

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



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

# Board of Commissioners

**Regular Meeting  
November 13, 2023**



# AGENDA

## **I. Call to Order**

Chair Haney Keith

## **II. Action Item: Agenda Changes/Additions**

Chair Haney Keith

## **III. Work Session**

- A. 521 W. Grove St. Public Space Project Update  
.....Karl Woods/Greg Matto, ZGF, Associate Principal (10 minutes)

**Work Session:**  
**521 W. Grove Public Space Project Update**

Karl Woods  
Sr. Project Manager



Greg Matto  
Associate Principal

ZGF





"I work nearby and would like to meet colleagues for lunch outdoors, or take a walk in a green, peaceful space."



# Outreach Process:

## Online Community Survey

Collected input on public space uses, desired amenities, and meaningful aspects of local history & culture to help guide design process.

- 935 total responses
- 30% of respondents live in downtown Boise

## Open House & Online Survey

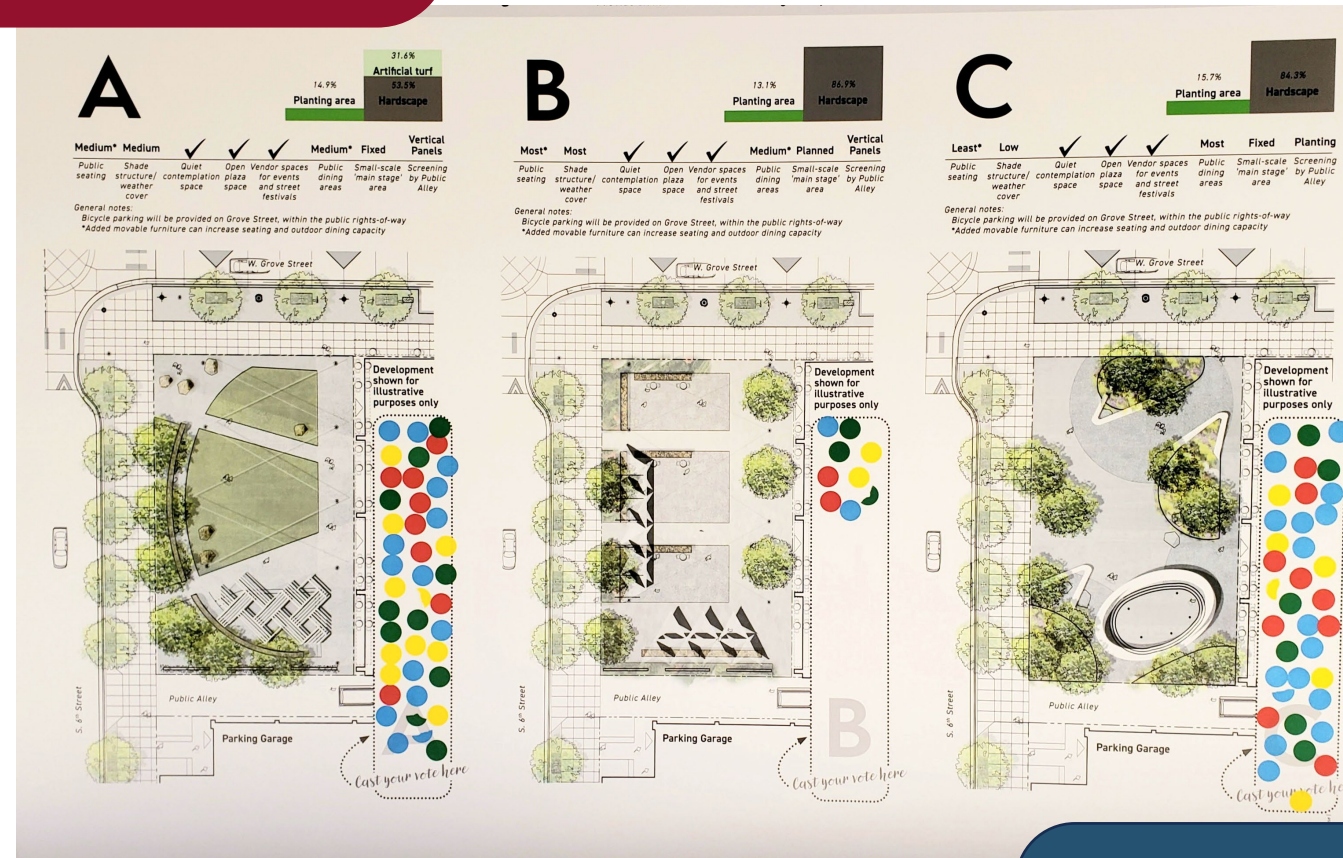
Presented 3 concept design alternatives to gather public feedback on park design elements and layout.

- 122 in-person participants
- 299 online survey responses

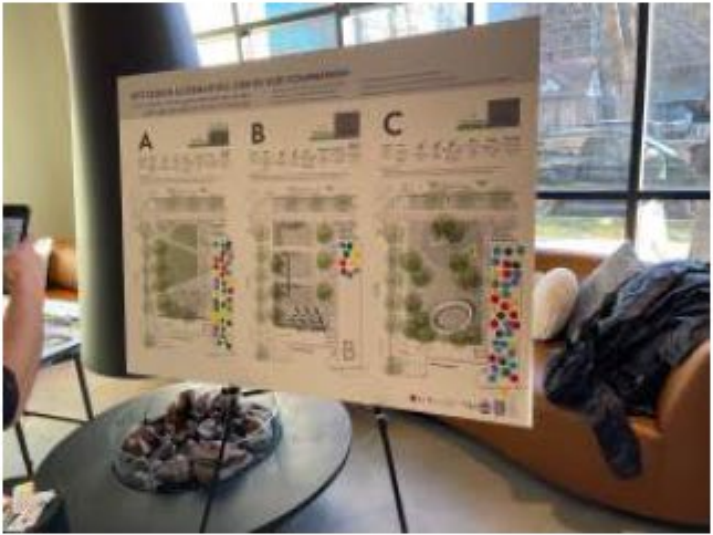
*Surveys and a public open house were promoted through mailed postcards, direct emails, e-newsletters from partner groups, on site a-frame signs, social media posts and an article on BoiseDev.*

"As William Whyte said: *People tend to sit where there is a place to sit.* This option comes short on seating, which is one of the best ways to encourage the active use of plazas. If the concept can support a dozen or so tables with moveable chairs, this option would improve a lot in my opinion."

# Community Feedback:



"Boise is home to many cultures; it would be nice to have a block that is dedicated to representing various cultures present in the Treasure Valley."

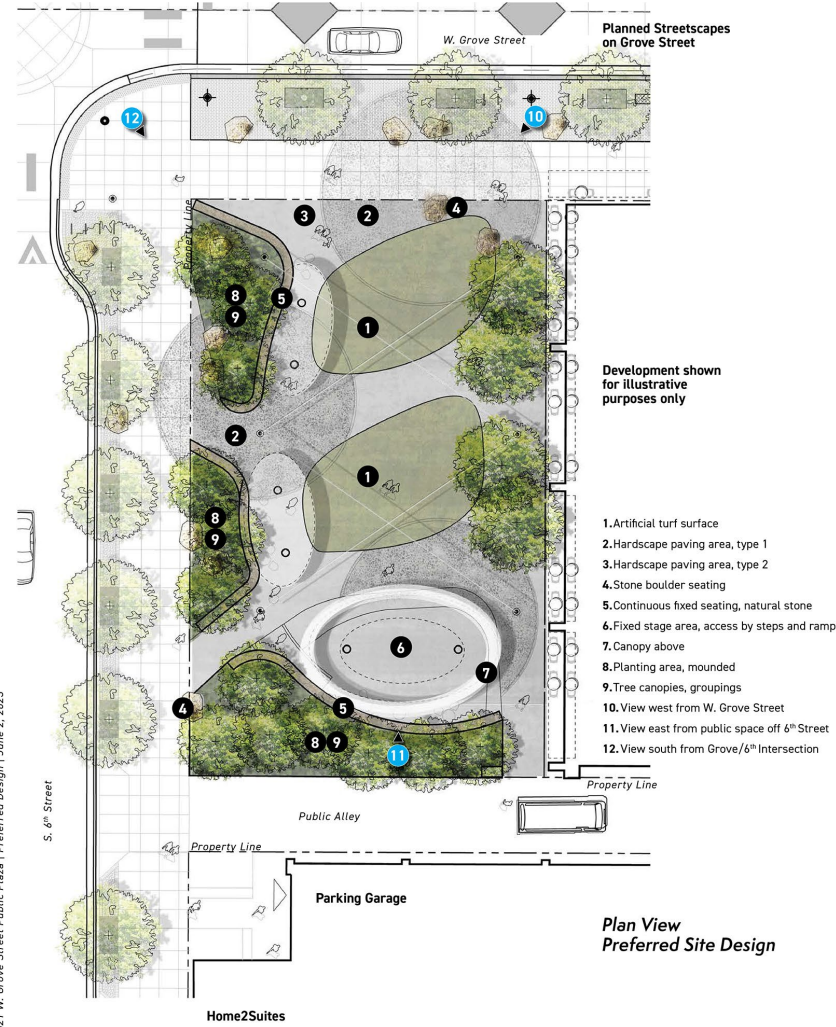


PREFERRED SITE DESIGN

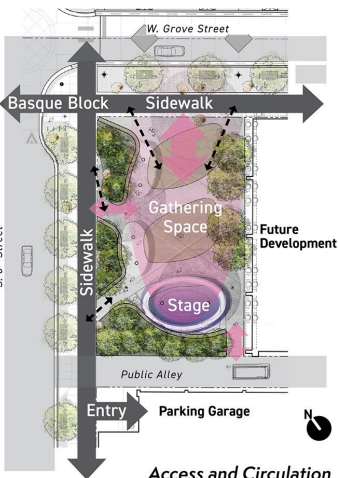
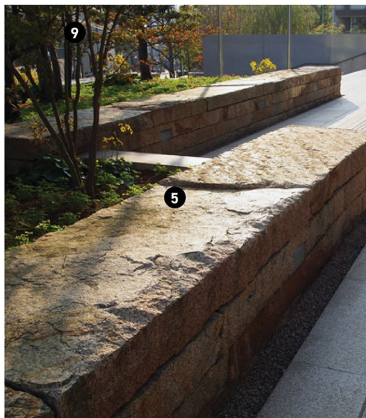


