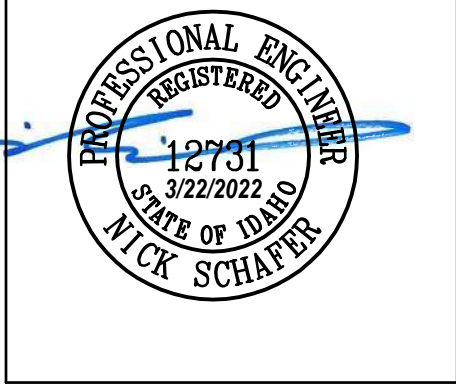


11th STREET
GROVE TO MAIN STREET



MUSGROVE
ENGINEERING, P.A.
234 S. Whisperwood Way
Boise, ID 83709
208.384.0585
645 West 25th Street
Idaho Falls, ID 83402
208.523.7862
www.musgrovepa.com
Project No. 21-417

Issue	Description	Date
19% CD SET	BID SET	2-1-22
100% CD SET	(ADD. A)	3-10-22
		3-25-22



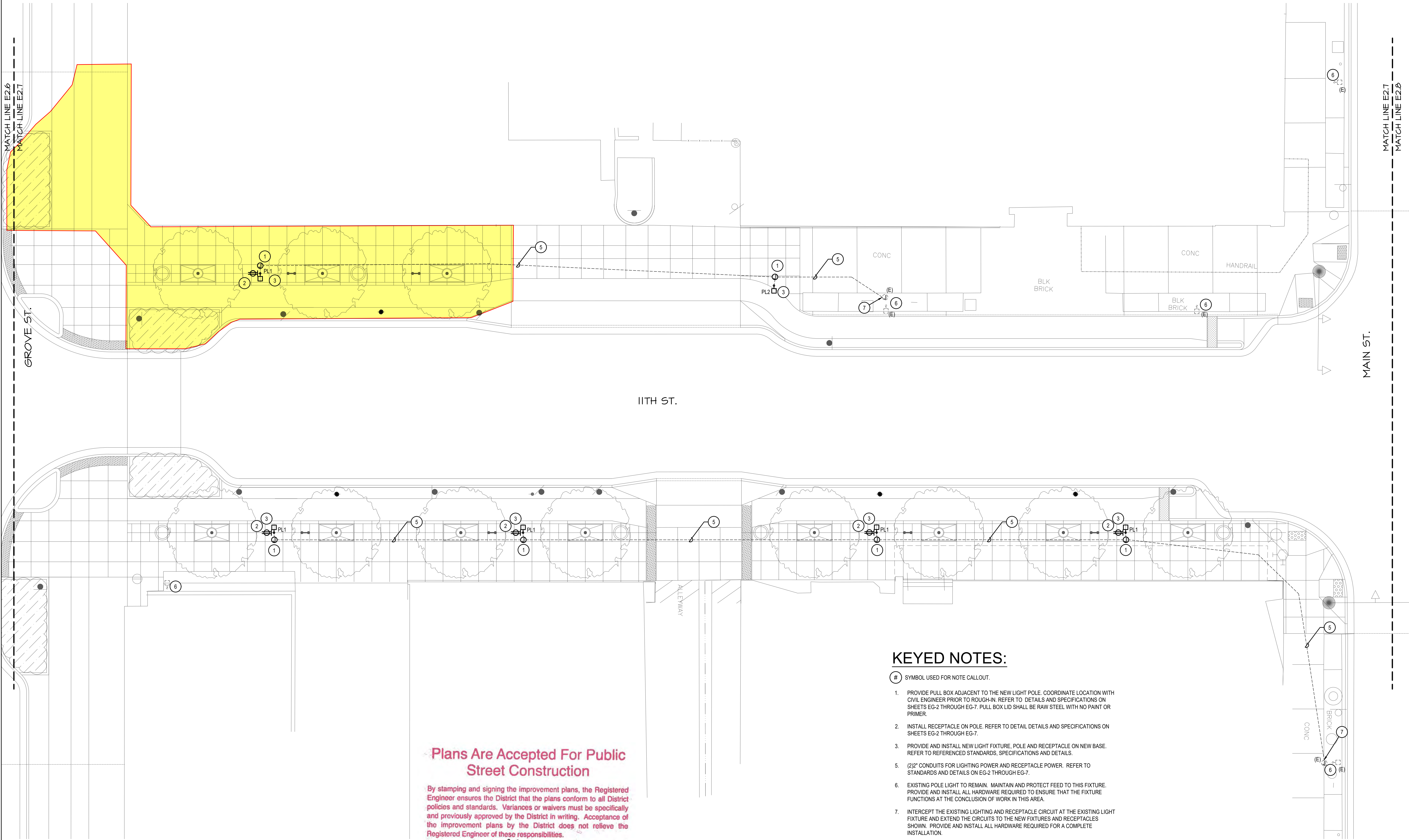
Site Planning
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1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
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11th STREET BIKEWAY
and STREETSCAPE
BOISE, IDAHO
CAPITAL CITY DEVELOPMENT CORPORATION

Job Number 19-004

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Scale AS SHOWN	
Sheet Title ELECTRICAL PLAN	

Sheet Number
E2.7



Plans Are Accepted For Public
Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Bill Hall DATE 05/26/2022
ADA COUNTY HIGHWAY DISTRICT

KEYED NOTES:

- # SYMBOL USED FOR NOTE CALLOUT.
1. PROVIDE PULL BOX ADJACENT TO THE NEW LIGHT POLE. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.
 2. INSTALL RECEPTACLE ON POLE. REFER TO DETAIL DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7.
 3. PROVIDE AND INSTALL NEW LIGHT FIXTURE, POLE AND RECEPTACLE ON NEW BASE. REFER TO REFERENCED STANDARDS, SPECIFICATIONS AND DETAILS.
 5. (2)2" CONDUITS FOR LIGHTING POWER AND RECEPTACLE POWER. REFER TO STANDARDS AND DETAILS ON EG-2 THROUGH EG-7.
 6. EXISTING POLE LIGHT TO REMAIN. MAINTAIN AND PROTECT FEED TO THIS FIXTURE. PROVIDE AND INSTALL ALL HARDWARE REQUIRED TO ENSURE THAT THE FIXTURE FUNCTIONS AT THE CONCLUSION OF WORK IN THIS AREA.
 7. INTERCEPT THE EXISTING LIGHTING AND RECEPTACLE CIRCUIT AT THE EXISTING LIGHT FIXTURE AND EXTEND THE CIRCUITS TO THE NEW FIXTURES AND RECEPTACLES SHOWN. PROVIDE AND INSTALL ALL HARDWARE REQUIRED FOR A COMPLETE INSTALLATION.



FY2022 Q3 Financial Report (Unaudited)

October 1, 2021 thru June 30, 2022



FY2022 Q3 Financial Report (Unaudited)

October 1, 2021 – June 30, 2022

REVENUES:

Actual tax increment revenue for the first three quarters totaled \$13.7 million or 74% of tax increment revenues originally budgeted for FY2022. In July, CCDC received approximately \$5.3 million in tax increment revenue. At the end of July, CCDC had received 97% of the originally budgeted tax increment revenue for FY2022.

On the consolidated level (totaling all five districts), tax increment revenues received to date have exceeded expectations. However, for 30th Street District individually, the actual year-to-date revenue is 28% below the original budget. This is due incorrect data on the valuation reports received from Ada County Assessor's Office when the Agency's budget was developed last summer. This incorrect data caused our original budgeted revenue for 30th Street District to be overstated by about \$600k. The Agency discovered the error earlier this year by inquiring both Ada County's Assessor's Office and Treasurer's Office. After multiple follow-up's, Ada County confirmed their error on the valuation reports and the fact that they only notified the tax payer when tax adjustment was made (they did not notify impacted entities like CCDC and taxing districts). The Agency adjusted for this officially when the FY2022 budget was amended in August.

Total parking revenues were approximately \$6.1 million or 80% of the total original budget amount at the end of the third quarter. Overall, parking revenues continue to track very closely with what was originally budgeted for FY2022.

EXPENSES:

At the end of the third quarter, the Agency's operating expenses were 60% of the annual original budget amount. Capital outlay expenditures for the first three quarters were below what was originally budgeted. The agency experienced delays with projects getting to construction due to Boise's expanding economy, robust development activity, and lingering pandemic related and staffing issues at partnering agencies. These issues are expected to be resolved and significant construction is planned for the fourth quarter of FY2022 and 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

- 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.

FY2022 ORIGINAL BUDGET REVENUE SUMMARY	FY2022 Total (Original) Budget	FY2022 Q3 Actual	% Actual To Total Budget
Revenue from Operations			
Revenue Allocation (Tax Increment).....	18,480,000	13,666,812	74%
Parking Revenue.....	7,636,762	6,111,845	80%
Other Revenues (Various Reimbursements).....	1,678,800	561,230	33%
Subtotal	\$ 27,795,562	\$ 20,339,886	73%
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	181,914	336,158	185%
Use of (Transfer to) Working Capital Fund.....	33,354,489	2,110,257	6%
Subtotal	\$ 33,536,403	\$ 2,446,415	7%
Subtotal - Revenue from Operations	\$ 61,331,964	\$ 22,786,301	37%
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	423,795	80,096	19%
Subtotal	\$ 423,795	\$ 80,096	19%
TOTAL REVENUE	\$ 61,755,759	\$ 22,866,397	37%
EXPENSE SUMMARY	FY2022 Total (Original) Budget	FY2022 Q3 Actual	% Actual To Total Budget
Operating Expense			
Services & Operations.....	2,821,661	1,900,375	67%
Personnel Costs.....	2,470,650	1,736,743	70%
Facilities Management.....	989,289	600,768	61%
Professional Services	1,639,000	509,157	31%
Subtotal	\$ 7,920,600	\$ 4,747,043	60%
Debt Service & Contractual Obligations			
Debt Service.....	12,324,042	11,985,973	97%
Contractual Obligations.....	3,428,622	464,002	14%
Subtotal	\$ 15,752,664	\$ 12,449,975	79%
Capital Outlay			
Office Furniture/Computer Equipment.....	46,000	92,598	201%
Capital Improvement Plan (CIP).....	36,060,700	5,039,550	14%
Parking Reinvestment Plan (PRP).....	1,432,000	297,135	21%
Mobility Projects.....	120,000	160,000	133%
Subtotal	\$ 37,658,700	\$ 5,589,283	15%
Subtotal - Expenses for Operations	\$ 61,331,964	\$ 22,786,301	37%
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	423,795	80,096	19%
Subtotal	\$ 423,795	\$ 80,096	19%
TOTAL EXPENSE	\$ 61,755,759	\$ 22,866,397	37%

FY2022 Q3 OPERATING REVENUES

QUARTERLY REVENUE REPORT PROPERTY TAX REVENUE ALLOCATION DISTRICT (RAD) & PARKING SYSTEM SUMMARY October 2021 - June 2022

	FY 2021	FY 2022	FY 2022			
	Total	Total	YTD	YTD	YTD	YTD
Activity	Actual	Budget	Budget	Actual	Variance \$	Variance %
TIF BY DISTRICT						
River-Myrtle / Old Boise	10,731,136	10,100,000	6,046,243	7,742,832	1,696,589	28%
Westside	4,166,300	4,100,000	2,504,440	2,911,138	406,698	16%
30th Street	961,780	1,600,000	974,702	699,374	(275,329)	-28%
Shoreline	267,800	430,000	247,123	273,830	26,707	11%
Gateway East	1,488,373	2,250,000	1,753,707	2,039,638	285,931	16%
TOTAL RAD	17,615,388	18,480,000	11,526,215	13,666,812	2,140,597	19%
PARKING BY GARAGE						
9th & Main (Eastman)	1,347,129	1,471,103	1,123,635	1,156,212	32,577	3%
Capitol & Main (Cap Terrace)	1,287,061	1,869,486	1,413,250	1,679,277	266,027	19%
9th & Front (City Centre)	1,062,783	1,584,282	1,193,012	1,163,253	(29,759)	-2%
10th & Front (Grove st.)	834,451	1,051,880	783,138	825,238	42,100	5%
Capitol & Myrtle (Myrtle st.)	686,797	949,113	707,182	689,191	(17,991)	-3%
11th & Front (CCDC's portion 30.1%)	253,805	320,698	234,138	272,841	38,703	17%
Misc. Parking	237,545	390,200	292,650	325,833	33,183	11%
TOTAL PARKING	5,709,571	7,636,762	5,747,005	6,111,845	364,840	6%
Other	475,490	1,678,800	1,259,100	561,230	(697,870)	-55%
TOTAL	23,800,449	27,795,562	18,532,319	20,339,888	1,807,567	10%

RECONCILIATION TO FY2022 BUDGETED OPERATING REVENUES

Total Revenues Approved Budget	\$61,755,759
Ada County Courthouse Master/Surplus Ground Lease (passed-through)	(423,795)
Use of Fund Balance	(33,354,489)
Bond Financing Proceeds	0
Miscellaneous Revenue (Lease, Property Transactions)	(181,914)
Operating Revenues	<u>\$27,795,562</u>

