



**BOARD
OF
COMMISSIONERS
MEETING
May 13, 2024**

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
May 13, 2024, 12 p.m.

Virtual attendance via live stream available at <https://ccdcboise.com/board-of-commissioners/>

A G E N D A

I. CALL TO ORDERChair Haney Keith

II. ACTION ITEM: AGENDA CHANGES/ADDITIONSChair Haney Keith

III. ACTION ITEM: CONSENT AGENDA

A. Minutes and Reports

- 1. Approve Meeting Minutes for April 8, 2024

B. Other

- 1. Approve Resolution 1875: 150 S. 5th St., CW Moore Park Improvements. Type 4 Participation Agreement with Boise City Parks & Recreation.

IV. ACTION ITEM

- A. CONSIDER Resolution 1873: Bannock Street Streetscape Improvements Project, 12th St. to 16th St. Ranking for RFQ: Construction Manager/General Contractor (CM/GC)Amy Fimbel/Kathy Wanner (10 minutes)

V. 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).



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II. AGENDA CHANGES/ ADDITIONS



III. CONSENT AGENDA

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
April 8, 2024

I. CALL TO ORDER:

Chair Haney Keith convened the meeting with a quorum at 12:01 p.m.

Roll Call attendance taken:

Present: Commissioner Todd Cooper, Commissioner Ryan Erstad, Commissioner Danielle Hurd, Commissioner Latonia Haney Keith, Commissioner Rob Perez, Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Drew Alexander and Commissioner Lauren McLean.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Mary Watson, General Counsel; Kathy Wanner, Contracts Manager; Aaron Nelson, Parking & Facilities Manager; Amy Fimbel, Senior Project Manager – Capital Improvements; Zach Piepmeyer, P.E., Parking & Mobility Director; Kassi Brown, Project Manager; Sandy Lawrence, Executive Assistant; Lana Graybeal, Senior Communications Advisor; and Agency legal counsel, Meghan Sullivan Conrad.

Jennifer Hensley, DBA Executive Director, attended the meeting.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. Downtown Boise Association Year in Review

Jennifer Hensley, DBA Executive Director, gave a report.

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

Commissioner Stevens made a motion to approve the Consent Agenda.
Commissioner Perez seconded the motion.

Roll Call:

Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

V. ACTION ITEM

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, Senior Project Manager – Capital Improvements, gave a report.

Commissioner Erstad moved 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.

Commissioner Hurd seconded the motion.

Roll Call:

Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

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, Senior Project Manager – Capital Improvements, gave a report.

Commissioner Hurd moved 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, 12th St. to 16th St.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

C. CONSIDER Resolution 1869: 17th Street Interim Streetscape Improvements Project. Public Works Construction Contract with LaRiviere, Inc.

Kathy Wanner, Contracts Manager, gave a report.

Commissioner Cooper moved 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.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

D. CONSIDER Resolution 1865: Capitol & Myrtle Garage Elevator Modernization Project. Public Works Construction Contract with Barrier Building, Inc.

Kathy Wanner, Contracts Manager; and Aaron Nelson, Parking & Facilities Manager, gave a report.

Commissioner Perez moved to adopt Resolution No. 1865 recognizing Barrier Building, Inc. as the lowest responsive bidder; 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.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Cooper - Aye

Commissioner Erstad - Aye

Commissioner Hurd - Aye

Commissioner Haney Keith - Aye

Commissioner Perez - Aye

Commissioner Stevens - Aye

Commissioner Townsend - Aye

The motion carried 7 - 0.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Erstad to adjourn the meeting. Commissioner Perez seconded the motion.

The meeting adjourned at 12:42 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13th DAY OF MAY 2024.

Latonia Haney Keith, Chair

Lauren McLean, Secretary



AGENDA BILL

Agenda Subject: 150 S. 5th St., CW Moore Park Improvements. Type 4 Participation Agreement with Boise City Parks & Recreation		Date: May 13, 2024
Staff Contact: Doug Woodruff Development Director	Attachments: 1) Resolution 1875 which includes the Agreement	
Action Requested: Approve Resolution 1875 approving the CW Moore Park Improvements Type 4 Participation Agreement with Boise City Parks & Recreation		

Background:

Located at the intersection of 5th and Grove Streets in downtown Boise, CW Moore Park has provided park amenities to residents for approximately 90 years. The parcel was originally deeded to the City in the 1930's for development as a children's park and playground. After different uses moved into and out of the park, the park was dedicated again in 1983, in its current form. Nowadays the Park features an operating waterwheel and a day-lit segment of the Boise City Canal that runs along the south side of the park.

After decades of use, the park needs safety and accessibility improvements. At its April 18, 2024 meeting, the Parks Commission approved a master plan that includes improvements that will resurface the hardscape to reduce tripping hazards, replace broken furnishings, install informal play features and provide public restrooms.

Boise City Parks and Recreation anticipates construction of the improvements to begin October 1, 2024. The City is requesting funding assistance from the Agency for the needed improvements. CCDC has negotiated a Type 4 Capital Improvement Contribution Agreement with the City which will be presented to City Council on May 7, 2024 for approval.

The Agreement sets forth the Agency's commitment to reimburse Boise City Parks and Recreation the actual cost—not to exceed \$350,000—for park improvements no sooner than fiscal year 2025.

Fiscal Notes:

The Agency has sufficient funds to accommodate the funding request.

Staff Recommendation:

Staff recommends approval of Resolution 1875.

Suggested Motion:

I move to adopt Resolution 1875 approving the CW Moore Park Improvements Type 4 Participation Agreement with Boise City Parks & Recreation.

RESOLUTION NO. 1875

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 TYPE 4 CAPITAL IMPROVEMENT CONTRIBUTION AGREEMENT BETWEEN THE AGENCY AND THE CITY OF BOISE FOR PUBLIC IMPROVEMENTS TO C.W. MOORE PARK; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENTS AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENTS; AUTHORIZING THE EXPENDITURE OF FUNDS; 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, the Agency Board of Commissioners has adopted the Participation Program Policy wherein the Agency can assist private and public development projects by funding improvements that benefit the public and are located on public property, in the public rights-of-way, or a permanent public easement area; and,

WHEREAS, the Participation Program Policy includes the Type 4 Capital Improvement Program under which the Agency uses funds to initiate capital improvement projects which may be coordinated through a joint effort with private entities or other public agencies; and,

WHEREAS, the City owns or controls certain real property known as C.W. Moore Park, addressed as 150 South 5th Street, Boise, Idaho, which it plans to improve with many public site improvements (the "Project"); and,

WHEREAS, the City began developing a program for the Project in collaboration with the Agency in Summer 2021 to enhance community recreational opportunities, improve accessibility and safety, and to create a children's play feature among other improvements, and the City made a formal funding request to the Agency in January 2022; and,

WHEREAS, the Project is located in the River Myrtle-Old Boise Urban Renewal District as created by the River Myrtle-Old Boise Plan, and at its public meeting on March 14, 2022, the Agency Board of Commissioners designated the Project through its Participation Program; and,

WHEREAS, the Agency has determined that it is in the public interest to enter into a Type 4 Capital Improvement Contribution Agreement with the City whereby the City will construct the Project and the Agency will reimburse the City for constructing specified public improvements as outlined in the Agreement; and,

WHEREAS, the Agency Board finds it in the public interest and deems it appropriate to approve the Agreement and to authorize the Agency Executive Director to execute same.

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 Type 4 Capital Improvement Contribution Agreement, a copy of which is attached hereto as EXHIBIT A, and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Type 4 Agreement, and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that any conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the May 13, 2024 Agency Board meeting; and further, the Agency is authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on May 13, 2024. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on May 13, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT

THIS TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT (“Agreement”) is entered into by and between the URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, also known as Capital City Development Corporation (“CCDC”), an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho, and THE CITY OF BOISE CITY, an Idaho municipal corporation (the “City”), collectively referred to as “Parties” and each individually as “Party.”

RECITALS

A. The CCDC Board of Commissioners has adopted the Participation Program Policy wherein CCDC can assist private and public development projects by funding improvements that benefit the public and are located in the public rights-of-way or a permanent public easement area. The Participation Program Policy includes the Type 4 Capital Improvement Program under which CCDC uses agency funds to initiate capital improvement projects which may be coordinated through a joint effort with private entities or other public agencies.

B. The City owns or controls certain real property known as C.W. Moore Park, addressed as 150 South 5th Street, Boise, Idaho 83702 (“Project Site”), which is more accurately described and depicted on attached **Exhibit A**. The City plans to improve the Project Site by resurfacing the hardscape, replacing furnishings, installing a children’s play feature, and other site improvements (collectively, the “Project”).

C. The City began developing a program for the Project in collaboration with CCDC in Summer 2021 to enhance community recreational opportunities, improve accessibility and safety, and to create a children’s play feature among other improvements (“Public Improvements”). The Public Improvements are more accurately depicted on the C.W. Moore Park Master Plan, attached as **Exhibit B**. The City made a formal funding request to CCDC in January 2022. At its public meeting on March 14, 2022, the CCDC Board of Commissioners designated the project through its Participation Program.

D. At its regular meeting on April 18, 2024, the City, through its City of Boise Parks and Recreation Commission, formally adopted the C.W. Moore Park Master Plan.

E. The Project is located in the River Myrtle-Old Boise Urban Renewal District (“the District”), as defined by the River Myrtle-Old Boise Urban Renewal District Plan (the “Plan”). The Project will contribute to enhancing and revitalizing the District.

F. CCDC has determined that it is in the public interest to enter into the Agreement with the City whereby the City will construct the Public Improvements and CCDC will reimburse the City for the cost of the work performed, as detailed in this Agreement, to achieve the objectives set forth in the Plan and in accordance with CCDC’s Participation Program.

G. Subject to the terms, conditions, and limitations as set forth in this Agreement, CCDC agrees to reimburse the City for the construction of Public Improvements, the cost estimates for which are attached on **Exhibit C** (“Eligible Expenses”).

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Effective Date.** The “Effective Date” of this Agreement shall be the date when this Agreement has been signed by the Parties (last date signed).

2. **Term.** This Agreement shall be in effect beginning on the Effective Date and continuing until either: 1.) the completion of all obligations of each Party; or 2.) May 31, 2025, whichever comes first. The Parties hereto expressly acknowledge and understand the District terminates September 30, 2025, and that CCDC cannot and will not extend any obligations of this Agreement beyond this termination date. Due to these constraints, the Parties understand that the schedule milestones listed below in Section 8 of this Agreement, must be met in order for reimbursement to occur. Failure to meet the scheduled milestones will necessitate reprogramming of the funding allocated under this Agreement to other purposes within the District prior to the termination of the District.

3. **Construction of Public Improvements.** The City agrees to construct the Public Improvements depicted in **Exhibit B**, allowing for minor field alterations as necessary to match existing conditions of the Project. The Public Improvements shall be constructed in accordance with the overall City infrastructure plans, policies, and design standards and with any applicable portions of the Streetscape Standards adopted as part of the Plan.

4. **Project Scope.** The Parties agree that the following Scope of Work for the Project is as follows: construction of public improvements associated with C.W. Moore Park, including the construction of a historic plaza, amphitheater seating, a children’s play feature, a brick plaza, planting beds, updated planting, installation of a public restroom, installation of a historic art piece, and improved ADA accessibility to the site.

5. **Initial Construction Funding.** The City shall pay for all of the costs of construction for the Project and Public Improvements. CCDC acknowledges that the Schedule of Eligible Expenses attached as **Exhibit C** is an estimate and that actual costs, as well as each line item of cost, may be more or less than is shown.

6. **Notification of Completion; Inspection.** Upon completion of construction and the improvements being open to the public, the City shall notify CCDC in writing and request a final construction inspection or a meeting with CCDC to determine if the Project meets the requirements of this Agreement. If shown to be complete, CCDC shall provide the City with written confirmation that the Public Improvements have been completed in compliance with this Agreement.

7. **Determining Actual Payment after Completion of Construction.** The City shall provide appropriate documentation (“Cost Documentation”) to CCDC that the City has expended funds for Eligible Expenses in order to receive payment under the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (30) days of the City’s notification to CCDC that construction of the Public Improvements is complete and shall include:

- a. Updated Schedule of Eligible Expenses that includes line items for the Project approved by CCDC for reimbursement with actual costs so they are identifiable and separate from other line items (“Schedule of Values”).
- b. Invoices from the City’s general contractor, subcontractor(s), and material suppliers for each type of eligible cost item.
- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit C** and the actual costs in the Cost Documentation as requested by CCDC.
- d. A signed and notarized letter by the City attesting that all materials have been paid for, that all subcontractors have been paid, that no liens exist on the work performed, that the Cost Documentation is complete whereupon payment by CCDC shall constitute full accord and satisfaction of all the Agreement obligations, and that all requested reimbursement expenses are for eligible public improvements within the public right-of-way or upon publicly owned property.
- e. Additional documentation or clarifications may be required and requested by CCDC.
- f. If applicable, recorded easements for any work done outside of the public rights-of-way.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs, and the total costs for Eligible Expenses are commercially reasonable and consistent with the cost estimates provided by the City to CCDC prior to construction. In the event the City fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement by providing the City with written notice of such default. The City shall have thirty (30) days from such written notice to cure the default. In the event the City fails to cure such a default, CCDC’s payment obligations under this Agreement may be terminated in CCDC’s sole discretion.

Within thirty (30) calendar days of CCDC’s receipt of the Cost Documentation, CCDC will notify the City in writing of CCDC’s acceptance or rejection of the Cost Documentation and CCDC’s determination of the Actual Eligible Expenses to be reimbursed.

If the City disagrees with CCDC’s calculation of the Actual Eligible Costs, the City must notify CCDC in writing within three (3) business days explaining why the City believes CCDC’s calculation was in error and providing any evidence to support any such contentions the City wants CCDC to consider. CCDC shall respond within three (3) business days with a revised amount for the Actual Eligible Costs or notifying the City that CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final. CCDC’S DETERMINATION OF THE ACTUAL ELIGIBLE COSTS IS WITHIN ITS SOLE DISCRETION.

8. **Reimbursement Obligation.** In accordance with the Participation Program, CCDC agrees to reimburse the City for the Public Improvements under this Agreement (the “Reimbursement Obligation”) in an amount not to exceed THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00). CCDC shall reimburse the City no later than forty-five (45) days after completion of all of the following:

- a. Project construction is complete and meets the specifications as described in this Agreement and as shown in **Exhibit B**.
- b. CCDC receives Cost Documentation as described herein in a format acceptable to CCDC.
- c. CCDC provides written confirmation to the City that the Project has been constructed in compliance with this Agreement.

After Project completion and reimbursement, CCDC shall have no further financial obligation under this Agreement. In order to contain all project-related costs in FY2025, CCDC can, at its option, remit to the City a lump sum amount prior to the expiration of FY2025.

Notwithstanding the foregoing, the schedule milestones listed below must be met by the City in order for reimbursement to occur. CCDC has the express sole authority to cancel this Agreement and reprogram funding for other purposes if the following milestones are not met:

- Completion of construction documents: August 15, 2024.
- Beginning of construction: October 1, 2024.

9. **Project Management; Project Updates.** The City shall be responsible for managing all aspects of construction of Public Improvements under this Agreement. The City shall be responsible for receipt and review of invoices from, as well as disbursement of payments to, its contractors for any costs associated with the Project and Public Improvements. The City will provide periodic reports to CCDC Development Director Doug Woodruff, (208) 319-1229 and dwoodruff@ccdcboise.com, on the progress of the Project and Public Improvements.

10. **Subordination of Reimbursement Obligations.** Notwithstanding anything to the contrary in this Agreement, CCDC and the City agree this Agreement does not provide the City with a security interest in any CCDC revenues from the District or any other urban renewal plan area, including but not limited to revenue from any “Revenue Allocation Area” (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC’s parking garages. The obligation of CCDC to make the payments specified in this Agreement shall be subordinate to all CCDC obligations previously entered into which have committed available CCDC FY2025 funds.

11. **Default.** Neither Party shall be deemed to be in default of this Agreement except upon the expiration of thirty (30) days, or ten (10) days in the event of failure to pay money, from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement. In the event of a default, the non-defaulting Party may do the following:

- a. The non-defaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the non-defaulting Party.

- b. The non-defaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed, in addition, recover all damages incurred by the non-defaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The non-defaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The non-defaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the non-defaulting Party.

12. **Captions and Headings.** The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

13. **No Joint Venture or Partnership.** CCDC and the City agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and the City a joint venture or partners.

14. **Successors and Assignment.** This Agreement is not assignable except that the City may assign the City's rights or obligations under this Agreement to a third party only with the written approval of CCDC, at CCDC's sole discretion which cannot be reasonably denied.

15. **Notices and Receipt.** All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

If to the City: City of Boise, Department of Parks and Recreation
 Attn: Sara Arkle, Parks Superintendent
 1104 Royal Boulevard
 Boise, Idaho 83706
sarkle@cityofboise.org

With a copy to: Boise City Attorney's Office
 Attn: Rob Lockward, Deputy City Attorney
 P.O. Box 500
 Boise, Idaho 83701-0500
rlockward@cityofboise.org

If to CCDC: John Brunelle, Executive Director
 Capital City Development Corporation
 121 N. 9th Street, Suite 501
 Boise, Idaho 83702
jbrunelle@ccdcb Boise.com

With a copy to: Doug Woodruff, Development Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
dwoodruff@ccdcoise.com

The persons and addresses to which notices are to be given may be changed at any time by any Party upon written notice to the other Party. All notices given pursuant to this Agreement shall be deemed given upon receipt. For the purpose of this Agreement, the term "receipt" shall mean the earlier of any of the following:

- a. Date of delivery of the notice or other document to the address specified above as shown on the return receipt;
- b. Date of actual receipt of the notice or other document by the person or entity specified above; or
- c. In the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of:
 - (1) date of the attempted delivery or refusal to accept delivery,
 - (2) date of the postmark on the return receipt, or
 - (3) date of receipt of notice of refusal or notice of non-delivery by the sending Party.

16. **Applicable Law; Attorney Fees.** This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

17. **Indemnification.** The following indemnification provisions shall be deemed as separate and independent from this Agreement in the event there is any default, termination, cancelation, or expiration of this Agreement and shall expressly survive any such default, termination, cancelation, or expiration:

- a. The City shall protect, defend, indemnify, and hold harmless CCDC from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses, including attorneys' fees and defense costs, caused or incurred by the City, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the conduct of CCDC or its employees. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of the City's sovereign immunity or any other protection afforded to the City as an Idaho municipal corporation, including but not limited to the protections of the Idaho Tort Claims Act.
- b. CCDC shall protect, defend, indemnify, and hold harmless the City from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses, including attorneys' fees and defense costs, caused or incurred by CCDC, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the conduct of the City or its

employees. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of CCDC's sovereign immunity or any other protection afforded to CCDC as an independent public body corporate and politic, including but not limited to the protections of the Idaho Tort Claims Act.

18. **Insurance Requirements.** Each Party shall maintain, and specifically agrees that it will maintain throughout the term of this Agreement, liability coverage in the minimum amount as specified in the Idaho Tort Claims Act set forth in Title 6, Chapter 9 of the Idaho State Code (currently, a minimum of \$500,000.00). Upon request, each Party shall provide the requesting Party with a Certificate of Insurance, or other proof of coverage evidencing compliance with the requirements of this paragraph.

19. **Antidiscrimination.** The City, for itself and its successors and assigns, agrees that in all aspects provided for in this Agreement, the City and its agents will not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity, gender expression, national origin or ancestry, marital status, age, or handicap.

20. **Maintenance.** The City shall maintain or arrange for the maintenance of the Public Improvements. The City's obligations for maintenance shall survive the termination of this Agreement. The City acknowledges and agrees CCDC has no obligations to maintain the improvements constructed as part of the Public Improvements or any other maintenance obligations under this Agreement.

21. **Promotion of Project.** The City shall recognize CCDC as a funding partner in any publicity, signage, reports, or documentation related to the Public Improvements. Either Party may promote the Public Improvements and involvement in this Agreement, including information posted on websites and social media.

22. **Time is of the Essence.** The Parties acknowledge and agree that time is of the essence in the performance of this Agreement and that timely completion is vital to the Project. The Parties agree to use their best efforts to expedite performance of all applicable services and obligations under this Agreement.

23. **Warranty.** The City warrants that the materials and workmanship employed in the construction of the Public Improvements are of good quality and conform to generally accepted standards within the construction industry. All construction shall be warranted for two (2) years from the date of substantial completion, and the City acknowledges that it will be liable for any breach of this warranty. This warranty shall survive the termination or expiration of this Agreement.

24. **Dispute Resolution.** In the event that a dispute arises between CCDC and the City regarding the application or interpretation of any provision of this Agreement, the aggrieved party shall promptly notify the other party to this Agreement of the dispute within ten (10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, the Parties agree to first endeavor to settle the dispute in an amicable manner by mediation or other process of structured negotiation under the auspices of a nationally or regionally recognized organization providing such services in the Northwestern States or otherwise, as the Parties may mutually agree before resorting to litigation. Should the Parties be unable to resolve the dispute to their mutual satisfaction within thirty (30) days after such completion of mediation or other process of structured negotiation, each Party shall have the right to pursue any rights or remedies it may have at law or in equity.

25. **Amendments; Waivers.** CCDC and the City agree to mutually consider reasonable requests for amendments to this Agreement and any exhibits hereto, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein. Any such amendments shall be in writing and agreed to by the Parties. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of CCDC and the City, and all amendments hereto must be in writing and signed by the appropriate authorities of CCDC and the City.

26. **Forced Delay; Extension of Times of Performance.** In addition to the specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to: war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; lack of materials or labor at commercially reasonable prices or in commercially reasonable quantities; governmental restrictions or priority; litigation; unusually severe weather; acts of another party; environmental analysis or removal of hazardous or toxic substances; acts or the failure to act of any public or governmental agency or entity (except that acts or the failure to act of CCDC shall not excuse performance by CCDC); or any other causes beyond the control or without the fault of the Party claiming an extension of time to perform. An extension of time for any such cause shall only be for the period of the forced delay, which period shall commence to run from the time of the commencement of the cause, if notice is delivered by the Party claiming such extension no later than forty-five (45) days after the commencement of the cause. If, however, notice by the Party claiming such extension is sent to the other Party more than forty- five (45) days after the commencement of the cause, the period shall commence to run only forty- five (45) days prior to the giving of such notice.

27. **Entire Agreement.** This Agreement, including the following listed Exhibits, inclusive and incorporated herein by reference, constitutes the entire understanding and agreement of the Parties.

Exhibit A	Project Site Map
Exhibit B	C.W. Moore Park Master Plan (Public Improvements)
Exhibit C	Estimated Eligible Expenses

End of Agreement | *Signatures appear on the following page.*

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement the day and year below written to be effective as first indicated above.

