

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

Regular Meeting
April 8, 2024



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

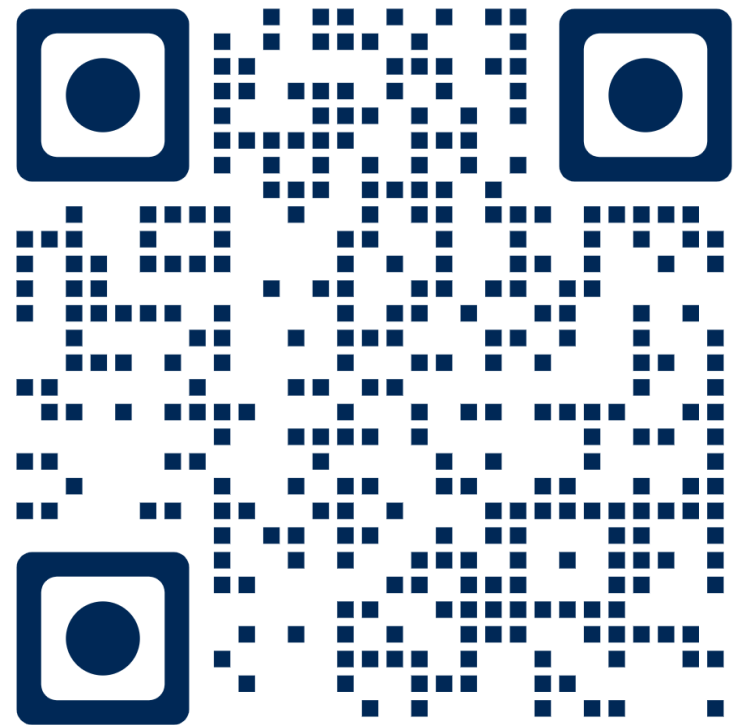
III. Work Session

- A. Downtown Boise Association Year in Review Jennifer Hensley, DBA
Executive Director.....(15 minutes)

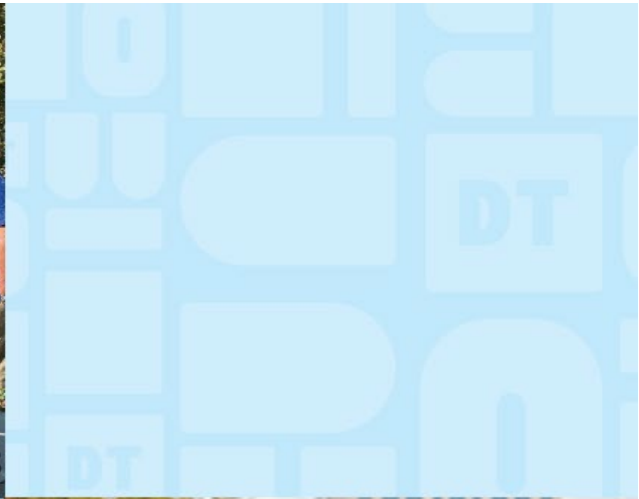
Downtown Boise Association & Downtown Boise Foundation

2023 & 2024 Recap

2022 Annual Report



<https://downtownboise.org/about/state-of-downtown-annual-meeting>



2023 Snapshot of Events & Activities

- Activated over 143 calendar days in 2023
- **Alive After 5** rocked The Grove Plaza for its 36th season including a collaboration with Duck Club and Valiant Productions, and a commitment to a sustainably-minded beverage program
- The annual **Father's Day Car Show** resumed with a new location in front of our State Capitol and an estimated 12,000 attendees
- The third year of **Supersized First Thursdays**
- **Downtown Plays** added multi-generational play to downtown experiences for its second year adding on story times partnering with Rediscovered Books
- **State of Downtown** had record-breaking attendance bringing a nationally recognized speaker on cities into our downtown