Capital City Development Corporation
Balance Sheet - Governmental Funds
June 30, 2022 (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	1,300,000	27,240,077	9,289,922	1,810,636	613,982	2,990,722	11,437,474	54,682,813
Accounts receivable	4,969	232,352	178,870	-	-	-	81,793	497,984
Interest receivable	15,264	-	-	-	-	-	-	15,264
Taxes receivable	-	2,786,488	1,271,030	982,009	191,388	328,763	-	5,559,678
Prepays	404	15,250	-	-	-	-	30,000	45,654
Restricted cash	-	-	-	-	-	-	508,675	508,675
Property held for resale or development	-	54,490	7,152,327	-	-	-	-	7,206,817
Total assets	<u>1,320,637</u>	<u>30,328,657</u>	<u>17,892,149</u>	<u>2,792,645</u>	<u>805,370</u>	<u>3,319,485</u>	<u>12,057,942</u>	<u>68,516,885</u>
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES								
LIABILITIES								
Accounts payable	40,609	865,969	623,711	2,514	-	12,447	396,848	1,942,098
Accrued liabilities	118,067	-	-	-	-	-	-	118,067
Advanced revenues	-	-	-	-	-	-	-	-
Refundable deposits	-	-	52,826	-	-	-	-	52,826
Total liabilities	158,676	865,969	676,537	2,514	-	12,447	396,848	2,112,991
DEFERRED INFLOWS OF RESOURCES								
Unavailable property tax	-	2,786,488	1,271,030	982,009	191,388	328,763	-	5,559,678
Total deferred inflows of resources	-	2,786,488	1,271,030	982,009	191,388	328,763	-	5,559,678
FUND BALANCES								
Nonspendable	404	69,740	7,152,327	-	-	-	30,000	7,252,471
Restricted	-	26,606,460	8,792,255	1,808,122	613,982	2,978,275	8,673	40,807,767
Committed	-	-	-	-	-	-	500,000	500,000
Assigned	-	-	-	-	-	-	11,122,421	11,122,421
Unassigned	<u>1,161,557</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,161,557</u>
Total fund balances	<u>1,161,961</u>	<u>26,676,200</u>	<u>15,944,582</u>	<u>1,808,122</u>	<u>613,982</u>	<u>2,978,275</u>	<u>11,661,094</u>	<u>60,844,216</u>
TOTAL LIABILITIES DEFERRED INFLOWS OF	<u>1,320,637</u>	<u>30,328,657</u>	<u>17,892,149</u>	<u>2,792,645</u>	<u>805,370</u>	<u>3,319,485</u>	<u>12,057,942</u>	<u>68,516,885</u>

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.



AGENDA BILL

Agenda Subject: Consider Resolution 1784 approving Amendment 1 to Task Order 19-003 with GGLO for Professional Design Services for Linen Blocks on Grove Street Streetscape Improvements Project		Date: September 12, 2022
Staff Contact: Amy Fimbel, Project Manager Kathy Wanner, Contracts Manager	Attachments: A. Resolution 1784 B. Amendment 1 to Task Order 19-003	
Action Requested: Adopt Resolution 1784 approving Amendment 1 to Task Order 19-003 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvements Project.		

Fiscal Notes:

Task Order 19-003 total not-to-exceed amount of \$439,583 is amended by Resolution 1784 to the amount of \$476,425. Due to the uncertainty of further plan revisions, a contingency of \$40,000 is included to allow the Agency Executive Director to address any additional design services. The project's FY2022 and FY2023 approved budgets sufficiently fund the amended task order.

Background:

In 2021, CCDC and community members within a twelve-city-block area dubbed "The Linen Blocks" created a vision to guide change anticipated to occur in the next five years. Located along both sides of Grove Street from 10th and 16th Streets, the area's history of automotive and industrial enterprise is evident in today's eclectic mix of businesses. The vision includes private investment such as hotels and residential development atop retail businesses that infill existing surface parking lots. It also includes public utility upgrades, street improvements and better public spaces to support both existing and new enterprises. The community wants to express the automotive history and eclectic culture through artwork and amenities included in both public and private projects. The Linen Blocks on Grove Street Vision Report guides the Agency's execution of the collection of public investments. In close coordination with these capital projects, the Agency is also leveraging public/private partnerships via the Participation Program to catalyze high quality private investment that advances the overall vision.

The Linen Blocks on Grove Street Streetscape Improvement project is an Agency-led capital project in partnership with the Ada County Highway District (ACHD) that replaces and upgrades aging infrastructure and creates a safe multi-modal street with enhanced bike facilities. The project adds a public gathering space between 14th Street and 15th Street and further strengthens the Linen Blocks distinct identity with custom features and furnishings, sustainable infrastructure systems, and water-wise landscaping.

In April 2021, the Agency completed its selection process for a professional design team for the Linen Blocks on Grove Street Streetscape Improvement Project. A joint-agency evaluation panel recommended GGLO as the Design Professional of Record to the Board in July 2021. Resolution 1710 approved GGLO as Landscape Architect of Record and approved Task Order 19-002 for design services that include alternatives analysis, preferred concept design (30% design), stakeholder engagement and public outreach, City of Boise Design Review approval, and 60% technical design.

In May 2022, Resolution 1762 approved Task Order 19-003 for the remaining efforts to begin construction, such as final design, obtaining appropriate permitting approvals, finalizing construction documents, and supporting project bidding. During final design, ACHD directed the Agency to redesign several aspects of the intersections as well as make changes to bicycle and pedestrian improvements. Amendment 1 to Task Order 19-003 includes professional services to address plan revisions over and above what was originally accounted for in Task Order 19-003. Revisions include: 1) Plan, profile, and grading changes to remove curb island in mixing zones at each intersection corner; 2) Adjustment to tactile treatments along the corridor; 3) Revised intersection radius; 4) Modified signal design to locate pedestrian push buttons and signal poles outside the shared use space; 5) Striping revisions for bicycles; and 6) Additional design team coordination meetings during the extended duration.

Staff Recommendation:

Staff recommends that the Agency Board approve Amendment 1 to Task Order 19-003 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvement Project.

Suggested Motion:

I move to adopt Resolution 1784 approving Amendment 1 to Task Order 19-003 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvement Project.

RESOLUTION NO. 1784

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 NO. 1 TO TASK ORDER 19-003 WITH GGLO ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECT, PLANNING AND URBAN DESIGN, LLC ("GGLO") FOR FINAL DESIGN SERVICES, PERMITTING APPROVALS, FINALIZED CONSTRUCTION DOCUMENTS, AND BIDDING SUPPORT FOR THE LINEN BLOCKS ON GROVE STREET STREETScape IMPROVEMENTS PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT AND TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION; 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 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, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, by its Resolution 1710 adopted on July 12, 2021, the Agency Board approved Task Order 19-002 with GGLO to act on behalf of the Agency as the Landscape Architect of Record for Concept Design for the Linen Blocks on Grove Street Streetscape Improvements Project; and,

WHEREAS, the Agency Board adopted Resolution 1762 on May 9, 2022, authorizing Task Order 19-003 for final design services for the Linen Blocks on Grove Street Streetscape Improvements Project with a scope of work involving final design, permitting, final construction documents, and bidding support in the amount of \$439,583; and,

WHEREAS, during final design, the Ada County Highway District directed the Agency to redesign several aspects of the Project's intersections as well as make changes to bicycle and pedestrian improvements; and,

WHEREAS, the Agency is requesting approval of Amendment 1 to Task Order 19-003 plus a \$40,000 contingency for additional design services related to plan revisions over and above what was originally anticipated; and,

WHEREAS, the Agency Board of Commissioners finds it in the best public interest to approve GGLO Amendment 1 to Task Order 19-003 including a contingency and to authorize the Agency 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 Amendment No. 1 to Task Order 19-003 between the Agency and GGLO, 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 Agency Executive Director to execute Amendment 1 to Task Order 19-003 with GGLO for an amount not to exceed THIRTY-SIX THOUSAND EIGHT HUNDRED FORTY-TWO DOLLARS (\$36,842), bringing the combined total for Task Order 19-003 to Four Hundred Seventy-Six Thousand Four Hundred Twenty-Five Dollars (\$476,425), and further, authorizes a contingency up to \$40,000 to address any additional design fees 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 by the Urban Renewal Agency of Boise City, Idaho on September 12, 2022.
Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on September 12, 2022.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Chair

ATTEST:

By: _____
Lauren McLean, Secretary



GGLO
2019-2024 ON-CALL PROFESSIONAL SERVICES AGREEMENT

**TASK ORDER #19-003
AMENDMENT No. 1**

*CONSULTANT: Use the Project Name and **PO# 220077** on all project-related invoices.*

PROJECT NAME: **Linen Blocks on Grove Street – Final Design, Permitting,
Construction Documents, and Bidding Support Services**

ORIGINAL TASK ORDER DATE: May 9, 2022
Original Task Order Amount: \$439,583
Amendment No. 1 Amount: \$ 36,842

New Task Order Amount: **\$476,425**

TASK ORDER AMENDMENT NO. 1 DATE: _____

Task Order #19-003 is hereby amended as set forth in this Amendment No. 1. All other terms and conditions of Task Order #19-003 dated May 9, 2022 remain in full force and effect.

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

The Linen Blocks on Grove Street project focuses on Grove Street between 9th and 16th Streets and includes improved bike and pedestrian infrastructure, intersection signal upgrades, roadway reconstruction/rehabilitation, stormwater improvements, lighting, public art, street trees and furnishings. Due to plan revisions based on directions from Ada County Highway District, additional time and effort is needed to address and complete the modifications as further described and detailed in **Exhibit A**, attached hereto.

2. SECTION 5: COST; INVOICES

By this Amendment No. 1, CCDC is approving an increase of **THIRTY-SIX THOUSAND EIGHT HUNDRED FORTY-TWO DOLLARS (\$36,842)** for a new Task Order total amount of **FOUR HUNDRED SEVENTY-SIX THOUSAND FOUR HUNDRED TWENTY-FIVE DOLLARS (\$476,425)**. The Scope of Work, specific tasks and costs associated are further outlined in **Exhibit A**.

3. SECTION 6: SCHEDULE

CONSULTANT will begin work upon execution of this Task Order Amendment No. 1 and work diligently toward completion of services by February 28, 2023. Further detail of project schedule is outlined below and further described in **Exhibit A**.

- 95% Design Completion – September 1, 2022
- Permitting & Bidding – September – December 22, 2022
- 100% Construction Drawings – January 12, 2023

CCDC will negotiate a future task order for the construction administration of the project.

4. SECTION 7: DELIVERABLES / COPIES OF PRODUCTS

CONSULTANT shall provide CCDC with the additional work products and services as described in **Exhibit A**.

5. 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. 1 to Task Order #19-003

[Signatures appear on next page.]

IN WITNESS WHEREOF, CCDC and CONSULTANT have executed this Amendment No. 1 to Task Order #19-003 as of the date last written below.

CAPITAL CITY DEVELOPMENT CORP.

CONSULTANT
GGLO

John Brunelle, Executive Director



Mark Sindell, Principal

Date: _____

Date: 9/7/2022

Exhibits

A: CONSULTANT'S Proposal / Scope of Work dated August 15, 2022
(5 pages)

Budget Info / For Office Use	
Fund/District	302 303
Account	6250
Activity Code	20006
PO #	220077
TO Term	February 28, 2023

Supplemental Services Agreement

Project:	Linen Blocks on Grove Street Design Services	Owner:	John Brunelle, Executive Director CCDC
Date of Agreement:	July 12, 2021	SSA No.:	SSA-03
Date of SSA	August 15, 2022	Project No.:	2021031.01

In accordance with the Agreement referenced above, authorization is hereby given to:

- ☒ proceed with Additional Services
- ☐ proceed with revised scope of Basic Services
- ☐ incur Reimbursable Expenses

AS FOLLOWS:

Task Order for GGLO and GGLO's Consultants to complete documents for permitting, bidding and construction for the *Linen Blocks on Grove Street Streetscape Improvement Project*. Tasks will be split between Urban Renewal District Boundaries follows:

Westside
River Myrtle/Old Boise (RMOB)

For the following tasks, GGLO Landscape Architecture will revised the project plan documents to prepare for the 95% permit submittal.

Task 581 (Westside) & 582 (RMOB): Permit Set / 95% Design Extension

Timeline: July 25, 2022- August 31, 2022 (5-1/2 weeks)

Extension of time and fee to address revisions to plans.

Tasks include:

- Plan, Profile, and Grading revisions to remove curb island in mixing zones for all six blocks. Revised tactile surface locations will be adjusted to accommodate guidance provided by ACHD.
- Revise intersection radius based on ACHD direction.
- Modify the design for pedestrian push buttons and signal poles outside of the shared use space so clear widths are not reduced.
- Modify and document white crosswalk markings across intersections (remove green ladders).
- Locate and draft the longitudinal detection strip across the start and end of the bike lane to prevent pedestrians from entering the raised bike facility.
- Document landscape, irrigation, and planting update based on revised Civil Layout.
- Additional OAC and team coordination meetings.

Attachments:

Exhibit A: HDR Additional Scope of Work & Fee Estimate
Exhibit B: GGLO Additional Scope of Work & Fee Estimate
Exhibit C: Project Schedule

Compensation shall be adjusted as follows:

Task	Westside Fee	RMOB Fee	Subtotal	Terms
Permit Set/95% Design	Task 581	Task 582		
GGLO (Landscape)	\$790	\$5,320	\$6,110	Hourly, NTE
HDR (Civil)	\$4,303	\$26,429	\$30,732	Hourly, NTE
Total	\$5,093	\$31,749	\$36,842	

Upon execution, this Supplemental Services Agreement shall become a part of the original Agreement referenced above, and supplemental services described above shall commence.

