



**BOARD
OF
COMMISSIONERS
MEETING
July 10, 2023**

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
July 10, 2023, 12 p.m.

Virtual attendance via live stream available at <https://ccdcboise.com/board-of-commissioners/>

A G E N D A

I. CALL TO ORDER Vice Chair Stevens

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS Vice Chair Stevens

III. WORK SESSION

A. Memorandum of Understanding with the City of Boise for Housing Affordability Monitoring
..... Kevin Holmes (10 minutes)

IV. ACTION ITEM: CONSENT AGENDA

A. Minutes and Reports
1. Approve Meeting Minutes of June 12, 2023

V. ACTION ITEM

A. CONSIDER Resolution 1825: Bannock Street Streetscape Improvements Project, 12th St to 16th St.
Task Order 19-003 with CSHQA, Inc. for Professional Design Services..... Amy Fimbel (10 minutes)

B. CONSIDER Resolution 1826: Public Works Construction Contract for 10th and Front Garage
Waterproofing Repairs Phase 2 Project Aaron Nelson/Kathy Wanner (10 minutes)

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



IV. CONSENT AGENDA

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
June 12, 2023

I. CALL TO ORDER:

Chair Haney Keith convened the meeting with a quorum at 12:00 p.m.

Roll Call attendance taken:

Present: Commissioner Todd Cooper, Commissioner Ryan Erstad, Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Rob Perez, Commissioner John Stevens, Commissioner Alexis Townsend, and Commissioner Holli Woodings.

Absent: Commissioner Danielle Hurd

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Joey Chen, Finance & Administration Director; Kevin Holmes, Project Manager – Property Development; Alexandra Monjar, Project Manager – Property Development; Jordyn Neerdaels, Communications Manager; Sandy Lawrence Executive Assistant; and Agency legal counsel, Meghan Sullivan Conrad.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes or additions made to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for May 2023

B. Minutes and Reports

1. Approve Meeting Minutes for May 8, 2023

C. Other

1. FY2023 Q2 Financial Report (Unaudited)

Commissioner Perez made a motion to approve the consent agenda.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye
Commissioner Woodings – Aye

The motion carried 8 - 0.

IV. ACTION ITEM

A. CONSIDER: Approve Block 69 North Workforce Housing Development. Project Unit Documentation and Schematic Design Documentation

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

Commissioner Woodings moved to approve the Block 69 North Workforce Housing Development Unit Documentation and Schematic Design Documentation, subject to certain conditions and exceptions, as described in the Agency Findings and Recommendation, with the additional condition that the reduction in ground floor height is conditioned upon confirmation the west side of the ground floor will be subject to long-term use for the Treasure Valley Family YMCA's child development center through a lease or other long-term commitment and direct Agency staff to set forth the Agency Board's position in writing.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye
Commissioner Woodings - Aye

The motion carried 8 - 0.

B. CONSIDER: Approve Resolution 1824: 120 N. 12th St., 12th and Idaho. Type 2 Participation Agreement with 12th and Idaho Owner LLC

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

Commissioner Cooper moved to adopt Resolution 1824 approving the Type 2 Participation Agreement with 12th and Idaho Owner, LLC and authorizing the Executive Director to execute the Agreement.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye
Commissioner Woodings - Aye

The motion carried 8 - 0.

C. CONSIDER: Approve Resolution 1823: 1201 W. Grove St., Saratoga Broadstone. Type 4 Participation Agreement with Broadstone Saratoga, LP

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

Commissioner Erstad moved to adopt Resolution 1823 approving the Type 4 Participation Agreement with Broadstone Saratoga, LP and authorizing the Executive Director to execute the agreement.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye
Commissioner Woodings - Aye

The motion carried 8 - 0.

V. MEETING ADJOURNMENT

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

The meeting was adjourned at 12:59 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF JULY 2023.

John Stevens, Vice Chair

Joey Chen, Secretary Pro Tem



V. ACTION ITEMS



AGENDA BILL

Agenda Subject: Consider Resolution 1825: Bannock Street Streetscape Improvements Project, 12th St to 16th St. Task Order 19-003 with CSHQA, Inc. for Professional Design Services		Date: July 10, 2023
Staff Contact: Amy Fimbel, Project Manager	Attachments: A. Resolution 1825 B. Task Order 19-003 C. RFQ Ranking D. CSHQA Statement of Qualifications E. Design Services RFQ	
Action Requested: Adopt Resolution 1825 approving and authorizing the execution of Task Order 19-003 with CSHQA, Inc., for Professional Design Services on the Bannock Street Streetscape Improvements Project, 12th St to 16th St.		

Fiscal Notes:

Bannock Street Streetscape Improvements Project's approved FY2023 budget and forecasted FY2024 budget sufficiently fund the Task Order 19-003 not-to-exceed amount of \$404,575.

Background:

Continuing its goal to enhance the pedestrian experience and expand mobility choices throughout downtown, CCDC will be updating the streetscapes and improving connectivity and safety along Bannock Street between 12th and 16th streets. The project goal is to create a pedestrian-friendly corridor that seamlessly connects the West Downtown neighborhood with the heart of downtown Boise. The project will provide consistent and cohesive streetscapes through upgraded sidewalks, added streetlighting, increased greenery, and improved intersection safety measures. CCDC's streetscape improvements are being designed in coordination with [ACHD's Bannock Street Neighborhood Bikeway project](#) to ensure that the streetscape improvements and the neighborhood bikeway work together harmoniously to provide a safe and convenient environment for cyclists to travel through the area.

In March 2023, CCDC completed its RFQ process for a professional design team. An evaluation panel reviewed proposals and selected CSHQA, Inc. as the Design Professional of Record for the project. Reference Exhibit C for ranking and analysis. The Agency engaged CSHQA under Task Order 19-002 for topographic survey, initial concept design work, and stakeholder outreach. Task Order 19-003 for CSHQA includes preliminary and final design activities, additional stakeholder and public outreach, preparation of final bidding documents and providing assistance during bidding.

Staff Recommendation:

Adopt Resolution 1825 approving and authorizing the execution of Task Order 19-003 with CSHQA, Inc., for Professional Design Services on the Bannock Street Streetscape Improvements Project, 12th St to 16th St.

Suggested Motion:

I move to adopt Resolution 1825 approving and authorizing the execution of Task Order 19-003 with CSHQA, Inc., for Professional Design Services on the Bannock Street Streetscape Improvements Project, 12th St to 16th St.

RESOLUTION NO. 1825

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 TASK ORDER 19-003 WITH CSHQA, INC. FOR COMPLETION OF PRELIMINARY AND FINAL DESIGN, ADDITIONAL STAKEHOLDER AND PUBLIC OUTREACH, FINALIZED CONSTRUCTION DOCUMENTS, AND BIDDING SUPPORT SERVICES FOR THE BANNOCK STREET STREETScape IMPROVEMENTS PROJECT (12TH TO 16TH STREET); AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE TASK ORDER 19-003 AND TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION; AUTHORIZING THE EXPENDITURE OF FUNDS INCLUDING A CONTINGENCY FOR UNFORSEEN 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 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, in March 2023, the Agency issued a Request for Proposals ("RFP") for professional design services for the Bannock Street Streetscape Improvements Project to three (3) of its prequalified design professionals, in accordance with Idaho Code § 67-2320(2); and,

WHEREAS, the Agency reviewed and ranked three (3) proposals in accordance with the criteria and procedures set forth in the RFP and thereafter selected CSHQA, Inc. as the best qualified and highest ranked proposer to provide the necessary design services for the Agency's planned Bannock Street Streetscape Improvements Project (the "Project"); and,

WHEREAS, on April 26, 2023, the Agency and CSHQA, Inc. executed Task Order 19-002 in the amount of \$99,427 for professional services on the Project related to stakeholder outreach, concept development and preliminary streetscape design, and topographic survey and base mapping; and,

WHEREAS, CSHQA, Inc. has submitted a proposal to the Agency to provide the professional services necessary to complete the Project, including: acting on the behalf of the Agency as the Landscape Architect of Record for the Project; completing preliminary design work; completing final design work; completing additional stakeholder and public outreach; preparation of final bidding documents; and providing assistance during bidding for the Project; and,

WHEREAS, the Agency Board finds it in the best public interest to approve Task Order 19-003 with CSHQA, Inc. 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 Task Order 19-003 with CSHQA, Inc. attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to execute Task Order 19-003 with CSHQA, Inc. for an amount not to exceed FOUR HUNDRED FOUR THOUSAND FIVE HUNDRED SEVENTY-FIVE DOLLARS (\$404,575), and further, is hereby authorized to execute all necessary documents required to implement Task Order 19-003, subject to representation by Agency legal counsel that all necessary conditions have been met.

Section 4: That the Agency Executive Director is authorized to expend funds for the design services detailed in Task Order 19-003 plus up to an additional \$40,000 for contingencies if determined necessary in his best judgment.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on July 10, 2023. Signed by the Vice Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on July 10, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
John Stevens, Vice Chair

ATTEST:

By: _____
Joey Chen, Secretary Pro Tem



CSHQA
2019-24 ON CALL PROFESSIONAL SERVICES AGREEMENT

TASK ORDER 19-003

CONSULTANT: Please include Project Name and **PO# 230073** on all project-related invoices.

TO: John D. Maulin, Principal-in-Charge
CSHQA, Inc. ("CONSULTANT")
200 Broad Street
Boise, Idaho 83702
208-343-4635
john.maulin@cshqa.com

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

ORIGINAL AGREEMENT: 2019-24 On-Call Professional Services Agreement
AGREEMENT DATE: June 10, 2019

TASK ORDER DATE: _____
NOT TO EXCEED: **\$404,575**

1. **PROJECT NAME:** Bannock Street Streetscape Improvements (12th to 16th Streets) - Public Outreach, Final Design, Permitting, Construction Documents and Bidding Assistance
2. **PROJECT DESCRIPTION:**
CCDC has the need for professional design services to continue to lead a multi-discipline, coordinated design process and help administer the Bannock Street Streetscape Improvements Project. CCDC now desires CONSULTANT to provide continued public outreach, final design, permitting approvals, construction documents and bidding support services for the project. A future task order will be prepared for services during construction.

3. SERVICES TO BE PERFORMED (“Scope of Services” or “Scope”)

CONSULTANT shall perform the Scope of Services described in CONSULTANT’S Proposal dated June 28, 2023, attached hereto as Exhibit A.

4. SUBCONSULTANT(S)

CONSULTANT intends to hire HDR, Inc., L2 Data Collection, Musgrove Engineering, P.A. and Terracon as SUBCONSULTANTS to complete the Scope of Services.

- (a) CCDC hereby approves the listed companies as SUBCONSULTANTS to this Task Order. CONSULTANT shall require the SUBCONSULTANTS to obtain at their sole cost and expense and thereafter maintain for the term of this Task Order at least the minimum insurance coverages set forth below. Payment for services of the SUBCONSULTANTS shall be the CONSULTANT’S responsibility.
- (b) Prior to performance of services, SUBCONSULTANTS shall provide evidence in the form of insurance certificate(s) to CONSULTANT that SUBCONSULTANTS has the following insurance coverages:
 - (1) SUBCONSULTANTS shall maintain in full force and effect worker’s compensation and employer’s liability insurance as required by applicable law or regulation.
 - (2) SUBCONSULTANTS agrees to obtain and keep in force during the term of this Agreement an occurrence-based (rather than a claims-made based) commercial general liability insurance policy with minimum coverage of \$1,000,000 per occurrence, and a minimum aggregate policy limit of \$2,000,000. The commercial general liability insurance policy shall name CCDC as an Additional Insured and protect its officers, agents and employees from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with SUBCONSULTANTS negligence during the performance of this Agreement.
 - (3) SUBCONSULTANTS agrees to obtain and keep in force during the term of this Agreement a professional liability insurance policy with minimum coverage of \$1,000,000 per claim and a minimum aggregate policy limit of \$1,000,000.
- (c) CONSULTANT shall keep copies of the SUBCONSULTANTS’ insurance certificates on file for at least one (1) year following completion and acceptance of the services performed under this Task Order and shall provide the insurance certificate(s) to CCDC within seven (7) days if so requested by CCDC.

5. COST; INVOICES

- a.) Amount and Method of Payment. The total amount paid for this Task Order shall be an amount not to exceed **FOUR HUNDRED FOUR THOUSAND FIVE HUNDRED SEVENTY-FIVE DOLLARS (\$404,575)**. CCDC shall pay CONSULTANT for the Scope of Services performed under this Task Order based on the hours expended on the Scope at the agreed upon hourly rate(s). Reimbursable expenses are included in the not to exceed amount.
- b.) Payment for Other Services. Services not set forth in the Scope of Services are specifically excluded. CONSULTANT shall notify CCDC if, due to unforeseen circumstances, CONSULTANT anticipates that additional services related to the Scope of Services are needed. CCDC will determine in its sole judgment if an amendment to the services and the not to exceed fee is appropriate. Additional fees based on the Rate Schedule on file at CCDC. CCDC will not be responsible for additional expenses incurred by CONSULTANT unless approved in writing by CCDC.
- c.) Invoices. CONSULTANT shall submit monthly invoices to CCDC for payment. Monthly invoices shall be in a format acceptable to CCDC, and shall include the **PO# 230073** on the invoice. Each invoice shall specify charges as they relate to the tasks in the Scope of Services. Each invoice shall also specify current billing and previous payments, with a total of cost incurred and payments made to date.

6. SCHEDULE

CONSULTANT shall begin work upon execution of this Task Order and work diligently toward completion of the Scope of Services outlined in Exhibit A by July 31, 2024. Additional services to complete construction administration will be delivered under separate task order. Key project dates are as follows:

60% Design Submittal	December 8, 2023
95% Design Submittal	March 1, 2024
100% Construction Docs	June 7, 2024

7. DELIVERABLES / COPIES OF PRODUCTS

CONSULTANT shall provide CCDC with the deliverables described in the Scope of Services. CONSULTANT shall submit revised work products if requested by CCDC.

8. ANTI-BOYCOTT AGAINST ISRAEL CERTIFICATION

CONSULTANT, by entering into this Task Order, hereby certifies that it is not currently engaged in, or for the duration of this Task Order will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

9. CERTIFICATION REGARDING GOVERNMENT OF CHINA. Effective July 1, 2023, and in accordance with Idaho Code Section 67-2359, Consultant, by entering into this Agreement, hereby certifies that it is not currently owned or operated by the government

of China and will not, for the duration of the Agreement, be owned or operated by the government of China.

10. CONTRACT TERMS

Terms of the 2019-24 On-Call Professional Services Agreement shall apply to the services performed and work products created under this Task Order.

END OF TASK ORDER


IN WITNESS WHEREOF, CCDC and CONSULTANT have executed this Task Order as of the date last written below.

CAPITAL CITY DEVELOPMENT CORP.

BY: _____
John Brunelle, Executive Director

Date: _____

**CONSULTANT
CSHQA, INC**

BY:  _____
John Maulin, Principal-in-charge

Date: 7/4/2023

EXHIBITS

A: CONSULTANT'S Proposal dated June 28, 2023
(41 pages)

Budget Info / For Office Use	
Fund/District	303
Account	6250
Activity Code	23031
PO #	230073
TO Term	July 31, 2024



June 28, 2023 *revised*
June 21, 2023

Via E-mail: afimbel@ccdcboise.com

Ms. Amy Fimbel, CCM
Capital City Development Corp.
121 North 9th Street, Suite 501
Boise, ID 83702

Re: Bannock Street Streetscape Improvements
Boise, Idaho
Project No. 23056.000
Proposal for Professional Services

Dear Amy:

We are pleased to submit this proposal for limited project management, landscape architectural, architectural rendering, civil engineering, electrical engineering, and geotechnical services for the above-referenced project. Our services are based on our March 27th meeting and the attached consultant proposals from HDR, Inc. (HDR), L2 Data Collection (L2), Musgrove Engineering, P.A. (Musgrove), and Terracon. This proposal is also based on the Client providing and/or being responsible for the following:

- Meeting notification to all property owners for public meeting.

Our project team for the Bannock Street Streetscape Improvements project – Task 02 services shall include the following discipline(s):

Landscape architectural – CSHQA, Inc. – Kyle Hemly, ASLA
Civil engineering – HDR, Inc. – Pierson Dewit, P.E.
Traffic Data Collection – L2 Data Collection - Lori Vawdrey
Electrical engineering – Musgrove Engineering, P.A. – Nick Schafer, P.E.
Geotechnical – Terracon – Lucas Marsh, P.E.

PROJECT UNDERSTANDING:

Capital City Development Corporation (CCDC), in cooperation with the City of Boise and ACHD, is seeking to improve the streetscape of Bannock Street between 16th and 12th Streets in Boise, Idaho. The streetscape improvements will be made within CCDC's Westside Urban Renewal District. The project will be developed in coordination with ACHD's Bannock Bikeway improvement project and will investigate innovative stormwater solutions with the streetscape design.

SCOPE OF SERVICES

For this stage of the project,* our services shall be provided in one (1) Task: Task 02 *revised* – Streetscape Design, Permitting, and Engineering. More specifically, our services shall include the following:

Task 02 – Streetscape Design, Permitting, and Engineering (Revised)

- Retain the services of HDR, L2, Musgrove, and Terracon. *See their attached scopes of service/work.*
- Provide streetscape rendering(s) and attend one (1) Public Open House.
- Submit design drawings to City of Boise Design Review.

Ms. Amy Fimbel
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- Prepare streetscape construction drawings, including streetscape layout site features, street furnishings, and street tree planting design and irrigation.
- Bidding Assistance: Attend pre-bid meeting, answer questions during bidding and prepare any bidding addenda.

***NOTE:** Upon completion of Task 02 services, the remaining design tasks will be part of future Task Order proposals to the client.

We propose to provide Streetscape Design, Permitting, and Engineering services on a Hourly basis not-to-exceed Four Hundred Four Thousand Five Hundred Seventy-Four and 50/100 Dollars (\$404,574.50), including Reimbursable Expenses.

If the estimated amount above is insufficient to complete the scope of services, we will contact you for further direction.

Reimbursable Expenses such as, but not limited to, materials, supplies, and reproduction costs (plans, manuals, reports), travel, meals and lodging will be charged pursuant to the on-call professional services agreement.

<i>Summary of attached fee/cost estimates:</i>	
CSHQA, Inc.	\$72,270.00
HDR	\$298,064.50
L2	\$1,700.00
Musgrove	\$16,840.00
Terracon	\$15,700.00
Total Hourly Not-to-Exceed Fee for Task 02R	\$404,574.50

PRELIMINARY PROJECT SCHEDULE (dates-durations subject to change) **Attached**

Upon your acceptance of this proposal letter, please provide an agreement for review-execution. Commencement of the services described above will be initiated upon receipt a fully executed agreement and are based on the terms and conditions as set forth in the Provisions of the **2019-2024 On-Call Professional Services Agreement between Architect and Client executed June 10, 2019. If the services noted in this proposal are not contracted within thirty (30) days from the date of this letter, the proposal shall be subject to review and subsequent revisions.

We appreciate this opportunity and look forward to working with you on this project. If you have questions, please do not hesitate to call.

Sincerely,

CSHQA, INC.



Kyle Hemly, ASLA

KH:pk

Attachments: CSHQA's Fee breakdown
HDR's Scope of Services and cost estimates
L2's Scope of Services and Cost Proposal
Musgrove's Scope of Work and fee estimates
Terracon's Scope of Work and fee estimates
Preliminary Project Schedule



Item	Hours	Rate	Labor
Landscape Architect - Project Administration	130	\$ 158.00	\$ 20,540.00
Landscape Architect - Bi-Weekly Project Meetings	48	\$ 158.00	\$ 7,584.00
Landscape Architect - Public Open House	4	\$ 158.00	\$ 632.00
Architectural Designer - Streetscape Rendering (2) Perspectives, (2) Plan View Single Blocks	85	\$ 116.00	\$ 9,860.00
Landscape Architect - 60% Streetscape Landscape, Site Furniture, & Irrigation Design	65	\$ 158.00	\$ 10,270.00
Landscape Architect - Design Review Submittal	24	\$ 158.00	\$ 3,792.00
Landscape Architect - 95% Streetscape Landscape, Site Furniture, & Irrigation Design	94	\$ 158.00	\$ 14,852.00
Landscape Architect - 99% Streetscape Landscape, Site Furniture, & Irrigation Design	15	\$ 158.00	\$ 2,370.00
Landscape Architect - 100% Streetscape Landscape, Site Furniture, & Irrigation Design	10	\$ 158.00	\$ 1,580.00
Landscape Architect - Bidding Assistance	5	\$ 158.00	\$ 790.00
Total Hours	480		
	TOTAL LABOR COST	\$	72,270.00



SCOPE OF SERVICES

Project Description

Capital City Development Corporation (CCDC), in cooperation with the City of Boise and ACHD is seeking to improve the streetscape of Bannock Street between 16th and 12th Streets in Boise, ID. The streetscape improvements will be made within CCDC's Westside Urban Renewal District. The project will be developed in coordination with ACHD's Bannock Bikeway improvement project and will investigate innovative stormwater solutions with the streetscape design.