10 View west from W. Grove Street

W. Grove Street Sidewalk



Plan View Preferred Site Design



Access and Circulation Diagram During Event



PREFERRED SITE DESIGN



11 View east from public space off 6th Street

Development shown beyond for illustrative purposes only

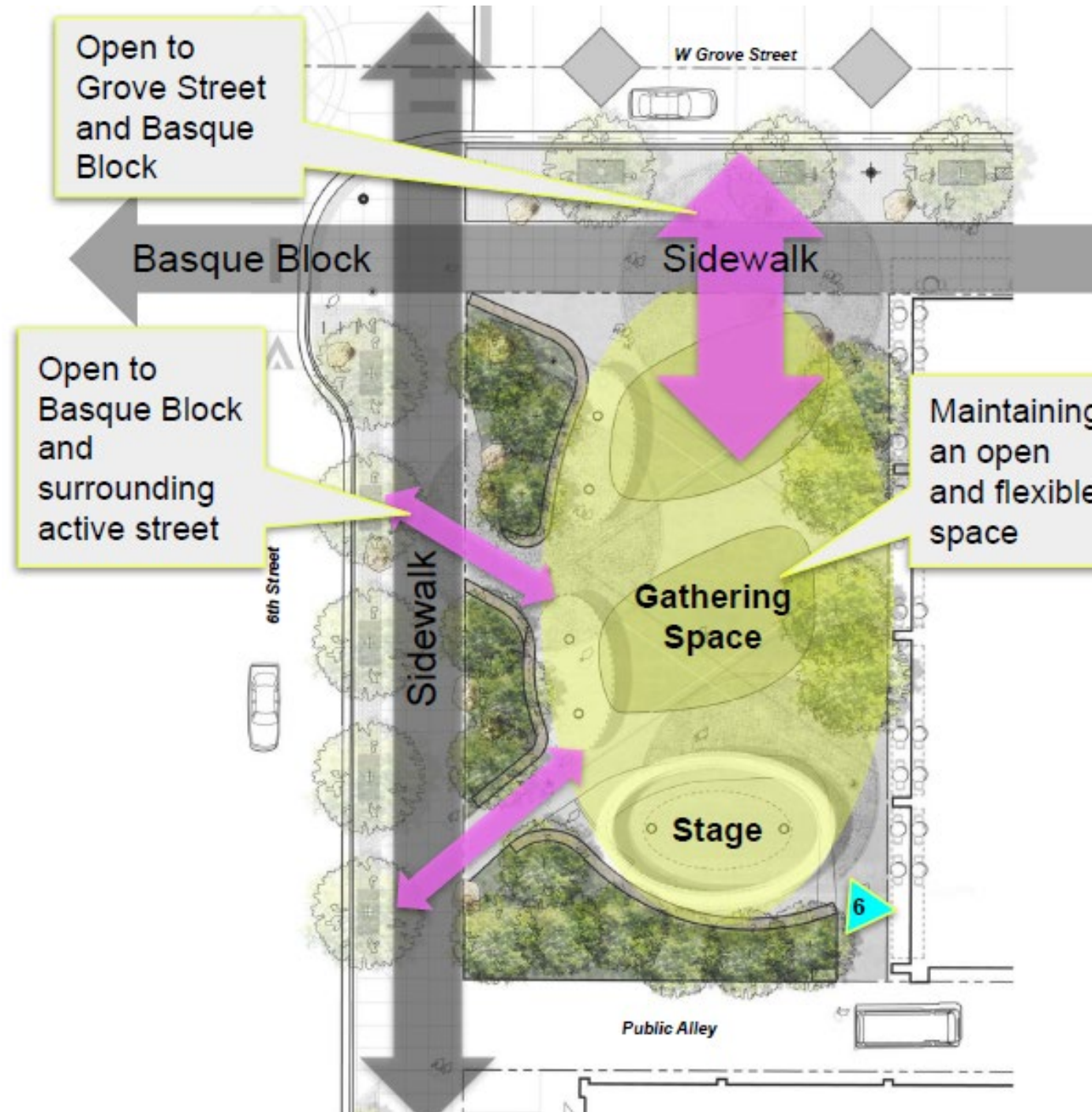


12 View south from Grove/6th intersection



Development shown for illustrative purposes only

S. 6th Street





View west from Grove Street



**View southeast from 6<sup>th</sup> Street**



View north from public alley



View north from public alley



View northeast from public alley

# Public Art – Celebrating History and Culture

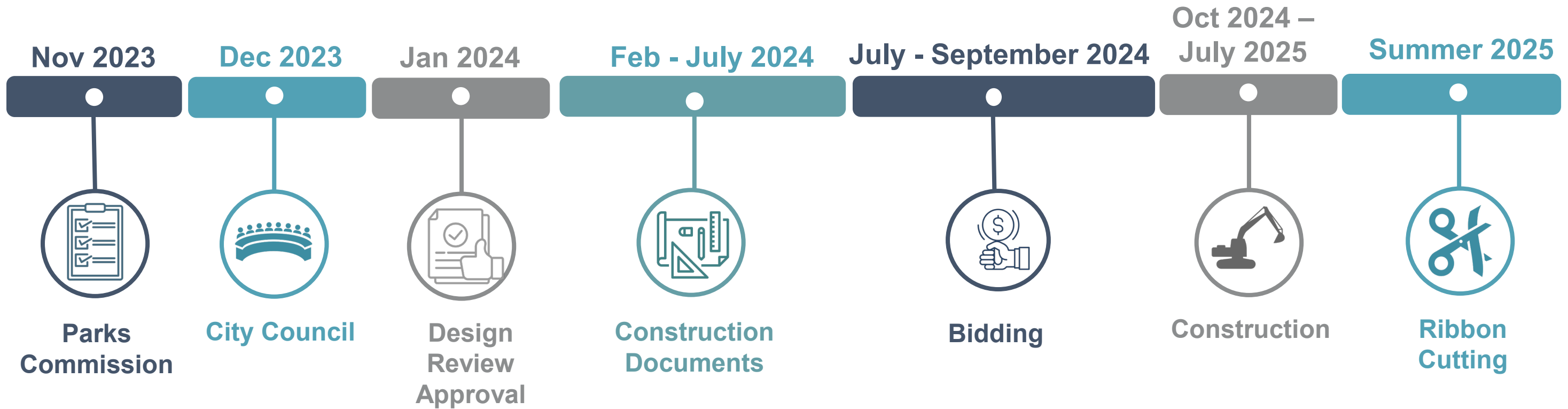


The selected artist(s) must be prepared to reference and reflect historical content. Applicants should consider the following statements:

1. The new public space intends to recognize and celebrate the history, contributions, and cultures of the diverse populations from the Old Boise neighborhood.
2. There were many immigrant people in this area whose stories are not currently visible, but whose impact on Boise was indelible.
3. Immigration in Boise mirrored larger immigration trends throughout the United States but were also impacted by specific local development patterns.

# Project Schedule

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# Questions:



# AGENDA

## IV. Action Item: Consent Agenda

### A. Expenses

1. Approve Paid Invoice Report for October 2023

### B. Minutes and Reports

1. Approve Meeting Minutes for October 9, 2023

### C. Expenses

1. Approve Resolution 1841: Housing Affordability Monitoring. Memorandum of Understanding with the City of Boise.
2. Approve Resolution 1842: FY2024 Cooperative Agreement with Valley Regional Transit
3. Approve Resolution 1845: Employee Manual Update
4. Approve Resolution 1846: Adopting a Health Reimbursement Arrangement (HRA) Plan

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## V. Action Items

- A. **CONSIDER** Resolution 1843: 5th & 6th Streets Roadway Improvements, Myrtle Street to Jefferson Street. Ranking for RFQ: Construction Manager/General Contractor (CM/GC)  
.....Zach Piepmeyer/Kathy Wanner (10 minutes)
- B. **CONSIDER** Resolution 1844: Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street. Ranking for RFQ: Construction Manager/General Contractor (CM/GC)  
.....Kelly Burrows/Kathy Wanner (10 minutes)
- C. **CONSIDER** Block 68 South Mixed Use Residential and Mobility Hub Development. Schematic Design Documentation.....Alexandra Monjar (20 minutes)
- D. **CONSIDER** Block 69 North Workforce Housing Development. Revised Schematic Design and Unit Documentation.....Alexandra Monjar (20 minutes)

## VI. Adjourn

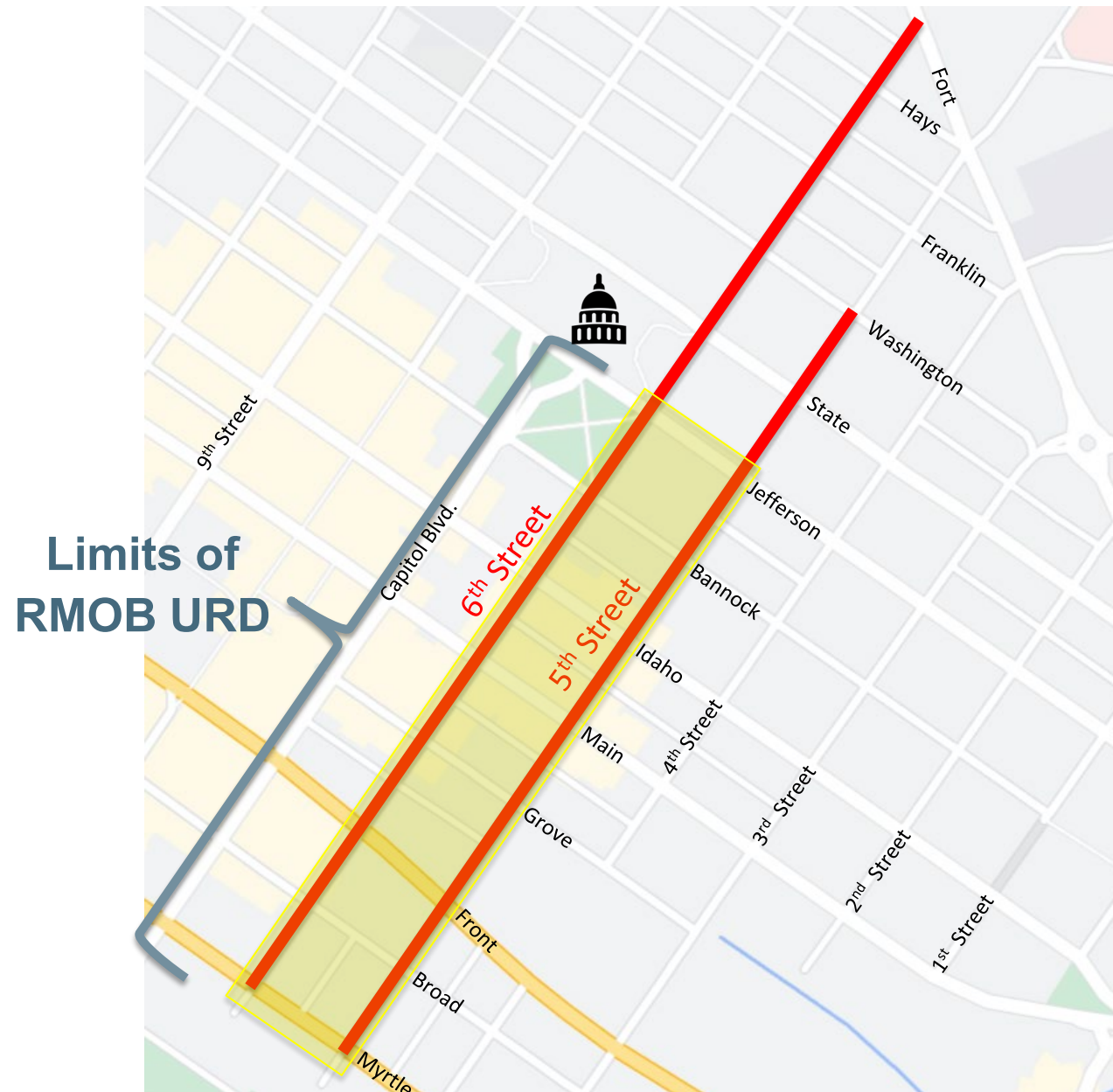
**CONSIDER:** Resolution 1843: 5<sup>th</sup> & 6<sup>th</sup> Streets Roadway  
Improvements Project. Ranking for RFQ: Construction  
Manager/General Contractor (CM/GC)

Zach Piepmeyer, P.E.  
Parking & Mobility Director

Kathy Wanner  
Contracts Manager

November 13, 2023

# Project Overview



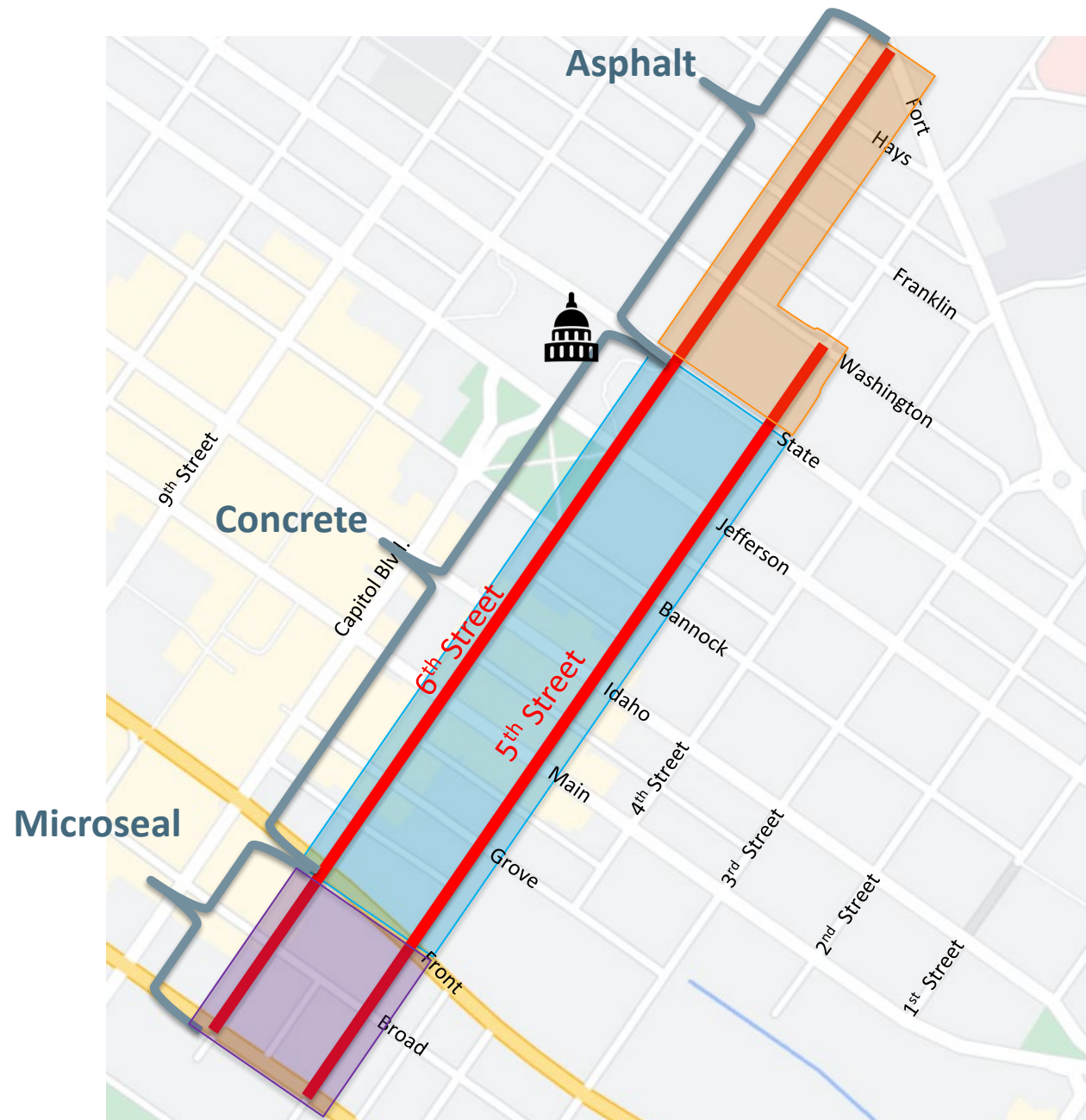
## Project Limits

- 5<sup>th</sup> Street, Myrtle to Washington
- 6<sup>th</sup> Street, Myrtle to Fort

