

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
December 12, 2022**



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Action Item: Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – October 2022
2. Approval of Paid Invoice Report – November 2022

B. Minutes & Reports

1. Approval of October 10, 2022 Meeting Minutes

AGENDA

C. Other

1. Approve Resolution 1798 - 11th Street Bikeway and Streetscape Improvement Project - Amendment No. 1 to Task Order 19-006 with Jensen Belts Associates for Construction Administration Services
2. Approve Resolution 1800 - 701/703 S. 8th Street - Quitclaim to the City of Boise
3. Approve Resolution 1801 - 429 S. 10th Street - Quitclaim to the City of Boise
4. Approve Resolution 1795 - Interagency Cost Share Agreement with Ada County Highway District for Design Services on 5th & 6th Street Two-Way Conversion Project
5. Approve Resolution 1793 - 202 S. 6th Street - Home2Suites - Fifth Amendment to Type 3 Participation Agreement
6. Approve Resolution 1797 - 317 W. Main Street - Idaho Department of Labor - Type 4 Participation Agreement

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. **CONSIDER:** Approve Resolution 1799 - Block 68 Catalytic Redevelopment Project, Block 68S Disposition and Development Agreement (10 minutes).....Alexandra Monjar
- B. **CONSIDER:** Approve Resolution 1794 - Public Works Construction Contract for 10th & Front Garage Structural Concrete Repairs Phase 2 project (10 minutes)Aaron Nelson/Kathy Wanner
- C. **CONSIDER:** Approve Resolution 1796 - 521 W. Grove Street Public Space, CM/GC Ranking (10 minutes).....Karl Woods/Kathy Wanner
- D. **CONSIDER:** Old Boise Blocks Canal and Agricultural Past Public Art - Type 4 Participation Designation (10 minutes).....Karl Woods/Stephanie Johnson
- E. **CONSIDER:** 2500 E. Freight St. - Boise Gateway 3 - Type 2 Participation Designation (5 minutes)Alexandra Monjar
- F. **CONSIDER:** 2742 W. Fairview Ave - West End Water Renewal Infrastructure with City of Boise Public Works - Type 4 Participation Designation (10 minutes).....Kevin Holmes
- G. **CONSIDER:** 1522 W. State St - State and 16th - Type 2 Participation Designation (5 minutes)Kevin Holmes



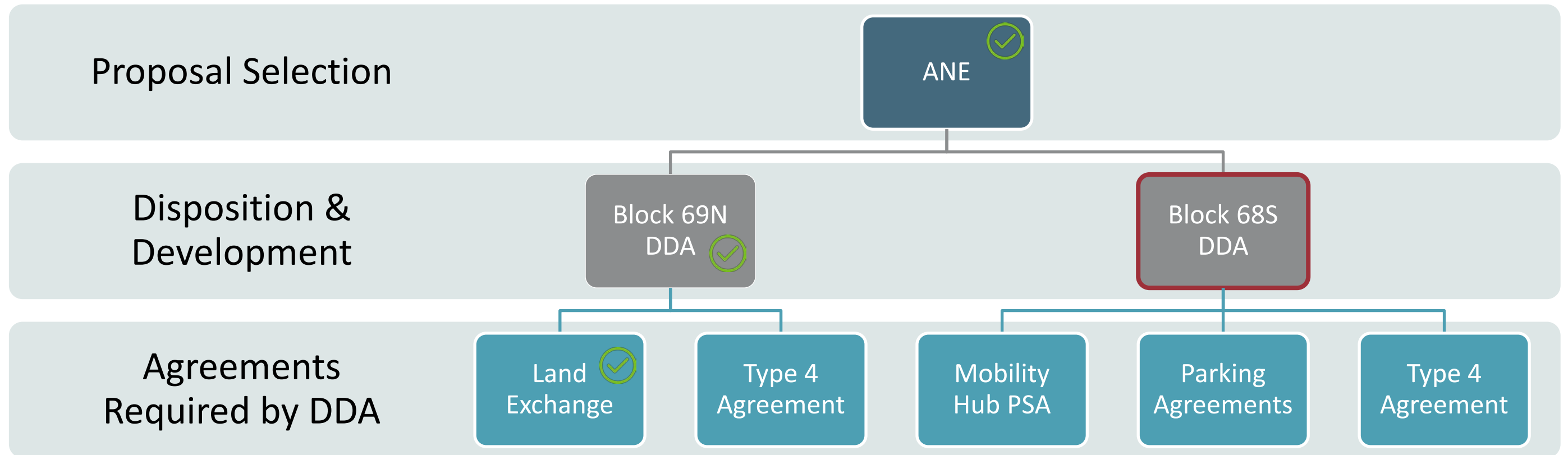
RESOLUTION 1799

Block 68 Catalytic Redevelopment Project, Block 68S Disposition and Development Agreement