This Scope of Services (SOS) includes design development of corridor improvements.

HDR Engineering, Inc. (HDR) will lead the tasks in this scope.

All deliverables will be electronic PDF copies unless otherwise noted.

100 PROJECT MANAGEMENT & MEETING

102 Invoicing and Progress Reports

Monthly invoices specific to this project will be developed for its duration. Progress reports will describe work completed during the previous month, deliverables submitted, and issues requiring attention by CCDC or CHSQA staff.

103 Project Team Meetings

There will be up to twenty four (24) in-person or web-based Project Team meetings, including two (2) field review meetings. CSHQA will be responsible for providing meeting agendas and materials for review three (3) business days in advance of the meeting and providing meeting notes after each meeting. HDR will provide task specific details outlined herein for these agendas in advance of each Project Team meeting. Project Team members will be responsible for reviewing materials and providing feedback and direction, when requested. Project Team Meeting # 1 will be a kick-off meeting to outline this phase of the project.

In addition to the meetings described above, the HDR Project Manager will communicate with Project Team members throughout the project.

Assumptions

- The project tasks covered by this scope of services will require twelve (12) months, starting in August 2023 and running through August 2024.
- Twelve (12) monthly invoices, including labor and expense back-up
- Invoices will be submitted electronically (PDF) to CSHQA. Hard copies of the invoices will not be mailed.
- CCDC & CSHQA will select and invite Project Team members and project stakeholders to team meetings, potentially including representatives from the City of Boise, and ACHD.
- HDR Project Manager will attend all Project Team Meetings for a duration of one (1) hour with one-half (0.5) hour to prepare support materials for CHSQA agendas.



Deliverables

- Twelve (12) monthly invoice packets, including progress report, and back-up information

200 60% DESIGN DEVELOPMENT

Based on the approved concept design, programming, comments, and site analysis HDR will create the 60% submittal Design Development plans.

201 Topography, Horizontal and Vertical Design & Plans

HDR will develop the design of the Bannock Street corridor from 16th to 12th and associated intersection improvements within the project limits. Horizontal plan layout and elevation information will be shown along Bannock Street with associated amenities and features, including overall street layout including on-street parking, pedestrian, bike, and vehicular facilities. The horizontal plan layout will be designed in coordination and collaboration with the Bannock Street Concept Design project being developed by ACHD. Bulb outs are anticipated at the three (3) remaining corners at 12th / Bannock, the Southwest and Northwest corners of 16th / Bannock.

Assumptions

- Improvements to Bridge Crossing 1489 and full roadway rehabilitation is not included
- Bannock Street between 16th and 13th Streets will utilize the City of Boise Neighborhood Streetscape criteria
- Bannock Street between 13th and 12th Streets will utilize the City of Boise Urban Concrete Streetscape criteria
- Structural section details and thickness requirements for Bannock Street at the tie in points for the proposed streetscape improvements will be provided by ACHD
- A design vehicle will be provided by ACHD for bulb out layouts at identified intersections
- A design vehicle or schematic of vehicles accessing the Citadel and Meadow Gold developments will be provided for use in analyzing the needed curb radius for access to these businesses/curb cut locations

Deliverables

- Existing Ground Surface of topography mapping previously provided by Civil Survey Consultants
- Plan and profile of the proposed design along Bannock Street between 16th and 12th Streets – including bulb out designs at the three (3) remaining corners at 12th / Bannock, the Southwest and Northwest corners of 16th / Bannock
- Driveway improvements for access to Cumulus Media and Meadow Gold

202 Intersection Bulb Out Grading Design Plans

Not included with the 60% submittal. Covered under the 95% submittal.



203 Stormwater Design

Project design must comply with the Clean Water Act, NPDES requirements and the currently approved ACHD Section 8000 Stormwater Policy and Section 8200 Stormwater Design Manual. Projects should use the Green Stormwater Infrastructure (GSI) Guidance Manual to determine the feasibility of GSI for the project area within the defined City of Boise Urban Concrete Streetscape Standards along Bannock from 13th to 12th.

HDR will evaluate the general characteristics of the project area, including existing drainage facilities and infiltration characteristics. The existing drainage infrastructure in and around proposed intersections improvements will be designed and/or adjusted to accommodate the proposed roadway/streetscape improvements. Proposed drainage improvements will consist of developing Silva Cells along Bannock from 13th to 12th.

HDR will prepare a Draft Stormwater Memo documenting existing infrastructure conditions and proposed design for submittal to CCDC, CSHQA, the City of Boise, and ACHD.

HDR will depict the proposed design of the stormwater report on separate Storm Drain design plan and profile sheets that will include storm sewer networks, surface collection and discharge facilities, inlets, and culverts.

Assumptions

- ACHD will provide existing stormwater system information and design files, as available and applicable
- Silva Cells will be incorporated into the roadway design along Bannock from 13th to 12th
- Infiltration rates for proposed Silva Cell and other drainage improvements will be provided by Terracon under a separate SOS
- Drainage improvements are limited to adjustments of existing Drop Inlets/lateral facilities in/around intersections and along the roadway mainline. Improvements to the existing mainline drainage facilities are not included in this SOS

Deliverables

- Draft Stormwater Memo – Included with the 60% submittal
- Storm Drain plan and profile of the proposed and improved existing stormwater design facilities along Bannock Street between 16th and 12th Streets for all lateral facilities. Mainline drainage facilities will not be adjusted or improved under this SOS

204 Erosion and Sediment Control

Not included with the 60% submittal. Covered under the 95% submittal.

205 Right-of-Way

Not included with the 60% submittal. Covered under the 95% submittal.



206 Utility Coordination

HDR will coordinate with utilities as design progresses. HDR will attend one (1) coordination meeting with ACHD and utility company representatives to obtain additional information and address utility concerns.

Civil Survey, as a subconsultant to CSHQA, will include information of existing utility facilities on the plans as identified in survey data and utility maps provided by the utility owners. This information will be contained in the provided topographic basemap completed under a previous contract. Additionally, HDR will:

- Review horizontal field survey designating subsurface utilities and provide utility location updates.
- Adjust design to avoid unnecessary utility conflicts, if possible.

Assumptions

- Potholing is not included

Deliverables

- Utility Coordination Meeting summary
- Utility conflict evaluation

CCDC Responsibilities

- CCDC will schedule and facilitate the utility coordination meeting

207 City of Boise Permits & ACHD Approval Process

Not included with the 60% submittal. Covered under the 100% submittal.

208 Signing and Pavement Markings

HDR will develop signing and pavement marking sheets for the 60% design development submittal. These plans will show the proposed ADA parking stall locations as defined by the City of Boise stall mapping.

Assumptions

- Signs and pavement markings provided will be specific to the roadway, bike and pedestrian facilities proposed along Bannock Street throughout the project limits
- Signing and Pavement Markings for proposed signal design is not included under this task

Deliverables

- Signs and pavement marking plans in accordance with ACHD traffic design standards and the City of Boise ADA parking stall location requirements

209 Specifications and Contractor Notes

HDR will develop the necessary special provisions that modify the ISPWC and ACHD Supplemental Special Provisions as needed for plans developed for the 60% submittal. Contractor notes will be prepared for construction items requiring special consideration by the Contractor and will be included in the specifications.



Assumptions

- Specifications will follow ACHD standard formatting and include ACHD standard contractor notes
- If an item number or description cannot be found, HDR will prepare a Special Provisions Request or Modification Form for ACHD's review and approval. No altered ISPMC, Special Provision (SP), or Standard Special Provisions (SSP) will be used or submitted without ACHD's and CCDC's approval

Deliverables

- Special Provisions
- Contractor Notes

210 Opinion of Probable Construction Cost

HDR will prepare a construction opinion of probable construction cost and submit with the design package. HDR will adhere to the ISPMC item number process as well as the SP and ACHD's SSP information.

Assumptions

- For the 60% submittal if an approved modification number isn't provided by ACHD it will be left blank and be replaced with the provided information at either the 95% or 100% submittal
- In providing opinions of probable construction cost for the project, HDR has no control over cost or price of labor and materials, unknown or latent conditions of existing equipment or structures that might affect operation or maintenance costs, competitive bidding procedures and market conditions, time or quality of performance by operating personnel or third parties, and other economic and operational factors that might materially affect the ultimate cost or schedule. HDR, therefore, will not warranty project costs that vary from HDR's opinions, analyses, projections, or estimates
- Opinion of probable construction cost for items to be submitted at 95% will not be included in the 60% submittal. A contingency amount for these items will be included in the 60% estimate for planning purposes

Deliverables

- Opinion of Probable Construction Cost

211 Design Submittal

This task includes performing an internal review of deliverables and preparing the submittal documents. CSHQA will be responsible for transmitting plan sets to the Project Team.

Deliverables

- Title Sheet (1 sheet)
- Survey Control (2 sheets)
- Typical Sections (2 sheets)
- Station Plan and Profiles (4 sheets)
- Storm Drain Plan and Profiles data (4 sheets)



- Signing and Pavement Markings (4 sheets)
- Opinion of Probable Construction Cost
- List on the plans, on table form, calibration points, including northing, easting, elevation and monument type
- Show on the plan sheets, the locations of TBM's and provide TBM information (Station Offset, Northing, Easting, Elevation and monument type)
- Specifications, Special Provisions and Contractor Notes

212 Design Review Meeting

CCDC will distribute the design submittal documents to the reviewing parties, collect review comments from the parties, and provide comments and the review plan sets to HDR one (1) week prior to the review meeting. HDR will compile comments for the plans outlined in this SOS in a Comment/Response Matrix and send a draft to the CCDC Project Manager prior to the review meeting. CCDC will make final decisions for conflicting review comments. HDR will complete the Comment/Response Matrix and develop meeting notes after the Design Review meeting and submit to CCDC.

Deliverables

- Review Meeting Notes
- Draft Comment/Response Matrix
- Final Comment/Response Matrix

CCDC Responsibilities

- Schedule and Host Meeting
- Provide Comments – One (1) week prior to the meeting

300 95% DESIGN DEVELOPMENT

Based on the approved 60% design, programming, comments, and site analysis HDR will create the 95% submittal Design Development plans. HDR will address comments received from the 60% design development submittal covered under section 200 of this SOS.

301 Horizontal and Vertical Design Plans and Associated Details

HDR will develop the design of the Bannock Street corridor from 16th to 12th and associated intersection improvements within the project limits. Updated horizontal plan layout and elevation information will be shown along Bannock Street with associated amenities and features, including overall street layout including on-street parking, pedestrian, bike, and vehicular facilities. The horizontal plan layout will be designed in coordination and collaboration with the Bannock Street Concept Design project being developed by ACHD. Bulb outs are anticipated at the three (3) remaining corners at 12th / Bannock, the Southwest and Northwest corners of 16th / Bannock.

Assumptions

- Improvements to Bridge Crossing 1489 and full roadway rehabilitation is not included



- Bannock Street between 16th and 13th will utilize the City of Boise Neighborhood Streetscape criteria
- Bannock Street between 13th and 12th will utilize the City of Boise Urban Concrete Streetscape criteria
- Structural section details and thickness requirements for Bannock Street at the tie in points for the proposed streetscape improvements will be provided by ACHD
- Removal and Utility Conflicts will be depicted on the Horizontal and Vertical Design Plans

Deliverables

- Finalized Comment/Response Matrix addressing comments resulting from the 60% design development submittal
- Updated plan and profile of the proposed design along Bannock Street corridor from 16th to 12th Streets
- Updated Typical Sections
- Roadway Design Details associated with proposed horizontal and vertical plans including but not limited to curb types and modified standard drawings

302 Intersection Bulb Out Grading Design Plans

HDR will develop Intersection Bulb out design details to be included with the 95% design. These design details will include the needed stationing, offsets and proposed elevation along the back of curb, and required sawcut locations within the street for each intersection at:

- SW and NW 16th / Bannock
- SW, NW and NE 12th / Bannock

Assumptions

- No modifications will be made to the existing bulb out in the Southeast corner of the intersection of 12th / Bannock

Deliverables

- Intersection bulb out grading design details (3 sheets)

303 Stormwater Design

HDR will address comments received on the Draft Stormwater Memo documenting existing infrastructure conditions and proposed design.

HDR will update and revise the proposed design of the stormwater facilities on the design plans. Storm sewer networks, surface collection and discharge facilities, inlets, and culverts will be depicted and updated on the plans.

HDR will update and revise the proposed Silva Cell design as needed. Silva Cells will be sized to meet the ACHD runoff reduction requirement along Bannock between 13th and 12th Streets.



Assumptions

- CHSQA will determine and identify a location for water service specific to irrigation use within the project limits
- Stormwater and Silva Cell horizontal and vertical design will be depicted on plan and profile sheets independent from the roadway plans
- Infiltration rates for proposed Silva Cell and other drainage improvements will be provided by Terracon under a separate SOS

Deliverables

- Updated Storm Drain and Silva Cell horizontal and vertical design plans (4 sheets)
- Updated Storm Drain and Silva Cell design details (3 sheets)
- Final Stormwater Memo

304 Erosion and Sediment Control

HDR will evaluate the general characteristics of the project area and develop an erosion and sediment control plan.

Assumptions

- Erosion and Sediment Control plan will be developed within the existing available Right-of-Way

Deliverables

- Erosion and Sediment Control Plans (4 sheets)

305 Right-of-Way

HDR will identify specific locations where Temporary Construction Easements are needed for the development of the 95% plans.

Assumptions

- Right-of-Way or Permanent Easements are not required for the development of the proposed project improvements
- Temporary Construction Easements will be needed for each updated Driveway located within the project boundary limits
- A Right-of-Way requirements table is not included in this SOS

Deliverables

- Temporary Construction Easements depicted on the Roadway Plan sheets (4 sheets)
- Spreadsheet identifying parcel ID, owner, and corresponding easement(s)

306 Utility Coordination

HDR will attend one (1) coordination meeting with ACHD and utility company representatives to obtain additional information and address utility concerns.

HDR will:



- Compile a contact list for known utilities within the project boundary and submit to each identified utility purveyor within the project boundary for the required one (1) month review period
- Consolidate utility comments received into a comment matrix

Assumptions

- Potholing is not included

Deliverables

- Removal and Utility conflicts will be depicted on the Roadway Plans (4 sheets)
- Utility coordination meeting summary

CCDC Responsibilities

- CCDC will schedule and facilitate the utility coordination meeting

307 City of Boise & ACHD Plan Reviews

HDR will prepare and submit for CCDC review the required documents associated with the City of Boise plan review process and the ACHD capital projects plan review. HDR will compile comments for the plans outlined in section 300 of this SOS in a Comment/Response Matrix and address provided comments. The addressed comments will be depicted on the project plans for the submittal outlined under section 400 of this SOS.

Assumptions

- Reviews for the City of Boise and ACHD will run concurrently.
- These review and approval processes will take no more than two (2) weeks

Deliverables

- Plans and documents to the City of Boise as outlined under section 314 of this SOS
- Plans and documents to the ACHD as outlined under section 314 of this SOS

308 Signing and Pavement Markings

HDR and CCDC will attend a joint meeting with the City of Boise to review the proposed ADA parking stalls.

Assumptions

- Signs and pavement markings provided will be specific to the roadway, bike and pedestrian facilities proposed along Bannock Street throughout the project limits
- The 95% submittal will incorporate comments received from the City of Boise parking review based on the meeting between CCDC, the City of Boise and HDR
- The 95% submittal will incorporate comments received from the ACHD Capital Projects department based on the submittal outlined under Section 314 of this SOS

Deliverables

- Updated Signing and pavement marking sheets (4 sheets)



309 Specifications and Contractor Notes

The necessary special provisions that modify the ISPWC and ACHD Supplemental Special Provisions will be revised and updated for the 95% submittal. Contractor notes will be prepared for construction items requiring special consideration by the Contractor and will be included in the specifications.

Assumptions

- As stated under section 210 of this SOS

Deliverables

- Revised Special Provisions
- Revised Contractor Notes

310 Opinion of Probable Construction Cost

HDR will adhere to the ISPWC item number process as well as the SP and ACHD's SSP information.

Assumptions

- As stated under section 211 of this SOS

Deliverables

- Revised Opinion of Probable Construction Cost

311 Design Submittal

This task includes performing an internal review of deliverables and preparing the submittal documents. CSHQA will be responsible for transmitting plan sets to the Project Team.

Deliverables

- Title Sheet (1 sheet)
- Survey Control (2 sheets)
- Typical Sections (2 sheets)
- Roadway Plans and Profiles (4 sheets)
- Civil Details (4 sheets)
- Intersection Bulb out and Grading Design Plans (3 sheets)
- Driveway Details (4 sheets)
- Storm drain/Silva Cell Plans and Profiles (4 sheets)
- Storm Drain Details (2 sheets)
- Erosion and Sediment Control Plans (4 sheets)
- Signing and Pavement Marking Plans (4 sheets)
- List on the plans, on table form, calibration points, including northing, easting, elevation and monument type – Included in Roadway Plans and Survey Control



- Show on the plan sheets, the locations of TBM's and provide TBM information (Station Offset, Northing, Easting, Elevation and monument type) – Included in Roadway Plans and Survey Control
- Specifications, Special Provisions and Contractor Notes
- Opinion of Probable Construction Cost

312 Design Review Meeting

CCDC will distribute the design submittal documents to the reviewing parties, collect review comments from the parties, and provide comments and the review plan sets to HDR one (1) week prior to the review meeting. HDR will compile comments for the plans outlined in section 300 of this SOS in a Comment/Response Matrix and send a draft to the CCDC Project Manager prior to the review meeting. CCDC will make final decisions for conflicting review comments. HDR will complete the Comment/Response Matrix after the Design Review meeting and submit to CCDC.

Deliverables

- Review Meeting Notes
- Maintain Comment/Response Matrix

CCDC Responsibilities

- Schedule and Host Meeting
- Provide Comments – One (1) week prior to the meeting

313 City of Boise and ACHD Project Permit Application

HDR will prepare and submit for review the required documents associated with the City of Boise permit review process. HDR will prepare and submit for review the required documents associated with the ACHD Capital Projects plan review.

Assumptions

- Reviews for the City of Boise and ACHD will run concurrently.
- These review and approval processes will require two (2) weeks

Deliverables

- Boise City Commercial Grading & Drainage with Utilities Permit (#524), including erosion and Sediment Control Permit
- ACHD Capital Projects Plan submittal

400 99% DESIGN DEVELOPMENT

Based on the approved 95% design, programming, comments, and site analysis HDR will create the 99% submittal Design Development plans. HDR will address comments received resulting from the 95% design development submittal covered under this SOS - Section 300.



401 Horizontal and Vertical Design Plans and Associated Details

HDR will update the Horizontal and Vertical Design Plans and Associated Details based on comments received.

Assumptions

- One (1) review between the 95% and 99% submittal will occur in coordination with ACHD and the City of Boise. Additional reviews are not included in this SOS

Deliverables

- Finalized comment Matrix addressing comments resulting from the 95% design development submittal – Comments received from CCDC, ACHD, City of Boise, and CHSQA
- Updated plan and profile of the proposed design along Bannock Street between 16th and 12th Streets
- Updated Typical Sections
- Updated Roadway Design Details

402 Intersection Bulb Out and Grading Design Plans

HDR will update the Intersection Bulb Out and Grading Design Plans based on comments received.

Assumptions

- As stated under section 302 of this SOS

Deliverables

- Updated Intersection grading design details (3 sheets)

403 Stormwater Design

HDR will update the Stormwater Design plans based on comments received.

Assumptions

- As stated under section 303 of this SOS

Deliverables

- Updated Stormwater and Silva Cell horizontal and vertical design plans (4 sheets)
- Updated Stormwater and Silva Cell design details (Assumed 3 sheets)

404 Erosion and Sediment Control

HDR will update the Erosion and Sediment Control plans based on comments received.

Deliverables

- Updated Erosion and Sediment Control Plans (4 sheets)

405 Right-of-Way

HDR will coordinate with Civil Survey to address comments received.



Assumptions

- As stated under section 305 of this SOS

Deliverables

- Updated Temporary Construction Easements depicted on the Roadway Plan sheets

406 Utility Coordination

HDR will Update Removal callouts based on updated/proposed utility facilities.