## RMOB URD

- Myrtle to Jefferson

# Project Overview



## Pavement Maintenance/Reconstruction

- Microseal (Myrtle to Front)
- Concrete pavement (Front to State)
- Asphalt pavement (north of State)

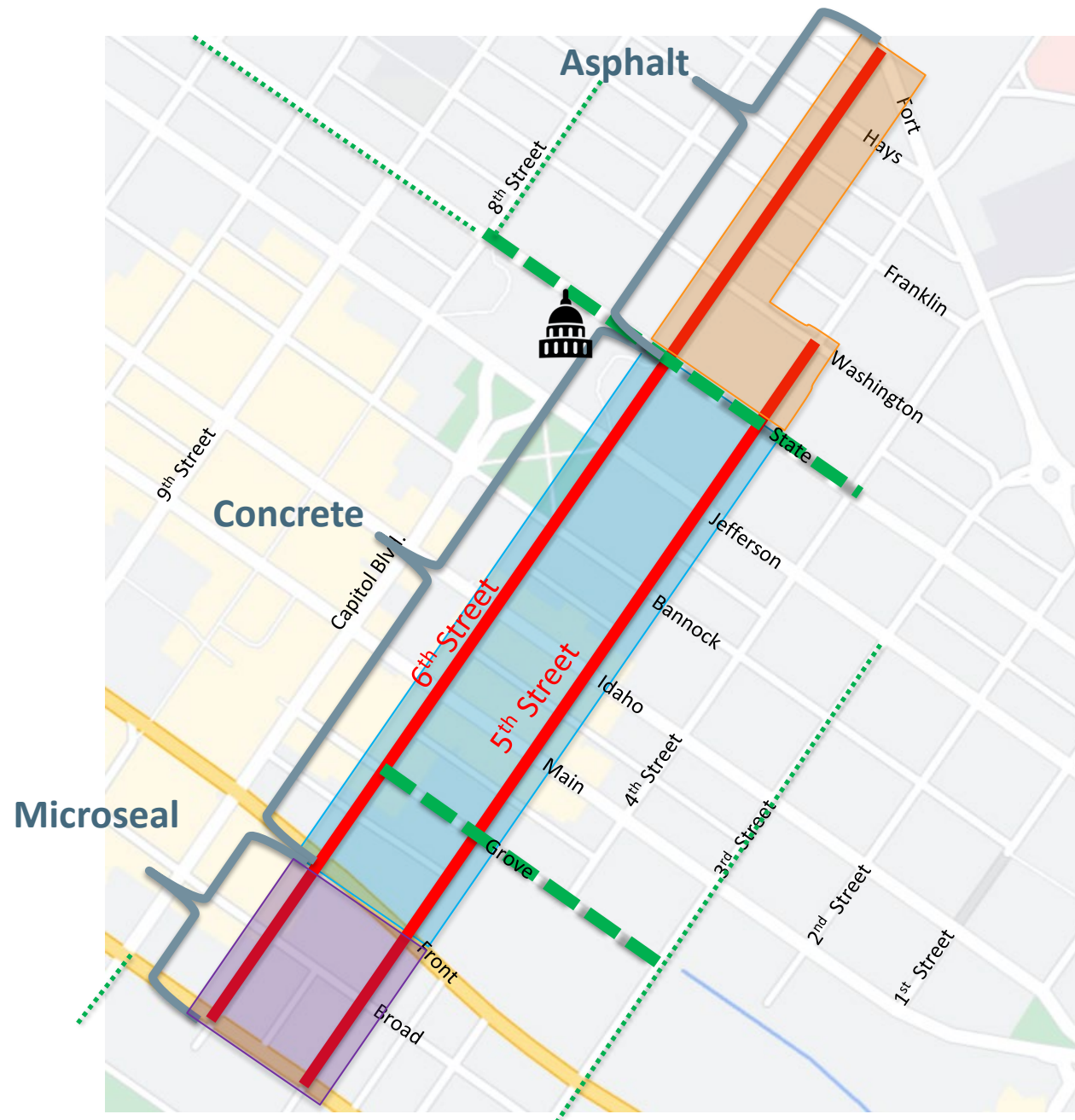
## Stormwater Upgrades

- Pipe replacement
- Green Stormwater Infrastructure (suspended paving system, permeable pavers)

## Pedestrian Facility Upgrades

- Pedestrian Ramps
- Bulbouts
- Sidewalk
- Non-compliant driveway approaches

# Project Overview



Streetscape Improvements (Spot Repairs)

Utility Upgrades/Relocations

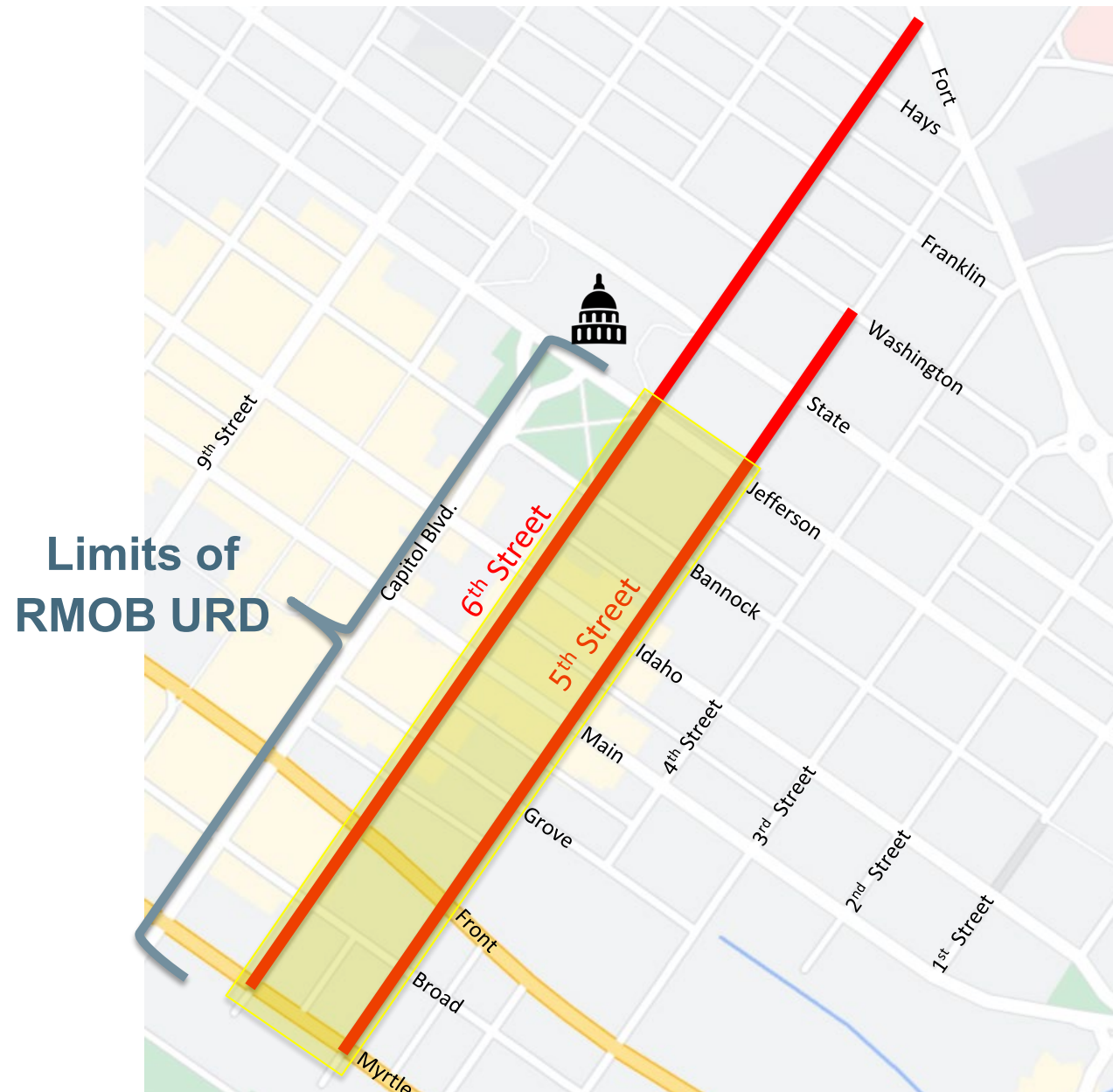
Coordination with intersecting roadway projects

- ACHD State St Corridor Improvements B (4<sup>th</sup> to 8<sup>th</sup> Street)
- CCDC Old Boise Blocks Improvements on Grove Street (3<sup>rd</sup> to 6<sup>th</sup> Street)

TBD: One-Way to Two-Way Traffic Conversion

- Signal Reconfiguration/Replacement
- Pavement Markings
- Signage

# Project Overview



## Interagency Cost Share (CCDC/ACHD)

- Executed December 2022
- Design only
- CCDC managing consultant design
  - Design Task Order approved Jan 2023

## CCDC Cost Components

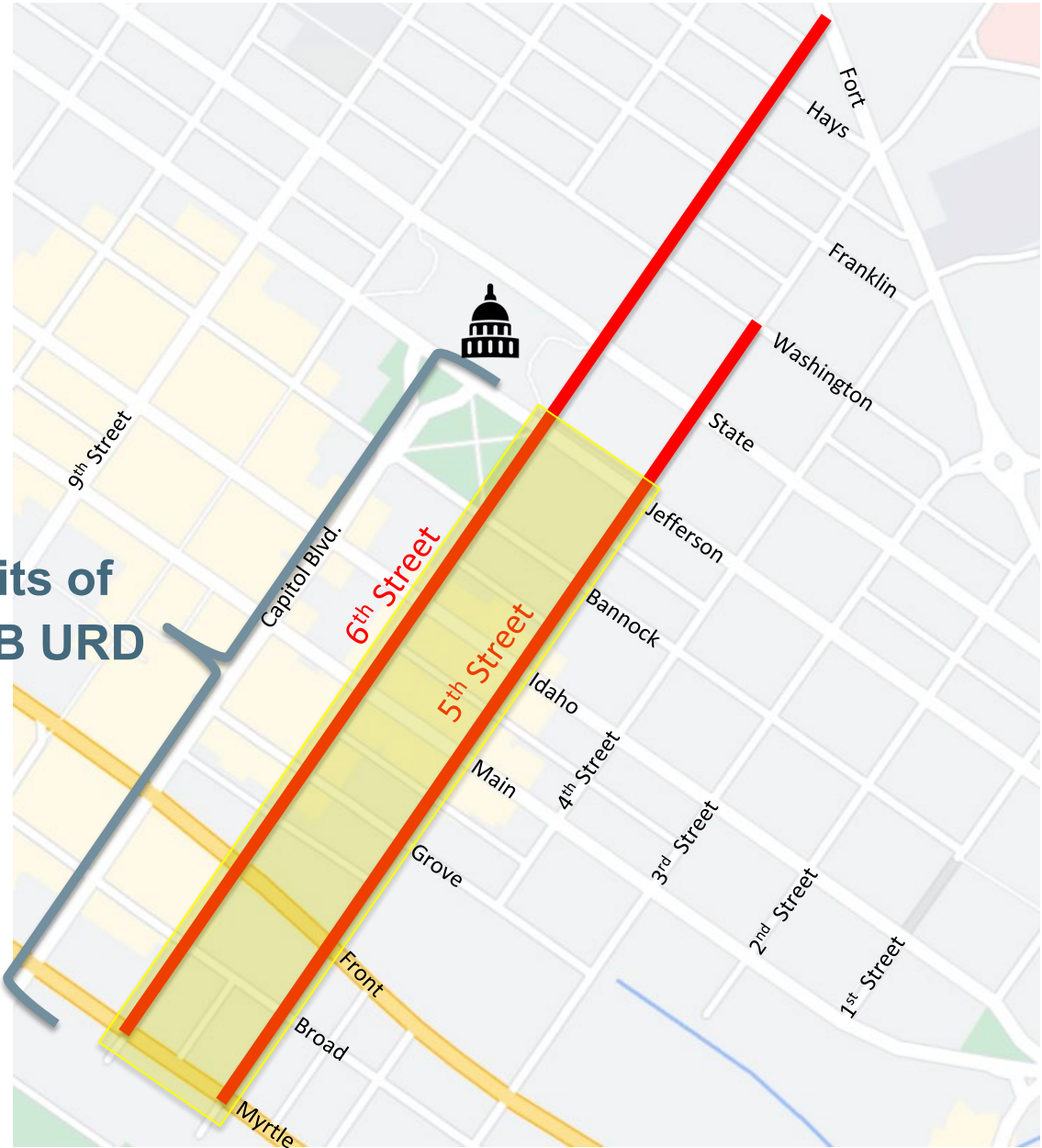
- All two-way conversion work inside the RMOB URD limits
- Streetscape + ADA/Bulbout work inside RMOB URD

