

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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Board of Commissioners

Regular Meeting
March 11, 2024



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Work Session

- A. ParkBOI Customer Survey.....Zach Piepmeyer (15 minutes)
- B. ParkBOI Parking Garage Rooftop Solar Feasibility Study
.....Zach Piepmeyer (20 minutes)



PARKBOI

ParkBOI Customer Survey

**Zach Piepmeyer, P.E.
Parking & Mobility Director**

March 11, 2024

ParkBOI Customer Survey

January 10 – February 7, 2024

Distributed to all monthly pass holders via email

Fliers posted at all entry/exits to all garages (QR Code)

20 Questions

- Satisfaction with cleanliness, equipment functionality, customer service
- Preference on garage amenities
- Demographics

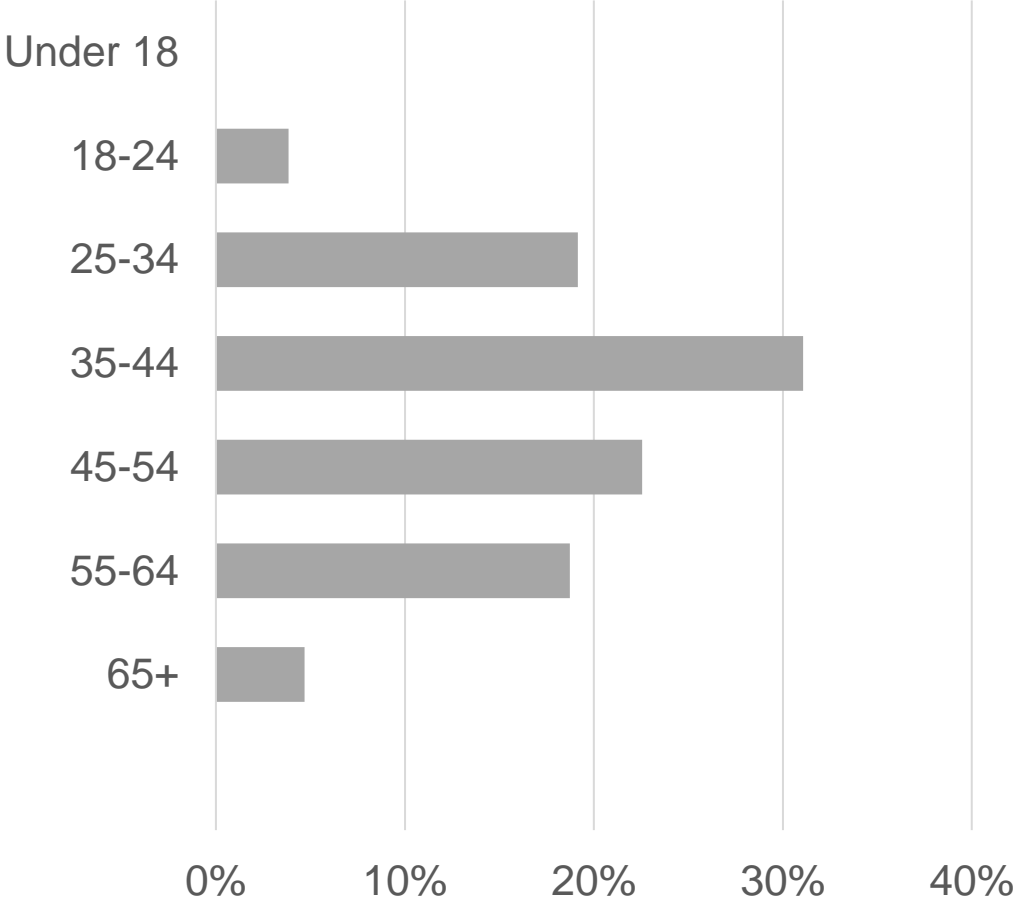
280 Survey Responses

- 79% Monthly Pass Holders
- 21% Hourly

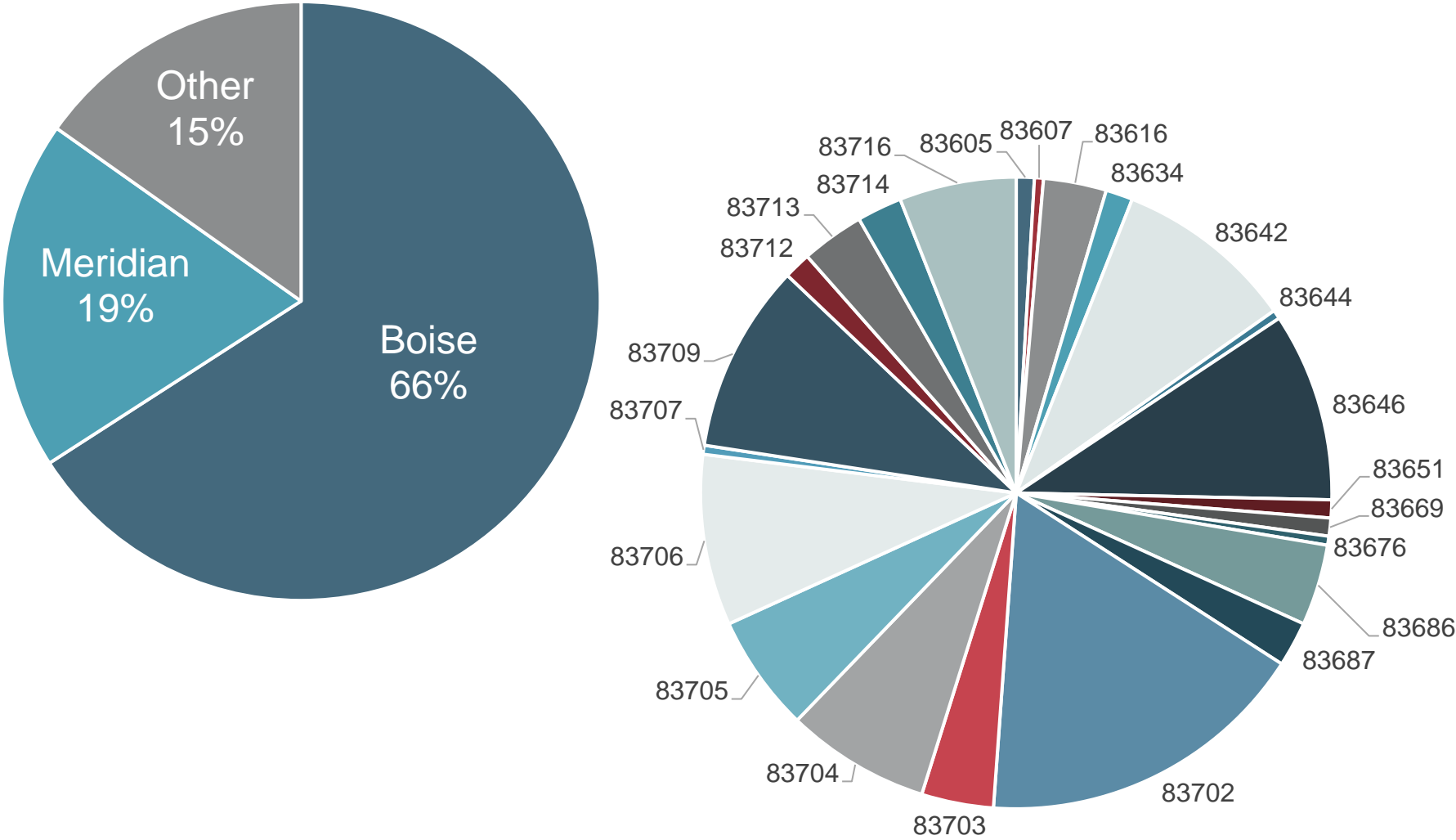


Respondent Profile

Age

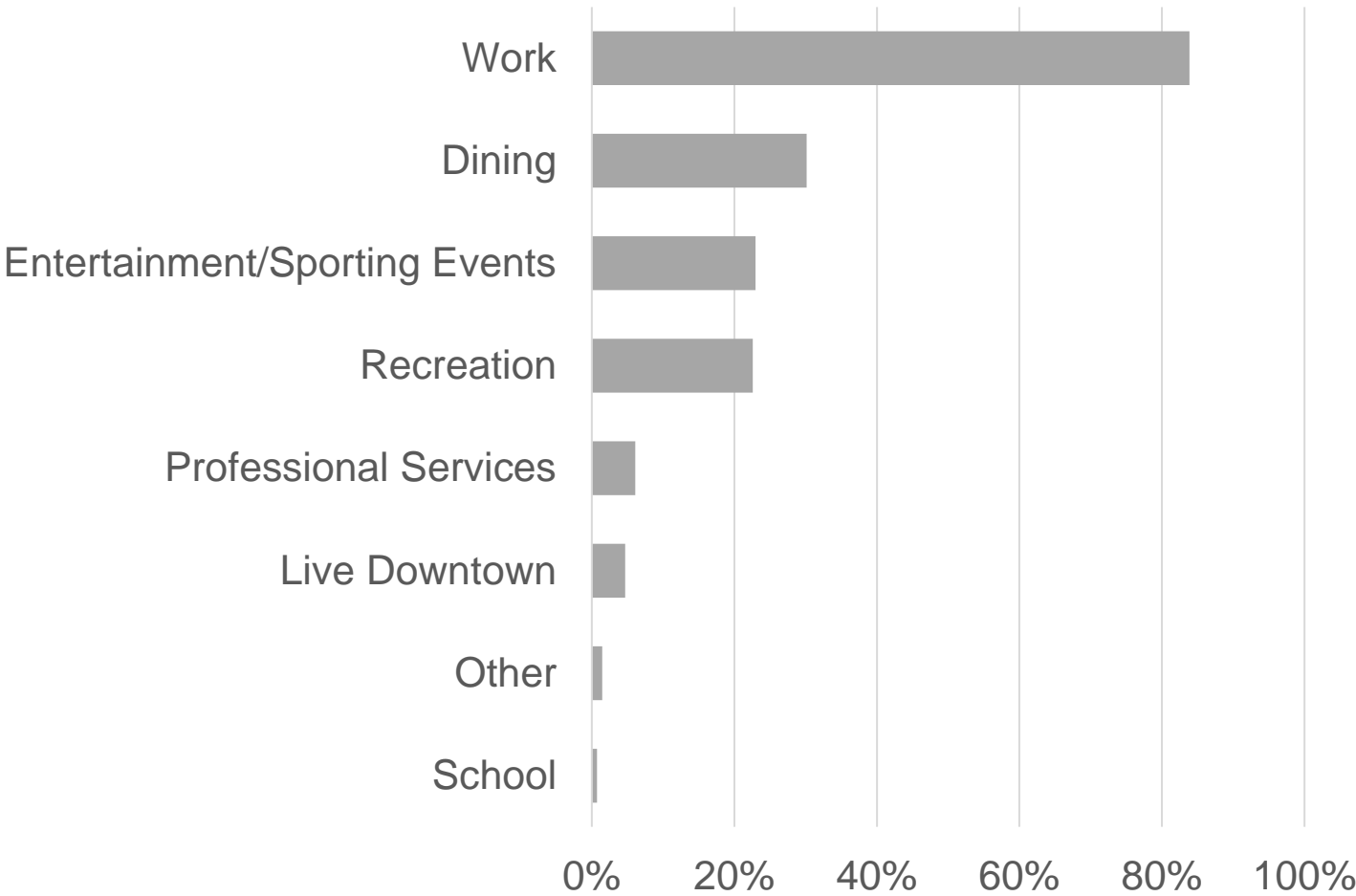


Zip Code

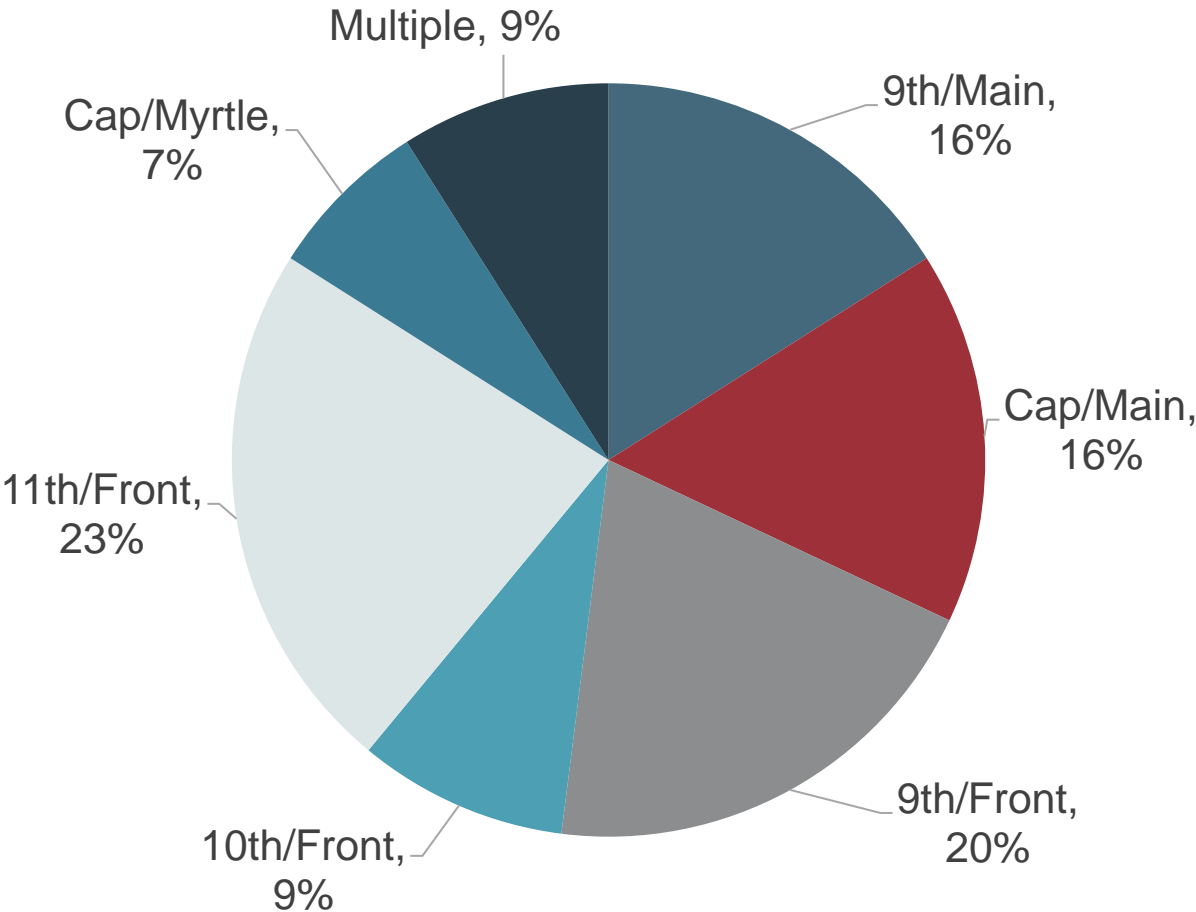


