



## AGENDA BILL

<b>Agenda Subject:</b> Consider Resolution 1831: 8th Street Streetscape and Bikeway Improvements. Ranking for RFQ: Construction Manager / General Contractor (CM/GC)		<b>Date:</b> August 14, 2023
<b>Staff Contacts:</b> Kelly Burrows Project Manager  Kathy Wanner Contracts Manager	<b>Attachments:</b> A. Resolution 1831 B. Request for Qualifications – issued June 14, 2023 C. Final Evaluation Tally	
<b>Action Requested:</b> Adopt Resolution 1831 approving the ranking for the RFQ: Construction Manager / General Contractor (CM/GC) for the 8th Street Streetscape and Bikeway Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor (CM/GC) Agreement.		

### **Background:**

The 2018 ACHD Roadways to Bikeways Plan Update and the 2016 ACHD North Boise Bicycle and Pedestrian Plan identify the 8th Street corridor as a key north-south bike route connecting residential areas of the North End to a myriad of destinations in downtown Boise, as well as the Boise River Greenbelt and BSU. The Agency continues to advance the vision for the corridor with the 8th Street Streetscape and Bikeway Improvements Project between State Street and Franklin Street in the Westside District. The project includes investment in public infrastructure to extend low-stress bike facilities as well as upgrade streetscapes, underground existing overhead utilities and improve transit facilities.

Improvements anticipated with this project include:

- Reallocation of one northbound travel lane and on-street parking on one side of the street to raised and separated northbound and southbound bike lanes.
- Improved 8th St streetscapes adjacent to 800 W. State, 815 W. Washington and 622 N. 8th Street.
- Undergrounding of overhead electrical and telecommunication facilities located on the west side of 8th Street between State St and Franklin St.
- Improving existing fixed-route transit facilities located adjacent to 622 N. 8th Street.
- Improving on-street ADA-accessible parking facilities adjacent to 514 N. 8th Street.

The program of improvements is extensive and will require precise planning and coordination. Due to the complexities inherent to streetscape construction in the downtown core, the level of pedestrian, bicycle and vehicle traffic in the area, and the proximity to the churches, schools, and the State Capitol, the Agency determined the best approach for this project would be to utilize the Construction Manager / General Contractor (“CM/GC”) construction delivery method.

#### **The CM/GC Delivery Method:**

The CM/GC is selected through a qualifications-based selection process in accordance with Idaho Code. For public works construction, CM/GCs must hold both a Construction Manager license and a Public Works Contractor license. Throughout the project the CM/GC represents the Agency to ensure a predictable and manageable construction project that can be built on time and within the budget. The Agency has hired a CM/GC on nine prior occasions with success.

The Agency selected Kittelson & Associates, Inc. to provide design services for the project. During pre-construction, the CM/GC collaborates with the design team and Agency to review and modify the design as needed to improve constructability, estimate costs of the design, and develop a logistics and phasing plan for construction. Around the 90% design stage, the Board will oversee amendment of the contract to provide for the Guaranteed Maximum Price (GMP) for construction. The GMP is a key benefit of all CM/GC contracts: the contractor guarantees the construction price – making the contractor “at risk” if the price goes higher. At that point, the CM (Construction Manager) becomes the GC (General Contractor) to construct the project.

#### **Hiring the CM/GC:**

The Agency issued a Request for Qualifications (RFQ) on June 14, 2023, inviting licensed CM/GC companies to submit Statements of Qualifications (SOQ). Public notice was published in the Idaho Statesman newspaper on June 14 and June 21. Notice was also sent to nine general contractors holding the requisite Construction Manager license. A pre-proposal meeting was held on June 22.

Two companies submitted qualifications by the July 13, 2023 submission deadline: Guho Corp. and McAlvain Construction, Inc. Each of these companies is to be commended for the quality of their proposals and the expertise and competency of their work as evidenced in their SOQs.

The Agency convened an evaluation panel of Agency staff and the project consultant. The two SOQs received were evaluated first for compliance with the technical requirements as prescribed in the RFQ – both firms met these requirements. They were then ranked based on qualifications and demonstrated competence. On July 26, 2023, the evaluation panel conducted brief phone conversations with each of the two firms to gain further understanding of the proposals. Each firm was evaluated on the criteria specified in the RFQ: company profile, CM/GC project team, experience and past performance, and project management. The panel members ranked **McAlvain Construction, Inc.** as the top-ranked firm.

The panel concluded that McAlvain Construction, Inc. exhibits a well-orchestrated team approach that is built on a depth of CM/GC experience. The effective construction management approach presented by the company, coupled with their depth of resources, current team and consultant experience with the Rebuild 11th Street project, and influence within the local subcontracting community, offers the Agency schedule and budget certainty in today’s construction market. McAlvain Construction’s can-do attitude is bolstered by strong communication methods. In short, McAlvain Construction, Inc. offers a highly qualified team backed by a sophisticated, local

construction company that is dedicated to giving the 8th Street Streetscape and Bikeway Improvements project the company's full attention.

Please see Attachment C for the panel's scoring of the companies. In accordance with Idaho Code § 67-2320(2), securing the services of the CM/GC firm will involve negotiating with the highest ranked firm for a contract to perform the services at a reasonable and fair price. If the Agency is unable to negotiate a satisfactory contract, the Agency may undertake negotiations with the next highest ranked firm for a contract at a reasonable and fair price. State statute establishes this process so that the public receives a fair price for professional services.

**Fiscal Notes:**

The CM/GC agreement shall define the terms of the contractual relationship between the Agency and the chosen firm, including the hourly rates charged for the CM/GC services. The approved FY2023 budget and forecasted FY2024 budget include sufficient funding for this project.

**Staff Recommendation:**

Adopt Resolution 1831 approving the ranking for the RFQ: CM/GC for the 8th Street Streetscape and Bikeway Improvements Project and authorizing the Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement in accordance with that ranking and the requirements set forth by state statute.

**Suggested Motion:**

I move to adopt Resolution 1831 approving the ranking for the RFQ: CM/GC for the 8th Street Streetscape and Bikeway Improvements Project and authorizing the Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement for the 8th Street Streetscape and Bikeway Improvements Project.

**ATTACHMENT A**  
**RESOLUTION 1831**

**RESOLUTION NO. 1831**

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 THE RANKING FOR THE AGENCY'S REQUEST FOR QUALIFICATIONS FOR A CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) FOR THE 8TH STREET STREETScape AND BIKEWAY IMPROVEMENTS PROJECT IN ACCORDANCE WITH IDAHO CODE SECTION 67-2320; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO NEGOTIATE THE CM/GC AGREEMENT BASED ON THE RANKING AND TO EXECUTE THE AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; 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 cooperation with the City of Boise and the Ada County Highway District, the Agency seeks to make certain transformative improvements and enhancements to certain portions of 8th Street between State Street and Franklin Street, including: construction of elevated bike facilities, sidewalk, curb and gutter, pedestrian ramps, fiberoptic conduit bank, and storm drain modifications; installation of new street trees, suspended pavement systems (for tree growth and stormwater storage), historic streetlights, street furnishings, and Rectangular Rapid Flashing Beacons (RRFB); undergrounding of overhead utilities; and fabrication and installation of pedestrian railing, all in an effort to contribute as a catalyst to economic development and downtown reinvestment by private entities; and,

WHEREAS, due to the complexities of the Project construction site and the unique improvements and enhancements that are planned, and due to the desired timelines associated

with Project construction, the Agency determined that the best approach for construction of the improvements is to hire a Construction Manager/General Contractor (“CM/GC”); and,

WHEREAS, Idaho Code § 54-4511 allows for public agency utilization of CM/GC services upon selection of the CM/GC in accordance with Idaho Code § 67-2320; and,

WHEREAS, the Agency issued a Request for Qualifications (“RFQ”) inviting properly licensed CM/GC firms interested in managing the construction of the Project to submit Statements of Qualifications (“SOQ”), in accordance with the criteria and procedures set forth in the RFQ; and,

WHEREAS, the Agency published the requisite public notice of the RFQ in the *Idaho Statesman* newspaper on June 14 and June 21, 2023; and,

WHEREAS, the SOQ submissions were due to the Agency on July 13, 2023, by 3:00 p.m., and the Agency did receive two (2) SOQs from the following firms: Guho Corp. and McAlvain Construction, Inc.; and,

WHEREAS, the Agency examined the two (2) SOQs and, based on the information provided, found that each firm gave sufficient information regarding the pre-qualification criteria stated in the RFQ and that each firm held the requisite Construction Manager License and correct Public Works License, and,