2023 Snapshot of Events & Activities

- **Game Day Shuttle** brought BSU fans into our downtown before and after games
- Participated and lead **Park(ing) Day** throughout downtown
- **Taste of Downtown** was held for its 13th year
- **Small Business Saturday** highlighted downtown's 96% locally-owned offerings
- The holiday season kicked off with over 4,000 attendees at the **Holiday Tree Lighting** and over 5,000 gift tags supporting WCA
- **Glide on Grove** added 40+ days of free activity to the holiday and post-holiday season
- **Over 300 volunteers** gave around 2,200 hours to our downtown and events

Glide on Grove: Year One

Ran November 24, 2023 to
January 28, 2024

- Over 30,000 Event Attendees
- 40+ Days of FREE activity
- Held “Groove on Grove” closing party
- 38 unique articles written, all were positive or neutral/informational

27k

Unique Visitors
to Glide on Grove
Webpage

93k

Social Media Reach through
Posts, Stories, Events,
Videos, and Paid Ads

141k

Social Media Likes
and Views about
the Glide on Grove



DBA Programs in 2023

- Hung almost **1,000 banners** throughout downtown
- Coordinated with City and Artist Bobby Gaytan to paint the **8th Street Barriers**
- Planted **534 flowerpots** – up to 545 predicted in 2024 due to new development and beautification projects (56 specifically allocated to CCDC)
- The Downtown Maintenance Team worked over **8,500 hours** keeping our downtown clean and safe
- Distributed **45,000 Map & Directories** – a 30% increase from 2022
- DBA sold almost **\$300k** in Downtown Gift Cards
- The **holidays were made extra bright** with new swags on streetlights, all new LED-lit wreaths, and almost 350 streetlights wrapped with lights



Marketing Downtown

- Over 1.1m website pageviews
- Our events calendar receives an average of 1,000 hits a day
- Just under 388,000 newsletters delivered
- Ran ads covering 52 weeks of the year across 25+ channels

4,286,000

INSTAGRAM AND
FB SOCIAL MEDIA
AD IMPRESSIONS

22% INCREASE FROM 2021!

Downtown Boise Data



FY23 CITY STREET PARKING
REVENUE IS UP 3%
OVER FY22 REVENUES
CCDC GARAGES ARE **UP 15%**

Hourly garage revenue is up 19%, illustrating the continuing increase in demand for short-term garage use



Retail vacancy rates in downtown are currently **between 4-5%**, increasing 1% from last year
National average is 4.8%

OVER 75
FESTIVALS AND
LARGE-SCALE
EVENTS OCCUR IN
DOWNTOWN BOISE
ANNUALLY



10% INCREASE
IN DOWNTOWN
HOTEL OCCUPANCY

17.7% INCREASE
IN AVERAGE DAILY RATE

Average of 77.5% occupancy for the year | 6 months occupied at 80%+

Downtown Boise is trending right in line with the state who is also experiencing an 18% lift in unique visitors in 2023.

- Visit Boise

IN-STATE VISITATION
INCREASED SHARPLY



Repeat and out-of-state visitors have dropped 33% and 11% respectively

Downtown Business Activity

DOWNTOWN BUSINESSES CONTINUE TO GROW AND EVOLVE

Comparing 2022 to 2021

35 new businesses opened in 2022. **Plus 20+** vendors in The Warehouse.

Compared to 27 new businesses in 2021.

Downtown Boise was net positive **11** visitor facing businesses in 2022.

27 additional businesses were slated to open in the near future.

5 new hotels in development or construction at the end of 2022 adding over **700** rooms for overnight stays.

487 new rental units welcomed residents in 2022.

At the end of 2022, over **1,500** rental units were in development or construction in Downtown Boise.

The Downtown Boise neighborhood has an est. population of **11,347**. This is a **75%** increase from 2019 and over 1,200 more than last year.

- TOK Commercial



Summer 2024

- Flowerpots will be planted in mid-May
- Supersized First Thursday starts in May
- Father's Day Car Show on June 16th with an expanded footprint
- Alive After 5 kicks off on June 19th

Thank you!