Respondent Profile

Purpose of Visit



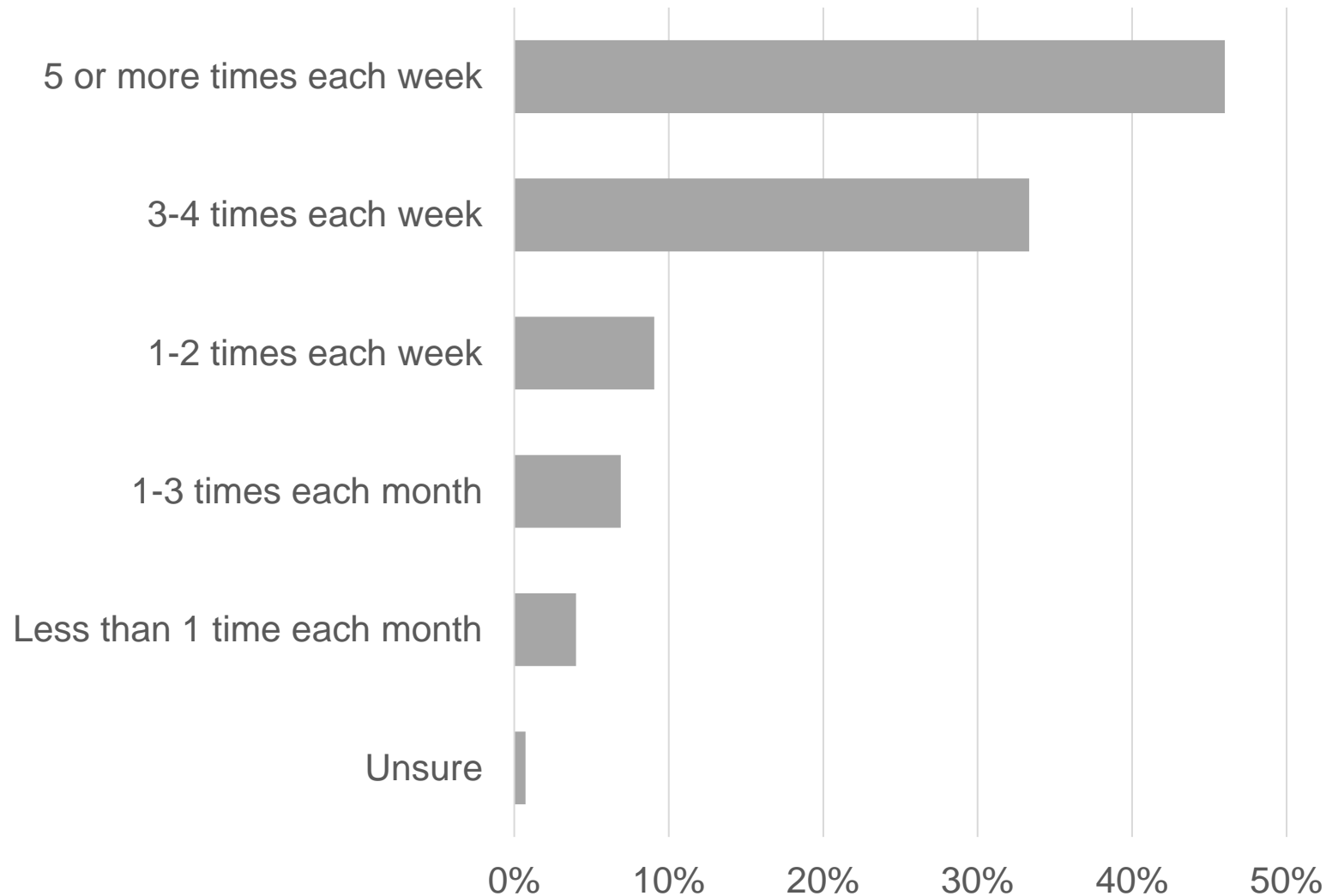
Primary Garage Use



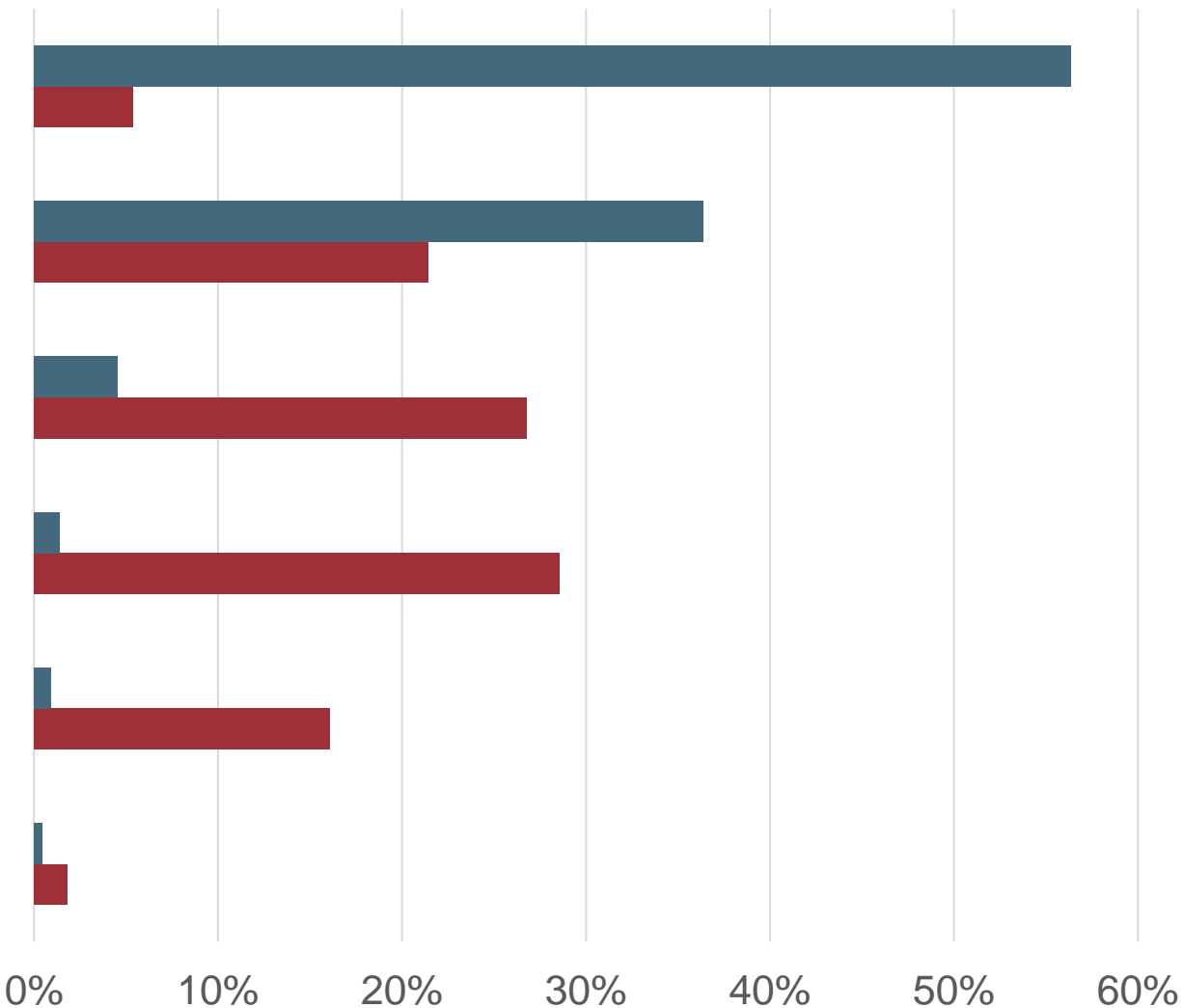
Frequency of Visits

MONTHLY
HOURLY

All Respondents



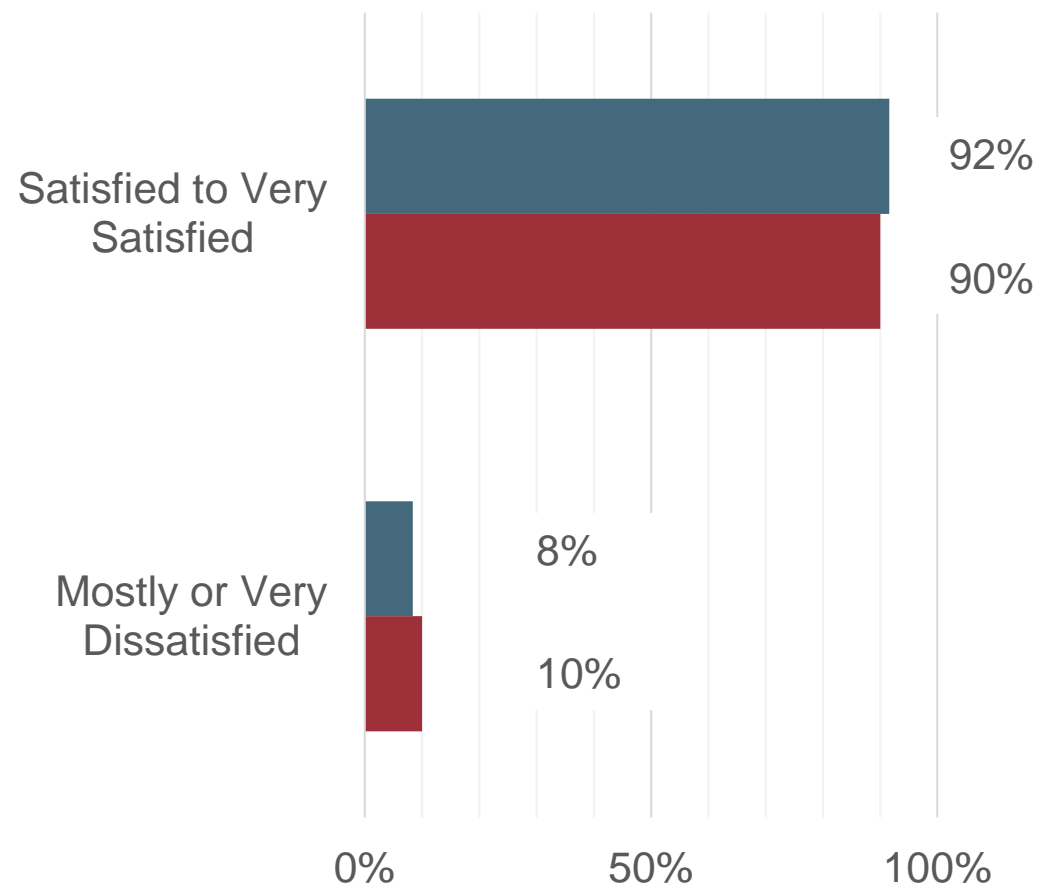
Monthly vs. Hourly



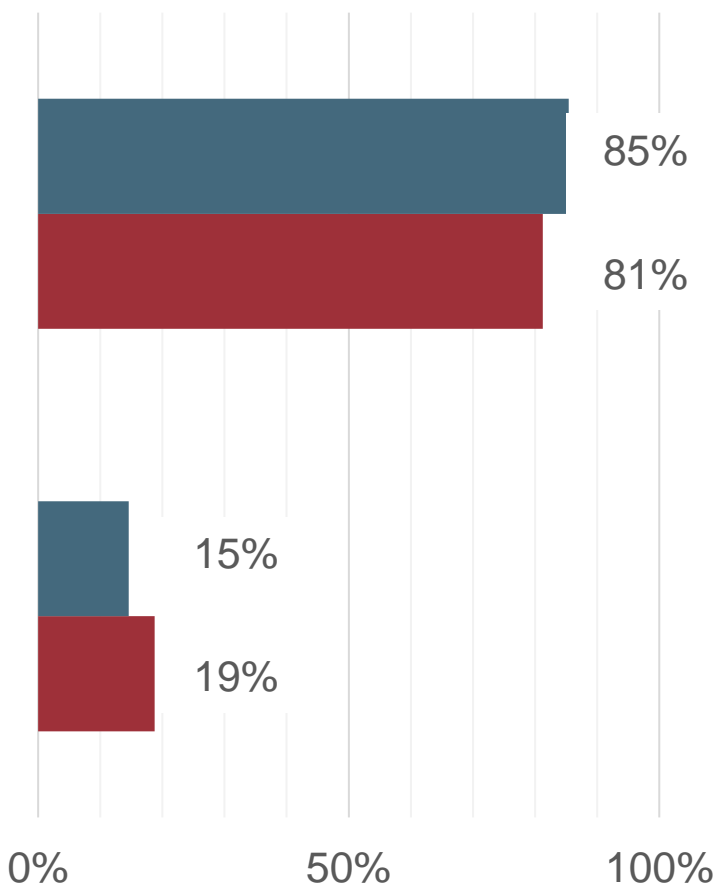
Garage Cleanliness

MONTHLY
HOURLY

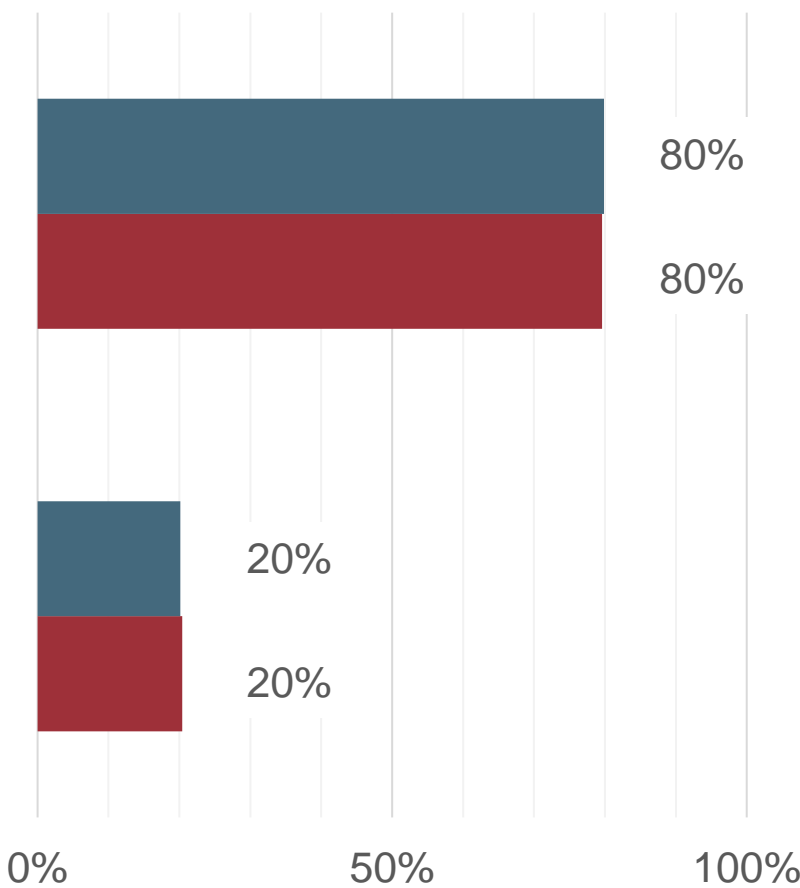
Parking Areas



Stairwells



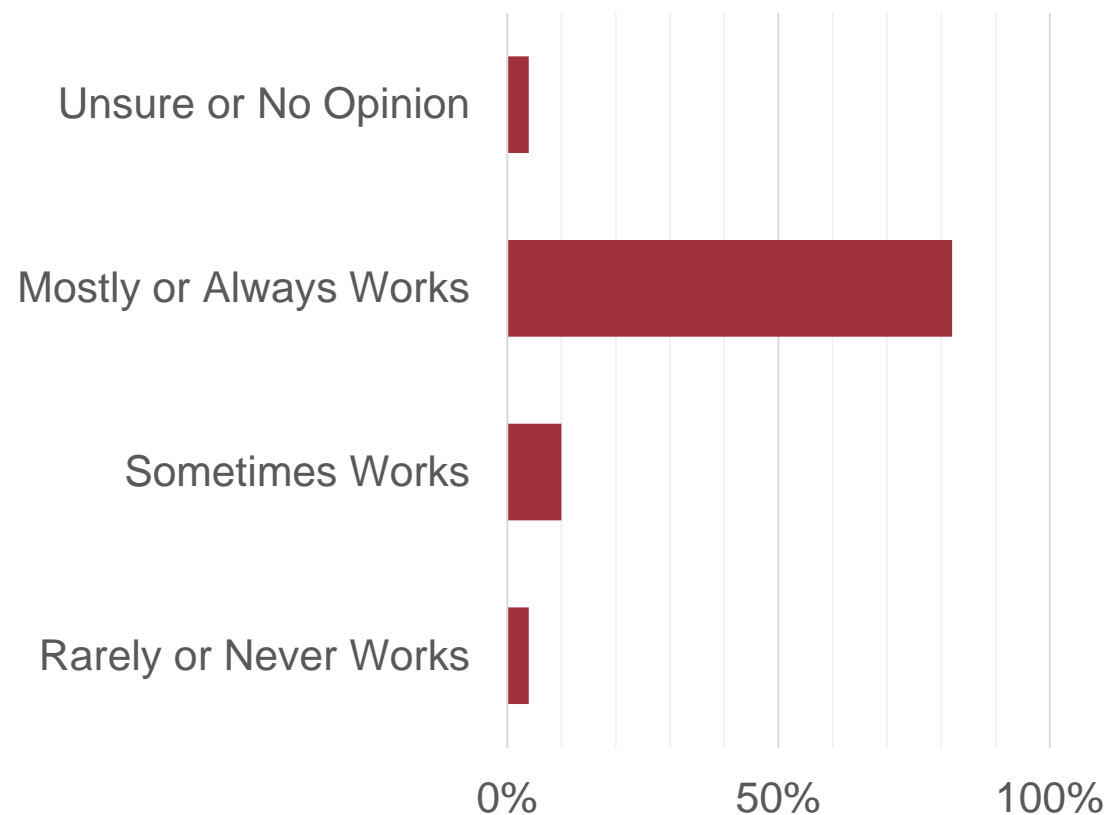
Elevators/Lobbies



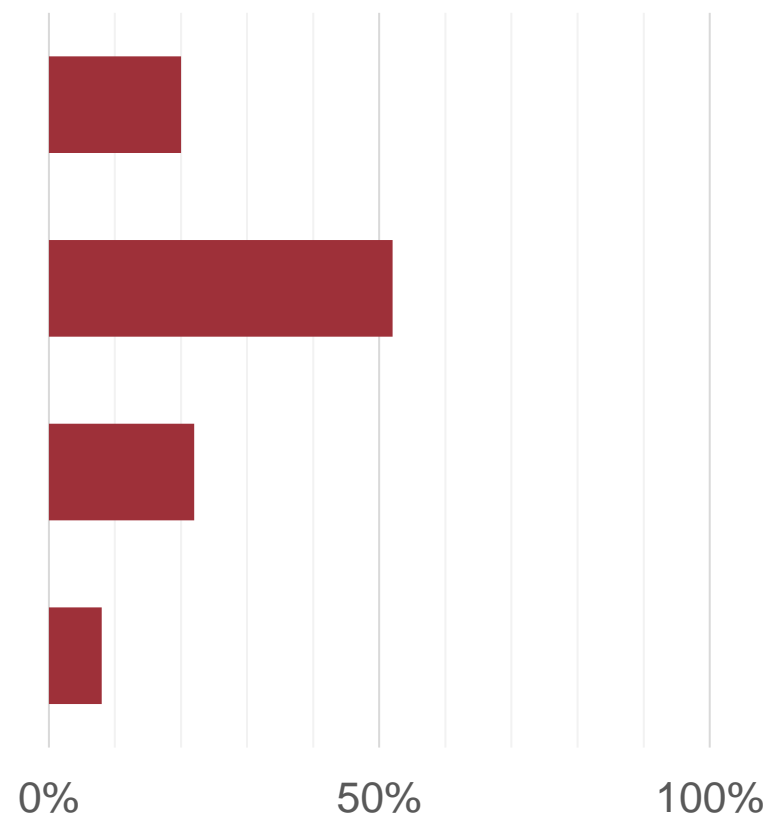
Equipment Functioning