FOR CCDC:

By: _____
John Brunelle, Executive Director

Date: _____

CCDC Budget Info / For Office Use	
Account	302-6250
Activity Code	23001
PO #	230001
Contract Term	May 31, 2025

Approved as to form:

Mary Watson, General Counsel

Date: _____

FOR BOISE CITY:

ATTEST:

By: _____
Lauren McLean, Mayor

Linda Lowrey, *Ex-Officio* City Clerk

Date: _____

Date: _____

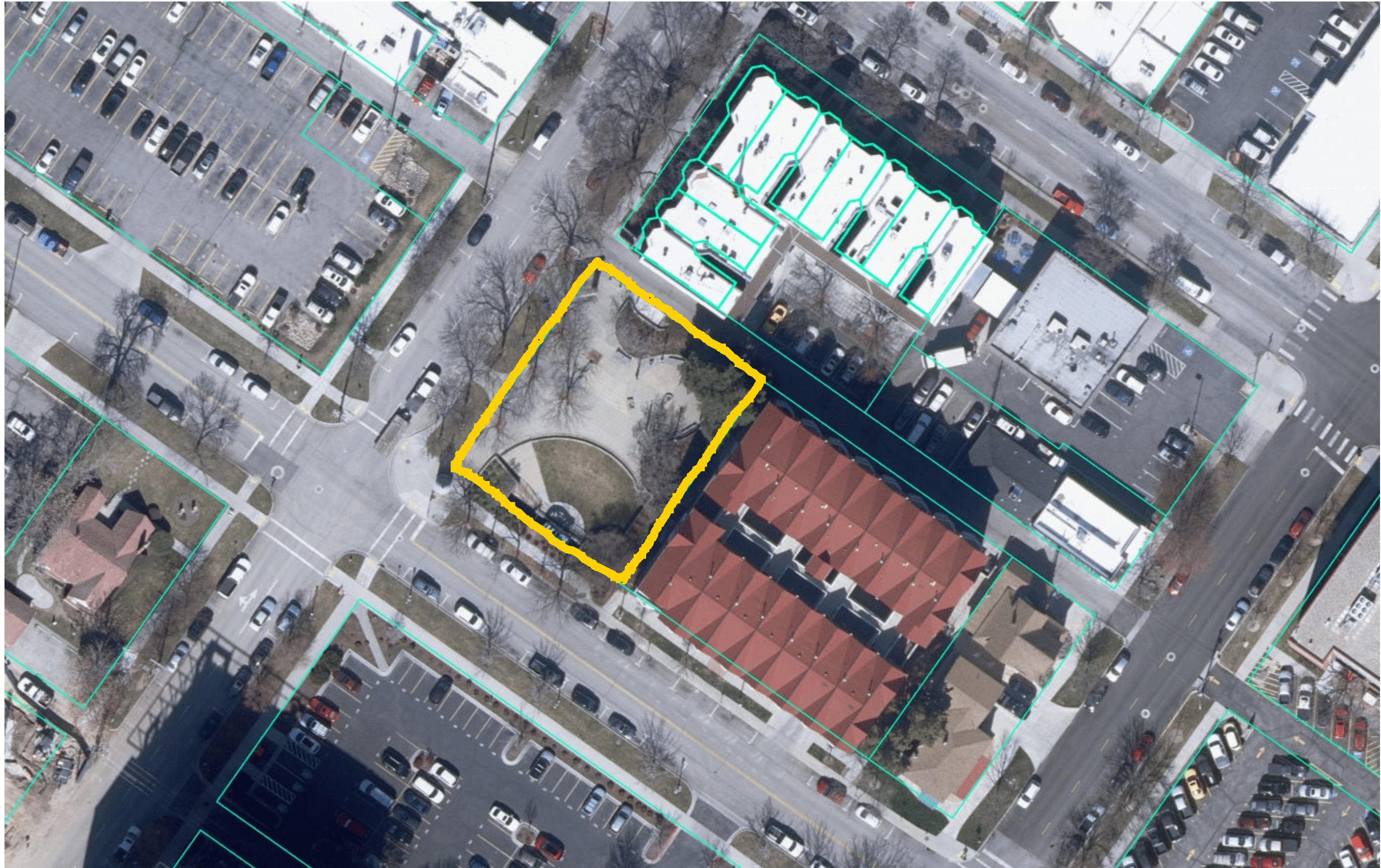
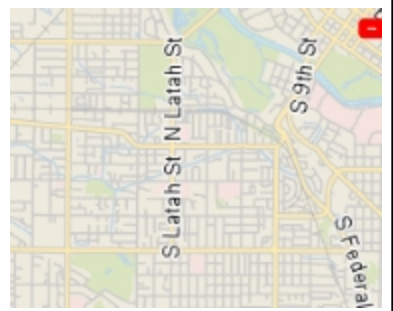
Approved as to form:

Rob Lockward, Deputy City Attorney

Date: _____

Exhibit A

Project Site Map



- Legend**
- Parks Facilities**
 - Administrative
 - Archery
 - Golf
 - Ice Skating
 - Memorial
 - Nature Center
 - Off-leash Dog area
 - Recreation/Community Center
 - Swimming Pool
 - Trailhead
 - ★ Zoo
 - Education Centers
 - Trailhead
 - Trails**
 - Access Road
 - Eagle Bike Park Trails
 - Boise Bike Skills Park Trails
 - Eagle Greenbelt Path
 - Federal Way Path
 - Hard Surface Greenbelt Path
 - Natural Surface Greenbelt Path
 - Holcomb Path
 - Ridge to Rivers Trails
 - Preliminary Lots
 - Parcels

1: 564

0.0 0 0.01 0.0 Miles

Notes

Exhibit B

C.W. Moore Park Master Plan (Public Improvements)



PARKS AND RECREATION

C.W. MOORE PARK

MASTERPLAN

Parks and Recreation
Commission Approved
April 18th, 2024



- ① Historic Plaza
- ② Amphitheater Seating
- ③ Rock Play Feature for Children
- ④ Brick Plaza
- ⑤ Planting Beds
- ⑥ Updated Planting
- ⑦ Restroom
- ⑧ ADA Access
- ⑨ Historic Art Piece



PARKS AND RECREATION

C.W. MOORE PARK

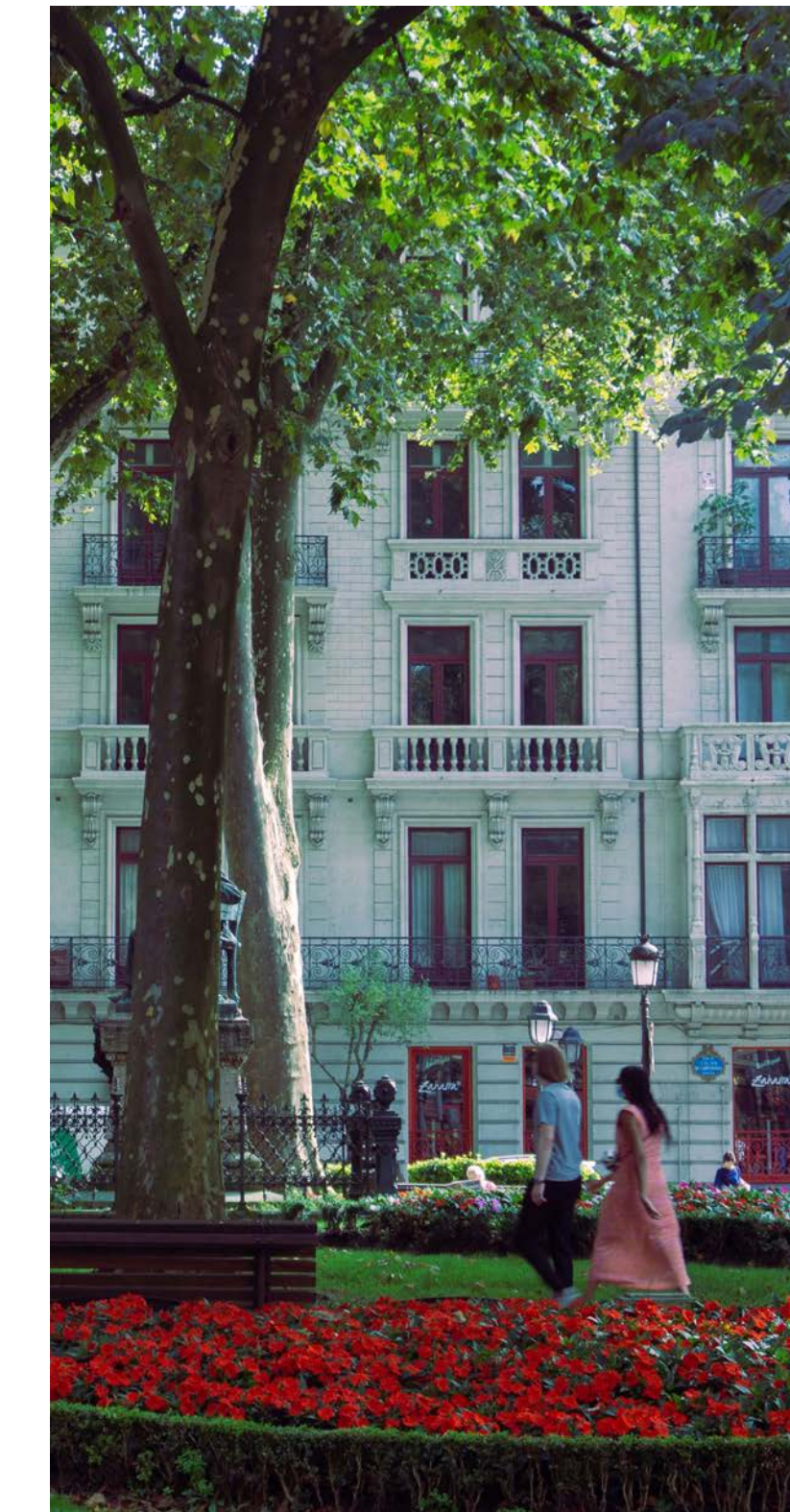
MASTERPLAN

Parks and Recreation
Commission Approved
April 18th, 2024



- Updated Planting
- Rock Play Feature for Children
- Concrete Amphitheater Seating
- Lawn Area

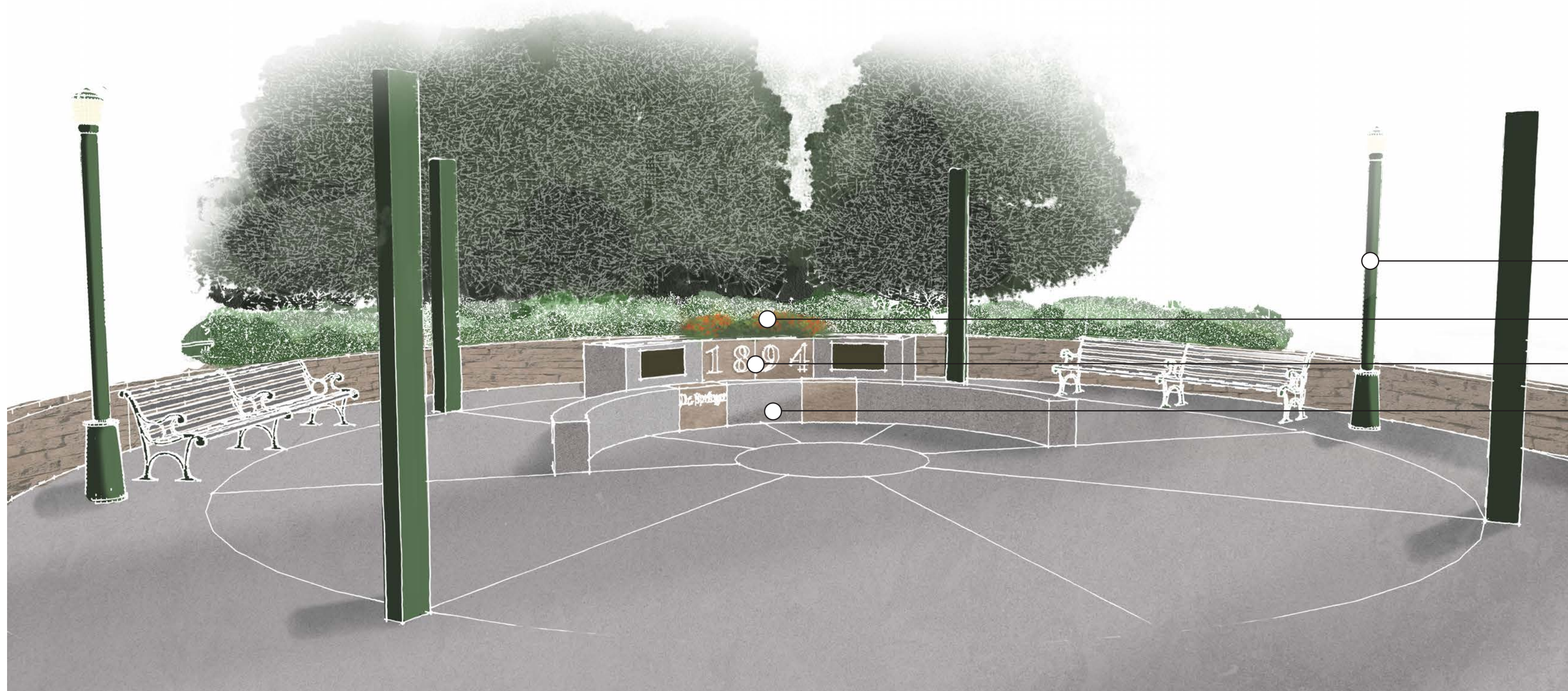
Amphitheater and Water Feature



Planting Beds



Brick Plaza



- Refurbished Elements
- Updated Planting
- Relocated Historic Elements
- Historic Plaza Feature

Historic Plaza



Restroom

Exhibit C

Estimated Eligible Expenses

C.W. Moore - Estimate

by IM 04/12/2024

CONTRACT ITEMS

Bid Item	QTY	UNIT	UNIT VALUE	EXTENDED VALUE
Design and Engineering				\$ 5,000.00
Testing and Materials	1	EA	\$ 5,000.00	\$ 5,000.00
Erosion Control				\$ 13,570.00
SWPP Permitting	1	EA	\$ 1,500.00	\$ 1,500.00
Erosion Control Monitoring and Maintenance	1	LS	\$ 3,000.00	\$ 3,000.00
Concrete Washout Facility	1	EA	\$ 1,500.00	\$ 1,500.00
Inlet Protection	2	EA	\$ 150.00	\$ 300.00
Construction Entrance	1	EA	\$ 2,500.00	\$ 2,500.00
Street Cleaning	2	EA	\$ 500.00	\$ 1,000.00
Tree Protection Fencing	206	FT	\$ 10.00	\$ 2,060.00
Temporary chainlink fencing	300	FT	\$ 5.00	\$ 1,500.00
Straw Wattle	140	FT	\$ 1.50	\$ 210.00
Traffic Control				\$ 8,000.00
Temp Work Zone Traffic Control, Complete	1	LS	\$ 8,000.00	\$ 8,000.00
Demolition				\$ 7,000.00
Clear and Grubb	2000	SF	\$ 0.50	\$ 1,000.00
Removal of Concrete	2000	SF	\$ 3.00	\$ 6,000.00
Grading				\$ 1,760.00
General Excavation	32	CY	\$ 55.00	\$ 1,760.00
Utilities				\$ 1,875.00
Potable Water Line	25	FT	\$ 35.00	\$ 875.00
Potable - Water Iso Valve	1	EA	\$ 1,000.00	\$ 1,000.00
Hardscape				\$ 29,949.00
3/4" Minus Leveling Course	12	CY	\$ 77.00	\$ 924.00
Concrete Walk, 4" Thick	1000	SF	\$ 9.00	\$ 9,000.00
brick pavers	445	SF	\$ 35.00	\$ 15,575.00
concrete leveling course for brick pavers	445	SF	\$ 10.00	\$ 4,450.00
Site Amenities				\$ 77,610.00
Bench - Refinishing	7	EA	\$ 3,000.00	\$ 21,000.00
Relocating Historic Elements	1	LS	\$ 10,000.00	\$ 10,000.00
Drinking Fountain	1	EA	\$ 8,010.00	\$ 8,010.00
Drinking Foutain Sump Drain	1	EA	\$ 1,400.00	\$ 1,400.00
Historic Seat Wall	1	EA	\$ 30,000.00	\$ 30,000.00
Archway Support pillar-Refinishing	1	EA	\$ 2,000.00	\$ 2,000.00
Iron Pillar - Refinishishing	1	EA	\$ 2,000.00	\$ 2,000.00
Waterwheel pipe replacement	1	EA	\$ 1,500.00	\$ 1,500.00
Bicycle Racks	1	EA	\$ 500.00	\$ 500.00
Litter Receptacle	1	EA	\$ 1,200.00	\$ 1,200.00
Lawn Area				\$ 57,000.00
Relocation of water feature	1	EA	\$ 5,000.00	\$ 5,000.00
Seat Ledge Slabs	1	EA	\$ 30,000.00	\$ 30,000.00
Water Feature Slab	1	EA	\$ 10,000.00	\$ 10,000.00
Water Feature Basin	1	EA	\$ 10,000.00	\$ 10,000.00
Water Feature Boulders	1	EA	\$ 2,000.00	\$ 2,000.00
Irrigation				\$ 20,000.00
Irrigation System Repair	1	EA	\$ 20,000.00	\$ 20,000.00
Landscape				\$ 35,104.00
Imported Topsoil	90	CY	\$ 35.00	\$ 3,150.00
Root Barrier	400	LF	\$ 15.00	\$ 6,000.00
Trees - 2-1/2" Caliper	1	EA	\$ 550.00	\$ 550.00
Shrubs - 3 Gallon	470	EA	\$ 35.00	\$ 16,450.00
Perennials - 1 Gallon	150	EA	\$ 15.00	\$ 2,250.00
Mulch - Wood	34	CY	\$ 51.00	\$ 1,734.00
Sod	2000	SF	\$ 1.50	\$ 3,000.00
Fine Grading Soil Prep	4900	SF	\$ 0.30	\$ 1,470.00
Plant Establishment	1	LS	\$ 500.00	\$ 500.00
Construction Costs				\$ 256,868.00
Mobilization	1	LS	\$ 25,686.80	\$ 25,686.80
Building Permitting Fees	1	LS	\$ 3,853.02	\$ 3,853.02
Subtotal				\$ 286,407.82
Contingency - 20%				\$ 57,281.56
GRAND TOTAL				\$ 343,689.38

Add Alternate Other Items				\$ 50,000.00
Planting Bed Border Fence	400	LF	\$ 50.00	\$ 20,000.00
Increased Concrete Seat Ledges	1	EA	\$ 30,000.00	\$ 30,000.00
Construction Costs				\$ 306,868.00
Mobilization	1	LS	\$ 30,686.80	\$ 30,686.80
Building Permitting Fees	1	LS	\$ 4,603.02	\$ 4,603.02
Subtotal				\$ 342,157.82
Contingency - 20%				\$ 68,431.56
GRAND TOTAL				\$ 410,589.38



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IV. ACTION ITEMS



AGENDA BILL

Agenda Subject: Consider Resolution 1873: Bannock Street Streetscape Improvements, 12th to 16th Streets Project. Construction Manager/General Contractor (CM/GC) RFQ Ranking		Date: May 13, 2024
Staff Contacts: Amy Fimbel Sr. Project Manager Kathy Wanner Contracts Manager	Attachments: A. Resolution 1873 B. Request for Qualifications – issued February 28, 2024 C. Final Evaluation Tally	
Action Requested: Adopt Resolution 1873 approving the CM/GC RFQ ranking for the Bannock Street Streetscape Improvements, 12th to 16th Streets Project and authorizing the Executive Director to negotiate and execute a CM/GC Agreement.		

Background:

In 2023, the Agency began the Bannock Street Streetscape Improvements Project to update streetscapes and improve mobility and safety along Bannock Street between 12th and 16th Streets. The Project’s purpose is to create a more active and accessible urban environment for all modes of travel. The Ada County Highway District (ACHD) is concurrently developing the [Bannock Street Neighborhood Concept](#) design—which has similar objectives—and plans for bicycle and pedestrian improvements from 29th Street to Avenue C. At the outset of these two projects, the Agency and ACHD began coordinating planning efforts of the overlapping project areas. During preliminary design, ACHD proposed an interagency cost share agreement that includes pavement rehabilitation and the replacement of Boise City Canal structure #1489 which crosses under Bannock Street east of 14th Street.

Improvements anticipated with this Project include:

- Streetscape improvements that are compliant with the City of Boise’s Streetscape Standards, including curb bulbouts and suspended pavement systems where appropriate
- Installation of new street trees, historic light pole assemblies, bike racks, and concrete planters
- Stormwater infrastructure improvements
- Pavement reconstruction consisting of a 2” mill and inlay of asphalt pavement within the Project limits
- Replacement of the Boise City Canal structure 1489 across Bannock St east of 14th Street
- Added traffic signals at the 15th and 16th Street intersections.

The program of improvements is extensive and will require precise planning and coordination. Due to the complexities inherent to streetscape construction in a downtown environment, the level of pedestrian, bicycle and vehicle traffic in the area, and the proximity to Meadow Gold Dairy, Fire Station 5, and St. Paul Baptist Church, the Agency determined the best approach for this Project would be to utilize the Construction Manager/General Contractor (“CM/GC”) construction delivery method.

The CM/GC Delivery Method:

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

The Agency selected CSHQA, Inc. to provide design services for the Project. During pre-construction, the CM/GC collaborates with the design team and Agency to review and modify the design as needed to improve constructability, estimate costs of the design, and develop a logistics and phasing plan for construction. Around the 95% 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 28, 2024, inviting licensed CM/GC companies to submit Statements of Qualifications (SOQ). The requisite public notice was published in the *Idaho Statesman* newspaper on February 28 and March 6. Notice was also sent to the plan room at the Idaho Association of General Contractors as well as several general contractors holding the necessary Construction Manager license. A pre-proposal meeting was held on March 6.

Three companies submitted qualifications by the April 11, 2024 submission deadline: Andersen Construction of Idaho, LLC; McAlvain Construction, Inc.; and Wright Brothers, The Building Company, Eagle LLC.

The Agency convened an evaluation panel of Agency staff and the project consultant. The three SOQs received were evaluated first for compliance with the technical requirements as prescribed in the RFQ – all firms met these requirements. They were then ranked based on qualifications and demonstrated competence. Each firm was evaluated on the criteria specified in the RFQ: company profile, CM/GC project team, experience and past performance, and project management. Each of these companies is to be commended for the quality of their proposals and the expertise and competency of their work as evidenced in their SOQs.

The panel members unanimously ranked **McAlvain Construction, Inc.** as the top-ranked firm. The panel concluded that McAlvain Construction exhibits a well-orchestrated team approach that is built on a depth of CM/GC experience. The effective construction management approach presented by the company, coupled with their depth of resources, proposed team, influence within the local subcontracting community, and recent experience reconstructing three similar sections of the Boise City Canal, offers the Agency schedule and budget certainty in today’s construction market. McAlvain Construction’s can-do attitude is bolstered by strong communication methods.

In short, McAlvain Construction, Inc. offers a highly qualified team backed by a sophisticated, local construction company that is dedicated to giving the Bannock Street Streetscape Improvements Project the company's full attention.

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

Fiscal Notes:

The CM/GC agreement shall define the terms of the contractual relationship between the Agency and the chosen firm, including the hourly rates charged for the CM/GC services. The approved FY2024 budget and forecasted FY2025 budget include sufficient funding for this Project.

Staff Recommendation:

Adopt Resolution 1873 approving the CM/GC RFQ ranking for the Bannock Street Streetscape Improvements, 12th to 16th Streets Project and authorizing the Executive Director to negotiate and execute a CM/GC Agreement in accordance with that ranking and the requirements set forth by state statute.

Suggested Motion:

I move to adopt Resolution 1873 approving the CM/GC RFQ ranking for the Bannock Street Streetscape Improvements, 12th to 16th Streets Project and authorizing the Executive Director to negotiate and execute a CM/GC Agreement.

RESOLUTION NO. 1873

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 BANNOCK STREET STREETScape IMPROVEMENTS, 12TH TO 16TH STREETS 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; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, in cooperation with the City of Boise and the Ada County Highway District, the Agency seeks to make certain transformative improvements and enhancements to certain portions of Bannock Street between 12th and 16th Streets, including: construction of streetscape improvements, pavement reconstruction, added traffic signals at the intersections of 15th and 16th streets, stormwater modifications, and replacement of a canal structure, all in an effort to contribute as a catalyst to economic development and downtown reinvestment by private entities; and,

WHEREAS, due to the extensive program of improvements associated with the Project, the complexities inherent to streetscape construction in a downtown environment, the level of pedestrian, bicycle and vehicle traffic in the area, and the proximity to Meadow Gold Dairy, Fire

Station 5, and St. Paul Baptist Church, 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 28 and March 6, 2024; and,

WHEREAS, the SOQ submissions were due to the Agency on April 11, 2024, by 3:00 pm, and the Agency received three (3) SOQs from the following firms: Andersen Construction of Idaho LLC; McAlvain Construction, Inc.; and Wright Brothers, The Building Company, Eagle LLC; and,

WHEREAS, the Agency examined the three (3) SOQs and, based on the information provided, found that each firm gave sufficient information regarding the pre-qualification criteria stated in the RFQ and that each firm held the requisite Construction Manager License and correct Public Works License, and,

WHEREAS, the 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 four-person panel; and,

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

1. McAlvain Construction, Inc.
2. Andersen Construction of Idaho LLC
3. Wright Brothers, The Building Company, Eagle LLC; and,

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

- McAlvain Construction, Inc. exhibits a well-orchestrated team approach built on a depth of CM/GC experience;
- McAlvain Construction, Inc.’s work with the Agency on projects, including the Grove Plaza Renovation and Rebuild 11th Street Blocks, is commendable;
- McAlvain Construction, Inc. exhibits a solid pre-construction strategy and sophisticated project tracking processes;
- McAlvain Construction, Inc.’s effective construction management approach, coupled with its depth of resources, influence within the local subcontracting community, and recent experience reconstructing three similar sections of the Boise City Canal, offers the Agency schedule and budget certainty in today’s construction market;

- McAlvain Construction, Inc.'s can-do attitude is bolstered by strong communication methods; and,
- McAlvain Construction, Inc. offers a highly qualified team backed by an experienced, local construction company that is dedicated to giving the Project the company's full attention.

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

WHEREAS, the Agency Board of Commissioners finds it in the best public interest to approve the ranking for its RFQ – CM/GC Bannock Street Streetscape Improvements, 12th to 16th Streets 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 Bannock Street Streetscape Improvements, 12th to 16th Streets Project:

1. McAlvain Construction, Inc.
2. Andersen Construction of Idaho LLC
3. Wright Brothers, The Building Company, Eagle LLC

Section 3: That the Agency Board authorizes the Agency Executive Director to negotiate a Construction Manager/General Contractor Agreement with the top-ranked proposer, McAlvain Construction, Inc., for the Bannock Street Streetscape Improvements, 12th to 16th Streets 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 May 13, 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 May 13, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on May 13, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



REQUEST FOR QUALIFICATIONS

CONSTRUCTION MANAGER / GENERAL CONTRACTOR
(CM/GC) SERVICES

**BANNOCK STREET STREETScape IMPROVEMENTS,
12TH TO 16TH STREETS**

PROPOSALS DUE: MARCH 21, 2024 by 3 P.M. local time

February 28, 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 Bannock Street Streetscape Improvements Project between 12th and 16th Streets. 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, interagency public works improvements project located in the Westside Urban Renewal District. This project will incorporate construction of streetscape improvements, pavement rehabilitation, added traffic signals at 15th and 16th streets, stormwater modifications, and replacement of a canal structure. The project will include unique features such as suspended pavement systems, street furnishings, traffic signal infrastructure, pedestrian facility reconstruction, and canal replacement in the public right-of-way.

The project is a partnership between the Ada County Highway District (ACHD) and CCDC, which will be memorialized in an Interagency Cost Share Agreement. Generally, ACHD is responsible for funding all pavement rehabilitation and the replacement of Boise City Canal structure 1489 across Bannock St east of 14th Street. CCDC is responsible for funding all remaining work.

Proposals must be delivered **electronically** prior to **3:00 p.m. local time on March 21, 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 March 6, 2024, at 10:00 am. 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, March 21, 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 – BANNOCK STREET
STREETSCAPE IMPROVEMENTS, 12TH to 16TH STREETS”**

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

In 2023, CCDC began the Bannock Street Streetscape Improvement Project to update streetscapes and improve mobility and safety along Bannock Street between 12th and 16th Streets. The project’s purpose is to create a more active and accessible urban environment for all modes of travel.

The improvements planned for Bannock Street include various elements designed to create consistent and cohesive streetscapes. These enhancements will include upgraded sidewalks, enhanced lighting, increased greenery, and improved intersection safety measures. CCDC is partnering with ACHD to perform pavement rehabilitation along the corridor and replace a canal structure that crosses Bannock Street east of 14th Street.

CCDC hired CSHQA, Inc. as its Design Professional of Record for the project. CSHQA in coordination with HDR, Inc. and Musgrove Engineering, have initiated final design activities for the project. The Project received Design Review approval in September 2023 and 60% design plans were submitted to agencies for review in December 2023. 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 \$3.5M for CM/GC Pre-Construction Services and Construction of the CCDC-related costs for streetscape improvements and added traffic signals at 15th and 16th Streets. Consultant design costs and ACHD improvements to be reimbursed by ACHD are not included in the above construction budget.

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 the necessary recommendations so that the final construction cost for the work does not exceed CCDC and ACHD's available budgets.

2.3 Contemplated Improvements

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

- **Pedestrian Facility Upgrades**
 - Replacement of existing non-compliant facilities with ADA-compliant facilities.
 - Construction of sidewalk bulbouts (i.e. curb extensions) at key locations.