Jenn Hensley, Executive Director
jhensley@downtownboise.org
Downtownboise.org



AGENDA

IV. Action Item: Consent Agenda

A. Minutes and Reports

1. Approve Meeting Minutes for March 11, 2024

B. Other

1. Approve Resolution 1872: 619 W. Main St., Empire Theatre Building, Type 1 Participation Agreement with West Bannock Dev, LLC.
2. Approve Resolution 1870: Public Art Deferred Maintenance. Type 4 Participation Agreement with Boise City Department of Arts & History.
3. Approve Resolution 1871: Grove Street Interpretive Signage. Type 4 Participation Agreement with Boise City Department of Arts & History.
4. Approve Resolution 1866: Linen Blocks on Grove Street Streetscape Improvements Project. Amendment 2 to Task Order 19-004 with GGLO for Professional Design Services

CONSENT AGENDA

Motion to Approve Consent
Agenda

AGENDA

V. Action Items

- A. CONSIDER** Resolution 1867: Bannock Street Streetscape Improvements Project, 12th St to 16th St. Interagency Agreement for Design Services with Ada County Highway District
.....Amy Fimbel (10 minutes)

- B. CONSIDER** Resolution 1868: Bannock Street Streetscape Improvements Project, 12th St to 16th St. Amendment 1 to Task Order 19-003 for Professional Design Services with CSHQA, Inc.....Amy Fimbel (10 minutes)

- C. CONSIDER** Resolution 1869: 17th Street Interim Streetscape Improvements Project. Public Works Construction Contract with LaRiviere, Inc.Kathy Wanner (10 minutes)

- D. CONSIDER** Resolution 1865: Capitol & Myrtle Garage Elevator Modernization Project. Public Works Construction Contract with Barrier Building, Inc.
.....Kathy Wanner/Aaron Nelson(10 minutes)

CONSIDER: Resolution 1867: Bannock Street
Streetscape Improvements Project, 12th St to 16th St.
Interagency Agreement for Design Services with
Ada County Highway District

Amy Fimbel

Sr. Project Manager – Capital Improvements

Project Objectives

- Provide consistent and cohesive streetscapes on Bannock Street between 12th and 16th Streets.
- Intersection and safety updates to improve pedestrian and bike connectivity from the West Downtown neighborhood into downtown Boise.





Improving safety for people walking & bicycling

Enhancing & expanding pedestrian crossing options

New or enhanced walking & bicycling facilities

Emphasizing the presence & visibility of people walking & bicycling



CCDC to evaluate 15th Street and 16th Street intersections for enhanced crossing improvements.

Project Improvements

➤ Streetscape Improvements

- New street trees and added street lighting
- Upgraded pedestrian ramps
- Curb extensions/bulbouts
- Wider sidewalks
- Replacement of non-compliant driveway approaches
- Added amenities (trash cans, bike racks, etc.)
- Green stormwater infrastructure (silva cells)

➤ Added Traffic Signals at 15th and 16th St

➤ Pavement Rehabilitation

➤ Canal Crossing Replacement



ACHD Interagency Agreement for Design Services



Estimated ACHD Reimbursement:
\$123,593

- ACHD reimbursable expenses:
 - Pavement rehabilitation
 - Replacement of Boise City Canal crossing east of 14th St
- Reimbursements based on actual design costs

CONSIDER: Resolution 1867: Bannock Street Streetscape Improvements Project, 12th St to 16th St. Interagency Agreement for Design Services with Ada County Highway District

Suggested Motion:

I move to I move to adopt Resolution 1867 approving and authorizing the execution of the Interagency Agreement with the Ada County Highway District for design services associated with the Agency's Bannock Street Streetscape Improvements Project, 12th St to 16th St.