MONTHLY
HOURLY

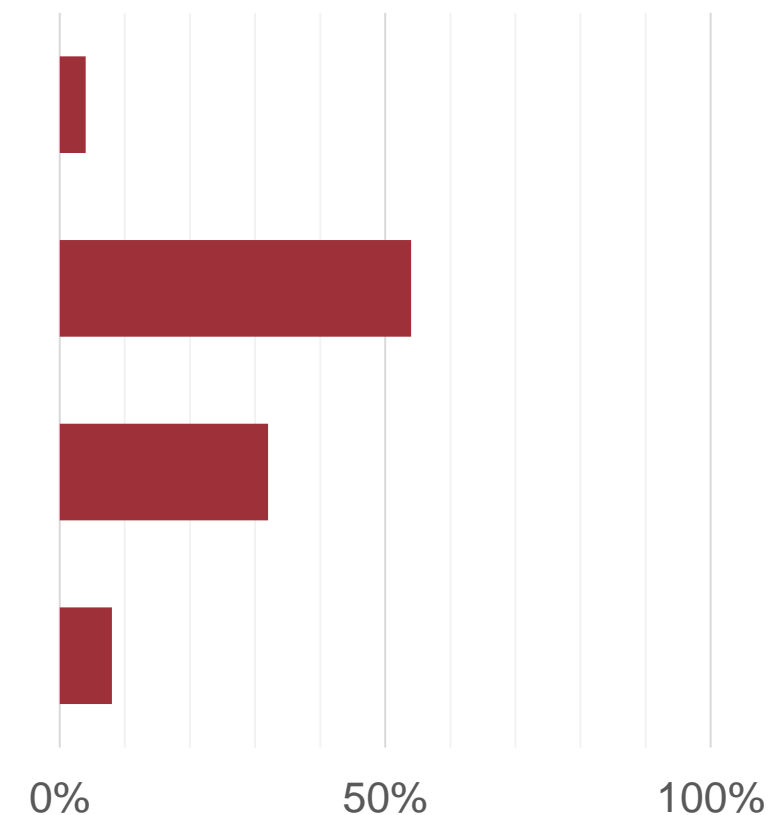
Entry Ticket Dispenser and Gate



POF Kiosk



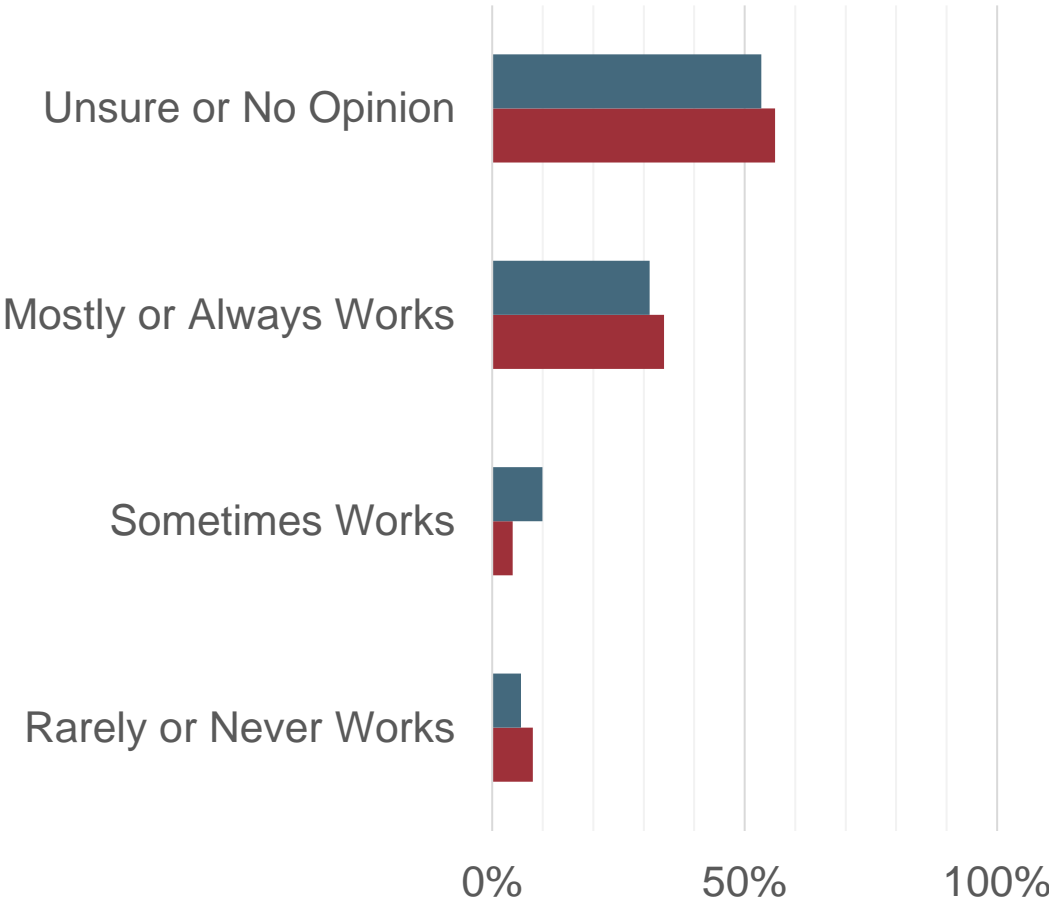
Exit Ticket Reader and Gate



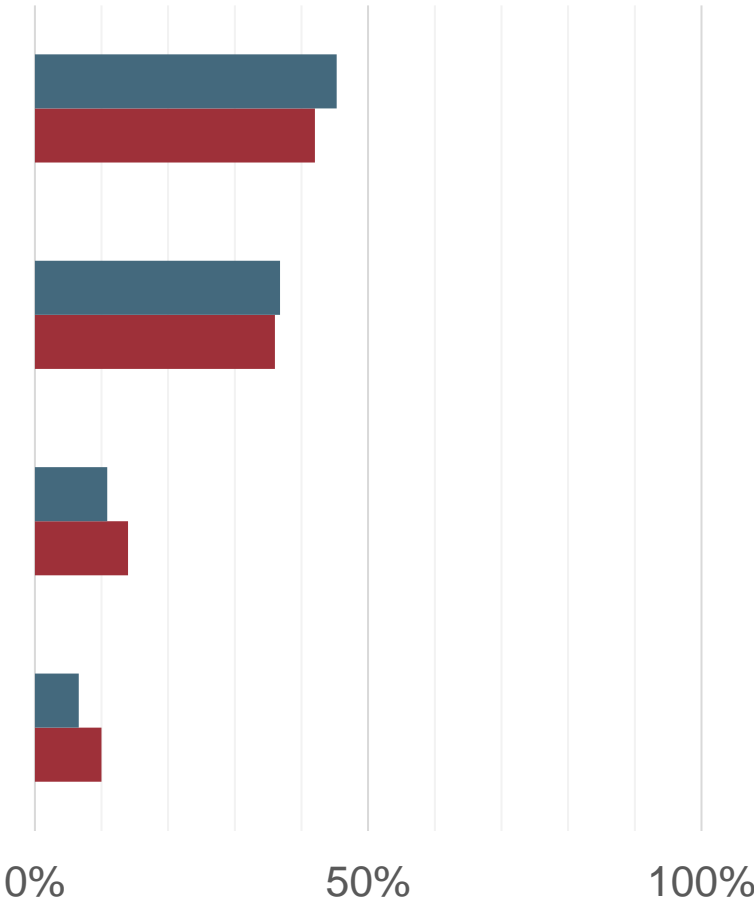
Equipment Functioning

MONTHLY
HOURLY

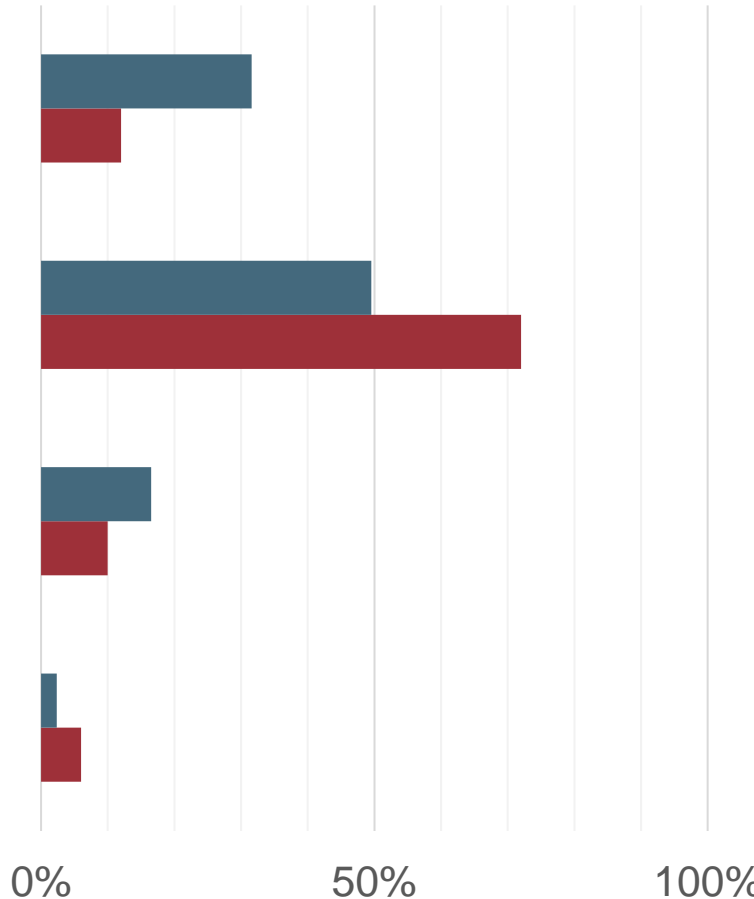
Entry Intercom



Exit Intercom



Elevators



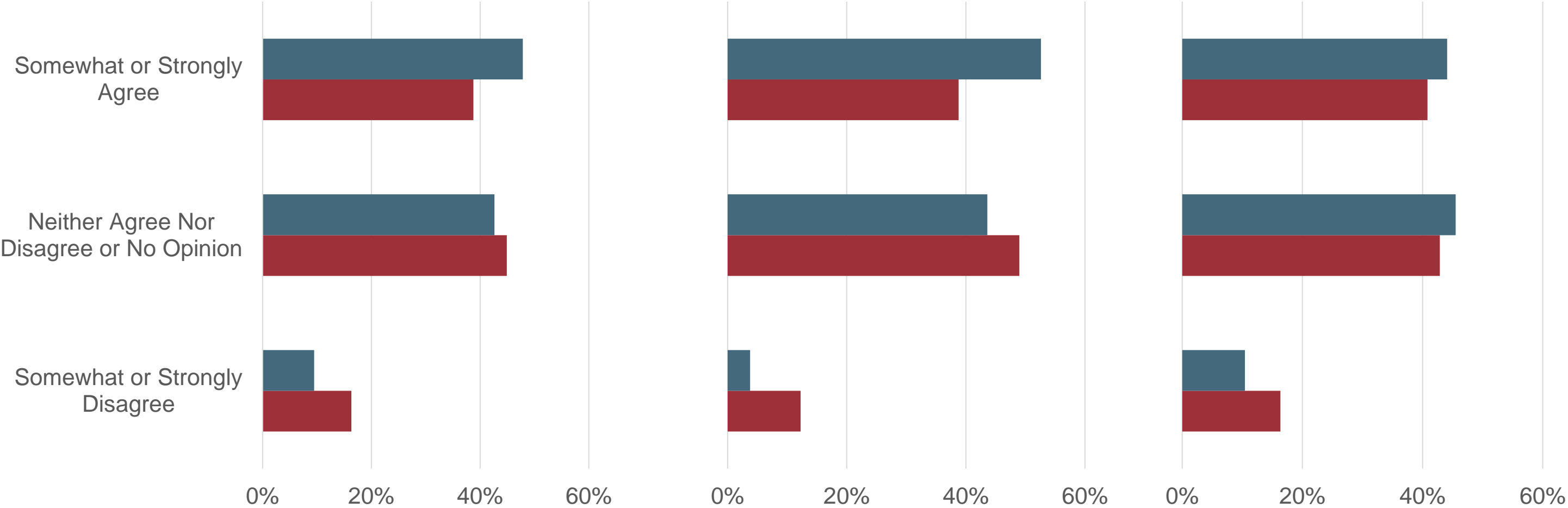
Customer Service: On-Site

MONTHLY
HOURLY

Helpful

Friendly

Timely



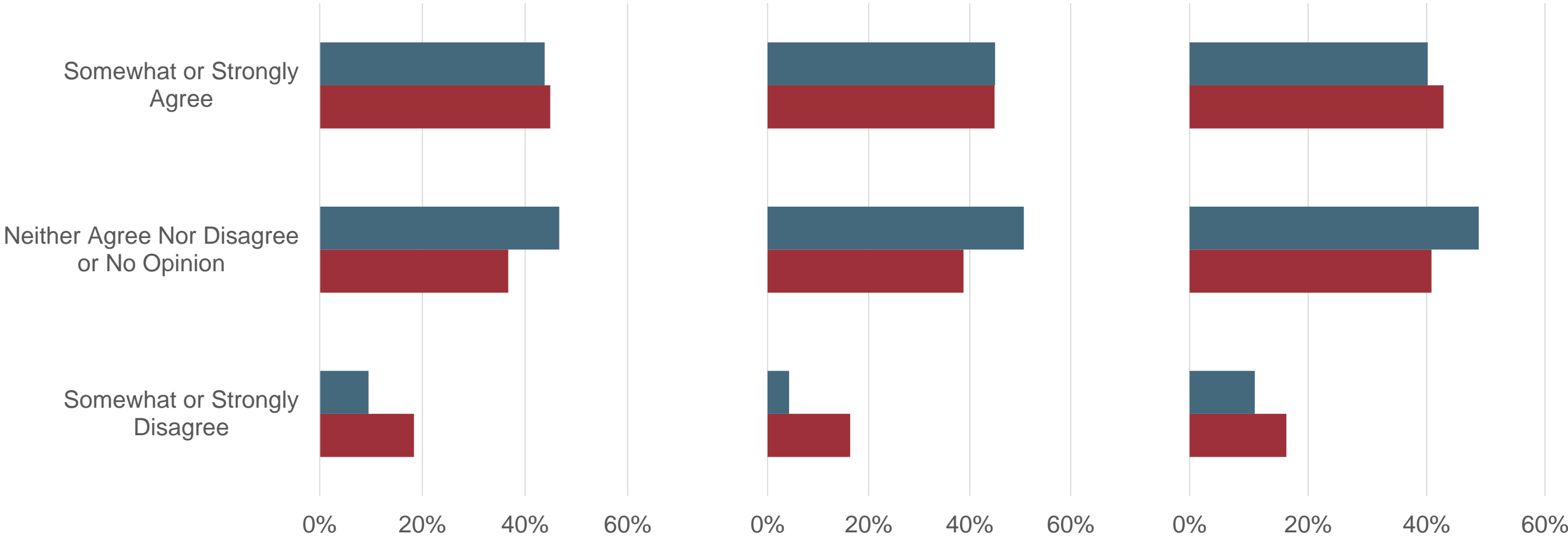
Customer Service: On-Call (Intercom)