Alexandra Monjar
Project Manager, Property Development

PROJECT REVIEW

Agreement Structure



✓ agreement executed

PROJECT REVIEW

Block 68 RFP and Selected Proposal



BLOCK 68S DDA

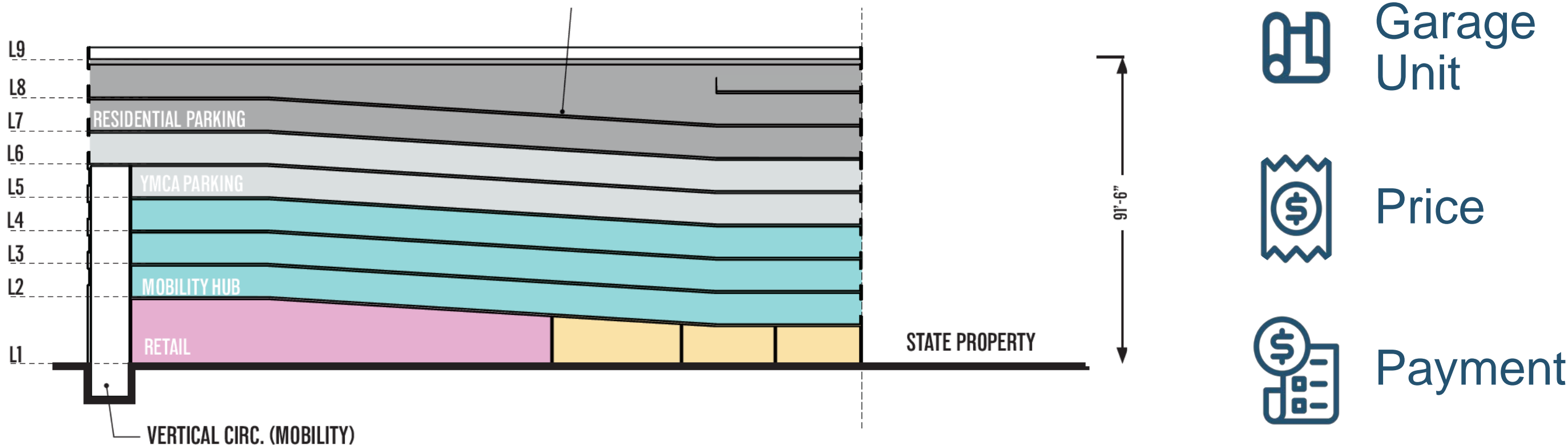


Edlen & Co. + deChase Miksis + Elton Companies + YMCA

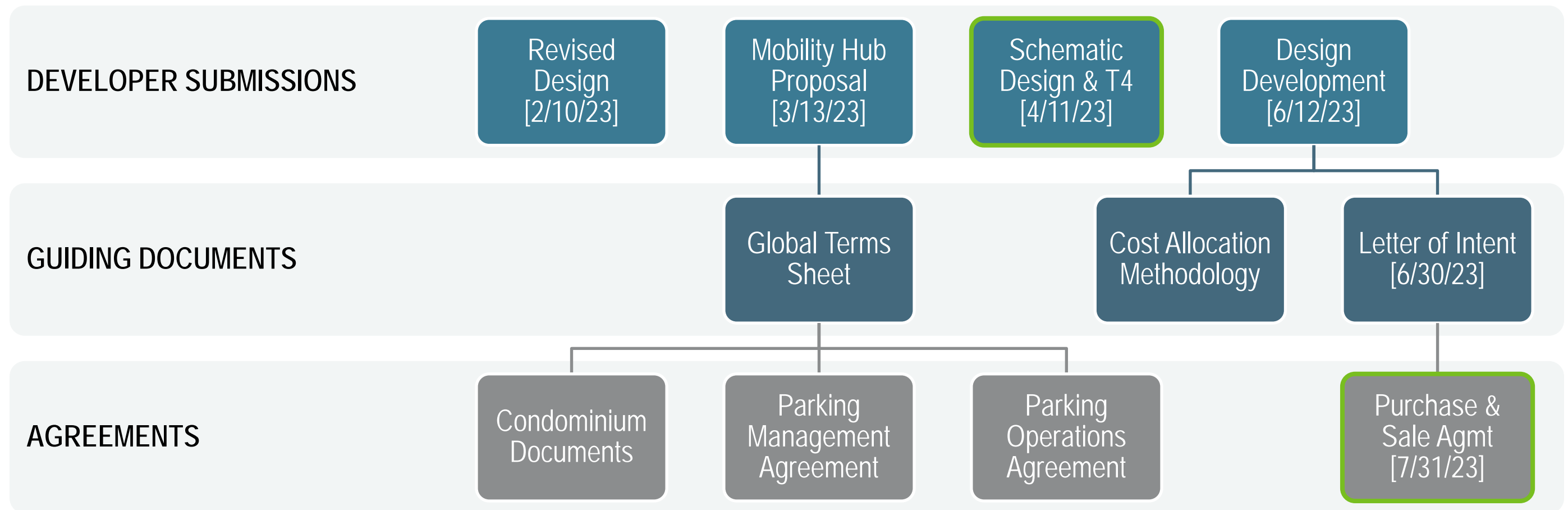


MOBILITY HUB

Negotiation Summary



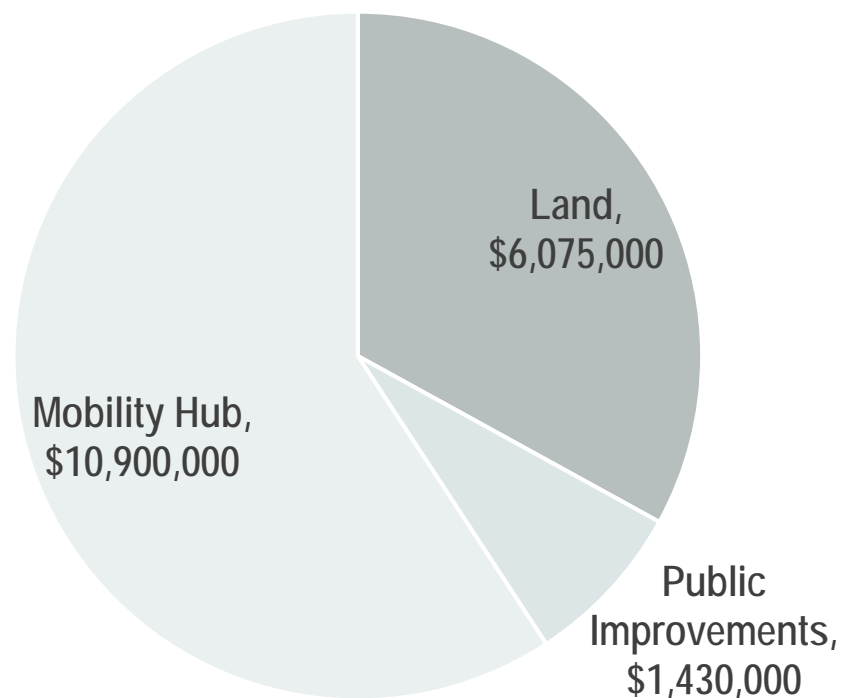
MOBILITY HUB Negotiation Process



BLOCK 68S DDA

Disposition Conditions

AGENCY PARTICIPATION



DISPOSITION CONDITIONS

- Permits and Approvals
- Escrow Ready
- Evidence of Financing and Insurance
- Construction Contract
- Executed Mobility Hub Agreements
- Final Construction Drawings approved by Agency

BLOCK 68S DDA

Next Steps

| STEP 4: DISPOSITION AND DEVELOPMENT AGREEMENT | TODAY |
|---|-------------------------|
| Revised Design* | February 10, 2023 |
| Mobility Hub Proposal* | March 13, 2023 |
| Schematic Design Documentation & T4 Approval | April 11, 2023 |
| Design Development Drawings | June 12, 2023 |
| Letter of Intent* | June 30, 2023 |
| Evidence of Financing | July 10, 2023 |
| Purchase & Sale Agreement* | July 31, 2023 |
| Condominium Documents & Parking Agreements* | 120 days prior to Close |
| Final Construction Documents | 60 days prior to Close |
| STEP 5: DISPOSITION (CLOSING) | December 31, 2023 |

CONSIDER: Resolution 1799 – Block 68 Catalytic Redevelopment Project, Block 68S Disposition and Development Agreement

Suggested Motion:

I move to adopt Resolution 1799 authorizing the Executive Director to execute the Disposition and Development Agreement and all associated documents as required to implement the Agreement for the Block 68 South Mixed-Use Housing & Mobility Hub Project with Block 68 South Development LLC

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CONSIDER: Resolution 1794

10th & Front Structural Concrete Repairs – Phase 2 Project

Kathy Wanner – Contracts Manager