Submitted by:

GGLO,
1199 Shoreline Ln Ste 290
Boise, ID 83702

By:



Printed Name: Mark Sindell

Title: Principal

Date: 8/15/2022

Authorized by Owner:

CCDC
121 N. 9th Street, Ste 501
Boise, ID 83702

By:

Signatures appear on Amend 1 to TO 19-003

Printed Name:

Title:

Date:

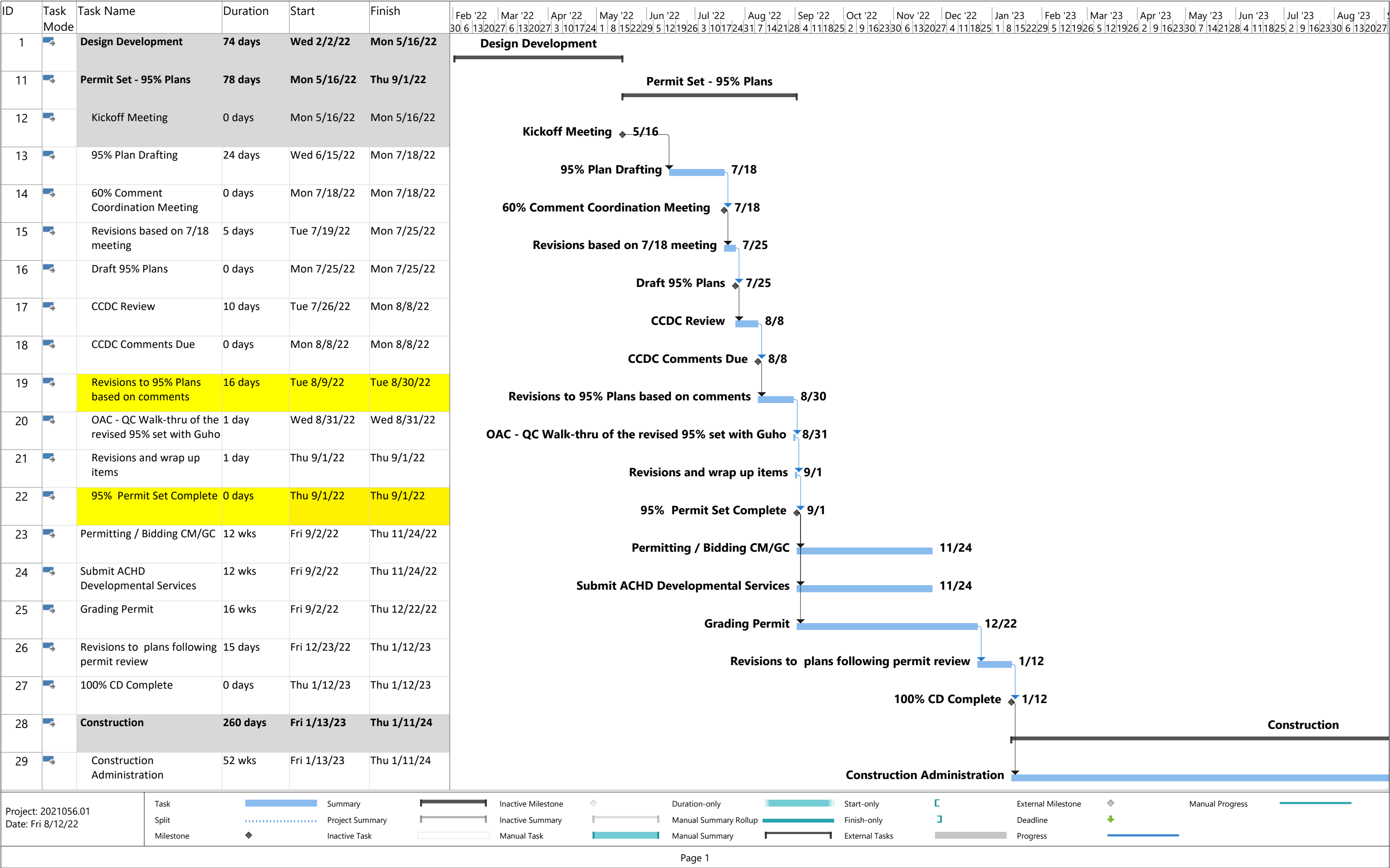
Title: Exhibit A - HDR Additional Scope of Work and Fee Estimate
 By: PTD
 Date: 8/12/2022

Overall Totals	
224	\$ 30,732.00

No.	Task	Dates	Staff	Hours	Rate	Total	Notes
1	Revised Intersection Turning Radius	6/20-6/28	Brett Kohring	20	149	\$ 2,980.00	Investigated revised intersection radius based on ACHD directing us to use SU-40 design truck
			Pierson Dewit	8	204	\$ 1,632.00	
			Ty Mills	12	101	\$ 1,212.00	
			Matthew Blum	8	94	\$ 752.00	
2	Roadway Int revisions for Bike Lane / Sidewalk	7/19-7/25	Ben Focht	24	135	\$ 3,240.00	Held meeting with ACHD - revised intersection layout for each intersection based on new ACHD intersection guidelines
			Pierson Dewit	16	204	\$ 3,264.00	
			Ty Mills	8	101	\$ 808.00	
3	Signal Int revisions for Bike Lane / Sidewalk	7/19 - 7/25	Brett Kohring	12	149	\$ 1,788.00	Signal updates based on revised intersection layout
			Ty Mills	24	101	\$ 2,424.00	
			Pierson Dewit	8	204	\$ 1,632.00	
4	Revising back to original intersection per ACHD email	8/8 - 8/12	Ben Focht	24	135	\$ 3,240.00	Revising back intersection layout per email from Colby GeDeros on 7/25/22
			Pierson Dewit	12	204	\$ 2,448.00	
			Ty Mills	20	101	\$ 2,020.00	
			Brett Kohring	12	149	\$ 1,788.00	
			Matthew Blum	16	94	\$ 1,504.00	

EXHIBIT B - GGLO Additional Scope of Work & Fee Estimate

	Westside				River-Myrtle (RMOB)			Total
Task 581 & 582: Permit Set / 95% Design	PIC (\$280)	PLA (\$170)	Subtotal		PIC (\$280)	PLA (\$170)	Subtotal	
Incorporate additional ACHD intersection revisions into the Contract Documents.	1	3			2	28		
Subtotal Hours	1	3	0		2	28	30	
Subtotal Fee	\$280	\$510	\$790		\$560	\$4,760	\$5,320	\$6,110
Total			\$790				\$5,320	\$6,110
Reimbursable Expenses								\$0
Grand Total								\$6,110





AGENDA BILL

Agenda Subject: Resolution #1785 Approval of an Interagency Agreement with the Ada County Highway District for Street Reconstruction on the Old Boise Blocks on Grove Street		Date: September 12, 2022
Staff Contact: Mary Watson General Counsel Karl Woods Senior Project Manager	Attachments: 1. Resolution #1785 2. Interagency Agreement	
Action Requested: Adopt Resolution #1785 approving and authorizing the execution of an Interagency Agreement with the Ada County Highway District for street reconstruction associated with the Agency's Old Boise Blocks on Grove Street Streetscape Improvement Project.		

Background:

The Agency's construction of its Old Boise Blocks on Grove Street Streetscape Improvement Project includes significant investment in public improvements such as green stormwater infrastructure, new streetscapes, furnishings, street lights, rebuilt roads, canal upgrades, utility upgrades and fiber optic expansion. The existing pavement sections on Grove Street between 6th and 3rd Streets were previously included for rehabilitation in the ACHD 2020 Downtown Boise Implementation Plan (DBIP) project. This ACHD work was scheduled to happen with the Agency's planned streetscape improvements along Grove Street to increase construction efficiencies, reduce costs, and minimize disruptions to business and the public. Per ACHD policies and best practices, these sections of Grove Street will be rehabilitated with new base material and concrete pavement along with the Agency's planned improvements.

The Agency and ACHD staff have negotiated an agreement to share the expense involved in complete reconstruction of Grove Street between 6th and 3rd Streets. The parties are prepared to proceed with the Agency's CM/GC, Guho Corp, handling the reconstruction of the street.

Under the Agreement ACHD will review and approve construction estimates for components related to the ACHD scope of work prior to and after bidding. Once ACHD approves the bid, the bid has been awarded and construction has commenced, they will provide for the inspection of the ACHD project components.

Under the Agreement the Agency will design, bid and award the ACHD components of the project. The components will be constructed in conformance with the project drawings and specifications approved by ACHD. Upon completion of work, the Agency will invoice ACHD for approved construction costs and ACHD will reimburse the Agency.

Fiscal Notes:

The Interagency Agreement will reimburse actual expenses incurred by the Agency up to the not-to-exceed amount of \$1,028,850.

Staff Recommendation:

Staff recommends the Agency Board find it in the best interest of the Agency and the public to approve execution of the Interagency Agreement with ACHD.

Suggested Motion:

I move adoption of Resolution #1785 approving and authorizing the execution of an Interagency Agreement with the Ada County Highway District for street reconstruction associated with the Agency's Old Boise Blocks on Grove Street Streetscape Improvement Project.

RESOLUTION NO. 1785

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 AN INTERAGENCY AGREEMENT BETWEEN THE AGENCY AND THE ADA COUNTY HIGHWAY DISTRICT FOR THE RECONSTRUCTION OF ROADWAY, CURBS, GUTTERS, SIDEWALKS AND GREEN STORMWATER INFRASTRUCTURE ON GROVE STREET BETWEEN 6TH STREET TO 3RD STREET IN BOISE, IDAHO; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; 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 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, Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such

contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties; and

WHEREAS, in cooperation with the Ada County Highway District ("ACHD"), the Agency seeks to make certain transformative improvements and enhancements to Grove Street between 3rd Street and 6th Street, in downtown Boise, to wit: reconstruction of roadway, curbs, gutters, sidewalks, and green stormwater infrastructure; and,

WHEREAS, the existing pavement on sections of the area of Grove Street were previously included for rehabilitation in the ACHD 2020 Downtown Boise Implementation Plan project; and

WHEREAS, ACHD desires that Grove Street between 3rd Street and 6th Street be completely reconstructed with new base material and concrete pavement and that stormwater facilities be replaced; and,

WHEREAS, efficiencies are achieved by allowing the Agency to design and reconstruct the entirety of the ACHD improvements along with the Agency's own improvements to Grove Street and thereafter be reimbursed by ACHD for the material costs of concrete paving, 3/4-inch aggregate base course, excavation and other items that are agreed to be associated with such reconstruction that would have been included in a future project based on the Downtown Boise Implementation Plan, if not for this Agency project; and,

WHEREAS, the Agency and ACHD have determined that it is in the best public interest to enter into an Interagency Agreement, attached hereto as Exhibit A, whereby the Parties agree the Agency's design team will design the aforementioned improvements and include the ACHD project specifications within the Agency project bid package so that ACHD may reimburse for its share of the cost of the work; and

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve the Agreement and to authorize the Agency 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, IDAHO, AS FOLLOWS:

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

Section 2: That the Interagency Agreement, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Agency Executive Director is hereby authorized to enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the September 12, 2022, Agency Board meeting.

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 12, 2022. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on September 12, 2022.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Chair

ATTEST:

BY: _____
Lauren McLean, Secretary

INTERAGENCY AGREEMENT BETWEEN ADA COUNTY HIGHWAY DISTRICT AND
CAPITAL CITY DEVELOPMENT CORPORATION FOR
Reconstruction of Roadway, Curbs, Gutters, Sidewalks and Green Stormwater Infrastructure at
Grove Street, 6th Street to 3rd Street in Boise, Idaho.

THIS AGREEMENT is made and entered into this _____ day of _____, 2022, by and between the ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho (“ACHD”), and the Urban Renewal Agency of Boise, Idaho, also known as CAPITAL CITY DEVELOPMENT CORPORATION, an independent public body, corporate and politic, that is organized and existing under the Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code (“CCDC”).

RECITALS

WHEREAS, ACHD is a single county-wide highway district, a public entity, organized and existing pursuant to Idaho Code Title 40, Chapter 14, as amended and supplemented, with the exclusive jurisdiction, and authority to maintain, improve, regulate, and operate public rights-of-way in Ada County.

WHEREAS, CCDC is an urban renewal agency, a public entity, organized and existing pursuant to Idaho Code Title 50, as amended and supplemented, with the power to undertake and carry out urban renewal projects and related activities within its urban renewal districts.

WHEREAS, Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties.

WHEREAS, CCDC desires to reconstruct curbs, gutters and sidewalks within downtown Boise on **Grove Street, 6th Street to 3rd Street, as depicted in Exhibit A, attached hereto**, (“CCDC PROJECT”).

WHEREAS, ACHD desires **Grove Street, 6th Street to 3rd Street** be completely reconstructed using 9-inches of concrete pavement over 6-inches of 3/4-inch aggregate base course, as the roadway is in need of work and was identified as part of the 2020 Downtown Boise Implementation Plan.

WHEREAS, ACHD is the principal permittee for National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit #IDS-027561 effective February 1, 2013.

WHEREAS, the NPDES MS4 permit requires ACHD to implement and enforce a program to control stormwater runoff from all new development and redevelopment projects resulting in

land disturbance, including asphalt removal or regrading, of 5,000 square feet (ft²) or more, and the use of Green Stormwater Infrastructure (GSI) can meet this Permit requirement by providing onsite stormwater management. The ACHD PROJECT is maintenance work that does not add impervious area nor impact the subbase and therefore does not require additional stormwater facilities.