WHEREAS, the Agency convened an evaluation panel of Agency staff and a project consultant to evaluate the SOQs for compliance with the technical requirements as prescribed in the RFQ and to score and rank the firms on the basis of qualifications and demonstrated competence; and,

WHEREAS, after reviewing the SOQs, the Agency conducted follow-up phone calls with each firm in order to clarify information in the SOQs; and,

WHEREAS, following the evaluation of the SOQs and the phone calls, the Agency ranked the SOQs as follows:

1. McAlvain Construction, Inc.
2. Guho Corp; and,

WHEREAS, the panel’s collective scoring showed that McAlvain Construction, Inc. was the best qualified and highest ranked proposer because:

- McAlvain Construction, Inc. exhibits a well-orchestrated team approach built on a depth of CM/GC experience;
- McAlvain Construction, Inc.’s work with the Agency on projects, including the Grove Plaza Renovation and the current Rebuild 11th Street project is commendable;
- McAlvain Construction, Inc. exhibits a solid pre-construction strategy and sophisticated project tracking processes;

- McAlvain Construction, Inc.'s effective construction management approach, coupled with its depth of resources and influence within the local subcontracting community, offers the Agency schedule and budget certainty in today's construction market;
- McAlvain Construction, Inc.'s can-do attitude is bolstered by strong communication methods; and,
- McAlvain Construction, Inc. offers a highly qualified team backed by an experienced, local construction company that is dedicated to giving the 8th Street Streetscape and Bikeway Improvements project the company's full attention.

WHEREAS, for these reasons, Agency is recommending that the Agency Board approve the SOQ ranking for the Project in accordance with Idaho Code § 67-2320(2); and,

WHEREAS, the Agency Board of Commissioners finds it in the best public interest to approve the ranking for its RFQ – CM/GC 8th Street Streetscape and Bikeway Improvements Project and to authorize the Agency Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement in accordance with that ranking and the requirements set forth in Idaho Code § 67-2320.

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

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

Section 2: That the Agency Board affirms the following ranking for the RFQ – CM/GC 8th Street Streetscape and Bikeway Improvements Project:

1. McAlvain Construction, Inc.
2. Guho Corp.

Section 3: That the Agency Board authorizes the Agency Executive Director to negotiate a Construction Manager / General Contractor Agreement with the top-ranked proposer, McAlvain Construction, Inc., for the 8th Street Streetscape and Bikeway Improvements Project, and in the event an agreement cannot be reached, that the Agency Executive Director is authorized to negotiate the agreement with the next ranked proposer, and so forth, in accordance with Idaho Code § 67-2320.

Section 4: That the Board authorizes the Agency Executive Director, upon successful negotiations, to finalize, sign, and enter into the Construction Manager / General Contractor Agreement consistent with the Board's stated instructions at the August 14, 2023, Agency Board Meeting and further authorizes the Agency Executive Director to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by Agency legal counsel that all necessary conditions have occurred; and further, the Agency Executive Director is authorized to perform any and all other duties required pursuant to the Construction Manager / General Contractor Agreement, including the expenditure of funds.

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 August 14, 2023. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 14, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

By: DocuSigned by:  
Commissioner Latonia Haney Keith  
6D1092AB0583453  
Latonia Haney Keith, Chair

ATTEST:

By: DocuSigned by:  
Lauren McLean  
0E3B7224A4F0425  
Lauren McLean, Secretary



**ATTACHMENT B**  
**REQUEST FOR QUALIFICATIONS**



## REQUEST FOR QUALIFICATIONS

### CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) SERVICES

### 8TH STREET STREETScape AND BIKEWAY IMPROVEMENTS PROJECT

**PROPOSALS DUE: JULY 6, 2023 by 3 P.M. local time**

**June 14, 2023**

Dear Proposer:

In accordance with the qualification-based selection process set forth in Idaho Code § 67-2320, Capital City Development Corporation (CCDC) will accept submissions about qualifications to perform Construction Manager / General Contractor (CM/GC) services for its 8<sup>th</sup> Street Streetscape and Bikeway Improvements Project between State Street and Franklin Street. Proposers must be licensed in Idaho with both construction manager and public works contractor licenses.

CCDC seeks to hire a CM/GC to deliver a complex, multi-layer public works improvements project in the Westside Urban Renewal District. This project will incorporate construction of streetscape improvements, bike infrastructure improvements, coordination with utility providers, stormwater modifications and pavement reconstruction in the public right-of-way including unique features such as elevated and protected bike facilities, street furnishings, historic street lights, suspended pavement systems (green storm water infrastructure), conduit banks, and utility infrastructure upgrades (i.e. undergrounding of existing overhead utility lines). The construction may be phased to coincide with adjacent private development.

Proposals must be delivered **electronically** prior to **3:00 p.m. local time on July 6, 2023** at this email address: [bids@ccdcboise.com](mailto:bids@ccdcboise.com). Proposals will be evaluated on the basis of qualifications as specified in this Request for Qualifications (RFQ). A selection committee will evaluate each of the proposals and may choose to conduct interviews with one or more of the Proposers.

CCDC reserves the right to reject any and all proposals, to waive any irregularities in the proposals received, and to accept the proposal that is in the best interest of CCDC and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate CCDC to award a contract. CCDC will pay no costs incurred by Proposers in responding to this RFQ. CCDC, in its discretion, may cancel this process at any time prior to execution of a contract without liability.

A Pre-Proposal Meeting will be held on ZOOM on June 22, 2023, at 10:00 a.m. Attendance is strongly recommended but not required. Information about the Pre-Proposal Meeting is provided in Section 4.1 of this document.

CCDC appreciates your interest in meeting the needs of the agency and the citizens of Boise.



Kathy Wanner  
Contracts Manager



121 N 9TH ST, SUITE 501 BOISE, ID 83702  
208-384-4264 [WWW.CCDCBOISE.COM](http://WWW.CCDCBOISE.COM)

## INSTRUCTIONS TO PROPOSERS

### 1.1 Proposal Information

Please follow these instructions for submitting a proposal.

**PROPOSAL DEADLINE is 3:00 p.m. local time, July 6, 2023**

The proposal must be submitted electronically by email to: [bids@ccdcboise.com](mailto:bids@ccdcboise.com)

Please include this subject line on the email:

**“RFQ SUBMITTAL: CM/GC SERVICES – 8<sup>TH</sup> STREET STREETScape AND BIKEWAY IMPROVEMENTS”**

All required submittal documents must be *signed and dated* and must be submitted by email either in one PDF or a separate PDF of each required document. Late or incomplete submittals will not be accepted; CCDC takes no responsibility for submittals received after the Proposal Deadline or incomplete in any way. Respondent assumes full responsibility for the timely submittal of all proposal documents via the email process.

## PROJECT INFORMATION

### 2.1 Background

The project area is composed of the public right-of-way on 8<sup>th</sup> Street between State Street and Franklin Street.

With the help of our consultant team lead by Kittelson & Associates, CCDC executed an extensive Concept Analysis Phase in which numerous design alternatives were investigated by the design team; vetted with the public, property owners, stakeholder groups, and partner agency staff; and ultimately considered by the Boise City Council and the Ada County Highway District (ACHD) Commission. In fall 2022, the ACHD Commission selected Concept A as the preferred alternative. Following adoption of the preferred concept, the design team prepared preliminary design (i.e. Design Review) documents, which were submitted to the City of Boise on June 8, 2023. An excerpt of the City of Boise Design Review Application submittal is included as Exhibit C with this RFQ.

CCDC envisions creating a unique urban space that will focus on multi-modal transportation through the use of universal/accessible design best practices with the goal of drawing more people and economic activity to the area and being a catalyst for private investment in the area. Anticipated improvements include construction of elevated bike facilities, sidewalk, curb and gutter, pedestrian ramps, fiberoptic conduit bank, and stormdrain modifications; installation of new street trees, suspended pavement systems (for tree growth and stormwater storage), historic streetlights, street furnishings, Rectangular Rapid Flashing Beacons (RRFB); undergrounding of overhead utilities; and fabrication and installation of pedestrian railing.

In July 2021, CCDC selected Kittelson & Associates as its Design Professional of Record for the project. Kittelson, in coordination with Jensen-Belts Associates, QRS Consulting and Musgrove

Engineering, will be meeting with public agencies and stakeholders to coordinate design and to gain approvals as well as working closely with the CM/GC during pre-construction and construction phases.