- **Streetscape Improvements**
 - Reconstruction of streetscapes compliant with the City of Boise's Streetscape Standards, including suspended pavement systems.
 - Replacement of irrigation system and street trees.
 - Installation of historic light pole assemblies, bike racks, and precast concrete planters.
 - Urban Concrete Streetscapes: Bannock Street between 12th and 13th Street and the north side of Bannock Street between 13th and 14th Street. Improvements to the west side of 13th Street between Bannock Street and the alley are being included as a potential bid alternate based on project costs. Pre-construction assistance desired to determine feasibility.
 - Neighborhood Streetscapes: Bannock Street between 14th and 16th Streets.

- **Stormwater Infrastructure Improvements**
 - Upgrades to existing stormwater collection and routing system to accommodate other improvements included in this project.

- **Pavement Reconstruction**
 - 2" mill and inlay of asphalt pavement within the project limits

- **Canal Crossing Replacement**
 - Replace the Boise City Canal structure 1489 across Bannock St east of 14th Street

- **Pending Approval: Signalization of 15th and 16th Street Intersections**
 - Add traffic signals at the 15th and 16th Street intersections.

2.3 Project Schedule

CSHQA submitted 60% design plans for agency review in December 2023 and anticipates completing the project design in Summer 2024. The successful CM/GC will be given the 95% design plans in May 2024 in order to develop an initial estimate. Preconstruction is expected to start in April 2024 and continue until the last Guaranteed Maximum Price (GMP) is approved. Construction is expected to start fall 2024 and be complete in 2025. The schedule contemplates that winter construction will be mandatory to meet the project 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 to identify clarity and constructability issues;
- Provide cost estimate at 95% design milestone, 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 historic light pole assemblies, suspended pavement systems, and other specialty items as required.
- Develop temporary traffic control plans and pedestrian and bicycle detour plans;
- Develop and obtain trade contract scopes and other contract documents;
- Perform utility potholing as needed to aid in early coordination with relevant utility companies and their contractors regarding utility adjustments, upgrades and/or relocations;
- 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 CCDC's project manager and design team;
 - Plan and provide general condition services such as superintendence, mobilization, storage areas, staging, etc.;
 - Manage accounting of multiple project scopes and funding sources as requested by CCDC. Accurate accounting of ACHD and CCDC costs will be critical on this project;

- Review and negotiate change order requests, coordinate safety programs, resolve issues and claims;
 - Conduct and coordinate inspections, review and pay subcontractor 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 March 6, 2024, at 10:00 am. 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://ccdcb Boise.zoom.us/j/81047452689?pwd=w5XdFtZyjrNPclb84CGqKSw2UDfdmZ.1>

Meeting ID: 810 4745 2689

Passcode: 931499

--- One tap mobile

+16694449171, 81047452689#,,,,*931499# US

+16699006833,,81047452689#,,,,*931499# US (San Jose)

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 proposal.

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 (100 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 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 traffic signal work, asphalt pavement reconstruction, sidewalk and bulb out construction, green stormwater infrastructure, suspended pavement systems, utility infrastructure upgrades, canal improvements, and downtown streetscape improvements are of particular interest.

Projects that highlight experience working within or across multiple agency jurisdictions and work within urban areas with complex construction phasing within the public right-of-way should be highlighted. 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 Points

i. Project Approach

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

ii. Work Plan, including Schedule

Provide a preliminary baseline schedule showing the Proposer's proposed phasing, sequencing of work, durations, and options to be considered by CCDC that provides value and minimizes adverse impacts to the public and adjacent businesses and property owners. The baseline schedule should assume the current schedule outlined in Section 2.3 as a starting point for planning. Describe how phasing on this specific project can be optimized to ensure successful on-time completion. 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, including from separate agencies (CCDC and ACHD).

iii. Scheduling

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.

Describe methods used to coordinate with third party contractors for utility relocations/adjustments to existing utilities to ensure timely execution of utility work ahead of or in concert with other project work.

Describe your approach to construction to minimize disruption in the greater downtown area. Describe what work strategies you will employ and examples of past successes working with adjacent property owners.

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.

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 March 13, 2024.

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

EXHIBITS TO THIS RFQ:

- A: RFQ Submittal Cover Sheet
- B: RFQ Waiver and Release
- C: Bannock Street Streetscape Improvements Project - 60% Design Plans

EXHIBIT A

**RFQ: CM/GC SERVICES – BANNOCK STREET STREETScape IMPROVEMENTS,
12TH TO 16TH STREETS
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: _____

EXHIBIT B

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

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 - 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.

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 - 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.

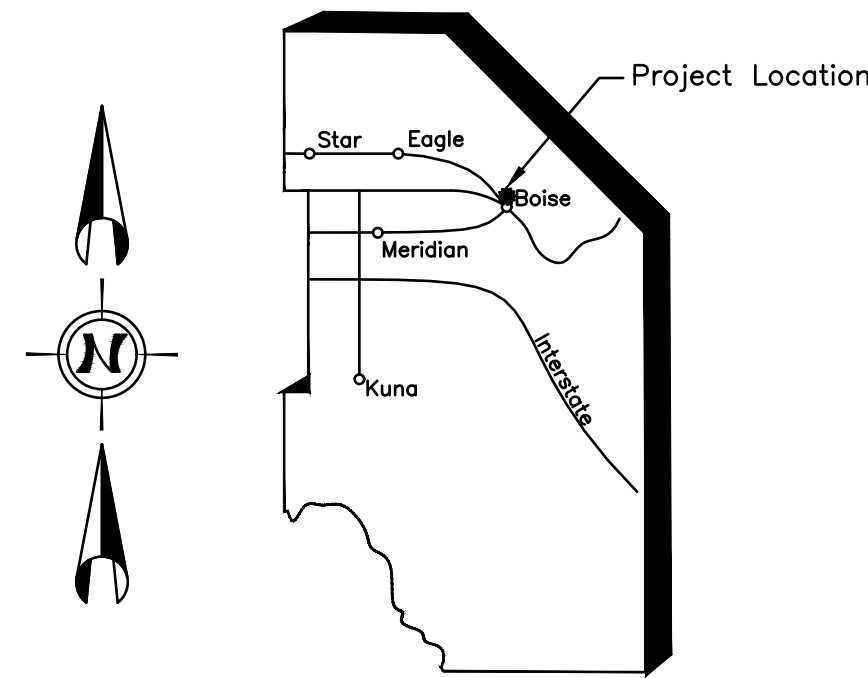
Proposer's Signature: **X** _____

Print Name: _____

Print Title: _____

Name of Firm: _____

Date: _____

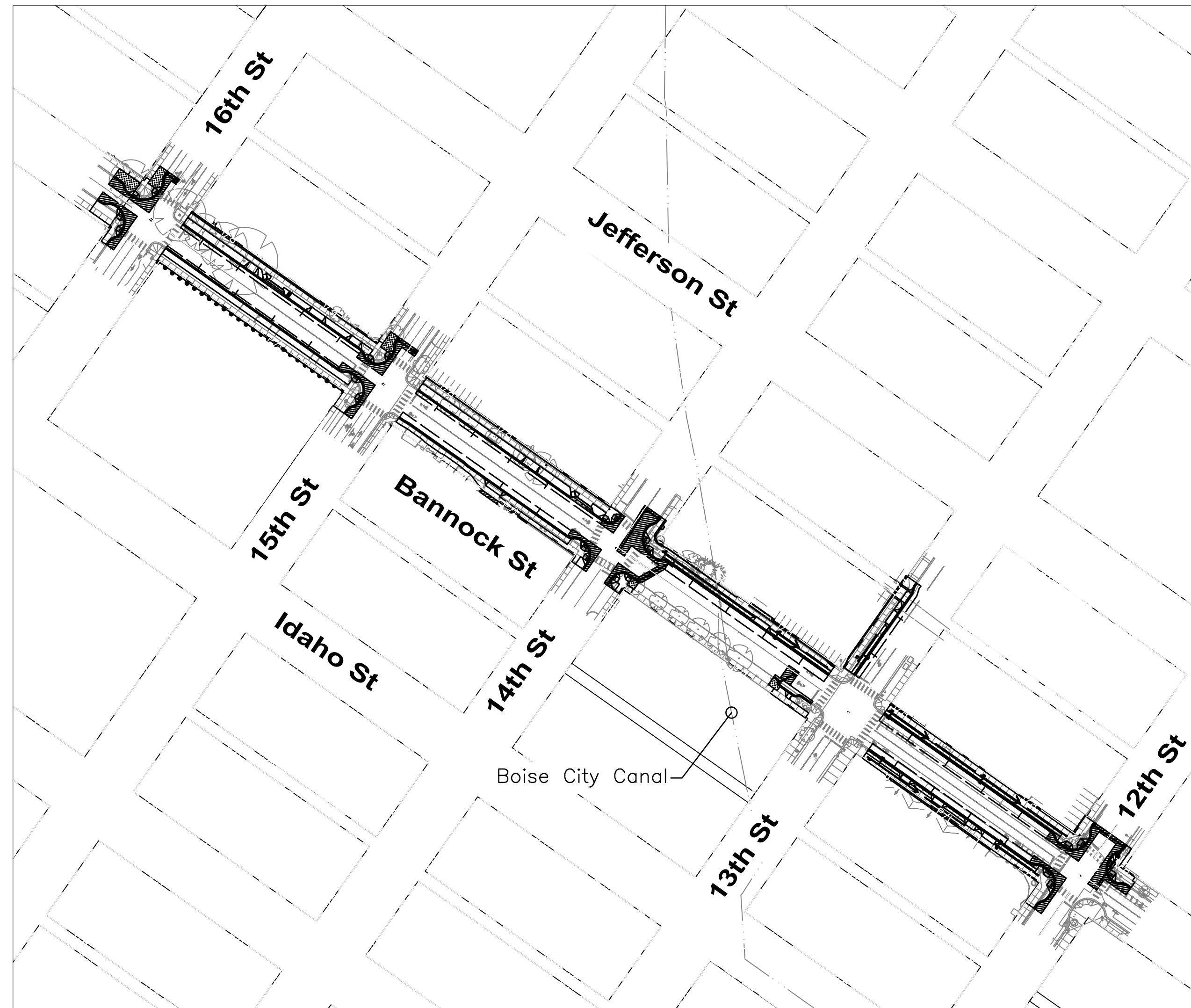


Capital City Development Corp.

Bannock Street - 16th to 12th Streetscape Improvements
Project Number: 23056

ADA COUNTY

INDEX OF SHEETS



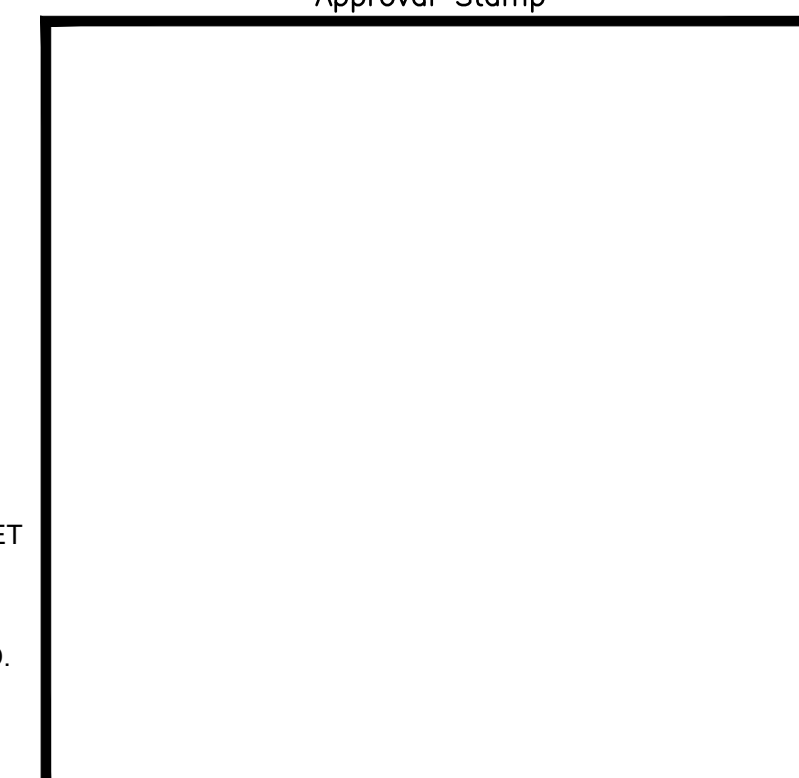
Vicinity Map
N.T.S.

SHEET LIST	
SHEET NUMBER	SHEET NAME
G0.00	TITLE SHEET
C1.00	CIVIL NOTES
C1.01	SURVEY CONTROL PLAN
C2.01	BANNOCK ST TYPICAL SECTIONS STA. 12+85.50 TO 21+01.25
C2.02	BANNOCK ST TYPICAL SECTIONS STA. 21+37.25 TO 28+62.00
C2.03	13TH ST TYPICAL SECTIONS STA. 50+45.00 TO 51+93.00
C2.04	ROADWAY DETAILS
C2.05	ROADWAY DETAILS
C2.06	ROADWAY DETAILS
C2.07	ROADWAY DETAILS
C3.01	BANNOCK ST UTILITY AND REMOVAL PLAN STA. 11+80 TO 16+80
C3.02	BANNOCK ST UTILITY AND REMOVAL PLAN STA. 16+80 TO 21+80
C3.03	BANNOCK ST UTILITY AND REMOVAL PLAN STA. 21+80 TO 26+80
C3.04	BANNOCK ST UTILITY AND REMOVAL PLAN STA. 26+80 TO 31+80
C3.05	13TH STREET UTILITY AND REMOVAL PLAN STA. 50+60 TO 55+60
C4.01	BANNOCK ST PLAN AND PROFILE STA. 11+80 TO 16+80
C4.02	BANNOCK ST PLAN AND PROFILE STA. 16+80 TO 21+80
C4.03	BANNOCK ST PLAN AND PROFILE STA. 21+80 TO 26+80
C4.04	BANNOCK ST PLAN AND PROFILE STA. 26+80 TO 31+80
C4.05	13TH ST PLAN AND PROFILE STA. 50+60 TO 55+60
C5.01	INTERSECTION GRADING PLAN 16TH
C5.02	INTERSECTION GRADING PLAN 15TH
C5.03	INTERSECTION GRADING PLAN 14TH
C5.04	INTERSECTION GRADING PLAN 12TH
C5.05	DRIVEWAY DETAILS
C5.06	DRIVEWAY DETAILS
C5.07	DRIVEWAY DETAILS
C5.08	DRIVEWAY DETAILS
C6.01	BANNOCK ST STORM WATER PLAN STA. 11+80 TO 16+80
C6.02	BANNOCK ST STORM WATER PLAN STA. 16+80 TO 21+80
C6.03	BANNOCK ST STORM WATER PLAN STA. 21+80 TO 26+80
C6.04	BANNOCK ST STORM WATER PLAN STA. 26+80 TO 31+80
C6.05	13TH ST STORM WATER PLAN STA. 50+60 TO 55+60
C6.06	STORMWATER DETAILS
C6.07	STORMWATER DETAILS

Gray Items Will Be Included In The 95% Deliverable.

SHEET LIST	
SHEET NUMBER	SHEET NAME
C7.01	EROSION AND SEDIMENT CONTROL PLAN
C7.02	EROSION AND SEDIMENT CONTROL PLAN
C7.03	EROSION AND SEDIMENT CONTROL PLAN
C7.04	EROSION AND SEDIMENT CONTROL PLAN
T1.01	BANNOCK ST SIGNAGE AND STRIPING PLAN STA. 11+80 TO 16+80
T1.02	BANNOCK ST SIGNAGE AND STRIPING PLAN STA. 16+80 TO 21+80
T1.03	BANNOCK ST SIGNAGE AND STRIPING PLAN STA. 21+80 TO 26+80
T1.04	BANNOCK ST SIGNAGE AND STRIPING PLAN STA. 26+80 TO 31+80
T1.05	13TH ST SIGNAGE AND STRIPING PLAN STA. 50+60 TO 55+60
L1.01	STREET SCAPE PLAN
L1.02	STREET SCAPE PLAN
L1.03	STREET SCAPE PLAN
L1.04	STREET SCAPE PLAN
L1.05	STREET SCAPE PLAN
L2.01	STREET SCAPE NOTES
L2.02	STREET SCAPE DETAILS
EG.01	ELETRICAL COVER SHEET
EG.02	APPROVED EQUIPMENT/DETAILS
EG.03	ELETRICAL SPECIFICATIONS
EG.04	ELETRICAL SPECIFICATIONS/DETAILS
EG.05	ELETRICAL SPECIFICATIONS
EG.06	ELETRICAL SPECIFICATIONS
EG.07	BOISE CITY STANDARD DETAILS
E2.01	ELETRICAL PLAN - 1500 BLOCK
E2.02	ELETRICAL PLAN - 1400 BLOCK
E2.03	ELETRICAL PLAN - 1300 BLOCK
E2.04	ELETRICAL PLAN - 1200 BLOCK

Approval Stamp



The Engineer of Record certifies that the plans are prepared in substantial conformance with the ACHD Policy and standards in effect at the time of preparation. The Engineer acknowledges that ACHD assumes no liability for errors or deficiencies in the design. All variances from ACHD Policy shall be approved in writing. The following variances, listed by date and short description, were approved for the project: NONE

CSHQ 200 BROAD STREET
BOISE, ID 83702

HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706



Capital City Development Corp

121 N. 9th Street Suite 501, Boise, Idaho, 83702.
www.ccd Boise.com

Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

Sheet G0.00

60% COMPLETED

Percent Complete: **60%**

Date: 05/23

Surveyed By: Civil Survey

Date: 12/23

Drawn By: HDR

Date: 12/23

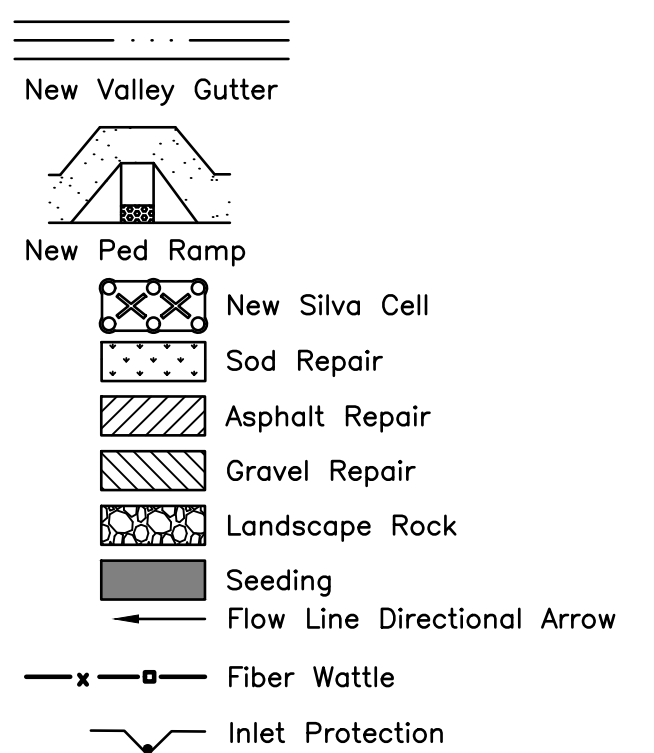
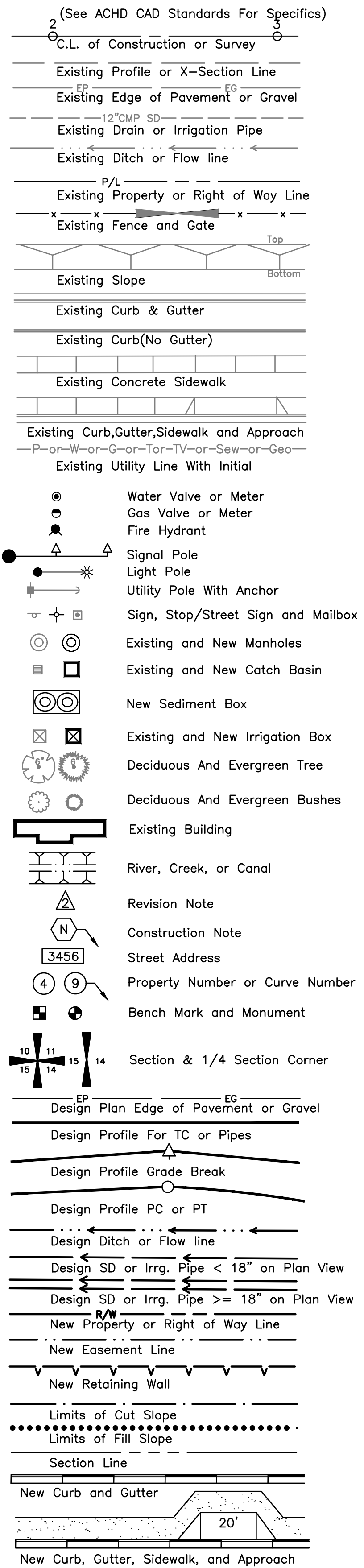
Design By: P. Dewit

Project No: 23056



Project Name: Bannock Street Streetscape Improvements (12th To 16th)

LEGEND



UTILITIES

- T** Relocate To New Location And/Or Adjust To Grade To Avoid New Roadway Construction By Lumen
 - W** Relocate To New Location And/Or Adjust To Grade To Avoid New Roadway Construction By Veolia
 - FO** Relocate To New Location And/Or Adjust To Grade To Avoid New Roadway Construction By Boise City Public Works Interconnect
 - P** Relocate To New Location And/Or Adjust To Grade To Avoid New Roadway Construction By Idaho Power
1. Utility Adjustments, Relocations, Or Replacements May Or May Not Be Completed Prior To Construction. Coordinate And Accommodate Work With The Utility Companies.
 2. Locations Of Existing Underground Structures And Utilities Such As Pipelines, Conduits, Cables, Etc., Shown On The Plans Are Approximate Only. It Is Not The Intent Of These Plans To Show The Exact Location Of All Underground Utilities And Structures. It Is The Responsibility Of The Contractor To Verify The Locations Of All Existing Utilities With The Respective Owners. Existing Utilities Damaged By The Contractor Shall Be Repaired By The Contractor. Call Digline Three Days Prior To Excavation. 1-800-342-1585

GENERAL DEMOLITION NOTES

1. Coordinate Demolition Of Street Lighting Facilities, Including Removal Or Abandonment Of Conduit And Abandoned Junction Boxes, With Boise City Public Works. Verify Location And Routing Of Existing Circuits Shown On Electrical Plans Prior To Demolition.
2. Relief Cut Within 12" Of Building Face Along Entire Sidewalk Length Prior To Removing Concrete. Sawcut Line Not Shown On Plan.
3. Protect Existing Building Faces From Construction Related Damage. Repair Construction Related Damage At Contractor's Expense.
4. Protect Building Walls And Entries From Construction Related Dirt, Debris, Wastewater From Cutting Operations, Etc. To The Extent Practical. Clean All Construction Related Dirt, Debris, Discoloration, Etc. From Building And Entries Upon Completion Of Work.
5. Dispose Of Soils Excavated For Silva Cell Installation Off-Site.

GENERAL NOTES

1. Verify Site Condition And Report Discrepancies To The Engineer Prior To Work.
2. All Construction Within Ada County Highway District Right-Of-Way Shall Conform To The 2017 Edition Of The Idaho Standards For Public Works Construction (ISPWC) And The ACHD Supplemental Specifications, Except As Modified By The Project Special Provisions. No Exceptions To District Policy, Standards, And The ISPWC Will Be Allowed Unless Specifically And Previously Approved In Writing By The District.
3. Provide And Gain Approval For Traffic Control Plans Within Ada County Highway District Prior To Construction.
4. Maximum Sidewalk Cross Slope Is 2%, Except Outside Of Pedestrian Access Routes.
5. Notify ACHD Immediately If Vaults Or Building Basements Are Encountered Within The Project Footprint. Coordination Between ACHD Legal Staff, ACHD Development Review, CCDC And Property Owners Is Required.