WHEREAS, ACHD and the City of Boise executed a Master License Agreement on May 24, 2016, which provides a limited license to the City of Boise to regulate and control the size, placement, operation, and maintenance of green stormwater drainage facilities located within and under sidewalks and other areas adjacent to and behind the curb within the public rights-of-way for the purpose of providing safe and effective alternative stormwater drainage systems in the Greater Downtown Boise Area and to improve upon the aesthetics therein, and which limited license sets forth the purposes, powers, rights, objectives, and responsibilities of ACHD and the City of Boise relating to the green stormwater drainage facilities.

WHEREAS, CCDC has offered to design and reconstruct the entirety of **Grove Street, 6th Street to 3rd Street, as depicted on Exhibit A** (“ACHD PROJECT”), provided that ACHD reimburses the material costs of concrete paving, 3/4-inch aggregate base course, excavation and other items that are agreed to be associated with such reconstruction that would have been included in a future project based on the Downtown Boise Implementation Plan, if not for this CCDC project.

WHEREAS, pavement section specifications for the ACHD PROJECT (“PROJECT SPECIFICATIONS”) are 9 inches of concrete paving over 6 inches of 3/4-inch aggregate base course as shown in the attached Exhibit “B”.

WHEREAS, an estimate of the material cost of concrete paving, aggregate base course, excavation, mobilization, and other construction costs associated with the construction of the ACHD PROJECT are attached hereto as Exhibit “C”. ACHD and CCDC agree that actual accepted bid prices will be used to calculate the reimbursement for which ACHD is responsible.

WHEREAS, completion of the ACHD PROJECT will extend the life of CCDC’s investments in the streetscape.

WHEREAS, CCDC is willing to include the PROJECT SPECIFICATIONS within its CCDC PROJECT bid package and obtain a separate construction cost to include the ACHD PROJECT work within its CCDC PROJECT.

NOW, THEREFORE, in consideration of the foregoing premises, mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ACHD and CCDC agree as follows:

1. ACHD RESPONSIBILITIES:

- a. Review and approve the separate construction estimate for the ACHD PROJECT prior to bidding as part of the CCDC PROJECT bid package (which will include the ACHD PROJECT as a separate biddable component).

- b. Review and approve the separate construction estimate for the ACHD PROJECT once the bidding is complete for the CCDC PROJECT bid package (which will include the ACHD PROJECT as a separate biddable component). If ACHD does not approve said estimate, CCDC shall have no obligation to construct any portion of the ACHD PROJECT, and ACHD shall have no obligation to reimburse CCDC for the construction of any portion of the ACHD PROJECT.
- c. Provide for the inspection of the ACHD PROJECT, including all related road, sidewalk and storm drain components applicable to the CCDC PROJECT.
- d. Provide payment to CCDC after bid acceptance and any construction change order costs that relate to the ACHD PROJECT in accordance with Section 3, PAYMENT, below, for the construction of the ACHD PROJECT. ACHD will not be responsible for added costs not related to the ACHD PROJECT. The final payment(s) will reflect the low bid ACHD-approved amount and any change orders that affect the ACHD PROJECT approved by ACHD.

2. CCDC RESPONSIBILITIES:

- a. Provide for design, bidding, and award of the ACHD PROJECT as a component of the CCDC PROJECT.
- b. Provide for construction of the ACHD PROJECT in accordance with the PROJECT SPECIFICATIONS.
- c. Call ACHD-identified staff two (2) weeks prior to beginning CCDC PROJECT work, which is estimated to begin in February 2023.
- d. Provide for the inspection of the CCDC PROJECT.

3. PAYMENT:

- a. CCDC shall provide the awarded construction contract, including bid item prices, to ACHD, which will be used to find the sum ACHD is to pay based on the material estimates in Exhibit C.
- b. CCDC shall invoice ACHD for construction costs related to the ACHD Project based on the actual construction costs as submitted by CCDC's contractor for ACHD PROJECT items. CCDC shall submit to ACHD an invoice for each invoice CCDC receives from CCDC's contractor.
- c. ACHD shall make payments to CCDC within thirty (30) days of receiving the invoice; provided, however, that if ACHD disputes or disapproves any amount or the awarded construction contract, the undisputed or approved amount shall be paid, and the Parties shall exert cooperative efforts to resolve the disputed or disapproved amount as soon as practicable.

- d. CCDC shall provide to ACHD all information provided by CCDC's contractor, including sufficient proof of payment to all contractors, subcontractors, or material supplies that provided services or materials in the construction of the ACHD PROJECT up to the date of the invoice.
- e. CCDC shall provide all construction change order requests and information provided by CCDC's contractor. In the event of a construction change order, ACHD and CCDC shall review the change order and jointly decide the percentage of responsibility of each party. In most cases ACHD would be fully or partially responsible for change orders required for asphalt paving such as the removal and replacement of unsuitable subbase material, or as part of the ACHD PROJECT. ACHD shall include such change order costs in the ACHD payments; provided, however, that if ACHD disputes or disapproves any requested payment amount, the undisputed or approved amount shall be paid, and the Parties shall exert cooperative efforts to resolve the disputed or disapproved amount as soon as practicable.

4. ADDITIONAL PROVISIONS:

- a. In accordance with Idaho Code § 67-2332, the purposes, powers, rights, and objectives of each of the parties are as set forth in the Recitals above. Each of the Recitals above is incorporated into the body of this Agreement.
- b. Each of the exhibits referenced herein is incorporated into the body of this Agreement.
- c. ACHD's approval will be required for any change order affecting the ACHD PROJECT.
- d. Prior to commencement of work by the contractor(s), the parties will, together with the contractor(s), inspect the ACHD PROJECT site for the purpose of reviewing the site to locate and note any unstable areas and resolve any items of concern or misunderstanding.
- e. It is anticipated that the term of this Agreement shall expire by September 30, 2023 or whenever each party's obligations are complete, whichever is later. CCDC's warranty obligations pursuant to the ACHD Policy Manual shall survive the termination of this Agreement. Neither party may terminate this Agreement without the prior written consent of the other party.
- f. CCDC hereby indemnifies and holds ACHD harmless from and against any and all claims or actions for loss, injury, death, damages, and mechanics and other liens, arising out of the failure or neglect of CCDC, CCDC's employees, contractors, and agents, in connection with its activities under this Agreement and the exercise of any privileges or performance of any obligations of CCDC hereunder, and including any attorney fees and costs that may be incurred by ACHD in defense of such claims or actions indemnified against by CCDC hereunder, but only to the extent caused by the negligent acts or omissions of CCDC, or CCDC's employees, contractors, and agents. For claims or actions arising out of failures or neglect occurring during the term of this Agreement, CCDC's obligations pursuant to this section shall survive the termination of this

Agreement. This duty to defend, indemnify, and hold harmless is subject to the limitations of Idaho law, including Article VIII, Section 4, Idaho Constitution and Idaho Code Title 6, Chapter 9 (the Idaho Tort Claims Act), and to any other limitations set forth in the Agreement.

- g. ACHD hereby indemnifies and holds CCDC harmless from and against any and all claims or actions for loss, injury, death, damages, and mechanics and other liens, arising out of the failure or neglect of ACHD, ACHD's employees, contractors, and agents, in connection with its activities under this Agreement and the exercise of any privileges or performance of any obligations of ACHD hereunder, and including any attorney fees and costs that may be incurred by CCDC in defense of such claims or actions indemnified against by ACHD hereunder, but only to the extent caused by the negligent acts or omissions of ACHD, or ACHD's employees, contractors, and agents. For claims or actions arising out of failures or neglect occurring during the term of this Agreement, ACHD's obligations pursuant to this section shall survive the termination of this Agreement. This duty to defend, indemnify, and hold harmless is subject to the limitations of Idaho law, including Article VIII, Section 4, Idaho Constitution and Idaho Code Title 6, Chapter 9 (the Idaho Tort Claims Act), and to any other limitations set forth in the Agreement.
- h. This Agreement may not be enlarged, modified, amended, or altered except in writing signed by both of the parties hereto.
- i. All signatories to this Agreement represent and warrant that they have the power to execute this Agreement and to bind the agency they represent to the terms of this Agreement.
- j. Should either party to this Agreement be required to commence legal action against the other to enforce the terms and conditions of this Agreement, the prevailing party shall be entitled to reasonable attorney fees and costs incurred in said action.
- k. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement shall be instituted only in the courts of the State of Idaho, County of Ada.
- l. This Agreement shall be binding upon and inure to the benefit of the personal representatives, heirs and assigns of the respective parties hereto.
- m. Nothing in this Agreement shall be construed to be an indebtedness or liability in violation of Article VIII, Section 3 of the Idaho Constitution.
- n. The validity, meaning, and effect of this Agreement shall be determined in accordance with the laws of the State of Idaho.
- o. This Agreement and any exhibits hereto constitute the full and entire understanding and agreement between the parties with regard to the transaction contemplated herein, and no party shall be liable or bound to the other in any manner by any representations, warranties, covenants and agreements except as specifically set forth herein.

- p. The promises, covenants, conditions, and agreements herein contained shall be binding on each of the parties hereto and on all parties and all persons claiming under them or any of them; and the rights and obligations hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.
- q. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.
- r. The failure of a party to insist on the strict performance of any provision of this Agreement or to exercise any right or remedy upon a breach hereof shall not constitute a waiver of any provision of this Agreement or limit such party's right to enforce any provision or exercise any right. No acknowledgments required hereunder, and no modification or waiver of any provision of this Agreement or consent to departure therefrom, shall be effective unless in writing and signed by ACHD and CCDC.
- s. The headings used in this Agreement are used for convenience only and are not to be considered in construing or interpreting this Agreement.
- t. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same.
- u. The parties hereto agree that nothing herein contained shall be construed to create a joint venture, partnership, or other similar relationship which might subject any party to liability for the debts and/or obligations of the others, except as otherwise expressly agreed in this Agreement.
- v. Time shall be of the essence for all events and obligations to be performed under this Agreement.

IN WITNESS HEREOF, the parties hereto have executed this Agreement on the day and year herein first written.

ATTEST:	ADA COUNTY HIGHWAY DISTRICT
By:	By:
Name: Bruce Wong Title: Director	Name: Mary May Title: President, Board of Commissioners
ATTEST:	CAPITAL CITY DEVELOPMENT CORPORATION
By:	By:
Name: Mary Watson Title: CCDC General Counsel	Name: John Brunelle Title: Executive Director

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2022 before me, a notary public in and for said state, personally appeared MARY MAY and BRUCE WONG, PRESIDENT of the ADA COUNTY HIGHWAY DISTRICT BOARD OF COMMISSIONERS and DIRECTOR of the ADA COUNTY HIGHWAY DISTRICT, respectively, and known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said highway district.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho
My commission expires:

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2022, before me, the undersigned, personally appeared JOHN BRUNELLE, EXECUTIVE DIRECTOR of the CAPITAL CITY DEVELOPMENT CORPORATION, and known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho
My commission expires:

Exhibit “A”

**DEPICTION OF THE OF GROVE ST, 6TH STREET TO 3RD STREET PROJECT
AREA SHOWING THE CCDC PROJECT AREA AND THE ACHD PROJECT
AREA**