Improvements constructed through this project will be extended further north to Union Street in the future by ACHD under a separate project. Improvements must be constructed prior to the termination of the Westside URD (September 30, 2026).

Additional project information can be found here: <https://ccdcboise.com/ccdc-projects/8th-street-improvements-state-street-to-franklin-street/>

## 2.2 Project Budget

CCDC has budgeted approximately \$1.5M for CM/GC Pre-Construction Services and Construction of the improvements listed in this document (i.e. excludes consultant design costs and anticipated utility relocation costs associated with undergrounding overhead power and telecommunication lines).

Budget control is critical to the success of this project. The CM/GC shall provide current market pricing as a basis of its cost estimates during design. Furthermore, the CM/GC will be expected to make necessary recommendations so that the final construction cost for the work does not exceed the budget.

## 2.3 Contemplated Improvements

The following list summarizes the improvements to be delivered by the CM/GC, potentially through multiple bid packages. Please see Exhibit C for a depiction of these improvements.

- **Streetscape Improvements: 8<sup>th</sup> Street, State to Franklin**
  - Select reconstruction of streetscapes compliant with the City of Boise's Streetscape Standards, including suspended pavement systems.
  - Replacement or addition of pressurized irrigation system and street trees.
  - Installation of historic street light pole assemblies.
  - Fabrication and installation of pedestrian railing (2 locations)
  - Installation of RRFB at Washington and Franklin intersections
  - Construction of ADA-compliant parking stalls on both 8<sup>th</sup> Street and State Street adjacent to St. Michael's campus.
  - Coordination with ACHD's State Street DBIP Improvements project planned for 2025 as well as several private redevelopment projects being proposed along 8<sup>th</sup> Street.
  - Coordination with ACHD's Franklin Street Bikeway project (in concept development, no construction year identified yet)
- **Bikeway Improvements: 8<sup>th</sup> Street, State to Franklin**
  - Installation of an elevated and protected bike facility, including signage and pavement markings
- **Pavement Reconstruction: 8<sup>th</sup> Street, State to Franklin**
  - Asphalt repaving
  - Green storm water facilities may be constructed to address existing storm water drainage issues

- Adjust existing utilities within the project area
- Coordinate utility upgrades by private utility providers
- **Conduit Bank Construction: 8<sup>th</sup> Street, State to Franklin**
  - Potential bid additive alternate based on project costs. Pre-construction assistance desired to determine feasibility.
  - Install underground conduit runs and vaults for future fiber optic and telecommunication expansion.
  - Installation may require a combination of trenching and directional boring.

### **2.3 Project Schedule**

Kittelton submitted for City of Boise Design Review (DR) approval in early June 2023. The successful CM/GC will be given the concept design plans and full DR submittal in order to develop an initial estimate. Preconstruction is expected to start in August 2023 and continue until the last Guaranteed Maximum Price (GMP) is approved. Construction is expected to start March 2024 and be completed within 6-9 months. Construction may be phased to build streetscapes adjacent to the various private redevelopment projects being proposed along 8<sup>th</sup> Street.

### **2.4 CM/GC Scope of Services**

All CM/GC contracted services must be performed by staff properly licensed in the State of Idaho. The following services are anticipated in the CM/GC Services agreement with CCDC. The descriptions are illustrative in nature and not exhaustive. The actual scope of services will be negotiated after this RFQ selection process has concluded.

#### ***Preconstruction Phase for Design, Bidding, and Long Lead Time Procurement Services:***

- Work with CCDC staff and the design team to review the project and visit the work areas to become familiar with the project;
- Work cooperatively with other agencies including the City of Boise and ACHD, as well as owners of adjacent properties;
- Review draft design drawings and specifications to identify clarity and constructability issues;
- Provide cost estimates as needed;
- Work with CCDC staff and the design team to value engineer the design and reconcile budget overruns as needed;
- Research and coordinate with specialty contractors and vendors on specialized items such as suspended pavement systems;
- Work with staff to refine a project schedule and define the logistics plans;
- Procure long-lead time material items such as specialty site furnishings, historic streetlights, suspended pavement systems, and other specialty items as required.
- Develop pedestrian and bicycle temporary traffic control plans;
- Develop and obtain trade contract scopes and other contract documents;
- Coordinate with relevant utility companies and their contractors regarding undergrounding of overhead utilities;
- Obtain competitive bids for all the work, materials, and equipment; conduct pre-bid meetings and site tours;
- Work with CCDC staff and the design team to address questions during bidding, issue addendums, and publicly open bids;
- Work with CCDC staff to derive and negotiate project Guaranteed Maximum Price.

Prior to release of the first package for the subcontractor bidding, the CM/GC shall submit a bid package estimate that itemizes all bid packages to be bid and awarded and which includes the CM/GC's estimate of the cost of each bid package. As permitted by CCDC, the bid package estimate will include line items for any work the CM/GC proposes to self-perform. The CM/GC's overhead, profit, and contingencies shall be identified in separate line items. The total of the bid package estimate shall equal the construction cost on the CM/GC's most recent estimate.

**Construction Phase Services:**

- Obtain project bonding, issue subcontracts and trade contracts, and obtain permits for all the work;
- Serve as the General Contractor and as a licensed Construction Manager, including:
  - Manage the construction process including coordination, planning, trade contractor management, submittals management, and requests for information;
  - Coordinate with the CCDC's project manager and design team;
  - Plan and provide general condition services such as superintendence, mobilization, storage areas, staging, et cetera.
  - Manage accounting of multiple project scopes and funding sources as requested by CCDC
  - Review and negotiate change orders, coordinate safety programs, resolve issues and claims;
  - Conduct and coordinate inspections, review and pay trade invoices, update construction schedules;
  - Conduct coordination meetings; and
  - Maintain records, record documents and manuals, develop and monitor punch list, coordinate and assist with warranty corrections.
- Obtain permission from and coordinate access with public and private property owners affected by the construction activity.

**2.5 Special Instructions**

Throughout the project, the CM/GC shall provide CCDC with professional construction management and contractor services and represent CCDC's interests in completing the project on time, within set budgets, and as planned with minimum difficulties. The Standard Agreement and General Conditions between Owner and Construction Manager (Where the CM is At-Risk) will form the basis of agreement for CM/GC services to be entered into for the project; provided however, CCDC reserves the right to change, modify, or amend the final contract to be entered into by the parties.

## GENERAL CONDITIONS

### 3.1 Intent of RFQ

It is the intent of CCDC to run a Qualification Based Selection process to select a company capable of providing the CM/GC services outlined within this proposal. The CM/GC ranked highest will be approached to negotiate the contract necessary for this project. If a contract cannot be negotiated, CCDC will then approach the next highest ranked company to negotiate the contract. CM/GC is not guaranteed work nor compensation until under contract with CCDC.

### 3.2 Reserved Rights

CCDC reserves the right to act in the public best interest and in furtherance of the purposes of the Idaho Code Title 50, Chapter 20 (Idaho Urban Renewal Law) and Idaho Code Title 67, Chapter 28 (Purchasing by Political Subdivisions). CCDC reserves the right to waive any formalities or defects as to form, procedure, or content with respect to its Request for Qualifications and any irregularities in the proposals received, to request additional data and information from any and all Proposers, to reject any proposals based on real or apparent conflict of interest, to reject any proposals containing inaccurate or misleading information, and to accept the proposal or proposals that are in the best interest of CCDC and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate CCDC to select a company nor award a contract. CCDC may in its discretion cancel, postpone, or amend this RFQ at any time without liability.

### 3.3 Public Records

CCDC is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Chapter 1, Title 74, Idaho Code. The Public Records Act contains certain exemptions – one of which that is potentially applicable to part of your response is an exemption for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique or process that derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. Prices quoted in a proposal are not trade secrets.

If any Proposer claims any part of a proposal is exempt from disclosure under the Idaho Public Records Act, the Proposer must: 1.) Indicate by marking the pertinent document “CONFIDENTIAL”; and 2.) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as “Confidential” is not in accordance with Idaho Public Records Act and will not be honored.

CCDC, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming materials to be exempt from disclosure under the Idaho Public Records Act, Proposer expressly agrees to defend, indemnify, and hold CCDC harmless from any claim or suit arising from CCDC’s refusal to disclose such materials pursuant to the Proposer’s designation. Any questions regarding the applicability of the Public Records Act should be addressed to your own legal counsel prior to submission.