Aaron Nelson – Parking & Facilities Manager

Project Background

10th & Front Parking Garage



Project Scope of Work



Public Works Construction – Formal Sealed Bid

Idaho Code § 67-2805(2)(a)

| Project Procurement Schedule | |
|----------------------------------|-----------------------|
| Invitation to Bid Issued | October 11, 2022 |
| Public Notice in Idaho Statesman | October 11 & 18, 2022 |
| Addendum No. 1 | November 3, 2022 |
| Bids Due – FOUR BIDS RECEIVED | November 9, by 3pm |
| CCDC Board Consideration | December 12, 2022 |

Bid Results

| BIDDER | TOTAL BID AMOUNT |
|--|------------------|
| Consurco, Inc. | \$790,997 |
| JRCC | \$1,050,563 |
| Sawtooth Caulking | \$1,619,584 |
| Restructure – A Division of Structural | NON-RESPONSIVE |

CONSIDER: Resolution 1794

Award Contract for 10th & Front Structural Concrete Repairs – Phase 2 Project

Suggested Motion:

Approve Resolution 1794 recognizing Consurco, Inc. as the lowest responsive bidder for the 10th & Front Structural Concrete Repair – Phase 2 Project; awarding the contract to Consurco, Inc. for the total bid amount of \$790,997; authorizing the Executive Director to execute the contract and expend funds.

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CONSIDER:

Resolution 1796 approving the ranking for the RFQ: Construction Manager – General Contractor (CM/GC) for the 521 West Grove Street Public Space Project

Karl Woods
Sr. Project Manager

Kathy Wanner
Contracts Manager

521 W Grove Street Public Space







Qualification-Based Selection Process
Idaho Code § 67-2320

Must be licensed as Construction Manager AND General Contractor

| CM/GC Selection Process Schedule | |
|---|---------------------------------|
| RFQ Issued | October 20, 2022 |
| Public Notice | October 20 and October 27, 2022 |
| Pre-Proposal Meeting | November 1, 2022 |
| Submissions Due | November 14, 2022 by 3:00 pm |
| Staff review for compliance and Evaluation Panel scoring RFQ requirements | |