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.....Amy Fimbel (10 minutes)

- B. **CONSIDER** Resolution 1868: Bannock Street Streetscape Improvements Project, 12th St to 16th St. Amendment 1 to Task Order 19-003 for Professional Design Services with CSHQA, Inc.....Amy Fimbel (10 minutes)

- C. **CONSIDER** Resolution 1869: 17th Street Interim Streetscape Improvements Project. Public Works Construction Contract with LaRiviere, Inc.Kathy Wanner (10 minutes)

- D. **CONSIDER** Resolution 1865: Capitol & Myrtle Garage Elevator Modernization Project. Public Works Construction Contract with Barrier Building, Inc.
.....Kathy Wanner/Aaron Nelson (10 minutes)

CONSIDER: Resolution 1868: Bannock Street
Streetscape Improvements Project, 12th St to 16th St.
Amendment 1 to Task Order 19-003 for
Professional Design Services with CSHQA, Inc.

Amy Fimbel

Sr. Project Manager – Capital Improvements

CSHQA Task Order 19-003 Amendment 1

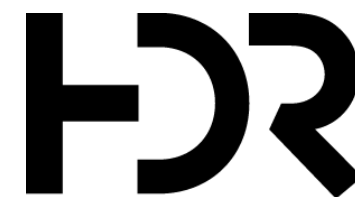


Original Task Order 19-003: \$404,575
Amendment 1 Amount: \$123,593

New Task Order Amount: \$528,168

Additional services for:

- Design of ACHD improvements
- Additional design team coordination meetings during extended design schedule



Next Steps

- ✓ **Design Review Approval** **Sept. 2023**
- ✓ **ACHD Approves Traffic Signals at 15th & 16th** **March 2024**
- **CM/GC Selection** **May 2024**
- **95% Design Plans** **May 31, 2024**
- **100% Design Plans** **August 2024**
- **Permitting/Bidding** **Fall 2024**
- **Construction** **Nov. 2024 – Nov. 2025**



CONSIDER: Resolution 1868: Bannock Street Streetscape Improvements Project, 12th St to 16th St.
Amendment 1 to Task Order 19-003 for Professional Design Services with CSHQA, Inc.

Suggested Motion:

I move to adopt Resolution 1868 approving and authorizing the execution of Amendment 1 to Task Order 19-003 for Professional Design Services with CSHQA, Inc., on the Bannock Street Streetscape Improvements Project.

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.....Amy Fimbel (10 minutes)

- B. **CONSIDER** Resolution 1868: Bannock Street Streetscape Improvements Project, 12th St to 16th St. Amendment 1 to Task Order 19-003 for Professional Design Services with CSHQA, Inc.....Amy Fimbel (10 minutes)

- C. **CONSIDER** Resolution 1869: 17th Street Interim Streetscape Improvements Project. Public Works Construction Contract with LaRiviere, Inc.Kathy Wanner (10 minutes)