### 3.4 Insurance

Prior to executing any contract for CM/GC services with CCDC or commencing any work under the contract, the CM/GC will be required to provide evidence of the coverages listed below and pay all costs associated with the insurance coverage. Insurance policies or certificates of insurance will name CCDC as the named insured, and the CM/GC will maintain these minimum insurance coverages during the entire term of the contract:

- a. Professional Liability Insurance coverage with minimum coverage of One Million Dollars (\$1,000,000) per occurrence and a minimum aggregate limit of One Million Dollars (\$1,000,000). NOTE: CGL policies do not provide coverage for the type of professional services the CM will be performing during the pre-construction phase of the project, therefore Professional Liability Insurance coverage must be obtained.
- b. Commercial General Liability Insurance coverage with minimum coverage of Two Million Dollars (\$2,000,000) on an occurrence basis (not a claims-made basis).
- c. Comprehensive Automobile Liability coverage with minimum coverage of One Million Dollars (\$1,000,000) per occurrence for owned, non-owned, and hired vehicles.
- e. Excess Liability (Umbrella) with minimum coverage of Two Million Dollars (\$2,000,000) per occurrence.
- d. Worker's Compensation Insurance in an amount as required by statute and Employer's Liability Insurance in an amount not less than One Million Dollars (\$1,000,000) for each occurrence, for all of the company's employees to be engaged in work on the project under contract and, in the case any such work is subcontracted, the CM/GC company will require Subcontractors and trade contractors similarly to provide Worker's Compensation and Employer's Liability Insurance for all the Subcontractors and trade contractors to be engaged in such work.

### 3.5 Bonding

As the General Contractor, the CM/GC must have the capability to bond for 100% of the contract price of the project estimated at the time the contract is negotiated and until such time that the entire project bids, the overall GMPs for the work are established, and the bond is delivered to CCDC. **The Proposer shall indicate within their proposal that they certify that they have the bonding capacity to meet the requirements of this RFQ.**

The performance and payment bonds shall be AIA Document A312 (2010 or the most recent edition) or a standard surety form certified approved to be the same as the AIA A312 form and shall be executed by a surety or sureties reasonably acceptable to CCDC and authorized to do business in the State of Idaho.

### 3.6 Taxes

CCDC is exempt from federal and state taxes. Items purchased by CCDC and put into use by a contractor are subject to Idaho Use Tax. All other taxes are the responsibility of the Contractor and are to be included in the Contractor's pricing.

### **3.7 Legal Residency Requirement**

By submitting a proposal, the Proposer attests, under penalty of perjury, that they are a United States citizen or legal permanent resident or that they are otherwise lawfully present in the United States pursuant to federal law. Prior to being issued a contract, the company will be required to submit proof of lawful presence in the United States in accordance with Idaho Code § 67-7903.

### **3.8 Dual-Capacity License Requirements**

Proposals will be accepted from Idaho licensed construction managers and the company of which they are a principal or full-time employee who, prior to the proposal deadline, also have a valid public works contractor license as a general contractor pursuant to Idaho Code § 54-1902. Idaho Code § 54-1902 requires that public works contractors and subcontractors have the appropriate Public Works License for the particular type of construction work involved, and the general contractor must perform at least 20% of the work under contract.

## SUBMISSION, EVALUATION, AND SELECTION

### 4.1 Pre-Proposal Meeting

A Pre-Proposal Meeting will be held on ZOOM on June 22, 2023, at 10:00 a.m. The design team will be in attendance to explain the project and answer questions. Attendance by Proposers is strongly recommended, but not required.

Join Zoom Meeting

<https://ccdcboise.zoom.us/j/86139931734?pwd=WnpCZE42OVZTYkhQMVFWa0h2U0lrQT09>

Meeting ID: 861 3993 1734

Passcode: 606763

One tap mobile

+12532050468,,86139931734#,,,,\*606763# US

+12532158782,,86139931734#,,,,\*606763# US (Tacoma)

### 4.2 Required Submission Materials and Format

Proposals shall be prepared simply and economically, providing a straightforward, concise description of the Proposer's capabilities to satisfy the requirements of the RFQ and the scope of services outlined in Section 2.4.

Proposers must submit a PDF of the following completed forms via email by the due date and time:

- RFQ Submittal Cover Sheet (attached to this RFQ as Exhibit A)
- RFQ Waiver and Release (attached to this RFQ as Exhibit B)
- Signed Cover Letter
- ONE (1) signed proposal

Failure to submit all requested information may render any proposal unresponsive and void.

### 4.3 Addenda

In the event it becomes necessary to revise any part of this RFQ, addenda will be issued. Information given to one Proposer will be available to all other Proposers if such information is necessary for purposes of submitting a proposal or if failure to give such information would be prejudicial to uninformed Proposers. It is the Proposer's responsibility to check for addenda prior to submitting a proposal. Failure to do so may result in the proposal being declared non-responsive. No addenda will be issued fewer than four (4) business days before the proposal deadline unless the deadline is extended. Proposer shall indicate within their cover letter the addenda number(s) which they have incorporated into their submittal.

### 4.4 Scoring

Proposals must include the following information in the sequence set forth below. This format is meant to allow uniform review and easy access to information by the evaluation committee. For each of the specific articles listed below, Proposers should include a complete description of

qualifications to serve as a CM/GC. Proposers are invited to include information about innovative methods and/or procedures that they can provide to assist in ensuring successful completion of this project; unique qualities and/or capabilities and cost efficiencies should be identified. Proposers acknowledge they will be ranked according to each article below, with points applied per article (200 points total):

**RFQ Submittal Cover Sheet (Exhibit A) 5 Points**

**RFQ Waiver and Release (Exhibit B) 5 Points**

**Signed Cover Letter (Limit 1 page) 5 Points**

Provide a signed cover letter with introductory information, such as point of contact, address, phone number and email address. This letter should reference the RFQ by name, provide a concise summary of the Proposer's organization by firm and responsibility, identify the key individual who will be the Project Manager for this project and his/her relevant experience, and generally introduce CCDC to the capabilities of the firm.

**Detailed Proposal (Limit 20 pages) – organized with the following information:**

**a. Company Profile: 25 Points**

Describe the company's history, size, resources, philosophy of service, typical volume of work, and construction management techniques and methods. Describe how your particular expertise, experience, techniques, and culture can be an advantage to CCDC in completing the project. Include current firm commitments and confirm that Proposer can meet CCDC's insurance and bonding requirements as stated in Sections 3.4 and 3.5. Explicitly identify all work the Proposer intends to self-perform.

**b. Proposed CM/GC Project Team Staff: 40 Points**

A dynamic, well organized, and experienced team is needed for this project. Key personnel proposed shall be expected to reside in the Boise region for the duration of the project. Identify the personnel to whom construction management responsibility will be assigned by names, titles, roles, qualifications, years of experience, relevant project experience, resumes, and describe why the specific personnel were selected for inclusion on the team. Some individuals may fulfill multiple positions on the project, but the Proposer should demonstrate how multiple assignments are within the capacity of the management team. Include personnel information for both pre-construction and construction services. Resumes and Idaho Public Works Construction Manager License information shall be included in an appendix for all key personnel listed on the organizational chart. Resumes and license information are not counted within page limits noted above.

Provide an organizational chart for the project. The organizational chart shall identify position titles, and for key personnel only, the names of the people proposed to fulfill these roles, along with the proposed percentage of time that each of the key personnel will be dedicated to the project. The organizational chart shall also indicate reporting and chain of command structure for the team and interfaces with CCDC and the design team.

**c. Proposer Experience and Past Performance: 40 Points**

Describe five (5) projects similar in scope, complexity and budget to this project that the company has completed within the last 10 years. Projects including green storm water infrastructure, suspended pavement systems, bicycle facilities, pavement reconstruction, utility infrastructure upgrades and downtown streetscape improvements are of particular interest. Please focus on company experience. Do not include individual experience for projects performed while individuals were employed by other companies.

Provide the following key information for each noted project:

- Brief description of the project, highlighting scope, budget, complexity, context, key interfaces, and project delivery method similarities.
- Client reference and current contact information including name, title, phone number, and role on the project.
- Location of the project and completion date.
- The company's responsibilities on the project, and where applicable, identify proposed team staff that participated in the project and their specific role.
- Amount of Proposer's initial contract award and final contract closeout or projected price. Proposer's portion of contract, scope of Proposer's portion, and value of Proposer's portion, and identification of whether Proposer was a prime or subcontractor on the project.
- Number of claims greater than \$100,000, and the value of each that required mediation, arbitration or litigation to settle and their current disposition.