Assumptions

- As stated under section 306 of this SOS

Deliverables

- Revised Roadway Plans depicting Utility Information (4 sheets)

407 City of Boise Permits & ACHD Plan Reviews

HDR will address comments received from both the City of Boise and ACHD.

Assumptions

- One (1) review between the 95% and 99% submittal will occur in coordination with ACHD and the City of Boise. Additional reviews are not included in this SOS
- ACHD must approve plans prior to the resubmittal of plans to the City of Boise

Deliverables

- Updated Plans to the City of Boise as outlined under section 414 of this SOS
- Updated Plans to the ACHD as outlined under section 414 of this SOS

408 Signing and Pavement Markings

HDR will update the Signing and Pavement Markings Plans based on comments received.

Deliverables

- Updated signing and pavement marking sheets (4 sheets)

409 Specifications and Contractor Notes

HDR will update the Specifications and Contractor Notes based on comments received.

Deliverables

- Updated Specifications, Special Provisions and Contractor Notes

410 Opinion of Probable Construction Cost

HDR will update the Opinion of Probable Construction Cost based on comments received.

HDR will adhere to the ISPWC item number process as well as the SP and ACHD's SSP information.

Deliverables

- Updated Opinion of Probable Construction Cost



411 Design Submittal

This task includes performing an internal review of deliverables and preparing the submittal documents. CSHQA will be responsible for transmitting plan sets to the Project Team.

Deliverables

- Updated Title Sheet (1 sheet)
- Updated Survey Control (2 sheets)
- Updated Typical Sections (2 sheets)
- Updated Roadway Plans and Profiles (4 sheets)
- Updated Civil Details (4 sheets)
- Updated Intersection Bulb out and Grading Design Plans (3 sheets)
- Updated Driveway Details (4 sheets)
- Updated Storm drain/Silva Cell Plans and Profiles (4 sheets)
- Updated Storm Drain Details (2 sheets)
- Updated Erosion and Sediment Control Plans (4 sheets)
- Updated Signing and Pavement Marking Plans (4 sheets)
- List on the plans, on table form, calibration points, including northing, easting, elevation and monument type – Included in Roadway Plans and Survey Control
- Show on the plan sheets, the locations of TBM's and provide TBM information (Station Offset, Northing, Easting, Elevation and monument type) – Included in Roadway Plans and Survey Control
- Updated Specifications, Special Provisions and Contractor Notes
- Updated Opinion of Probable Construction Cost

412 Design Review Meeting

CCDC will distribute the design submittal documents to the reviewing parties, collect review comments from the parties, and provide comments and the review plan sets to HDR one (1) week prior to the review meeting. HDR will compile comments for the plans outlined in section 400 of this SOS in a Comment/Response Matrix and send a draft to the CCDC Project Manager prior to the review meeting. CCDC will make final decisions for conflicting review comments. HDR will complete the Comment/Response Matrix after the Design Review meeting and submit to CCDC.

Deliverables

- Review Meeting Notes
- Maintain Comment/Response Matrix

CCDC Responsibilities

- Schedule and Host Meeting
- Provide Comments – One (1) week prior to the meeting



413 City of Boise and ACHD Project Permit Application

HDR will prepare and resubmit for review the required documents associated with the City of Boise permit review process. HDR will prepare and resubmit for review the required documents associated with the ACHD Capital Projects plan review.

Assumptions

- Reviews for the City of Boise and ACHD will run concurrently.
- These review and approval processes will require two (2) weeks

Deliverables

- Boise City Commercial Grading & Drainage with Utilities Permit (#524), including erosion and Sediment Control Permit
- ACHD Capital Projects Plan submittal

500 100% DESIGN DEVELOPMENT

Based on the approved 99% design, programming, comments, and site analysis HDR will create the 100% submittal Design Development plans. HDR will address comments received resulting from the 99% design development submittal covered under this SOS - Section 400.

501 100% Design Submittal

HDR will address comments received resulting from the 99% design development submittal.

Deliverables

- Finalized plans addressing comments received outlined under Section 400 of this SOS.
- A finalized, consolidated comment Matrix addressing comments resulting from the 99% design development submittal – Comments received from CCDC and CSHQA

Assumptions

- The 100% plan submittal will be based on the outline provided under section 414 of this SOS
- The 100% specifications, special provisions, and contractor notes submittal will be based on the outline provided under section 410 of this SOS
- Additional revisions beyond the 100% submitted plans are to be conducted under a supplemental SOS

513 City of Boise and ACHD Project Permit Application Resubmittal

HDR will revise and resubmit the required documents associated with the City of Boise permit review process. HDR will prepare and submit for review the required documents associated with the ACHD development plan review.

Deliverables

- Resubmitted Boise City Commercial Grading & Drainage with Utilities Permit (#524), including Erosion and Sediment Control Permit
- Resubmitted plans to ACHD Capital Projects



Assumptions

- This section will incorporate the required changes associated with the City of Boise permit approval process
- This section will incorporate the required changes associated with the ACHD Capital Projects department approval process

600 SIGNAL DESIGN CONTINGENCY

601 Signal Design

Signal design, if approved by ACHD at the intersections of 16th / Bannock and 15th / Bannock, will be incorporated into the project as covered under the Signal Design Contingency listed under this section.

Signal design will be added to the following sections of this SOS:

- Section 200 – 60% Submittal
- Section 300 – 95% Submittal
- Section 400 – 99% Submittal
- Section 500 – 100% Submittal

The 60% signal design will show the proposed signal pole locations, pedestrian signal infrastructure, and update the general characteristics of the sidewalk and landscape buffer to orient the signal and pedestrian infrastructure.

Upon completion of the 60%/95%/99% submittals and reviews HDR will update the 95%/99%/100% signal design to address comments received from the City of Boise and ACHD. The 95%/99%/100% signal design updates will depict general characteristics of the sidewalk and landscape buffer to orient the signal and pedestrian infrastructure.

Assumptions

- HDR will develop MUTCD signal warrant analysis based on traffic information provided by L2 Data Collection (as a subconsultant to CSHQA)
- ACHD will approve placement of signals prior to work being developed under section 600
- CCDC will provide written approval to advance tasks outlined under section 600

Deliverables

- MUTCD signal warrant analysis
- 60% - Traffic Signal Plan, signal detail and signal wiring plans for 16th / Bannock and 15th / Bannock (4 sheets), specifications and opinion of probable construction cost
- 95% - Updated Traffic Signal Plan, signal detail and signal wiring plans for 16th / Bannock and 15th / Bannock (4 sheets), specifications and opinion of probable construction cost
- 99% - Updated Traffic Signal Plan, signal detail and signal wiring plans for 16th / Bannock and 15th / Bannock (4 sheets), specifications and opinion of probable construction cost



- 100% - Updated Traffic Signal Plan, signal detail and signal wiring plans for 16th / Bannock and 15th / Bannock (4 sheets), specifications and opinion of probable construction cost

HDR Engineering, Inc.
Bannock Street - 16th to 12th Streetscape Improvement Project

			HDR								
			Kate	Cameron	Pierson	Focht	Mauran Ghant	Brett	Healey	Mart B	Alesha
		SUBTOTAL HDR ONLY	Project Principal	Transportation Engineer/Quality Control	Project Manager/Traffic and Planning Section Manager	Drainage Engineer	Roadway Engineer	Traffic PE	CADD/BIM	Traffic / Roadway EIT	Accountant
100	PROJECT MANAGEMENT & MEETINGS	79	1	0	54	0	0	0	0	0	24
102	Invoicing and Progress Reports	42			18						24
103	Project Team Meetings	37	1		36						
200	60% DESIGN DEVELOPMENT	454	0	16	78	58	106	24	88	84	0
201	Topography, Horizontal and Vertical Design & Plans	164		4	16		80		40	24	
202	Intersection Bulb Out Grading Design Plans (Not Included for 60%)	0									
203	Stormwater Design	114		2	12	48	12		32	8	
204	Erosion and Sediment Control (Not Included for 60%)	0									
205	Right-of-Way (Not Included for 60%)	0									
206	Utility Coordination	24			16				8		
207	City of Boise Permits & ACHD Approval Process (Not Included for 60%)	0									
208	Signing and Pavement Markings	56		2	6			20		28	
209	Specifications and Contractor Notes	10		2	8						
210	Opinion of Probable Construction Cost	28			4		8			16	
211	Design Submittal	38		6	10	4	4	2	8	4	
212	Design Review Meeting	20			6	6	2	2		4	
300	95% DESIGN DEVELOPMENT	860	0	26	164	162	168	16	184	140	0
301	Horizontal and Vertical Design Plans and Associated Details	202		6	28	16	64		56	32	
302	Intersection Bulb Out Grading Design Plans	58		2	8		32		8	8	
303	Stormwater Design	134		2	16	72	16		16	12	
304	Erosion and Sediment Control	41		1	4	4			16	16	
305	Right-of-Way	80		2	16	6			40	16	
306	Utility Coordination	33		1	4	4	8			16	
307	City of Boise & ACHD Plan Reviews	80			16	24	24		16		
308	Signing and Pavement Markings	24			16	8					
309	Specifications and Contractor Notes	18		2	16						
310	Opinion of Probable Construction Cost	28			4	4	4			16	
311	Design Submittal	76		8	16	8	8	4	16	16	
312	Design Review Meeting	24			8	8	4	4			
313	City of Boise and ACHD Project Permit Application	62		2	12	8	8	8	16	8	
400	99% DESIGN DEVELOPMENT	183.5	0	7.5	42	36	32	6	29	31	0
401	Horizontal and Vertical Design Plans and Associated Details	15.5		0.5	4		4		4	3	
402	Intersection Bulb Out Grading Design Plans	15		1	2		8		2	2	
403	Stormwater Design	25			3	14	3		3	2	
404	Erosion and Sediment Control	5			1	1				3	
405	Right-of-Way	9			2	1			4	2	
406	Utility Coordination	8			1	1	2			4	
407	City of Boise & ACHD Plan Reviews	20			4	6	6		4		
408	Signing and Pavement Markings	7			5	2					
409	Specifications and Contractor Notes	5		1	4						
410	Opinion of Probable Construction Cost	8		0	1	1	1			5	
411	Design Submittal	38		4	8	4	4	2	8	8	
412	Design Review Meeting	12			4	4	2	2			
413	City of Boise and ACHD Project Permit Application	16		1	3	2	2	2	4	2	
500	100% DESIGN DEVELOPMENT	27	0	1.5	5.5	5	4	2	5	4	0
501	100% Design Submittal	19		1	4	4	3	1	3	3	
513	City of Boise and ACHD Permit Application Resubmittal	8		0.5	1.5	1	1	1	2	1	
600	SIGNAL DESIGN CONTINGENCY	280	0	6	14	0	0	60	60	140	0
601	Signal Design	280		6	14			60	60	140	
Total:		1883.5	1.0	57.0	357.5	261.0	310.0	108.0	366.0	399.0	24.0
Total Check:		1883.5	1.0	57.0	357.5	261.0	310.0	108.0	366.0	399.0	24.0
Sub-Consultant Totals:			1883.5								
Percent of HDR Sub-Total:			0.1%	3.0%	19.0%	13.9%	16.5%	5.7%	19.4%	21.2%	1.3%

CONSULTANT NAME: HDR Engineering, Inc.

PROJECT NAME: Bannock Street - 16th to 12th Streetscape Improvement Project

PROJECT NO.: 23056

DESIGN

A. SUMMARY ESTIMATED PERSON-DAY COSTS

	Days	Hours							
					36				Labor
1 Project Principal	0.13 =	1	@	\$325.00	=				\$325.00
2 Transportation Engineer/Quality Control	6.38 =	51	@	\$244.00	=				\$12,444.00
3 Project Manager/Traffic and Planning Sectic	42.94 =	344	@	\$222.00	=				\$76,257.00
4 Drainage Engineer	32.63 =	261	@	\$144.00	=				\$37,584.00
5 Roadway Engineer	38.75 =	310	@	\$208.00	=				\$64,480.00
6 Traffic PE	6.00 =	48	@	\$162.00	=				\$7,776.00
7 CADD/BIM	38.25 =	306	@	\$113.00	=				\$34,578.00
8 Traffic / Roadway EIT	32.38 =	259	@	\$102.00	=				\$26,418.00
9 Accountant	3.00 =	24	@	\$109.00	=				\$2,616.00
	197.44	1603.50		TOTAL LABOR COST =					\$262,478.00

B. OUT-OF-POCKET EXPENSES

Item	No.	per	@	Cost		Total
Printing (8.5x11)	100	sheet	@	\$0.05	=	\$5.00
Printing (8.5x11 Color)	100	sheet	@	\$0.16	=	\$16.00
Printing (11x17)	100	sheet	@	\$0.10	=	\$10.00
Printing (11x17 Color)	150	sheet	@	\$0.32	=	\$48.00
Roll Plot - Color	100	square foot	@	\$0.90	=	\$90.00
Mileage	100	mile	@	\$0.655	=	\$65.50
HDR TOTAL ESTIMATED EXPENSE*						= \$234.50
HDR Subtotal						= \$262,712.50

DESIGN TOTAL = \$262,712.50

SIGNAL DESIGN CONTINGENCY

A. SUMMARY ESTIMATED PERSON-DAY COSTS

	Man-Days	Man-Hours							Labor
1 Project Principal	0.00 =	0	@	\$325.00	=				\$0.00
2 Transportation Engineer/Quality Control	0.75 =	6	@	\$244.00	=				\$1,464.00
3 Project Manager/Traffic and Planning Sectic	1.75 =	14	@	\$222.00	=				\$3,108.00
4 Drainage Engineer	0.00 =	0	@	\$144.00	=				\$0.00
5 Roadway Engineer	0.00 =	0	0	\$0.00	0				\$0.00
6 Traffic PE	7.50 =	60	@	\$162.00	=				\$9,720.00
7 CADD/BIM	7.50 =	60	@	\$113.00	=				\$6,780.00
8 Traffic / Roadway EIT	17.50 =	140	@	\$102.00	=				\$14,280.00
9 Accountant	0.00 =	0	@	\$109.00	=				\$0.00
	35.00	280.00		TOTAL LABOR COST =					\$35,352.00

SIGNAL DESIGN CONTINGENCY TOTAL = \$35,352.00

CONTRACT TOTAL = \$298,064.50

June 6, 2023

**TRAFFIC DATA COLLECTION SERVICES FOR
HDR
Scope of Services and Cost Proposal**

L2 Data Collection (L2DC) is pleased to submit this proposal to provide traffic data collection services in Boise, ID beginning on date(s) and time(s) still to be determined:

1. Data Collection: Intersection Turning Movement

Type: Vehicle Volume & Direction

Classification: No

Bikes and Peds: Yes

Duration: 7-9 AM and 4-6 PM

Day: Weekday (non-holiday)

Location(s):

15th Street and Bannock Street

16th Street and Bannock Street

2. Data Collection: Machine Tube Count

Type: Vehicle Volume & Direction

Classification: No

Duration: 48-hr Max / 24-hour

Day Weekday (non-holiday)

Location(s):

15th Street between Idaho Street and Bannock Street

Bannock between 17th Street and 16th Street

Bannock between 16th Street and 15th Street

Bannock between 15th Street and 14th Street

16th Street between Jefferson Street and Bannock Street

Due to side-street parking in the project area, it is possible for a vehicle to park on a tube and block air pulses from reaching the counter. If there is a gap in the data due to side street parking, L2DC will leave the equipment in place for 48-hrs, to try and collect a full 24-hrs of data.

3. Deliverables

The Traffic Data Report will be delivered no later than 15 days after the on-site data collection is completed.

4. Contract and Payment Terms

Payment terms for the services listed above are net 60 days. Client will notify L2DC, prior to authorizing work, if terms are pay-when-paid.

5. Cost Proposal

The total lump-sum cost for the services listed above is \$1,700.00, including travel time, mileage, data collection and data processing.

Project Travel Time: .5 hours roundtrip x 2 trips = 1 hour

Project Miles: 15 miles roundtrip x 2 trips = 30 miles





**MUSGROVE
ENGINEERING, P.A.**

Bill A. Carter, P.E. – Principal
Todd D. Nelson, P.E. – Principal
Kurt E. Lechtenberg, P.E. – Principal
Jason A. Rice, P.E. – Principal
Thad S. Mason, P.E. – Principal
Matthew N. Bradley, P.E. – Principal

BOISE OFFICE:
234 S. Whisperwood Way
Boise, Idaho 83709
208-384-0585

IDAHO FALLS OFFICE:
645 W. 25TH Street
Idaho Falls, Idaho 83402
208-523-2862

June 26, 2023

CSHQA
200 W. Broad St.
Boise, ID 83702

ATTENTION: Kyle Hemly

RE: Engineering Fee Proposal
Project – CCDC Bannock Street Streetscapes, 12th to 16th – Tasks 3-8

Dear Kyle:

We appreciate the opportunity to continue to be a part of your design team on the above-referenced project. Based on our understanding of the project, we propose the following fees for our services:

Electrical:

Task 3 – Final Design Project Management:

Hourly, with a not-to-exceed amount of..... \$1,000.00

Task 4 – Preliminary Design & Design Review (60% Documents):

Hourly, with a not-to-exceed amount of..... \$10,400.00

Task 5 – Final Design (95% Documents):

Hourly, with a not-to-exceed amount of..... \$3,200.00

Task 6 – ACHD Development Services Submittal and Approval

Hourly, with a not-to-exceed amount of..... \$ 320.00

Task 7 – Final Construction Documents (100% Documents):

Hourly, with a not-to-exceed amount of..... \$1,280.00

Task 8 – Bidding Assistance :

Hourly, with a not-to-exceed amount of..... \$ 640.00

Reimbursable Expenses:

Expenses (mileage, printing, travel, deliveries) will be billed at cost.

The above fees are based on the following scope of work:

Task 3 – Final Design Project Management (Est. 7-Hours):

- Internal project setup and monthly invoicing.

Task 4 – 60% Documents (Est. 65-Hours):

- Drawing setup
- Site coordination.
- Preliminary lighting and equipment layout
- Electrical calculations
- Preliminary electrical specifications

Task 5 – 95% Documents (Est. 20-Hours):

- Finalize lighting and equipment layouts.
- Finalize lighting and equipment schedules.
- Finalize electrical calculations.
- Finalize electrical specifications.

Task 6 - ACHD Development Services Submittal and Approval (Est. 2-Hours):

- Prepare electrical submittal package.

Task 7 – 100% Documents (Est. 8-Hours):

- Internal QC Review
- Incorporate Owner/Agency review comments.

Task 8 – Bidding Assistance (Est. 4-Hours):

- Respond to contractor questions.
- Review equipment and lighting submittals for prior approval.

Estimated Drawing Count: 15 Sheets

Services provided on an hourly basis shall be at the following hourly rates for 2023.
Services provided beyond 2023 shall be at the rates in effect at the time of service.

Principal	\$190.00/hour
Commissioning Agent	\$160.00/hour
Energy Modeling	\$160.00/hour
Senior Project Engineer	\$160.00/hour
Project Manager	\$145.00/hour
Project Engineer	\$110.00/hour
Senior Project Designer	\$105.00/hour
Project Designer	\$100.00/hour
CADD Operator	\$ 90.00/hour
Administrative Assistant.....	\$ 80.00/hour
Expenses (mileage, printing, travel, deliveries)	Billed at Cost

Billings for services are issued on a monthly basis and are due within 30 days following the billing date. Any amounts unpaid at the end of 60 days following the billing date will accrue interest (from the billing date) at the rate of 1½% per month, which will be added to the unpaid balance.

Musgrove Engineering will perform its services using the degree of care and skill ordinarily exercised by design professionals performing similar services in the same locality under similar circumstances and conditions.

I sincerely appreciate the opportunity to present you with this proposal, Kyle. If this proposal meets your approval, please sign it in the appropriate space below and return it to me, retaining a copy for your files.

Respectfully,

Nick Schafer, P.E.
NS



www.musgrovepa.com

OVER 40 YEARS OF
EXCELLENCE

Project: CCDC Bannock Street Streetscapes, 12th to 16th – Tasks 3-8

Client: CSHQA

Approved this _____ day of _____, 2023.

By _____
(Please Print Name & Title) (Signature)

Note: We cannot begin work on any project without receipt of a signed contract. Payment for services is due after completion of services – whether or not the project proceeds into construction.



www.musgrovepa.com

OVER 40 YEARS OF
EXCELLENCE



11849 West Executive Drive, Suite G
Boise, Idaho 83713
P (208) 323-9520
Terracon.com

June 27, 2023

CSHQA
200 Broad Street
Boise, Idaho 83702

Attn: Mr. Jeff Ward
P: (208) 343-4635
E: jeff.ward@cshqa.com

RE: Proposal for Geotechnical Engineering Services, Rev.2
CCDC Bannock Street
South side of Bannock Street from 12th Street to 13th Street
Boise, Idaho
Terracon Proposal No. P62235067

Dear Mr. Ward:

We appreciate the opportunity to submit this proposal to CSHQA to provide Geotechnical Engineering services for the above referenced project. The following are exhibits to the attached Agreement for Services.