## ACHD Cost Components

- All work outside of the RMOB URD limits
- All pavement maintenance/stormwater upgrades

# Estimated Project Costs

Limits of  
RMOB URD



	Design (FY23/24)*		Construction (FY24/25)		Total	
CCDC	\$424K	49%	\$2.5M	22%	\$2.9M	24%
ACHD	\$447K	51%	\$8.7M	78%	\$9.2M	76%
Total	\$871K		\$11.2M		\$12.1M	

*\*Includes \$43K from previous task orders (FY22-FY23) as well as anticipated CM/GC Pre-Construction Services*

# CM/GC Project Delivery

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Idaho Code § 67-2320

*Licensed as Construction Manager AND General Contractor*



- Complex infrastructure projects
- Logistic planning
- Stakeholder engagement
- Coordination with other projects
- Multiple funding sources

# Qualifications-Based Selection Process

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CM/GC Selection Process Schedule	
RFQ Issued	September 18, 2023
Public Notice	September 18 and 25, 2023
Pre-Submittal Meeting	September 28, 2023
Addendum No. 1	September 29, 2023
Submissions Due	October 18, 2023 by 3:00 pm
<i>Staff review for compliance and Evaluation Panel scoring RFQ requirements</i>	
<b>CCDC Board Decision    November 13, 2023</b>	

# Evaluation and Ranking

EVALUATION	
Cover Sheet	0
Waiver / Release	0
Cover Letter	5
Company Profile	15
Proposed CM/GC Project Team	20
Proposer Experience Past Performance	20
Project Approach Work Plan/Schedule	25
Project Management	15
<b>Points / Evaluator</b>	<b>100</b>

**Total Points (100 x 5) = 500**

RANKING	
1) McAlvain Construction, Inc.	456
2) Guho Corp.	425

# Next Steps

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## Today

BOARD APPROVAL: Ranking for CM/GC Services and authorize Executive Director to execute a CM/GC Agreement for Pre-Construction Services

## Winter/Spring 2024

BOARD APPROVAL: Guaranteed Maximum Price (GMP) as a Contract Amendment for Construction.

BOARD APPROVAL: Amendment to Interagency Agreement for Construction

## Spring 2024 – Summer 2025

Construction



**CONSIDER:** Resolution 1843: 5<sup>th</sup> & 6<sup>th</sup> Streets Roadway Improvements Project. Ranking for RFQ: Construction Manager/General Contractor (CM/GC)

## Suggested Motion:

I move to adopt Resolution 1843 approving the ranking for the RFQ: CM/GC for the 5<sup>th</sup> & 6<sup>th</sup> Streets Roadway Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager/General Contractor agreement for the Project.

# AGENDA

## V. Action Items

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- D. **CONSIDER** Block 69 North Workforce Housing Development. Revised Schematic Design and Unit Documentation.....Alexandra Monjar (20 minutes)

## VI. Adjourn

# **CONSIDER:** Resolution 1844: Capitol Boulevard Streetscape Improvements. Ranking for RFQ: Construction Manager / General Contractor (CM/GC)

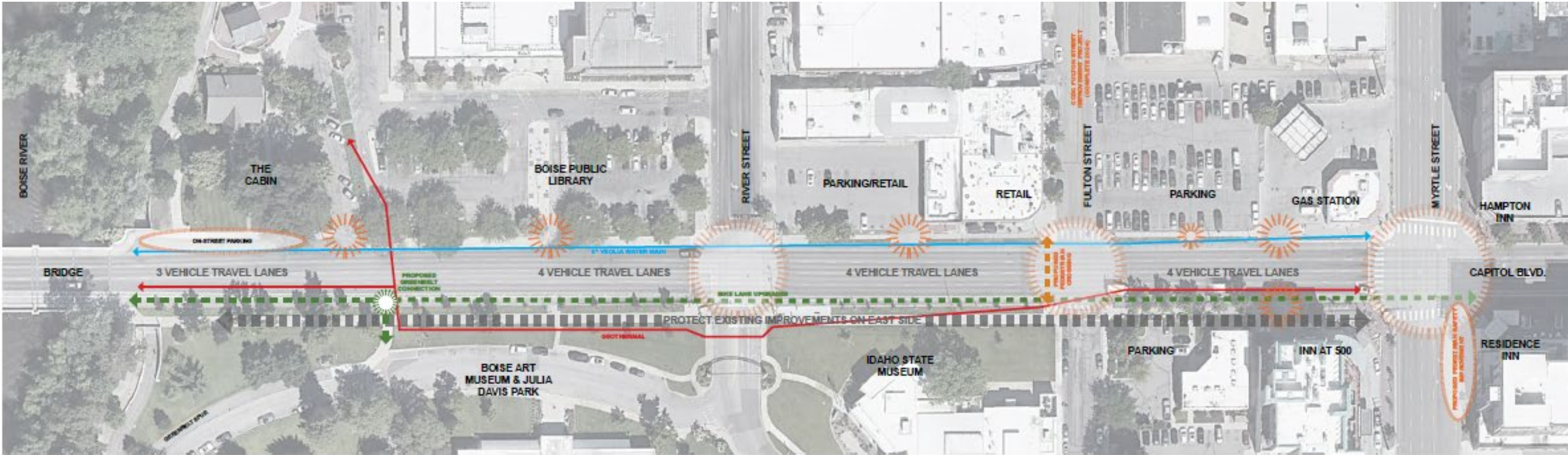
Kelly Burrows

Project Manager – Capital Improvements

Kathy Wanner

Contracts Manager

# Project Background



## PROJECT OVERVIEW

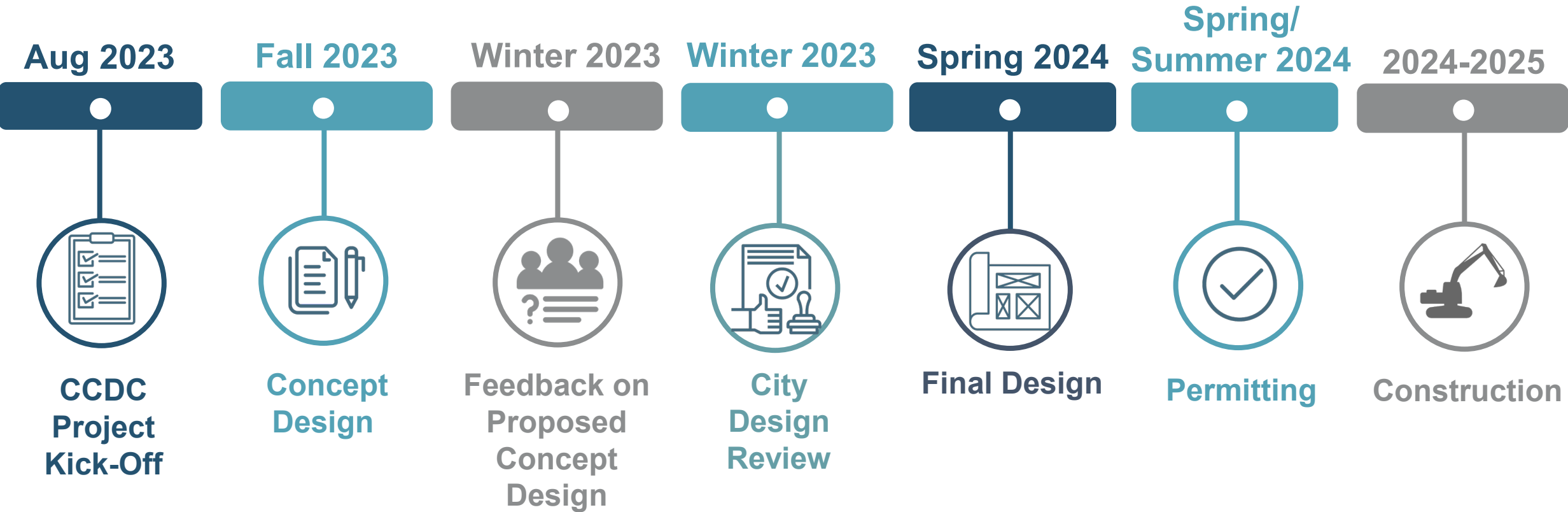
CAPITOL BOULEVARD STREETScape, BOISE RIVER TO MYRTLE ST



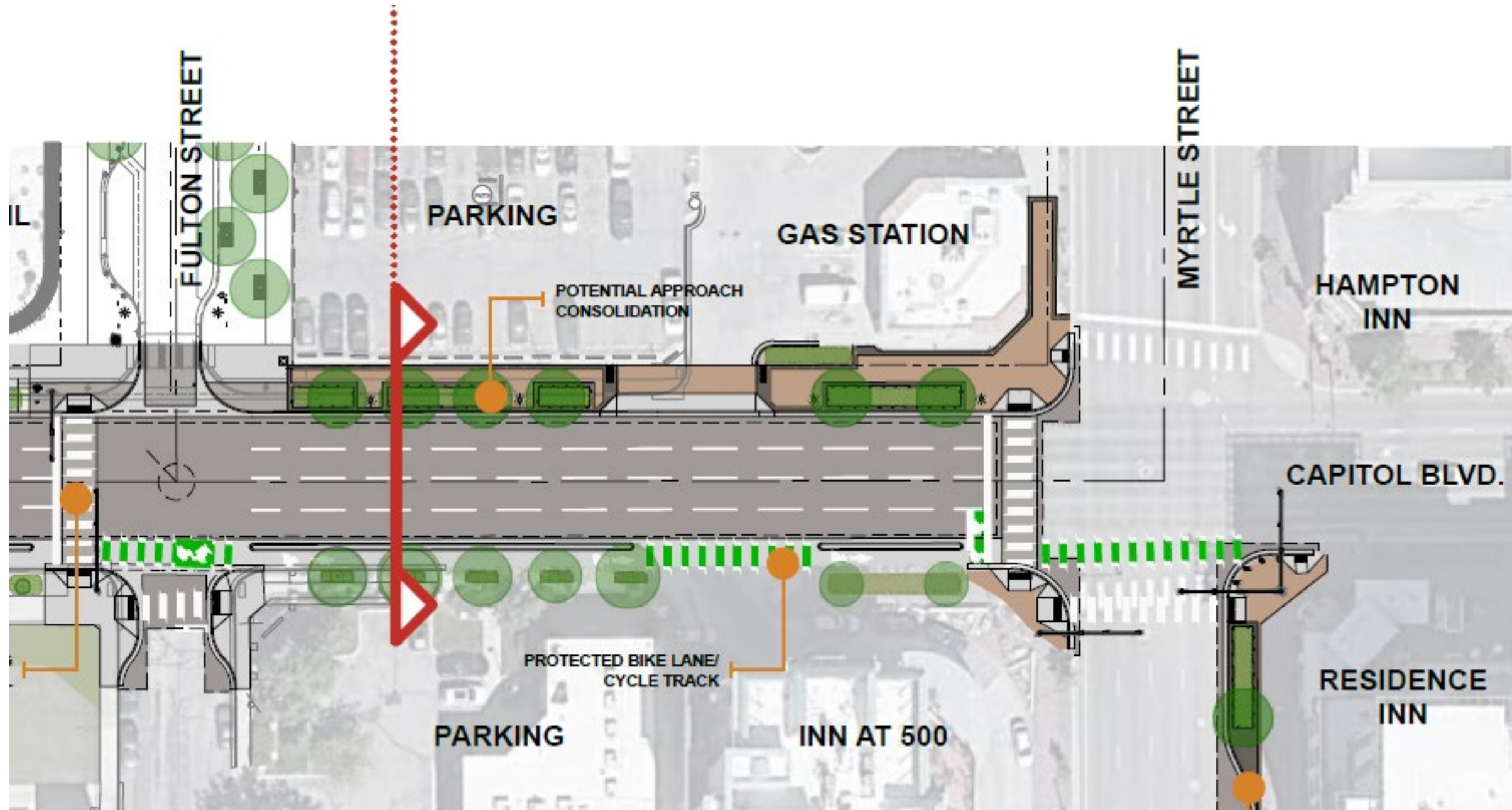
CCDC Capitol Boulevard, Boise River to Myrtle St | Boise, Idaho | 11/03/2023