**d. Project Approach, Work Plan, & Schedule: 50 Points**i. Project Approach

Provide a brief narrative describing the Proposer's approach to this work and project management control systems that will be used on this project to achieve efficiency, schedule adherence, and budget certainty.

ii. Work Plan, including Schedule

Provide a preliminary baseline schedule showing the Proposer's proposed phasing, sequencing of work, durations, and options to be considered by CCDC that provides value and minimizes adverse impacts to the public and adjacent businesses and property owners. The baseline schedule should assume the current schedule outlined in Section 2.3 as a starting point for planning.

iii. Conduct of Construction

Describe actions and procedures used to minimize adverse impacts to the public and adjacent businesses and property owners. Explain how good relations will be established and maintained and how open and productive communications will be fostered with all interested parties. Specific examples of successful implementation of these actions and procedures from past projects are encouraged.

**e. Project Management : 30 Points**i. Preconstruction Services

Outline a specific approach to guide the review of preliminary drawings and specifications and the review of subsequent revisions to final construction

documents. Detail how the review will ensure constructability and how the Proposer will successfully propose changes to the drawings if deemed necessary.

ii. Budget Control/Value Engineering

Submit detailed information of how your company provides and periodically updates cost estimates and participates in Value Engineering (VE). Describe how opportunities will be identified that will make the project a better value. Include the means and methods that will be used and, specifically, how key personnel will interact with stakeholders and the design team to introduce VE proposals and work through updates to cost estimates. Describe past projects where VE has been an integral part of the relationship with the owner, including VE processes that were not successful and VE means and methods successfully used on past projects.

Describe how your company tracks and reports construction costs, including line item costs for each bid package, fees, permits, reimbursable costs, CM fees, and all other project costs. Finally, describe how your company would administratively manage, track, and invoice for the various separate cost categories that comprise the Guaranteed Maximum Price especially given multiple funding sources.

iii. Scheduling

Describe your approach to integrating work efforts with the adjacent property owners and anticipated private development projects adjacent to or near the project sites. Describe work strategies you will employ and examples of past successes working with adjacent property owners.

Describe methods used to coordinate with utility providers for utility undergrounding efforts as well as relocations/adjustments to existing utilities to ensure timely execution of utility work ahead of or in concert with other project work.

Outline your company's understanding of the local construction market as it relates to this project and how your company will ensure the proposed staff will be available at the proper times to complete this project on schedule. Include explanations of your existing and upcoming projects within the area, subcontractor availability, and approaches to reach-out/solicit to subcontractors.

Describe the primary scheduling techniques the company uses and the software you will employ to produce an effective construction schedule. Provide examples of successful construction management and scheduling services provided on projects of similar complexity. Discuss in detail how you intend to enforce contract schedule compliance.

#### **4.5 Evaluation of Proposer**

Proposals will be evaluated based on the Proposer's response and qualifications by a selection committee that may include CCDC employees, partner agency staff and/or consultants. Before a CM/GC is selected, CCDC will conduct reference investigations and may conduct interviews to evaluate the Proposer's ability to perform the size and type of work anticipated and to

determine the quality of the service being offered. By submitting a proposal, the Proposer authorizes CCDC to conduct reference investigations as needed and to conduct interviews where the Proposers will be evaluated based on the information described in this RFQ.

#### **4.6 Qualification-Based Selection**

Selection will be based on the procurement rules set forth in Idaho Code § 67-2320. Final selection is made by the CCDC Board of Commissioners. CCDC has the right to waive or alter submission requirements or to reject any or all proposals, consistent with Idaho law. It is the Proposer's responsibility to conform to all applicable federal, state, and local statutes or other applicable legal requirements. The information provided herein is intended to assist Proposers in meeting applicable requirements but is not exhaustive, and CCDC will not be responsible for any failure by any Proposer to meet applicable requirements.

#### **4.7 Modification or Withdrawal of Proposal**

A proposal may be modified or withdrawn by the Proposer prior to the submission deadline set forth in this RFQ. After the submission deadline, the submitted proposal shall remain in effect for a minimum of 90 days for evaluation and contracting purposes.

#### **4.8 QUESTIONS**

Any questions, clarifications or objections must be received no later than 4:00 pm June 27, 2023

Direct questions to: Kathy Wanner, Contracts Manager  
(208) 391-7304 or [kwanner@ccdcboise.com](mailto:kwanner@ccdcboise.com)

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#### **EXHIBITS TO THIS RFQ:**

- A: RFQ Submittal Cover Sheet
- B: RFQ Waiver and Release
- C: 8<sup>th</sup> Street Streetscape and Bikeway Improvements Design Review Plans (Preliminary Plans)

**EXHIBIT A**

**RFQ: CM/GC SERVICES – 8TH STREET STREETScape AND BIKEWAY IMPROVEMENTS**  
**SUBMITTAL COVER SHEET**  
**(REQUIRED FOR SUBMISSION)**

TO: Capital City Development Corporation  
Attn: Kathy Wanner, | Contracts Manager  
121 N. 9<sup>th</sup> Street, Suite 501  
Boise, Idaho 83702

FROM:

**Company Name:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Physical Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**Company officer responsible to CCDC for CM/GC services contemplated by this RFQ:**

**SIGNATURE: X** \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**License Information:** Idaho Public Works Contractor License # \_\_\_\_\_

Idaho Public Works Construction Management License # \_\_\_\_\_

held by \_\_\_\_\_ (name of licensed CM who will be responsible).



**EXHIBIT B**

**REQUIRED WAIVER & RELEASE  
(REQUIRED FOR SUBMISSION)**

The undersigned has read this waiver and release and fully accepts the Capital City Development Corporation's (CCDC) discretion and non-liability as stipulated herein, and expressly for, but not limited to, CCDC's decision to proceed with a qualification based selection process in response to the Request for Qualifications (RFQ) to select a company to supply CM/GC services to CCDC for the project.

- A. Discretion of CCDC: The Proposer submitting a response to this CM/GC RFQ agrees that CCDC has the right to, unless contrary to applicable state law:
  - a. Modify or suspend any and all aspects of the process seeking proposals and making any decisions concerning the CM/GC services RFQ;
  - b. Obtain further information from any person, entity, or group regarding the Proposer, and to ascertain the depth of Proposer's capability and experience for supplying CM/GC services and in any and all other respects to meet with and consult with any Proposer or any other person, entity, or group;
  - c. Waive any formalities or defects as to form, procedure, or content with respect to CCDC's RFQ to select a CM/GC firm and any response by any Proposer thereto;
  - d. Accept or reject any sealed proposal received in response to the RFQ, including any sealed proposal submitted by the undersigned; or select any one proposal over another in accordance with the selection criteria; and
  - e. Accept or reject all or any part of any materials or statements, including, but not limited to, the nature and type of proposal.
  
- B. Non-Liability of CCDC:
  - a. The undersigned 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.
  - b. The undersigned, including all team members, have carefully and thoroughly reviewed the RFQ and has found it to be complete and free from ambiguities and sufficient for their intended purpose.

Proposer's Signature: **X** \_\_\_\_\_

Print Name: \_\_\_\_\_

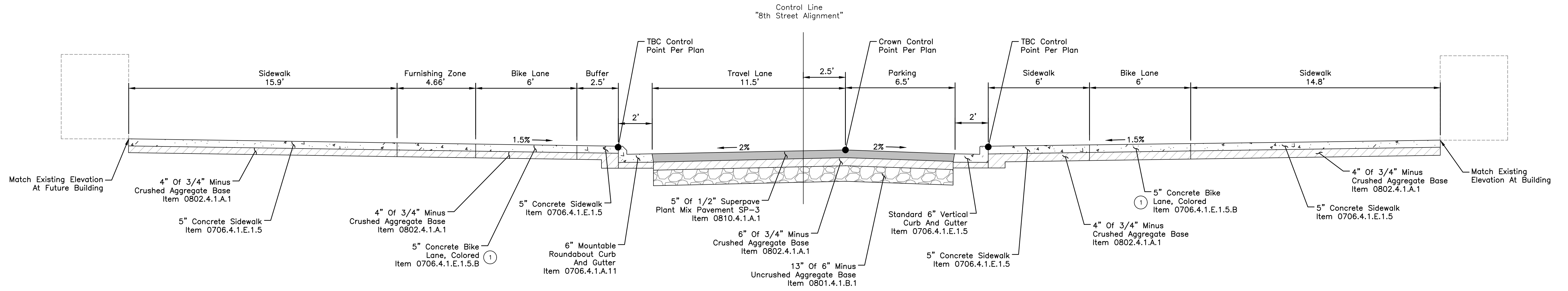
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Name of Firm: \_\_\_\_\_