Exhibit A	Project Understanding
Exhibit B	Scope of Services
Exhibit C	Compensation and Project Schedule
Exhibit D	Site Location

Exhibit C includes details of our fees and consideration of additional services as well as a general breakdown of our anticipated schedule.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Agreement for Services to our office.

Sincerely,
Terracon

Naomi Henry
Staff Professional

Lucas J. Marsh, P.E.
Geotechnical Department Manager

AGREEMENT FOR SERVICES

This **AGREEMENT** is between CSHQA ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the CDC Bannock Street project ("Project"), as described in Consultant's Proposal dated 06/27/2023 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY.** CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$25,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant: **Terracon Consultants, Inc.**

By: Lucas Marsh Date: **6/27/2023**

Name/Title: **Lucas J. Marsh / Geotechnical Department Manager**

Address: **11849 W Executive Dr Ste G
Boise, ID 83713-1944**

Phone: **(208) 323-9520** Fax: **(208) 323-9592**

Email: **Lucas.Marsh@terracon.com**

Client: **CSHQA**

By: _____ Date: _____

Name/Title: **Jeff Ward**

Address: **200 W Broad St
Boise, ID 83702-7635**

Phone: **(208) 343-4635** Fax: _____

Email: **jeff.ward@cshqa.com**

Exhibit A – Project Understanding

Our Scope of Services is based on our understanding of the project as described by CSHQA and the expected subsurface conditions as described below. We have not visited the project site to confirm the information provided. We request CSHQA and/or the design team verify all information prior to our initiation of field exploration activities.

Planned Construction

Item	Description
Information Provided	Project information is based on the details provided via email from CSHQA on June 5, 2023.
Project Description	It is our understanding that Capital City Development Corporation is planning on constructing one bank of Silvia Cells on the south-southwest side south side of Bannock Street between 12 th Street and 13 th Street. We assume the new Silva Cells will be located under the south-southwest sidewalk area only.
Pavements	Pavement recommendations are not part of the scope of work in this proposal.
Stormwater Disposal	We understand that new silva cells will be included in construction to manage stormwater.

Site Location and Anticipated Conditions

Item	Description
Parcel Information	The project is located on the south side of Bannock Street from 12th Street to 13th Street in Boise, Idaho. Latitude/Longitude (approx.): 43.61981° N 116.20748° W (See Exhibit D)
Existing Improvements	Within the project extents, Bannock Street is a two-lane road (one lane in each direction) paved with flexible pavement with designated bike lanes, parking lane, curb, gutter, and a concrete sidewalk on both sides of the road. The south-southwest side of the Bannock Street, where the project will be taking place is adjacent to a parking lot and two buildings.

Item	Description
Current Ground Cover	The proposed construction location is currently covered by the concrete sidewalk.
Existing Topography (from Google Earth Pro)	The site is relatively flat with approximately 1 foot of topographic relief.
Site Access	We expect the site, and all exploration locations, are accessible with our truck-mounted drilling equipment and support vehicles.
Expected Subsurface Conditions	Based on our experience in the project area, we expect the subsurface conditions will include silts with varying amounts of sand overlying sands and gravels. Fill soils overlying the native soils are anticipated. Groundwater is anticipated to be encountered in the proposed exploration depths.

Exhibit B - Scope of Services

Our proposed Scope of Services consists of field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

Field Exploration

Based on input provided by CSHQA, and our experience with similar projects in the vicinity of the project site, we propose the field exploration program as described below:

Number of Borings	Planned Boring Depth (feet) ¹	Planned Location ^{2, 3}
1	17.5 (piezometer)	Within the asphalt south-southwest parking lane adjacent to the proposed Silvia Cells bank area
1	15	
2	10 max. (infiltration tests)	

1. Although not anticipated based on the geology in the vicinity of the project site, borings would be terminated at shallower depths if refusal is encountered.
2. The planned boring locations are shown on the attached **Anticipated Exploration Plan**.
3. If subsurface exploration must be conducted within the existing sidewalk, we should be notified to modify our proposal and associated fee.

Boring Layout and Elevations: We will use handheld GPS equipment to locate borings with an estimated horizontal accuracy of +/-20 feet. We understand, boring locations and elevations will be surveyed by the project surveyors and will be provided to us prior to the issuance of project deliverables.

Subsurface Exploration Procedures: We will advance borings with a truck-mounted drill rig using continuous-flight hollow-stem augers. In general, four samples will be obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling is typically performed using thin-wall tube and/or split-barrel sampling procedures. The split-barrel samplers are driven in accordance with the standard penetration test (SPT). The samples will be placed in appropriate containers, taken to our soil laboratory for testing, and classified by a geotechnical professional. In addition, we will observe and record groundwater levels during drilling and sampling.

Our exploration team will prepare field boring logs as part of standard drilling operations including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials observed during drilling and our interpretation of subsurface conditions between samples. Final boring logs,

prepared from field logs, represent the Geotechnical Engineer's interpretation and include modifications based on observations and laboratory tests.

Percolation / Infiltration Rate Testing: We will perform two (2) infiltration tests. The borings for the infiltration testing will not exceed 10 feet in depth. The infiltration tests will be performed in general accordance with procedures in the Boise Stormwater Design Manual for falling-head bore-hole test procedures. This procedure includes installation of a 5-inch-diameter pipe through which to perform the test, so larger diameter augers will be used to advance the borings.

Piezometer Installation and Groundwater Reading: We will install one (1) piezometer. The piezometer will extend to a maximum depth of about 17½ feet and be constructed of two-inch I.D. PVC and will be protected with a flush-mount vault and locking cap.

In accordance with the ACHD Policy Manual, we propose to obtain groundwater measurements within the piezometer twice a month. Due to the proximity to the Boise River the measurements will extend from mid-February 2024 through the end of June 2024 (maximum of 9 measurements). We have also provided the cost for additional visits to measure the groundwater level from the piezometer, upon request. If you would like us to obtain additional groundwater measurements, please indicate the quantity you would like completed and initial where indicated. Groundwater readings obtained prior to the issuance of the report will be included in the letter report. Groundwater readings obtained after the issuance of the report will be provided via email. Abandonment of the piezometer is not included in these services.

Property Disturbance: Terracon will take reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work some disturbance could occur including damage to existing pavement.

We will backfill borings with bentonite pellets upon completion. Per CCDC's request, asphalt pavements will be patched with non-shrink grout. Our services do not include repair of the site beyond backfilling our boreholes. Excess auger cuttings will be removed from site.

Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials observed while drilling will be noted on our logs.

Exploration efforts require borings into the subsurface, therefore Terracon will comply with local regulations to request a utility location service through the local “One-Call” utility location service, DigLine. We will consult with the landowner/client regarding potential utilities or other unmarked underground hazards. Private utilities should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us.

Site Access: We assume an ACHD Right-of-Way Use permit will be required for our field exploration. We will submit the application for the permit with traffic control plans and exploration methodology for ACHD’s review and approval. We have included the fees for the ROW Use permit in our cost estimation. Our proposed fees do not include time to negotiate and coordinate access with landowners or tenants. We assume that drilling will be restricted to 9:00 am to 4:00 pm (Monday through Friday). If our exploration must take place at night, please contact us so we can adjust our schedule and fee.

Traffic Control: For the scope presented in this proposal, we have budgeted for subcontracting traffic control services (signage and flagman) during our drilling activities, which is anticipated to take one day. Alternatively, others could provide all required traffic control as a cost savings measure.

Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil strata. Exact types and number of tests cannot be defined until completion of fieldwork, but we anticipate the following laboratory testing may be performed:

- Water content
- Atterberg limits
- Grain size analysis

Our laboratory testing program includes examination of soil samples by an engineer or geologist. Based on the results of our field and laboratory programs, we will describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

Engineering and Project Delivery

The results of our field and laboratory programs will be evaluated, and a geotechnical engineering letter report will be prepared under the supervision of a licensed professional engineer. The geotechnical engineering letter report will provide the following:

- Boring logs with field and laboratory data
- Groundwater levels observed during and after the completion of drilling
- Site Location and Exploration Plans
- Subsurface exploration procedures
- Results of the infiltration tests

In addition to an emailed report, your project will also be delivered using our **Client Portal**. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, access to the project documents as they are uploaded to the site, and a collaboration portal. We welcome the opportunity to have project kickoff conversations with the team to discuss key elements of the project and demonstrate features of the portal. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan
- Letter Report – Findings of the site exploration and laboratory results

When services are complete, we upload a printable version of our completed Geotechnical Engineering letter report, which documents our services. Previous submittals, collaboration, and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

Exhibit C - Compensation and Project Schedule

Compensation

Based upon our understanding of the site, the project as summarized in Exhibit A, and our planned Scope of Services outlined in Exhibit B, our base fee is shown in the following table:

Task	Lump Sum Fee ¹
Subsurface Exploration, Infiltration Testing, ROW Use Permit, Laboratory Testing, Geotechnical Reporting	\$6,700
Subcontracted Subsurface Exploration	\$4,890
Subcontracted Traffic Control	\$2,175
Groundwater Measurements (maximum of 9 in total)	\$1,935
Total	\$15,700

- Proposed fees noted above are effective for 90 days from the date of the proposal.

Additional services not part of the base fee include the following:

Additional Service	Lump Sum Fee ¹	Initial for Authorization
Groundwater Readings (_____ visits)	\$215 per visit	

- Please note the number of additional measurements that are requested.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Project Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability and understanding of your project schedule. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, delays resulting from utility clearance, permit delays, or lack of permission to access the boring locations. **As of the date of this proposal, drill rig services are in high**

demand and schedules for field exploration may not commence in excess of about 4 weeks from notice to proceed. Due to variances in availability and the long lead time, some of our milestone dates below are based on the completion of field program. Verbal results of the infiltration testing can be provided within several days of drilling. We estimate the final geotechnical letter report can be completed within about 2 to 3 weeks after drilling. Groundwater measurements obtained after submittal of the letter report will be submitted via email.

Exhibit D – Site Location



DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

Bannock Street Improvements, 12th to 16th
Project Schedule - Updated 6/22/2023

[illegible]

[illegible]

[illegible]

Capital City Development Corporation										
Bannock Street Streetscape Improvements, 12th to 16th										
RFQ DUE: March 16, 2023 3:00 pm										
FIRM	Possible Points	CSHQA			Jensen Belts			The Land Group		
Rater		1	2	3	1	2	3	1	2	3
Criteria										
Project Approach	30	25	28	25	25	23	26	27	25	23
Project Team	15	14	13	11	12	15	11	13	12	12
Question / Answer	25	23	23	22	22	20	19	24	23	22
Relevant Experience	30	30	28	28	30	28	28	30	28	28
Totals	100	92	92	86	89	86	84	94	88	85
		270			259			267		
		2	1	1	3	3	3	1	2	2
AVERAGE		90			86			89		
Selection		1			3			2		



CSHQA+HDR brings a skilled team to the Bannock Street project with multi-disciplinary resources and a strong commitment to our community. We offer proven experience in designing public projects for CCDC, working with numerous stakeholders, and creating solutions to satisfy both operational and budget expectations. We have in-depth experience working with all the regulatory agencies that will have jurisdiction on this project.

Accomplishing the Scope of Work

Task 1: Topographic Survey—Upon receiving NTP, Digline will be contacted to request underground utility locates and mapping. We expect to define the existing right-of-way from record of surveys and subdivision plats recorded with Ada County in addition to searching for any monuments or property pins in the project vicinity. A topographic survey will be completed and a base map will be prepared to show the existing right-of-way, sub-surface and above ground utility locations, buildings, roadway, curb and gutter, sidewalk, ground elevations and other items pertinent to the design.

Task 2: Stakeholder Engagement, Property Owner Coordination & Public Outreach—We will implement an Outreach and Engagement Process based on the following Principles:

- + **Early and frequent** stakeholder outreach
- + Create an **engagement plan**

Develop a Public Involvement Plan (PIP) in coordination with CCDC's Communication Manager, Jordan Neerdaels so that we understand:

- **WHO**—Develop a stakeholder list in coordination with CCDC to determine the final list of key stakeholders such as the organizations, businesses, residents, property owners and investors directly in and around Bannock Street — to reconnect about its future. (A preliminary list includes Summers Funeral Home, American Pharma Technologies, Cytec Computer Consulting, VRT, Boise Cascade Building Owner and Tenants, Meadow Gold, St. Paul Baptist Church, IBEW Local, Park Pointe Management, Scottish Rite of Freemasonry)
 - **WHAT**—Gain a clear understanding of CCDC's goals and any possible challenges before engaging the stakeholders
 - **HOW**—Develop key talking points and communication materials that are visual and clearly explain the goals and benefits
- + **Work inclusively** to ensure that the voices at the table represent diverse perspectives and that processes welcome all participants to engage, especially those who have historically been marginalized in these processes. Track engagement in real time and course correct, as needed, to ensure we are hearing from the full breadth of the community. Be transparent about the entire process.

Task 3: Concept Design (30% Design) and Alternatives Analysis—We will prepare schematic design drawings for the site based upon information generated during the stakeholder outreach process and confirmed by CCDC. The plans will be used to analyze functional use options and preliminary construction costs.





Task 4: City of Boise Design Review Submittal and Approval—Once the final concept has been vetted and approved by CCDC and the stakeholders, we will prepare a comprehensive design package submittal for Design Review approval. We will collaborate with the City of Boise during design process, well before the plans are submitted for formal review.

Task 5: Preliminary Design (60% Design) and Utility Coordination—With years of local experience, we understand the desires and standards for this downtown project. We have good understanding of the fiber optics, underground canals, and other infrastructure in downtown.

Task 6: Final Design (95% Design, Draft CD)—We will finalize the set of drawings and specifications in preparation for AHJ submittal.

Task 7: ACHD Development Services Submittal and Approval—We will leverage our established relationships with ACHD to “hit the ground running” to expedite the schedule and remain cost effective. Our team of local experts brings in-depth experience and has a thorough understanding of ACHD’s expectations.

Task 8: 100% Plans (Final CD)—We will prepare a set of drawings and specifications that illustrate the detailed work and requirements for construction, incorporating AHJ comments.

Task 9: Assistance During Bidding—We will assist you in preparing for and establishing a construction contract including advertising the bid; answering questions from bidders and issuing addenda; holding bidding meetings; reviewing bids; comparing and selecting a contractor; assisting with contract development; and issuing a notice to proceed on your behalf.

Task 10: Construction Administration Support Services—We are the steward of your project—acting for CCDC, overseeing construction, ensuring conformity to construction drawings, specifications, and standards, and maintaining the project budget and schedule. We use tried and true methods of documentation and streamlined communication methods.

Project Management

Upon Notice to Proceed our Project Manager, Kyle Hemly will meet with Amy (CCDC PM) to establish project goals and objectives that can be incorporated into a thorough scope.

Communication Plan Leadership

Kyle Hemly, Project Manager is the project’s communication hub. As the person responsible for the day-to-day management of the project, he is CCDC’s sole point of contact and is responsible for coordinating and communicating with the design team.

Stakeholders

We will provide presentation graphics and engage in workshops early in the process with appropriate stakeholders to discuss programming and design requirements. We will seek and encourage participation and “buy-in” throughout the planning process, not only through work sessions at project milestones, but also as constant, active partners in the process. By sharing information with stakeholders and exploring new ideas generated through the work session process, we broaden our understanding of the issues, educate the participants and build consensus for the decisions that are made.

Technology

With cell phone, fax, email, and web-based applications, the communications, design, and coordination between design disciplines is as seamless as having everyone in the same office. This is an advantage to you, as it allows the selection of design professionals that truly bring the best expertise and talent to the project. Their geographical proximity to the owner and the project becomes a non-issue. Every team member is well versed in producing high quality, well-coordinated design documents utilizing these technology applications—it’s business as usual.

Scope Change Control

We believe that maintaining open and clear lines of communication is the most important element of the design process. We understand that there will be design changes, but it is our intent through our outlined process to work through the changes in the beginning of the project before they have a significant impact on time or budget. Meeting in person and setting the goals of the project early in the process will allow us to understand the vision and work through design opportunities and constraints early and efficiently.

Schedule and Cost Control

At the project onset we will create a critical path with each major milestone delineated with start and end dates. Schedule compliance is monitored throughout the process and when there is a deviation from the schedule suggested corrective action is taken as required.

Elements for successful schedule development and management include:

- Identification of schedule objectives and priorities
- Identification and analysis of schedule constraints
- Development of action plan
- Establishment of time frames for action
- Identification and coordination of activities and interface with all parties
- Progress monitoring and reporting
- Expedite, accelerate, re-plan and recover lost time, as necessary

CSHQA+HDR will develop a comprehensive work plan to identify project milestones, assign individuals to specific tasks, and track progress against predetermined benchmarks throughout the duration of the project. The work

plan is updated and revised weekly by the Project Manager. Discrepancies are immediately noted and acted upon. In complex situations, the Project Manager will consider the best course of action, contact relevant team members, and advise and consult with CCDC as needed.

The first rule of managing the schedule is to manage scope creep. Schedules are mapped out to match the project scope. If we begin the design process with this understanding, fewer 'add-ons' creep in to push the design or construction schedule. CSHQA+HDR will collaborate closely with all stakeholders to review and maintain the schedule as regularly and rigorously as the budget. If additions or changes are requested, we discuss the impacts with project decision makers so they can make informed decisions. Weather and material delivery delays can also play a significant role in the success of a project's completion. We work with the contractor to identify long-lead items and potential material procurement issues as early as possible during the Design Phase so there are no surprises.

Quality Control

We strive for the highest level of accuracy possible, reviewing our designs and documents at each critical stage so the final package is as complete as possible.

Steps to Quality:

- Periodic reviews throughout progressive project stages
- Early and consistent coordination of engineering and design disciplines to ensure major systems are compatible with design
- Refined design documents that are clear and coordinated
- Early and specific coordination with AHJs
- QA/QC review of drawings and specifications before bidding to minimize addenda, RFIs, and change requests

Subconsultant Quality Control

Overall, there is one goal for our team—meeting the needs of CCDC, the stakeholders, and the AHJs in the most cost-efficient and effective manner. The uniqueness of this project requires the proper mix of engineers, designers, technicians, and support personnel. We will assess the projected workload for each team member assigned to this project to make sure that they will have the appropriate amount of time to properly address your project requirements. We have each worked together on past projects, so we are familiar with each firms' commitments and processes as they relate to providing a high quality, well-coordinated design.

Modifications to Achieve Success:

Existing Stormwater Drain System is sufficient for the current roadway footprint. Developing Silva cells will only be needed for run-off reduction requirements.

Schedule Modifications:

Survey Schedule

Our surveying team's availability will allow for an end of April start. We will develop concept alternatives with available aerial imagery as the field surveying is being conducted to gain efficiency in the initial concept staging phases. Once the surveying data is received we will work toward identifying utility impacts and other features that will influence development of concepts and begin the process of reaching out to stakeholders for input and feedback.

Boise City Canal

Our team has already investigated certain aspects of the project to benefit the overall project schedule. We were able to determine the Boise City Canal crossing Bannock between 14th and 13th, Bridge Number 1489, contains a high sufficiency rating. We do not anticipate the need to improve this canal based on this finding.

Minimize Parking Impacts

As we advance through the concept development we will minimize parking impacts by considering placement of the bulb-outs at intersections. We did this successfully on the Kootenai St traffic calming project.

Competitive Advantage:

- + CSHQA+HDR and our subconsultant team have recent experience working with CCDC, City of Boise and ACHD in the Downtown Boise core. This includes the Grove St/Linen Blocks, Main & Fairview projects, the Capitol Blvd Bikeway and the Grove Plaza 2.0 Projects.
- + Through our collective experience we have an intimate knowledge of CCDC, ACHD and the City of Boise's preferred improvements to gain approval. We have a relationship with staff at each of these organizations. Early and ongoing communication with these agencies to clearly outline our projects goals and objectives aids in meeting your project needs.
- + HDR has a public involvement team that has recent and relevant experience in the Downtown core and with CCDC. They know how to develop a efficient and pro-active public involvement plan as shown on the Main and Fairview project for CCDC.
- + Musgrove Electrical knows that kind of street lighting the City of Boise prefers.
- + HDR's team has worked extensively with ACHD and understands the utility, stormwater, ADA and roadway design requirements needed to gain project approvals. Example Grove St and Main/Fairview projects.