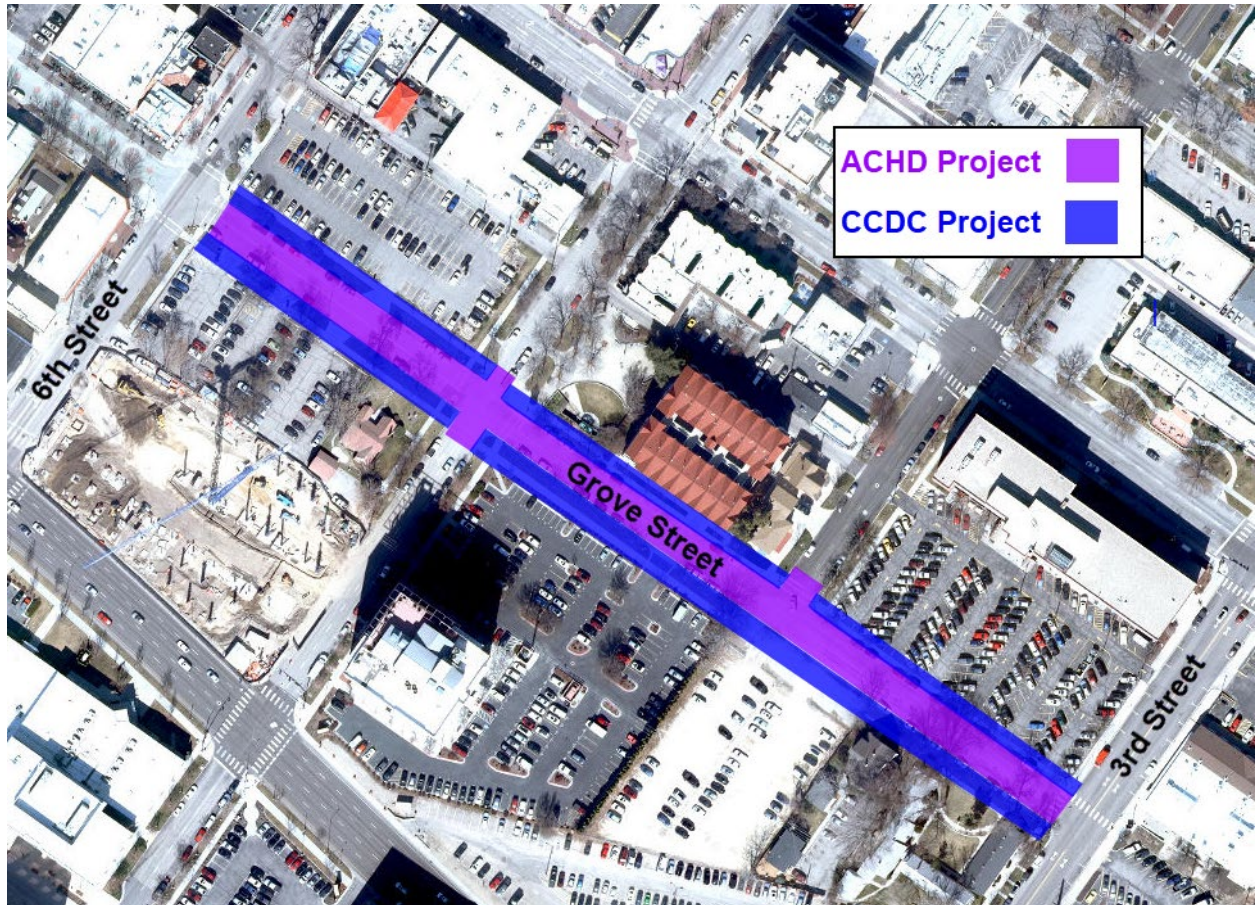
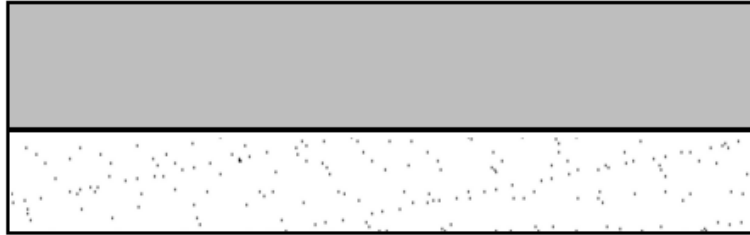


Exhibit “B”

TYPICAL SECTION FOR WHICH ACHD SHALL REIMBURSE RELATED COSTS

Grove Street between 6th Street and 3rd Street



9" Concrete Pavement
Conforming to ACHD
Standards

6" 3/4-inch Aggregate Base
Course Conforming to
Section 802, Latest ISPWC

Note: Base Course compaction to exceed 95% ASTM D-698

Exhibit “C”

ESTIMATED ACHD PROJECT COSTS

Item	Unit	Quantity	Unit Cost	Total
Excavation	CY	2,220	\$ 30.00	\$ 66,600
Concrete Paving	SY	5,320	\$ 135.00	\$ 718,200
3/4-inch Aggregate Base Course	TON	1,550	\$ 35.00	\$ 54,250
Soft Spot Repair with Granular Subbase	CY	200	\$ 65.00	\$ 13,000
Subtotal				\$ 852,050
5% Contingency				\$ 42,602.50
Sub Total with Contingency				\$ 894,652.50
10% Mobilization				\$ 89,465.25
5% Traffic Control & Misc. Construction Costs				\$ 44,732.63
Estimated Total				\$ 1,028,850



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V. ACTION ITEMS



AGENDA BILL

Agenda Subject: 1744 W Main St. – West End Food Hub - Type 1 Participation Agreement Designation		Date: September 12, 2022
Staff Contact: Kevin Holmes Project Manager	Attachments: 1) Site Map 2) Renderings 3) Public Improvement Plan	
Action: Review the West End Food Hub as a project eligible to utilize the Type 1 One Time Assistance Participation Agreement and direct staff to continue negotiating a final agreement with 1744-1746 W Main Street BOI LLC for future board approval.		

Background:

The West End Food Hub project is an interior and exterior renovation of an existing vacant building located in the Westside District at 1744 West Main Street. Los Angeles based developer group 1744-1746 W Main Street BOI, LLC plans to renovate the space into a commercial kitchen with 15 individual spaces for lease to separate restaurant owners. Each 200-300 square foot space will have all the necessary kitchen equipment already installed and will allow tenants to prepare food for delivery with lower overhead costs than a conventional restaurant would entail. All prepared food will be delivered and there is no on-site dining or takeout planned. The owners have entered into a shared parking agreement with the New Life Apostolic Church next door to utilize parking spaces for delivery driver pick-up and for kitchen staff parking.

The building is adjacent to three other CCDC projects– the recently completed 17th and Main Transit Station, the 17th and Main renovation and streetscape improvements of the building next-door, and The Martha located across the alley to the north. In alignment with area plans to enhance walkability and support a mix of land uses, the developer intends to improve the quality of the built environment through exterior renovations and streetscape improvements. The existing “Creamer” sign atop the building will be kept and refinished, retaining the building’s link to it’s historical use.

The project’s planned public improvements include sidewalk repair and upgrades, installing a new streetlight, and upgrades to an electrical transformer. 1744-1746 W Main Street BOI, LLC has requested assistance for these eligible expenses through CCDC’s Type 1 Participation Program. The developer estimates the total of these costs to be \$54,000. Type 1 projects are eligible for reimbursement of 100% of public improvement costs up to \$200,000, and subject to Board approval.

While the Type 1 Program does not require scoring for participation, this project addresses several urban design elements encouraged by the Agency, including:

- activation of a disinvested site through reuse of an existing building,
- providing space for local businesses,
- improving the pedestrian experience with improved streetscapes,
- encouraging active transportation through shared parking and not creating new surface parking,
- and facilitating engagement between public and private space with human-scaled ground floors, glazed facades abutting the sidewalk, and prominent entries fronting the street.

Total development costs for this project are estimated to be approximately \$2.3 million and the finished project will host an estimated 50 permanent jobs.

The project received City of Boise approval in May 2022. Due to the scope of work being primarily limited to internal renovations and the repair and replacement of existing streetscape features, a full Design Review application and approval was not required. Design Review staff at the City reviewed and approved of all improvements through a building permit submittal. Internal renovations have begun, and external work is planned to commence in the fall.

The West End Food Hub meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the Westside District Plan.

Project Summary:

- 1744 W Main Street
- 6,000 square foot commercial space
- \$2.3 million Total Development Costs
- \$54,000 Estimated Eligible Expenses
- No new surface parking
- 15 individual kitchen spaces with 50 permanent jobs

Timeline:

- Sept 2021 – Design Review Approval
- June 2022 – PP Application to CCDC
- Sept 2022 – Type 1 Designation
- Fall 2022 – Type 1 Agreement Approval
- Fall/Winter 2022 – Project complete, CCDC reimburses Eligible Expenses

Fiscal Notes:

The project has estimated Eligible Expenses of \$54,000. CCDC's 2022 CIP budget in the Westside District includes Type 1 Streetscape Reimbursements sufficient to fund these improvements.

Staff Recommendation:

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

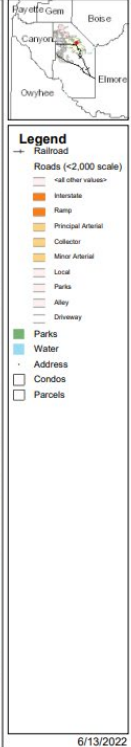
Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with 1744-1746 W Main Street BOI, LLC for future board approval.

Attachment #1 – Site Map

Ada County Assessor

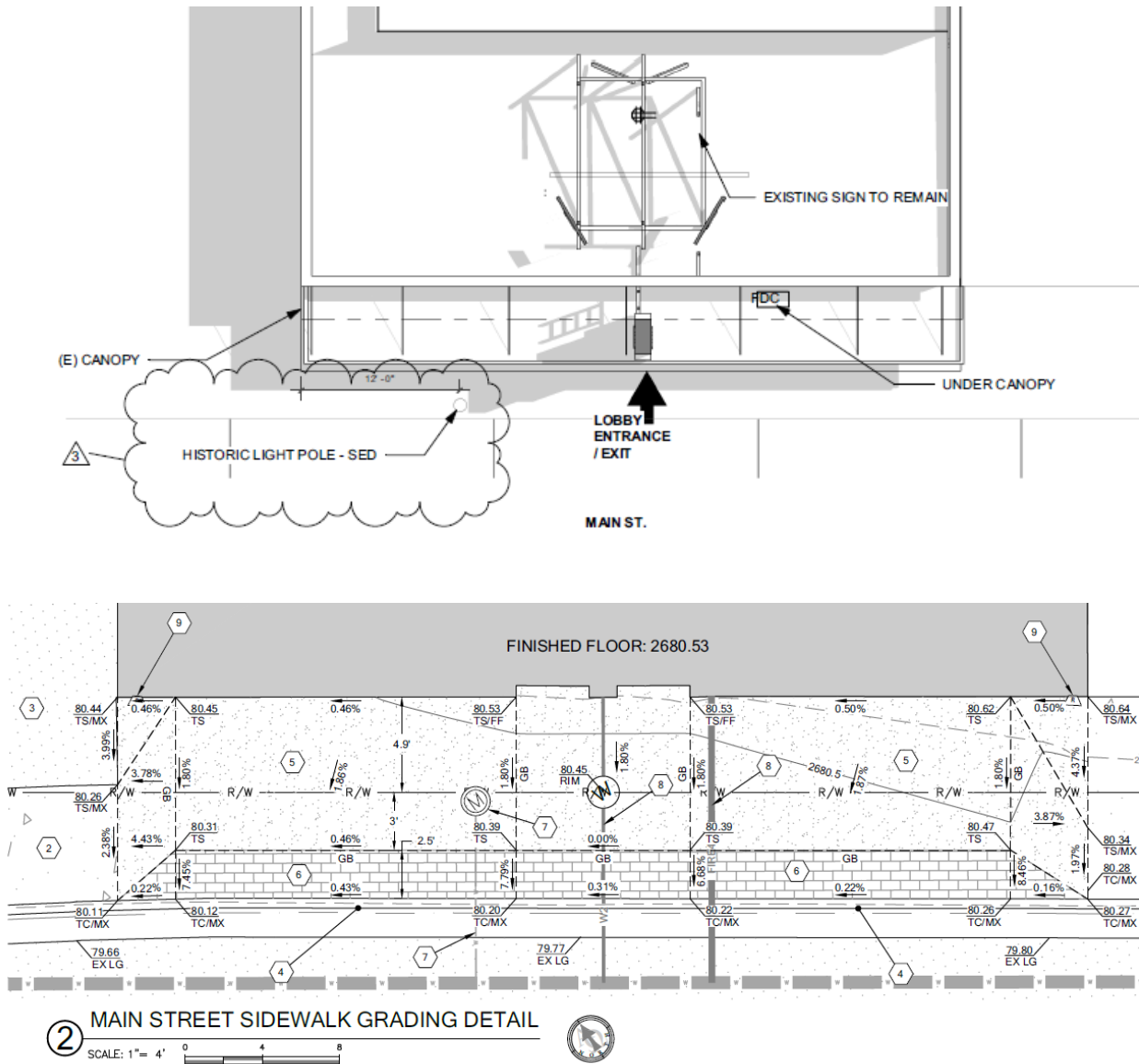
This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Attachment #2 – Rendering



Attachment #3 – Public Improvement Plan





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AGENDA BILL

Agenda Subject: 2742 W Fairview Ave– The Avens - Type 2 Participation Agreement Designation		Date: September 12, 2022
Staff Contact: Kevin Holmes, Project Manager	Attachments: 1) Site Map 2) Images and Rendering 3) Public Improvement Plan	
Action Requested: Designate the Avens as a project eligible for General Assistance Participation and direct staff to negotiating a Type 2 Agreement with MW Avens, LLC for future board approval.		

Background:

The Avens is a planned mixed-use development comprised of two connected buildings with a total of 187 residential units and approximately 10,000 square feet of commercial space. The project encompasses 1.9 acres at the northwest corner of Fairview Avenue and 27th Street and lies within the 30th Street Urban Renewal District.

This mixed-use project is being developed by Roundhouse, a Boise-based developer of residential and mixed-use projects with a proven track record of successful partnership with the Agency. Roundhouse owns and operates approximately 6,500 apartment units across the Mountain West, with 2,000 of those units located in Boise. Most recently, the company has partnered with the Agency on The Fowler and The Hearth, two comparable projects located in the River-Myrtle / Old Boise District.

The Avens is comprised of two buildings connected by a two-story “amenity bar” which includes a lobby, community room, co-working space, fitness center, spa, amenity deck, and sport courts. The southern building is six-stories and will have a 10,000 square foot childcare center on the ground floor with apartments above. On-site parking for the project includes 190 parking stalls on the first two stories of the northern building, with five-stories of apartments above.

The project will have 187 total residential units, with 20 studios, 103 1-bedrooms, and 64 2-bed units. The majority of these will be market rate rentals though eleven are reserved for low-income or very-low-income qualified residents. The project will be Passive House certified which, similar to a LEEDS certification, is an internationally recognized accreditation that utilizes high quality building materials, architectural features, and building design principles to deliver a level of energy efficiency not obtainable through typical building techniques. Ultimately this results in a more comfortable environment for building residents and lower energy costs for the life of the project.

The project received Design Review approval in June of this year and the developer plans to begin construction this November with an estimated completion of fall 2024.