CCDC Board Decision December 12, 2022

Request for Qualification Evaluation and Ranking

| EVALUATION | |
|--|-----|
| Cover Sheet | 5 |
| Waiver / Release | 5 |
| Company Profile | 30 |
| CM/GC Project Team | 45 |
| Experience & Past Performance | 45 |
| Project Approach, Work Plan & Schedule | 40 |
| Project Management | 30 |
| Points / Evaluator | 200 |
| Total Points (200 x 4) = 800 | |

| RANKING | |
|-----------------|-----|
| Guho Corp | 747 |
| Wright Brothers | 719 |
| Petra, Inc. | 547 |

Next Steps

TODAY

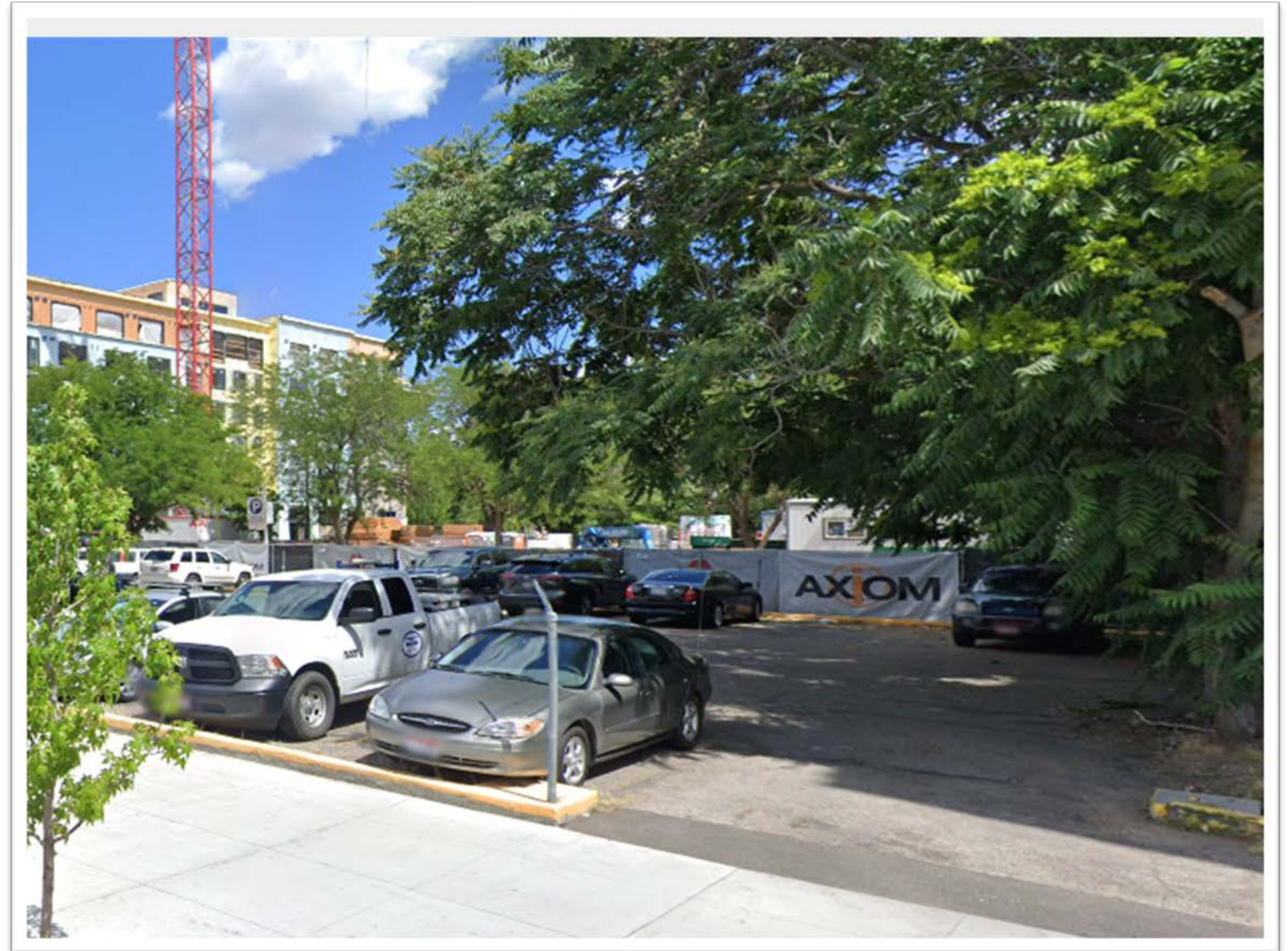
BOARD APPROVAL:

Approval of rankings for CM/GC Services and authorize Executive Director to execute a CM/GC Agreement (Pre-Construction Services)

LATER

BOARD APPROVAL:

Guaranteed Maximum Price (Contract Amendment for Construction)



CONSIDER: Resolution 1796

Suggested Motion:

I move to adopt Resolution 1796 approving the ranking for the RFQ: CM/GC for the 521 West Grove Street Public Space Project, and to authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement for the 521 West Grove Street Public Space Project.