MONTHLY
HOURLY

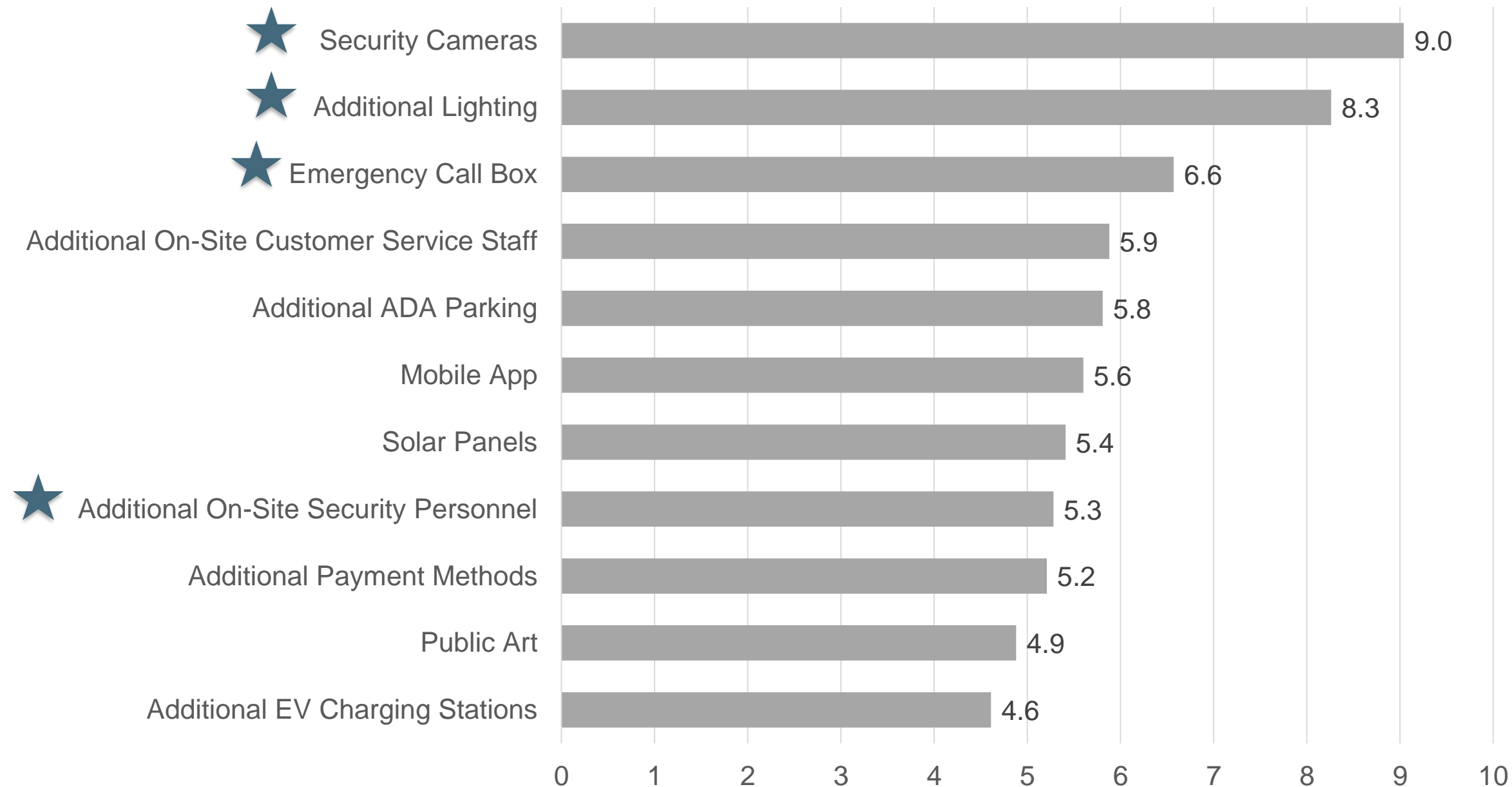
Helpful

Friendly

Timely

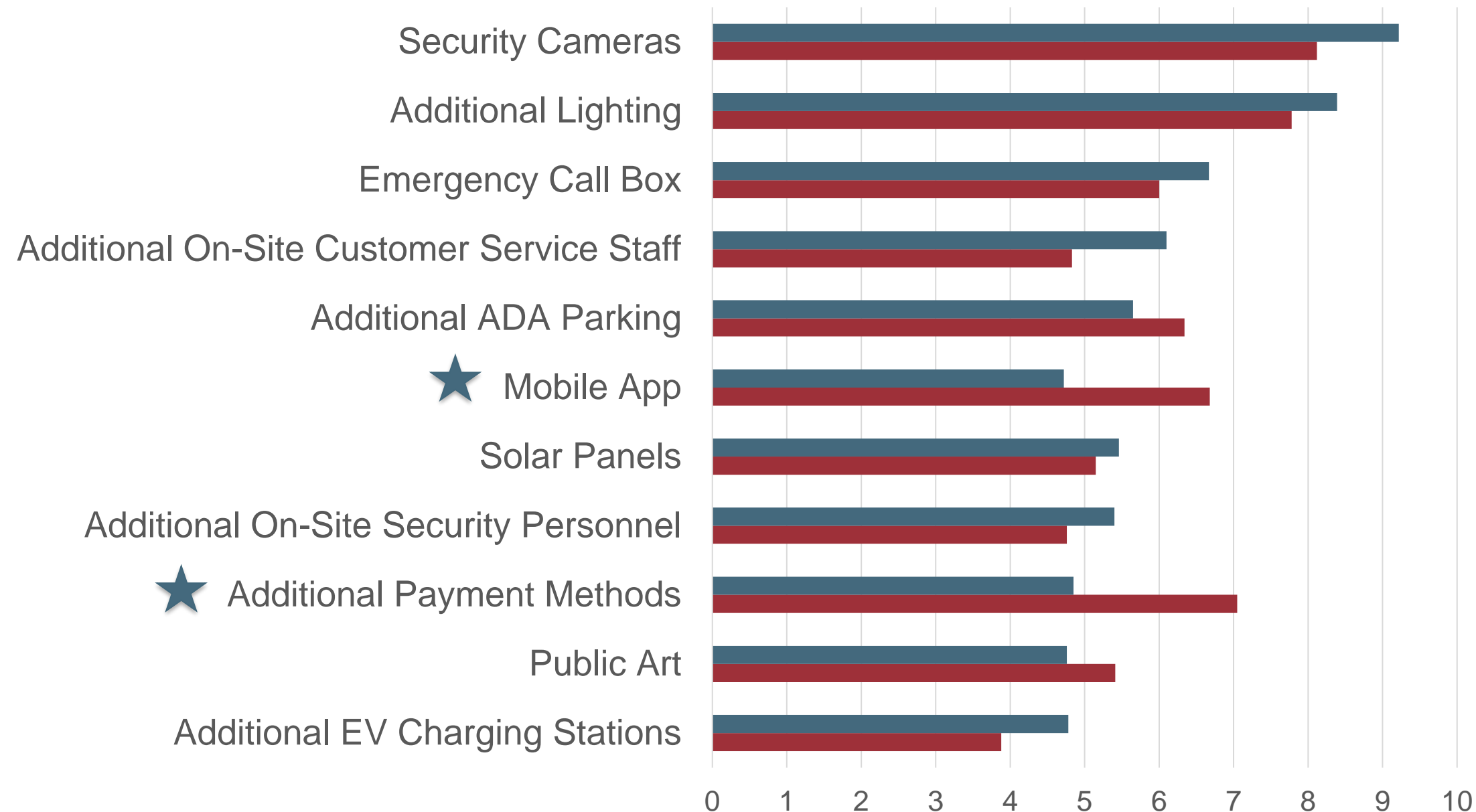


Garage Amenities



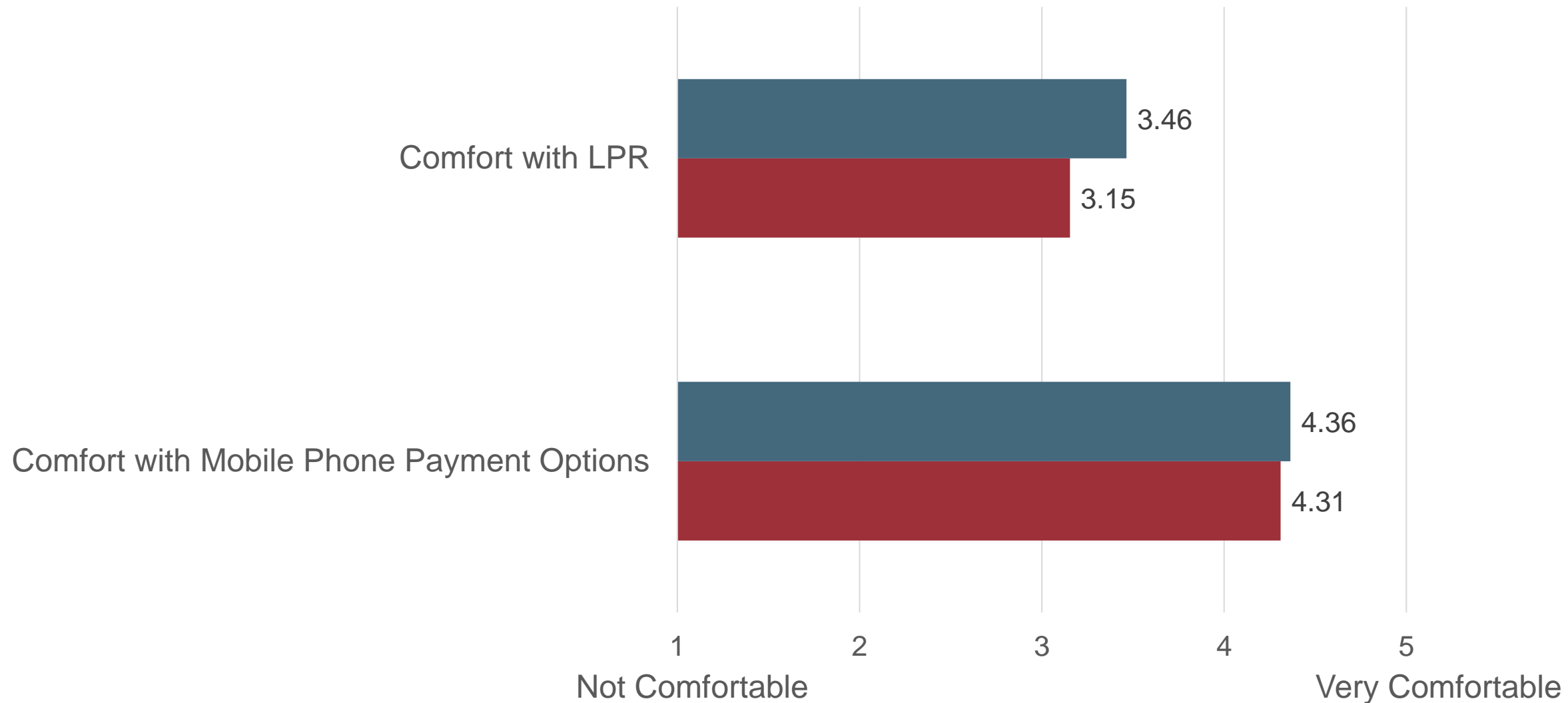
Garage Amenities

MONTHLY
HOURLY

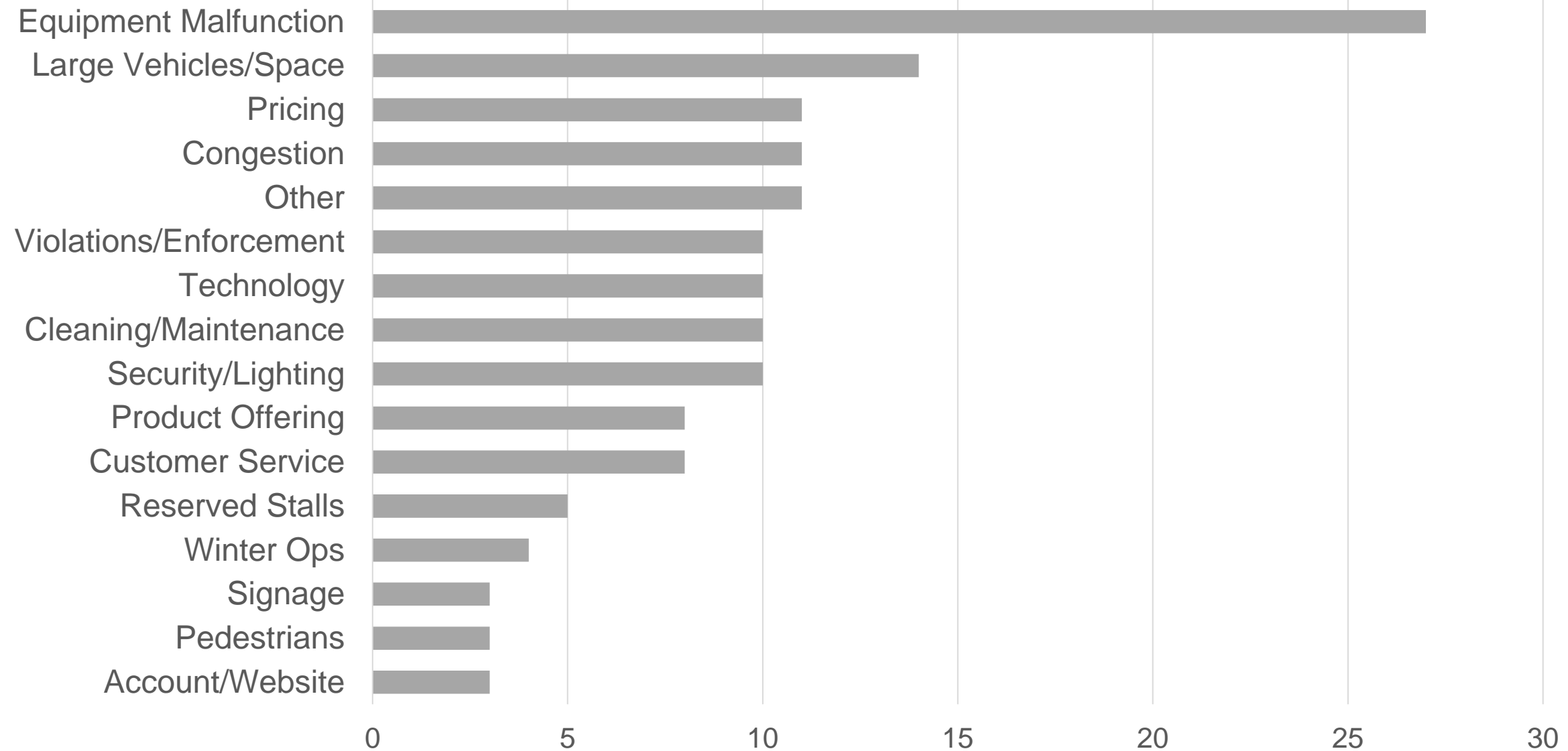


Payment Options

MONTHLY
HOURLY



Additional Comment Themes



Questions?

AGENDA

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Chair Haney Keith

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Chair Haney Keith

III. Work Session

- A. ParkBOI Customer Survey.....Zach Piepmeyer (15 minutes)
- B. ParkBOI Parking Garage Rooftop Solar Feasibility Study
.....Zach Piepmeyer (20 minutes)



PARKBOI

Kimley»Horn

Garage Rooftop Solar Feasibility Study

Zach Piepmeyer, P.E. – CCDC Parking & Mobility Director

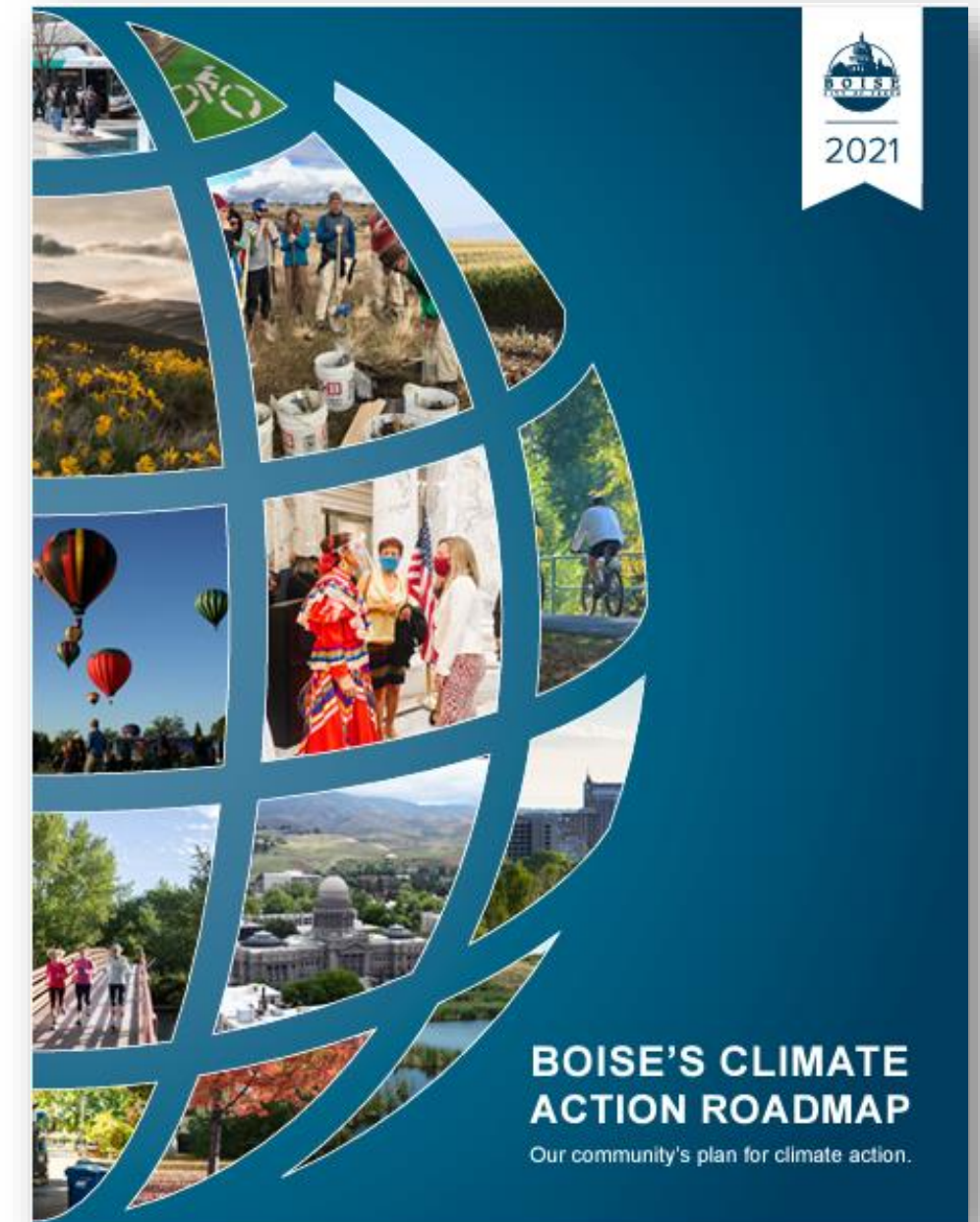
Alex Borg, P.E. – Kimley-Horn & Associates

Cole Edmondson, P.E. – Kimley-Horn & Associates

March 11, 2024

Project Origin

- 2022 ParkBOI Customer Survey
- 2024 ParkBOI Customer Survey
- City of Boise Sustainability Goals
 - 100% Clean Electricity for Community and Carbon Neutral City Government by 2035
 - Carbon Neutral Community by 2050
 - Install 3.5MW of rooftop solar each year