# Project Schedule

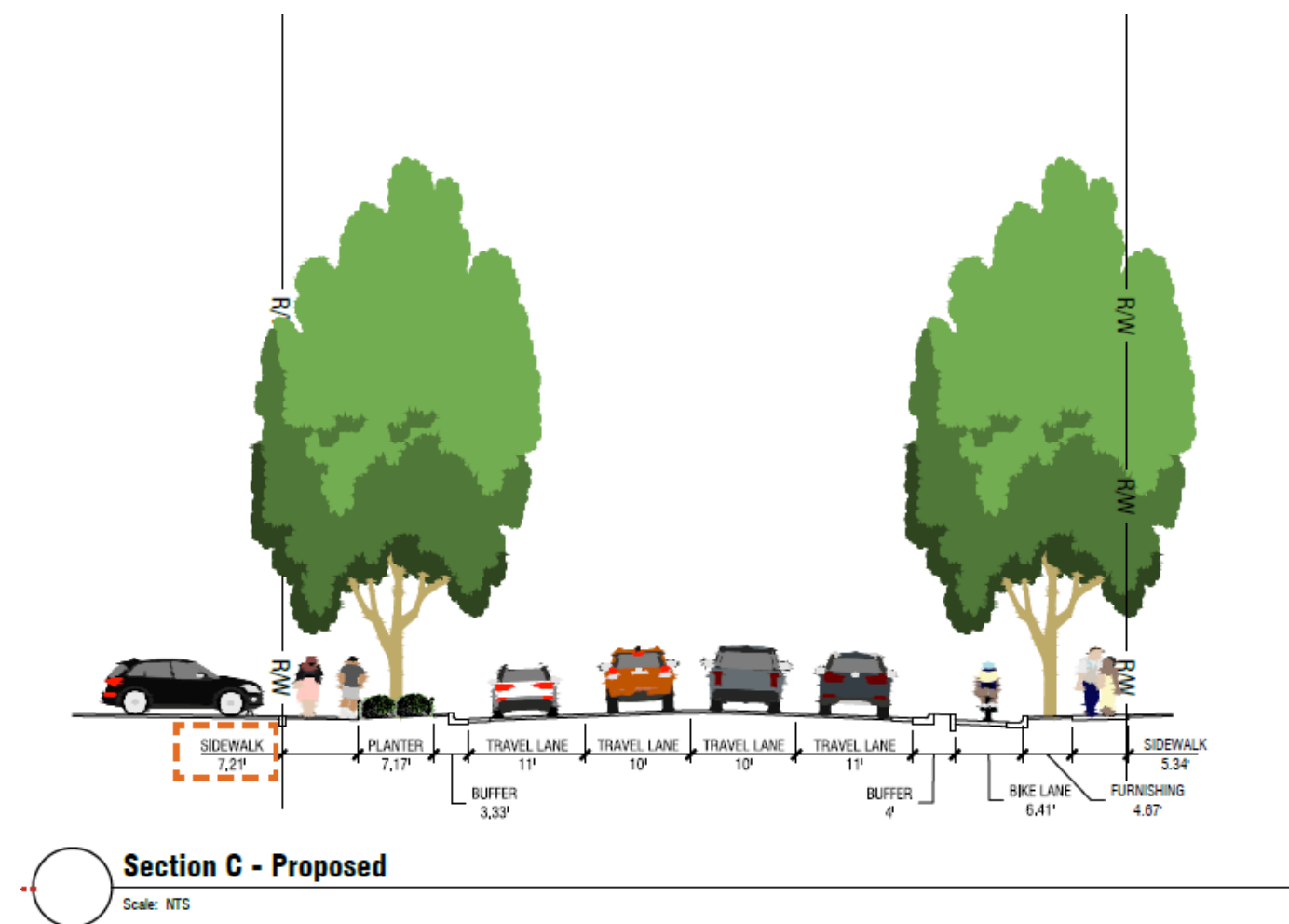
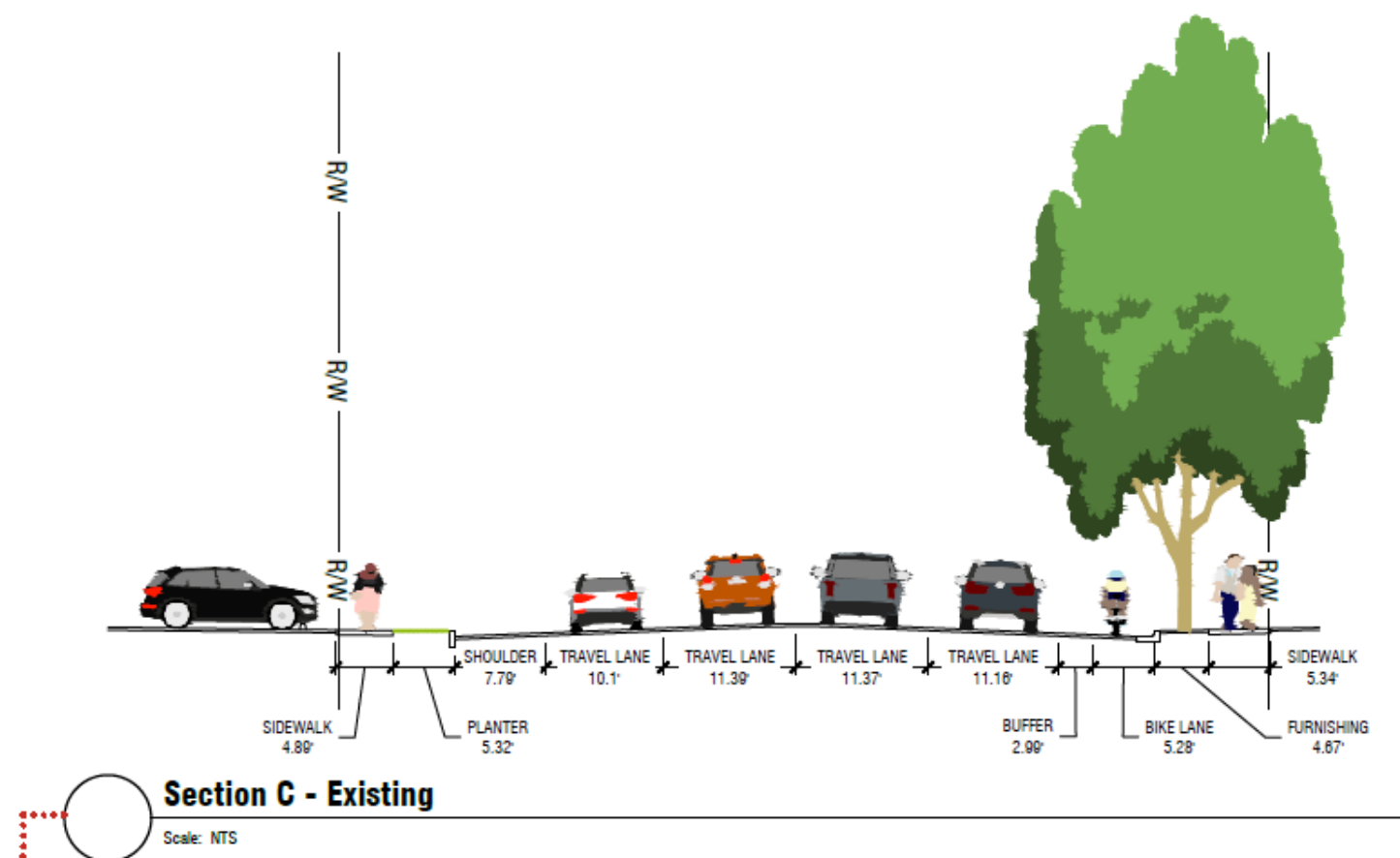
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# Conceptual Details



# Conceptual Details



# Qualification-Based Selection Process

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Idaho Code § 67-2320

*Must be licensed as Construction Manager AND General Contractor*

CM/GC Selection Process Schedule	
RFQ Issued	September 11, 2023
Public Notice	September 11 and 18, 2023
Submissions Due	October 5, 2023 by 3:00 pm
<i>Staff review for compliance and Evaluation Panel scoring RFQ requirements</i>	
CCDC Board Decision    November 13, 2023	

# Evaluation and Ranking

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EVALUATION	
Cover Sheet	0
Waiver / Release	0
Cover Letter	5
Company Profile	15
Proposed CM/GC Project Team	20
Proposer Experience Past Performance	20
Project Approach Work Plan/Schedule	25
Project Management	15
Points / Evaluator	100

Total Points (100 x 4) = 400

RANKING	
Guho Corp.	370
McAlvain Construction, Inc.	367

# Next Steps

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## TODAY

*BOARD APPROVAL:* rankings for CM/GC Services and authorize Executive Director to execute a CM/GC Agreement (Pre-Construction Services)

## LATER

*BOARD APPROVAL:* Guaranteed Maximum Price (Contract Amendment for Construction)

# **CONSIDER:** Resolution 1844: Capitol Boulevard Streetscape Improvements. Ranking for RFQ: Construction Manager / General Contractor (CM/GC)

## Suggested Motion:

I move to adopt Resolution 1844 approving the ranking for the RFQ: CM/GC for the Capitol Boulevard Streetscape Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager/General Contractor agreement for the Project.

# AGENDA

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## VI. Adjourn

# BLOCK 68 SOUTH MIXED-USE HOUSING & MOBILITY HUB DEVELOPMENT PROJECT

## Schematic Design Documentation

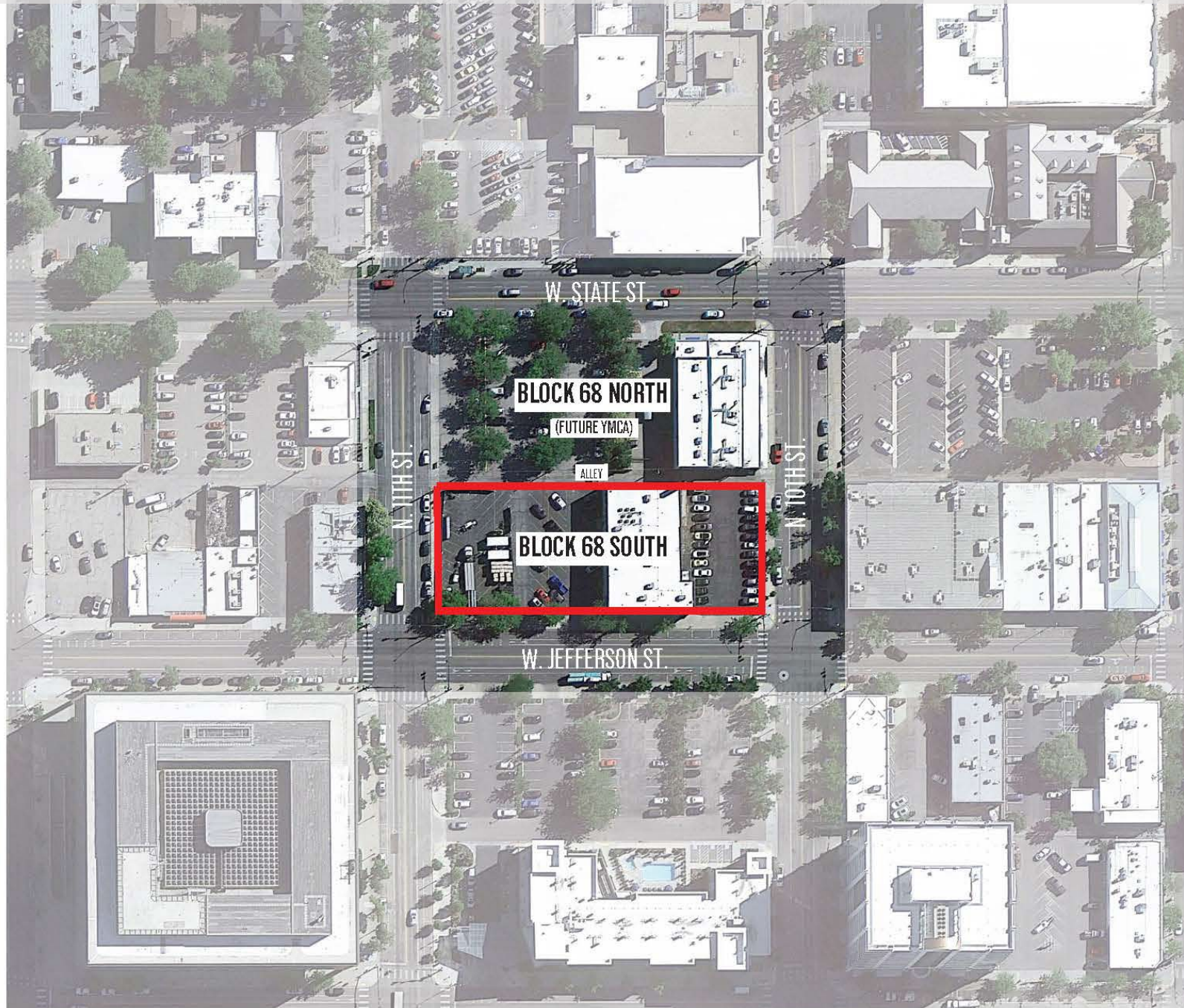
Alexandra Monjar, Senior Project Manager, Property Development  
Zach Piepmeyer, Director, Parking and Mobility