Project Team Organization Chart

Capital City Development Corporation

PROJECT MANAGEMENT

Main Point of Contact

208.343.4635

kyle.hemly@cshqa.com



Kyle Hemly ASLA

Project Manager/ Urban Design Placemaking/
Landscape Architecture
CSHQA

DESIGN DISCIPLINES



Pierson Dewit PE

Roadway Design and
ACHD Coordination
HDR



Brett Kohring PE

Traffic/Transportation Eng./
Utilities Coordination
HDR



Nick McDowell PE

Structural Lead
HDR



Rich Kinder PE

Construction Admin. Support
HDR



Stephanie Borders

Stakeholder Outreach
HDR



Ben Focht PE

Stormwater Lead
HDR



Matt Hart PE

Surveyor
Civil Survey



Lucas Marsh PE

Geotechnical Engineer
Terracon



Nick Schafer PE

Electrical Engineer
Musgrove

► **CSHQA**—Project Management, Urban Design/Placemaking,
Landscape Architecture

Kyle Hemly — Project Manager

► **HDR**—Traffic/Transportation Engineering, Utilities
Coordination, Stakeholder Outreach, Structural
Engineering, & Stormwater Engineering

Pierson Dewit, PE (ID#12747) — Roadway Design & ACHD Coordination

Pierson Dewit has more than 20 years of focused experience in traffic engineering, roadway/intersection design, transportation planning, capacity analysis, signal design, illumination, signing, pavement markings, and access management. He has been Engineer-of-Record for multiple projects within the State of Idaho ranging from minor sidewalk improvements up to major intersections with complex geometry. His primary focus has been on delivering Plan, Specification, and Estimate submittals. More specifically, roadway and drainage design plans, pathway designs, construction staging, signing and striping, and maintenance of traffic during construction plans.

Pierson will assist in concept development, lead the civil design, and facilitate ACHD project coordination through the development, signal operations, and planning departments.

Experience: Linen Blocks on Grove Street, 10th to 16th; CCDC | Eagle Rd & Amity Rd Roundabout; ACHD | Main & Fairview Transit Stations; CCDC | 13th St & Kootenai St Pedestrian Improvements; ACHD

Brett Kohring, PE (ID#18297) — Traffic & Transportation Engineering & Utilities Coordination

Brett has more than eight years of experience in transportation design and planning including road safety audits along corridors and traffic analyses and studies throughout the State. His experience includes traffic analyses, studies, and reports including Interchange Modification Reports, highway corridor, and intersection control evaluations. His analysis skillset is supported by a strong background in traffic engineering, including the design of signing, pavement markings, illumination, roadway geometrics, and signal design.

Brett will assist with all traffic-related needs, including City of Boise and ACHD interconnect / fiber needs, all signal design, and assist with utility coordination.

Experience: Linen Blocks on Grove Street, 10th to 16th; CCDC | Main & Fairview Transit Stations; CCDC | 13th St & Kootenai St Pedestrian Improvements; ACHD | Eagle Rd & Amity Rd Roundabout TIS; ACHD.

Nick McDowell PE (ID #14034) — Structural Lead

Nick has 17 years of experience designing highway and railroad bridges through PS&E for LHTAC and ITD, including the design of prestressed and steel I-girder bridges; retaining wall design; culvert replacement/extension design; staged construction analysis/design; repair and retrofit design; and load rating. Expertise includes coordinating design teams, concept studies, final design and preparation of plans and specifications, scheduling, cost estimation, and load rating. He has over 20 federal-aid projects for either LHTAC or ITD and 17 bridge projects in 13 states.

Nick will lead all retaining wall or structural engineering needs.

Experience: I-15 Corridor, Pocatello to Idaho Falls; ITD D5 | I-84 Burley & Heyburn Interchanges PH1; ITD D4 | I-90 Coeur d'Alene River Bridges; ITD D1 | I-84 Kimberly Interchange (SH-50); ITD D4

Stephanie Borders — Stakeholder Engagement & Property Owner Coordination

Stephanie has 35 years of experience in strategic communication and has designed and implemented comprehensive communication campaigns and public involvement processes for more than 100 transportation projects. She is skilled at analyzing stakeholder challenges and works hard to develop a tailored approach to engagement that fits the unique client and community needs. Stephanie works closely with graphic artists so that project materials are visual and meaningful to stakeholders. She can accurately work under tight deadlines and knows how to take complicated technical information and create easy-to-understand project messages. Stephanie is skilled at working one-on-one with stakeholders to overcome conflict.

Stephanie will lead the Public Involvement needs and coordination with CCDC for the project.

Experience: Linen Blocks on Grove Street, 10th to 16th; CCDC | Main & Fairview Transit Stations; CCDC | I-84 Kimberly Interchange (SH-50); ITD D4.

Ben Focht PE (ID #20194) — Stormwater Lead

Ben has more than five years of experience in traffic engineering. He has conducted Synchro and VISSIM traffic modeling for projects across Idaho, as well as in Montana and Washington. He also has experience in traffic signal design, the development of drainage facilities, and pathway design. Ben was the lead designer for the pathway layout for the Eagle Rd and Amity Rd Roundabout. Other relevant work includes the 13th St traffic calming study and subsequent design submittal.

Ben will lead the drainage design needs for both the existing storm drain system and development of Silva Cells.

Experience: Linen Blocks on Grove Street, 10th to 16th; CCDC | Main & Fairview Transit Stations; CCDC | 13th St. & Kootenai St Traffic Calming; ACHD — Boise, Idaho

Rich Kinder, PE (ID #7277) — Construction Administration Support Services

Rich has 37 years of experience in construction, civil engineering consulting, administration and management, and strategic planning. Rich manages projects with particular attention to controlling cost, schedule, and quality, and as a consulting engineer, he has served as a designer and project manager on more than 45 infrastructure enhancement projects for state agencies, municipalities, and private entities in Idaho. ITD Inspector Qualifications: Concrete and Structures (C&S), Contract Administration (CA), Earthwork and Base (E&B), Surface Treatments and Plantmix Pavements (ST&PP), and Traffic Construction Inspection (TCI).

Rich will assist in all Construction Administration needs from bid advertising through project completion.

Experience: Main & Fairview Transit Stations; CCDC | Hankins Rd South—City of Twin Falls, ID | SH-55, Bike/Ped Bridge Over Boise River; City of Eagle/LHTAC—Eagle, ID | Intersection of Lonestar & Middleton Rd; LHTAC—Nampa, ID

► Civil Survey—Surveying

Matt Hart, PE (ID#9596) — ROW & Topographic Survey & Legal Descriptions

Matt is a Principal Engineer and President of Civil Survey Consultants (CSC). He is a graduate of the University of Idaho in Moscow with a Bachelor of Science in Civil Engineering (1994) and is registered as a Professional Engineer in Idaho

(2000). Matt has worked for Civil Survey Consultants for over 26 years. He has experience in all aspects of roadway survey and design including both small and large roadway projects, intersections, pathways, bridges, overlays, and drainage projects. Most of Matt's experience has been as a design consultant for the ACHD, personally designing over 100 projects for ACHD over the past 25-plus years, including over 40 projects in the City of Boise. Matt manages CSC's survey department which provided surveying services for all design projects.

Matt will act as CSC's project manager for surveying tasks under this proposal.

He will manage CSC's survey field crew and office staff, provide quality control of surveying data and drawings, and coordinate with team members to provide surveying required to support the design effort.

Experience: Linen Blocks on Grove Street, 10th to 16th; CCDC | Whitewater Park Boulevard; ACHD | 36th St/Hill Rd/Catalpa (Dogbone) Roundabout; ACHD | Five Mile Road, Fairview to Ustick; ACHD

► Terracon—Geotechnical Engineering

Lucas Marsh, PE (ID#18343) — Geotech Investigation & Engineering

Lucas Marsh has more than 10 years of experience in Geotechnical Engineering. He has performed geotechnical services for many transportation and stormwater management improvement projects in the Downtown Boise area including projects with ACHD and CCDC. More specifically, infiltration rate testing, pavement design, foundation design, ground penetrating radar, and plan and specification review.

Lucas will be the geotechnical lead for the design of this project.

Experience: Linen Blocks on Grove Street, 10th to 16th; CCDC | Downtown Boise Implementation Plans (FY15, 16, 17, 18, & 20), ACHD | Capitol Terrace Garage — Pavement Evaluation, CCDC | Residential Capital Maintenance Projects (FY18, 20, 21, 22, & 23), ACHD | Capital Maintenance Projects (FY17, 19, 20, 21, 22, & 23), ACHD

► Musgrove Engineering—Electrical Engineering

Nick Schafer, PE (ID#12731) — Roadway Lighting & Electrical Design

Nick has worked in the field of electrical engineering since 2003 when he began work at Synergy Engineers (later acquired by Musgrove). Nick's experience and ability to quickly learn and understand new concepts and procedures enable him to excel in the design of electrical systems.

Since joining Musgrove, he has become adept in the field of consulting engineering—design specializing in public works, educational, retail, and institutional design projects. Nick's responsibilities include utility coordination, lighting fixture selection and photometric design, power system design, fire alarm design, site lighting design, cost estimation, construction administration and project management.

Experience: Linen Blocks on Grove Street, 10th to 16th; CCDC | 11th Street Bikeway; CCDC | Broad Street Improvements, LIV district; CCDC | 8th & Bannock Streetscape; CCDC



1) What are the most critical design and process elements CCDC should be aware of on this project and how do you plan to address them?

1. **Public Involvement:** Early and frequent stakeholder outreach is critical to the success of every project.

Our approach to stakeholder and community involvement:

- + Develop a Public Involvement Plan (PIP) in coordination with CCDC's Communication Manager, Jordan Neerdaels
 - + Develop a stakeholder list of the project area in coordination with CCDC to determine the final list of key stakeholders. (A preliminary list includes Summers Funeral Home, American Pharma Technologies, Cytec Computer Consulting, Boise Bus Station, Boise Cascade Building Owner and Tenants, Meadow Gold, St. Paul Baptist Church, IBEW Local, Park Pointe Management, Scottish Rite of Freemasonry)
 - + Develop key talking points and communication materials that are visual and clearly explain the goals and benefits
2. **Parking Impacts:** Based on our experience in downtown Boise, we know adjacent property owners have concerns regarding the potential loss of on-street parking. Impacts to parking must be brought to the forefront of concept development. Parking is restricted to within 30 ft. of the intersections on many of these blocks. Our team will determine parking impacts, minimizing them in coordination with the City's requirements. Bulb-outs may need to be restricted to one-half of the street, both sides, or be removed from consideration if the impacts to parking become substantial.

Team in Action *On a recent project in Kuna with ACHD, our team investigated bulb-out placement and how it influenced parking impacts. Factors such as adjacent land use, private residences, proximity to schools, and retail destinations all factored into the ultimate placement of bulb-outs. Our team understands these trade-offs when considering project impacts and will use this understanding to provide you with the best alternative for improvements along Bannock St..*

Our concepts will identify accessible stall locations that align with City requirements. Based on our preliminary investigation, a minimum of eight accessible stalls will be required for compliance with PROWAG R214.

3. **Schedule Impacts:** Approvals are taking longer due to agency staff constraints and may impact the timeline set by CCDC. Our team will work with CCDC, the City, and ACHD to develop reasonable expectations and allow for respective reviews.

Team in Action *Our team has already investigated certain aspects of the project to benefit the overall project schedule. We were able to determine that the canal crossing Bannock between 14th and 13th, Bridge Number 1489, contains a high-sufficiency rating. We do not anticipate the need to improve this canal.*

4. **City of Boise's Infrastructure:** We will collaborate with the City on streetscape, lighting, parking, and IT infrastructure needs prior to final design submittal. Based on experience, we know that providing 60% design plans with proposed improvements to the City and ACHD will minimize the approval timeline and thus, maintain the schedule.
5. **Advanced coordination with AHJs prior to final design submittal:** ACHD owns the right of way along Bannock. As a key local AHJ, we will develop roadway plans, traffic control, drainage and removal plans that meet their requirements.
6. **Potential for replacing the existing signal at Bannock & 13th St.:** Our team will coordinate early with ACHD's signal department to determine if replacement is needed and if CCDC or ACHD will procure the needed signal materials.
7. **ACHD Mobility Improvements:** ACHD is currently identifying vehicle, pedestrian, and bike improvements along Bannock within this project footprint. After the project kick-off, our team will contact the ACHD Bannock St. Concept Design PM, Edinson Bautista, to identify strategies that will complement the goals of both projects. ACHD Level of Traffic Stress Criteria will be key in determining how the surrounding bike network is implemented, specifically the concept of protected bike lanes. HDR's recent project work in downtown on Grove St. assisted in the approval of a raised (protected) bike lane, which will likely be considered with these concept alternatives. Surrounding bike amenities will need to be taken into consideration including the recent development on Bannock between 12th and 11th streets, where the bike lane is between the on-street parking and vehicle travel lane. This and other connection points will aid in the decision-making process for the ultimate cross section.
8. **Minimizing Utility and Landscaping Impacts:** As we consider concept alternatives for sidewalk placement, bike and vehicular network, ADA requirements, site furnishings, existing utilities, and landscaping, we must also take into consideration how these decisions will potentially increase project cost. Our concepts will look to minimize the cost of construction beyond the ultimate curb line location, that is, in the roadway prism. We anticipate two potential alternatives for bike lane placement, one where the curb line shifts inward with a raised bike lane, and one that keeps the curb in its existing location. Maintaining the existing curb orientation will reduce cost but provide a higher level of Traffic Stress according to ACHD's Livable Streets Performance Measures.

Team in Action In 2022, HDR assisted with the development of ACHD's Integrated Five Year Work Program where we investigated over 130 distinct projects—all required a general project footprint layout and corresponding cost estimate. This allowed our team to understand how the select placement of a curb line—relative to utility impacts, landscaping, and drainage considerations—influences the overall project cost. The same team members that assisted in that project will assist with concept designs for Bannock St. from 16th to 12th.

2) What approach and team organization will you employ to gain consensus on a preferred concept design? Describe how your team will coordinate with property owners.

HDR's approach to building consensus among adjacent property owners includes the following outreach efforts:

- + One-on-one key stakeholder interviews with adjacent property owners that includes a visualization tool to help them “see” what the area could look like in the future

Benefits:

- Team develops a relationship with owners to understand their desires and issues
- Visualization tools enhance understanding and reduce misconceptions

- + Adjacent property owner open houses held the same day but ahead of the public open houses

Benefits:

- Keeps those most impacted “in the know.”
- Property owners hear their neighbors’ perspectives

Team in Action ACHD and the City reconfigured Fairview Ave. and Main St. between Whitewater and 17th. HDR's Public Involvement Team conducted adjacent property owner outreach and public meetings for the Fairview and Main Project using a flip book to illustrate how the project could reconfigure the lanes to enhance the area for all users. HDR used a laminated copy for one-on-one meetings and an iPad and screen for open houses. It was extremely helpful in illustrating project concepts and configurations. Our team would develop a similar tool for the Bannock St. project.

3) Describe how your team will interface with local authorities having jurisdiction to ensure the design is compatible with local requirements

The City, ACHD, and CCDC are key local authorities having jurisdiction. ACHD owns the right-of-way along Bannock. We will develop roadway plans, traffic control,

drainage and removal plans that meet their requirements, similar to the plans prepared for both the Main/Fairview and Linen Blocks on Grove St. projects.

Team in Action HDR, CCDC, and ACHD coordinated closely on the ADA and design requirements to gain approval for the Main/Fairview Stop Improvement project. Complexity associated with the stop areas and how adjacent pedestrians and bikes would interface with the designated stop areas required innovative solutions to meet ADA compliance. Our team collaborated with ACHD to identify these needs. This resulted in implementing one of the first longitudinal ADA Detectable Warning Devices to be used in the greater Treasure Valley.

We will collaborate with the City and ACHD on streetscape, lighting, parking, and IT infrastructure needs prior to final design submittal to expedite approval. We know that providing 60% design plans with proposed improvements to the City and ACHD will benefit the overall project timeline. We will integrate 60% review comments prior to final design such that final plan approval is streamlined and we aren't caught off guard with any recently updated standard requirements.

Team in Action Our team has a clear understanding of ISPWC standards. Pierson Dewit, HDR's PM, assisted in the ACHD Supplementals for the ISPWC. When you select our team you are gaining an individual who literally wrote the book on the currently used supplementals. Our street lighting subconsultant, Musgrove Engineering, has worked on numerous CCDC streetscape lighting projects and understands the cities street lighting requirements needed to gain approval.



The Grove Plaza Renovation

Client: Capital City Development Corporation

Location: Boise, ID

Reference: Doug Woodruff, Project Manager/Capital Improvements | 208.384.4264 | dwoodruff@ccdcboise.com

Originally constructed in the center of four nearly vacant lots in 1986, The Grove Plaza established a gathering space and focal point for Boise's downtown. Early events included the Holiday Tree Lighting, Alive After Five and Saturday Farmers' Market. By 2015, the space was tired, crowded and dated. Capital City Development Corporation [CCDC] managed a 2+ year process to design and renovate the Grove. McAlvain was general contractor and CSHQA designed the project from the schematic phase through construction documents. The project was completed in time for the first Alive After Five of the 2017 summer season. Renovations to the 1.26 acre plaza include an all-new fountain, clay pavers throughout, lights, trees, tree grates, shade devices, and site furniture. A green stormwater infrastructure (GSI) solution with a Silva Cell suspended pavement system supports long-term tree growth. The Plaza is a premier destination for locals and visitors alike and will enhance Boise's urban core and identity for decades to come.

AWARDS

- 2018 Best Projects, Landscape/Urban Development from ENR Mountain States
- Building Excellence Awards, Excellence in Landscape – Outdoor Space from City of Boise & BOMA
- Idaho's 2017 Top Projects, First Place Renovation Project from Idaho Business Review
- Idaho's 2017 Top Projects, Peoples' Choice Award Public Project from Idaho Business Review

Similarities: ADA compliance assessment and design; Improved bicycle and pedestrian facilities, , streetscape improvements;



8th St. & Capitol Blvd. Streetscape Projects

Client: Capital City Development Corporation

Location: Boise, ID

Reference: Doug Woodruff, Project Manager/Capital Improvements | 208.384.4264 | dwoodruff@ccdcboise.com

CSHQA provided civil engineering, landscape architecture, and electrical engineering design services in conducting an assessment of the Central District (with emphasis on 8th Street) in order to document minor repairs and enhancements, propose improvements, provide cost estimates of each repair and/or improvement and provide a schedule prioritizing the repairs/improvements.

After the assessment, CSHQA provided civil engineering, landscape architecture, and electrical engineering design services for the re-construction of east side of Capitol Boulevard from Front Street to Bannock Street. Improvements included the addition of a curb-separated bike lane and new streetscape improvements including pavers, tree grates, trees, silva cells, pedestrian ramps, bike racks and site furniture.

Similarities: ADA compliance assessment and design; Improved bicycle and pedestrian facilities, streetscape improvements; on-street parking



Central District Streetscape Freak & Union Block Alleyways Renovation

Client: Capital City Development Corporation

Location: Boise, ID

Reference: Doug Woodruff, Project Manager/Capital Improvements | 208.384.4264 | dwoodruff@ccdcb Boise.com

Capital City Development Corporation's (CCDC) program of building and providing a network of pedestrian friendly streetscapes and a distinctive identity for Boise's downtown area included two public alleyways (commonly known as Freak Alley and Union Alley) running between Capitol Blvd. and 9th Street. CSHQA provided landscape and engineering design services for these two alleys which incorporates standard streetscape improvements including Silva Cells, Green Stormwater Infrastructure (GSI), and the construction of a protected bike lane in the roadway. The renovations brought pedestrian friendly access and charming aesthetic to alleys that previously served little more than their utilitarian purpose.

Similarities: ADA compliance assessment and design; Improved bicycle and pedestrian facilities, streetscape improvements;



Grove St, 10th to 16th Street

Client: Capital City Development Corporation

Location: Boise, ID

Reference: Amy Fimbel, CCDC — Project Manager | 208-319-1218 | afimbel@ccdcb Boise.com

The Linen Blocks on Grove Street are home to an eclectic mix of shops, eateries, industries and activities. With its downtown location and proximity to nearby neighborhoods CCDC, in a partnership with ACHD, identified the need to revitalize the corridor through reimagining the street and how it interacts with vehicles, pedestrians, bicyclists and the adjacent landowners. HDR, as a part of the project team, was instrumental in developing all civil designs improvements. From concept to final design HDR helped determine how the intersections and roadway prism could be reallocated to meet the needs of all users. Key improvements included development of a raised bike lanes behind the curb, a widened sidewalk, reconfigured on-street parking, and raised intersections with bulb-outs. HDR coordinated directly with ACHD to eliminate a dedicated left turn lane at the intersection of 16th / Grove, a rare feat.

