



AGENDA BILL

<p>Agenda Subject: Consider Resolution 1863: 3rd Street Streetscape and Mobility Improvements Project. Ranking for RFQ: Construction Manager / General Contractor (CM/GC).</p>	<p>Date: March 11, 2024</p>
<p>Staff Contacts: Kathy Wanner Contracts Manager Karl Woods Senior Project Manager</p>	<p>Attachments: A. Resolution 1863 B. Request for Qualifications – issued February 11, 2024 C. Final Evaluation Tally</p>
<p>Action Requested: Adopt Resolution 1863 approving the ranking for the RFQ: Construction Manager / General Contractor (CM/GC) for the 3rd Street Streetscape and Mobility Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement.</p>	

Background

CCDC is working to make streetscape improvements and road intersection adjustments to 3rd Street between Jefferson and Front Streets and on Main Street between 4th and 2nd Streets to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles.

3rd Street is an important north/south bicycle corridor, the project will improve the consistency and safety of sharrows bicycle facilities, adding cycling amenities, and updating pavement markings and signage where needed.

The Main Street roadway will be narrowed to create a balance between travel lanes, parking, and sidewalks as well as providing safer crossings of Main Street.

Pedestrian crossing distances will be shortened at intersections by extending the curb into the parking lane to create bulb outs. New historic streetlights, accessible ramps, and other features will be provided to ensure safe crossings for all ages and abilities.

CCDC hired Jensen Belts Associates as its Design Professional of Record for the project. Jensen-Belts Associates in coordination with QRS Consulting and Musgrove Engineering, has met with public agencies and stakeholders to coordinate the design and submitted the project for Design Review on February 8th to gain approval. The design team will be working closely with the CM/GC during pre-construction and construction phases.

As the design is further refined for the 3rd Street Streetscape and Mobility Improvements, it is critical to have a **Construction Manager / General Contractor (“CM/GC”)** on the team to provide pre-construction services. The CM/GC will provide cost estimating and constructability review for the Streetscape and Mobility Improvements from Design Review approval through permitting. Pre-construction services will also include pre-planning of street closures, communication with adjacent businesses, property owners and developers and safely detouring vehicles, pedestrians, and bicycles and coordination of anticipated undergrounding of power.

As the project moves into construction, the CM/GC managing logistic planning is crucial in this area due to multiple active construction projects and related street closures. It is also critical to have the CM/GC closely managing the construction schedule with the sunset of the River Myrtle Old Boise District approaching.

During a time of high demand in the construction industry and shortages of subcontractor resources, the CM/GC can ensure that construction packages are receiving appropriate bid coverage. Due to the added value a CM/GC provides, the Agency staff determined the best approach for this project would be to utilize the CM/GC 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 experienced resounding success with eleven recent CM/GC contracts, including projects currently under construction.

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 February 11, 2024, inviting licensed CM/GC companies to submit Statements of Qualifications (SOQ). Public notice was published in the Idaho Statesman newspaper on February 11 and February 18. Notice was sent to the planroom at the Idaho Association of General Contractors and several general contractors holding the requisite Construction Manager license. Representatives from two different construction companies attended a pre-proposal meeting on February 20.

Two companies submitted qualifications by the February 28, 2024 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.

A three-person evaluation panel reviewed the SOQs, including two Agency project managers and the project’s landscape architect. The three SOQs were evaluated on the following criteria as specified in the RFQ: cover sheet, waiver and release, company profile, CM/GC project team,

experience and past performance, project approach, work plan and schedule, and project management. Because of the thoroughness of the SOQs and the panel's extensive, firsthand experience working with the two companies, the panel felt it unnecessary to require interviews.

After review, the panel members' scoring was unanimous that **Guho Corp.** was the best qualified and highest ranked proposer for this project for these reasons:

- Guho Corp. has an extensive background in Public Works Construction in urban areas and has become the area's expert in streetscape construction and suspended pavement system installation;
- The company has provided Anthony Guho as project manager and Rob Cloninger as superintendent, both of whom have conducted professional management processes, exceeded expectations in schedule and budget, and delivered high quality results in past construction management and general contracting work for the Agency and other public agencies;
- Guho Corp. provides a cohesive team approach and an unparalleled understanding of the scope of work;
- Guho Corp. excels at continuous coordination and collaboration with all stakeholders and jurisdictions involved in the project from pre-construction to completion, which is exemplified in their ability to provide a well-thought-out schedule to meet expectations;
- Guho Corp. displayed proven performance in managing similar public space projects with multiple public agencies.
- References attested that Guho Corp.'s pre-construction management services are strong and advantageous to the success of a project; and,
- Guho Corp.'s work with the Agency on current projects, including Old Boise Blocks on Grove Street, Linen Blocks on Grove Street, 521 West Grove Street, and Capitol Boulevard Streetscapes; and a variety of previous projects such as LIV District / Broad Street, 6th Street / Block 7 Alley public improvements, and the Bannock Street Improvements, has been commendable and has shown that Guho Corp. is dedicated to giving the project the attention it requires.

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 FY 2024 budget includes sufficient funding for this project.

Staff Recommendation

Adopt Resolution 1863 approving the ranking for the RFQ: CM/GC for the 3rd Street Streetscape and Mobility Improvements Project; authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement in accordance with that ranking and the requirements set forth state statute.

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.

ATTACHMENT A
RESOLUTION 1863

RESOLUTION NO. 1863

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 3RD STREET STREETSCAPES AND MOBILITY IMPROVEMENTS, JEFFERSON STREET TO GROVE STREET 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 River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from 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 3rd Street between the Jefferson Street and Grove Street and on Main Street between 4th and 2nd Streets to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles including: improvements to bike facilities, sidewalk, curb and gutter, pedestrian

ramps, and storm drain modifications; installation of new street trees, suspended pavement systems (for tree growth and stormwater storage), historic streetlights, street furnishings, and anticipated undergrounding of overhead utilities; 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, the unique improvements and enhancements that are planned, and 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 February 11 and 18, 2024; and,

WHEREAS, the SOQ submissions were due to the Agency on February 28, 2024, by 3:00 p.m., and the Agency received two (2) SOQs from the following firms: Guho Corp. and McAlvain Construction, Inc.; and,