The public improvements eligible for CCDC funding include the construction of a new leg of 28th Street connecting Main St and Fairview Ave along the western edge of the project site. Eligible expenses associated with this new street include the roadway itself, sidewalks, and streetscapes to include street trees, streetlights, suspended paving systems, and landscaping. Similar pedestrian and streetscape improvements will be installed along the existing frontages of Fairview Ave and 27th St. The combined road and streetscape costs estimated for all frontages are \$1.1 million. Utility upgrades and expansion work includes upgrading and undergrounding power, new water, sewer, and fiber lines, and the relocation of a stormwater main. These new or expanded facilities are estimated to cost \$1.3 million.

The northwest corner of the property is the planned site of a new sewer lift station, a key component of a future City of Boise Public Works Department project to upgrade the sewer infrastructure in the area. The Agency has identified this project in our Capital Improvement Plan and anticipates partnering with the City on this critical improvement in the coming months as it will be required to serve this project, as well as multiple other forthcoming projects in the immediate region. Roundhouse is in the process of dedicating the necessary easements and their planned sewer improvements in 28th Street will provide the connections to the south for neighboring properties to connect.

Roundhouse has requested designation for CCDC's Type 2 Participation Program, which is scored based on ten urban design categories. Preliminary review of the project scorecard shows that it will score approximately 230 points putting it in the - Level A Reimbursement category. Level A scoring allows the project to receive 80% of its tax increment generated for up to four years. This project meets the requirements of the Type 2 Program and promotes CCDC and City objectives to bring more sustainably focused affordable housing options to downtown Boise.

Project Summary:

- 2742 W Fairview Ave
- 187 residential units, 11 income-restricted units
- 10,000 square foot childcare facility
- \$80 million Total Development Costs
- \$2.4 million Estimated Eligible Expenses
- Passive House certified

Timeline:

- June 2022 – Design Review Approval
- July 2022 – Applied for Participation
- TODAY – Type 2 Designation
- Fall 2022 – Type 2 Agreement Approval
- November 2022 – Construction begins
- Fall 2024 - Construction complete and CCDC reimburses approved expenses

Fiscal Notes:

The project has estimated Eligible Expenses of approximately \$2.4 million. Based on CCDC's Tax Increment generation equation, CCDC estimates that the project will generate \$500,000 annually beginning in FY 2025. The reimbursement for Eligible Expenses will be 80% this number annually approximately \$400,000 until the not-to-exceed amount in the contract has been met or the four-year reimbursement term has finished.

Staff Recommendation:

Direct the Agency to negotiate a Type 2 Participation Agreement for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with MW Avens, LLC for future board approval.

Attachment #1 – Site Map



Attachment #2 – Renderings

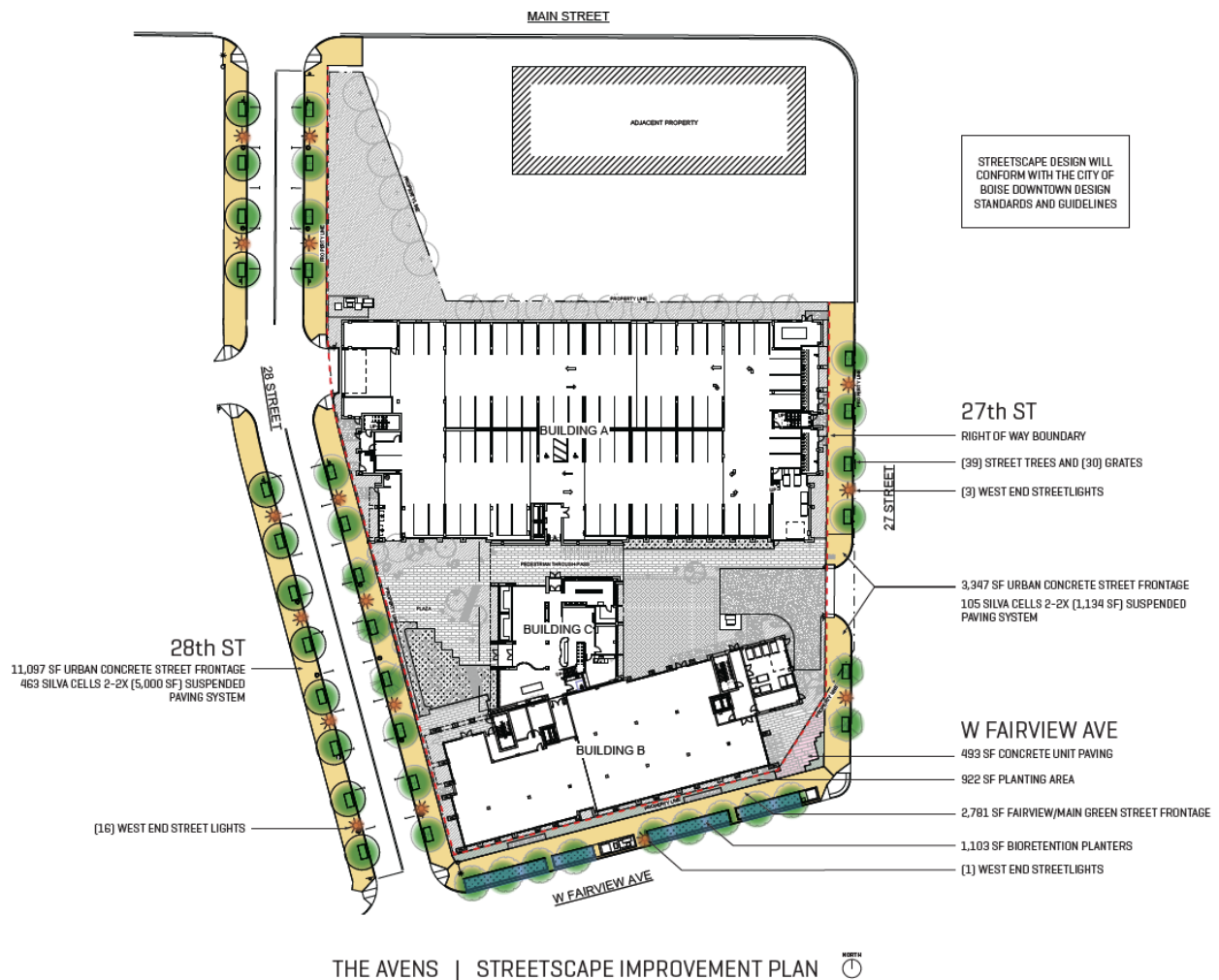


PROPOSED VIEW OF SITE LOOKING SOUTH-WEST, S 27TH ST



PROPOSED VIEW OF SITE LOOKING NORTH-EAST, W FAIRVIEW AVE & S 28TH ST

Attachment #3 – Public Improvement Plan





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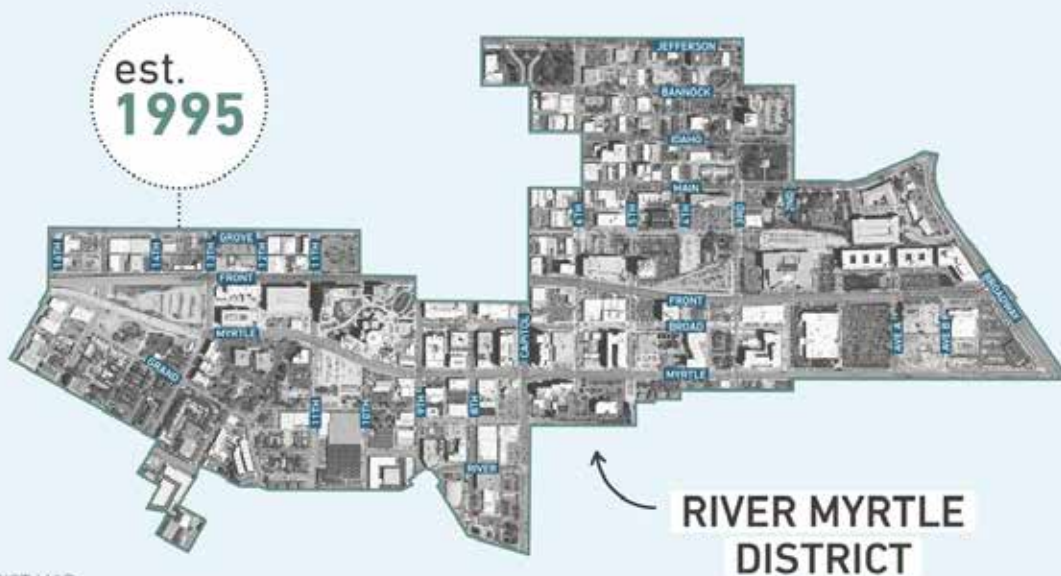


DATE: September 12, 2022
TO: Latonia Haney Keith, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES



DISTRICT MAP



Economic Development

5th & Front Streets - Hotel and Parking Garage - PP Type 3, 5: Installation of the public art piece approved for reimbursement, "Pale Blue Dot," delayed due to unforeseen fabrication requirements. The Agency is investigating options for amending the agreement to extend the deadline. *Project Lead: Alexandra Monjar*

CW Moore Park Improvements – PP Type 4 Partnership with Boise Parks: This partnership with Boise City Parks and Recreation will provide upgrades to CW Moore Park. The Agency is working with Parks to help fund the improvements, not to exceed \$200,000. The Board approved the project in March for T4



Agreement Designation. Staff is preparing the final agreement for approval in September. *Project Lead: Karl Woods*

US Assay Office Pathway & Landscaping- 210 W Main St - PP

Type 1: Landscaping and historical improvements on the US Assay Office. The Board approved an agreement in August and work expected to commence within the next six months. *Project Lead: Kevin Holmes*

The Broadstone Saratoga - 1201 W Grove St - PP Type 4: The Agency received an application for a Type 4 partnership on a 334-unit mixed-use development with 377 parking spaces and ground floor retail. With \$100M in total development costs, the Agency expects \$1.3M reimbursement for alley improvements, streetscapes, and utility work. The project coordinates overlapping public improvements with Linen Blocks on Grove Street capital project between 12th and 13th Streets. *Project Lead: Kevin Holmes*

Infrastructure

“Rebuild 11th Street Blocks” - Redevelopment of the 11th Street Corridor - State Street to Grove 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*

RMOB Closeout Inventory and Analysis: This project will identify locations where streetscape infrastructure repairs or upgrades needed to address minor deficiencies, deterioration or hazards within the streetscapes of existing rights-of-way. CCDC contracted with Stack Rock Group to perform the district-wide assessment of current conditions and to identify locations in need of improvements. Locations identified through this effort will be prioritized to inform the programming of closeout project work prior to RMOB sunset. *Project Lead: Zach Piepmeyer*

Mobility

5th St & 6th St Two-Way Conversion: CCDC is assisting the City of Boise with this high-priority project to convert the two existing one-way corridors to two-way vehicle travel. ACHD previously conducted feasibility studies, performed a concept analysis, and initiated final design work prior to putting the project on-hold in early 2019. CCDC will assist the City by managing the remainder of Final Design, agency approval and construction processes. CCDC will enter a Cost Share Agreement with ACHD to complete design, outreach and construction work for portions of these corridors located outside of URD boundaries. The City and CCDC will present a proposed project approach to the ACHD Commission at a Joint City/ACHD meeting on September 22, 2022. Staff anticipates consultant final design work to begin fall 2022. *Project Lead: Zach Piepmeyer*

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. CCDC will incorporate traffic signal improvements in the 5th & 6th Two-Way Conversion project as listed above. *Project Lead: Zach Piepmeyer*

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

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.