AGENDA

IV. Action Item

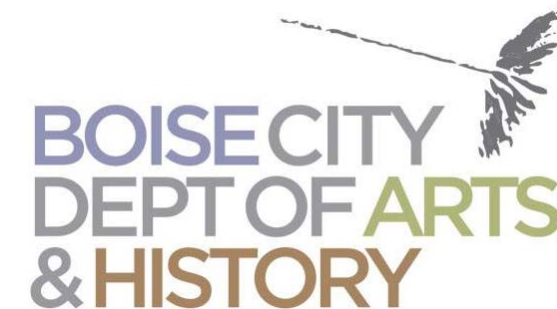
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CONSIDER:

Old Boise Blocks Canal and Agricultural Past Public Art Type 4 Designation

Karl Woods
Sr. Project Manager

Stephanie Johnson
Art Program Manager







Partnership Approach:

1

PARTNERSHIP WITH ARTS & HISTORY

2

PUBLIC ART IN OLD BOISE BLOCKS

3

CITY MANAGES ART PROCUREMENT

4

CCDC REIMBURSES FOR ELIGIBLE EXPENSES

5

CITY ASSUMES OWNERSHIP AND MAINTENANCE

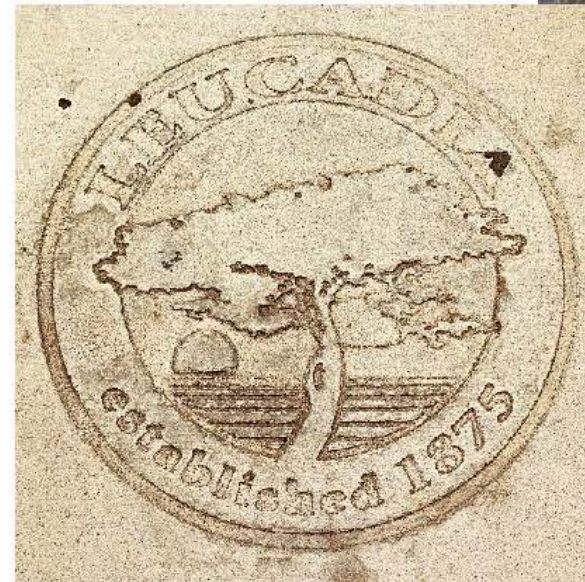
AN ARTIST DESIGNED BARRIER

- Barrier between pedestrians and water way/water wheel on the edge of C.W. Moore Park
- Artistic visual representation of the connection to the past and present
- Budget: \$142,000



ARTIST DESIGNED GRAPHIC SYMBOL/ICON

- Fabricated and stamped or embedded in the streetscape
- Part of a greater historical tour/interpretive plan that will be implemented later by A&H
- \$3000 for design, \$20,000 for stamp fabrication & installation



Examples of logo, stamp, inlay

Suggested Motion:

I move to direct staff to continue negotiating a final Type 4 Capital Improvement Contribution Agreement with City of Boise for Old Boise Blocks Canal and Agricultural Past Public Art – Partnership with Boise Arts & History

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2500 E. Freight St. – Boise Gateway 3