HDR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp

60% COMPLETED

Revisions:

• S I G N A T U R E S •

Design By: P. Dewit Date: 12/23 Drawn By: HDR Date: 12/23

• D E T A I L T I T L E •

Civil Notes



Capital City Development Corp

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Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

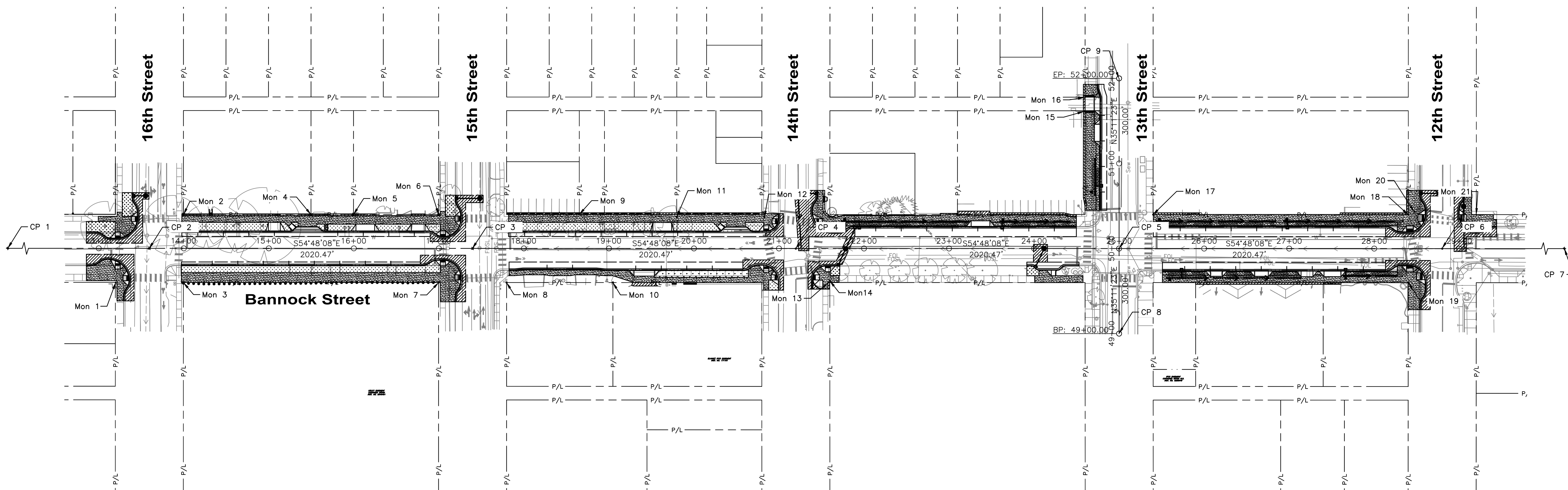
Sheet C1.00

MONUMENTS

Mon 1 (1/2"PIN) 13+19.85, 40.09' Rt. ELEV. 2684.25' N. 2502878.38 E. 713012.28	Mon 4 (AC) 15+49.62, 39.89' Lt. ELEV. 2688.50' N. 2503112.24 E. 712945.20	Mon 7 (5/8"W/CAP) 16+99.66, 40.08' Rt. ELEV. 2689.36' N. 2503188.76 E. 712793.37	Mon 10 (5/8"W/CAP) 19+04.70, 40.12' Rt. ELEV. 2692.49' N. 2503356.33 E. 712675.23	Mon 13 (PK&WASHER) 21+57.89, 40.05' Rt. ELEV. 2694.69' N. 2503563.22 E. 712529.27	Mon 16 (1/2"PIN) 51+77.97, 40.12' Lt. ELEV. 2696.32' N. 2503935.65 E. 712533.37	Mon 19 (Disk) 28+40.04, 40.01 Rt. ELEV. 2698.40' N. 2504120.68 E. 712136.09
Mon 2 (AC) 13+99.72, 39.86' Lt. ELEV. 2687.32' N. 2502989.74 E. 713031.58	Mon 5 (AC) 15+99.58, 39.92' Lt. ELEV. 2688.94' N. 2503153.08 E. 712916.39	Mon 8 (5/8"W/CAP) 17+79.66, 40.05' Rt. ELEV. 2690.20' N. 2503254.14 E. 712747.28	Mon 11 (LP&T) 19+79.76, 36.85' Lt. ELEV. 2693.31' N. 2503461.98 E. 712694.78	Mon 14 (LP&T) 21+59.86, 37.97' Rt. ELEV. 2694.75' N. 2503566.03 E. 712529.83	Mon 17 (1/2"W/CAP) 25+39.80, 39.82' Lt. ELEV. 2696.22' N. 2503921.35 E. 712374.40	Mon 20 (LP&T) 28+47.12, 43.15' Lt. ELEV. 2697.85' N. 2504174.45 E. 712200.05
Mon 3 (5/8"W/CAP) 13+99.62, 40.00' Rt. ELEV. 2684.59' N. 2502943.59 E. 712966.35	Mon 6 (AC) 16+99.71, 39.88' Lt. ELEV. 2690.47' N. 2503234.88 E. 712858.69	Mon 9 (1/2"PIN) 18+65.13, 40.13' Lt. ELEV. 2691.80' N. 2503370.21 E. 712763.55	Mon 12 (LP&T) 20+82.91, 36.80' Lt. ELEV. 2694.76' N. 2503546.25 E. 712635.28	Mon 15 (LEAD PLUG) 51+61.17, 40.67' Lt. ELEV. 2698.22' N. 2503925.39 E. 712520.02	Mon 18 (5/8"W/CAP) 28+40.02, 39.82' Lt. ELEV. 2697.94' N. 2504166.67 E. 712201.36	Mon 21 (1/2"W/CAP) 29+20.00, 39.89' Lt. ELEV. 2698.71' N. 2504232.07 E. 712155.31

NOTES

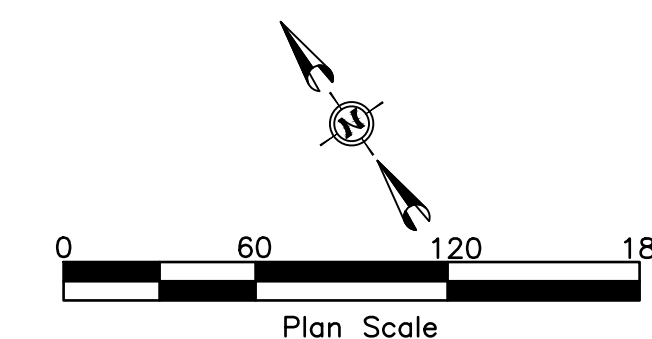
Project Coordinates Are Based On ADA County GIS Basemap Datum, Which Is Based On A 2700 Foot Elevation Modification Of The Idaho West (Zone 1103) NAD83 State Plane Coordinate System. The Vertical Datum Is NAVD88.
 Projection Details Are:
 False Northing = 0.000 sft
 False Easting = 2625138.996 sft
 Latitude Of Origin = 41d40'00.000" N
 Central Meridian = 115d45'00.000" W
 Scale Factor = 1.0001132793



Control Points

CP 1 (AC) 9+79.53 ELEV. 2683.38' N. 2502623.39 E. 713241.21	CP 3 (BC) 17+39.69, 0.09' Rt. ELEV. 2690.22' N. 2503244.51 E. 712802.98	CP 5 (5/8"W/CAP) 25+00.00 Bannock Street = 50+00.00 13th Street ELEV. 2696.76 N. 2503865.86 E. 712364.81	CP 6 (5/8"W/CAP) 28+80.05 ELEV. 2698.29' N. 2504176.43 E. 712145.73	CP 8 Calc. 49+00.00 N. 2503808.24 E. 712283.08
CP 2 (AC) 13+59.58, 0.08' Rt. ELEV. 2685.03' N. 2502933.93 E. 713022.10	CP 4 (5/8"W/CAP) 21+19.80, 0.16' Rt. ELEV. 2695.02' N. 2503555.09 E. 712583.83	CP 7 Calc. 30+00.00 N. 712076.6 E. 2504274.45	CP 9 Calc. 52+00.00 N. 2503981.12 E. 712528.25	

BENCHMARKS



HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

Approval Stamp

60% COMPLETED

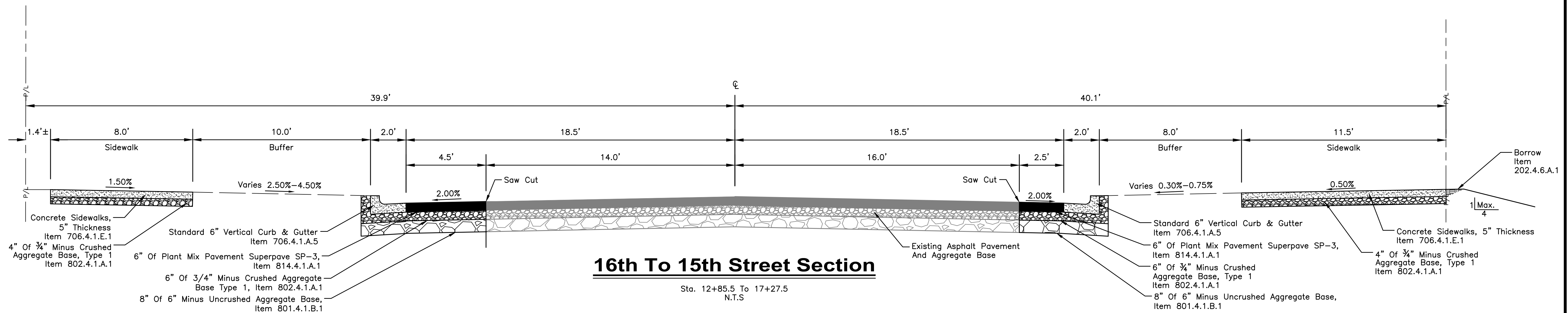
Revisions: _____

• S I G N A T U R E S •
 Design By: P. Dewit Date: 12/23 Drawn By: HDR Date: 12/23

• D E T A I L T I T L E •
Survey Control Plan

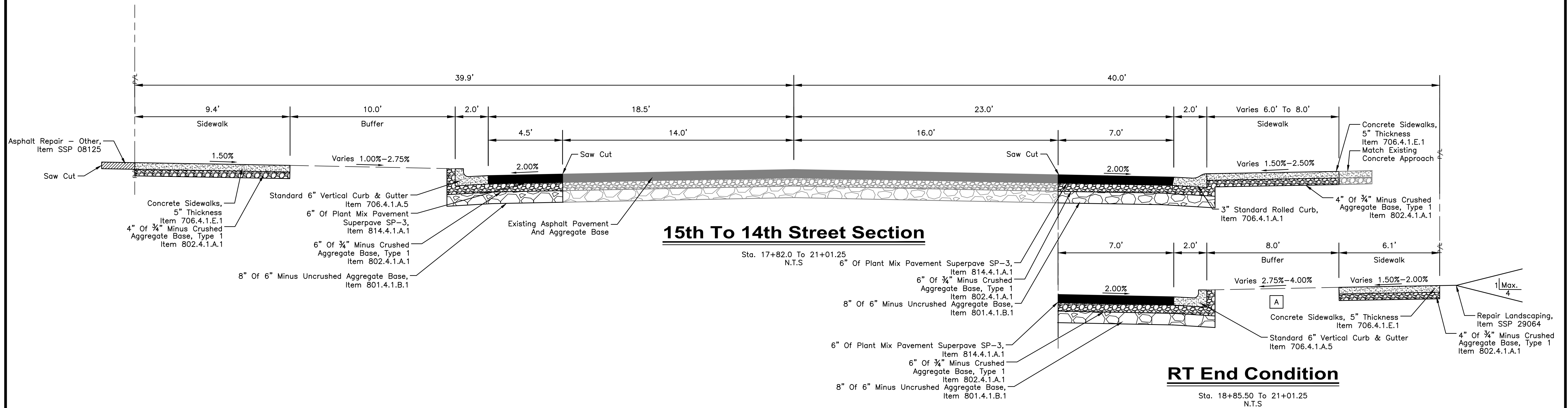
GENERAL NOTES

A Buffer Width Varies Between Stations 19+04.50 To 19+53.50. See Plans



16th To 15th Street Section

Sta. 12+85.5 To 17+27.5
N.T.S

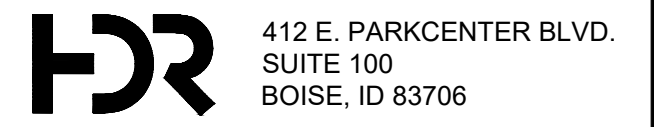


15th To 14th Street Section

Sta. 17+82.0 To 21+01.25
N.T.S

RT End Condition

Sta. 18+85.50 To 21+01.25
N.T.S



Approval Stamp

• D E T A I L T I T L E •
Bannock St Typical Sections

• S I G N A T U R E S •
Design By: P. Dewit Date: 12/23 Drawn By: HDR Date: 12/23



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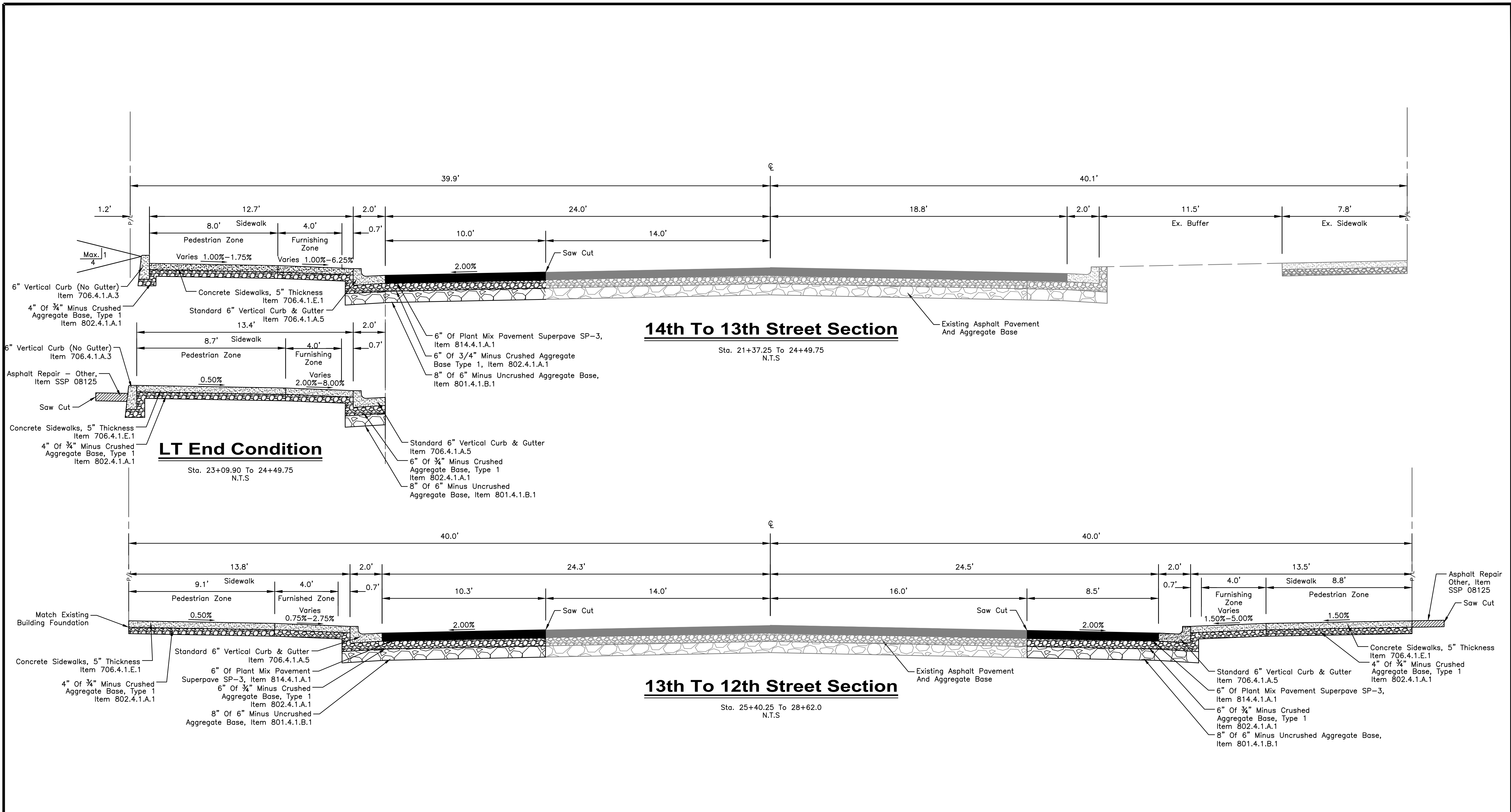
121 N. 9th Street Suite 501, Boise, Idaho, 83702.
www.ccdcoise.com

Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

Sheet C2.01

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Revisions:

• S I G N A T U R E S •

Design By: P. Dewit Date: 12/23 Drawn By: HDR Date: 12/23

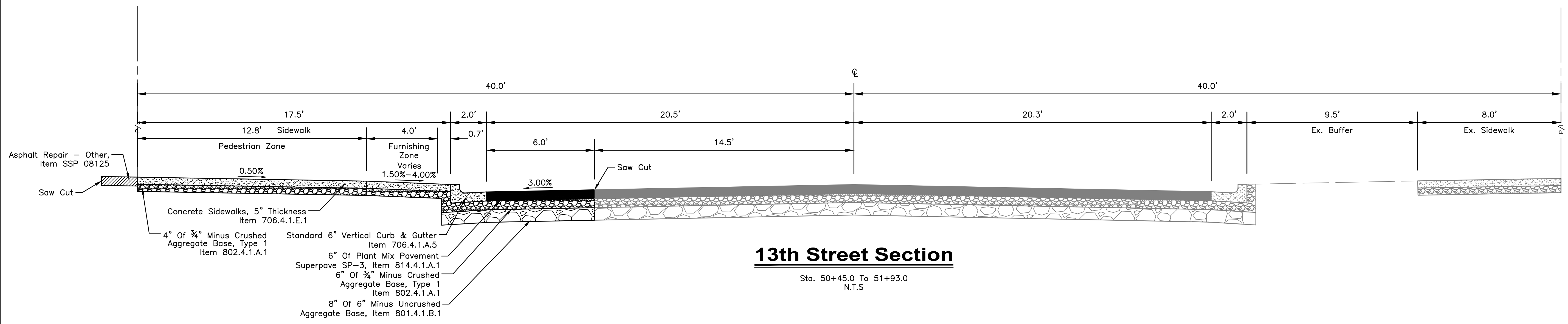
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Bannock St Typical Sections

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SUITE 100
BOISE, ID 83706



13th Street Section

Sta. 50+45.0 To 51+93.0
N.T.S

HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

Approval Stamp

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COMPLETED**

Revisions:

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• S I G N A T U R E S •

Design By: P. Dewit	Date: 12/23	Drawn By: HDR	Date: 12/23
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• D E T A I L T I T L E •

13th St Typical Sections



**Capital City
Development Corp**

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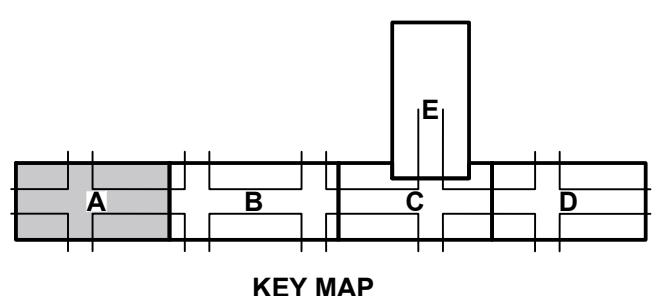
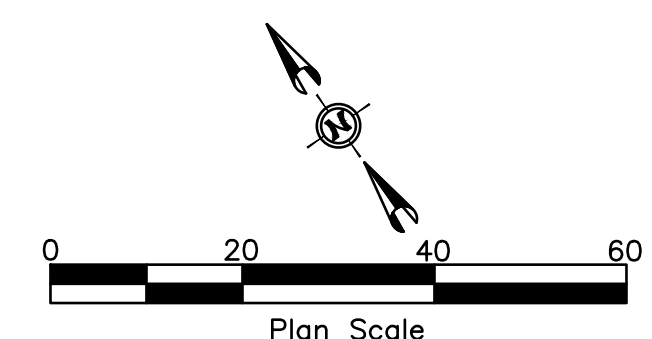
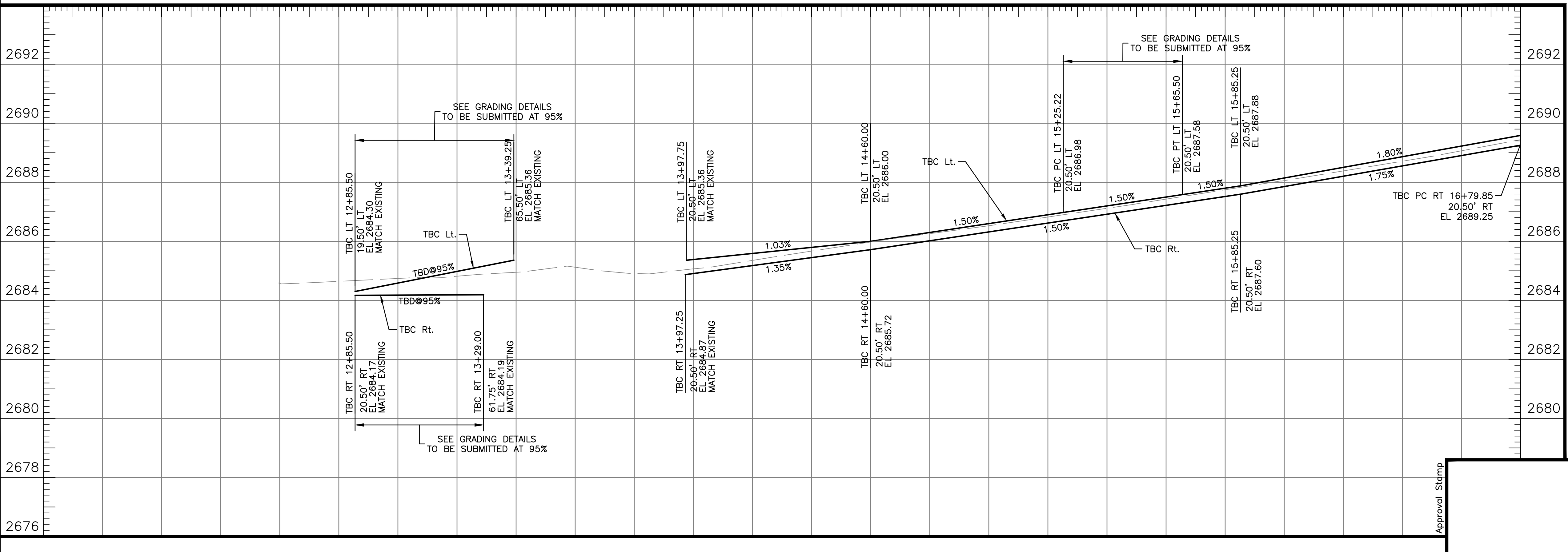
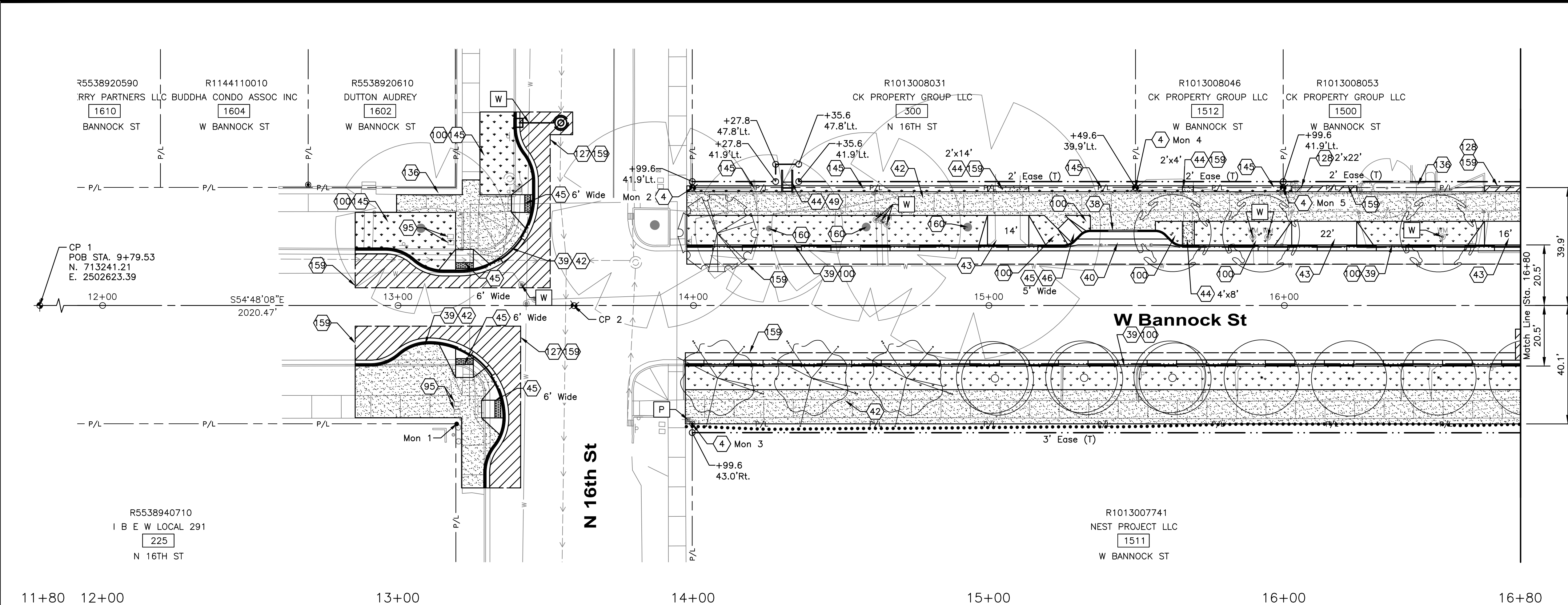
Project Number: 23056

**Project Name: Bannock Street - 16th to 12th
Streetscape Improvements**

Sheet C2.03

NOTES

- 4 Reference And Reset Monument, Item 2020.4.1.F.1
- 38 6" Vertical Curb (No Gutter), Item 706.4.1.A.3
- 39 Standard 6" Vertical Curb & Gutter, Item 706.4.1.A.5
- 40 Concrete Valley Gutters, Item 706.4.1.B.1
- 42 Concrete Sidewalks, Thickness 5", Item 706.4.1.E.1
- 43 Concrete Driveway Approach, Item 706.4.1.F.1
- 44 Concrete Repair, Item 706.4.1.G.1
- 45 Ped. Ramp w/Detectable Warning Domes, Type A, Item 706.4.1.H.1.A
- 46 Omit Truncated Domes From Ramp
- 49 Concrete Steps, Item 706.4.1.D.1
- 95 Miscellaneous Utility, Adjust To Grade, Item 2030.4.1.D.1
- 100 See Streetscape Plans For Details
- 27 Asphalt Repair - Arterial And Collector, Item SSP 08120
- 28 Asphalt Repair - Other, Item SSP 08125
- 36 Repair Landscaping, Item SSP 29067B
- 45 Sod Repair, Item SSP 29064
- 59 Sawcut Neat Line. Match Existing, See Standard Drawings ISPWC SD-806, Incidental to Project
- 60 Retain And Protect



HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

Approval Stamp

60% COMPLETED

Revisions: Design By: P. Dewit Date: 12/23 Drawn By: HDR Date: 12/23 Survey By: Civil Survey Date: 05/23