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 2020. The 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. The Board approved the ranking of Guho Corp. as the selected Construction Manager/General Contractor (CM/GC) for the project at the April Board meeting. Stakeholder meetings are complete, and the project presented to City Council in July 2021. CCDC received a draft memo from the City, which proposed tasks and a road map to gain design review approval for the project. CCDC has responded to the memo. CCDC submitted a DR package for review on March 4 and met with the City on April 11 to discuss the submittal. CCDC received a letter regarding the submittal on April 15 and had a follow-up meeting with the City on April 25. CCDC revised and resubmitted the drawings on June 10, 2022. Preliminary comments received and CCDC has worked with the City and ACHD to gain approval of a City directed curbless street design. CCDC is awaiting official Design Review comments from the City. *Project Lead: Karl Woods*

Linen Blocks – West 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 project 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 submitted a Design Review application to the City in December 2021. GGLO plans to have a completed design by December 2022. The Board approved Guho Corp. as the selected CM/GC for the project at the October 2021 Board Meeting. Guho anticipates starting construction November 2022 with an advanced sewer package with construction of the full improvements to follow in 2023. *Project Lead: Amy Fimbel*

Boise Canal Multi-Use Pathway - 3rd Street to Broadway: As identified in the recently adopted 2022 City of Boise Pathway Master Plan and the 2020 Old Boise Blocks Visioning Report, this project anticipates constructing a non-motorized, multi-use pathway generally aligned with the Grove Street corridor, connecting 3rd Street to Broadway Avenue at the recently installed enhanced pedestrian crossing to Dona Larsen Park. Because no continuous public right-of-way exists within which to construct the pathway, close coordination and cooperation with property owners will be essential. CCDC has initiated preliminary discussions with property owners and agency partners. CCDC selected The Land Group to assist with design and construction administration services through a competitive RFQ process. Consultant design work anticipated to begin fall 2022. *Project Lead: Zach Piepmeyer*

Fulton Street Improvements - 9th Street to Capitol Blvd: This project will improve Fulton Street between 9th Street and Capitol Boulevard. CCDC selected The Land Group to perform consultant design services for the project. CCDC completed public outreach on the draft alternatives in February 2022 with selection of a preferred alternative by Boise City Council at a Work Session on April 5, 2022. The Board approved a task order with The Land Group for Final Design and Services during Construction at the May 2022 Board meeting. Final Design services to be completed by January 2023 with construction beginning early spring 2023. The project consultant team submitted a Design Review Application to the City of Boise in late June 2022. *Project Lead: Zach Piepmeyer*

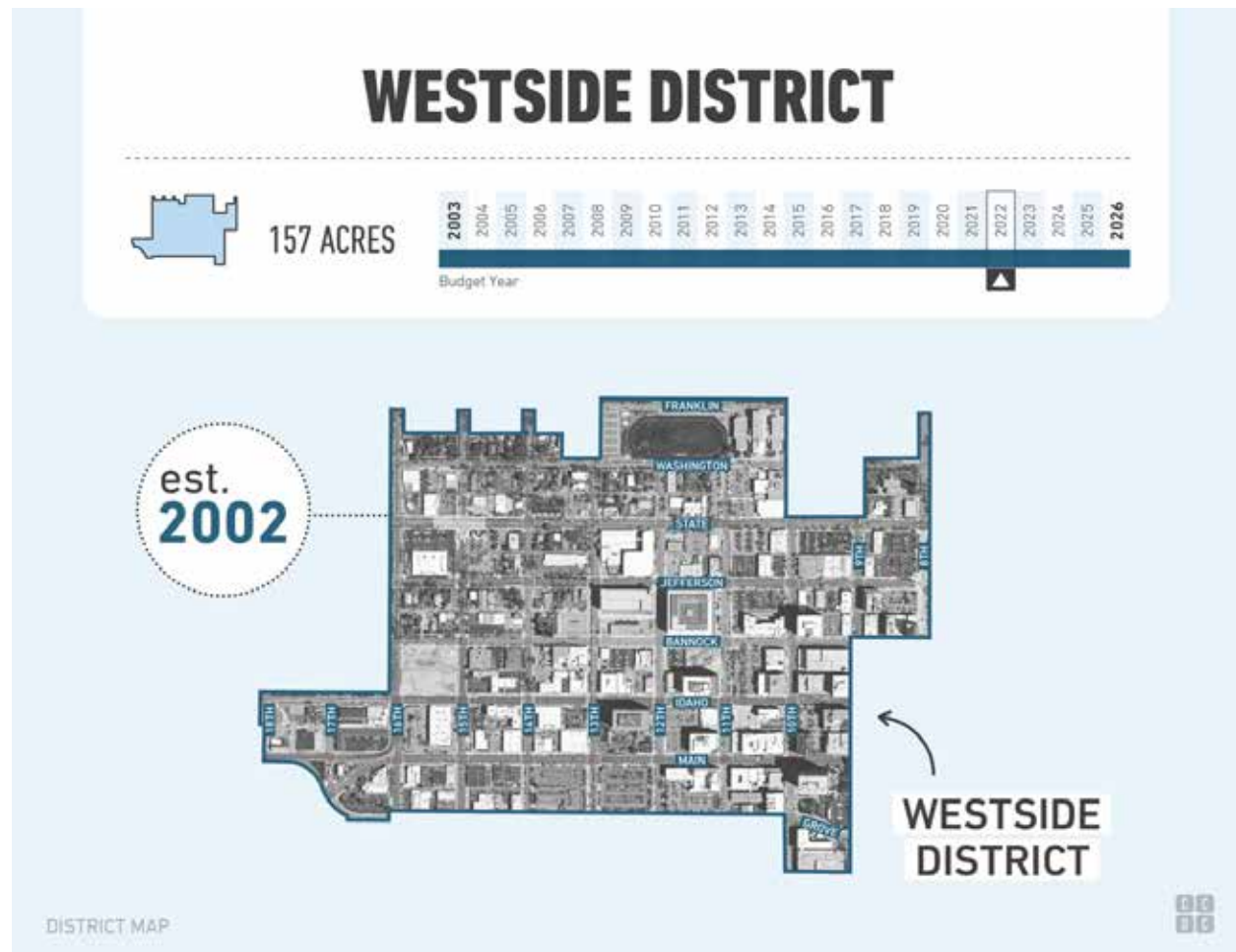
521 W Grove St. Public Space

This project will develop an Agency-owned parcel at 521 W. Grove Street into a public space that celebrates the neighborhood's multi-cultural history, provides additional event space to support street festivals on the adjacent Basque Block, and catalyzes placemaking with adjacent private investment and overall neighborhood investment strategy. Project in collaboration with Boise Parks, which will assume ownership, operation and maintenance. An RFQ issued to select the team for the project. RFQ responses are due on September 7. *Project Lead: Karl Woods*

Special Projects

ROMOB 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. Fabrication of the sculpture is complete and Arts & History has decided to store the sculpture until the completion of the Ovation Apartment construction to avoid potential damage to the sculpture. *Project Lead: Karl Woods*

703 S 8th Street - Property Acquisition: This parcel, owned by the Merrill Family Trust was offered for sale through a closed bid auction in June 2022. Considering its location on a block otherwise owned by the City of Boise and the civic and cultural amenities nearby, the Agency submitted an offer to purchase with the intention of transitioning the parcel to the City of Boise. The Agency Board approved the Purchase and Sale Agreement for this property at its July meeting, then reviewed and approved an appraisal to continue with acquisition the property on August 24, 2022. The Agency expects to close on the property on September 9. The next step will be to work with the City of Boise to transfer the property. *Project Lead: Alexandra Monjar*



Economic Development

9th and Bannock Streets Geothermal Repairs - Type 4 Partnership with Boise City: This partnership with the City will provide upgrades to the City of Boise's geothermal system adjacent to the intersection of 9th & Bannock Streets. The Agency is working with Public Works Engineering to help fund the geothermal upgrade costs, not to exceed \$250,000. The Board approved the T4 Agreement on February 14, 2022. Construction is underway on the project. *Project Lead: Karl Woods*

1721 W Idaho Street - The Martha - Agency-Owned Property: The Agency negotiated a Disposition and Development Agreement with SMR Development LLC as approved at its July 12, 2021 Board Meeting. In accordance with the terms of the Agreement, sale of the property closed on October 15, 2021 and the project is under construction, with the frame and roof now complete. The Developer worked with Surel's Place to select Laurel Rau to create a mural, the concept which was approved by the Board August 8, 2022. The Mural will be painted in early September and overall project completion expected Spring 2023. *Project Lead: Alexandra Monjar*



Block 68 Catalytic Redevelopment Project: At its December 2021 meeting, the Board selected Edlen & Company's proposal for disposition of Agency owned property at 1010 W. Jefferson Street and 421 N. 10th Street through a competitive RFP process and approved the Agreement to Negotiate Exclusively (ANE) with the developer in March 2022. The Agency and developer are negotiating terms for two Disposition and Development Agreements (DDA) - one for the Mixed-Use Residential & Mobility Hub Project on Block 68 South involving disposition of 1010 W Jefferson St, and one for the Workforce Housing Project on Block 69 North involving a land exchange of 421 N 10th St for a portion of Block 69 N and the Agency's subsequent disposition of the exchanged properties. The Agency and YMCA have executed this Land Exchange Agreement, with the transaction contingent upon conditions included in the forthcoming DDAs. Work on DDA drafts is ongoing and the developer has begun initial due diligence. The Agency anticipates requesting Board approval of the DDAs at the Board's October 10, 2022 meeting. *Project Lead: Alexandra Monjar*

1010 W Jefferson Street - 10Ten Building - Agency Owned Property: McAlvain companies will be using 60 parking spaces for staging items for Rebuild 11th Street Blocks, as well as using a small office space on the second floor for a construction field office. Atlas will be conducting **site walks for the demo inspection in September**. No significant maintenance items to report. *Project Lead: Amy Fimbel/ Aaron Nelson*

421 N 10th Street - Agency Owned Property: As of May 30, 2022 the building has no tenants, all signage has been removed. Touch up painting completed to make the exterior more presentable. The parking space lines repainted as of June 23, and the Car Park is managing and monitoring the lot. *Project Lead: Aaron Nelson.*

1700 W Main Street - Rock Hard Granite Renovation - PP Type 1: Approval of the final agreement for this commercial building renovation occurred in February and some demolition has begun. The developer is working through final permitting with the City of Boise and expected completion date is not TBC. *Project Lead: Alexandra Monjar*

1744 W Main Street - West End Food Hub - PP Type 1: The Agency received an application for Type 1 assistance for public streetscape improvements related to the conversion of an existing building into a food kitchen with 15 individual kitchen areas serving take-out and delivery orders. The Board at the September 2022 meeting will consider this project for Designation. *Project Lead: Kevin Holmes*

Infrastructure

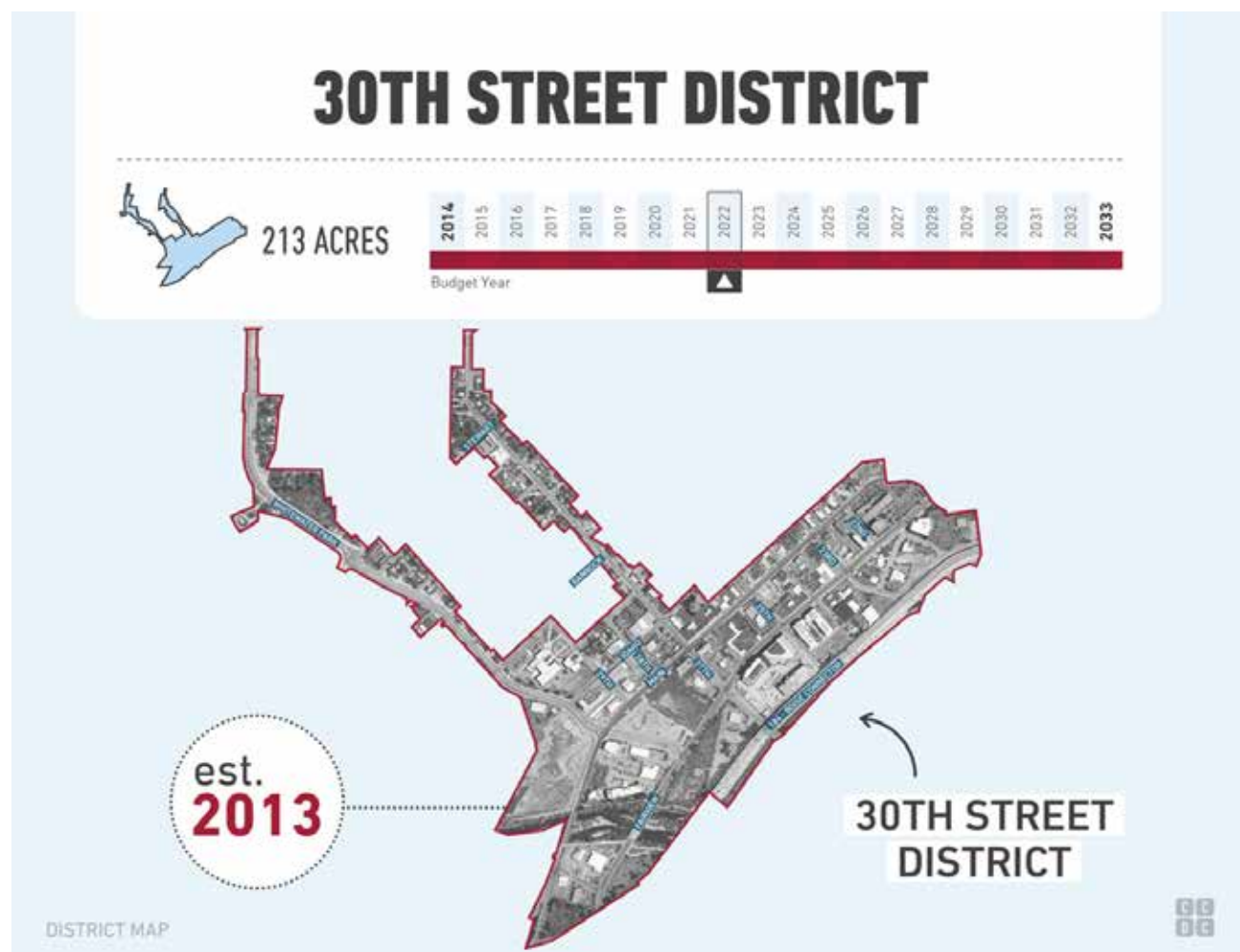
"Rebuild 11th Street Blocks" - Redevelopment of the 11th Street Corridor - State Street to Grove Street: This project combines the installation of bikeway infrastructure with streetscape improvements to realize plans by the City and ACHD for 11th Street as a corridor that prioritizes cyclists, pedestrians, 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 Street to River Street. ACHD completed the design of bikeway facility improvements for 11th Street from Heron Street to State Street, 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 underground Boise City Canal Bridge crossing on 11th Street. Jensen Belts Associates lead the design effort and McAlvain Construction Companies is the Construction Manager/General Contractor (CM/GC). Construction started June 2022. *Project Lead: Amy Fimbel*