WHEREAS, the SOQs were evaluated for compliance with the technical requirements as prescribed in the RFQ and were scored and ranked on the bases of qualifications and demonstrated competence by a three-person panel; and,

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

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

WHEREAS, the Agency’s collective scoring showed that Guho Corp. was the best qualified and highest ranked proposer for the Project because:

- Guho Corp. has an extensive background in Public Works Construction in urban areas and has become the area’s expert in streetscape construction and suspended pavement system installation;
- The company has provided Anthony Guho as project manager and Rob Cloninger as superintendent, both of whom have conducted professional management processes, exceeded expectations in schedule and budget, and delivered high quality results in past construction management and general contracting work for the Agency and other public agencies;
- Guho Corp. provides a cohesive team approach and an unparalleled understanding of the scope of work;

- Guho Corp. excels at continuous coordination and collaboration with all jurisdictions involved in the project from pre-construction to completion, which is exemplified in their ability to provide a well-thought-out schedule to meet all jurisdictions' expectations;
- Guho Corp.'s work with the Agency on current projects, including Old Boise Blocks on Grove Street, Linen Blocks on Grove Street, 521 West Grove Street, and Capitol Boulevard Streetscapes; and a variety of previous projects such as LIV District / Broad Street, 6th Street / Block 7 Alley public improvements, and the Bannock Street Improvements, has been commendable and has shown that Guho Corp. is dedicated to giving the project the attention it requires; and,

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 3rd Street Streetscape and Mobility Improvements, Jefferson Street to Grove Street 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 3rd Street Streetscape and Mobility Improvements, Jefferson Street to Grove Street:

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

Section 3: That the Agency Board authorizes the Agency Executive Director to negotiate a Construction Manager / General Contractor Agreement with the top-ranked proposer, Guho Corp., for the 3rd Street Streetscape and Mobility Improvements, Jefferson Street to Grove Street 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 March 11, 2024, 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 March 11, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on March 11, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

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

ATTEST:

By: DocuSigned by:
John Stevens
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John Stevens, Vice Chair

ATTACHMENT B
REQUEST FOR QUALIFICATIONS
ISSUED FEBRUARY 11, 2024



REQUEST FOR QUALIFICATIONS

CONSTRUCTION MANAGER / GENERAL CONTRACTOR
(CM/GC) SERVICES

**3RD STREET STREETScape AND MOBILITY
IMPROVEMENTS PROJECT**

PROPOSALS DUE: FEBRUARY 28, 2024 by 3 P.M. local time

February 11, 2024

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 3rd Street Streetscape Improvements Project between Jefferson Street and Grove 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 River Myrtle Old Boise Urban Renewal District. This project will incorporate construction of streetscape improvements, road intersection adjustments, coordination with utility providers, stormwater modifications and pavement reconstruction in the public right-of-way including unique features such as bulbed out corners, a raised intersection, street furnishings, historic streetlights, suspended pavement systems (green storm water infrastructure), and utility infrastructure upgrades (i.e. undergrounding of existing overhead utility lines).

Proposals must be delivered **electronically** prior to **3:00 p.m. local time on February 28, 2024** at this email address: bids@ccdcb Boise.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 via ZOOM on February 20, 2024, at 1:30 p.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

INSTRUCTIONS TO PROPOSERS

1.1 Proposal Information

Please follow these instructions for submitting a proposal.

PROPOSAL DEADLINE is 3:00 p.m. local time, February 28, 2024

The proposal must be submitted electronically by email to: bids@ccdcboise.com

Please include this subject line on the email:

“RFQ SUBMITTAL: CM/GC SERVICES – 3RD STREET STREETScape & MOBILITY 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

CCDC plans to make streetscape improvements and road intersection adjustments to 3rd Street between Jefferson and Front Streets and on Main Street between 4th and 2nd Streets to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles.

3rd Street is an important north/south bicycle corridor, the project will improve the consistency and safety of sharrows bicycle facilities, adding cycling amenities, and updating pavement markings and signage where needed.

The Main Street roadway will be narrowed to create a balance between travel lanes, parking, and sidewalks as well as providing a safer crossing of Main Street.

Pedestrian crossing distances will be shortened at intersections by extending the curb into the parking lane to create bulb outs. New historic streetlights, accessible ramps, and other features will be provided to ensure safe crossings for all ages and abilities.

CCDC has hired Jensen Belts Associates as its Design Professional of Record for the project. Jensen-Belts Associates in coordination with QRS Consulting and Musgrove Engineering, has met with public agencies and stakeholders to coordinate the design and will be submitting for Design Review by February 9 to gain approval. The design team will be working closely with the CM/GC during pre-construction and construction phases.

2.2 Project Budget

CCDC has budgeted approximately \$2.5M 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 summarizes the improvements to be delivered by the CM/GC, potentially through multiple bid packages. Please see Exhibit D for schematic drawings of these improvements.

The project will include construction of Neighborhood Streetscape type improvements including areas of new curb and gutter, drive approaches, street trees and tree lawn, sidewalks, historic streetlights, and furnishings such as bike racks. These improvements will take place on 3rd Street between Jefferson and Main Streets.

The project will include construction of Urban Concrete Streetscape type improvements including new curb and gutter, drive approaches, street trees, sidewalks, and furnishings such as bike racks on the south side of Main Street between 4th Street and 2nd Street and on 3rd Street from Main Street to Grove Street to help complete the streetscape network in the area. The streetscapes are to be designed and constructed in accordance with the *Boise City Streetscape Standards*.

The project will provide adjustments to existing intersections to accommodate new bulbed out corners and pedestrian ramps to improve safety. These adjustments will occur along 3rd Street at intersections of Jefferson, Bannock, Idaho, Main and Grove Streets.

The project will provide a tabletop intersection at Grove and 3rd Streets. This intersection will help with traffic calming as well as reinforce the connection between streetscape improvements on Grove St. from 6th Street to 3rd Street and a multi-use pathway which will connect the East End neighborhood to downtown Boise on the Grove Street alignment.

The project will provide new PROWAG parking spaces on Main Street as well as 3rd Street in accordance with ADAAG standards.

An overhead power and telecommunications undergrounding project is being contemplated as part of the construction scope by CCDC. The CM/GC will need to account for and coordinate with Idaho Power Company per CCDC direction.