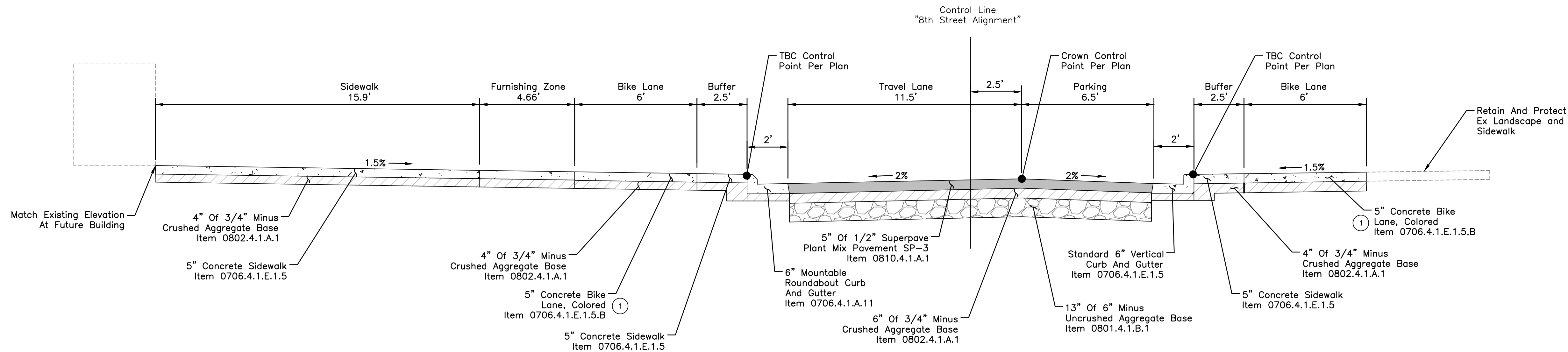
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# Exhibit C - Design Review Application Plans

## "8th Street Alignment" Sta 101+00.00 to Sta 102+14.30



## "8th Street Alignment" Sta 102+14.30 to Sta 104+38.00



### GENERAL NOTES

- ① Colored Concrete Bike Lane:  
Dark Concrete Color: 920 Onyx, Solomon Colors, Inc. Or Approved Equal  
8% Load Rate Per LB Of Cement Per Bag, 4000 PSI 6 Sac Mix  
Sawcut Joints Required, Medium Broom Finish  
Contractor To Provide Colored Sample Panel For Approval By CCDC
- 1. Typical Sections Provide Typical Cross Sectional Elements, Depths, Widths, Materials, And Slopes Over Approximate Station Ranges. Dimensions Shown Are Typical. Sawcut Locations, Pavement Transitions, Cross Slopes, And Shoulder Widths Vary At Some Locations. See Roadway And Grading Plans For Detailed Geometry.



**KITTELSON & ASSOCIATES**  
101 S CAPITOL BOULEVARD, SUITE 600  
BOISE, ID 83702  
P 208.338.2683 F 208.338.2685

PLOT FILE NAME: 6/2/2023 6:08 PM H:\23\23298 - CCDC 2019 ON-CALL DESIGN\006 - 8TH STREET BIKEWAY FINAL DESIGN\006 - 8TH STREET BIKEWAY\_FINAL\_DESIGN\006\_TYP.DWG

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	Drawn By: SAM	Date: 06/2023

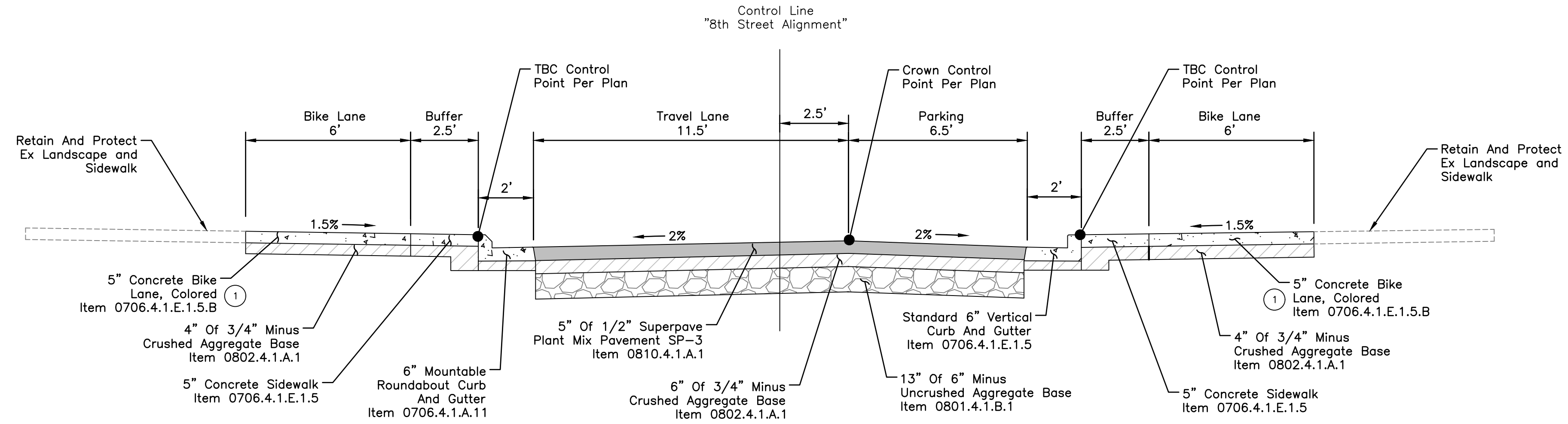
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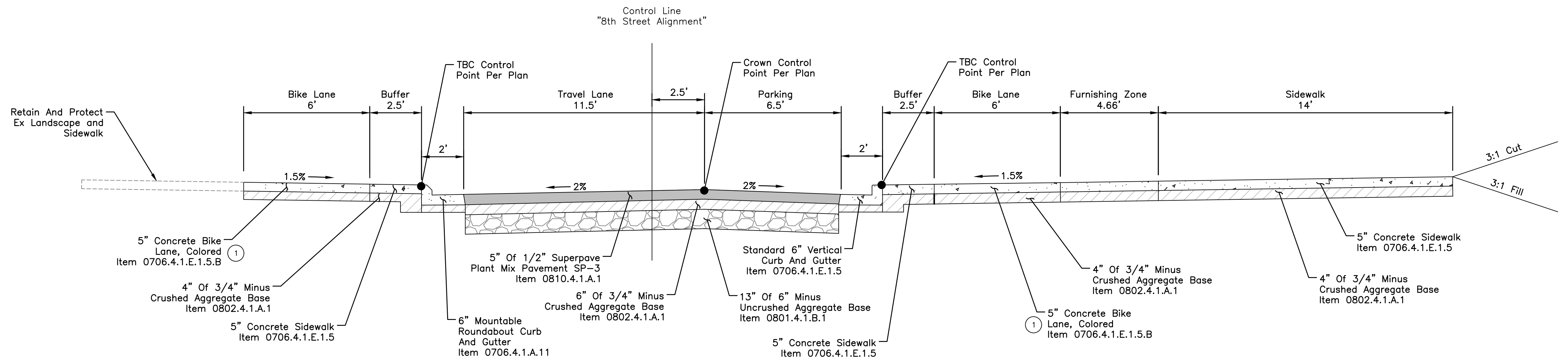
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**DESIGN REVIEW**  
 FOR CONSTRUCTION

# Exhibit C - Design Review Application Plans

## "8th Street Alignment" Sta 104+38.00 to Sta 106+00.00



## "8th Street Alignment" Sta 106+00.00 to Sta 107+80.00



### GENERAL NOTES

- ① Colored Concrete Bike Lane:  
Dark Concrete Color: 920 Onyx, Solomon Colors, Inc. Or Approved Equal  
8% Load Rate Per LB Of Cement Per Bag.  
4000 PSI 6 Sac Mix  
Sawcut Joints Required, Medium Broom Finish  
Contractor To Provide Colored Sample Panel For Approval By CCDC
- 1. Typical Sections Provide Typical Cross Sectional Elements, Depths, Widths, Materials, And Slopes Over Approximate Station Ranges. Dimensions Shown Are Typical. Sawcut Locations, Pavement Transitions, Cross Slopes, And Shoulder Widths Vary At Some Locations. See Roadway And Grading Plans For Detailed Geometry.