Project Objectives

- Perform study to determine financial and physical feasibility of installing rooftop solar arrays on each of the 6 existing ParkBOI parking structures
- Develop conceptual rooftop solar array layout



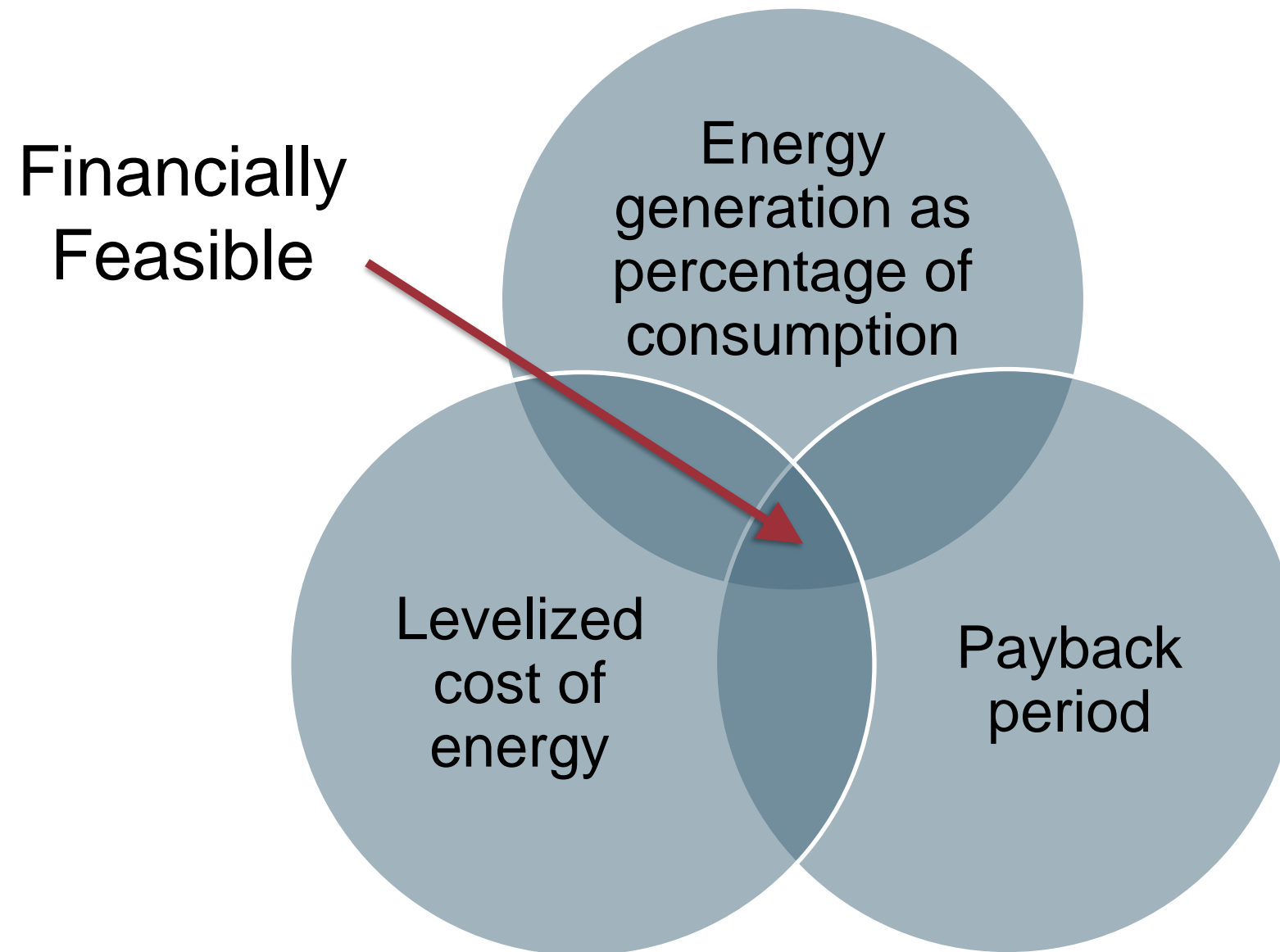
ParkBOI System



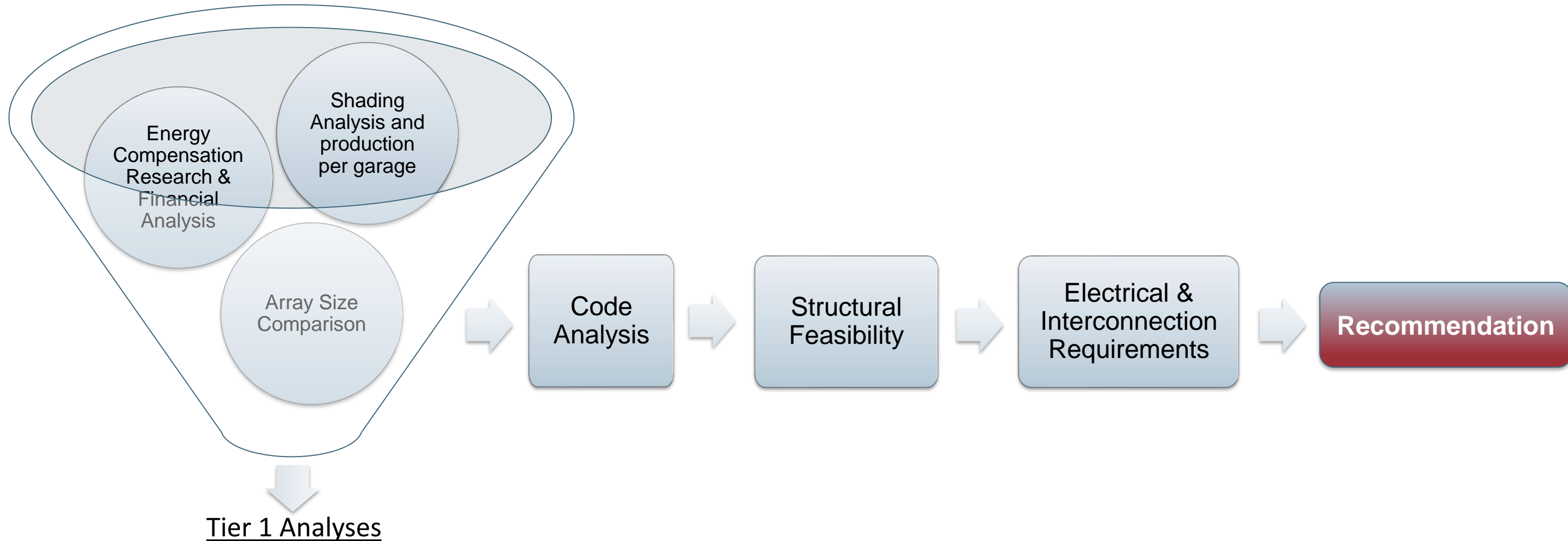
6 ParkBOI Garages

- Capitol/Main
 - Capitol/Myrtle
 - 9th/Main
 - 9th/Front
 - 10th/Front
 - 11th/Front
- } Recommended

Financial Feasibility



Analysis Process



Most Suitable Candidates recommended for further evaluation

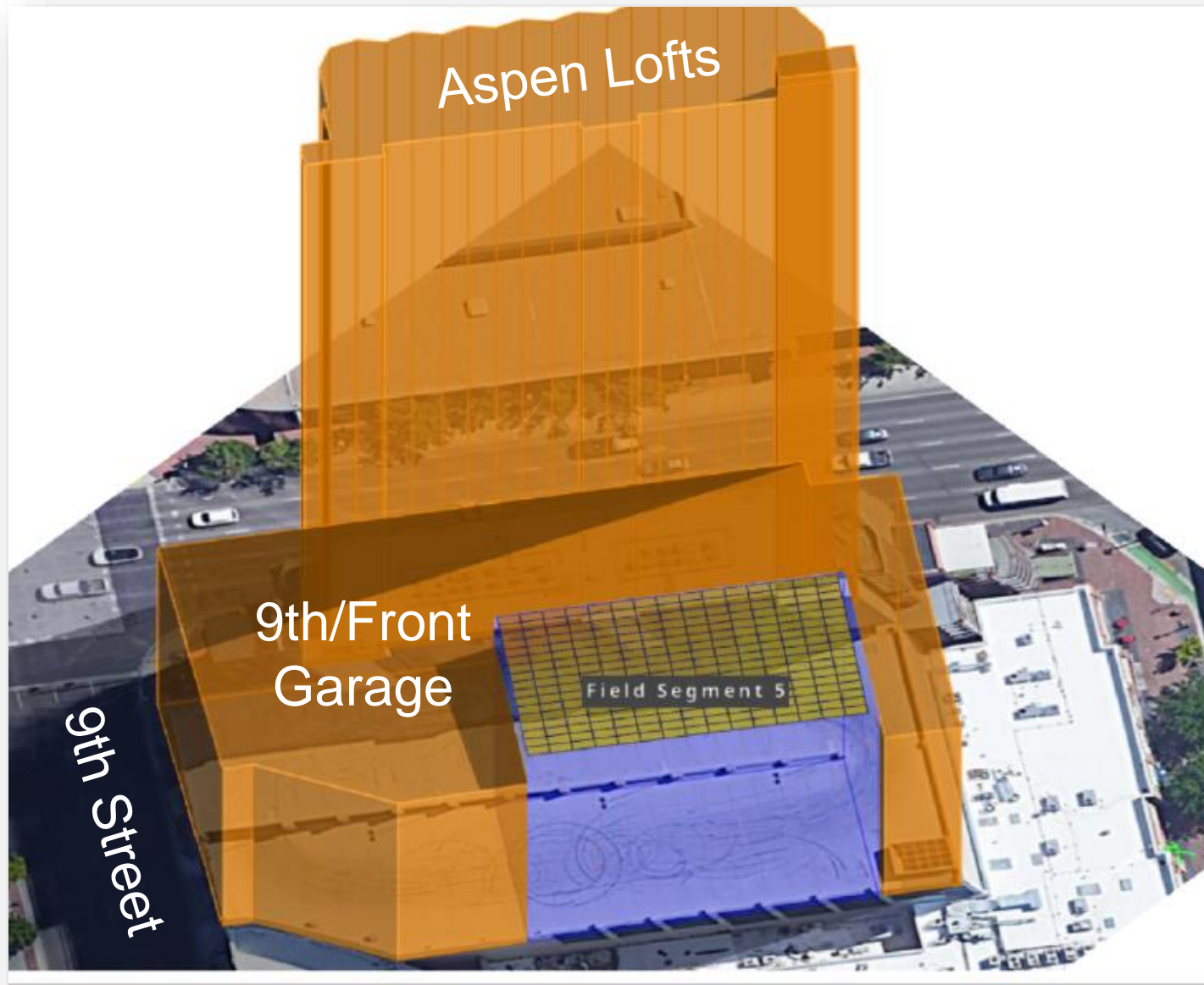
100kW system identified as most desirable

Idaho Power Regulations & Rates

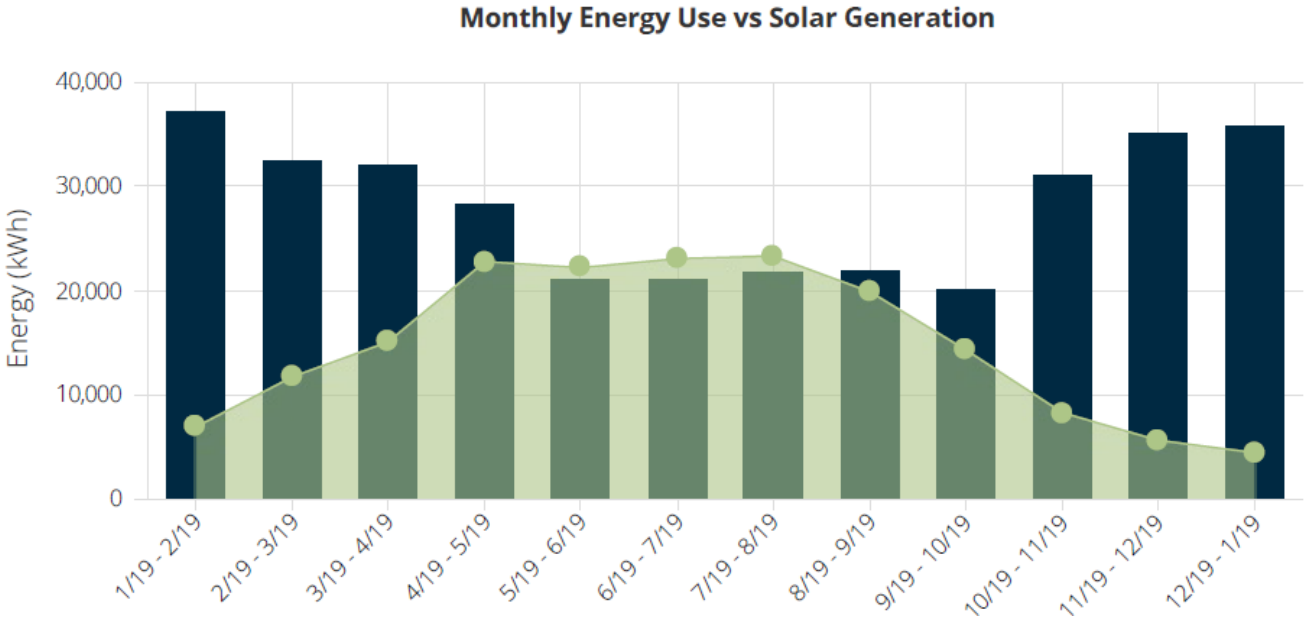
- Interconnection Configurations
 - Real Time Net Billing
 - Tariff Schedule 84 (revised Jan 1, 2024)
 - Utilizes peak vs. off-peak hours varying from \$0.048/kWh to \$0.17/kWh
 - Limited by 100kW nameplate

Export Credit Rate, per KWh	Summer	Non-Summer
On-Peak	16.996 cents	4.8365 cents
Off-Peak	6.6533 cents	4.8365 cents