# BLOCK 68 SOUTH

image: GBD

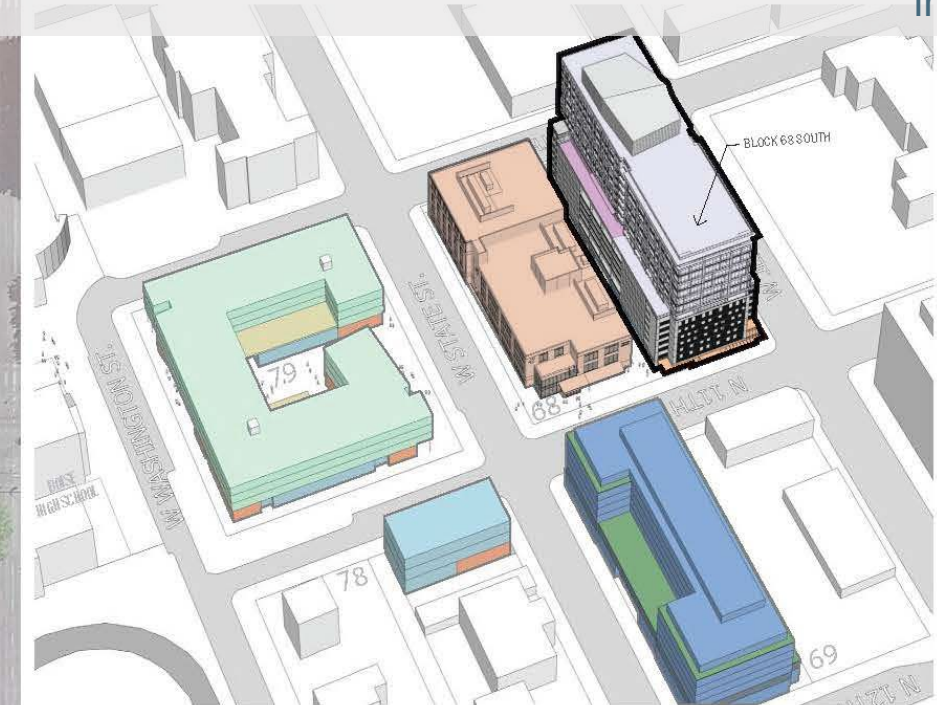


# BLOCK 68 SOUTH

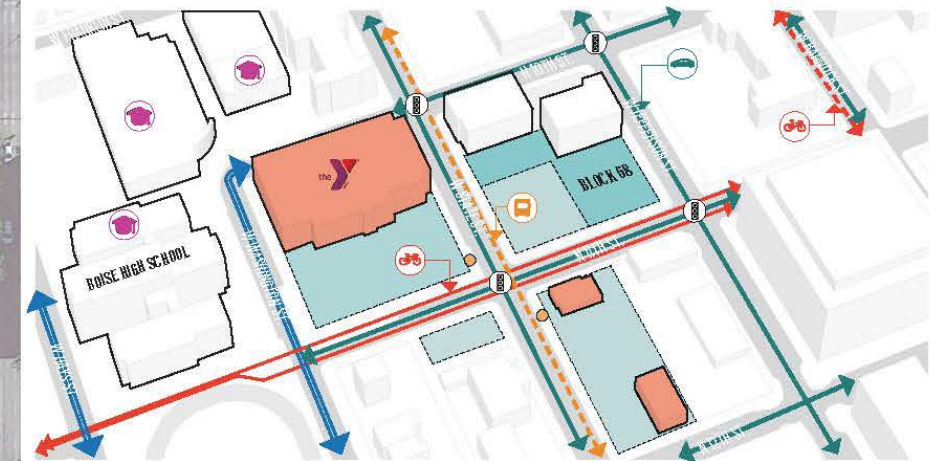


NEIGHBORHOOD MASTER PLAN

image: GBD



CIRCULATION / TRANSPORTATION / EXISTING CONDITIONS



## BLOCK 68 SOUTH | SITE PLAN

# BLOCK 68 SOUTH

image: GBD

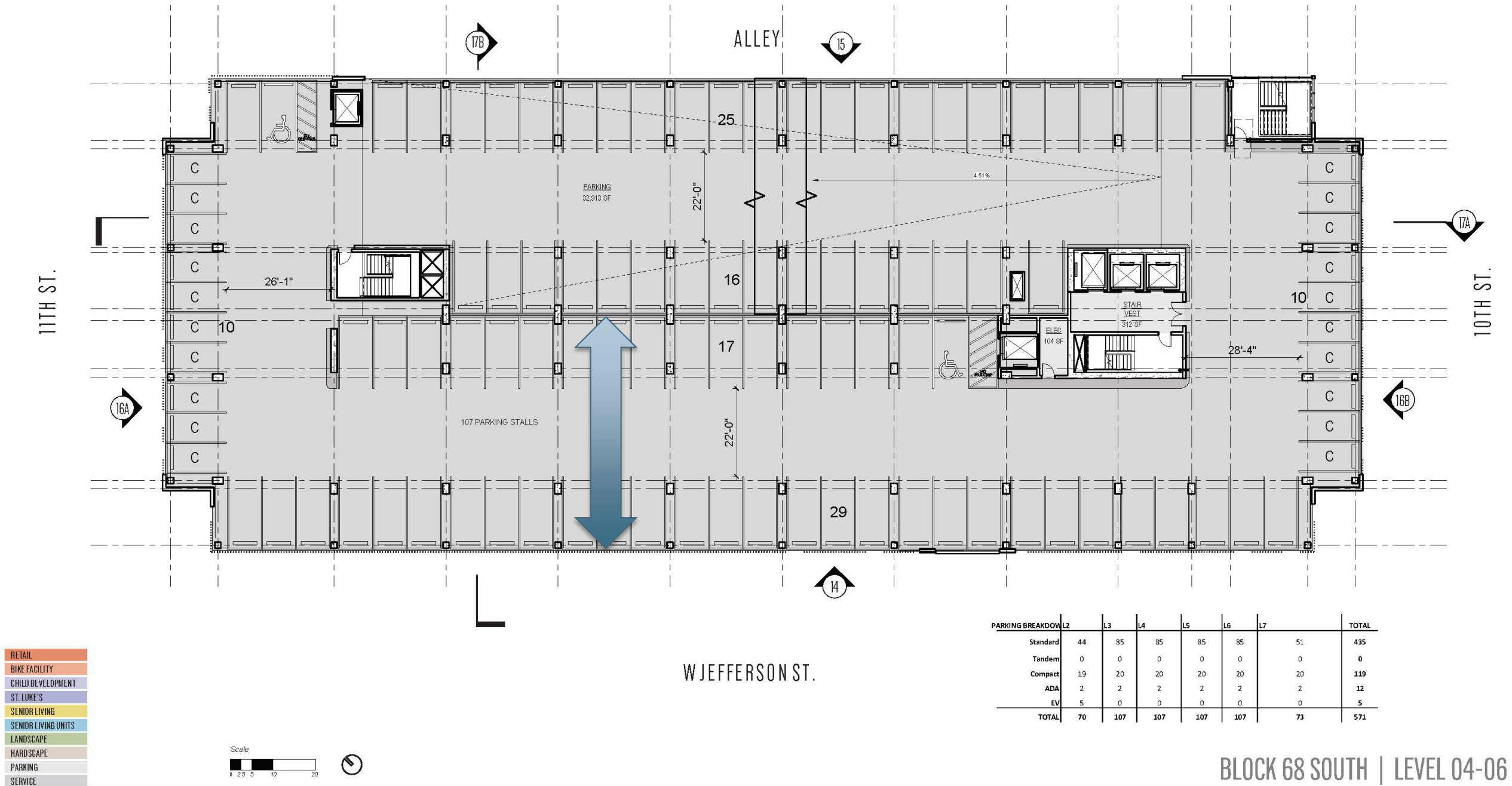


BLOCK 68 SOUTH | JEFFERSON STREET

# BLOCK 68 SOUTH

## Mobility Hub User Comfort Factor

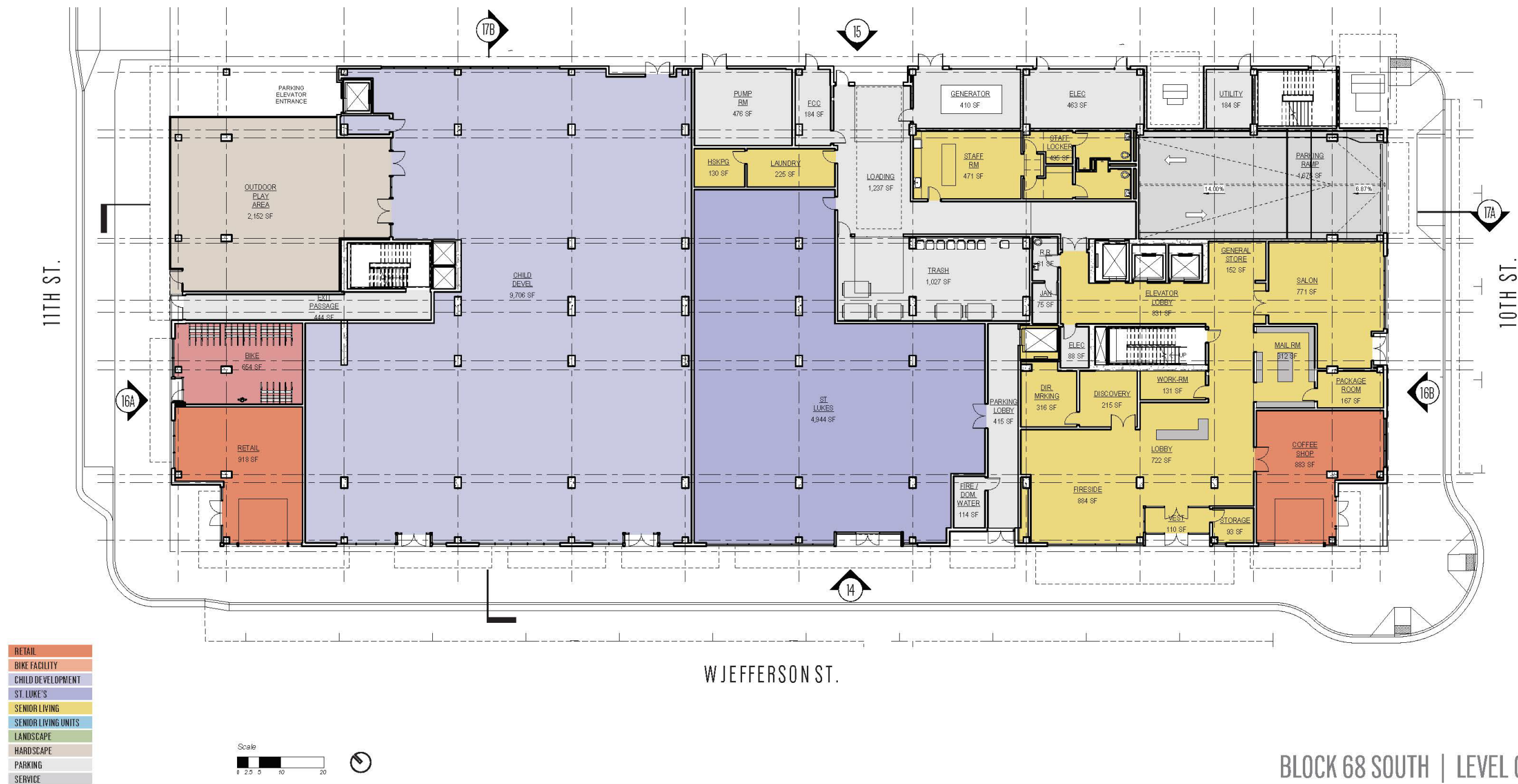
image: GBD



# BLOCK 68 SOUTH

## Ground Floor Uses and Street Activation

image: GBD



# GROUND FLOOR USES AND STREET ACTIVATION



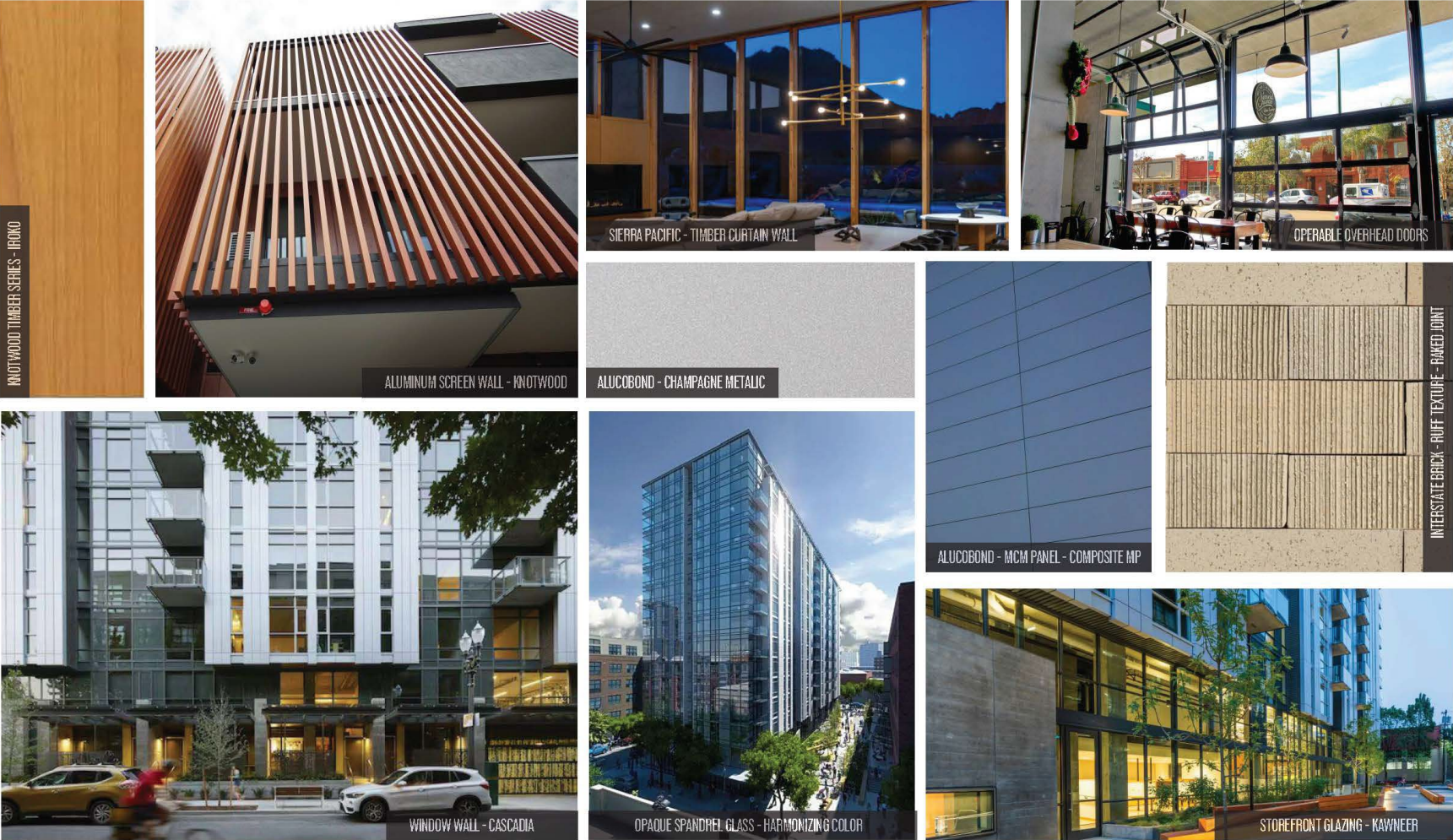
BLOCK 68 SOUTH | CORNER OF JEFFERSON ST. @ 10TH ST.

# BLOCK 68 SOUTH

## Sustainability Initiatives

100% Schematic Design

20



Geothermal



EV Charging



Waste Management



Energy Use



Water Use

# BLOCK 68 SOUTH

## Development Timeline

MILESTONE	ORIGINAL	REVISED
<b>STEP 4: DISPOSITION AND DEVELOPMENT AGMTS</b>		
Review/Approve Schematic Documentation, Type 4's	April 2023	November 2023
Design Development Drawings due to CCDC	June 2023	March 2024
Evidence of Financing due to CCDC	July 2023	Summer 2024
Final Construction Documents due to CCDC	Fall/Winter 2023	Summer/Fall 2024
<b>STEP 5: DISPOSITION (CLOSING)</b>	December 2023	July/August 2024
<b>STEP 6: CONSTRUCTION</b>		
Construction Begin	February 2024	Fall 2024
Block 68 South Complete	July 2026	September 2026
<b>WESTSIDE DISTRICT SUNSET</b>	<b>September 30, 2026</b>	

# BLOCK 68 SOUTH

## RFP Conformance



Contributing to authentic neighborhood fabric

Embracing density for compact mixed-use

Including active ground floor uses

Enhancing pedestrian, bike, transit infrastructure

Integrating existing mobility plans

Mitigating climate impact with design

# BLOCK 68 CATALYTIC REDEVELOPMENT

## Development Program

	RFP REQUEST	PROPOSAL / DDAs	SCHEMATIC DESIGN