2.3 Project Schedule

The anticipated project schedule is shown in Exhibit C. The schedule is included to provide an idea of the timeframe in which project milestones are expected to be completed as well as a non-negotiable completion date. Interim deadlines are tentative and can be adjusted to fit realities of workflow and adjacent area construction schedules. The schedule contemplates that winter construction will be mandatory to meet the project deadline. The completion date is

based on the **hard deadline** of the RMOB district closing in September 2025. The project construction, invoicing and closeout **must be completed prior to the hard deadline**.

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 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 at milestones to identify clarity and constructability issues;
- Provide cost estimates at DR, DD and 95% CD milestones, and as otherwise 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;
- Work with staff to refine the project schedule and define the logistics plans;
- Procure long-lead time material items such as specialty site furnishings, historic streetlights, 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 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.
- d. Excess Liability (Umbrella) with minimum coverage of Two Million Dollars (\$2,000,000) per occurrence.
- e. 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.
- f. Cyber Liability Insurance: CM/GC shall maintain throughout the term of this Agreement Cyber liability Insurance, with limits not less than \$1,000,000 per occurrence or claim, \$1,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by CM/GC in this Agreement and shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

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 February 20, 2024, at 1:30 p.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/86016620675?pwd=I35HRIngY5a3FjQmLlR5HqZLPhpV2.1>

Meeting ID: 860 1662 0675

Passcode: 419021

One tap mobile

+12532158782,,86016620675#,,,,*419021# US (Tacoma)

+13462487799,,86016620675#,,,,*419021# US (Houston)

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) 0 Points

RFQ Waiver and Release (Exhibit B) 0 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: 15 Points

Describe the company's history, size, resources, philosophy of service, typical volume of work, and construction management techniques and methods. Describe how your expertise, experience, techniques, and culture can be advantageous to CCDC in completing the project. Include current firm commitments, through substantial completion identified in Exhibit C, 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: 20 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. Relevant Experience and Past Performance: 20 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 intersection reconstruction, green stormwater infrastructure, bicycle facilities, pavement reconstruction, utility undergrounding and downtown Neighborhood and Urban Concrete Type 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: 25 Pointsi. 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. The description should include coordinating adjacent utility work with third party contractors not contractually tied to the project.

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 CCDCC 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. The schedule must ensure that construction is substantially complete by **June 30, 2025**. Include required winter work to achieve the mandatory completion date and ideas to expedite the schedule.

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 : 15 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 methods used to coordinate with third party contractors 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.

There is construction work contemplated on Capitol Boulevard, 5th, 6th and 8th Streets which will likely coincide with the construction phase of 3rd Street. Describe your approach to construction to minimize disruption in the greater downtown area.

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 given the upcoming sunset of the Urban Renewal District.

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 3:00 pm February 22, 2024

Direct questions to: Kathy Wanner, Contracts Manager
(208) 391-7304 or kwanner@ccdcb Boise.com

EXHIBITS TO THIS RFQ:

- A: RFQ Submittal Cover Sheet
- B: RFQ Waiver and Release
- C: Project Timeline
- D: Project Schematic Drawings

EXHIBIT A

**RFQ: CM/GC SERVICES – 3RD STREET STREETScape
AND MOBILITY IMPROVEMENTS
SUBMITTAL COVER SHEET
(REQUIRED FOR SUBMISSION)**

TO: Capital City Development Corporation
Attn: Kathy Wanner, | Contracts Manager
121 N. 9th 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: _____

Print Title: _____

Name of Firm: _____

Date: _____

3rd Street Streetscape & Mobility Improvements Exhibit C – Anticipated Project Schedule

Schematic Design	4 months
Schematic Design Package	October – January 2024
Stakeholder engagement	January 2024
Design Review and Approval	2 months
Prepare final documents	February
• CMGC RFQ & Selection	February – March
Design Review Submittal/Approval	
CCDC Board.....	March 12, 2024
Authorize Design Development – CA Contract	
CMGC Selection Approval	
• CMGC cost estimate	
Design Development (60% set).....	2 months
Design Development	March - April
• CMGC cost estimate	April
Construction Documents	2 months
Construction drawings 95%	May - June
• CMGC cost estimate	June
ACHD / City of Boise Permit Review and Approval	2 months
Plan Review	June / July
100% CD's	August 2024
Bidding	2 months
Bidding & Award	August – September
CMGC Construction Contract GMP1	