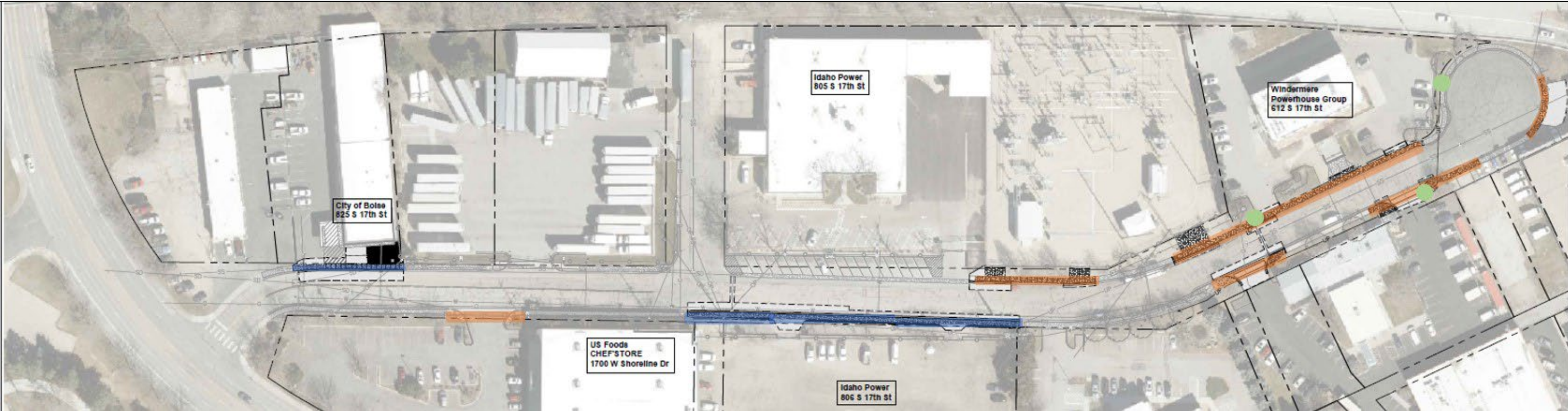
- D. **CONSIDER** Resolution 1865: Capitol & Myrtle Garage Elevator Modernization Project. Public Works Construction Contract with Barrier Building, Inc.
.....Kathy Wanner/Aaron Nelson (10 minutes)

CONSIDER: Resolution 1869

17th Street Interim Streetscape Improvements Project

Kathy Wanner– Contracts Manager

Project Overview



	New Concrete Sidewalk
	ADA Pedestrian Improvements
	New Street Light

Procurement Schedule

§ 67-2805(2)(b) Public Works Construction over \$200,000

Two Stage Process

17th Street Interim Streetscape Improvements

Stage 1: Resolution 1864 Prequalification of LaRiviere, Inc.	March 11, 2024
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Stage 2: Invitation to Bid Issued	March 13, 2024
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Bid Due Date	March 27, 2024
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CCDC Board Consideration	April 8, 2024
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Bid Results

- Bid Amount: \$513,199.70
- Project Duration: 90 days



La Riviere

CONSIDER: Resolution 1869

Suggested Motion:

I move to adopt Resolution 1869 recognizing LaRiviere, Inc. as the responsive bidder, and awarding the 17th Street Interim Streetscape Improvements Project to LaRiviere, Inc. for a total bid amount of \$513,199.70, and authorizing the Executive Director to negotiate and execute the contract and to expend funds as set forth in the resolution.

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.....Amy Fimbel (10 minutes)

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- C. **CONSIDER** Resolution 1869: 17th Street Interim Streetscape Improvements Project. Public Works Construction Contract with LaRiviere, Inc.Kathy Wanner (10 minutes)

- D. **CONSIDER** Resolution 1865: Capitol & Myrtle Garage Elevator Modernization Project. Public Works Construction Contract with Barrier Building, Inc.
.....Kathy Wanner/Aaron Nelson (10 minutes)

VI. Adjourn

CONSIDER: Resolution 1865
Capitol & Myrtle Garage – Elevator Modernization Project