Capital City Development Corp

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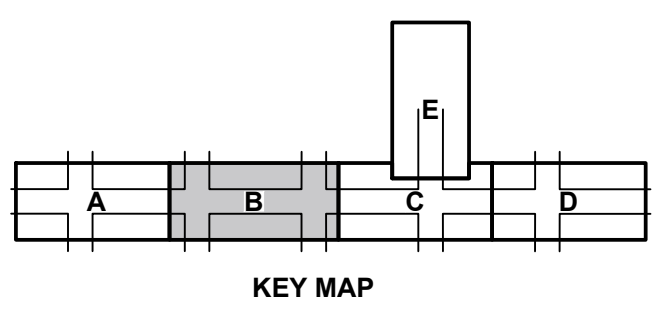
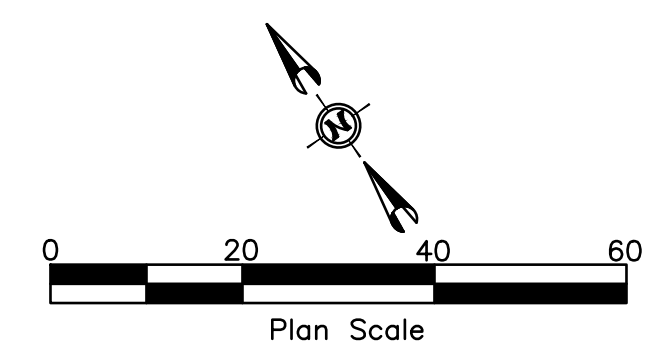
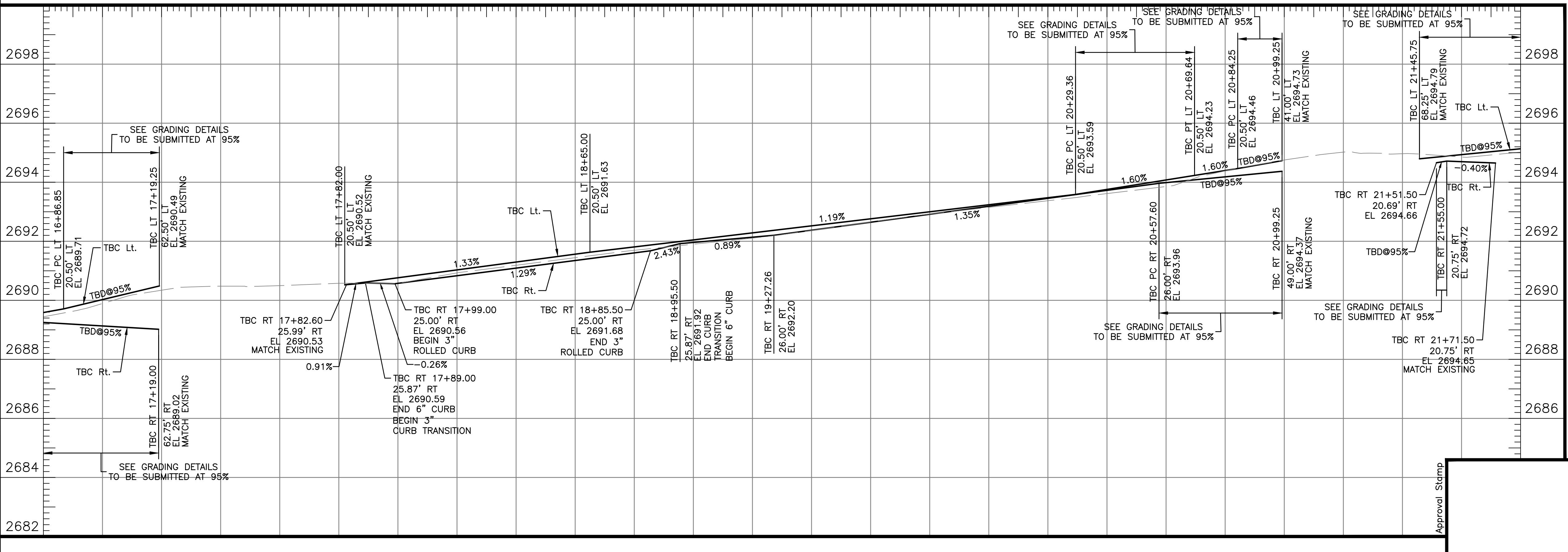
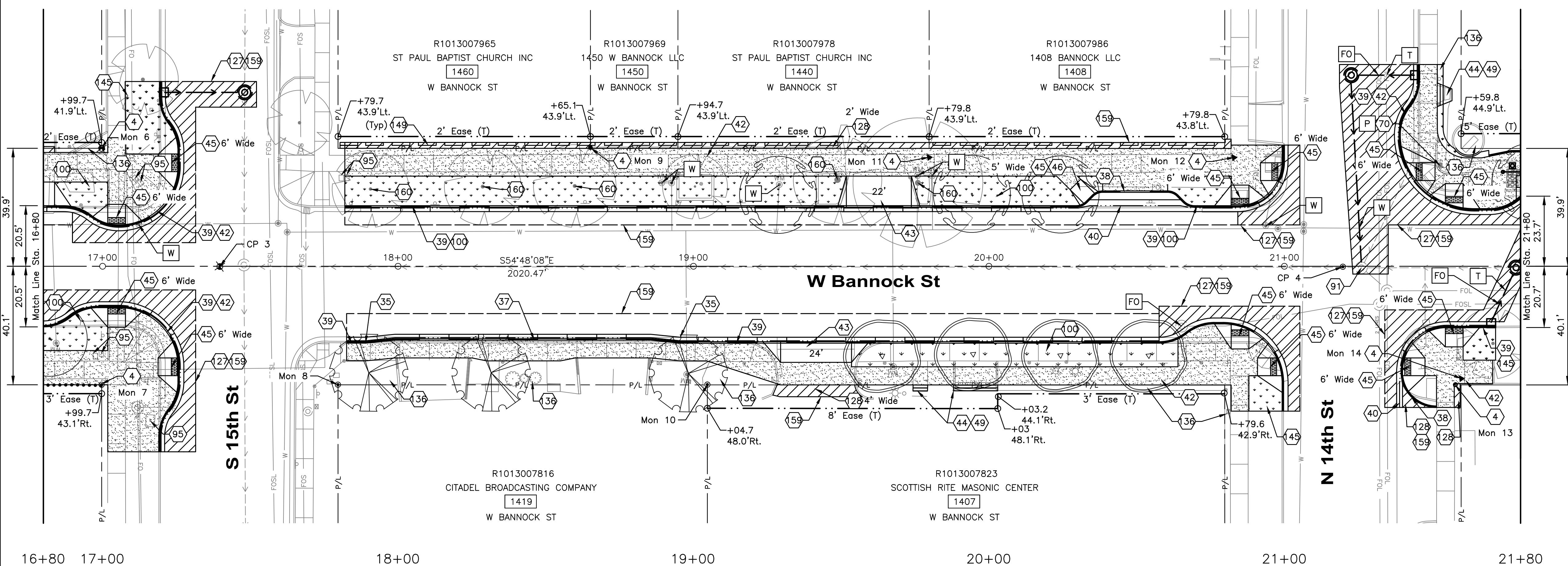
Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

Sheet C4.01

NOTES

- 4 Reference And Reset Monument, Item 2020.4.1.F.1
- 35 Transition From 6" Vertical Curb & Gutter To 3" Rolled Curb And Gutter, Incidental To Item 706.4.1.A.3
- 37 Standard 3" Rolled Curb & Gutter, Item 706.4.1.A.1
- 38 6" Vertical Curb (No Gutter), Item 706.4.1.A.3
- 39 Standard 6" Vertical Curb & Gutter, Item 706.4.1.A.5
- 40 Concrete Valley Gutters, Item 706.4.1.B.1
- 42 Concrete Sidewalks, Thickness 5", Item 706.4.1.E.1
- 43 Concrete Driveway Approach, Item 706.4.1.F.1
- 44 Concrete Repair, Item 706.4.1.G.1
- 45 Ped. Ramp w/ Detectable Warning Domes, Type A, Item 706.4.1.H.1.A
- 46 Omit Truncated Domes From Ramp
- 49 Concrete Steps, Item 706.4.1.D.1
- 70 Relocate Street Light, See Illumination Plans Item 1102.4.1.B.1
- 91 Stormwater Manhole - Adjust To Grade, Item 2030.4.1.A.1.A
- 95 Miscellaneous Utility, Adjust To Grade, Item 2030.4.1.D.1
- 100 See Streetscape Plans For Details
- 127 Asphalt Repair - Arterial And Collector, Item SSP 08120
- 128 Asphalt Repair - Other, Item SSP 08125
- 136 Repair Landscaping, Item SSP 29067B
- 145 Sod Repair, Item SSP 29064
- 149 Precast Parking Bumpers, Item SP 20117
- 159 Sawcut Neat Line. Match Existing. See Standard Drawings ISPWC SD-806, Incidental to Project
- 160 Retain And Protect



HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

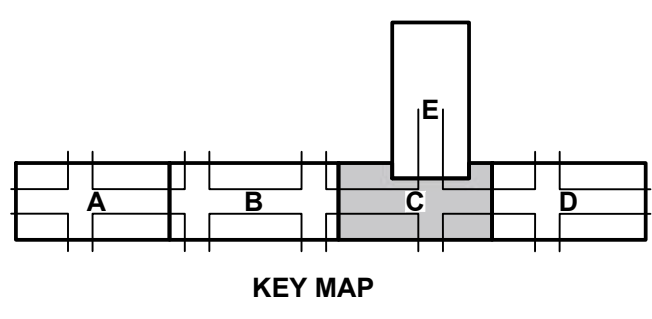
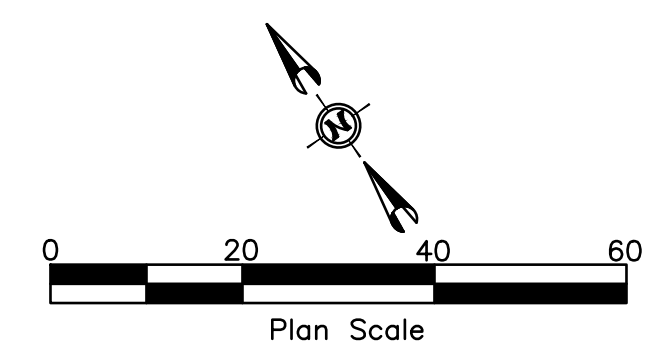
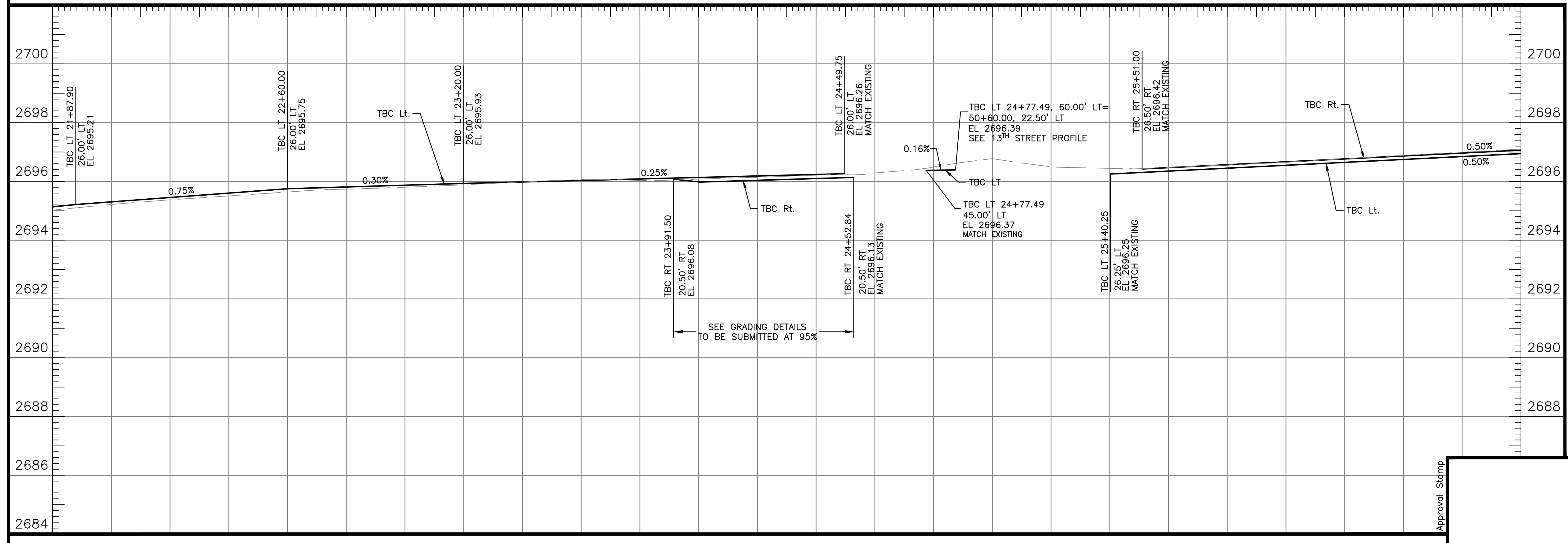
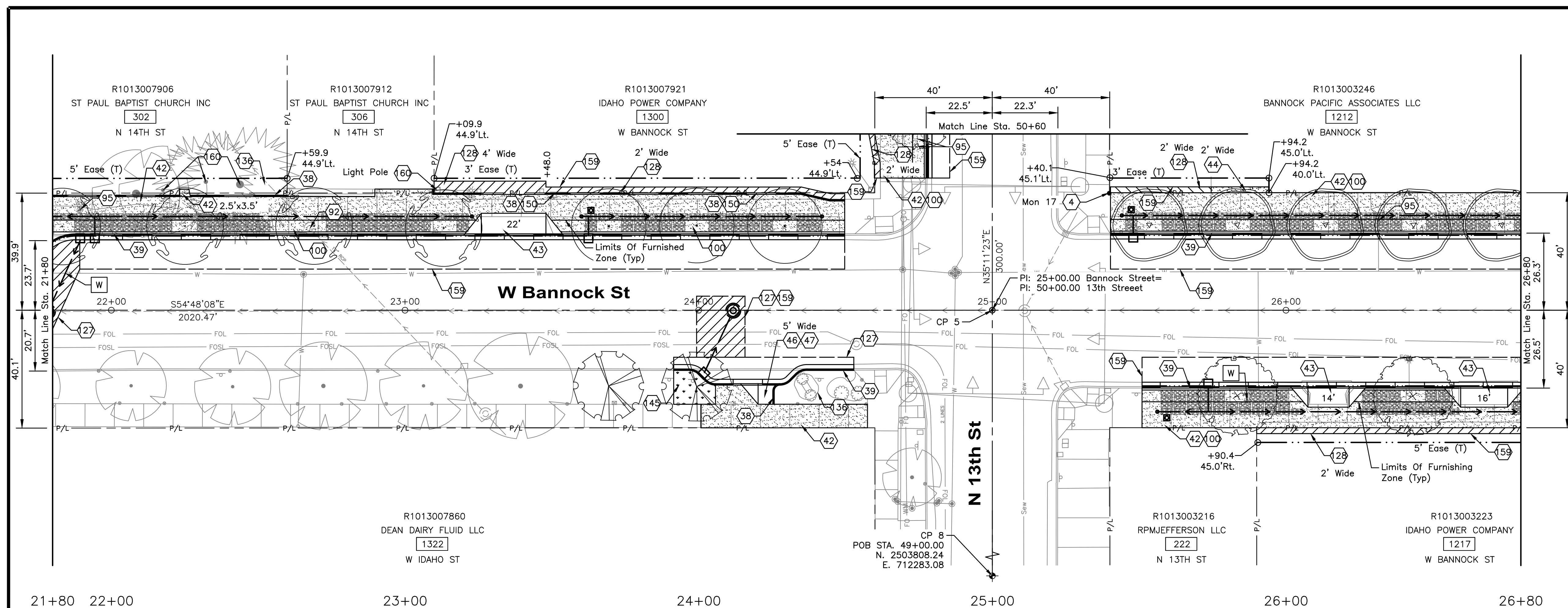
Approval Stamp

60% COMPLETED

Revisions: Design By: P. Dewit Date: 12/23 Drawn By: HDR Date: 12/23 Survey By: Civil Survey Date: 05/23

NOTES

- 4 Reference And Reset Monument, Item 2020.4.1.F.1
- 38 6" Vertical Curb (No Gutter), Item 706.4.1.A.3
- 39 Standard 6" Vertical Curb & Gutter, Item 706.4.1.A.5
- 40 Concrete Valley Gutters, Item 706.4.1.B.1
- 42 Concrete Sidewalks, Thickness 5", Item 706.4.1.E.1
- 43 Concrete Driveway Approach, Item 706.4.1.F.1
- 44 Concrete Repair, Item 706.4.1.G.1
- 45 Ped. Ramp w/Detectable Warning Domes, Type A, Item 706.4.1.H.1.A
- 46 Omit Truncated Domes From Ramp
- 47 Ped. Ramp w/Detectable Warning Domes, Type C4, Item 706.4.1.H.1.C4
- 92 Irrigation Manhole - Adjust To Grade, Item 2030.4.1.A.1.B
- 95 Miscellaneous Utility, Adjust To Grade, Item 2030.4.1.D.1
- 00 See Streetscape Plans For Details
- 27 Asphalt Repair - Arterial And Collector, Item SSP 08120
- 28 Asphalt Repair - Other, Item SSP 08125
- 36 Repair Landscaping, Item SSP 29067B
- 45 Sod Repair, Item SSP 29064
- 50 Curb Profile Details To Be Provided At 95% Submittal
- 59 Sawcut Neat Line. Match Existing. See Standard Drawings ISPWC SD-806, Incidental to Project
- 60 Retain And Protect



HR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

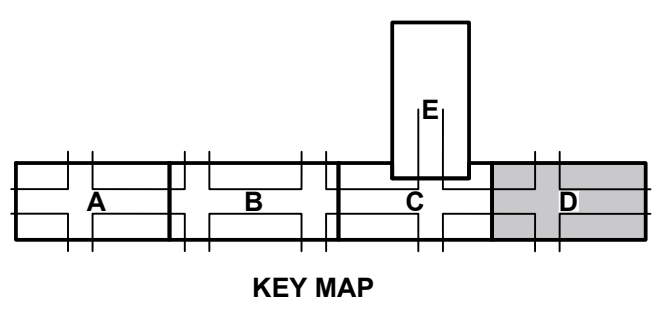
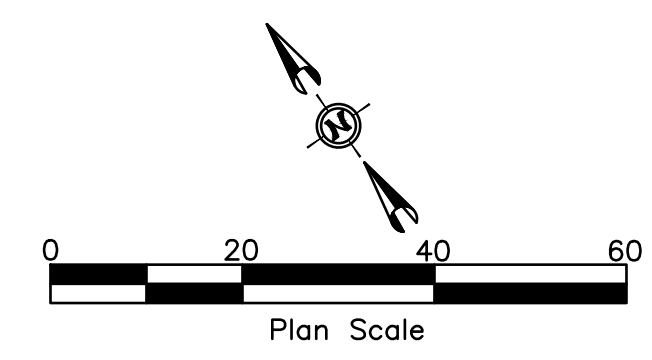
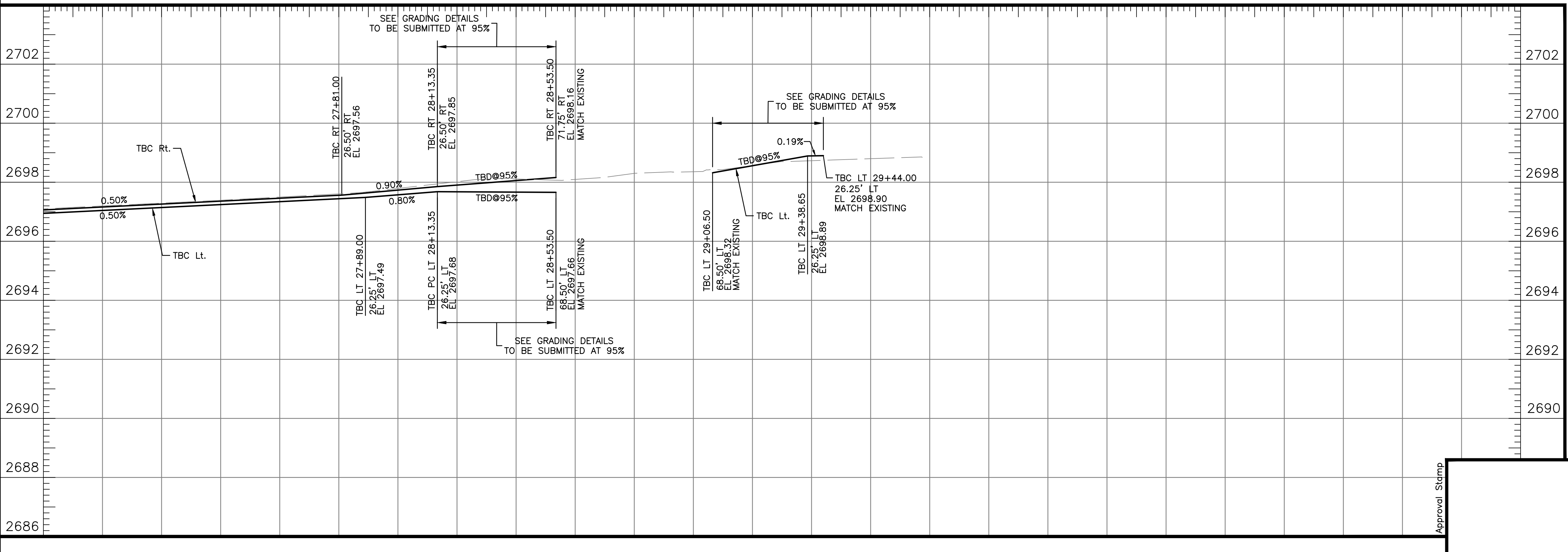
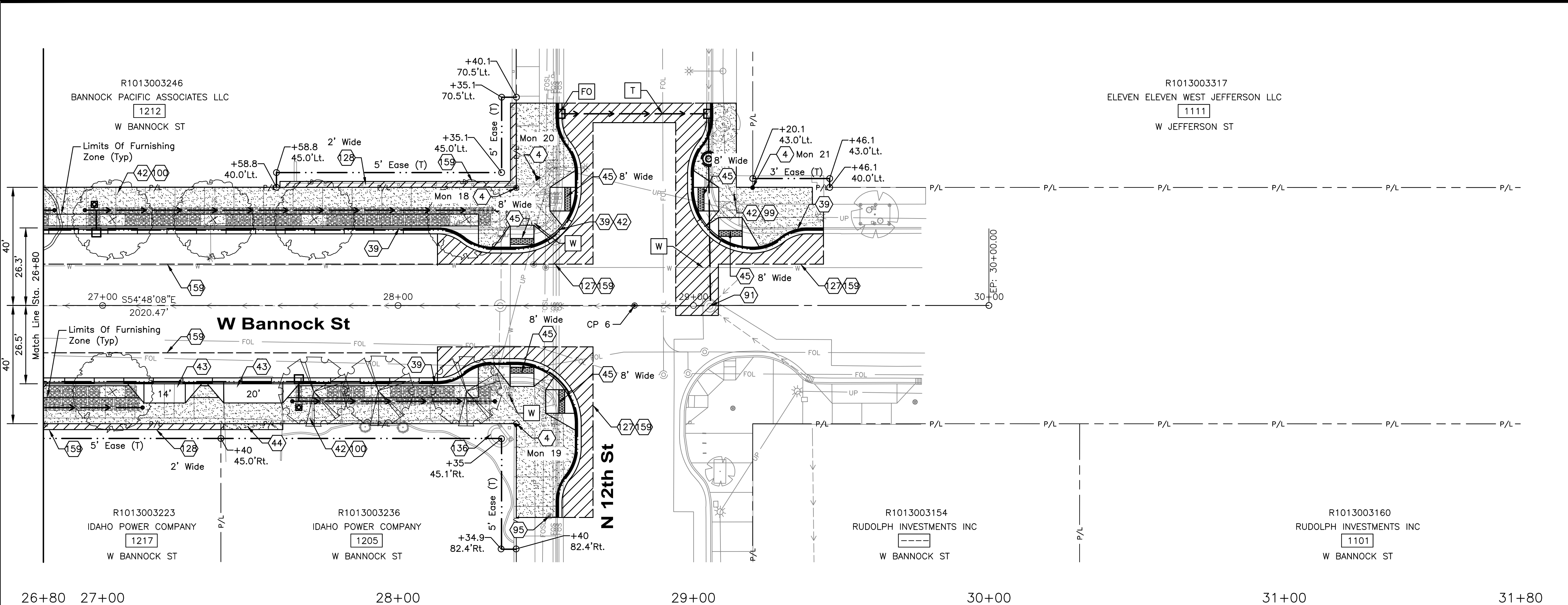
Approval Stamp

60% COMPLETED

Revisions: _____ Design By: P. Dewit Date: 12/23 Drawn By: HDR Date: 12/23 Survey By: Civil Survey Date: 05/23

NOTES

- 4 Reference And Reset Monument, Item 2020.4.1.F.1
- 39 Standard 6" Vertical Curb & Gutter, Item 706.4.1.A.5
- 42 Concrete Sidewalks, Thickness 5", Item 706.4.1.E.1
- 43 Concrete Driveway Approach, Item 706.4.1.F.1
- 44 Concrete Repair, Item 706.4.1.G.1
- 45 Ped. Ramp w/Detectable Warning Domes, Type A, Item 706.4.1.H.1.A
- 91 Stormwater Manhole - Adjust To Grade, Item 2030.4.1.A.1.A
- 95 Miscellaneous Utility, Adjust To Grade, Item 2030.4.1.D.1
Match Existing Color, Texture And Location Of Decorative Concrete, Incidental To 706.4.1.E.1
- 100 See Streetscape Plans For Details
- 127 Asphalt Repair - Arterial & Collector, Item SSP 08120
- 128 Asphalt Repair - Other, Item SSP 08125
- 136 Repair Landscaping, Item SSP 29067B
Sawcut Neat Line. Match Existing. See Standard Drawings ISPWC SD-806, Incidental to Project



HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

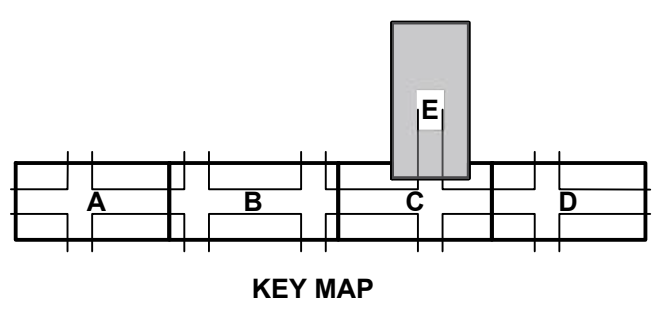
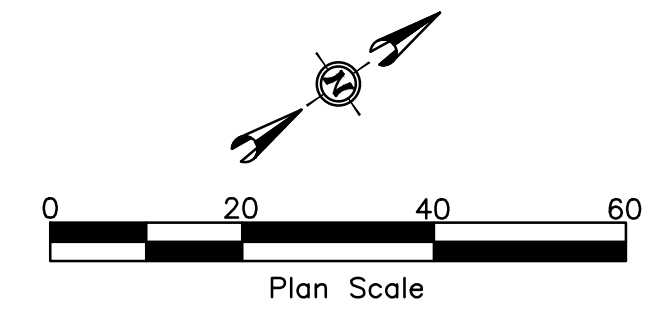
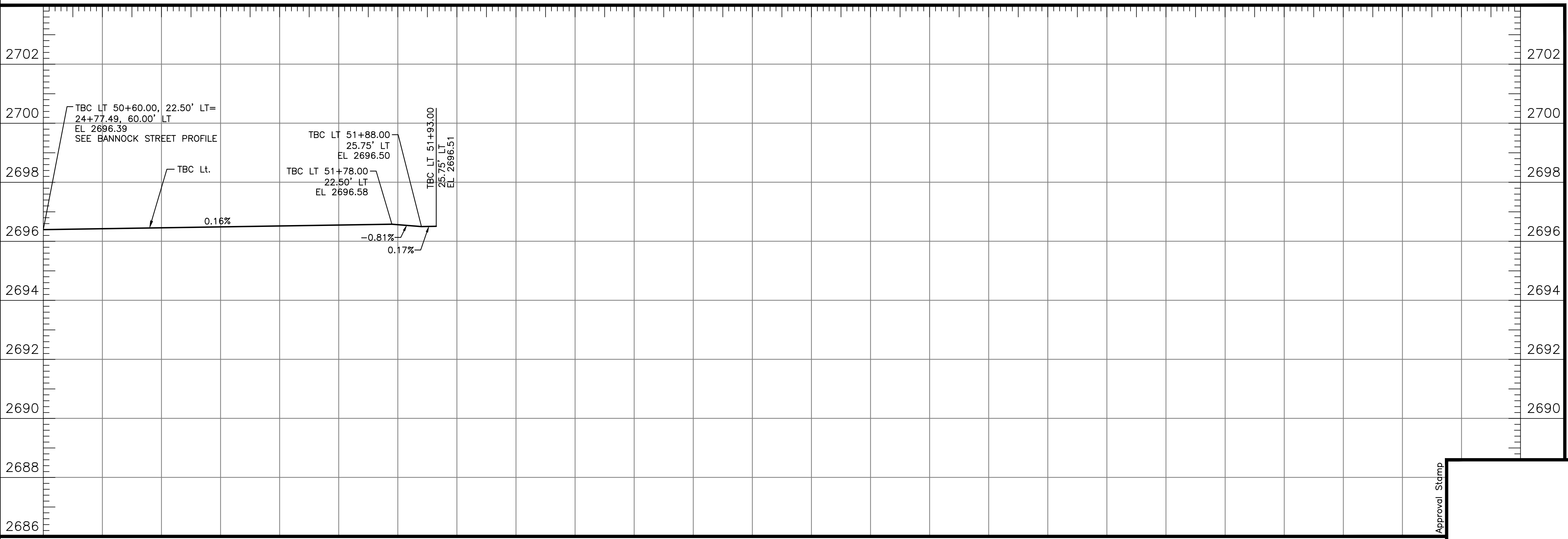
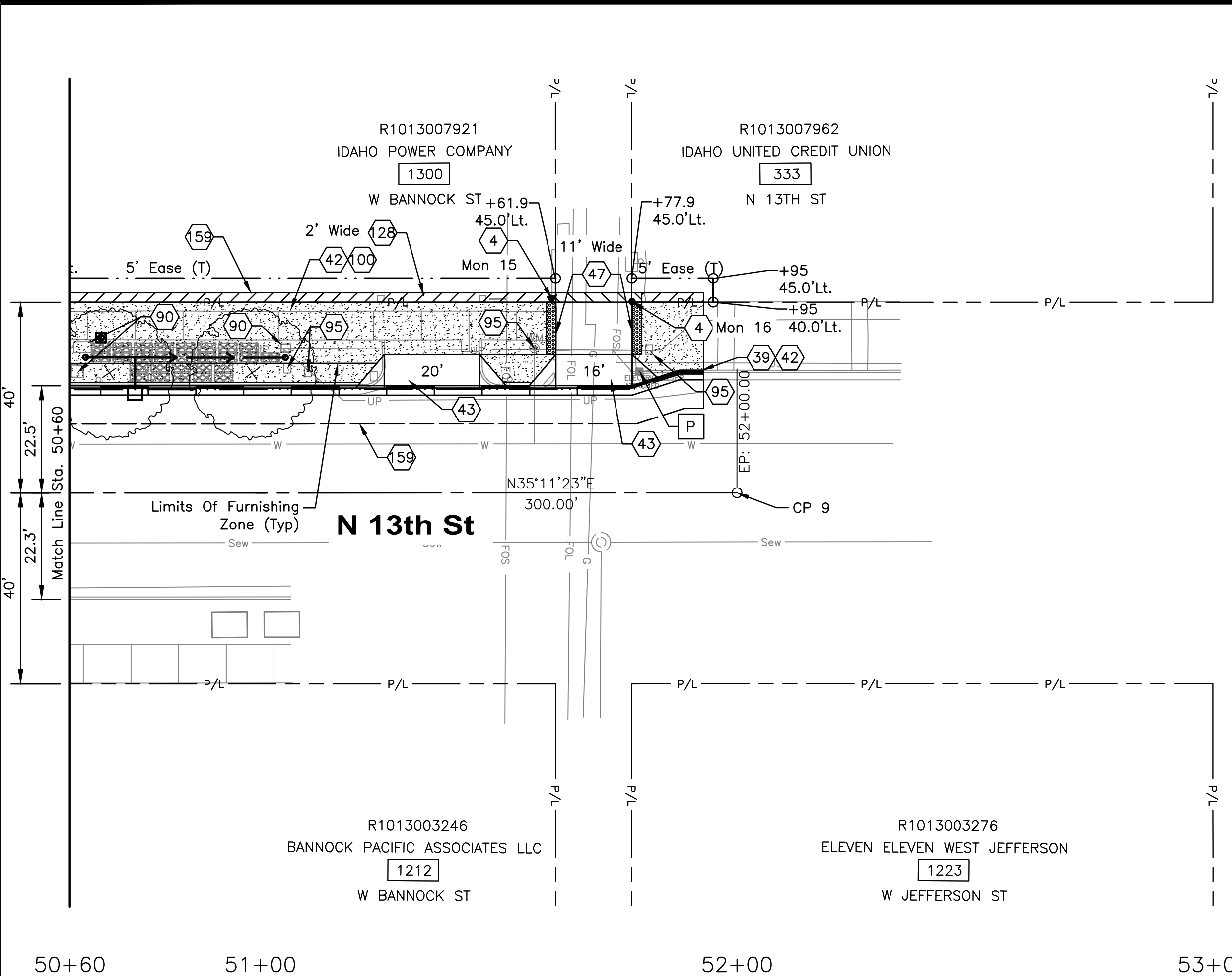
Approval Stamp

60% COMPLETED

Revisions: _____ Design By: P. Dewit Date: 12/23 Drawn By: HDR Date: 12/23 Survey By: Civil Survey Date: 05/23

NOTES

- 4 Reference And Reset Monument, Item 2020.4.1.F.1
- 39 Standard 6" Vertical Curb & Gutter, Item 706.4.1.A.5
- 42 Concrete Sidewalks, Thickness 5", Item 706.4.1.E.1
- 43 Concrete Driveway Approach, Item 706.4.1.F.1
- 47 Detectable Warning Devices - Retrofit, Item SSP 07015
- 90 Retain And Protect Existing Signal Infrastructure Including Cabinet, Service Pedestals, Foundations, Conduit And Cabling
- 95 Miscellaneous Utility, Adjust To Grade, Item 2030.4.1.D.1
- 00 See Streetscape Plans For Details
- 28 Asphalt Repair - Other, Item SSP 08125
- 59 Sawcut Neat Line. Match Existing. See Standard Drawings ISPWC SD-806, Incidental to Project



HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

Approval Stamp

60% COMPLETED

Revisions:	Design By: P. Dewit	Date: 12/23	Drawn By: HDR	Date: 12/23	Survey By: Civil Survey	Date: 05/23
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Capital City Development Corp

121 N. 9th Street Suite 501, Boise, Idaho, 83702.
www.ccdboise.com

Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

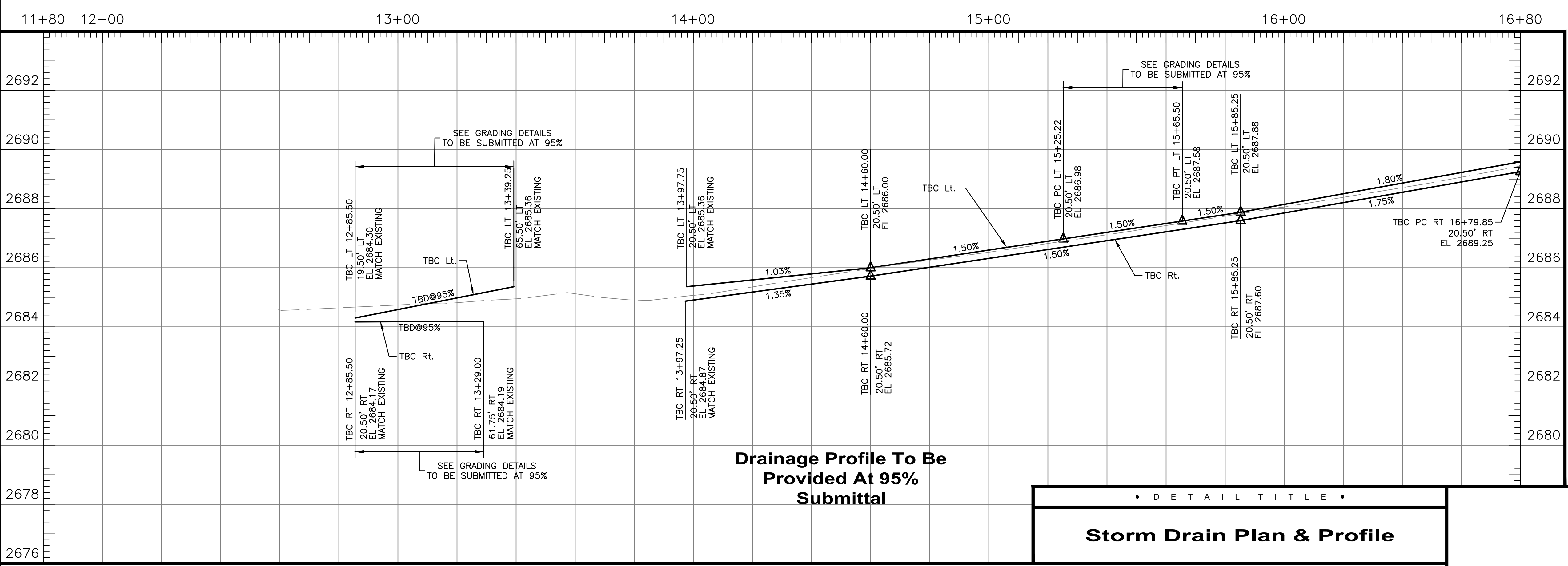
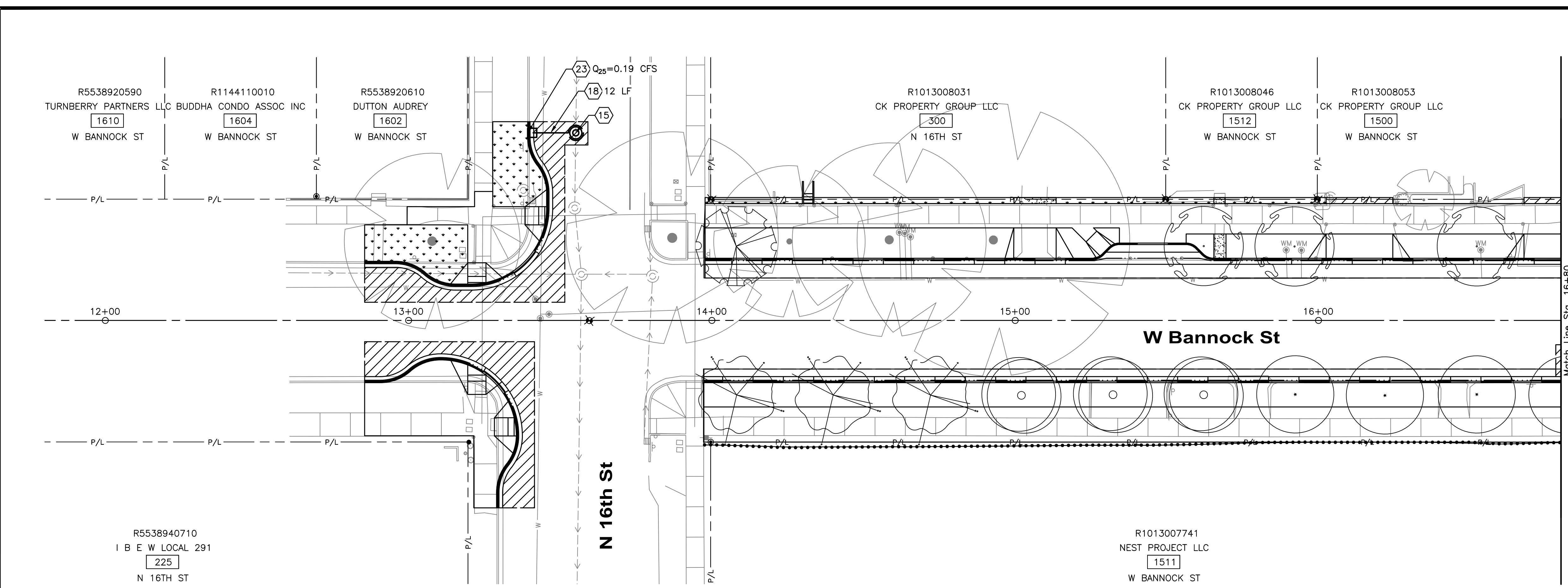
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NOTES

- 15 Storm Drain Manhole - Type B - Raised Invert, 60", Item 602.4.1.A.1.60
- 18 12" Storm Drain Pipe, Class C900 PVC Item 601.4.1.A.5.12
- 23 Catch Basin - Type I, Item 602.4.1.F.1.1

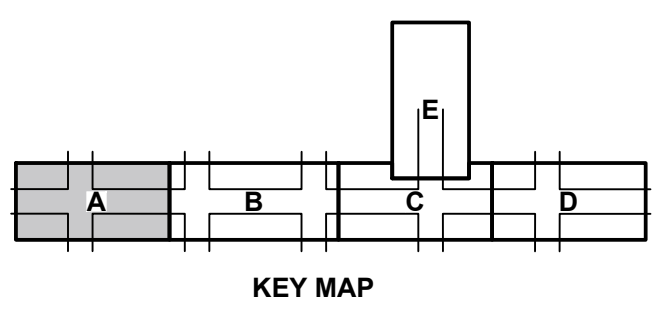
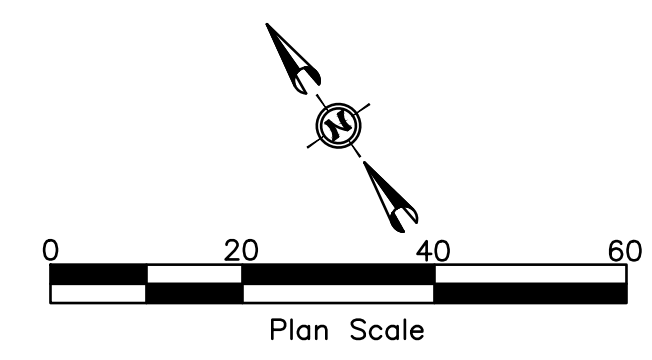
General Notes

1. See Roadway Detail Sheets For Silva Cell Details. To Be Provided At 95% Submittal.



Drainage Profile To Be Provided At 95% Submittal

• D E T A I L T I T L E •
Storm Drain Plan & Profile



HR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp

60% COMPLETED

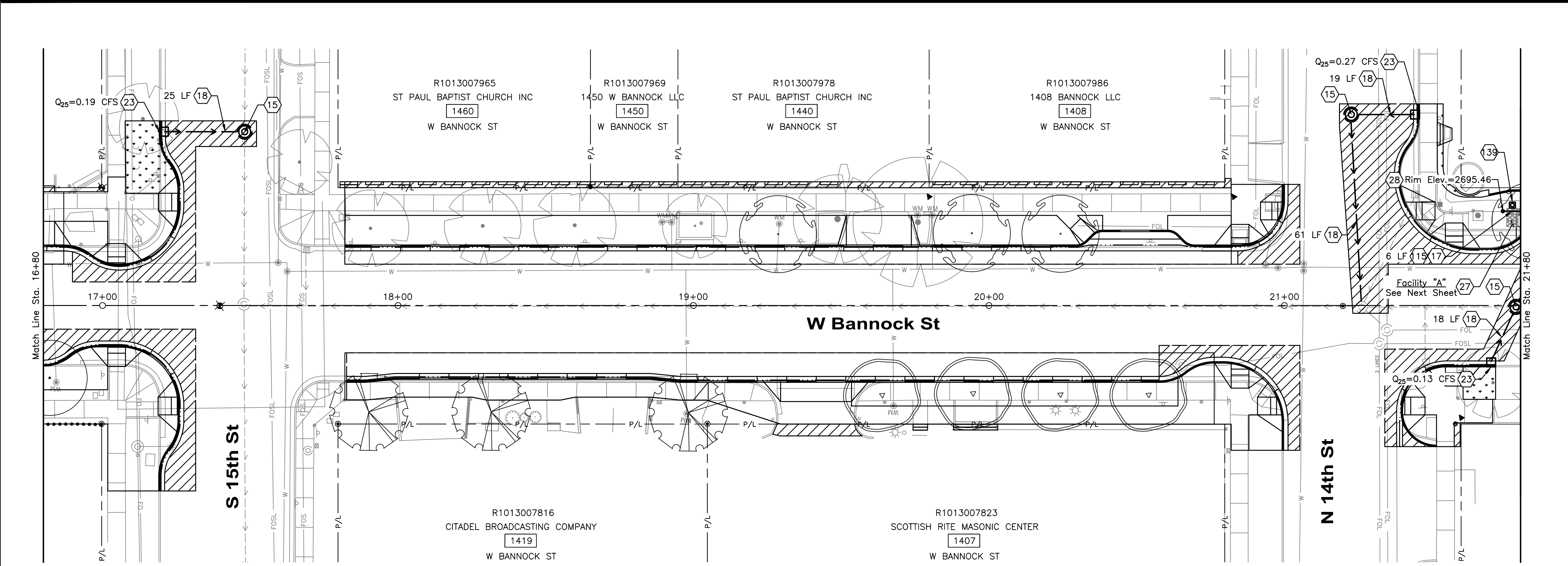
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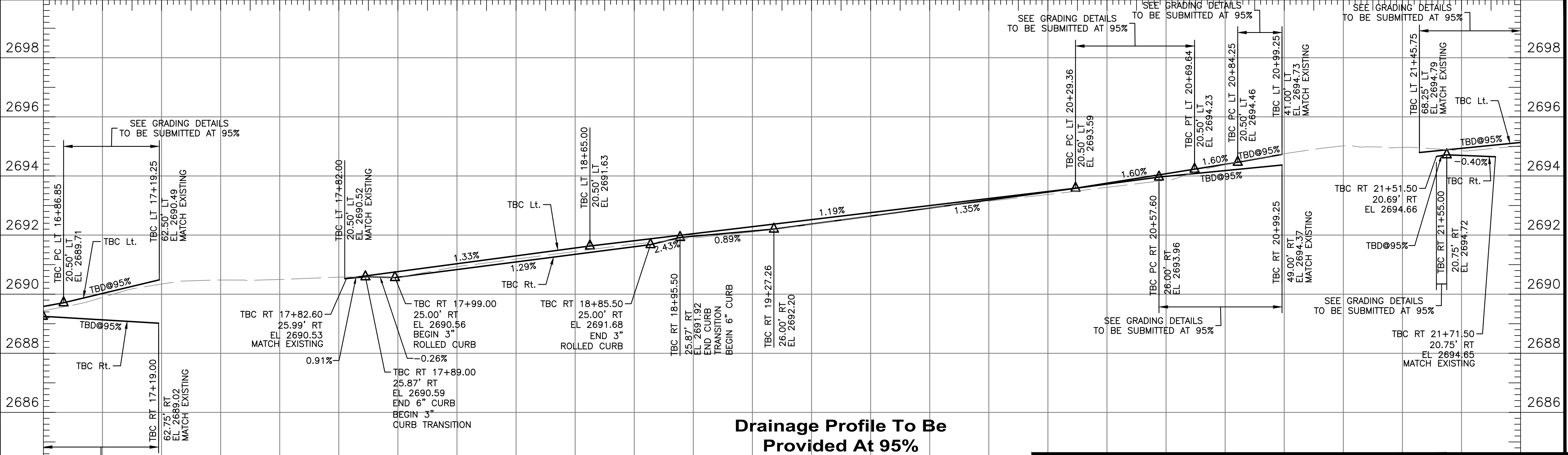
- 15 Storm Drain Manhole - Type B - Raised Invert, 60", Item 602.4.1.A.1.60
- 17 6" SDR 35 PVC Pipe, Item 601.4.1.A.5.6
- 18 12" Storm Drain Pipe, Class C900 PVC Item 601.4.1.A.5.12
- 23 Catch Basin - Type I, Item 602.4.1.F.1.1
- 27 Stormwater Tree (Silva) Cells, Type 2X Item SP 02028
- 28 Traffic Rated Clean-Out, Per BMP33 In ACHD Policy Manual Section 8200, Item SP 06006
- 15 Perforate Distribution Pipe Per Detail X. Detail To Be Provided At 95% Submittal.
- 39 Groundwater Observation Well, Item SSP 29110

General Notes

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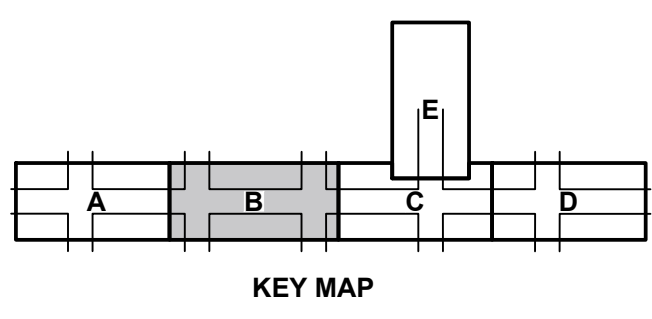
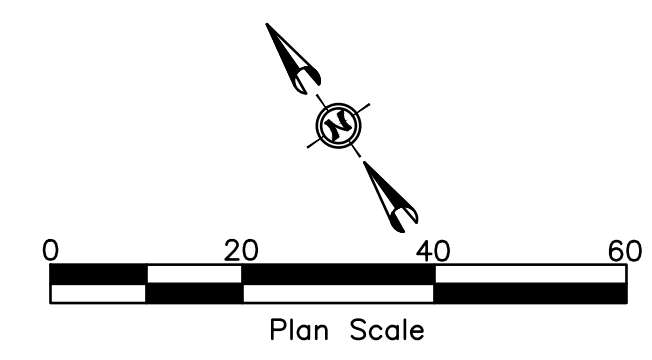


16+80 17+00 18+00 19+00 20+00 21+00 21+80



Drainage Profile To Be Provided At 95% Submittal

• DETAIL TITLE •
Storm Drain Plan & Profile



HR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp

60% COMPLETED

Revisions: Design By: M. Blum Date: 12/23 Drawn By: HDR Date: 12/23 Survey By: Civil Survey Date: 05/23



Capital City Development Corp

121 N. 9th Street Suite 501, Boise, Idaho, 83702. www.ccdboise.com

Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

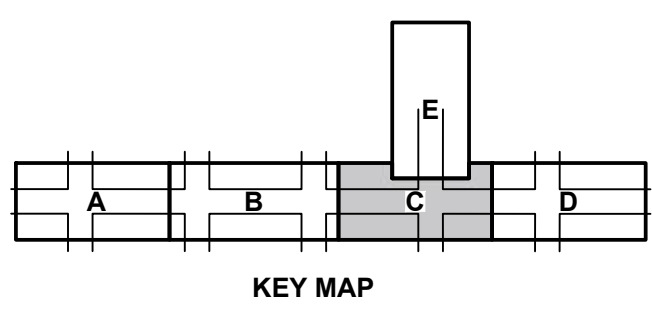
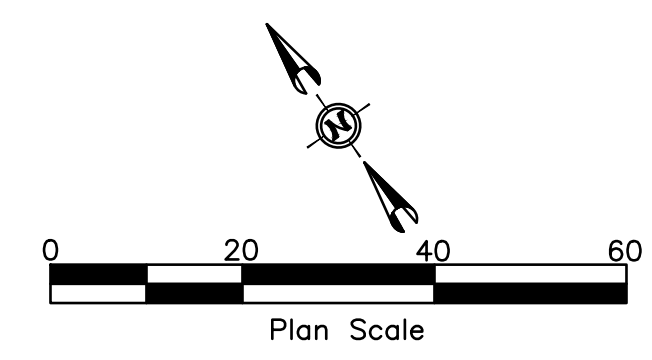
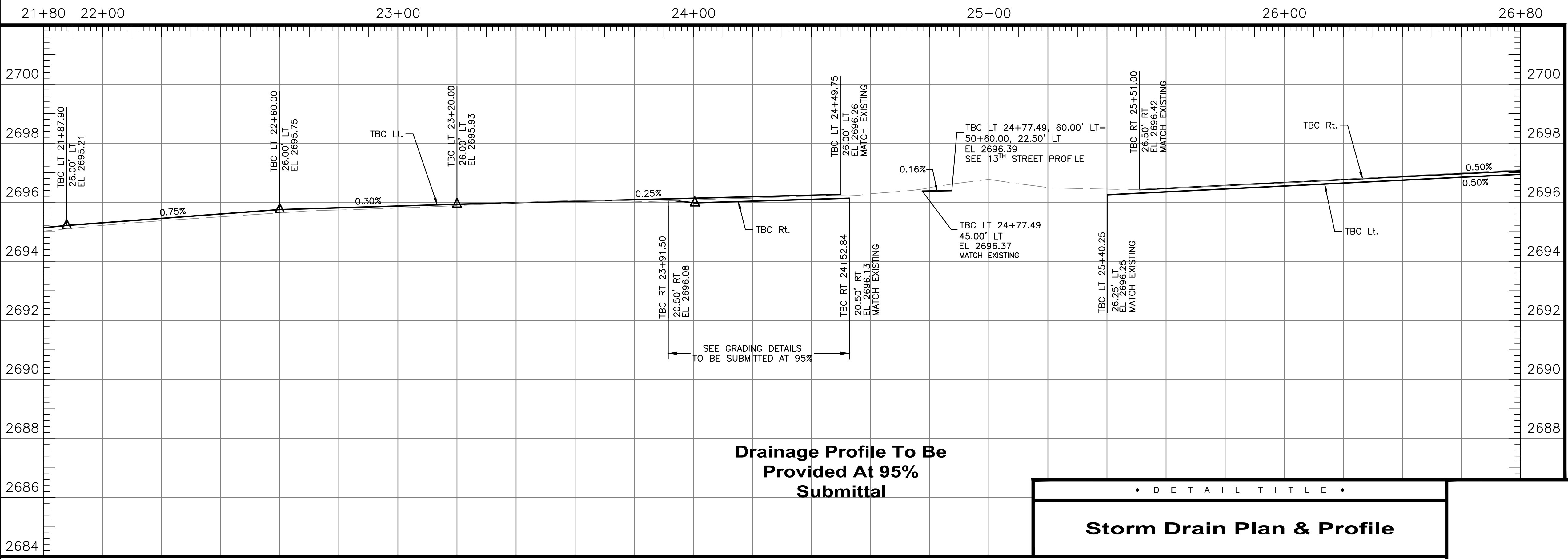
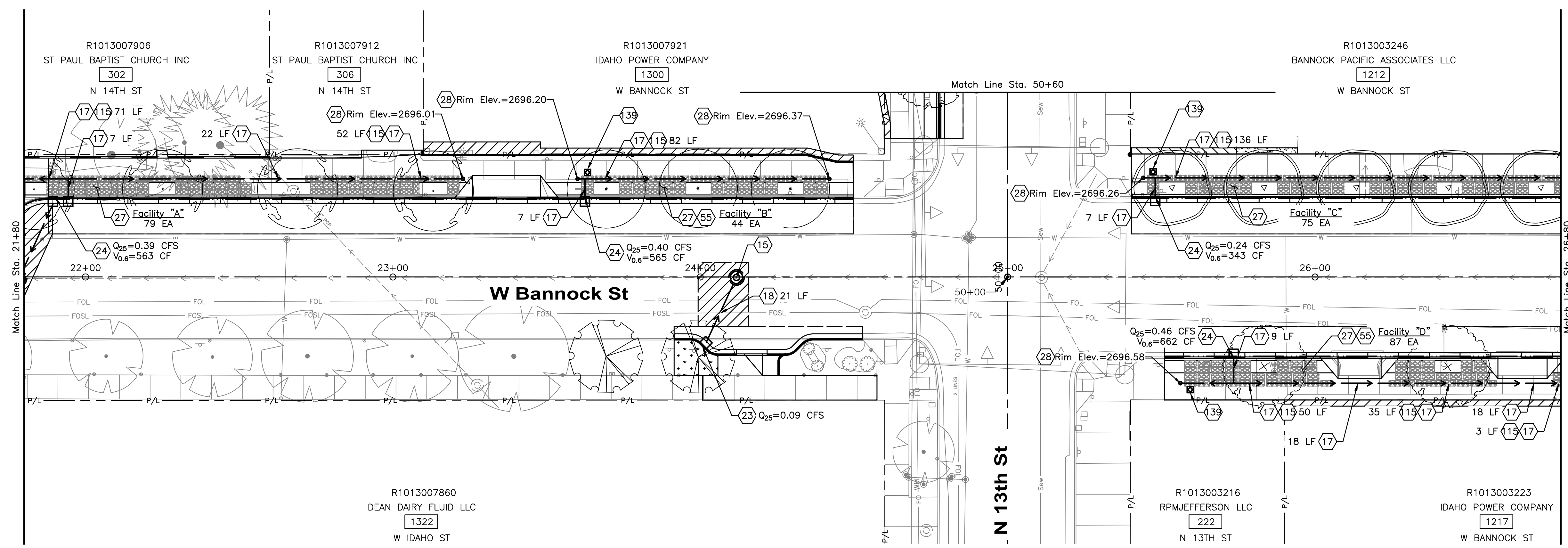
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NOTES