**KITTELSON & ASSOCIATES**  
101 S CAPITOL BOULEVARD, SUITE 600  
BOISE, ID 83702  
P 208.338.2683 F 208.338.2685

Revisions:	
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• S I G N A T U R E S •	
Design By: JER	Date: 06/2023
Drawn By: SAM	Date: 06/2023





• S H E E T T I T L E •
TYPICAL SECTIONS

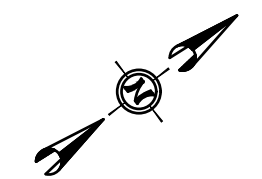
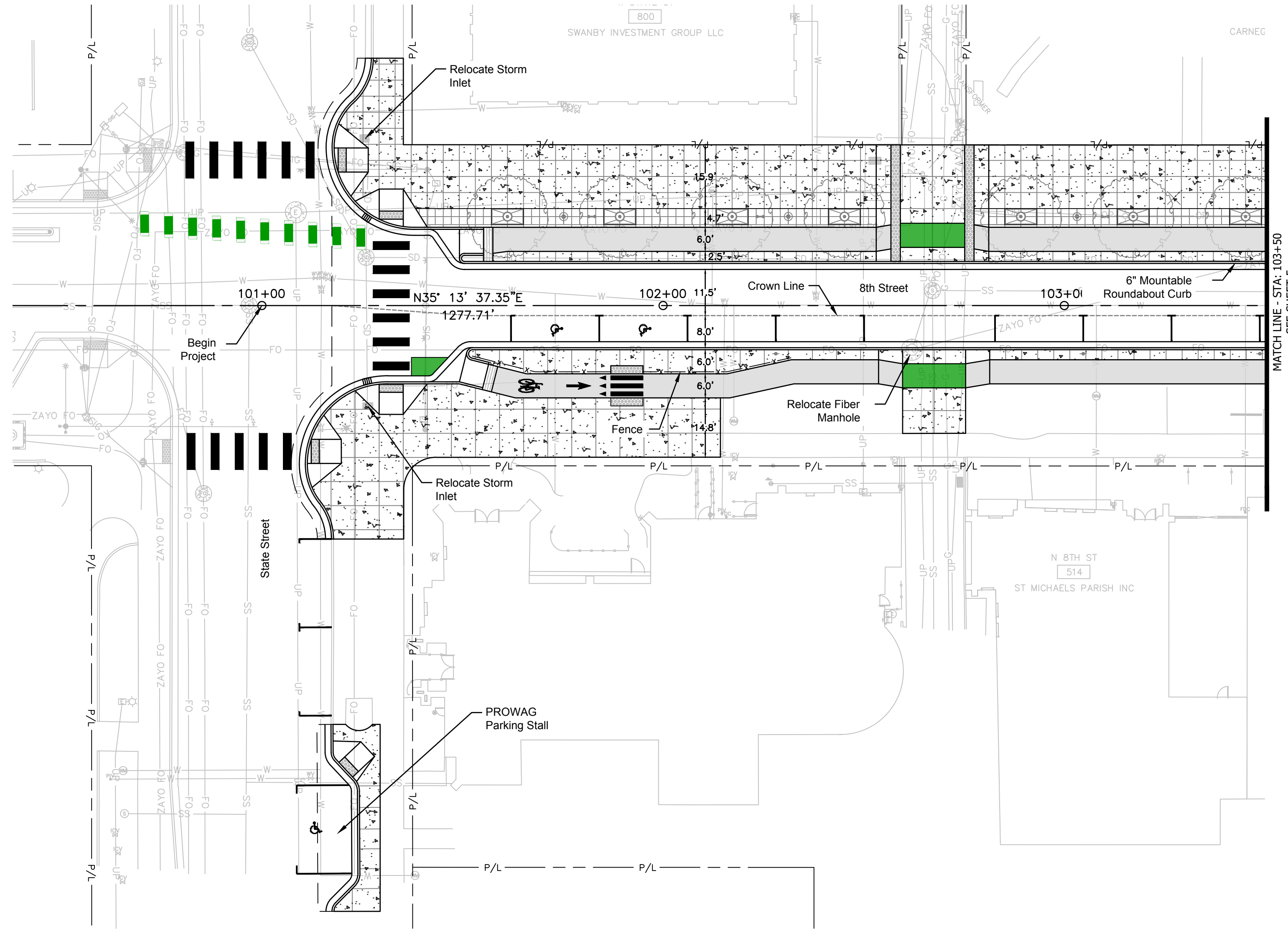
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# Exhibit C - Design Review Application Plans

## LEGEND

-  Raised Concrete Bike Lane
-  Sidewalk Reconstruction
-  Landscaping Repair
-  Green Painted Bike Lane



**KITTELSON & ASSOCIATES**  
 101 S CAPITOL BOULEVARD, SUITE 600  
 BOISE, ID 83702  
 P 208.338.2683 F 208.338.2685

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Revisions:





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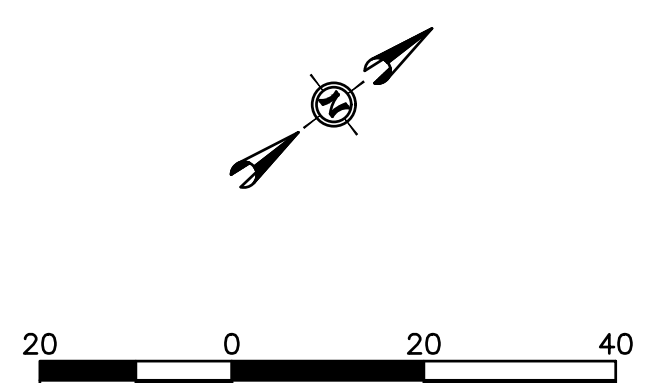
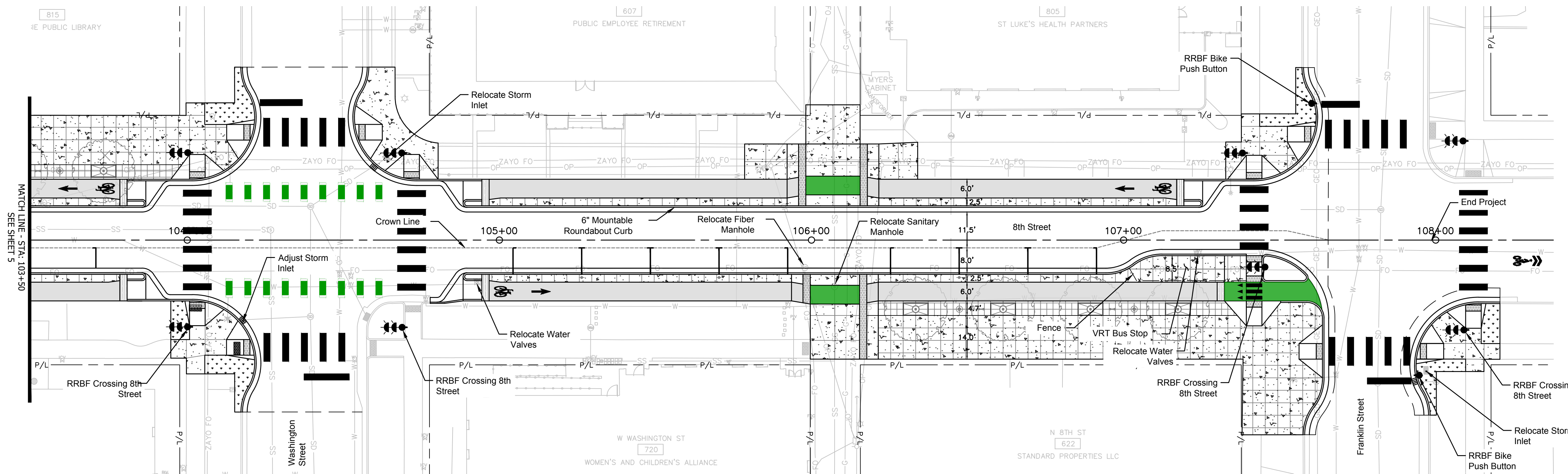
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**CIVIL PLAN**

**NOT APPROVED  
 DESIGN REVIEW  
 FOR CONSTRUCTION**

# Exhibit C - Design Review Application Plans

## LEGEND

-  Raised Concrete Bike Lane
-  Sidewalk Reconstruction
-  Landscaping Repair
-  Green Painted Bike Lane



**KITTELSON & ASSOCIATES**  
 101 S CAPITOL BOULEVARD, SUITE 600  
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 P 208.338.2683 F 208.338.2685