Type 2 Participation Designation

Alexandra Monjar

Project Manager – Property Development

Project Location



Project Summary and Timeline



Boise Gateway 3

11 acres

185k sq. ft.
speculative
warehouse

\$26.3M TDC

125
construction
jobs

50
permanent
jobs



May 2022
DR approval



September 2022
Applied, began
construction



TODAY
Type 2 Designation



February 2023
Type 2 Approval



August 2023
Project complete

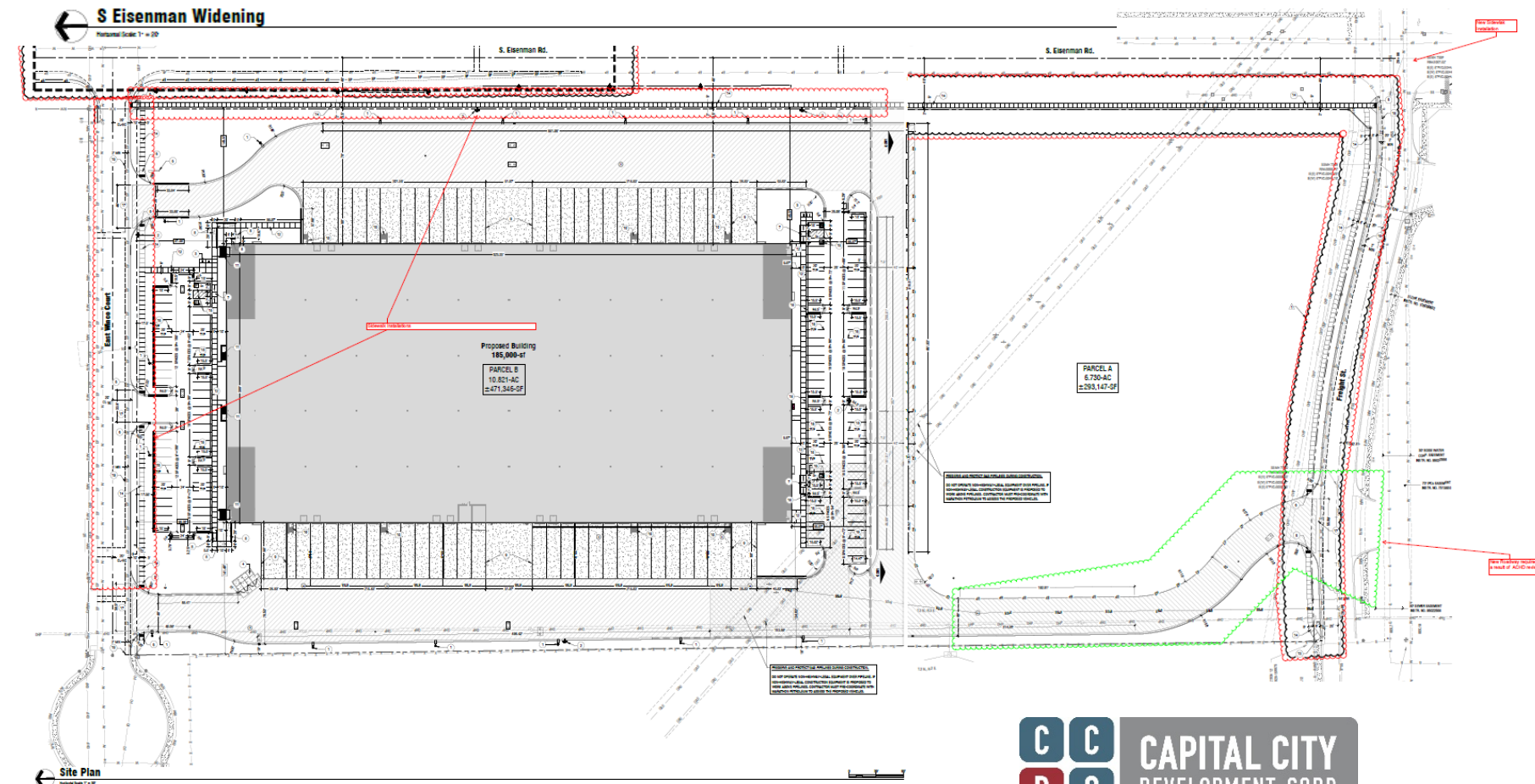
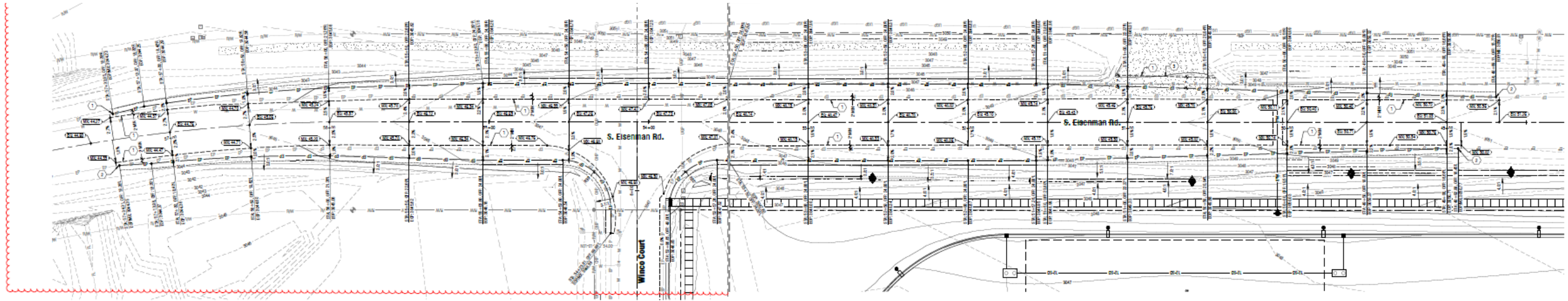


January 2024
Tax assessment



2025-2030
Reimbursement

Project Estimated Eligible Expenses



| Total Estimate | \$ 1,908,000 |
|----------------------------|--------------|
| Streetscapes | \$ 990,000 |
| Infrastructure & Utilities | \$ 859,000 |
| Eisenman Widening | \$ 59,000 |

CONSIDER: 2500 E. Freight St. – Boise Gateway 3 Type 2 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with Boise Gateway 3, L.C. for future board approval.

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West End Water Renewal

City of Boise Public Works

Type 4 Participation Designation

Kevin Holmes

Project Manager – Property Development



PROJECTS

1 LIFT STATION & FORCE MAIN – PP TYPE 4

TOTAL DEVELOPMENT COSTS: \$3.2 million

DEVELOPER: City of Boise

CCDC PARTICIPATION: Cost share with City of Boise for half of total project costs

2 LOCAL FAIRVIEW – PP TYPE 2

TOTAL DEVELOPMENT COSTS: \$81 million

DEVELOPER: Subtext

CCDC PARTICIPATION: \$1.2 million

WATER RENEWAL INFRASTRUCTURE: 800 feet of sewer mainline from Main Street connecting into existing sewer at 25th and Idaho Streets

3 27TH & FAIRVIEW – PP TYPE 2

TOTAL DEVELOPMENT COSTS: TBD

DEVELOPER: Kal Pacific

CCDC PARTICIPATION: TBD

WATER RENEWAL INFRASTRUCTURE: 600 feet of sewer mainline from 28th & Fairview to Fletcher & 27th

4 THE AVENS – PP TYPE 2

TOTAL DEVELOPMENT COSTS: \$80 million

DEVELOPER: Roundhouse

CCDC PARTICIPATION: \$2.4 million

WATER RENEWAL INFRASTRUCTURE: 300 feet of sewer mainline under 28th Street and easment for Lift Station



PROJECTS

4-10 Years

CWI Campus

10 Acres

Mixed Use: 160,000 SF Educational

Roundhouse Phase 2 & 3

5 Acres

Mixed Use: 600+ units

City of Boise Properties

4.5 Acres

Unlock redevelopment potential

Decommissioning of aging lift station



Project Budget and Timeline

Estimated Budget & Reimbursements

| | |
|--------------------------|--------------------|
| Prelim and 30% Design | \$180,000 |
| Final Design | \$245,000 |
| Construction | \$2,762,000 |
| TOTAL | \$3,187,000 |
| 50/50 CCDC Reimbursement | \$1,593,500 |



August 2022
Public Works Commission
Budget Approval



September 2022
Application submitted



TODAY
Type 4 Designation



January 2023
Type 4 Approval



October 2023
Construction begins



Fall 2024
Construction complete
CCDC reimbursement

CONSIDER: West End Water Renewal Type 4 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 4 Capital Improvement Contribution Agreement with the City of Boise for future Board approval.