- (15) Storm Drain Manhole - Type B - Raised Invert, 60", Item 602.4.1.A.1.60
- (17) 6" SDR 35 PVC Pipe, Item 601.4.1.A.5.6
- (18) 12" Storm Drain Pipe, Class C900 PVC Item 601.4.1.A.5.12
- (23) Catch Basin - Type I, Item 602.4.1.F.1.1
- (24) Shallow Inlet - Type I, Item 602.4.1.F.1.1.A
- (27) Stormwater Tree (Silva) Cells, Type 2X Item SP 02028
- (28) Traffic Rated Clean-Out, Per BMP33 in ACHD Policy Manual Section 8200, Item SP 06006
- (55) Crushed Aggregate for Base Type 2" Drain Rock, Item 802.4.1.A.1.2
- (19) Perforate Distribution Pipe Per Detail X. Detail To Be Provided At 95% Submittal.
- (39) Groundwater Observation Well, Item SSP 29110

General Notes

1. See Roadway Detail Sheets For Silva Cell Details. To Be Provided At 95% Submittal.



HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

Approval Stamp

• D E T A I L T I T L E •

Storm Drain Plan & Profile

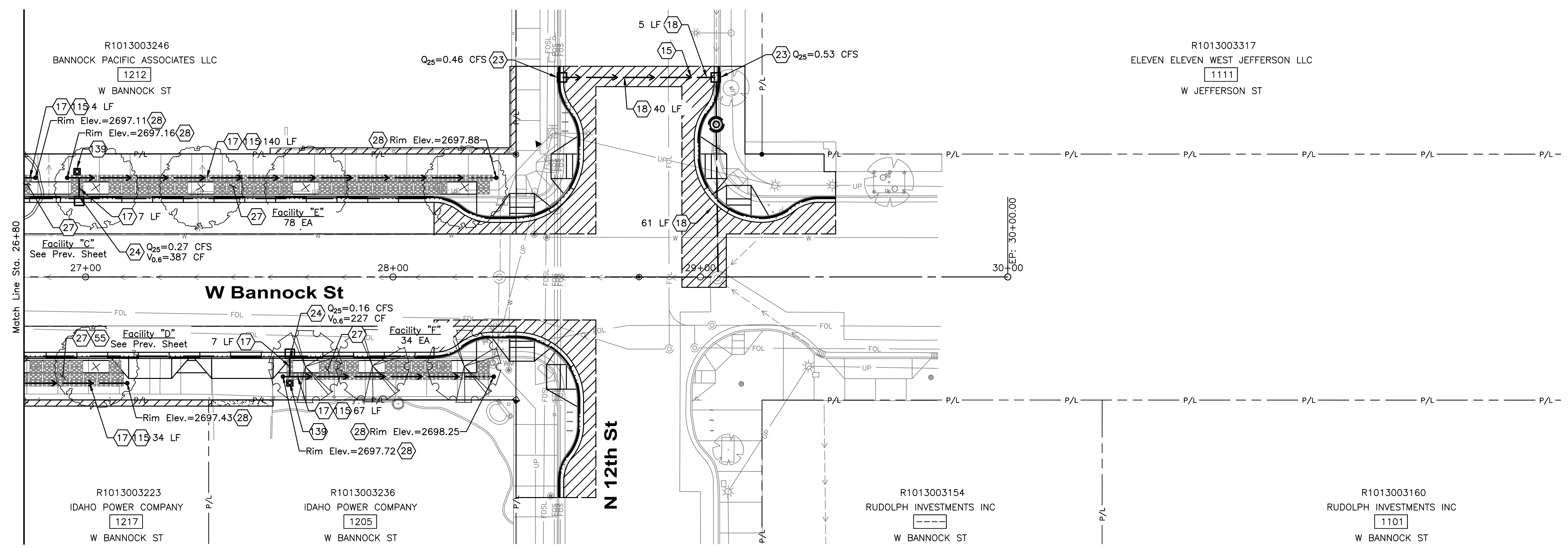
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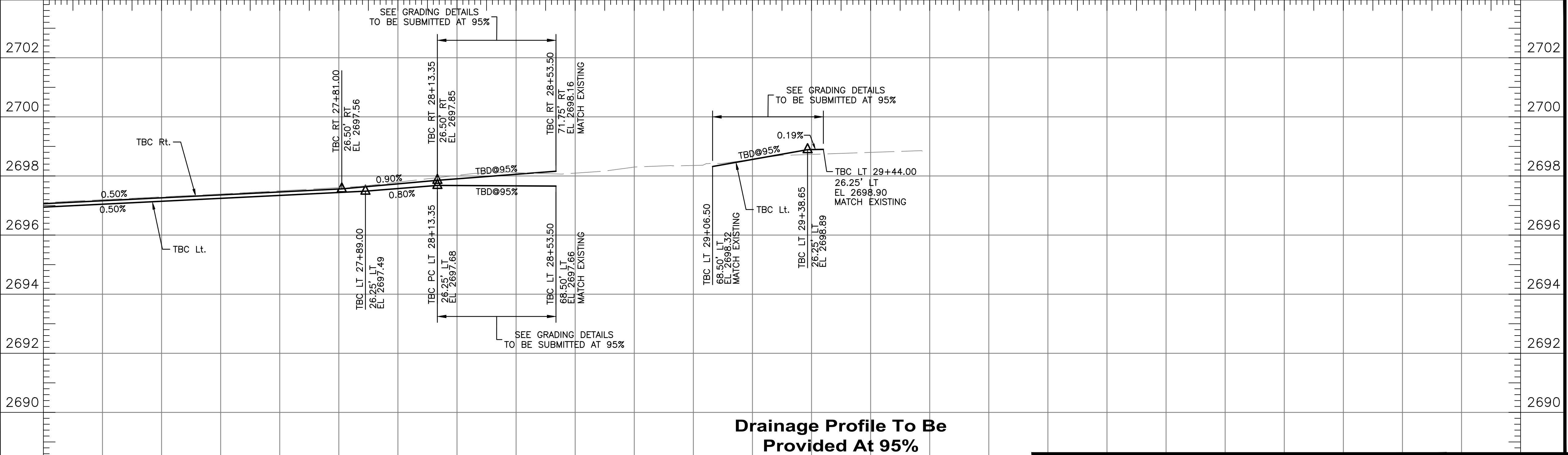
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- 24 Shallow Inlet - Type I, Item 602.4.1.F.1.1.A
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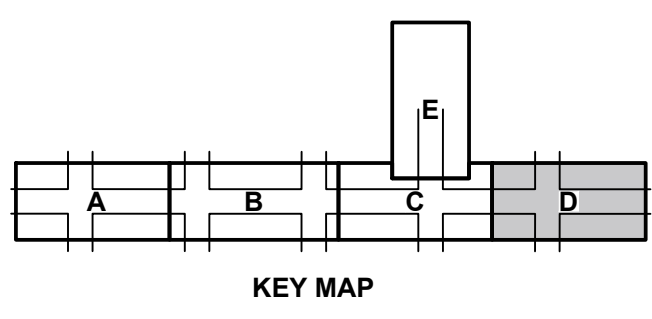
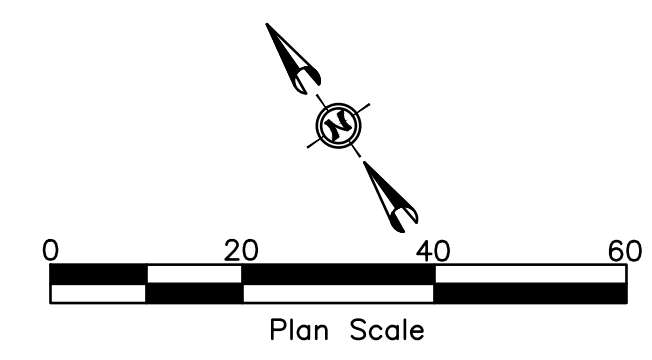


26+80 27+00 28+00 29+00 30+00 31+00 31+80



Drainage Profile To Be Provided At 95% Submittal

• D E T A I L T I T L E •
Storm Drain Plan & Profile



HDR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp

60% COMPLETED

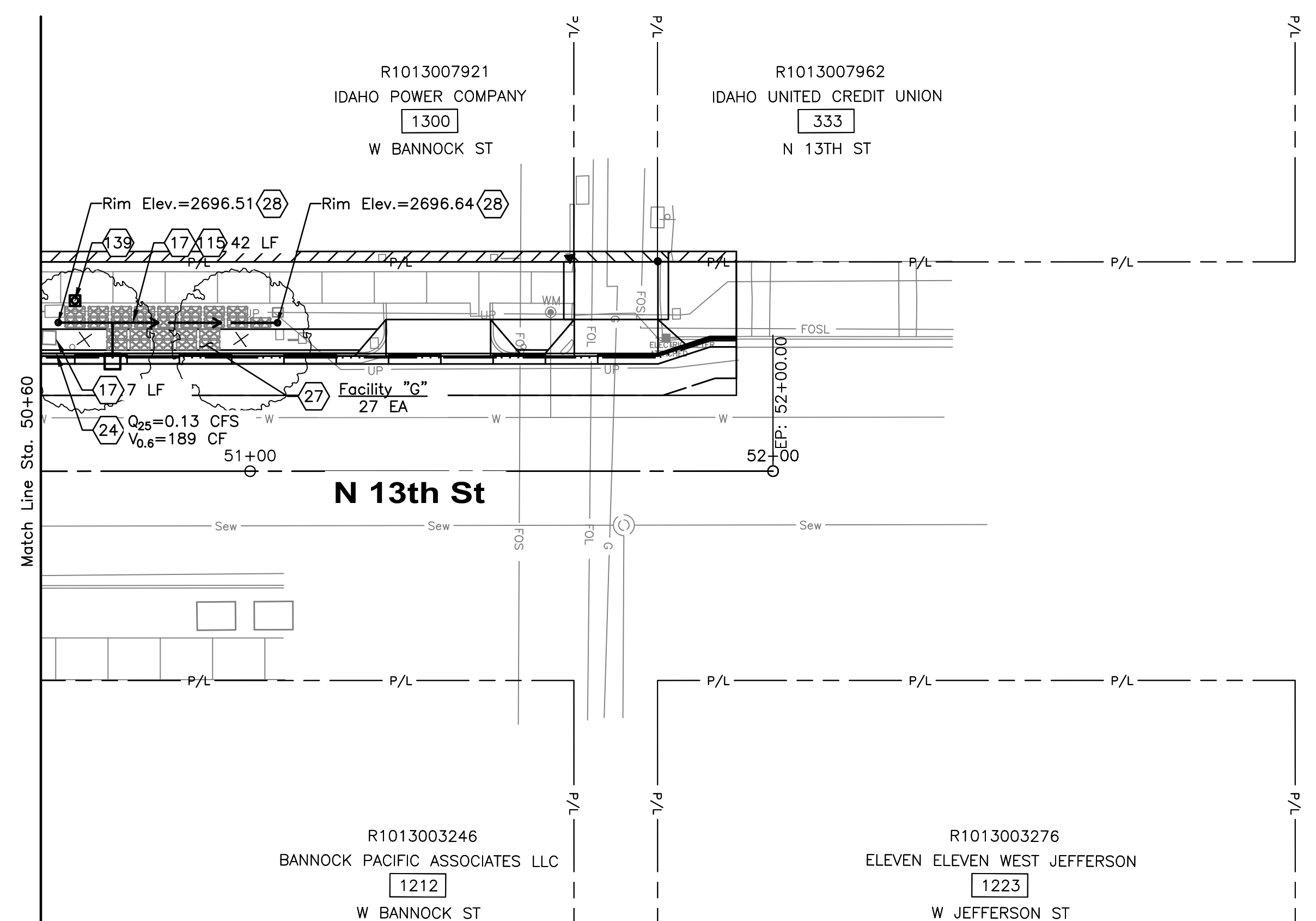
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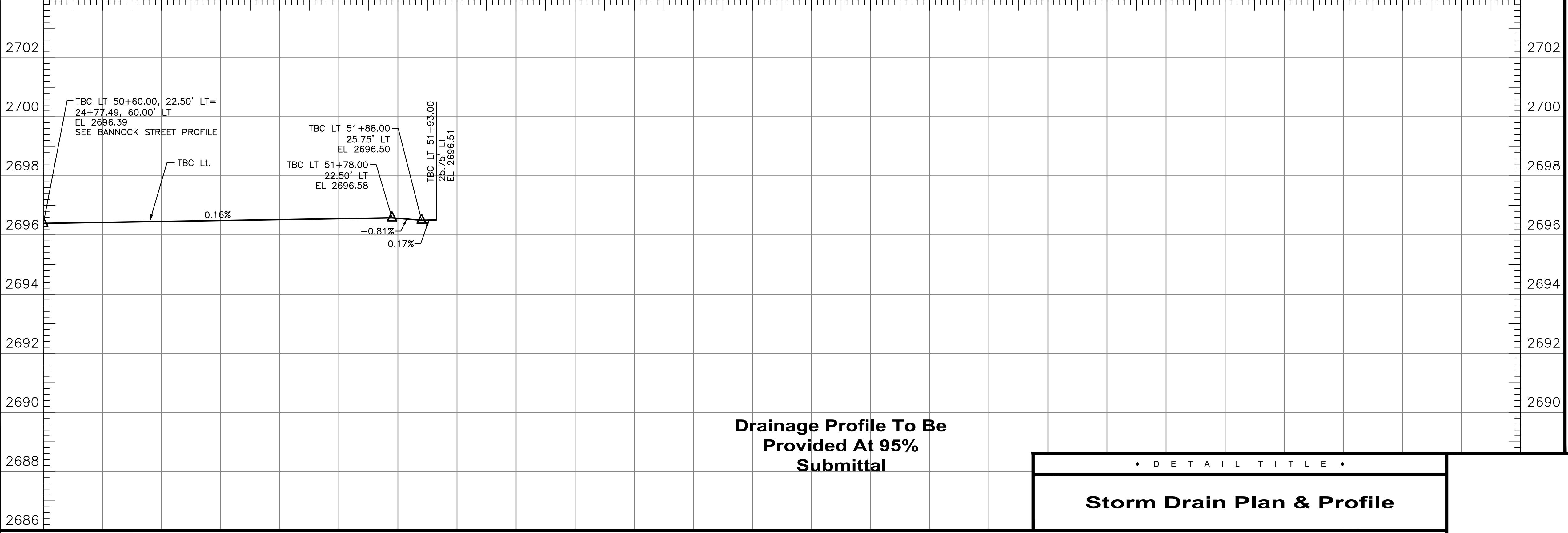
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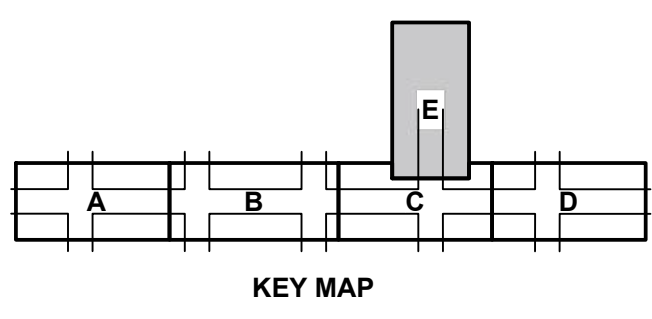
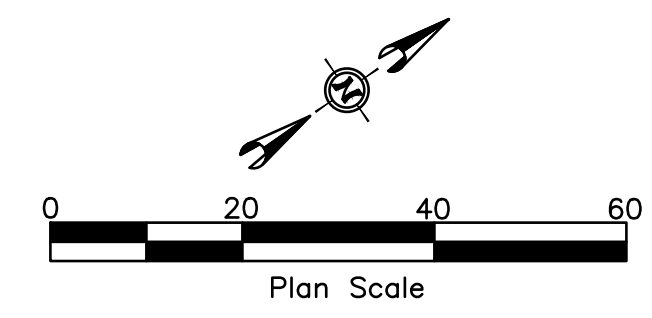


50+60 51+00 52+00 53+00 54+00 55+00



**Drainage Profile To Be
Provided At 95%
Submittal**

• D E T A I L T I T L E •
Storm Drain Plan & Profile



HDR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

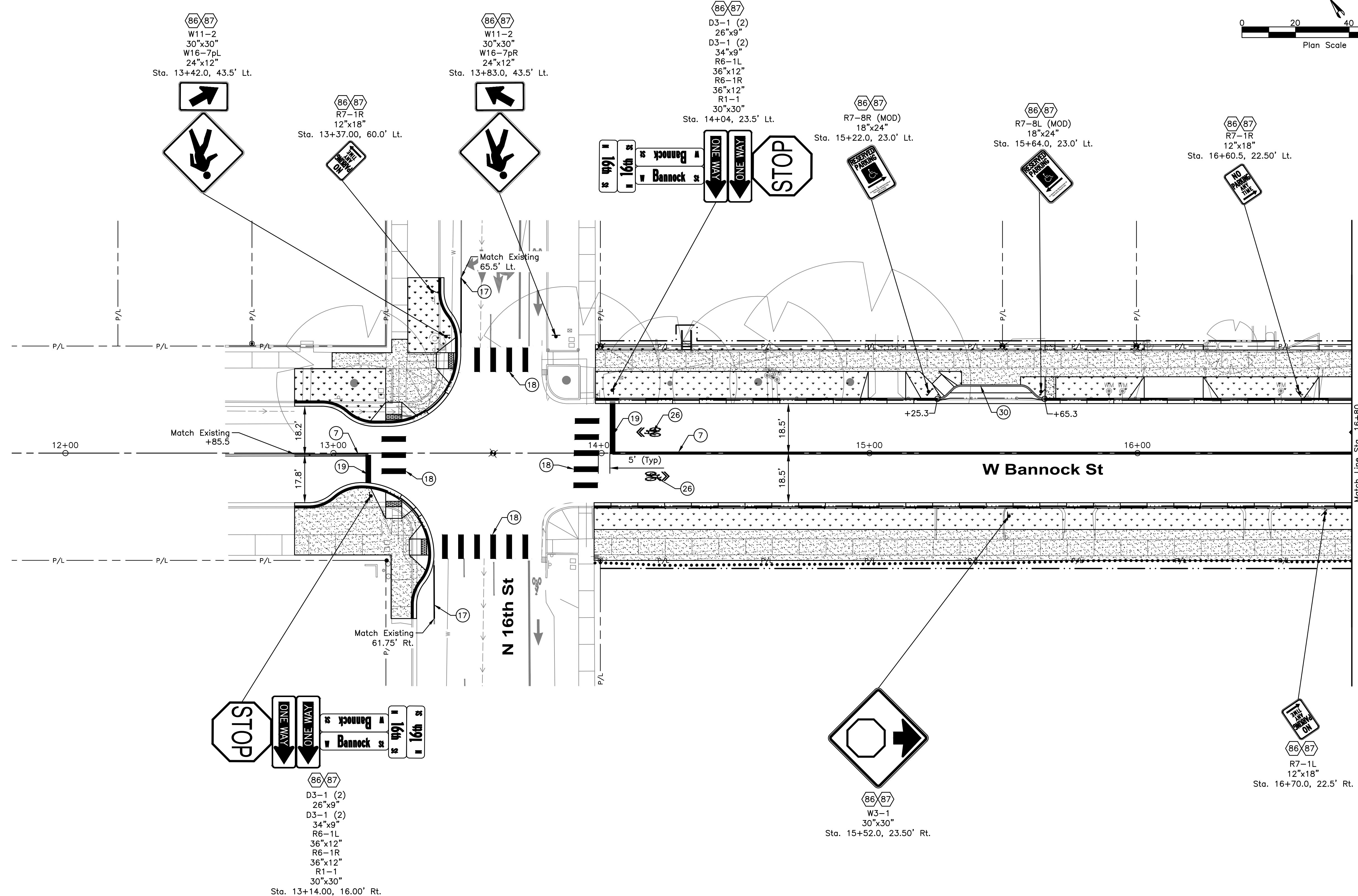
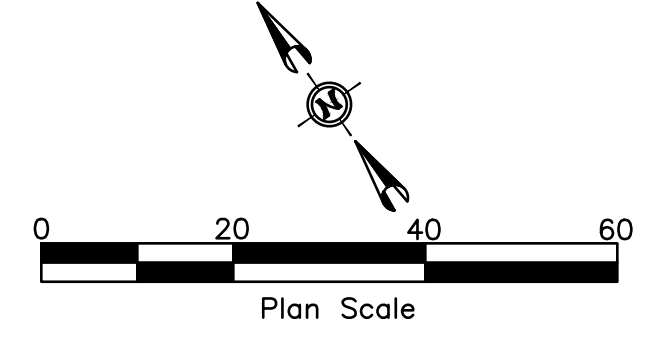
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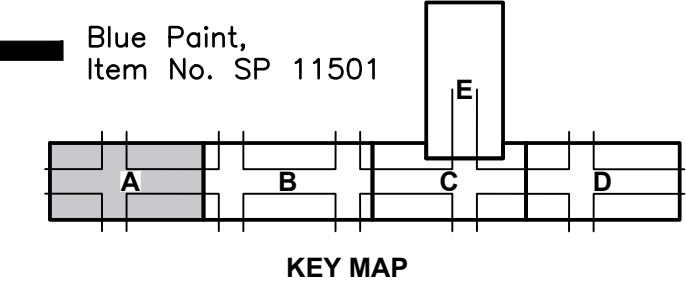
NOTES

- 86 Roadside Traffic Sign Installation (One Metal Post), Item 1135.01.01
 - 87 Furnish Roadside Sign Face, Item 1135.01.05
1. See ACHD Standard Details TS-1112 & TS-1113 For Standard Lane Use Pavement Marking Details.
 2. All Symbols, Stop Bars, Word Markings, Yield Lane Markings, And Crosswalks Shall Be Thermoplastic, Item 1134.05.21, All Remaining Pavement Markings Shall Be Paint, Item 1134.03.21
 3. Match Existing Pavement Markings As Presented.
 4. Completely Obliterate All Conflicting Pavement Markings.
 5. Pavement Marking Dimensions Shown Are From Lip Of Gutter Or Face Of Curb To Center Of Marking.
 6. The Locations Of Post Mounted Signs Shall Be Field Verified By ACHD Prior To Installation. Contractor Shall Provide ACHD With Two Working Days Notice Prior To Field Verification.
 7. Place All Parking Restriction Signs At A 45 Degree Angle With Respect To The Back Of Walk And/Or Curb.
 8. Sign Removals To Be Shown At 95% Design Submittal



LEGEND

- ③ — 4" White Lane Line (7' Length 18' Gap)
- ⑦ — 4" Double Yellow
- ⑫ — 8" White Bike Lane At Int. 2' Length & 6' Gap
- ⑮ — 8" White
- ⑰ — 4" White, Right Edgeline
- ⑱ — 24" White, 9' Wide -Crosswalk
- ⑲ — 24" White - Stop Bar
- ⑳ — Green Bike Lane Markings, 2' Length & 6' Gap
- ㉕ — Bike Lane Symbol & Arrow
- ㉖ — Sharrow
- ⑳ — Blue Paint, Item No. SP 11501