Solar Generation/Shading Analysis

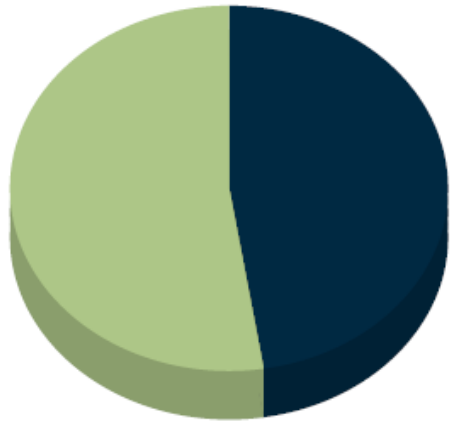


Solar Generation/Shading Analysis



Energy Consumption Mix

Annual Energy Use: 337,824 kWh



Utility	160,406 kWh (47.48%)
Solar PV	177,418 kWh (52.52%)



Solar Generation/Shading Analysis

Site Location	Annual Energy Production	kWh/kWp	Annual Energy Consumption	Percentage of Consumption
9th & Front	177.4MWh	1,435	342.9MWh	52%
10th & Front	179.7MWh	1,453	156.1MWh	115%
11th & Front	185MWh	1,490	302.4MWh	61%
9th & Main	110.2MWh	884	199.6MWh	54%
Capitol & Main	134.8MWh	1,090	231.64MWh	58%
Capitol & Myrtle	131.7MWh	1,078	170.5MWh	77%

Financial Analysis

Site Name	Total Payments	Total Incentives	Net Payments	Electric Bill Savings	Bill Savings – Net Payments	Payback Period (yrs)
9th & Front	\$495,000	\$198,000	\$297,000	\$552,000	\$255,000	21
10th & Front	\$495,000	\$198,000	\$297,000	\$585,000	\$288,000	20
11th & Front	\$497,000	\$199,000	\$298,000	\$568,000	\$270,000	21

Structural/Electrical/Code Analysis

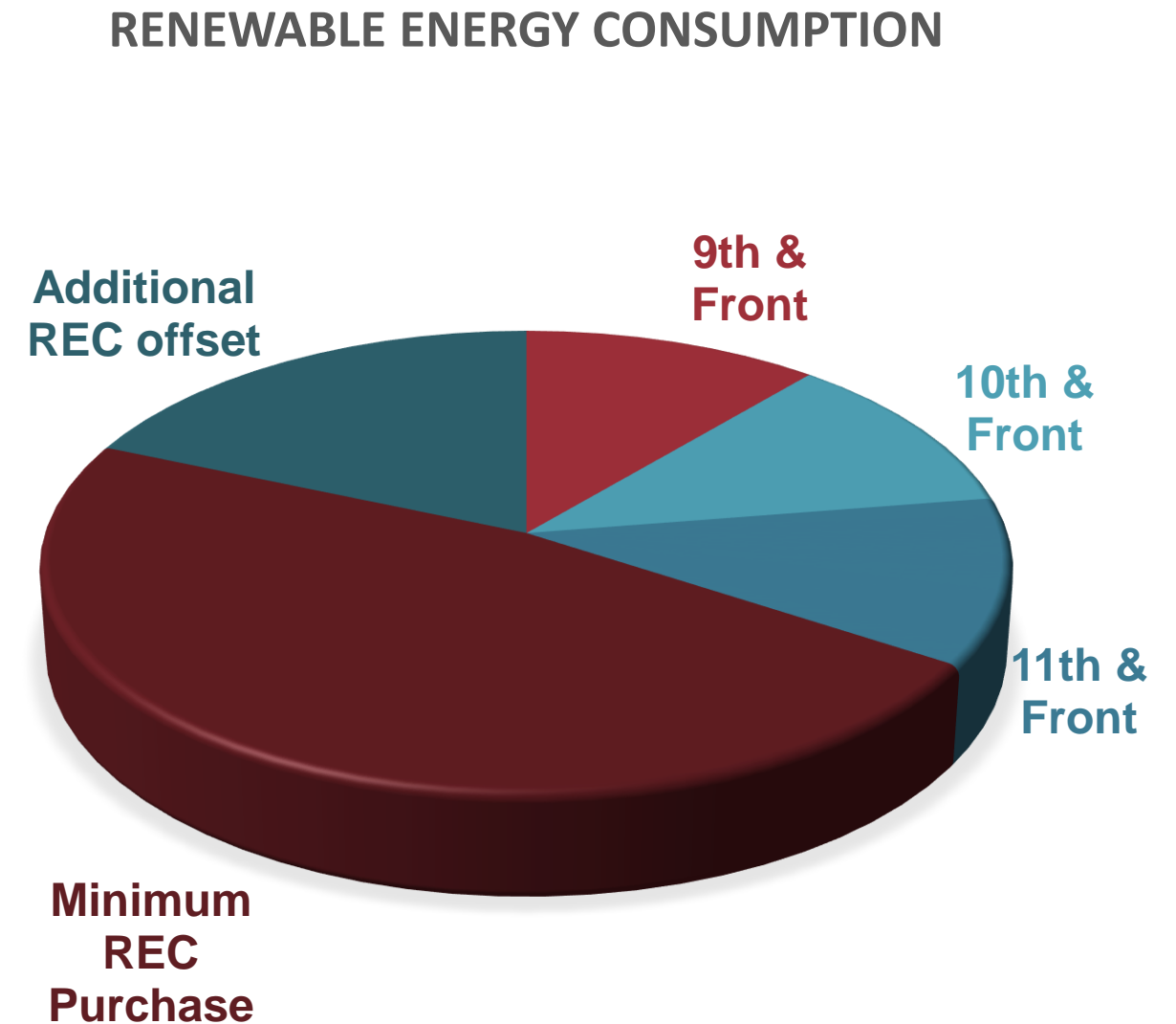
- MX-5 Zone, Mixed use downtown
- Structurally Feasible
- Electrically Feasible based on existing infrastructure



Conclusions

Kimley-Horn recommends the following:

- 100kW AC array
- Purchase 750 REC's to offset the remaining energy consumption from the 6 parking garages



Next Steps

- Budget Programming
- Engage an EPC through RFQ or other means of procurement
 - Includes Design, Construction and Installation
- Maintenance/Operation
- Potential System Expansion
 - EV accommodations
 - Battery Storage



AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for February 2024

B. Minutes and Reports

1. Approve Meeting Minutes for February 12, 2024

C. Other

1. Approve Resolution 1861: Memorandum of Understanding - State Street/Idaho 44 Transit Corridor Implementation Coordination
Approve Resolution 1854: Records Disposition.
2. FY2024 Q1 Financial Report (Unaudited)

CONSENT AGENDA

Motion to Approve Consent
Agenda

AGENDA

V. Action Items

- A. **CONSIDER** 2023 Annual Report
.....John Brunelle (5 minutes)
- B. **PUBLIC COMMENT** 2023 Annual Report.....Chair Haney Keith (5 minutes)
- C. **CONSIDER** Resolution 1859: Trailhead. Amendment No. 3 to the Entrepreneurship Consulting Agreement with the City of Boise and Actuate Boise, Inc.....Mary Watson (5 minutes)
- D. **CONSIDER** 1860: 500 S. 8th Street, Trailhead. Renewal of Commercial Lease Agreement with Rim View LLC.....Mary Watson (5 minutes)

CONSIDER: Approval of 2023 Annual Report

Suggested Motion:

I move to approve the 2023 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

Approval of 2023 Annual Report

PUBLIC COMMENT

AGENDA

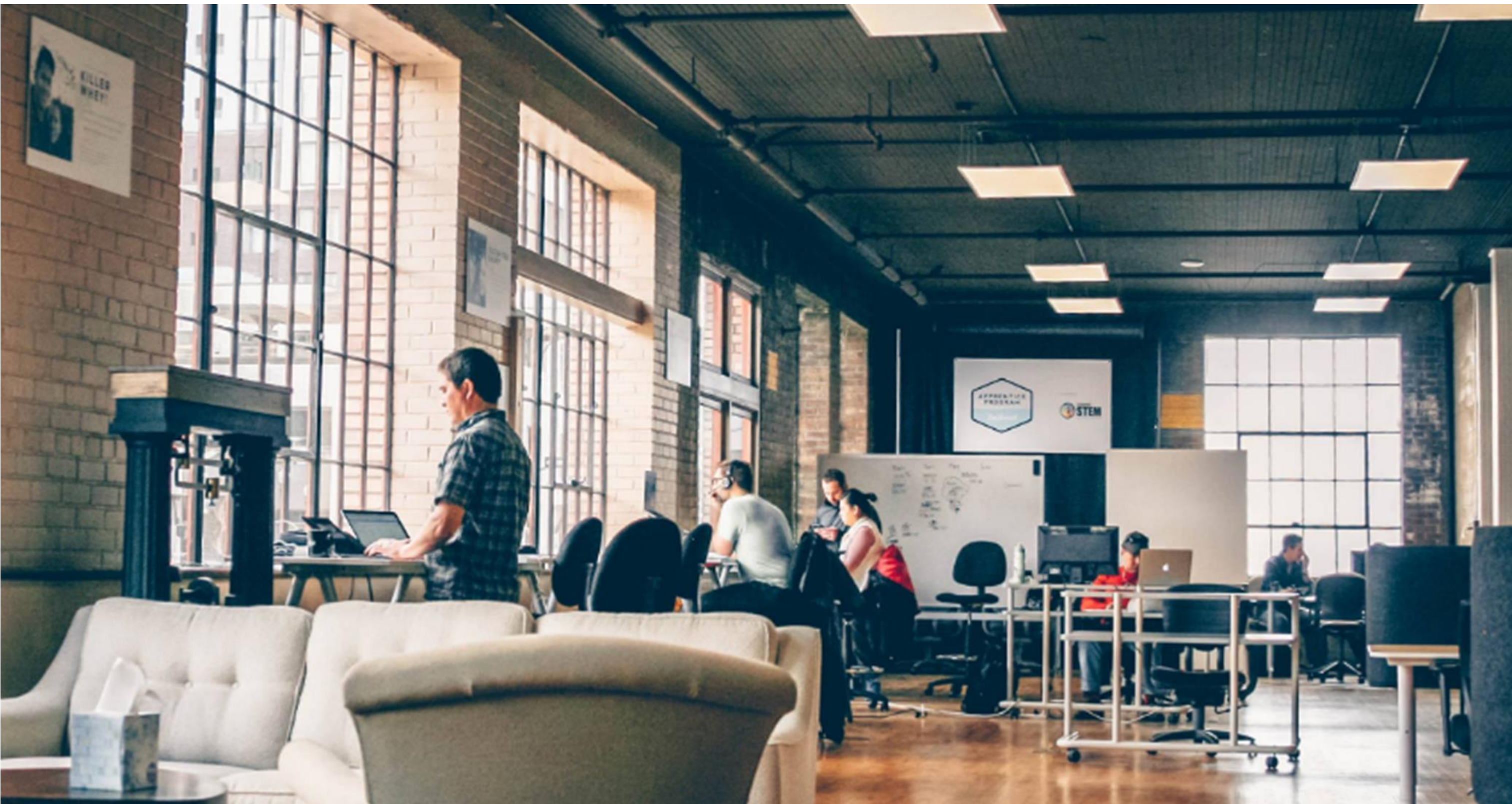
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- B. **PUBLIC COMMENT** 2023 Annual Report.....Chair Haney Keith (5 minutes)
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.....Mary Watson (5 minutes)
- D. **CONSIDER** 1860: 500 S. 8th Street, Trailhead. Renewal of Commercial Lease Agreement with Rim View LLC.....Mary Watson (5 minutes)



Tri-Party Agreement and Commercial Lease

Mary Watson
CCDC General Counsel





The word "Trailhead" in a blue, cursive script font, enclosed within a dark blue, stylized diamond-shaped frame. The logo is positioned on a glass door that reflects a city street scene with buildings and cars.

Trailhead

Professional Services Agreement





Office Lease: 500 S. 8th Street

14,800 sq.ft. (entire building) – Landlord covers all building expenses.
>> \$199,969.10 per year shared equally with the City of Boise

For Consideration, Two Motions:

1. I move to adopt **Resolution No. 1859** approving Amendment No. 3 to the Entrepreneurship Consulting Agreement with the City of Boise and Actuate Boise, Inc., for the professional services commonly known as Trailhead.
2. I move to adopt **Resolution No. 1860** approving renewal of the Lease of 500 S. 8th Street from Rim View LLC for one year.



AGENDA

V. Action Items

E. **CONSIDER** Resolution 1862: 3rd Street Streetscape and Mobility Improvements Project. Task Order 19-011 for Professional Design Services with Jensen Belts Associates

.....Karl Woods (5 minutes)

F. **CONSIDER** Resolution 1863: 3rd Street Streetscape and Mobility Improvements Project. Ranking for RFQ: Construction Manager/General Contractor (CM/GC)

.....Karl Woods/Kathy Wanner (10 minutes)

G. **CONSIDER** Resolution 1864: Pre-Qualification of Contractors for 17th Street Interim Streetscape Improvements ProjectKassi Brown/Kathy Wanner (5 minutes)

VI. Adjourn

CONSIDER: Resolution 1862: 3rd Street Streetscape and Mobility Improvements. Task Order 19-011 for Professional Design Services with Jensen Belts Associates

Karl Woods
Sr. Project Manager

Project Overview



Objectives

Streetscape and road intersection adjustments to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles





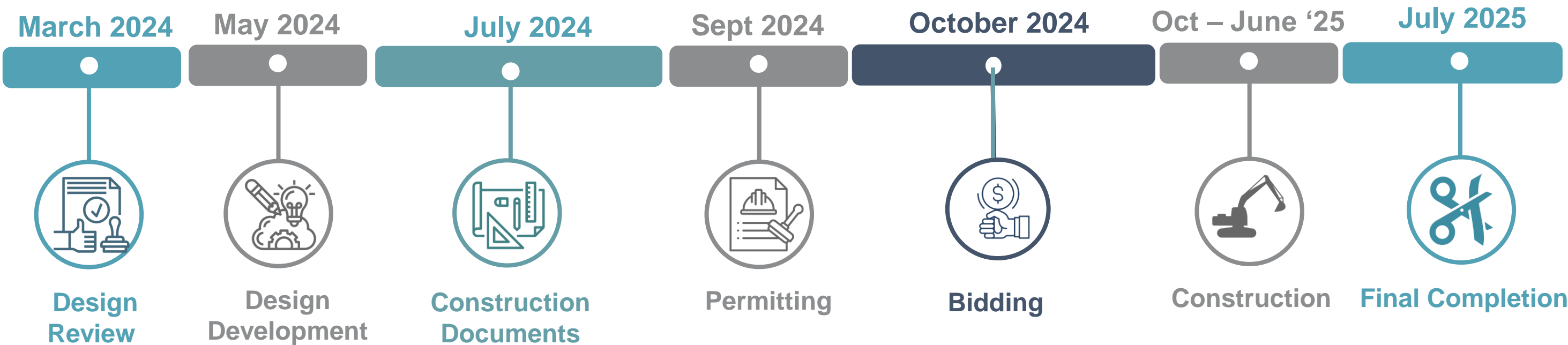
Jensen Belts Associates Task Order 19-011



Not-To-Exceed: \$258,212

- Design Development
- Construction Documents
- Permitting
- Assistance During Bidding
- Construction Administration

Project Schedule



CONSIDER: Resolution 1862

Suggested Motion:

I move to adopt Resolution 1862 approving and authorizing the execution of Task Order 19-011 with Jensen Belts Associates for Professional Design Services on the 3rd Street Streetscape and Mobility Improvements Project.