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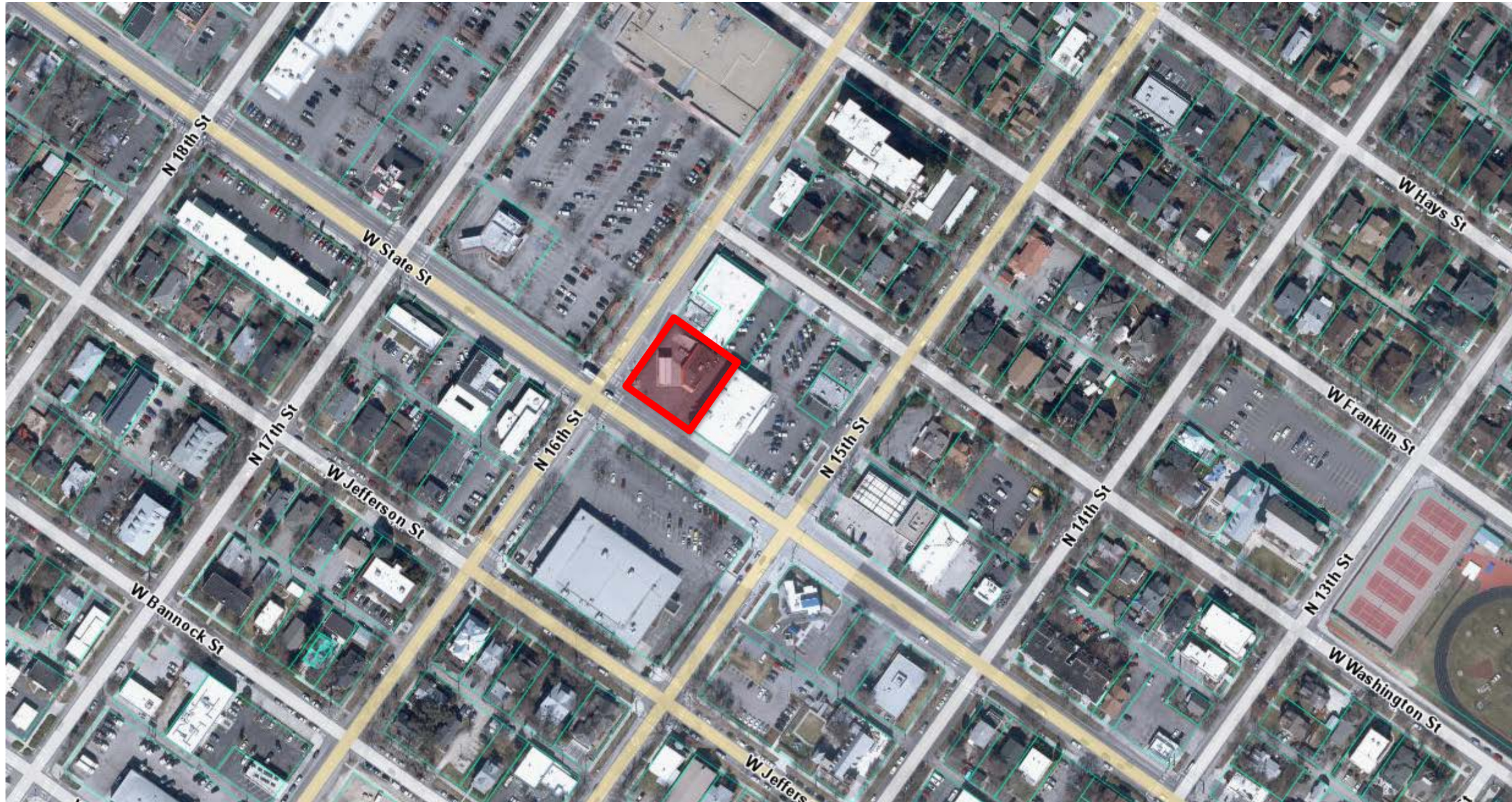
1522 W State St – 16th & State Type 2 Participation Designation



Kevin Holmes
Project Manager – Property
Development

Rendering: GGLO

Project Location



Project Summary and Timeline



16th & State

- 104 studio units
- Seven stories
- 1,600 sq. ft. retail
- 37 vehicle spaces
- 110 bike spaces
- 11 income qualified units at 100% AMI for 6 years
- ~\$23M Total Development Costs
- ~\$660,000 Eligible Expenses