Similarities: ADA compliance assessment and design; Improved bicycle and pedestrian facilities, signal design, streetscape improvements; on-street parking



Main and Fairview Transit Station and Platforms

Client: Capital City Development Corporation

Location: Boise, ID

Reference: Amy Fimbel, CCDC – Project Manager | 208-319-1218 | afimbel@ccdcb Boise.com

In cooperation with Valley Regional Transit, ACHD and CCDC, HDR designed seven bus stops along Main Street and Fairview Avenue between Whitewater Park Blvd. and N 16th St in Boise, ID. These bus stops required development of platforms with sufficient height to allow buss drop off / pick up access, improvements to existing drainage facilities and a raised bike lane between the proposed Transit Stations. Adjacent intersection pedestrian ramp design, and signal redesign to bring infrastructure to ADA standards was included in the project.

Similarities: Improved bicycle and pedestrian facilities; ADA compliance assessment and design; public involvement; traffic control



13th St and Kootenai St. Traffic Calming Improvements

Client: Ada County Highway District

Location: Boise, ID

Reference: Seth Jarsky – ACHD Senior Project Manager, | 208.387.6318 | sjarsky@achdidaho.org

HDR developed traffic calming improvement strategies along both 13th St and Kootenai St to increase safety by slowing traffic down and making bicyclists and pedestrians more visible. The goal of both studies was to listen to and address the residents' and users' concerns to develop conceptual improvement plans for each corridor. HDR worked with ACHD and neighborhood leaders in the Kootenai and 13th St neighborhoods to collect public input about traffic concerns, create ideas for solutions based on that input, and then present alternative solutions.

Based on this input HDR led all design aspects associated with both projects, which included sidewalk development, roadway/intersection improvements including bulb-outs, curb replacement, drainage and illumination improvements.

Similarities: Improved bicycle and pedestrian facilities; public involvement; intersection lighting





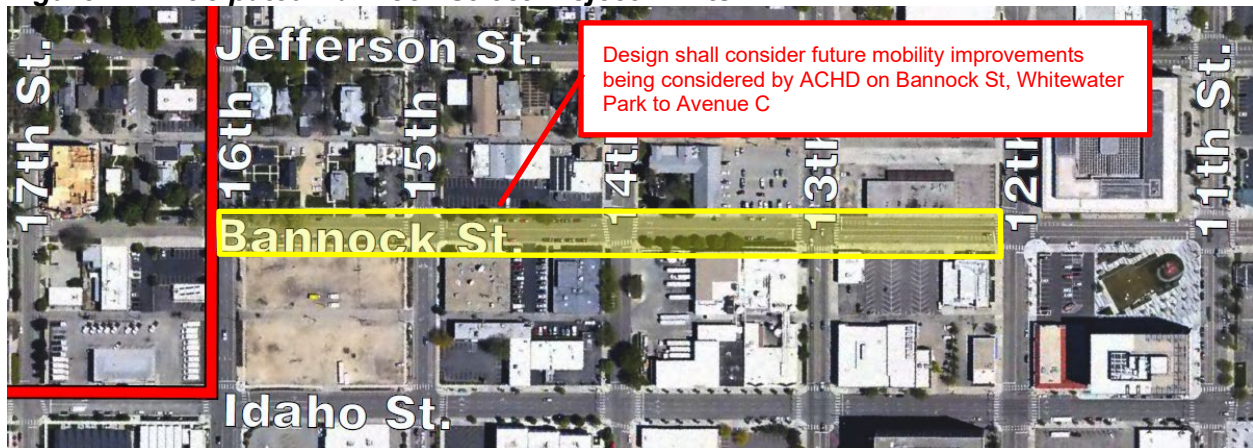
Request for Qualifications for Design Professional Services Bannock St. Streetscape Improvements, 12th St. to 16th St.

Submissions Due: 3:00pm Thursday, March 16, 2023

Background

Continuing its mission of beautifying and improving downtown Boise's streetscapes, CCDC is seeking Statements of Qualifications (SOQ) from three (3) of its prequalified design professional consultant teams ("Design Team") to provide stakeholder outreach and design services for Bannock St. Streetscape Improvements Project. Consultant work is to begin immediately with construction contemplated to start fall 2024/spring 2025. This project will incorporate innovative stormwater solutions and streetscape design. This investment will be made in downtown Boise's Westside Urban Renewal District as shown in Figure 1.

Figure 1: Anticipated Bannock Street Project Limits



Project Objectives

As outlined in the Capital Improvements Plan, CCDC desires to make streetscape improvements to Bannock Street between 12th and 16th Streets to promote universal/ accessible design best practices and aid in development of properties in the vicinity of the corridor. This project will develop a draft concept design for this section of Bannock Street. Design team will conduct stakeholder and public outreach to gather input and guide concept development and the ultimate final streetscape design. 100% plans, specifications and estimate documents will be prepared in anticipation of construction in fall 2024/spring 2025.

Project Description

Located on Bannock Street between 12th and 16th Streets, the project will include installation of new curb and gutter, trees and landscaping, suspended pavement systems (where appropriate), historic streetlights, pedestrian ramps, and furnishings such as bike racks and litter receptacles.



The streetscapes are to be designed and constructed in accordance with the *Boise City Streetscape Standards*. See Attachment 1 for anticipated project improvements.

The Design Team will develop a draft design concept which incorporates streetscape elements and other anticipated features listed above. The design shall accommodate future mobility improvements being contemplated by Ada County Highway District (ACHD) on Bannock St. between Whitewater Park Blvd. and Avenue C. The Design Team will gather design input from private and public stakeholders including nearby property owners, public agencies such as City of Boise (Planning & Development Services, Public Works), ACHD and the general public in order to refine the concept design through final design.

Project Budget

The project budget is \$4.5M including all design costs, permitting costs, utility costs and construction costs.

Project Schedule

All work by Design Team outlined in the tasks shall be completed by August 9, 2024, assuming an March 24, 2023 Design Team selection.

Anticipated design schedule as shown in Attachment 2 (does not include bidding or construction-related activities). This preliminary schedule is included to provide an idea of the timeframe in which this project is expected to be completed. Interim deadlines are tentative and can be adjusted to fit realities of workflow and the team's schedule. This completion date is not based on hard deadlines tied to funding or other outside influences.

Project Approvals

The project approval list is included to provide a preliminary idea of the approvals the design team will need to achieve.

1. CCDC
 - a. Concept Design – CCDC Board Work Session
2. City of Boise
 - a. Design Review Approval
 - b. PDS Permitting (i.e. Electrical, Grading, Erosion & Sediment Control, etc.)
3. ACHD
 - a. Technical Review of Final Design – Development Services
 - b. Right-of-Way Permit for Construction (by Contractor)

Desired Services and Experience

CCDC desires a Landscape Architect of Record (LA) from its prequalified design professionals list partner with an Idaho-licensed Civil Engineering firm familiar with ACHD processes and design requirements.



Response Instructions

Please submit your Statement of Qualifications to Kathy Wanner, CCDC Contracts Manager, at kwanner@ccdcboise.com no later than **3:00 p.m. Thursday, March 16, 2023**. Late submissions will not be considered.

SOQs cannot exceed twelve (10) pages in length, including any attachments. A minimum font size of 11 shall be used. Do not attach cover pages or cover letters. The SOQ must include the following information as it will be used to determine the best qualified design team for this project. Please keep in mind that your company profile, resumes, and other general firm information was collected and reviewed during the On-Call Professionals RFQ process; therefore, it is not requested as part of this process. This information, however, is requested of any new or additional team members and sub-consultant partners. In accordance with state law, information concerning rates and fees will not be considered in ranking the SOQs.

Project Approach {30 pts, 3 pages maximum}

Describe how the design team will accomplish the complete Scope of Work. Are there modifications the Design Team would propose to the scope to achieve success on this project? Highlight the competitive advantages that the Design Team offers. Show advantages that make this team the appropriate partner for the specifics of this project.

Project Team {15 pts, 2 pages maximum}

Provide basic information about the composition of the design team. List each firm and/or individual who will be responsible for each of the following disciplines and include a brief description of their experience on similar projects: Project Management, Urban Design/Placemaking, Traffic/Transportation Engineering, Utilities Coordination, Stakeholder Outreach, Landscape Architecture, Surveying, Structural Engineering, Geotechnical Engineering, Stormwater Engineering and Electrical Engineering.

Provide an Organizational Chart that depicts the design team members and the Design Team's relationship to CCDC and the authority having jurisdiction (AHJ). Identify the individual(s) who will be primary point(s) of contact.

Question and Answer {25 pts total, 2 pages maximum}

Answer each of the following questions:

- 1) What are the most critical design and process elements CCDC should be aware of on this project and how do you plan to address them?
- 2) What approach and team organization will you employ to gain consensus on a preferred concept design? Describe how your team will coordinate with property owners.
- 3) Describe how your team will interface with local authorities having jurisdiction to ensure the design is compatible with local requirements.



Relevant Experience {30 pts, 3 pages maximum} Describe 3-5 projects (completed or in progress) that represent relevant experience. Include a client reference for each. Projects should highlight expertise in urban streetscape design, green stormwater infrastructure, and shared use public rights-of-way.

Evaluation of SOQs

SOQs will be evaluated based on the responses submitted. CCDC will create an Evaluation Team to evaluate the SOQs. The design team chosen as best qualified to provide the required services will be engaged under Task Orders in accordance with the firm's on-call contract with CCDC.

CCDC will not pay costs incurred in responding to this RFQ. CCDC may in its discretion cancel this process at any time without liability.

Thank you for your interest in meeting the needs of the agency and the citizens of Boise. We look forward to receiving your Statement of Qualifications.



Proposed Scope of Work

It is anticipated that CCDC will negotiate separate Task Orders with the Design Team for Topographic Survey, Concept Design, Preliminary and Final Design, and Construction Administration Services.

Task Order 1: Topographic Survey

Topographic Survey

Design Team shall produce a topographic survey of the proposed project site and surrounding areas with survey limits sufficient to determine tie-in to adjacent properties and adjacent rights-of-way as well as to determine stormwater routing and catchment areas. The survey will document the elevations of the existing ground, existing conditions, existing utilities and other existing features needed to carry out other tasks in this scope of work.

Design Team shall conduct property boundary research and Title Report acquisition necessary to determine existing property boundaries. The survey will exhibit the property boundary and parcel information based on information of public record and property monuments found during the course of the field survey.

Task Order 2: Concept Design

Stakeholder Engagement and Property Owner Coordination

Design Team shall lead and create all content for stakeholder engagement activities to solicit input on the draft concept design. Includes assisting CCDC staff with presentations to CCDC Board and assisting CCDC staff in recruiting and promoting general public participation in outreach efforts (i.e. creating visual materials).

Stakeholder engagement effort anticipated to include the following activities:

- Draft Concept Open House
- Preferred Design Open House

Property Owner coordination will be required of the Design Team. Specifically, the Design Team will need to coordinate with adjacent property owners to gain access to vaults/basement/property in order to assess design impacts, identify potential utility connection design elements, and discuss/confirm connections to private irrigation systems for landscaping within the public right-of-way.

Concept Design (30% Design)

Design Team will develop a draft concept design. Concept design will be developed to a level sufficient to convey general plan-view layout and proposed amenities. Design Team will develop typical sections and realistic renderings that accurately portray the draft concept for stakeholder outreach purposes.

Concept should consider budget, pedestrian and bicycle circulation, vehicle access, potential pedestrian/vehicular conflict, ADA requirements (including on-street parking), site amenities,



roadway and pedestrian lighting, signage, grading, storm drainage, existing utilities, suspended pavement systems, and landscape design.

Concept will be vetted with stakeholders (including City of Boise and ACHD) as well as the general public through targeted stakeholder outreach such as an open house. Design team to refine concept design based on input received.

City of Boise Design Review Submittal and Approval

Design Team shall prepare and submit Design Review Application to the City of Boise. Coordinate with DR staff as necessary to obtain approval. Design Team shall conduct an Owner review and update of the Design Review package prior to submitting to Design Review.

Task Order 2: Preliminary and Final Design

Preliminary Design (75% Design) and Utility Coordination

Based on input received during the previous tasks, Design Team shall refine and progress the concept design through preliminary and final design. Prepare a preliminary opinion of probable construction cost and draft specifications package. Conduct a preliminary design review meeting with AHJ.

Design shall be in accordance with ISPWC and all associated supplements by AHJ. Plan set shall include plan view, profile, typical section, and details for construction. May include site design, grading, electrical, traffic control (permanent and temporary), lighting, street furnishings, stormwater/drainage, suspended paving systems, landscaping and irrigation.

Other work includes (but is not limited to):

- Performing research and coordination with local utility providers to ensure existing facilities accurately depicted on plans and infrastructure updates within project area are incorporated. Includes geothermal and fiber-optic conduit (City of Boise).
- Coordinating with adjacent property owners regarding potential future utility needs
- Coordinating with CCDC and AHJ to ensure that the design complies with AHJ standards and requirements
- Coordinating with City of Boise's IT Infrastructure to provide a continuation of the fiber optic conduit bank for the length of the corridor

Final Design (95% Design, Draft CD)

Based on feedback received through previous tasks, refine the Preliminary Design. Develop full draft construction documents, including plans, specifications, and opinion of probable construction cost. Conduct a final design review meeting with AHJ.

Permitting Approvals

Design Team shall prepare and submit Final Design to ACHD Development Services and City of Boise Planning and Development Services for approval. Coordinate with ACHD and City of Boise staff as necessary to obtain approvals.

**100% Plans (Final CD)**

Design Team shall prepare final CD documents for bidding. All plans and specifications shall be sealed by a professional engineer licensed in the State of Idaho.

Assistance During Bidding

Design Team shall be available to respond to questions during the bidding phase, assist CCDC in preparing bid addenda and shall attend Pre-Bid Meeting. Aid CCDC in reviewing bids.

Task Order 3: Construction Administration Support Services

Design Team shall provide support to CCDC during construction, including (but not limited to):

- Conducting a pre-construction conference with contractor, subcontractors, utilities and AHJ
- Processing Contractor pay requests
- Responding to RFIs
- Coordinating material testing with Contractors and AHJ
- Regular on-site observation of construction progress, contractor performance and adherence to design, temporary traffic control requirements and erosion & sediment control requirements.
- Assisting CCDC in preparation of Change Orders
- Administering material and shop drawing submittals, substitution requests, RFIs, ASIs, and change order requests
- Rendering any interpretation or clarification necessary for the proper execution or progress of construction
- Documenting for CCDC all site visits and communications with the contractor
- Upon contractor request, conducting walk-through and preparing a 'punch list' of items to be corrected and/or completed
- Providing final completion observation and certification
- Coordinating as-built and record drawings with the contractor

Other potential work not listed above:

- Project Management/Administration, including regular project status/update meetings with CCDC staff and other agency representatives, preparation of monthly invoices and progress reports.
- Attending regular meetings and coordination with CCDC and AHJ
- Coordinating with property owners as necessary to complete design
- Assisting CCDC in preparing license agreement(s) for ACHD and/or City of Boise
- Assisting in preparing easement documentation (legal descriptions and exhibits)
- Acquiring permits through PDS (i.e. Building, Grading, Electrical, Stormwater)

End of Scope of Work

Bannock Streetscape Improvements (12th to 16th Streets)



- STREETScape IMPROVEMENTS
- NON-CONFORMING PEDESTRIAN RAMP



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AGENDA BILL

Agenda Subject: Award Contract - 10 th & Front Garage Waterproofing Repairs – Phase 2 Project		Date: July 10, 2023
Staff Contact: Aaron Nelson, Parking & Facilities Manager Kathy Wanner, Contracts Manager		Attachments: A. Resolution 1826 B. Bid Results C. Bid Received from Sawtooth Caulking, Inc.
Action Requested: Adopt Resolution 1826 awarding the contract for the 10 th & Front Garage Waterproofing Repairs – Phase 2 Project to Sawtooth Caulking, Inc.		

Background:

The 10th & Front Garage was completed in 1979 and is the oldest garage in the CCDC/ParkBOI system. Structural assessments in 2017 revealed deterioration of the concrete and underlying steel reinforcement due to chloride infiltration. Since then, the Agency has undertaken a series of rehabilitation projects on various levels of the garage, including the significant partial and full depth repairs last year on level 2. In December 2022 the Board approved the contract for the next phase of partial depth repairs on level 4. Those repairs are currently in progress and once complete, a waterproofing membrane must be applied to prevent future water and chloride intrusion into the concrete. The waterproofing membrane will be installed over the entirety of level 4 and select minor repair locations on other levels. The membrane application will add 15-20 years of service life where applied.

Procurement Process:

State law requires a formal, sealed bid process for public works construction projects exceeding \$200,000 and selection of the lowest responsive bidder. The Agency advertised an Invitation to Bid for the 10th & Front Garage Waterproofing Repairs – Phase 2 Project in the Idaho Statesman newspaper on May 31 and June 7, 2023. In an effort to receive as many competitive bids as possible, a notice was also emailed to the plan room at the Idaho Association of General Contractors as well as to five (5) separate public works contractors holding the requisite public works license.

Two (2) bids were received by the June 22 deadline:

- Sawtooth Caulking, Inc. \$261,560
- Consurco, Inc. \$302,929

The two bidders met all required submission criteria, and each bidder has appropriate and valid public works contractor licenses.

Fiscal Notes:

The Agency's FY2024 budget includes sufficient funding for this project.

Staff Recommendation:

The Board adopt Resolution 1826 recognizing Sawtooth Caulking, Inc. as the lowest responsive bidder for the Project and awarding the 10th & Front Garage Waterproofing Repairs – Phase 2 Project to Sawtooth Caulking, Inc. for the total amount of \$261,560.

Suggested Motion:

I move to adopt Resolution 1826 recognizing Sawtooth Caulking, Inc. as the lowest responsive bidder; awarding the 10th & Front Garage Structural Concrete Repairs – Phase 2 Project to Sawtooth Caulking, Inc. for a total amount of \$261,560; and authorizing the Executive Director to execute the contract and expend funds.

RESOLUTION NO. 1826

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, FINDING SAWTOOTH CAULKING, INC. SUBMITTED THE LOWEST RESPONSIVE BID FOR THE 10TH & FRONT GARAGE WATERPROOFING REPAIRS – PHASE 2 PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PUBLIC WORKS CONSTRUCTION CONTRACT BETWEEN THE AGENCY AND SAWTOOTH CAULKING, INC. TO UNDERTAKE AND COMPLETE THE 10TH & FRONT GARAGE WATERPROOFING REPAIRS – PHASE 2 PROJECT; 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 Agency owns and operates the ParkBOI Public Parking System (“ParkBOI”) in downtown Boise, which includes the 10th & Front Parking Garage; and,

WHEREAS, it is in the public interest to conduct periodic major maintenance of the ParkBOI garages to extend their longevity and enhance their appearance; and,

WHEREAS, the Agency has the need to remove and replace the waterproofing membrane in select locations in its 10th & Front Garage; and,

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

WHEREAS, the Agency issued an Invitation to Bid for the 10th & Front Garage Waterproofing Repairs - Phase 2 Project (the “Project”) on May 31, 2023, and published the requisite public notice of the Invitation to Bid in the *Idaho Statesman* newspaper on May 31 and June 7, 2023; and,

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

WHEREAS, the Agency received two (2) sealed bids by the due date and time of 3:00 p.m. on June 22, 2023; and,

WHEREAS, the bids received met all of the required statutory and administrative criteria for submission and the bidders have appropriate and valid Idaho public works contractors licenses; and,

WHEREAS, the bid received from Sawtooth Caulking, Inc. in the amount of TWO HUNDRED SIXTY-ONE THOUSAND FIVE HUNDRED SIXTY DOLLARS (\$261,560) was the lowest responsive bid submitted; and,

WHEREAS, the Agency recommends the Agency Board award the construction contract for the Project to Sawtooth Caulking, Inc. as the lowest responsive bidder; and,

WHEREAS, the Agency Board finds it in the best public interest to award the construction contract to Sawtooth Caulking, Inc. to complete the Project for the bid amount and to authorize the Agency Executive Director to execute a public works construction contract with Sawtooth Caulking, Inc., for 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 the Board hereby finds that on June 22, 2023, Sawtooth Caulking, Inc. submitted the lowest responsive bid for the 10th & Front Garage Waterproofing Repairs – Phase 2 Project.

Section 3: That the Agency Executive Director is hereby authorized to execute a public works construction contract with Sawtooth Caulking, Inc. for the total bid amount of TWO HUNDRED SIXTY-ONE THOUSAND FIVE HUNDRED SIXTY DOLLARS (\$261,560), consistent with the Agency Board's stated instructions at the July 10, 2023, Agency Board meeting; and further, is hereby authorized to execute all necessary documents required to implement the actions contemplated by the contract, subject to representations by Agency legal counsel that all conditions precedent to those actions and the contract or other documents are acceptable and consistent with the comments and discussions received at the July 10, 2023, Agency Board Meeting.