HOUSING	225 total units, 155 restricted	447 total units, 155 restricted	407 total units, 155 restricted
		217 69N + 230 68S	222 69N + 185 68S
		373,219 SF	366,906 SF
PARKING	Mobility Hub	469 stall Mobility Hub	571 stall Mobility Hub
	200-300 ParkBOI + BikeBOI	158 ParkBOI + BikeBOI	205 ParkBOI + BikeBOI
		217,200 SF	199,727 SF
COMMERCIAL	Active ground floor retail	Child Dev Center, SLHS, Retail	Child Dev Center, SLHS, +Retail
		3 units	5 units
		24,300 SF	22,010 SF
PROJECT COMPLETE	Prior to close of Westside District	B69N: December 2025	B69N: Spring/Summer 2026
		B68S: July 2026	B68S: September 2026

# BLOCK 68 SOUTH

## Recommended Conditions of Approval

- Continue improving User Comfort Factor
- Resolve Mobility Hub design comments
- Include the Rebuild 11th Street Blocks scope in DR submission
- Include Jefferson and 11th Street intersection bulb-out
- Provide CCDC a copy of the geothermal energy report
- Finalize a new Schedule of Performance for the DDA amendment

# CONSIDER: Block 68 South Mixed-Use Housing and Mobility Hub Development, Schematic Design Documentation

## Suggested Motion:

I move to approve the Block 68 South Mixed-Use Housing and Mobility Hub Development Schematic Design Documentation, subject to certain conditions, as described in the Agency's Findings and Recommendations and direct Agency staff to set forth the Agency Board's position in writing.

# AGENDA

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## VI. Adjourn

# BLOCK 69 NORTH WORKFORCE HOUSING DEVELOPMENT PROJECT

## Unit Documentation and Schematic Design Documentation

Alexandra Monjar

Senior Project Manager, Property Development

THE STATE  
on STA

# BLOCK 69 NORTH

image: GBD | Pivot North



# UNIT DOCUMENTATION



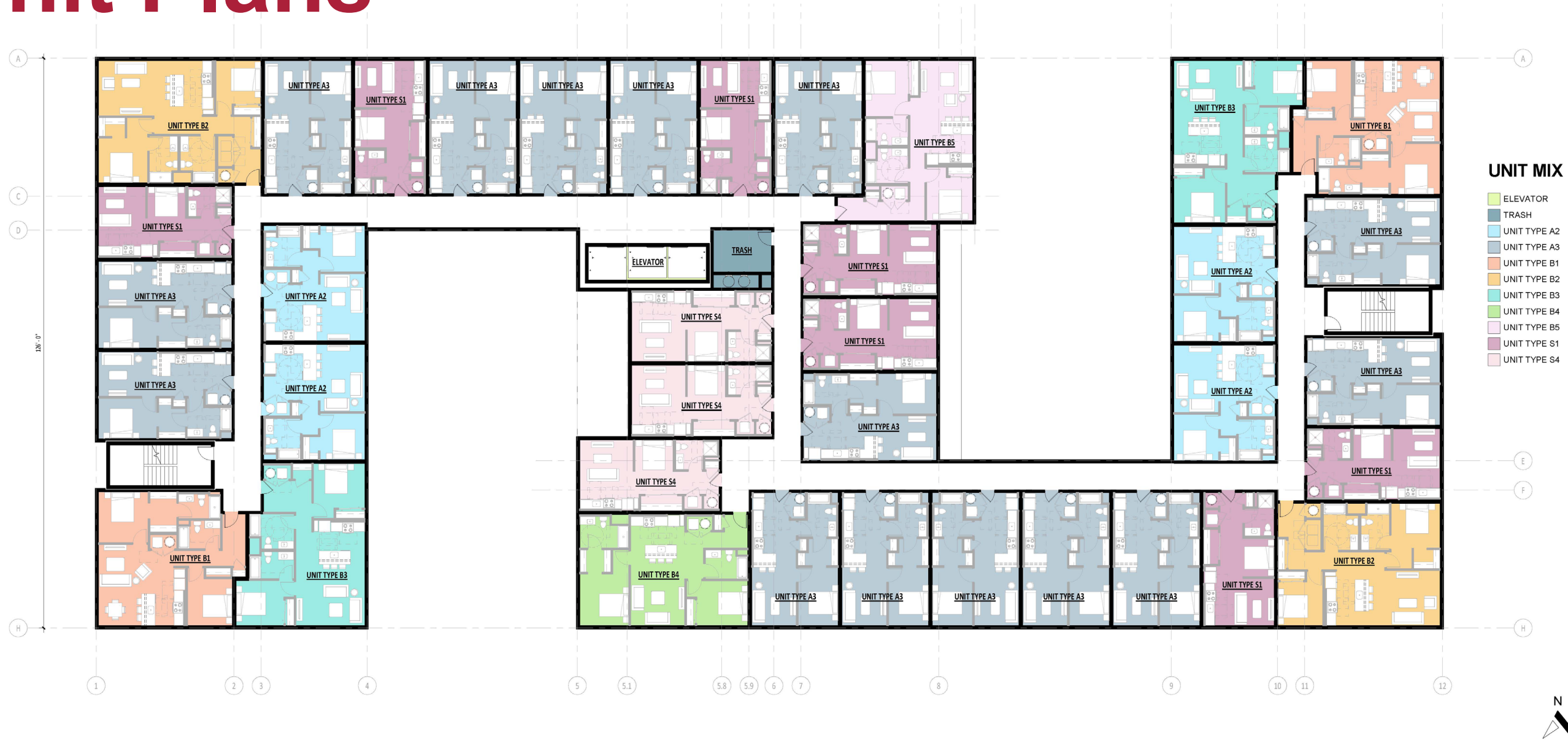
**UNIT FLOORING**  
Linoleum plank





# BLOCK 69 NORTH

## Unit Plans



LEVEL 3-6 - CONCEPT FLOOR PLAN

SCALE: 3/32" = 1'-0"