Kathy Wanner
Contracts Manager

Aaron Nelson
Parking & Facilities Manager

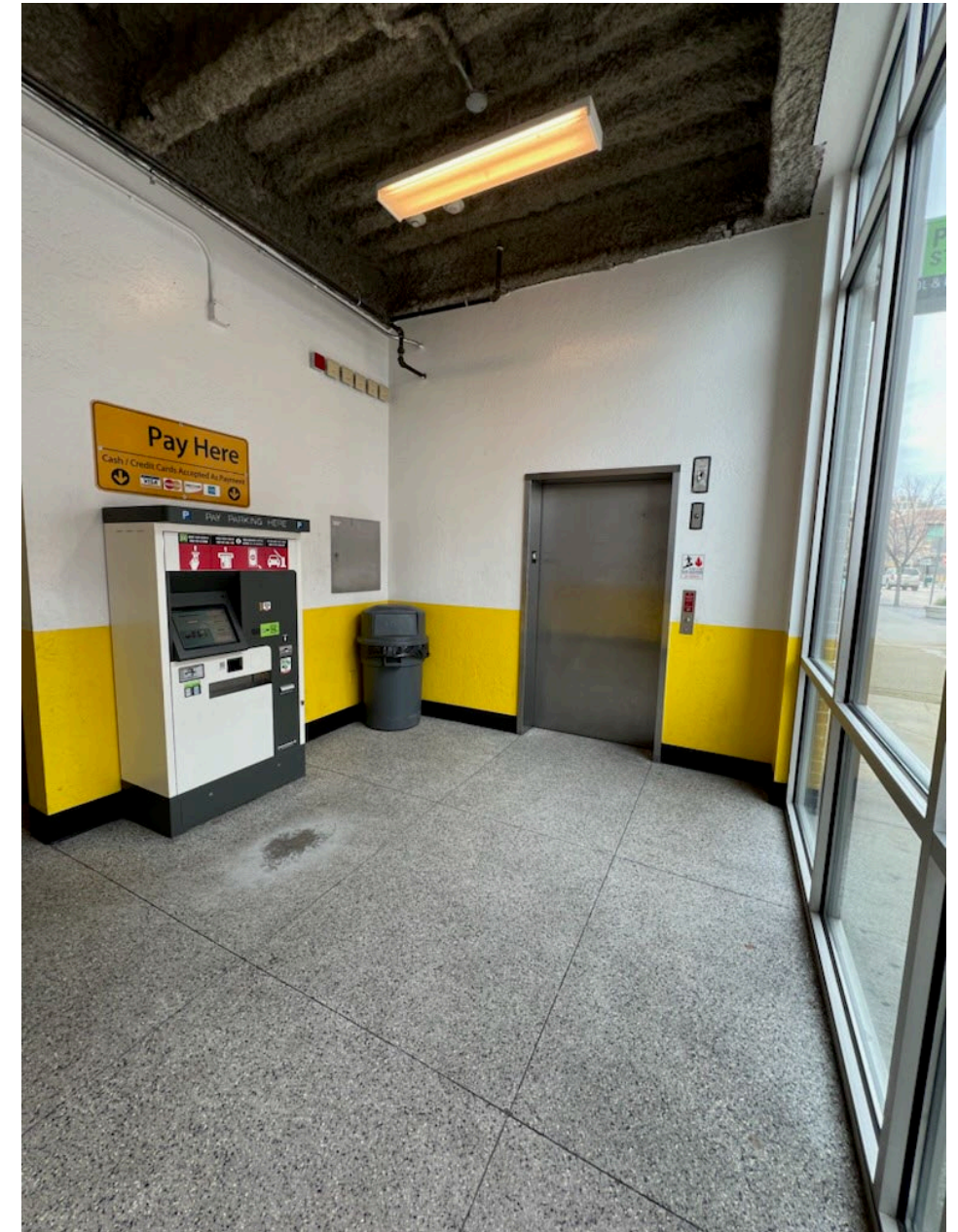
Project Background and Scope

Background

- One general use elevator
- The estimated life cycle of a traction elevator is 15-20 years
- Current elevator is ~19-20 years old
- Replacement parts difficult to procure

Project Scope

- Modernization will replace all major elevator components
- New control room to be built
- Modernization will provide 15-20 years of additional elevator service life



Public Works Construction – Formal Sealed Bid

Idaho Code § 67-2805(2)(a)

Project Procurement Schedule	
Invitation for Bid Issued	February 9, 2024
Public Notice in Idaho Statesman	February 9 & February 16
Non-Mandatory Pre-Bid Meeting	February 20, 2024
Bids Due	March 13 by 3pm
CCDC Board Decision	April 8, 2024

The Agency awards to the lowest responsive bidder.