Construction

Construction

Substantial Completion

9 Months

Oct. 2024 – June 2025

June 30, 2025

Project Closeout

Punch List / Closeout

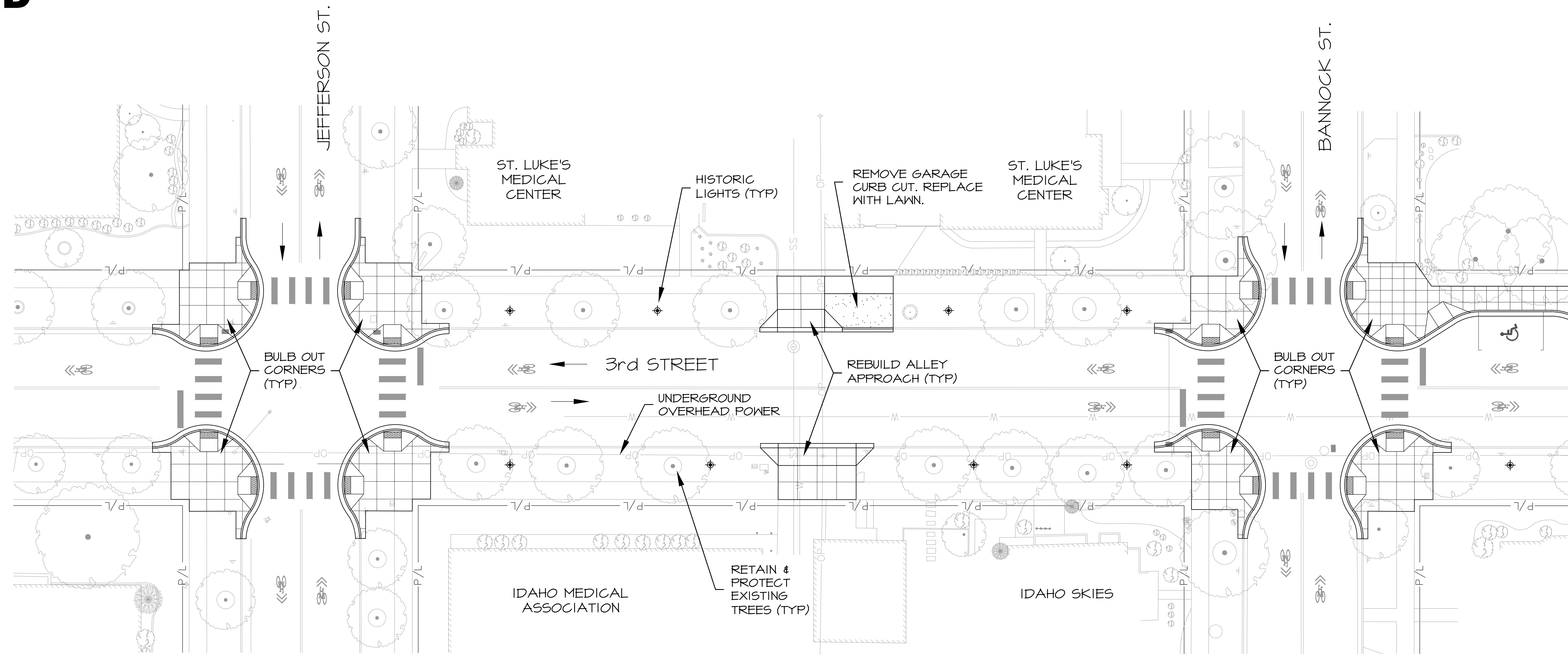
1 Month

July 2025

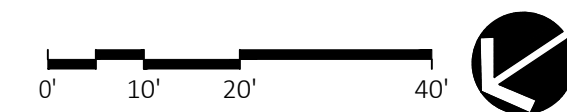
RMOB Urban Renewal District Sunset

September 30, 2025

EXHIBIT D



1 3rd ST. BLOCK PLAN: JEFFERSON to BANNOCK
 L1.1 SCALE : 1" = 20'



GENERAL NOTES :

- STREETScape WILL CONFORM WITH THE BOISE CITY DOWNTOWN STREETScape STANDARDS & SPECIFICATION MANUAL.
- OVERHEAD POWER TO BE RELOCATED UNDERGROUND ON THE WEST SIDE OF 3RD ST. FROM JEFFERSON TO HALF-BLOCK SOUTH OF GROVE ST.
- STREET TREES SHALL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND DRIP SYSTEM.
- 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).
- ALL EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.

EXISTING AND PROPOSED STREET TREES :

NEW STREET TREES WILL BE PLANTED IN PARK STRIP AND TREE WELLS WITH GRATES (WITH SUBSURFACE SILVA CELLS) ON 3RD ST. AND MAIN ST. AS FOLLOWS:

3RD ST. - JEFFERSON TO BANNOCK ST.
 ALL EXISTING STREET TREES ON EAST & WEST TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 NO NEW STREET TREES PROPOSED.

3RD ST. - BANNOCK TO IDAHO ST.
 ALL EXISTING STREET TREES ON EAST & WEST TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 THREE (3) PROPOSED STREET TREES IN WELLS WITH GRATES (EAST SIDE)
 3 - PACIFIC SUNSET MAPLE ACER TRUNCATUM x A. PLAT 'WARRENRED' 2 1/2" CAL B&B

EXISTING AND PROPOSED STREET TREES (CONT.):

3RD ST. - IDAHO TO MAIN ST.
 ALL EXISTING STREET TREES ON EAST SIDE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 TWO (2) EXISTING STREET TREES ON THE WEST SIDE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION. ONE (1) HAWTHORN TREE IN POOR CONDITION TO BE REMOVED AND REPLACED.
 ONE (1) PROPOSED STREET TREE IN LAWN STRIP (WEST SIDE)
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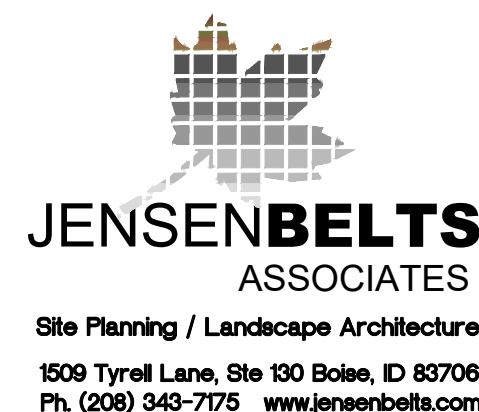
3RD ST. - MAIN TO HALF-BLOCK SOUTH OF GROVE ST.
 ALL EXISTING STREET TREES ON WEST SIDE (SOUTH OF GROVE) TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 FIFTEEN (15) PROPOSED STREET TREES IN WELLS WITH GRATES (EAST & WEST SIDES)
 15 - IMPERIAL HONEYLOCUST GLEDITSIA TRIACANTHOS 'IMPCOLE' 2 1/2" CAL B&B

MAIN ST. - 4TH TO 2ND ST.
 ALL EXISTING STREET TREES ON NORTH SIDE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 THERE ARE NO EXISTING STREET TREES IN THE ROW ON SOUTH SIDE. TWO (2) TREES WITHIN THE 219 MAIN ST. PARKING LOT TO BE REMOVED AND REPLACED WITH THE PARKING LOT RECONFIGURATION.
 TEN (10) PROPOSED STREET TREES IN WELLS WITH GRATES (SOUTH SIDE OF MAIN ST.)
 THREE (3) PROPOSED STREET TREES WITHIN PARKING LOT PLANTING STRIP
 13 - EMERALD SUNSHINE ELM ULMUS PROINQUA 'JFS-BLEBERICH' 2 1/2" CAL B&B