BLOCK 69N

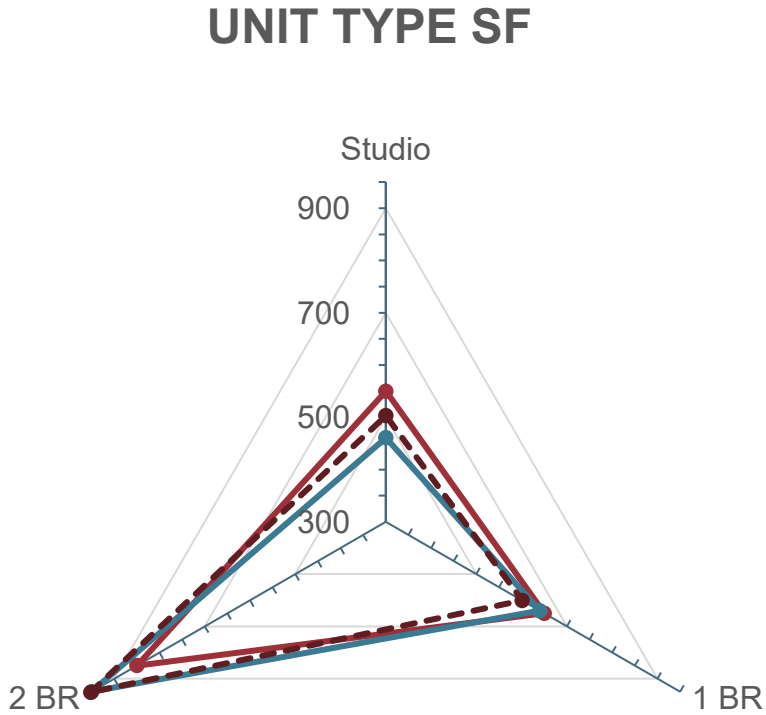
DATE: 10.18.2023

PROJECT ADDRESS: BOISE, IDAHO

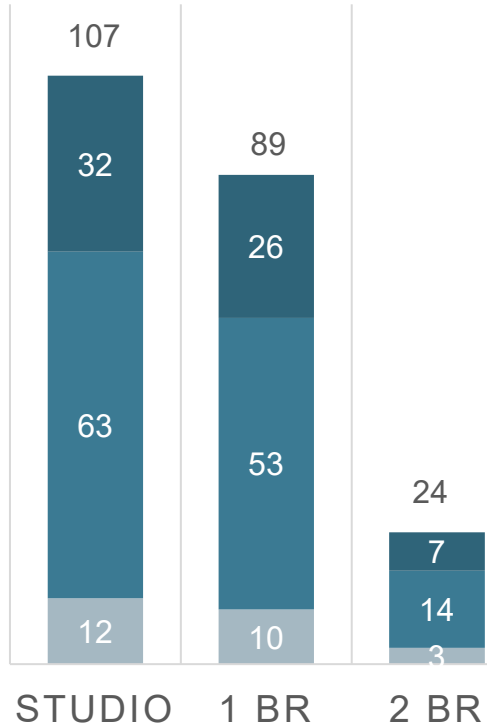
pivot north

# UNIT DOCUMENTATION

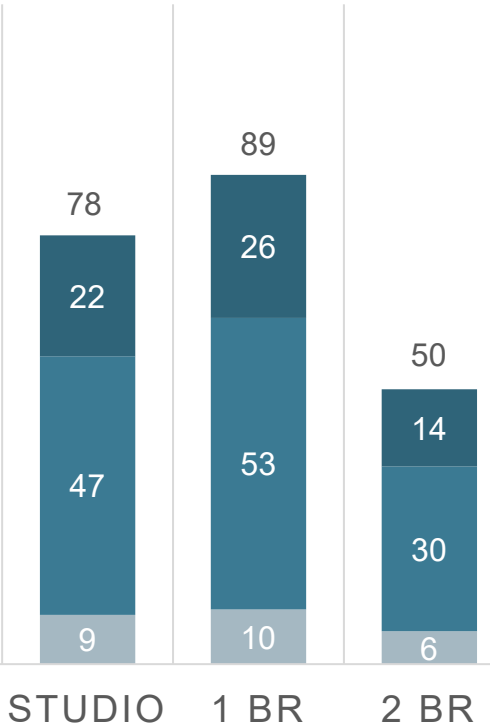
## Unit Size, Mix, and Affordability



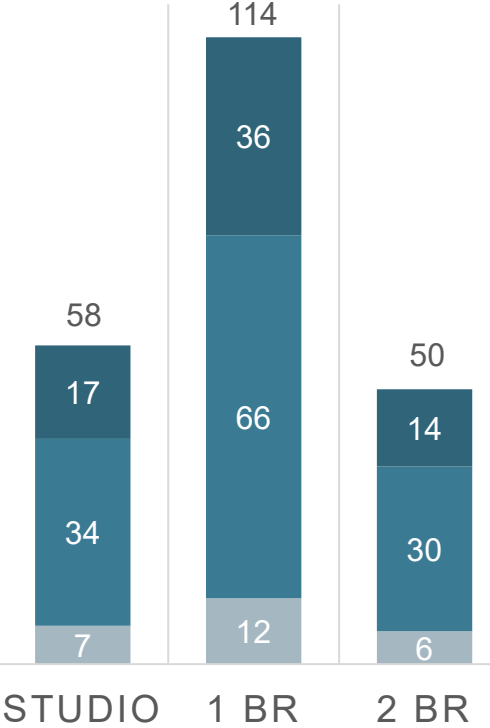
PROPOSAL



DDA REVISION



SCHEMATIC DESIGN



■ 80% AMI ■ 120% AMI ■ Market

# SCHEMATIC DESIGN DOCUMENTATION



image: GBD | Pivot North

# BLOCK 69 NORTH

## Ground Floor Uses



LEVEL 1 - CONCEPT FLOOR PLAN

SCALE: 3/32" = 1'-0"

BLOCK 69N

DATE: 11.03.2023

PROJECT ADDRESS: BOISE, IDAHO



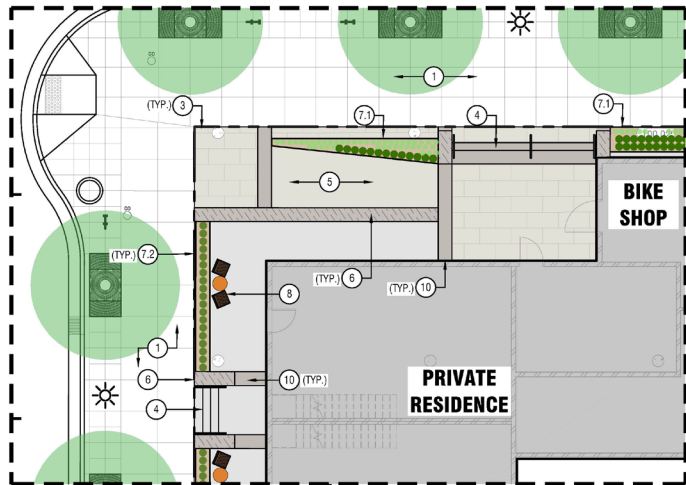
CAPITAL CITY  
DEVELOPMENT CORP

pivot north

# BLOCK 69 NORTH

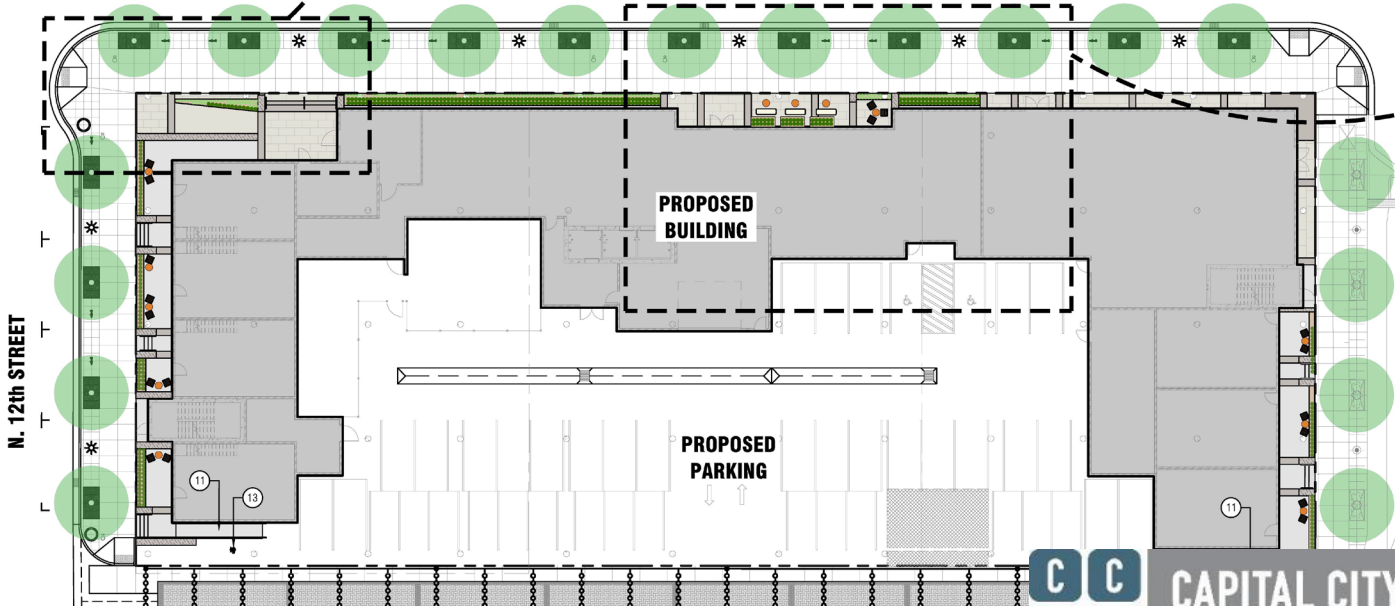
# Street Activation

File Location: g:\2018\1228\1228-01\1228-01.dwg (100% view only)  
Last Modified: 12/28/2018  
User: jhewitt  
Date Plotted: Friday, 12/28/2018 4:51:50 PM



**1 NW Entry Enlargement**  
Scale: 1" = 10'

W. STATE STREET



PROPOSED BUILDING

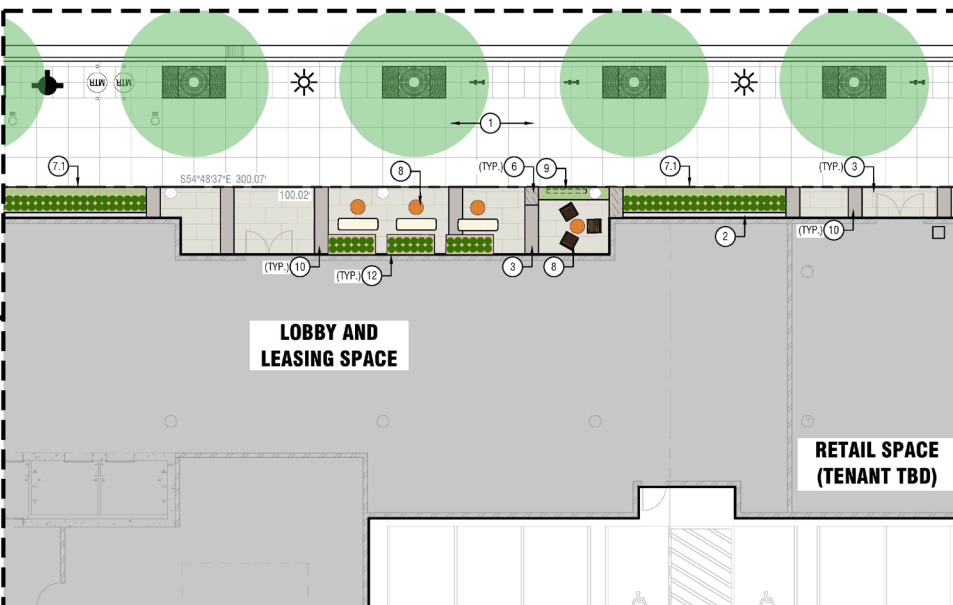
PROPOSED PARKING

N. 12th STREET

11th STREET

## Keynotes:

1. OFFSITE IMPROVEMENTS, SEE SHEET C100 FOR MORE INFORMATION.
2. CONCRETE BAND AT BUILDING FACADE.
3. DECORATIVE PAVING.
4. CONCRETE STAIR AND HANDRAIL AS REQUIRED BY CODE.
5. CONCRETE RAMP APPROACH - UNDER ADA THRESHOLD.
6. CONCRETE SITEWALL AT GRADE TRANSITION.
7. METAL LANDSCAPE PLANTER AT GRADE TRANSITION.
- 7.1. ±0" HEIGHT
- 7.2. ±36" HEIGHT
8. SITE SEATING FOR REFERENCE.
9. POTENTIAL SIGNAGE.
10. DECORATIVE CONCRETE BANDING.
11. ADA PEDESTRIAN RAMP WITH HANDRAILS.
12. COMMERCIAL PLANTERS.
13. BIKE REPAIR STATION.



**2 Plaza Area Enlargement**  
Scale: 1" = 10'

# BLOCK 69 NORTH

## Street Activation



# BLOCK 69 NORTH

## Sustainability Initiatives



image: GBD | Pivot North



LEED Silver



All Electric



Waste  
Management



Water Use



Geothermal

# BLOCK 69 NORTH

## Development Timeline

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Review/Approve Schematic Documentation, Type 4's	April 2023	November 2023
Design Development Drawings due to CCDC	June 2023	March 2024
Evidence of Financing due to CCDC	July 2023	Summer 2024
Final Construction Documents due to CCDC	Fall/Winter 2023	Summer/Fall 2024
<b>STEP 5: DISPOSITION (CLOSING)</b>	December 2023	July/August 2024
<b>STEP 6: CONSTRUCTION</b>		
Construction Begin	February 2024	Fall 2024
Block 69 North Complete	July 2026	Summer 2026
<b>WESTSIDE DISTRICT SUNSET</b>	<b>September 30, 2026</b>	

# BLOCK 69 NORTH

## RFP Conformance



Contributing to authentic neighborhood fabric

Embracing density for compact mixed-use

Including active ground floor uses

Enhancing pedestrian, bike, transit infrastructure

Integrating existing mobility plans

Mitigating climate impact with design

# BLOCK 68 CATALYTIC REDEVELOPMENT

## Development Program

	RFP REQUEST	PROPOSAL / DDAs	SCHEMATIC DESIGN
HOUSING	225 total units, 155 restricted	447 total units, 155 restricted	407 total units, 155 restricted
		217 69N + 230 68S	222 69N + 185 68S
		373,219 SF	366,906 SF
PARKING	Mobility Hub	469 stall Mobility Hub	571 stall Mobility Hub
	200-300 ParkBOI + BikeBOI	158 ParkBOI + BikeBOI	205 ParkBOI + BikeBOI
		217,200 SF	199,727 SF
COMMERCIAL	Active ground floor retail	Child Dev Center, SLHS, Retail	Child Dev Center, SLHS, +Retail
		3 units	5 units
		24,300 SF	22,010 SF
PROJECT COMPLETE	Prior to close of Westside District	B69N: December 2025	B69N: Spring/Summer 2026
		B68S: July 2026	B68S: September 2026

## BLOCK 69 NORTH

# Recommended Conditions of Approval

- Include Rebuild 11th Street Blocks scope in DR submission
- Provide CCDC a copy of the geothermal energy report
- Finalize a new Schedule of Performance for the DDA amendment

# CONSIDER: Block 69 North Workforce Housing Development Project, Unit Documentation and Schematic Design Documentation

## Suggested Motion:

I move to approve the Block 69 North Workforce Housing Development Project Unit Documentation and Schematic Design Documentation, subject to certain conditions and exceptions, as described in the Agency's Findings and Recommendation and direct Agency staff to set forth the Agency Board's position in writing.

# 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).*