Bid Results

BIDDER	BASE BID
Barrier Building	\$430,000
ESI	\$453,990
EKC	\$457,000
Wright Brothers	\$541,789

Timeline/Next Steps

Contract & Notice to Proceed

April 2024

Equipment Manufacture & Delivery

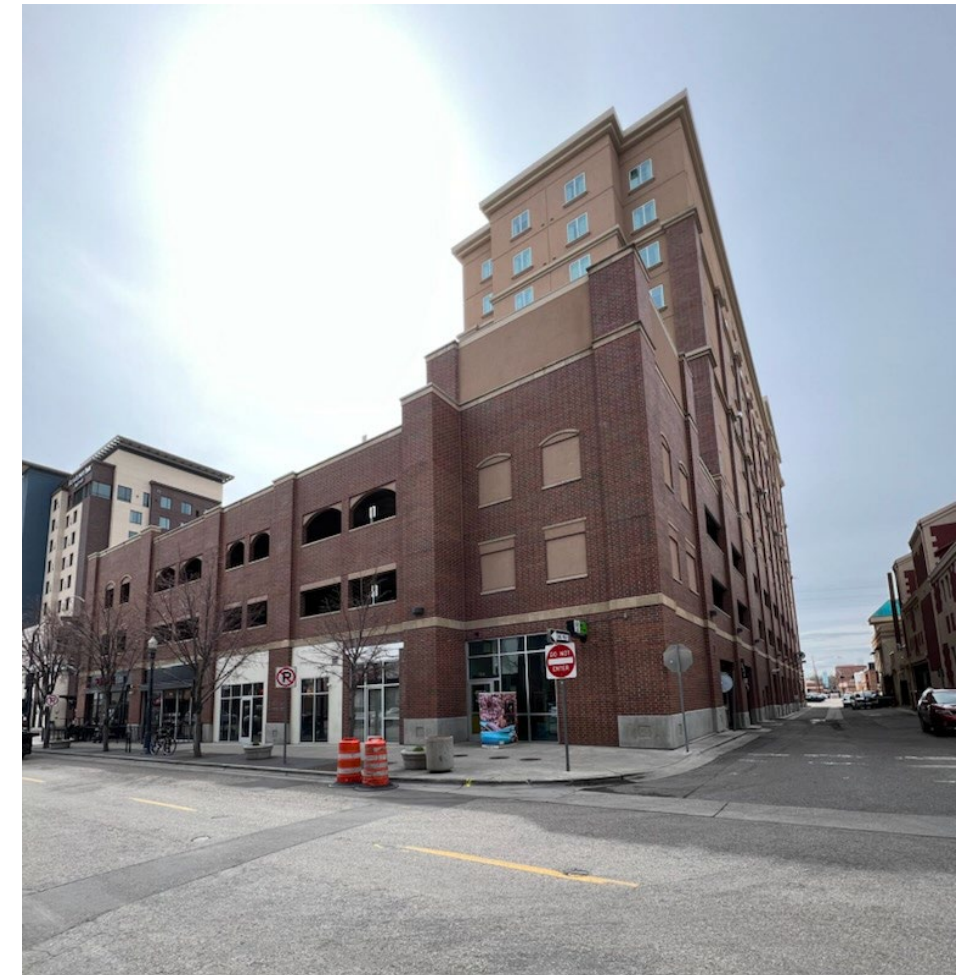
24 - 28 weeks

Elevator & Equipment Room Construction

8 - 10 weeks

Anticipate Completion

January 2025



CONSIDER: Resolution 1865

Capitol & Myrtle Garage – Elevator Modernization Project

Suggested Motion:

I move to adopt Resolution 1865 recognizing Barrier Building, Inc. as the lowest responsive bidder for the Capitol & Myrtle Garage Elevator Modernization Project; awarding the Capitol & Myrtle Garage Elevator Modernization Project contract to Barrier Building, Inc. for the total Bid amount of \$430,000; and authorizing the Executive Director to execute the contract and expend funds.

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).