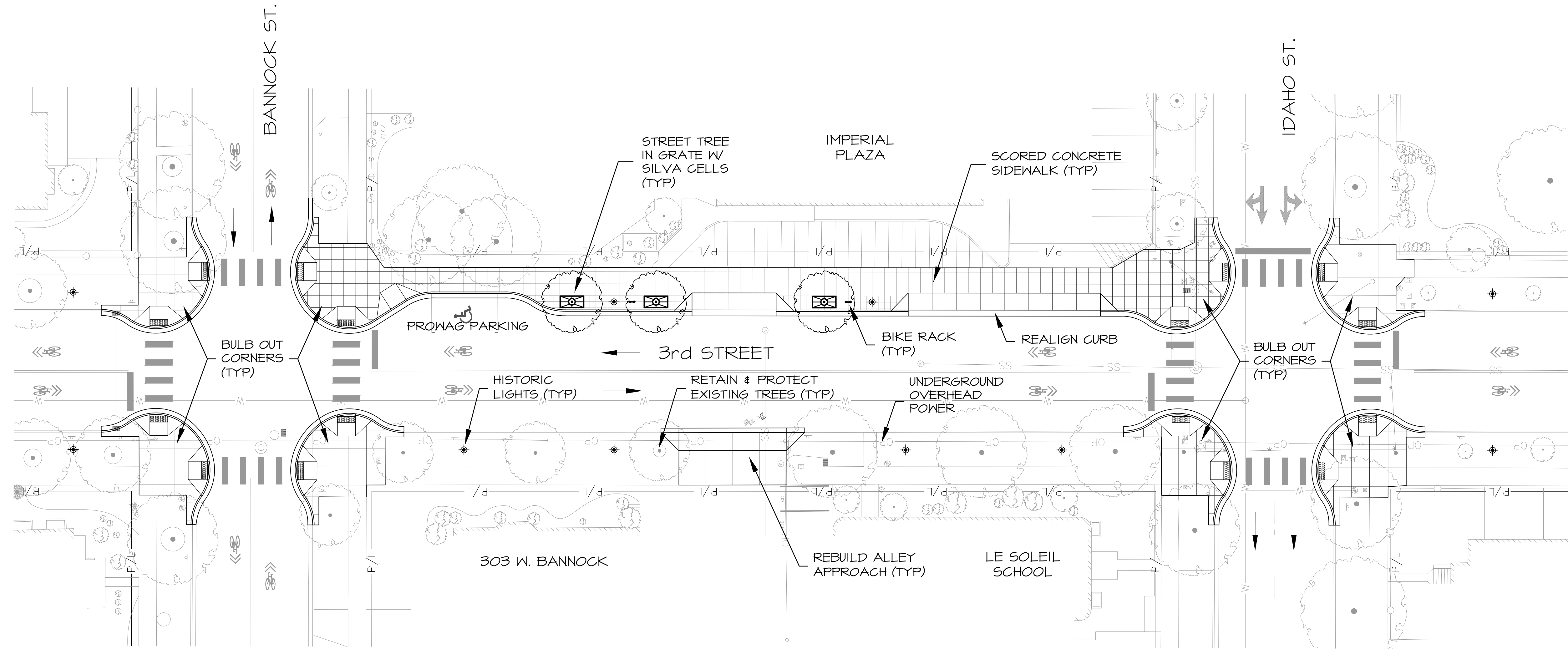
3rd STREET - JEFFERSON ST. to FRONT ST.
 Streetscape Improvement Project

L1.1 3rd ST. - BLOCK PLAN: JEFFERSON to BANNOCK
 of 5 SCALE: AS SHOWN

FEBRUARY 8, 2024



CITY APPROVAL STAMPS



1 3rd ST. BLOCK PLAN: BANNOCK to IDAHO
 L1.2 SCALE : 1" = 20'

GENERAL NOTES :

1. STREETScape WILL CONFORM WITH THE BOISE CITY DOWNTOWN STREETScape STANDARDS & SPECIFICATION MANUAL.
2. OVERHEAD POWER TO BE RELOCATED UNDERGROUND ON THE WEST SIDE OF 3RD ST. FROM JEFFERSON TO HALF-BLOCK SOUTH OF GROVE ST.
3. STREET TREES SHALL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND DRIP SYSTEM.
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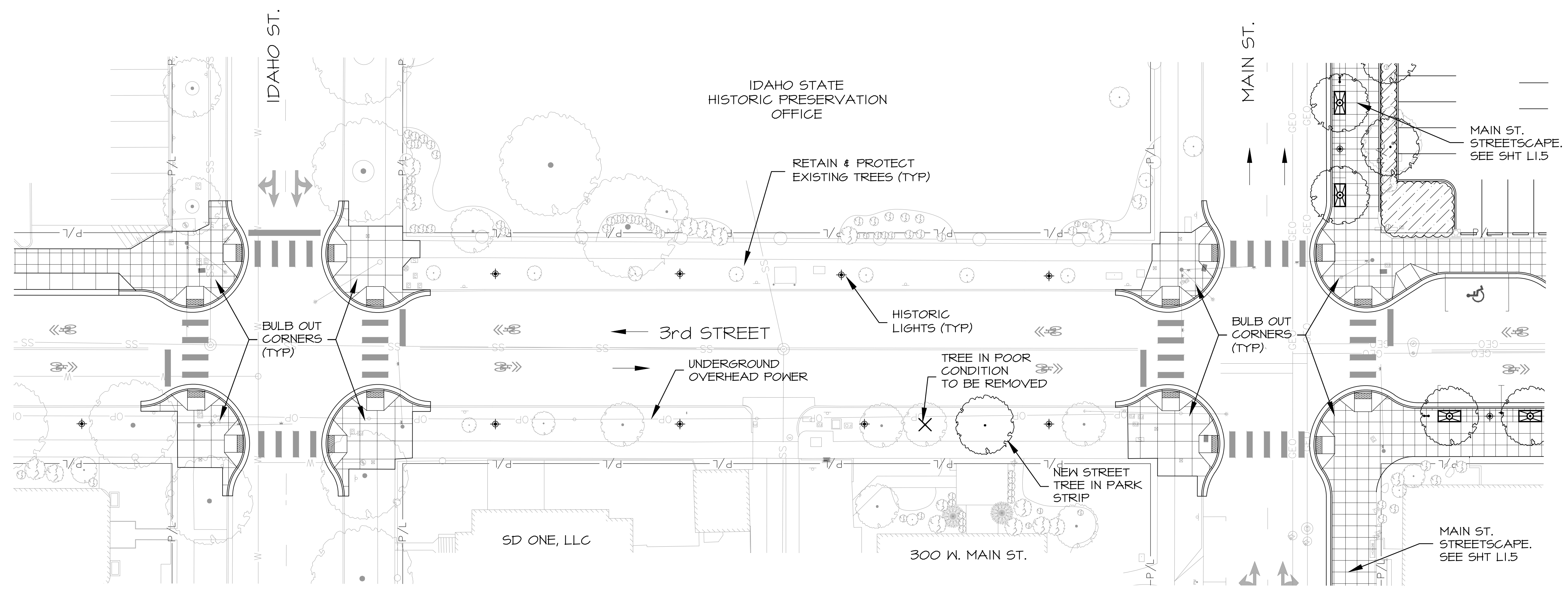
L1.2 3rd ST. - BLOCK PLAN: BANNOCK to IDAHO
 of 5 SCALE: AS SHOWN