Section 4: That the Agency Executive Director is authorized to expend funds for the total bid amount of \$261,560 plus up to 10% of that amount for construction contingencies if determined necessary in his best judgement.

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 July 10, 2023. Signed by the Vice Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on July 10, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
John Stevens, Vice Chair

ATTEST:

By: _____
Joey Chen, Secretary Pro Tem



BIDS DUE: JUNE 22, 2023 - 3:00 PM

[illegible]

BID FORM

THIS BID IS SUBMITTED TO:

- f. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Project Manual.
 - g. Bidder is aware of the general nature of work to be performed by CCDC and others at the Site that relates to the Work as indicated in the Project Manual.
 - h. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Project Manual, and all additional examinations, investigations, explorations, tests, studies, and data with the Project Manual.
 - i. Bidder has given CCDC written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovered in the Project Manual, and the written resolution thereof by CCDC is acceptable to Bidder.
 - j. The Project Manual is generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
 - k. Bidder is responsible for ascertaining the existence of any addenda and the contents thereto.
- 1.5 Bidder represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over CCDC.
- 1.6 Bidder will complete the Work in accordance with the Contract Documents for the lump sum given, which includes all taxes. Unit prices have been computed in accordance with the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid Items will be based on actual quantities provided, determined as provided in the Contract Documents.
- 1.7 Bidder agrees that the Work will be substantially completed and fully completed ready for final payment in accordance with General Conditions on or before the dates or within the number of calendar days indicated in the Contract Documents. Bidder accepts the provisions of the Contract as to liquidated damages in the event of failure to complete the Work within the times specified.
- 1.8 Bidder agrees to comply with Idaho Code § 44-1001 through 44-1006 regarding employment of Idaho residents.
- 1.9 The following documents are attached to and made a condition of this Bid: 1.) Unit Prices Form and 2.) Contractor's Affidavit Concerning Taxes.
- Bidder agrees to include with the Bid the names and addresses and Idaho Public Works Contractor License numbers of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract.
- 1.10 **WAIVER & RELEASE:** Bidder has read and fully accepts CCDC's discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC's decision to proceed with a selection process in response to the Invitation to Bid, including the right in its sole discretion and judgment for whatever reason it deems appropriate, at any time unless contrary to applicable state law, to:
- a. Modify or suspend any and all aspects of the process seeking a contractor to construct Project.
 - b. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to CCDC's Bid Invitation (any such person, entity, or group responding is, for convenience, hereinafter referred to as "Bidder"), and to ascertain the depth of Bidder's capability and experience for construction of Project and in any and all other respects to meet with and consult with any Bidder or any other person, entity, or group.
 - c. Waive any formalities or defects as to form, procedure, or content with respect to its Bid Invitation and any responses by any Bidder thereto.

- d. Accept or reject any sealed Bid received in response to the Bid Invitation, including any sealed Bid submitted by the undersigned; or select any one submission over another.
- e. Accept or reject all or any part of any materials, plans, drawings, implementation programs, schedules, phrasings and proposals or statements, including, but not limited to, the nature and type of Bid.

Bidder agrees that CCDC shall have no liability whatsoever, of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.

SUBCONTRACTORS

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

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

Plumbing

n/a

Address:

Public Works License No.

Idaho Plumbing Contractors License No.

Heating & Air Conditioning

n/a

Address:

Public Works License No.

Idaho HVAC Contractors License No.

Electrical

n/a

Address:

Public Works License No.

Idaho Electrical Contractors License No.

BASE BID - OFFER

Bidder agrees to perform all the work for the 10th & Front Garage Waterproofing Repairs – Phase 2 Project as described in the Project Manual and Technical Specifications dated May 31, 2023, and Drawings prepared and stamped by Desman, Inc. on May 23, 2023 for the Work; and having examined the Project Location and being familiar with all of the conditions surrounding the proposed Work including availability of materials and labor the undersigned hereby propose to furnish all labor, materials and supplies as specified, including all expenses incurred in bonding, obtaining insurance; and to perform the Work in accordance with the Contract Documents within the times set forth therein for the total lump sum bid of:


Two Hundred Sixty One Thousand Five Hundred Sixty Dollars and No/100

(\$ 261,560.00) Dollars, lawful money of the United States.

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

BID FORM SIGNATURE

SUBMITTED on 6/21/, 2023.

 Digitally signed by Dan Ficker
DN: C=US, E=dan@sawtoothcaulking.com,
O=Sawtooth Caulking.com, CN=Dan Ficker
Date: 2023.06.21 07:19:33-07'00'
SIGNATURE

Daniel Ficker
Print Name and Title

Sawtooth Caulking, Inc.
Contractor / Company

1445 NE Miller St, Bldg C1
Address

McMinnville, OR 97128
City, State, Zip

RCE-16051 051774-C-4

Idaho Public Works Contractor License No.

05/16/2024
License Expiration Date

82-0523593
Federal Tax ID #

dan@sawtoothcaulking.com
E-mail Address

503-864-3335
Phone No.

n/a
Fax No.

ATTENTION: Did you remember the Unit Prices Bid Form and Contractor's Affidavit Concerning Taxes?

- Unit Prices Bid Form completed and signed is **REQUIRED**.
- Contractor's Affidavit Concerning Taxes is **REQUIRED**.

IF UNIT BID PRICES AND CONTRACTOR'S AFFIDAVIT ARE NOT INCLUDED, YOUR BID WILL BE CONSIDERED NON-RESPONSIVE.

END OF SECTION 00 41 13

BID FORM

00 41 13 - 4

SECTION 00 43 22 UNIT PRICES BID FORM
EXECUTE AND SUBMIT WITH BID

UNIT PRICES

All Bidders must provide unit prices for the items listed below. These unit prices apply to and shall be the same for Base Bid and any subsequent and approved Change Orders. Change Order unit prices for quantities in excess of the ranges stated below are subject to negotiation between CCDC and Contractor.

Schedule A: Change Order Unit Prices			
Item	Amount	Unit of Measure	Basis of Amount
All work required to furnish materials, prepare and install new traffic bearing waterproofing membrane per specifications.	\$8.10	SF	0 - 100

SUBMITTED on 6/21, 2023.

X **Dan Ficker**
SIGNATURE

Daniel Ficker/ PM-Estimator

Print Name and Title

Sawtooth Caulking, Inc.

Contractor / Company

1445 NE Miller St

Address

McMinnville, OR 97128

City, State, Zip

RCE-16051 051774-C-4

Idaho Public Works Contractor License No.

5/16/2024

License Expiration Date

82-0523593

Federal Tax ID #

Dan@sawtoothcaulking.com

E-mail Address

503-864-3335

Phone No.

Fax No.

END OF SECTION 00 43 22

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

CONTRACTOR'S AFFIDAVIT CONCERNING TAXES

STATE OF Oregon
COUNTY OF Yamhill

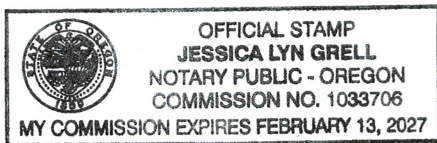
Pursuant to Chapter 15, Title 63, Idaho Code, I the undersigned, being duly sworn, depose and certify that all taxes, excises and license fees due to the State of Idaho and its taxing units, for which I or my property is liable, then due or delinquent, have been paid, or arrangements have been made,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

Sawtooth Caulking Inc
Contractor / Company
1445 NE Miller St Cl
Address
McMinnville OR 97128
City, State, Zip

X Reba Kaye Stoller
Authorized Representative Signature
Reba Stoller, CFO, Sec/Treas
Print Name and Title

Subscribed and sworn to before me this 21st day of June, 2023.

Jessica Grell
Notary Public
Residing at: McMinnville
Commission Expires: 02/13/27



END OF SECTION 00 45 46



Brad Little
Governor

State of Idaho
Division of Occupational and Professional Licenses
PUBLIC WORKS CONTRACTORS LICENSING
CONTRACTOR

051774 - AA - 4
License Number

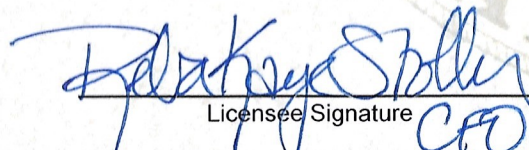
02/23/2021
Original License Issued


Categories: 18600, 07920, 04900, 15550, 09960, 07100

This is to certify that
SAWTOOTH CAULKING INC

has fulfilled the requirements of the law relating to licensing in Idaho Code, Title 54, Chapter 19 & 45
and is hereby granted this certificate.

This license expires: 03/31/2024


Licensee Signature
CFO, Sec Treas


Russell Barron, Administrator



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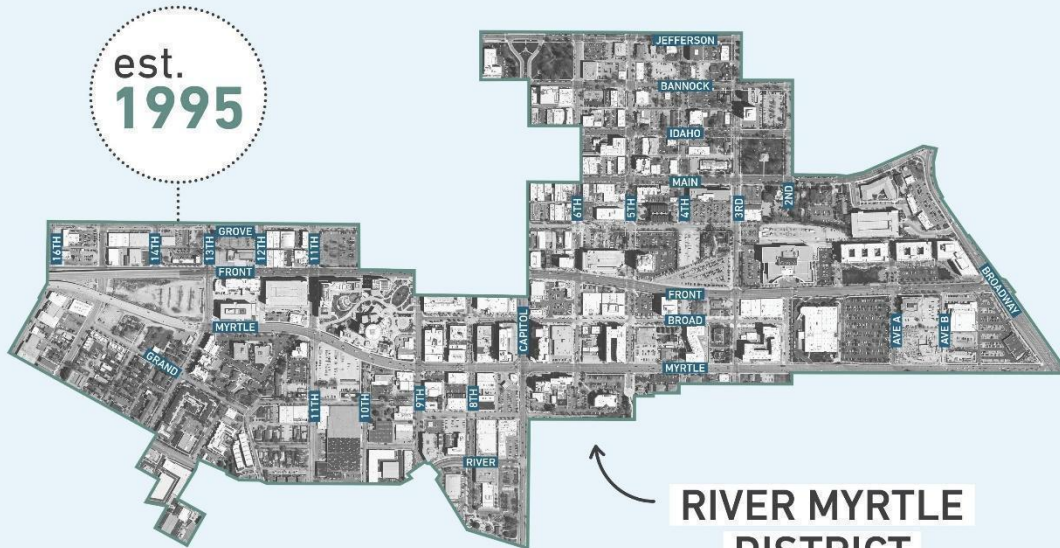
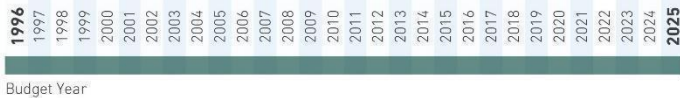


DATE: July 10, 2023
TO: John Stevens, Vice Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES



DISTRICT MAP



Economic Development

150 S. 5th St. - CW Moore Park Improvements – PP Type 4

Partnership with Boise Parks: This partnership with Boise Parks and Recreation will upgrade CW Moore Park. The Agency is working with the Parks Department to help fund the improvements, not to exceed \$200,000. The Board approved the project in March for T4 Agreement Designation. Staff are awaiting further information while the City of Boise reviews the project's scope. *Project Lead: Karl Woods*

210 W. Main St. - US Assay Office Pathway & Landscaping - PP Type 1:

Landscaping and historical improvements on the US Assay Office. The Board approved an agreement in August 2022, and the project is expected to be complete this summer. *Project Lead: Kassi Brown*

1201 W. Grove St. - The Broadstone Saratoga - PP Type 4:

A 334 unit, mixed-use development with 377 parking spaces and ground floor retail. With \$100 million in total development costs, the Agency expects a \$1.9 million reimbursement for alley improvements, streetscapes, and utility work. The project coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project between 12th and 13th Streets. The Board approved the Type 4 Capital Improvement Project Coordination participation agreement in June and construction is underway. *Project Lead: Kevin Holmes*

200 N. 4th St. - ICCU Plaza - PP Type 2: BVA Development is constructing a 13-story commercial/office space tower, and an 11-story residential/multi-family tower, which includes 125 apartments and 150,000 square feet of Class A office space.

The public improvements eligible for CCDC reimbursement include streetscapes along 4th, Main, and Bannock streets. Utility upgrades and expansion work includes upgrading and undergrounding power lines, new underground fiber, and the sewer expansion mainline. Total development costs are estimated at \$124 million, and Eligible Expenses at \$2.2 million. The project is requesting the use of Capital Improvement Plan funds dedicated to housing developments, which will be completed before the expiration of the RMOB District. The Board designated the project for Type 2 Participation in January 2023. The Agency is negotiating a final agreement for Board approval this summer. *Project Lead: Kevin Holmes*

1110 W. River St. - 11th & River - PP Type 2: deChase Miksis is constructing a six-story, mixed-use building with 126 residential units and 1,000 square feet of ground-floor retail. The project includes a workforce housing component, with 10 percent of the units proposed to be rent restricted and reserved for income-qualified residents. Public improvements submitted for CCDC reimbursement include streetscapes along 11th, River, and Ash streets and the reconstruction of a public alley. Submitted public utility work includes upgraded water lines, additional stormwater management infrastructure along the streets, and re-routing gas, sewer, and fiber lines out of the alley. Total Development Costs are estimated at \$50 million, and Eligible Expenses are \$1.1 million. The project is requesting the use of CIP funds dedicated to housing developments to be completed before the expiration of the RMOB District. The Board designated the project for Type 2 Participation in March. The Agency is negotiating a final agreement for Board approval this summer. *Project Lead: Kevin Holmes*

1011 W. Grove St. - Marriot AC/Element Hotel - PP Type 4: Pennbridge Lodging, a hotel developer and manager, is building a 15-story, dual-branded hotel with 296 rooms and ground-floor office space. The project has an estimated total development cost of \$100 million and has requested approximately \$1.1 million in reimbursement for streetscape and utility work. The project coordinates two overlapping capital projects, the Rebuild Linen Blocks on Grove Street between 10th and 11th streets and Rebuild 11th Street Blocks between Grove and Front streets. The Board designated the project for Type 4 Participation 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.



March. The Agency is negotiating a final agreement for Board approval this summer. *Project Lead: Kevin Holmes*

212 S. 16th St. - Fire Station #5 - PP Type 4: Partnership with City of Boise to assist with streetscape, alley and utility improvements associated with redevelopment of Fire Station #5. The Board designated the project on May 8. The Agency is anticipating bringing the final agreement to the Board on August 14. *Project Lead: Karl Woods*

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*

River Myrtle – Old Boise Closeout Inventory and Analysis: This project identified locations where streetscape infrastructure repairs or upgrades are 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 identify locations needing improvements. Sites identified through this effort will be prioritized to inform the programming of closeout project work prior to RMOB sunset. *Project Lead: Zach Piepmeyer*

3rd Street Streetscape Improvements, Front to Jefferson Streets: This project will make streetscape improvements and road intersection adjustments to 3rd Street and Main Street to improve safety and functionality of the rights-of-way for pedestrians, cyclists, and vehicles. The design will be coordinated with ACHD’s Bannock Street Neighborhood Bikeway project. In May 2023, a competitive RFQ was released, with responses due on June 5. The design is anticipated to be completed in spring 2024 with construction to start later that year. *Project Lead: Karl Woods*

Mobility

5th & 6th Streets 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 before putting the project on hold in early 2019. CCDC will assist the City by managing the remainder of the Final Design, Agency approval, and construction processes. In December 2022, CCDC entered an Interagency Cost Share Agreement with ACHD to complete the design and outreach of the project. The Board approved Task Order 19-005 for preliminary and final design at the January 2023 Board Meeting. To date, the Kittelson & Associates Design Team has completed topographic surveys, assessed existing stormwater facilities, evaluated ADA compliance of pedestrian facilities, and completed additional traffic analyses. Staff anticipates that the final construction documents will be complete midway through FY2024. At that time, an additional Interagency Cost Share Agreement with ACHD will be negotiated, and the project will be bid for construction. Passage of House Bill 25 in 2023 requires additional project approvals through the State of Idaho for this project as it will impact 6th Street (Jefferson to State) for more than 7 days. *Project Lead: Zach Piepmeyer*

South 5th & Myrtle Streets - 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 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 June 2020 with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public had multiple opportunities to engage in the visioning process through the summer and fall of 2020. The Agency presented the visioning documents to the Board at its December 14, 2020, meeting.

The Agency selected Jensen Belts Associates as the Landscape Architect of Record for the project in February. 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 was presented to the 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. CCDC has worked with the City and ACHD to gain approval for a city-directed curbless street design. CCDC has completed construction documents. The construction documents were submitted to ACHD and City of Boise on March 15 for permit review. CCDC is responding to plan review comments from ACHD and City of Boise. Construction start is anticipated for August. *Project Lead: Karl Woods*

Linen Blocks – West Grove Street Improvements: This project will catalyze infrastructure improvements on Grove Street between 10th and 16th Streets. 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 led the design effort and Guho Corp. is the Construction Manager/General Contractor (CM/GC). Guho started construction of the full improvements in June 2023. *Project Lead: Amy Fimbel*

Boise Canal Multi-Use Pathway - 3rd Street to Broadway: As identified in the 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 selected The Land Group to assist with design and construction administration services through a competitive RFQ process. The consultant has completed a topographic survey of the project area and is currently working on preliminary alternative pathway designs and coordinating proposed improvements with the Boise City Canal Company and adjacent property owners. *Project Lead: Kelly Burrows*

Fulton Street Improvements - 9th Street to Capitol Boulevard: This project includes streetscape enhancements on Fulton Street between 9th Street and Capitol Boulevard. Improvements include widened sidewalks, expanded tree canopies, fiber optic upgrades and full right-of-way repaving. Idaho Site Works, LLC will begin construction in July. *Project Lead: Kassi Brown*

521 W. Grove St. - Public Space

This project will develop an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the neighborhood's multicultural 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. This project is in collaboration with Boise Parks Department, which will assume ownership, operation, and maintenance. A Design Team was selected through an RFQ process. Staff received Board approval for the selection of the Design Team in October. A CMGC was selected through an RFQ process, and the selection was approved by the Board in December. Staff issued a public programming survey for the project on January 9. The survey closed on January 25, and the results were analyzed to prepare concepts for the design alternatives public open house, which occurred on April 6 to gather feedback on the designs. The feedback is being analyzed to prepare a preferred design which will be revealed in August. *Project Lead: Karl Woods*

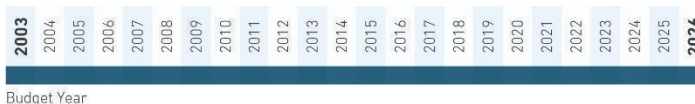
Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The Arts & History Commission approved the design in October 2020. CCDC supported the project through funding and involvement in the selection process. 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*

WESTSIDE DISTRICT



157 ACRES



est.
2002



WESTSIDE
DISTRICT

DISTRICT MAP



Economic Development

9th and Bannock Streets Intersection Geothermal Repairs - Type 4 Partnership with Boise City: This partnership with the City of Boise will provide upgrades to its 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. The project is complete. *Project Lead: Karl Woods*

Block 68 Catalytic Redevelopment Project: At its December 2021 meeting, the Board selected Edlen & Company's proposal for the disposition of Agency owned property at 1010 W. Jefferson Street and 421 N. 10th Street through a competitive Request for Proposals ("RFP") process. The proposal included a land exchange with the YMCA of Agency-owned property at 421 N 10th St for the YMCA's property on Block 69 N, which Amended and Restated Land Exchange was executed in October 2022 as well as the. The Disposition and Development Agreement ("DDA") for the Workforce Housing Project on Block 69 North for which the exchange is necessary. The Board approved the Block 68 South DDA for disposition of 1010 W Jefferson St and the development of a Mixed Use Residential and Mobility Hub Project at its December 2022 meeting. The Developer submitted Schematic Design Documentation for both projects to the Agency on April 28, 2023, on which the Agency provided an update on to the Board at its May meeting. The Board established a Project Review Committee to assist the agency in analyzing requests for revised assistance and deadline extensions that accompanied these design submissions. This committee, Agency staff, and the Agency's consultant SB Friedman are reviewing these requests and expect to bring a recommendation for response to the Board this summer. In June, the Board approved with conditions the Schematic Design Documentation for the Block 69 North project. *Project Lead: Alexandra Monjar*