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 & 16th Streets. 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 sidewalks, street trees, furnishing zones, and suspended pavement systems (Silva cells) for tree root growth and storm water retention. The project also anticipates green stormwater infrastructure features in the form of bioretention planters and a landscaped median at select locations throughout the project area. CCDC anticipates a Type 4 participation agreement with the City of Boise for landscaping within the bioretention planters and potential landscaped median features between 12th and 14th Streets. ACHD bid this project in August but rejected all bids due to high pricing. ACHD will re-bid the project in the fall and will extend the construction duration from spring 2023 into summer 2024. *Project Lead: Zach Piepmeyer*

1110 W Grove St - Renegade Hotel - PP Type 4: The Agency has been in communication with Hendricks Commercial Properties to coordinate streetscape and infrastructure improvements as part of the Linen Blocks on Grove Street and Rebuild 11th Street Blocks projects with the planned development of this 7-story, 122-key boutique hotel. The Board designated the project for Type 4 Capital Improvement Project Coordination participation in May. The Agency plans to present a final agreement for Board approval in September. *Project Lead: Alexandra Monjar*

Mobility

8th Street Improvements, State Street to Franklin Street: This project will improve mobility and safety between the North End Neighborhood and Boise State University. The proposed 8th Street bike facilities will connect to a future east-west ACHD Franklin Street Bikeway and ACHD has initiated a companion project to extend 8th Street bike facility improvements north of Franklin Street to Union Street. The CCDC project contemplates undergrounding overhead power and telecommunication lines as well as streetscape and transit improvements along the frontage of several properties. CCDC and ACHD jointly completed public outreach on the draft alternatives in February 2022. At a March 15, 2022 Work Session, the Boise City Council affirmed Concept A as the preferred alternative to recommend to ACHD. Agency presented this recommended alternative to the ACHD Commission at a Work Session on April 20, 2022. A Public Hearing for the preferred alternative began at the April 27, 2022 ACHD Commission meeting and continued at the May 25, 2022 Commission meeting, but the Commission has deferred making a formal decision on the preferred alternative so that property owner concerns and additional alternatives can be considered. *Project Lead: Zach Piepmeyer*



Economic Development

2724 W Fairview Ave - The Avens - PP Type 2: The Agency has received an application from Roundhouse to participate in this project to build 189 apartments with Passive House certification, ground floor commercial/retail space, and an extension of North 28th Street connecting Main and Fairview. Future phases could add more apartments and commercial space. Construction anticipated beginning this fall/winter. The Agency will present this project for designation in September. *Project Lead: Kevin Holmes*

2850 W Fletcher Street - 27th and Fairview Apartments: The Agency is in discussions with developer KAL Pacific & Associates for a 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, as 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 and has obtained approval for street extension plans from ACHD. The Agency expects to present this project for designation in the fall. *Project Lead: Kevin Holmes*

Infrastructure

Whitewater Lift Station and Sewer Upgrades: The City of Boise is undertaking the construction of a new lift station and pressure discharge pipe needed to serve multiple incoming mixed-use developments in the 27th Street and Fairview Ave area. These improvements will ultimately provide the backbone to replace miles of substandard gravity sewer lines as further development happens at the western end of the 30th Street District. The City has requested funding assistance with this capital improvement project. The Agency will present this project for designation in September. *Project Lead: Kevin Holmes*

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 Street and Fairview Avenue between North 27th Street and North 16th Street. Transit stations are operational and Wright Brothers is finishing punchlist work. *Project Lead: Amy Fimbel*

2525 W Fairview - St. Luke's Transit Station - PP Type 4: The construction of St. Luke's project at 27th and Fairview Avenue overlaps with CCDC's Main and Fairview Transit Station at the intersection and the Board approved a Type 4 Participation Agreement to subcontract for the construction of this platform in March 2022. The Station construction start was delayed, but should begin this summer. *Project Lead: Alexandra Monjar*

SHORELINE DISTRICT



195 ACRES



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2019



SHORELINE
DISTRICT

DISTRICT MAP

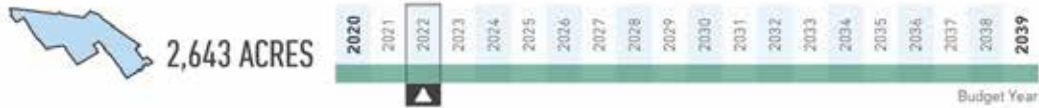


Economic Development

17th Street Streetscape Improvements, Shoreline Drive to Cul-de-Sac: Pedestrian improvements to address the current gaps in the sidewalk and install additional overhead lighting on 17th Street between Shoreline Drive and the east end of 17th street (cul-de-sac). The goal of this effort is to improve safety and mobility within the public right-of-way on 17th Street. Design & analysis by Quadrant Consulting, Inc. is in progress. *Project Lead: Kassi Brown*

818 W Ann Morrison Park Drive - Mixed-Use - PP Type TBD: Continued tracking of project to include new five-story mixed-use residential building with 91 units (278 BR) and ground floor commercial space with associated site improvements on property. Private auto and bike parking included in the project plan. The Agency anticipates presenting this project for designation in October. *Project Lead: Kevin Holmes*

GATEWAY EAST DISTRICT



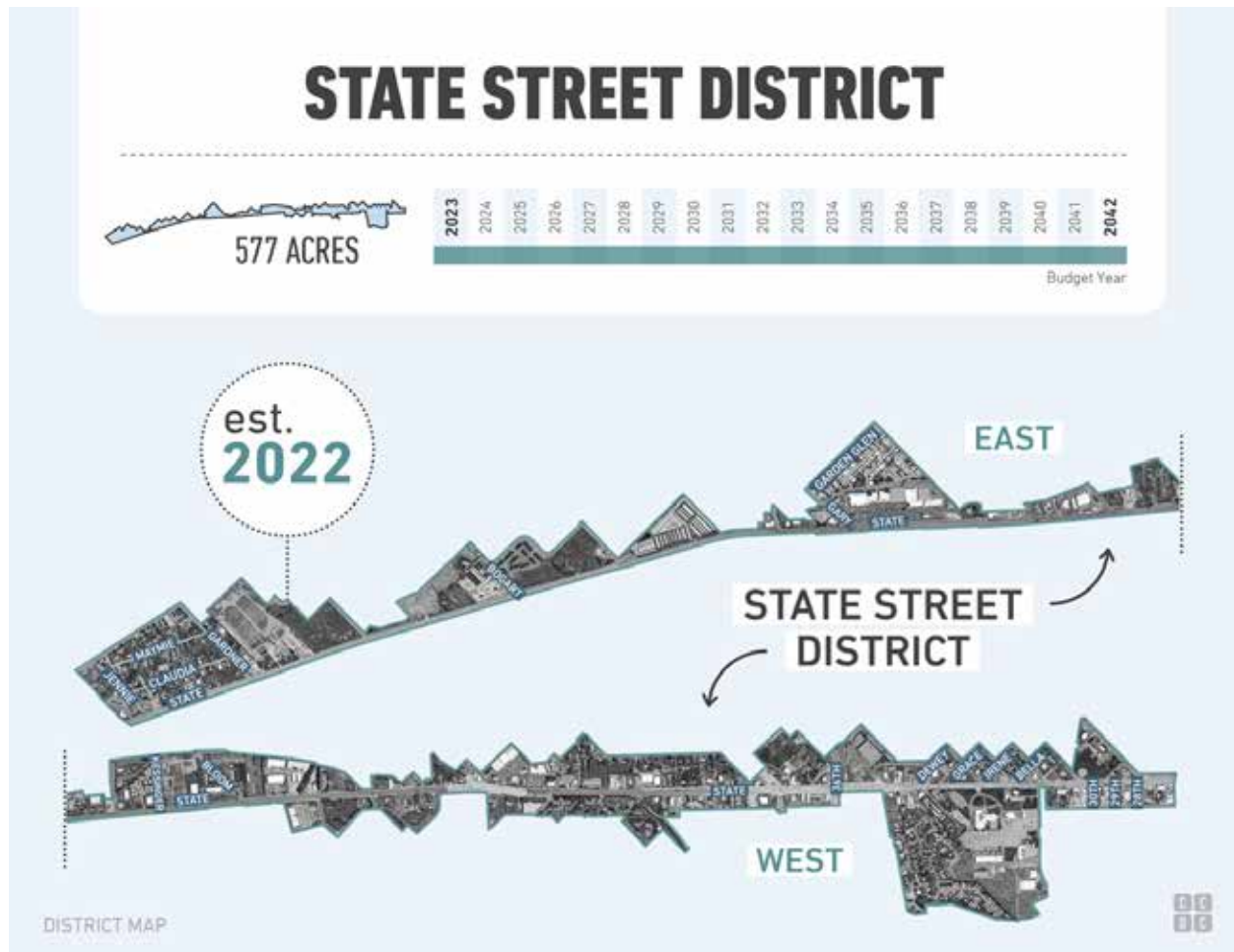
Economic Development

951 E Gowen Road - Red River Logistics and Commerce Centers - PP Type 2: The Board approved this agreement at its February meeting to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. *Project Lead: Kevin Holmes*

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. Construction of the improvements is underway and expected to be complete during winter/spring 2022. *Project Lead: Zach Piepmeyer*

Eisenman Road Interim Improvements, Blue Sage Lane to Blue Valley Lane: Construct an interim five-foot wide asphalt pathway along the frontage of the Blue Valley Estates Mobile Home Park with a new retaining wall at Five Mile Creek. Design & analysis I is in progress by Civil Survey Consultants (CSC). *Project Lead: Kassi Brown*



New District – State Street: The State Street Plan to promote compact, mixed-use, mixed-income, neighborhood-oriented development supportive of and supported by transit and other alternative transportation along the State Street corridor, was established on October 26, 2021. The State Street District has a base valuation date of January 1, 2021; a District sunset date of December 31, 2041; and tax increment revenue to the District terminating by September 30, 2042. Agency and ACHD staff have negotiated an interagency agreement as required by recent legislation to receive increment revenue on the highway district levy. Under the agreement, the Agency will receive this increment (approximately \$5 million over the 20-year term of the district) and commit it exclusively to transportation components identified in the ACHD Cost Share Policy. The Agency Board and ACHD Commission approved the agreement, and legal counsel transmitted it to the State Tax Commission in July, ahead of the September 1 deadline. *Project Lead: Matt Edmond*

AGENCY WIDE – ALL DISTRICTS

Participation Program Policy Updates: The Agency is preparing updates to its Participation Program policy for the Board's consideration at its September 12, 2022 meeting. Updates address the Agency's practice of continually improving the program, opportunity to assist with projects anticipated to be complete within 24 months of a district's sunset, and better support the City's priority to assist in the creation of attainable housing. The updates include the creation of a unique policy for the State Street District allowing the Agency to better support transit-oriented projects in its unique development context. *Project Lead: Alexandra Monjar and Doug Woodruff*



Parking & Mobility

Boise Bike Share 2.0: The Agency Board approved a sponsorship agreement for the Bike Share 2.0 pilot program at the June Board meeting. Valley Regional Transit launched the pilot program starting with 50 bikes on July 13. From July 13 through August 31, users have taken 1,256 rides on the bikes. Through the September 1 deadline for matching sponsorships, Valley Regional Transit has secured \$25,000 in sponsorships from other organizations. *Project Lead: Matt Edmond*

ParkBOI - Garage Stairwell Handrails: Cascade Enterprises will be removing out of compliance handrails and cable guards and refabricating, painting and reinstalling new ones in the 9th & Main, 10th & Front, Capitol & Main, Capitol & Myrtle Garages, site work is complete at the 10th & Front garage. The stairwell landings, stairs and lips will be repainted the second week of September. Removal and fabrication of the hand and guardrails has started at the Capitol & Main garage. The project contract amount is \$397,000. *Project Lead: Aaron Nelson*

421 N 10th St Property- Atlas will be conducting site walks for the demo inspection in September. *Project Lead: Aaron Nelson*

ParkBOI - 10th & Front Garage - Stairwell Enclosure: Guho Corporation enclosed the stairwells with storefront windows in order to prevent weather damage and water infiltration. Enclosure and painting work completed in June. Lighting upgrades inside the stairwells will occur in September. . The project estimated cost is \$99,000. *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 Valley Regional Transit, City of Boise, ACHD Commuteride, Boise State University, St Luke's Hospital, Downtown Boise Association, and CCDC involves marketing its transportation products and services to the downtown community. The CCDC Board approved a renewed Memorandum of Understanding for City Go at its October 2020 meeting. In response to a request from VRT, the Agency 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, Capitol & Main Garage Waterproofing: Construction started the second week of July, with estimated completion to be at the end of August. The project is now in the closeout phase. Water ponding added to the project to fix low spots to help drainage at the Capitol & Main Garage. Contract amount is \$57,000. The contract amount is \$394,592. *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
December 20, 2021	December 2022	December 31, 2022
Issues/Comments:	The Agency is working on expanding EV charging stations to all garages this calendar year.	



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, 17 2021	TBD	November 30, 2022
Issues/Comments:	Annual condo meeting to be held in September.	

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
October 26, 2021	October, 2022	October, 2022
Issues/Comments:	Meeting held October 26. Shayna Cox informed the Agency a new trash compactor in the trash room and a recycler for cardboard to be installed.	

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 15, 2021	September 2022	September 30, 2022
Issues/Comments:	Annual meeting held on September 15, 2021. Les Bois Holdings and Eastman Building notified of upcoming Garage projects that will take place in Fiscal year 2022.	

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
January 3, 2022	TBD	TBD
Issues/Comments:		

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VI. ADJOURN



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