FEBRUARY 8, 2024

JENSENBELTS
 ASSOCIATES

Site Planning / Landscape Architecture
 1509 Tyrell Lane, Ste 100 Boise, ID 83706
 Ph. (208) 348-7175 www.jensenbelts.com

CITY APPROVAL STAMPS



1 3rd ST. BLOCK PLAN: IDAHO to MAIN
 L1.3 SCALE : 1" = 20'

GENERAL NOTES :

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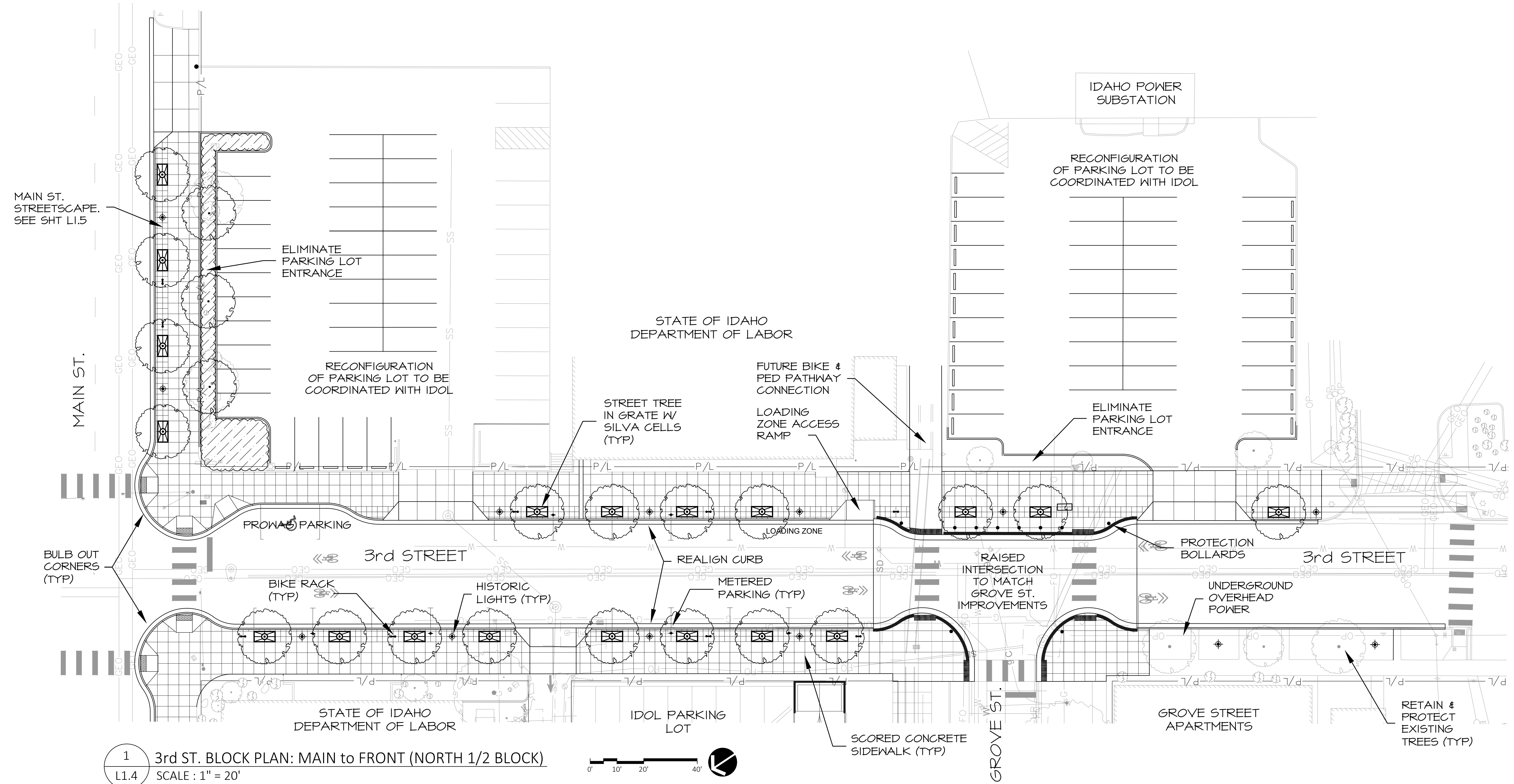
3rd STREET - JEFFERSON ST. to FRONT ST.
 Streetscape Improvement Project

L1.3 of 5 3rd ST. - BLOCK PLAN: IDAHO to MAIN
 SCALE: AS SHOWN

FEBRUARY 8, 2024

JENSENBELTS ASSOCIATES
 Site Planning / Landscape Architecture
 1509 Tyrrell Lane, Ste 130 Boise, ID 83706
 Ph. (208) 348-7175 www.jensenbelts.com

CITY APPROVAL STAMPS



1 3rd ST. BLOCK PLAN: MAIN to FRONT (NORTH 1/2 BLOCK)
 L1.4 SCALE : 1" = 20'

GENERAL NOTES :

- STREETSCAPE WILL CONFORM WITH THE BOISE CITY DOWNTOWN STREETSCAPE STANDARDS & SPECIFICATION MANUAL.
- OVERHEAD POWER TO BE RELOCATED UNDERGROUND ON THE WEST SIDE OF 3RD ST. FROM JEFFERSON TO HALF-BLOCK SOUTH OF GROVE ST.
- STREET TREES SHALL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND DRIP SYSTEM.
- 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).
- ALL EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.