June 2022
DR approval



Sept 2022
Application
submitted



TODAY
Type 2
Designation



Jan 2023
Type 2
Approval

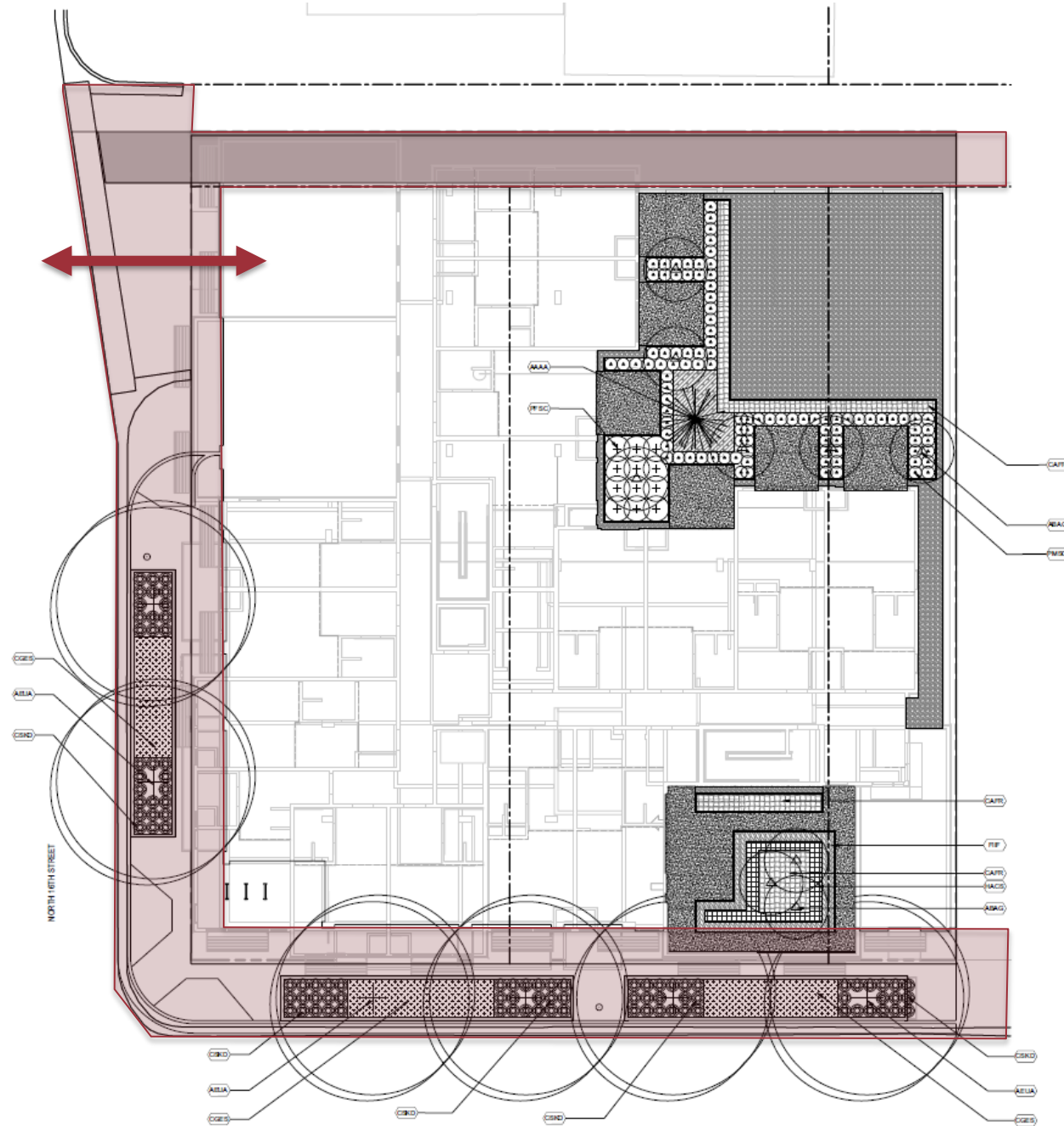


March 2023
Construction
begins



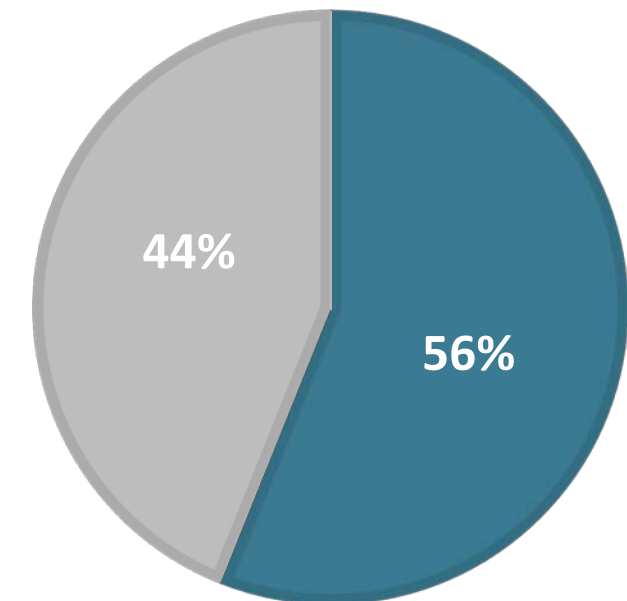
Fall 2024
Construction
complete

Eligible Expenses



| | |
|---------------------------|------------|
| Total Public Improvements | \$ 660,000 |
| Streetscapes | \$ 370,000 |
| Utilities | \$ 290,000 |

Streetscapes Utilities



CONSIDER: 1522 W State St – 16th & State Type 2 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with 1522 W State St, LLC for future Board approval.

Adjourn