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Revisions:	• SIGNATURES •		
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• SHEET TITLE •

**CIVIL PLAN**

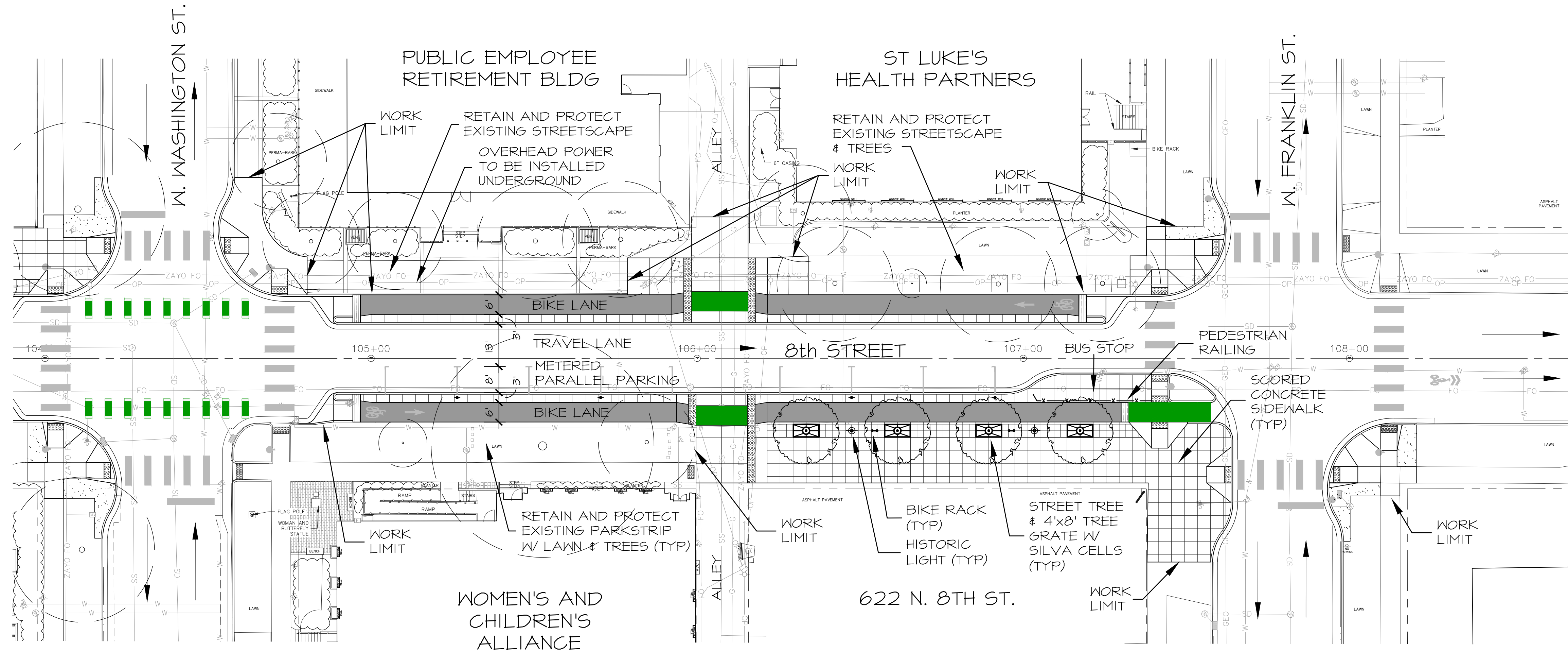
NOT APPROVED  
**DESIGN REVIEW**  
 FOR CONSTRUCTION







# Exhibit C - Design Review Application Plans



**GENERAL NOTES :**

1. THE PROPOSED 8TH STREET BIKEWAY WILL BE RAISED TO AN ELEVATION BETWEEN THE STREET FINISH GRADE AND THE ADJACENT SIDEWALK FINISH GRADE TO GIVE THE BIKEWAY A LOW-STRESS, PROTECTED BIKING EXPERIENCE. BIKEWAY DESIGN TO BE IN ACCORDANCE WITH THE APPROVED 8TH STREET BIKEWAY CONCEPT DESIGN PREPARED BY KITTELSON & ASSOCIATES, INC. - DECEMBER 2022.
2. STREETScape WILL CONFORM WITH THE BOISE CITY DOWNTOWN STREETScape STANDARDS & SPECIFICATION MANUAL.
3. STREET TREES SHALL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND DRIP SYSTEM.
4. MODULAR SUSPENDED PAVING SYSTEM (SILVA CELLS) TO BE INSTALLED SUBSURFACE BELOW CONCRETE SIDEWALK WHERE STREET TREES ARE PLANTED IN TREE GRATES. AIM TO INCREASE SOIL VOLUMES TO SUPPORT LARGE, HEALTHY TREE GROWTH AND STORMWATER COLLECTION DURING RAIN EVENT (IF APPLICABLE DUE TO ADJACENT BUILDING BASEMENT CONDITIONS).
5. STREETScape ADJACENT TO ACCESSIBLE PARKING SPACES SHALL REMAIN FREE FROM STREETScape FURNISHING OBSTRUCTIONS (BENCH, PLANTER AND BIKE RACK).

**EXISTING STREET TREE TO BE RETAINED OR REMOVED :**

- STATE ST. TO WASHINGTON ST. -**  
 EAST SIDE - ALL EXISTING TREES TO BE RETAINED AND PROTECTED.  
 WEST SIDE - THREE (3) LINDEN TREES - 18-24" CAL EACH, TO BE REMOVED.  
 CONDITION POOR - HAVE BEEN TOPPED DUE TO OVERHEAD POWER LINES.
- WASHINGTON ST. TO FRANKLIN ST. -**  
 EAST SIDE - ALL EXISTING TREES TO BE RETAINED AND PROTECTED.  
 WEST SIDE - ALL EXISTING TREES TO BE RETAINED AND PROTECTED.

**PROPOSED STREET TREES :**

- NEW STREET TREES WILL BE PLANTED IN TREE WELLS WITH GRATES (WITH SUBSURFACE SILVA CELLS) ON 8TH ST. BETWEEN STATE ST. AND FRANKLIN ST. AS FOLLOWS:
- STATE ST. TO WASHINGTON ST. -**  
 8 - SKYLINE HONEYLOCUST    GLEDITSIA TRIACANTHOS 'SKYCOLE'    2 1/2" CAL B&B
- WASHINGTON ST. TO FRANKLIN ST. -**  
 4 - NEW HORIZON ELM    ULMUS 'NEW HORIZON'    2 1/2" CAL B&B

NORTH

SCALE : 1" = 20'

**JENSENBELTS ASSOCIATES**  
 Site Planning / Landscape Architecture  
 509 Tynd Lane, Ste 100 Boise, ID 83706  
 PH (208) 348-7775 www.jensenbelts.com

**KITTELSON & ASSOCIATES**  
 101 S CAPITOL BOULEVARD, SUITE 600  
 BOISE, ID 83702  
 P 208.338.2663 F 208.338.2665

Revisions:	• S I G N A T U R E S •		
Design By: KCS	Date: 6/5/2023	Drawn By: KCS	Date: 6/5/2023

• S H E E T T I T L E •

## LANDSCAPE CONCEPT PLAN

**ATTACHMENT C**  
**FINAL EVALUATION TALLY**





## Final Evaluation Tally

RFQ: CM/GC SERVICES: 8TH STREET STREETScape & BIKEWAY IMPROVEMENTS

Due: July 13, 2023

		Guho	McAlvain
Category		Points	Points
Cover Sheet	5		
	Member #1	5	5
	Member #2	5	5
	Member #3	5	5
Waiver/Release	5		
	Member #1	5	5
	Member #2	5	5
	Member #3	5	5
Signed Cover Letter	5		
	Member #1	3	4
	Member #2	4	5
	Member #3	4	5
Company Profile	25		
	Member #1	20	18
	Member #2	23	25
	Member #3	22	24
Proposed CM/GC Project Team	40		
	Member #1	22	30
	Member #2	35	40
	Member #3	36	35
Proposer Experience and Past Performance	40		
	Member #1	30	25
	Member #2	40	38
	Member #3	40	32
Project Approach, Work Plan & Schedule	50		
	Member #1	45	47
	Member #2	48	47
	Member #3	48	50
Project Management	30		
	Member #1	25	25
	Member #2	28	28
	Member #3	28	30
<b>Total Points</b>	<b>600</b>	<b>531</b>	<b>538</b>
<b>Rank</b>		<b>2</b>	<b>1</b>