EXISTING AND PROPOSED STREET TREES :

NEW STREET TREES WILL BE PLANTED IN PARK STRIP AND TREE WELLS WITH GRATES (WITH SUBSURFACE SILVA CELLS) ON 3RD ST. AND MAIN ST. AS FOLLOWS:

3RD ST. - JEFFERSON TO BANNOCK ST.
 ALL EXISTING STREET TREES ON EAST & WEST TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 NO NEW STREET TREES PROPOSED.

3RD ST. - BANNOCK TO IDAHO ST.
 ALL EXISTING STREET TREES ON EAST & WEST TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 THREE (3) PROPOSED STREET TREES IN WELLS WITH GRATES (EAST SIDE)
 3 - PACIFIC SUNSET MAPLE ACER TRUNCATUM x A. PLAT 'WARRENRED' 2 1/2" CAL B&B

EXISTING AND PROPOSED STREET TREES (CONT.):

3RD ST. - IDAHO TO MAIN ST.
 ALL EXISTING STREET TREES ON EAST SIDE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 TWO (2) EXISTING STREET TREES ON THE WEST SIDE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION. ONE (1) HAWTHORN TREE IN POOR CONDITION TO BE REMOVED AND REPLACED.
 ONE (1) PROPOSED STREET TREE IN LAWN STRIP (WEST SIDE)
 1 - PACIFIC SUNSET MAPLE ACER TRUNCATUM x A. PLAT 'WARRENRED' 2 1/2" CAL B&B

3RD ST. - MAIN TO HALF-BLOCK SOUTH OF GROVE ST.
 ALL EXISTING STREET TREES ON WEST SIDE (SOUTH OF GROVE) TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 FIFTEEN (15) PROPOSED STREET TREES IN WELLS WITH GRATES (EAST & WEST SIDES)
 15 - IMPERIAL HONEYLOCUST GLEDITSIA TRIACANTHOS 'IMPCOLE' 2 1/2" CAL B&B

MAIN ST. - 4TH TO 2ND ST.
 ALL EXISTING STREET TREES ON NORTH SIDE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION.
 THERE ARE NO EXISTING STREET TREES IN THE ROW ON SOUTH SIDE. TWO (2) TREES WITHIN THE 219 MAIN ST. PARKING LOT TO BE REMOVED AND REPLACED WITH THE PARKING LOT RECONFIGURATION.
 TEN (10) PROPOSED STREET TREES IN WELLS WITH GRATES (SOUTH SIDE OF MAIN ST.)
 THREE (3) PROPOSED STREET TREES WITHIN PARKING LOT PLANTING STRIP
 13 - EMERALD SUNSHINE ELM ULMUS PROINQUA 'JFS-BLEBERICH' 2 1/2" CAL B&B