1010 W. Jefferson St. - 10Ten Building - Agency Owned Property: McAlvain Construction Companies utilizes 60 parking spaces for staging items for Rebuild 11th Street Blocks, as well as a small office space

on the second floor for a construction field office. All leases are now expired as of May 31, 2023, and the building is now vacant. The building signs will be updated to show there are no tenants. The Car Park will convert the lot to \$5 public parking, add signage, and a payment system through ParkMobile. No significant maintenance items to report. *Project Lead: Amy Fimbel/ Aaron Nelson*

1700 W. Main St. - Rock Hard Granite Renovation - PP Type 1: Approval of the final Agreement for this commercial building renovation occurred in February and demolition has begun. Unexpected environmental remediation has slowed progress, though work continues and is expected to be completed within 2023. *Project Lead: Kevin Holmes*

1110 W. Grove St. - Renegade Hotel - PP Type 4: The Agency continues its coordination with Hendricks Commercial Properties on the 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, and its Type 4 Agreement was approved by the Board in September 2022. An amendment to the agreement was executed in May 2023 coordinating construction involving Hendricks' placement of a geothermal snowmelt system in the sidewalk. This amendment does not impact the project's estimated expenses eligible for reimbursement. *Project Lead: Alexandra Monjar*

1015 Main St. - Smith Block Building - PP Type 1: This restoration project includes extensive facade renovation work sensitive to the historic nature of the building. The first-floor retail space will be renovated with the exterior of the building into a new bar, including replacing windows, historically accurate awnings, and new storefront display windows and entry doors. The Board approved the final Type 1 Agreement at its January 11, 2023, meeting, and construction is underway. *Project Lead: Kassi Brown*

1522 W. State St. - 16th & State - PP Type 2: Developer Johnson & Carr is constructing a seven-story mixed-use building with 104 residential units and 1,600 square feet of ground-floor retail on the site of an old gas station. The project includes workforce housing with 10 percent of the units reserved for rent-restricted, income-qualified residents. Public improvements eligible for CCDC reimbursement include streetscapes along 16th and State Streets. Utility upgrades include water line relocations and stormwater management infrastructure. Total Development Costs are estimated at \$25 million, and Eligible Expenses at \$657,655. The project is requesting the use of CIP funds dedicated to housing developments which are to be completed before the expiration of the Westside District. The Board approved the final agreement in March and construction is anticipated to begin this summer. *Project Lead: Kevin Holmes*

120 N. 12th St. - 12th & Idaho - PP Type 2: The Board designated this 26-story mixed-use development on the corner of 12th and Idaho Street(s) at its January 2023 meeting. The Board approved the Type 2 General Assistance agreement with 12th and Idaho Owner LLC, a joint venture between White Oak Realty Partners, Ponsky Capital Partners, and Oppenheimer Development Corp. in June. The project is anticipated to be complete in 2025. *Project Lead: Alexandra Monjar*

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's bikeway facility improvements for 11th Street from Heron Street to State Street are under construction and are anticipated to be complete by the end of summer 2023. To maximize public investment, the Agency entered into an Interagency Agreement with ACHD to include in the project scope ACHD's planned pavement rehabilitation, stormwater upgrades, and the replacement of the underground Boise City Canal Bridge crossing on 11th Street. Jensen Belts Associates led the design effort, and McAlvain Construction Companies is the Construction Manager/General Contractor (CM/GC). Construction started in 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 the installation of a fiber-optic conduit bank between 8th and 15th Streets and streetscape improvements between 12th and 14th Streets. Streetscape components include wider sidewalks, street trees, furnishing zones, and suspended pavement systems (Silva cells) for tree root

growth and stormwater 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 on this project in August but rejected all bids due to high pricing. ACHD re-bid the project in January 2023, and bids were again rejected. The ACHD Commission has asked its design team to re-examine the western portion of the project design from 8th to 14th Street for ways to improve safety for bike and pedestrian modes. ACHD will conduct a new Concept Study in 2023 for this section of the project to determine potential cross section modifications and signalization changes at key intersections. Agency continues to coordinate with ACHD, and development teams associated with YMCA and Block 68/69. *Project Lead: Zach Piepmeyer*

Bannock Street Streetscape Improvements, 12th to 16th Streets: This project will make streetscape improvements on both sides of Bannock St. between 12th and 16th Streets to improve pedestrian connectivity from the West Downtown neighborhood into downtown. The design will be coordinated with ACHD's Bannock Street Neighborhood Bikeway project. In March 2023, a competitive RFQ process resulted in CCDC selecting CSHQA as the project's design professional. The design is anticipated to be completed in spring 2024 with construction to start later that same year. *Project Lead: Amy Fimbel*

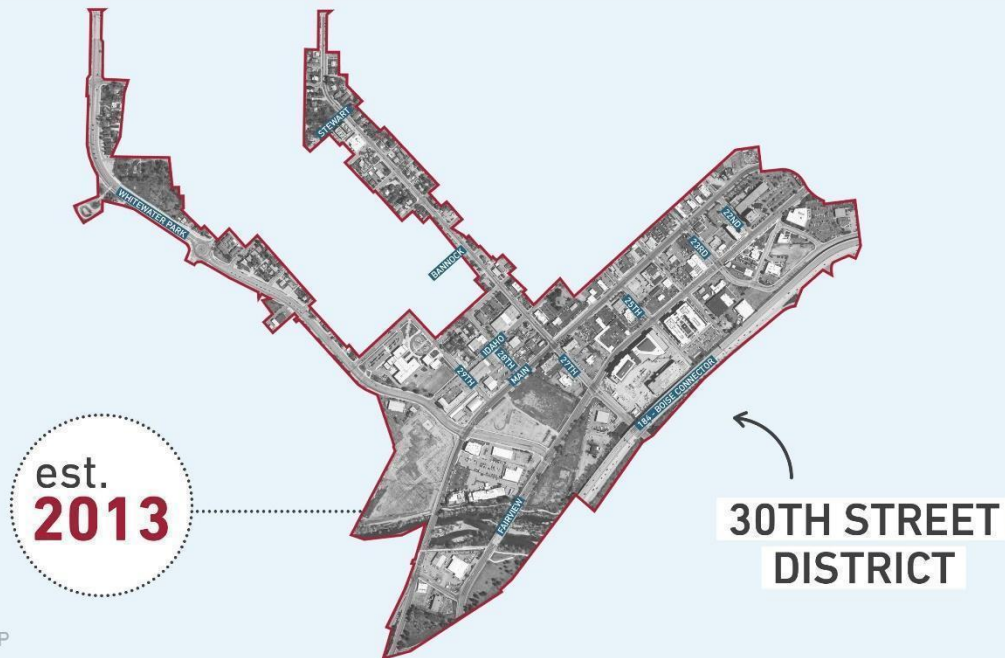
Mobility

8th Street Improvements, State to Franklin Streets: 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 will extend the 8th Street bike facility improvements north of Franklin Street to Union Street under a future separate project. The CCDC project proposes undergrounding overhead power and telecommunication lines as well as streetscape and transit improvements along the frontage of several properties. The ACHD Commission adopted a modified Concept A as the preferred alternative for the CCDC section (State to Franklin) and for the ACHD section of the project (Franklin to Union). The Board approved Task Order 19-006 for final design services with Kittelson & Associates at its March 2023 Meeting and final design work is underway. Kittelson submitted a Design Review application to the City of Boise in early June. Final Design is anticipated to be complete in early 2024. Construction to begin spring 2024. CCDC anticipates use of the Construction Manager/General Contractor (CM/GC) model for construction of the project. CCDC issued RFQ for CM/GC services in May 2023 with responses to RFQ due to the Agency on July 13, 2023. *Project Lead: Kelly Burrows*

30TH STREET DISTRICT



213 ACRES



DISTRICT MAP

Economic Development

2724 W. Fairview Ave. - The Avens - PP Type 2: A development from Roundhouse to build 189 apartments with Passive House certification, ground floor commercial/retail space, and an extension of North 28th Street connecting Main Street and Fairview Avenue. Future phases could add more apartments and commercial space. Construction is anticipated to begin this spring/summer. The Board designated the project for Type 2 General Assistance participation in September. The project is currently on hold as the developer navigates a complicated market environment. *Project Lead: Kevin Holmes*

2618 W. Fairview Ave. - LOCAL Fairview - PP Type 2: Subtext is constructing this seven-story 271-unit, mixed-use project. The development will have approximately 8,500 square feet of ground floor commercial and the existing Capri Restaurant on site to be retained and incorporated into the design. The public improvements eligible for CCDC reimbursement include streetscapes along Fairview Avenue and 27th Street. Utility upgrades and expansion work includes upgrading and undergrounding power, new underground fiber and phone lines, and the expansion of the sewer mainline. Total Development Costs are estimated at \$81 million, and Eligible Expenses at \$1.2 million. The Board approved a final agreement in April and construction is anticipated to begin this summer. *Project Lead: Kevin Holmes*

2216 W. Fairview Ave. - New Path 2 - PP Type 3: New Path 2 is a permanent supportive housing development comprised of 96 multi-family units and space for ancillary support services. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and support from the city. This development will provide affordable housing for individuals and couples who are homeless or facing homelessness and earning less than 60% of the area median income for Ada County, though residents will likely be earning substantially below this. There is an estimated \$250,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance participation in May. The Agency plans to bring a final agreement to the Board in late summer. *Project Lead: Kevin Holmes*

Infrastructure

West End Water Renewal Infrastructure- PP Type 4: 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 Avenue area. These improvements will 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 a 50/50 cost share for funding this important project and CCDC has committed approximately \$1.6 million. The Board approved the final agreement in April and construction has already begun on the lift station site. *Project Lead: Kevin Holmes*

Mobility

2525 W. Fairview St. - St. Luke's Transit Station - PP Type 4: The construction of St. Luke's project at 27th Street 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. Construction of the transit station is complete with the exception of a few punch list items to be addressed this month. VRT is expected to install the bus shelter and stop signage in July. *Project Lead: Alexandra Monjar*

101 S. 27th St. - KDP Corporate Headquarters - PP Type 1: The Agency received an application from West End Holdings, LLC requesting One-Time assistance for streetscape improvements along the frontage of their newly renovated building at the corner of 27th and Main Streets. Public improvements eligible for CCDC reimbursement include streetlights, trees, and irrigation systems. A new 8-foot-wide concrete sidewalk will provide the missing link for continuous pedestrian access along Main Street. The Board approved the final agreement at the April 10, 2023, meeting and these improvements are anticipated to be complete later this Summer. *Project Lead: Kassi Brown*

SHORELINE DISTRICT



195 ACRES



est.
2019



SHORELINE DISTRICT

DISTRICT MAP

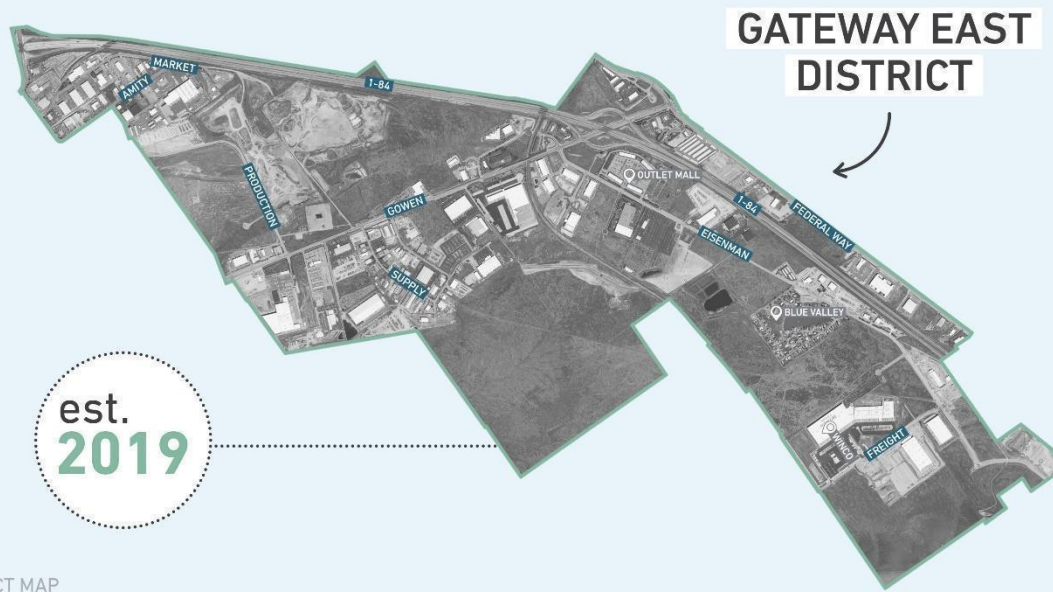
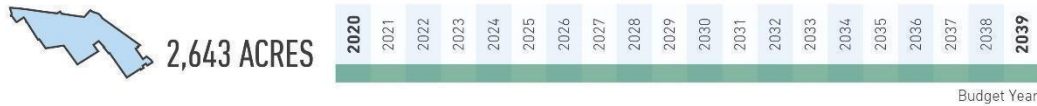


Economic Development

17th Street Interim 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. Final plans were submitted to ACHD for approval on March 3, 2023. *Project Lead: Kassi Brown*

818 W. Ann Morrison Park Dr. - Capitol Student Housing - PP Type 2: The Gardner Company is constructing a new five-story mixed-use residential building with 91 units (278 BR) and ground-floor commercial space with associated site improvements. Public improvements eligible for CCDC reimbursement include streetscapes along Ann Morrison Park Drive, Lusk Street, and Sherwood Street. Utility upgrades and expansion work includes upgrading and undergrounding power, new underground fiber, and the expansion of the sewer and water mainlines. Total Development Costs estimated at \$44 million, and Eligible Expenses at \$600,000. The Board approved an agreement in January, and work is underway with a target completion date of June 2024. *Project Lead: Kevin Holmes*

GATEWAY EAST DISTRICT



Economic Development

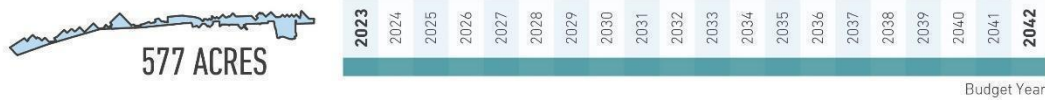
951 E. Gowen Rd. - Red River Logistics and Commerce Centers - PP Type 2: The Board approved this Agreement at its February meeting to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway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

2500 W. Freight St. - Boise Gateway 3 - PP Type 2: In December 2022, the Board designated this Boyer Company project to receive Type 2 Participation to assist with utility and roadway improvements. The project is a 185,000 square foot speculative warehouse building designed to accommodate up to four tenants on a lot bound by Eisenman Road, Winco Court, and Freight Street. The Agency expects to request the Board's approval of a final agreement in Summer 2023. *Project Lead: Alexandra Monjar*

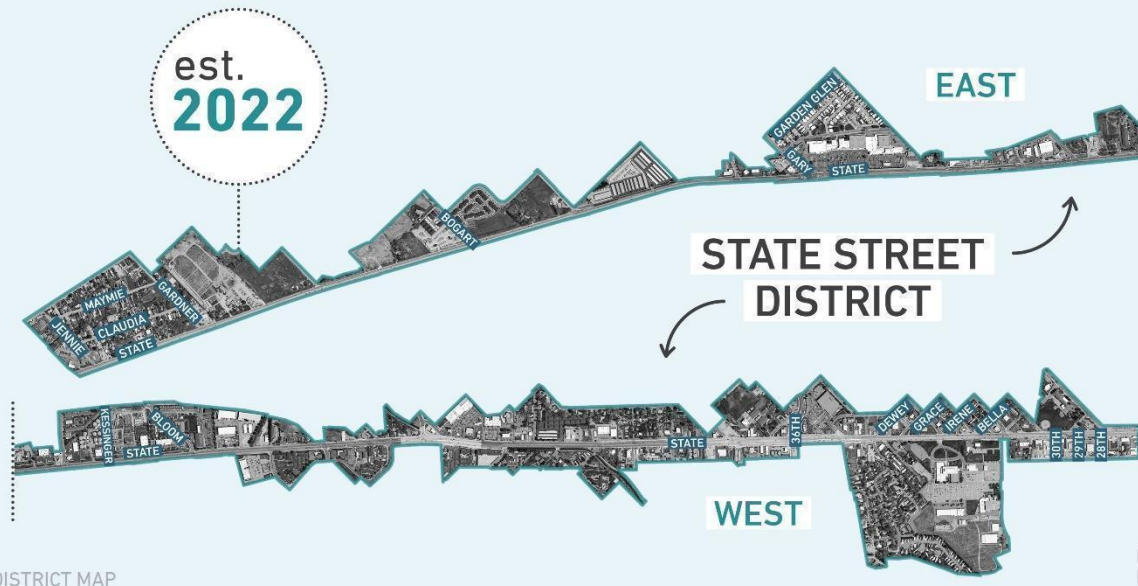
Mobility

Eisenman Road Interim Improvements, Blue Sage Lane to Blue Valley Lane: Construction of a 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. Coordination of the final design is in progress, and the formal bid process is anticipated for Summer 2023. *Project Lead: Kassi Brown*

STATE STREET DISTRICT



577 ACRES



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, 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: Zach Piepmeyer*

3912 W. State St. - State & Arthur Apartments - PP Type 3: The State and Arthur Apartments is a mixed-use affordable housing development comprised of 102 multi-family units and ground floor commercial space. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and through the City of Boise's Housing Land Trust program. This unique model allows the developer to enter into a below market long-term lease with the City of Boise, which owns the underlying land. With this financial structure the project can maintain affordable rental rates for residents earning 30 to 80 percent of the area median income (AMI). There are an estimated \$925,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance in April. The Agency plans to present a final agreement for Board approval this summer.

AGENCY WIDE – ALL DISTRICTS

Parking & Mobility

421 N. 10th St. Property: The Agency initiated its vision to transform Block 68 and nearby parcels in its Westside District by acquiring this property in early 2018. The property includes an aging commercial building and small surface lot, which The Agency has converted to a public parking opportunity at the low rate of \$5 per day. The Car Park manages the lot and has added signage and a payment system through ParkMobile. Agency is improving the lighting in the lot. DBA will be alerting downtown service workers to this inexpensive parking option. This property is currently subject to a land exchange agreement with the Treasure Valley YMCA. *Project Lead: Aaron Nelson*

9th & Main Garage: Twenty-one stairwell lights will be replaced in both stairwells at the 9th & Main garage. The existing lights do not provide sufficient lighting and need upgrading. The lights will also move to an above-head position to protect from vandalism and provide better light for the stairs and landings and provide better visibility to all customers. The work will be performed by Quality Electric and the lights are now installed and the project is complete. Project cost is \$14,920. Project Lead: Aaron Nelson

City GO: Formerly known as the Downtown Mobility Collaborative, downtown Boise's Transportation Management Association is up and running. This partnership of Valley Regional Transit, the 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 FY2023 budget for CCDC. An overview is located at citygoboise.com. City Go recently appointed a new Mobility Integration Director, Duane Wakan, to replace the former Director. *Project Lead: Zach Piepmeyer*

10th & Front Garage Structural Concrete Repairs - Phase 2: The Agency received board approval at the December meeting to award the contract to Consurco, the lowest bidder on this project. The scope of work consists of partial depth repairs on level four across the entire length of the beams, removal/replacement of concrete, installation of anodes, and the removal and replacement of any damaged rebar with epoxy-coated rebar. The Agency's budget includes sufficient funds and will start in April 2023 and be completed September 2023. The contract amount is \$790,997. *Project Lead: Aaron Nelson*

10th & Front Garage Waterproofing Repairs Phase 2

The Agency has sent out an invitation to bid for this project published on May 31, 2023. Bids were submitted June 22, 2023, at 3pm and Sawtooth Caulking was the lowest bidder (\$261,560). The project consists of applying membrane to all repair areas on level 4 of the garage for added protection to prevent corrosion to the concrete and repair structures. This project will follow immediately after the repairs are completed by Consurco in late September or early October.

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 14, 2022	December 2023	December 31, 2023
Issues/Comments:	A meeting was held, and the main topic of discussion was to update procedure in the event of another insurance claim. Power was lost to the Hotel due to an electrical issue; it has since been repaired.	

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
September 20, 2022	TBD	November 30, 2023
Issues/Comments:		

U.S. Bank Plaza Condominium Association CCDC Contact: Zach Piepmeyer		
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
October 2022	TBD	August 2023
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 25, 2022	TBD	October, 2023
Issues/Comments:		

Downtown Parking Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 28, 2022	TBD	September 30, 2023
Issues/Comments:		



ACME Fast Freight Condominium Association CCDC Contact: Zach Piepmeyer		
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
June 22, 2023	June 2024	TBD
Issues/Comments:		

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VI. ADJOURN



END