AGENDA

V. Action Items

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.....Karl Woods (5 minutes)

F. **CONSIDER** Resolution 1863: 3rd Street Streetscape and Mobility Improvements Project. Ranking for RFQ: Construction Manager/General Contractor (CM/GC)

.....Karl Woods/Kathy Wanner (10 minutes)

G. **CONSIDER** Resolution 1864: Pre-Qualification of Contractors for 17th Street Interim Streetscape Improvements ProjectKassi Brown/Kathy Wanner (5 minutes)

VI. Adjourn

CONSIDER: Resolution 1863: 3rd Street Streetscape and Mobility Improvements. Ranking for RFQ: Construction Manager – General Contractor (CM/GC)

Karl Woods

Sr. Project Manager – Capital Improvements

Kathy Wanner

Contracts Manager





Qualification-Based Selection Process
Idaho Code § 67-2320

Must be licensed as Construction Manager AND General Contractor

CM/GC Selection Process Schedule	
RFQ Issued	February 11, 2024
Public Notice	February 11 and 18, 2024
Pre-Proposal Meeting	February 20, 2024
Submissions Due	February 28 by 3:00 pm
Staff review for compliance and Evaluation Panel scoring RFQ requirements	
CCDC Board Decision March 11, 2024	

Request for Qualification Evaluation and Ranking

EVALUATION	
Cover Sheet / Waiver & Release	0
Signed Cover Letter	5
Company Profile	15
CM/GC Project Team	20
Experience & Past Performance	20
Project Approach, Work Plan & Schedule	25
Project Management	15
Points / Evaluator	100
Total Points (100 x 3) = 300	

RANKING	
Guho Corp	272
McAlvain	248

Next Steps

TODAY

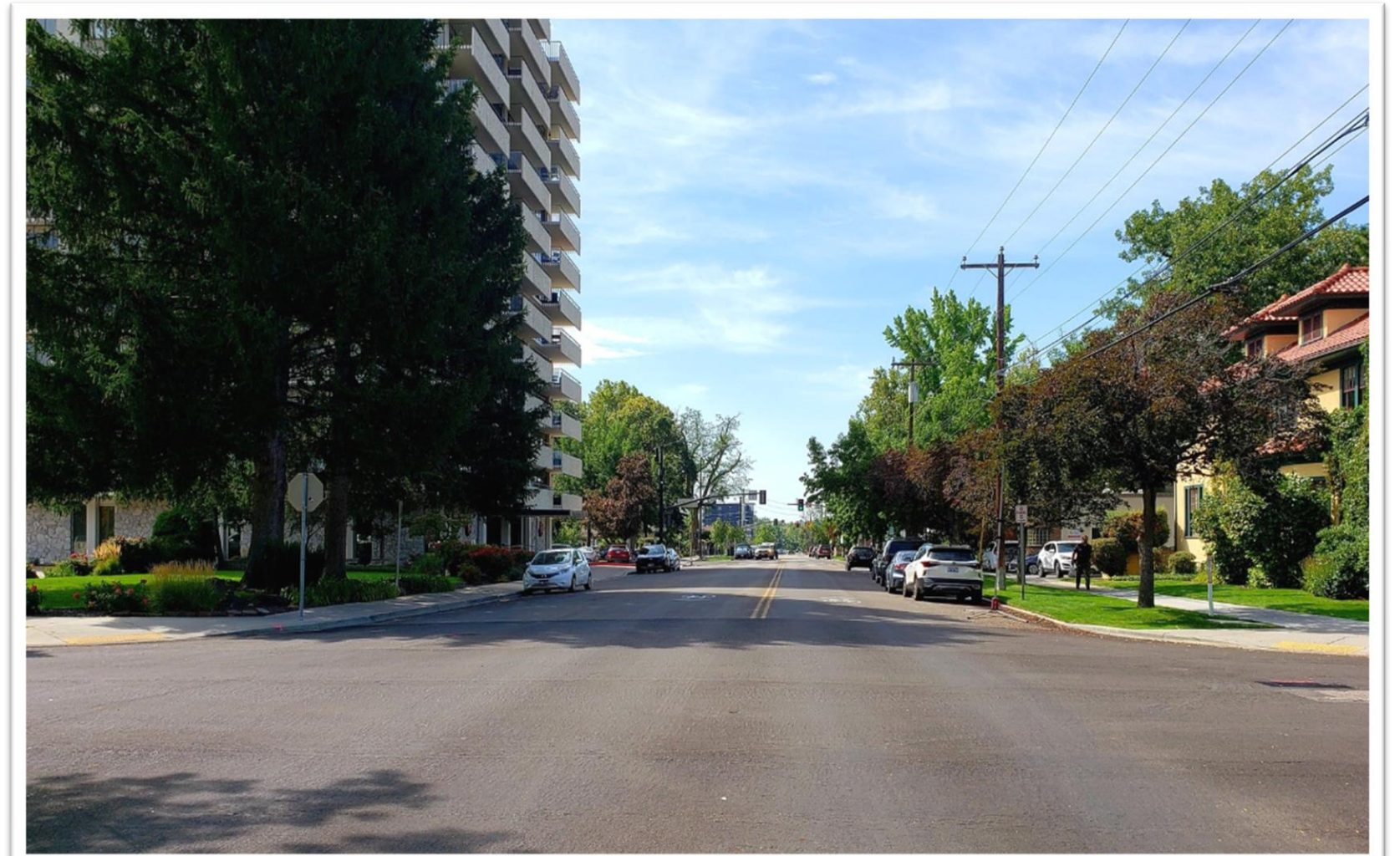
BOARD APPROVAL:

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

LATER

BOARD APPROVAL:

Guaranteed Maximum Price (Contract Amendment for Construction)



CONSIDER: Resolution 1863

Suggested Motion:

I move to adopt Resolution 1863 approving the ranking for the RFQ: CM/GC for the 3rd Street Streetscape and Mobility Improvements Project, and to authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement for the 3rd Street Streetscape and Mobility Improvements Project.

AGENDA

V. Action Items

- E. **CONSIDER** Resolution 1862: 3rd Street Streetscape and Mobility Improvements Project. Task Order 19-011 for Professional Design Services with Jensen Belts Associates
.....Karl Woods (5 minutes)

- F. **CONSIDER** Resolution 1863: 3rd Street Streetscape and Mobility Improvements Project. Ranking for RFQ: Construction Manager/General Contractor (CM/GC)
.....Woods/Kathy Wanner (10 minutes)

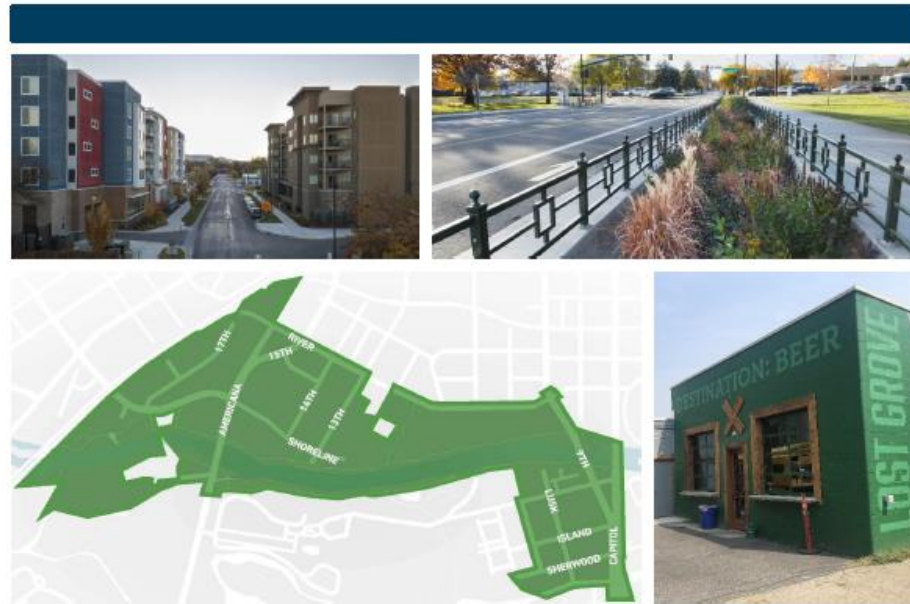
- G. **CONSIDER** Resolution 1864: Pre-Qualification of Contractors for 17th Street Interim Streetscape Improvements ProjectKassi Brown/Kathy Wanner (5 minutes)

VI. Adjourn


CONSIDER: Resolution 1864 Pre-Qualification of Contractors for 17th Street Interim Streetscape Improvements Project

Kassi Brown – Project Manager
Kathy Wanner - Contracts Manager

Project Background



A collage of four images: top left shows a modern multi-story apartment building; top right shows a street view with a black metal fence and landscaping; bottom left is a green map of the Shoreline Urban Renewal District with street names like 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th; bottom right shows a green building with 'DESTINATION: BEER' and 'LOST GROVE' signage.

 A Crime Prevention Through Environmental Design (CPTED) Assessment
conducted by the Boise Police Department

CITY of BOISE, IDAHO

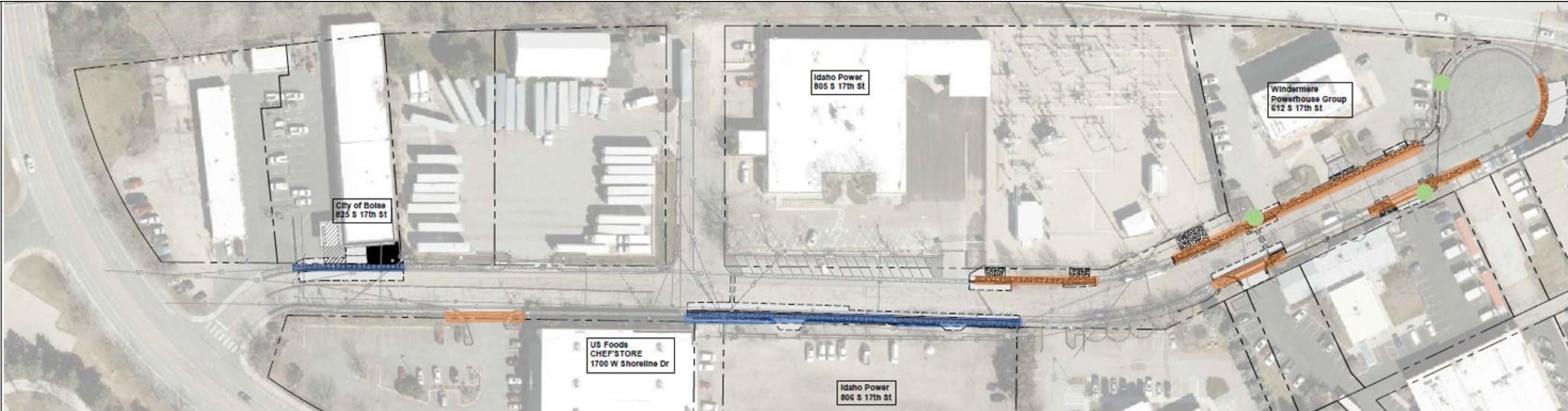
SHORELINE URBAN RENEWAL DISTRICT

CPTED ASSESSMENT

Performed on October 15, 2020



Project Overview



New Concrete Sidewalk

ADA Pedestrian Improvements

New Street Light

Procurement Process

Idaho Code § 67-2805(2)(b): Two Stage Procurement Process

- Stage 1 Pre-qualify: Examine preliminary qualifications of licensed public works contractors.
- Stage 2 Bidding: Invite bids from the pre-qualified contractors.

17 th Street Interim Streetscape Improvements Project	
Stage 1: RFQ Issued	February 16, 2024
Public Notice in Idaho Statesman	February 16 and 23, 2024
Submissions Due	March 1, 2024
<< Review for compliance and RFQ requirements >>	
CCDC Board Decision	March 11, 2024
Stage 2: Invitation to Bid	. . . Anticipated mid-March

Pre-Qualification Standards

- ✓ Properly Licensed
- ✓ Bonding and Insurance
- ✓ Cyber Security Protocols
- ✓ Experience Constructing Similar Facilities
- ✓ Overall Performance History

La Riviere

Next Steps

March 13, 2024

- Invitation to Bid Issued



March 27, 2024

- Bids Due



April 8, 2024

- CCDC Board Approval



Spring 2024

- Construction Start



CONSIDER: Resolution 1864

Suggested Motion:

I move to adopt Resolution 1864 prequalifying LaRiviere, Inc. as eligible to submit a bid for the 17th Street Interim Streetscape Project.

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).