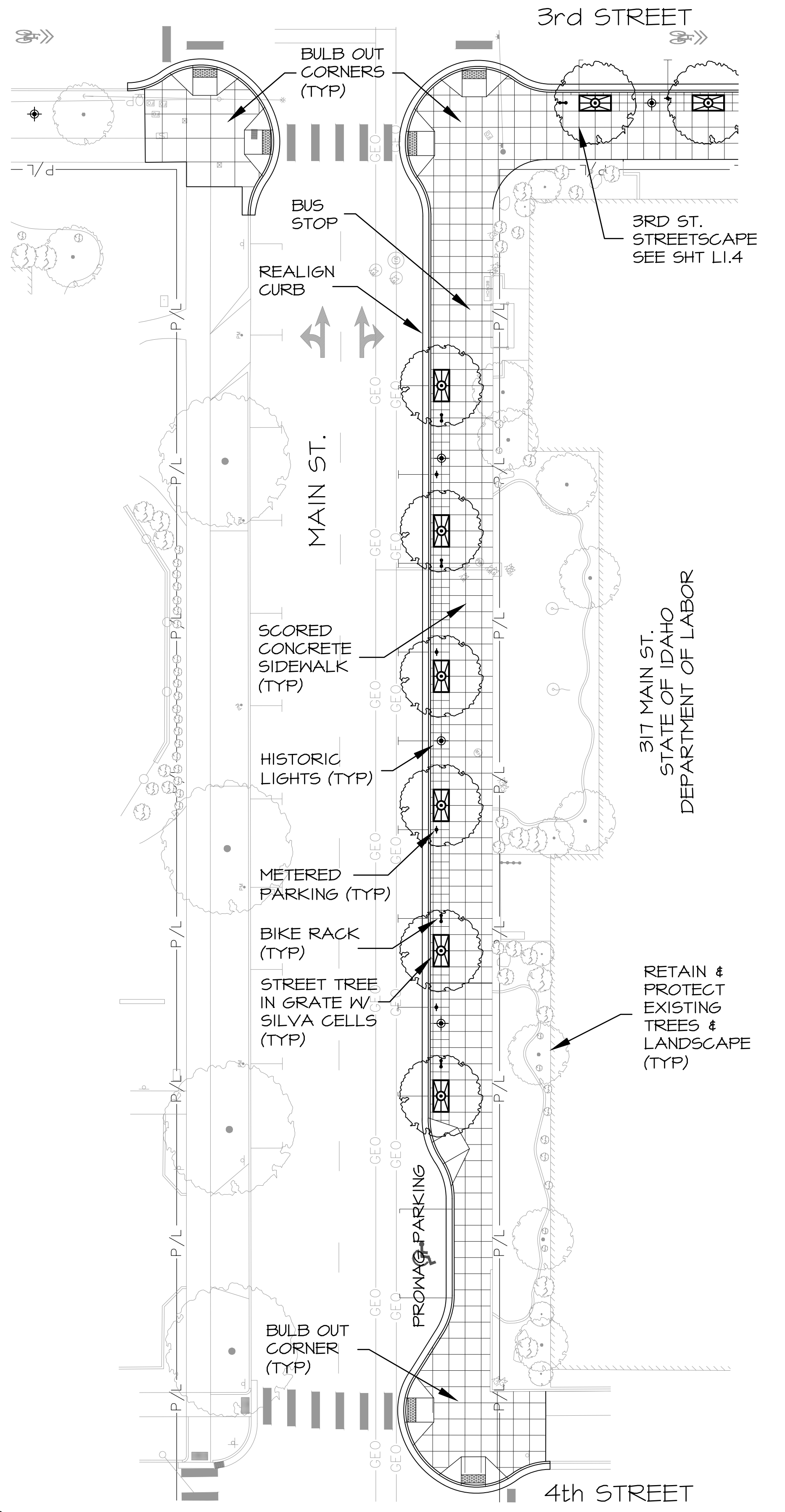
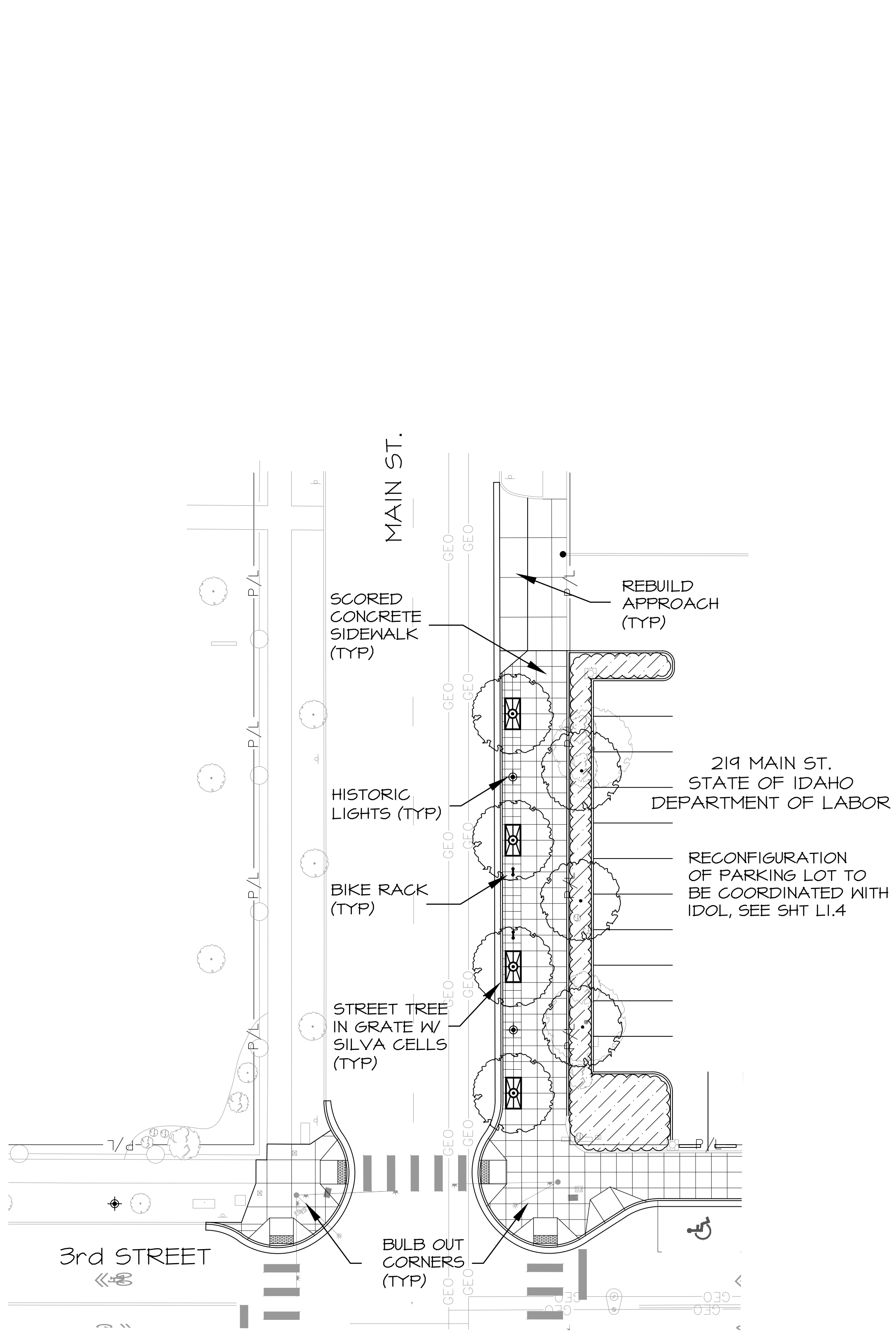
3rd STREET - JEFFERSON ST. to FRONT ST.
 Streetscape Improvement Project

L1.4 3rd ST. - BLOCK PLAN: MAIN to FRONT
 of 5 SCALE: AS SHOWN

FEBRUARY 8, 2024



CITY APPROVAL STAMPS



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1 MAIN ST. BLOCK PLAN: 2nd (WEST 1/3 BLOCK) to 3rd ST.
 L1.5 SCALE: 1" = 20'

2 MAIN ST. BLOCK PLAN: 3rd to 4th ST.
 L1.5 SCALE: 1" = 20'

3rd STREET - JEFFERSON ST. to FRONT ST.
 Streetscape Improvement Project

L1.5 of 5 MAIN ST. - BLOCK PLAN: 2nd to 4th ST.
 SCALE: AS SHOWN

FEBRUARY 8, 2024

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 1509 Tyrell Lane, Ste 130 Boise, ID 83706
 Ph. (208) 348-7175 www.jensenbelts.com

CITY APPROVAL STAMPS

ATTACHMENT C
FINAL EVALUATION TALLY



FINAL TALLY

RFQ: CM/GC 3RD STREET STREETSCAPES AND MOBILITY IMPROVEMENTS

		Guho Corp	McAlvain
Category	Points	Points	Points
Cover Sheet	0	0	0
Waiver/Release	0	0	0
Signed Cover Letter	5		
	Member #1	5	5
	Member #2	5	4
	Member #3	5	5
Company Profile	15		
	Member #1	10	13
	Member #2	12	14
	Member #3	10	12
Proposed CMGC Project Team	20		
	Member #1	20	15
	Member #2	20	15
	Member #3	18	14
Relevant Experience Past Performance	20		
	Member #1	20	17
	Member #2	20	15
	Member #3	18	15
272-248	25		
	Member #1	25	24
	Member #2	20	24
	Member #3	22	20
Project Management	15		
	Member #1	14	12
	Member #2	14	12
	Member #3	14	12
Total Points	300	272	248
Rank		1	2