HDR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp

60% COMPLETED

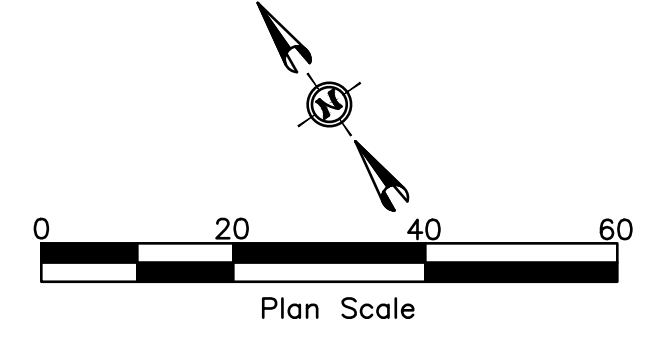
• D E T A I L T I T L E •
Bannock St Signage And Striping Plan

Revisions: Design By: J. Bandy Date: 12/23 Drawn By: HDR Date: 12/23 Survey By: Civil Survey Date: 05/23

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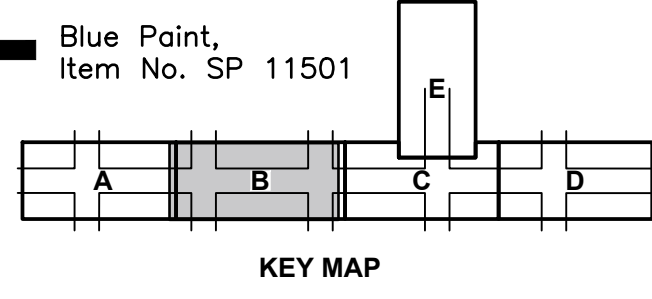
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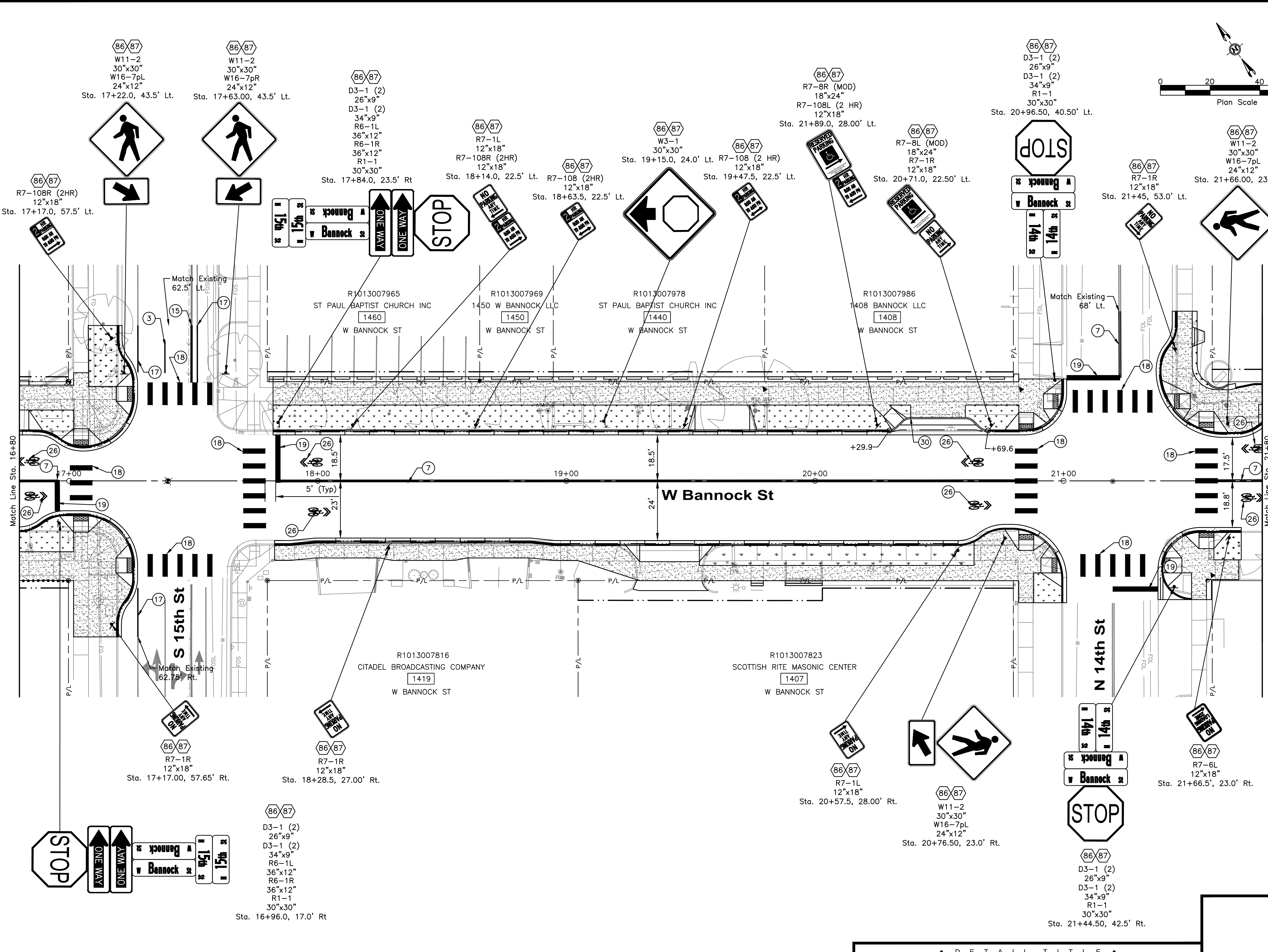
LEGEND

- 3 — 4" White Lane Line (7' Length 18' Gap)
- 7 — 4" Double Yellow
- 12 — 8" White Bike Lane At Int. 2' Length & 6' Gap
- 15 — 8" White
- 17 — 4" White, Right Edgeline
- 18 — 24" White, 9' Wide -Crosswalk
- 19 — 24" White - Stop Bar 2'
- 23 — Green Bike Lane Markings, 2' Length & 6' Gap
- 25 — Bike Lane Symbol & Arrow
- 26 — Sharrow
- 30 — Blue Paint, Item No. SP 11501



HDR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp



Revisions:		Design By: J. Bendy		Date: 12/23		Drawn By: HDR		Date: 12/23		Survey By: Civil Survey		Date: 05/23	
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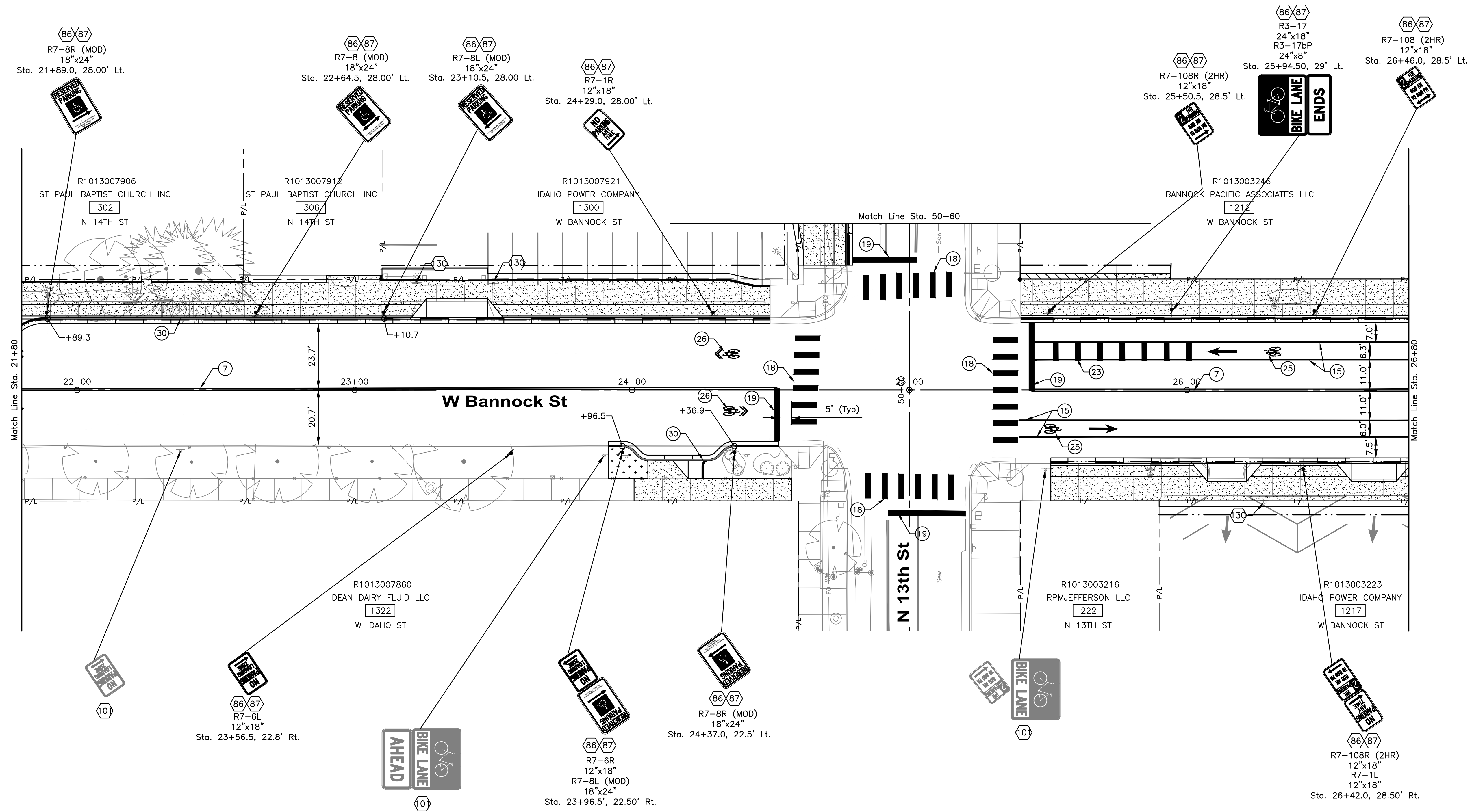
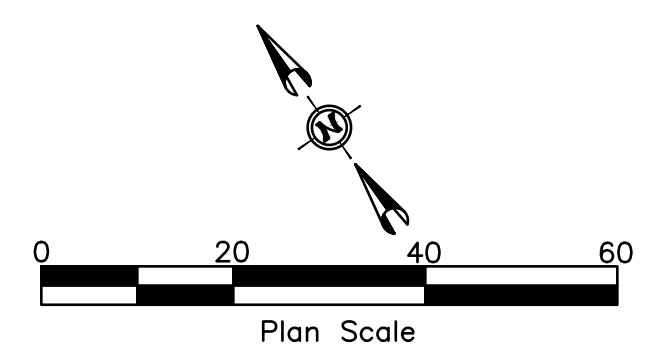
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Bannock St Signage And Striping Plan

60% COMPLETED

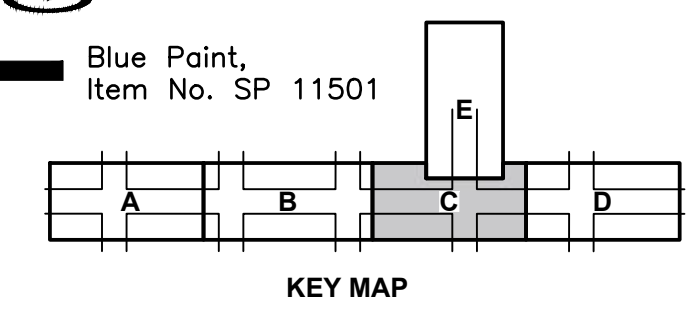
NOTES

- 86 Roadside Traffic Sign Installation (One Metal Post), Item 1135.01.01
- 87 Furnish Roadside Sign Face, Item 1135.01.05
- 10 Retain And Protect Existing Sign
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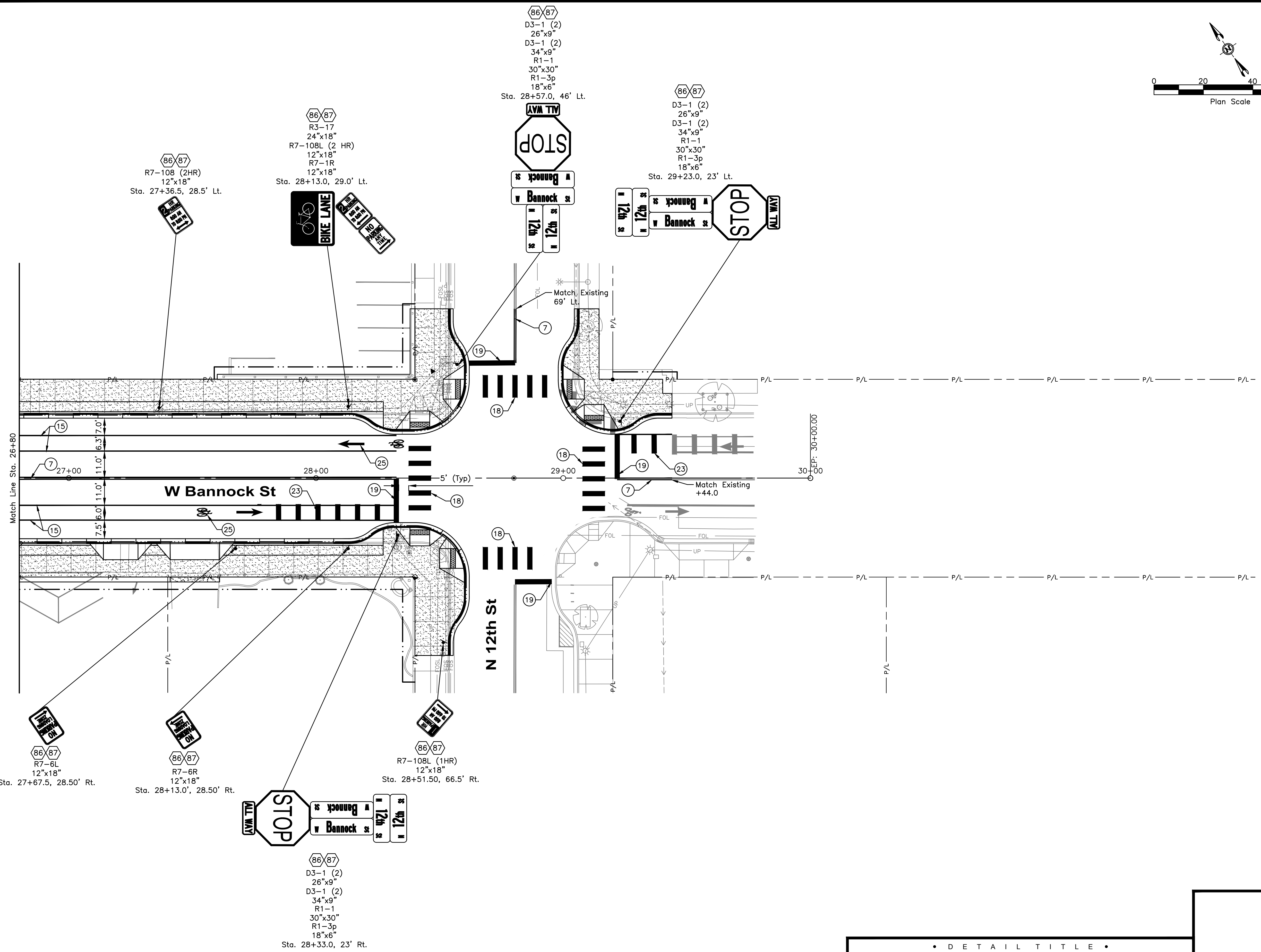
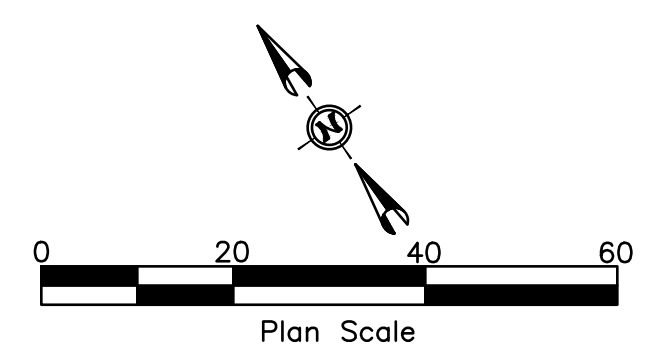
HR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp

• S I G N A T U R E S •		• D E T A I L T I T L E •	
Bannock St Signage And Striping Plan		60% COMPLETED	
Revisions:	Design By: J. Bandy	Date: 12/23	Survey By: Civil Survey
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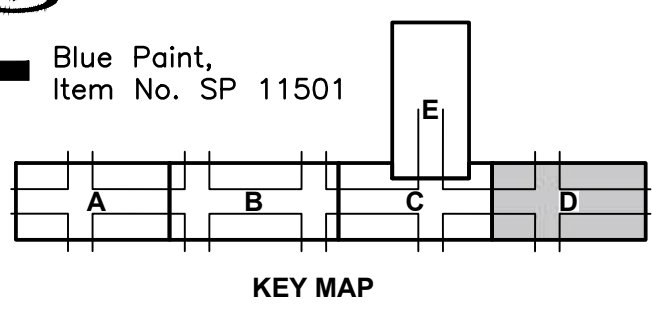
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HR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp

60% COMPLETED

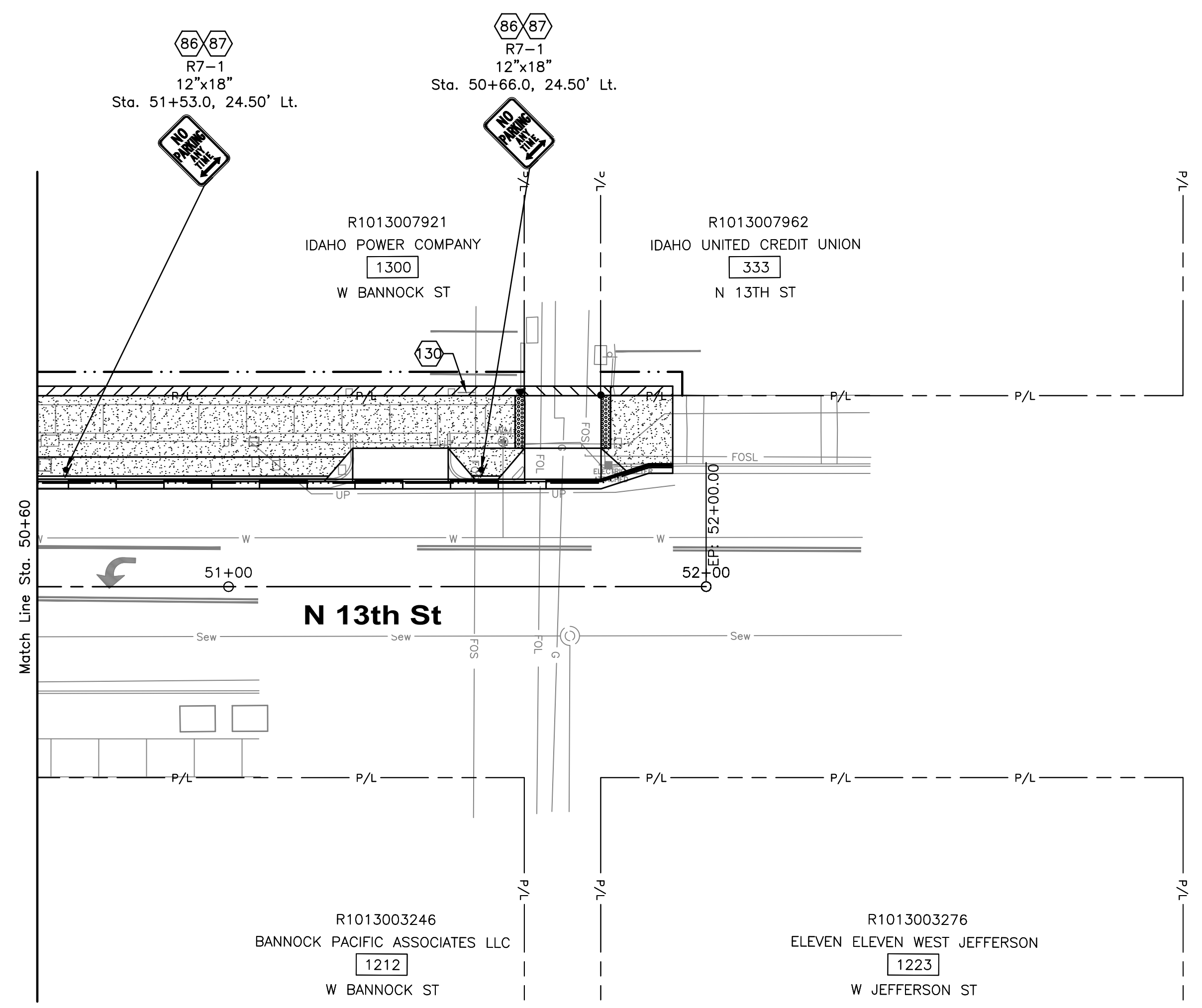
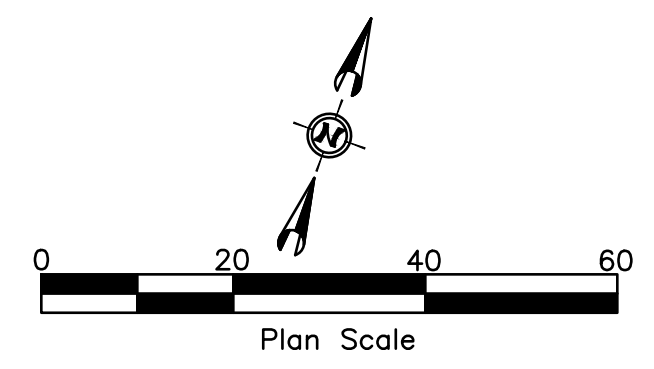
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• D E T A I L T I T L E •

Bannock St Signage And Striping Plan

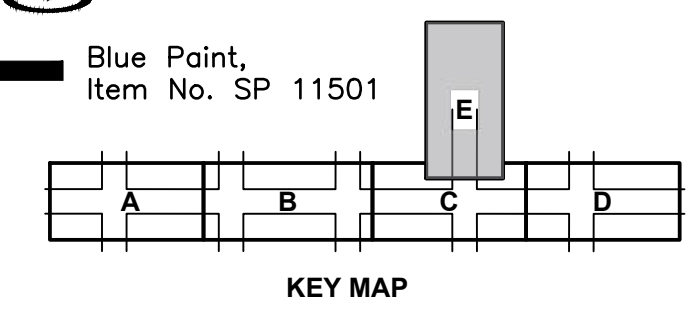
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 4. Completely Obliterate All Conflicting Pavement Markings.
 5. Pavement Marking Dimensions Shown Are From Lip Of Gutter Or Face Of Curb To Center Of Marking.
 6. The Locations Of Post Mounted Signs Shall Be Field Verified By ACHD Prior To Installation. Contractor Shall Provide ACHD With Two Working Days Notice Prior To Field Verification.
 7. Place All Parking Restriction Signs At A 45 Degree Angle With Respect To The Back Of Walk And/Or Curb.
 8. Sign Removals To Be Shown At 95% Design Submittal



LEGEND

- 3 — 4" White Lane Line (7' Length 18' Gap)
- 7 — 4" Double Yellow
- 12 — 8" White Bike Lane At Int. 2' Length & 6' Gap
- 15 — 8" White
- 17 — 4" White, Right Edgeline
- 18 — 24" White, 9' Wide -Crosswalk
- 19 — 24" White - Stop Bar
- 23 — Green Bike Lane Markings, 2' Length & 6' Gap
- 25 — Bike Lane Symbol & Arrow
- 26 — Sharrow
- 30 — Blue Paint, Item No. SP 11501



HDR 412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

Approval Stamp

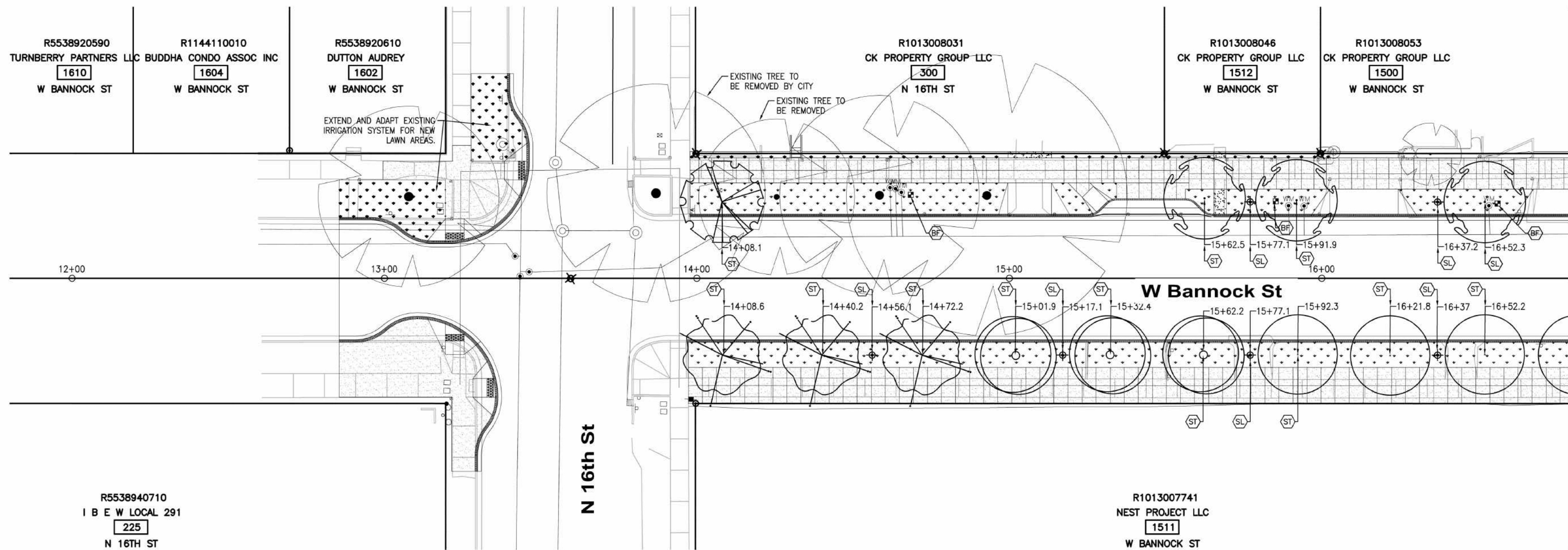
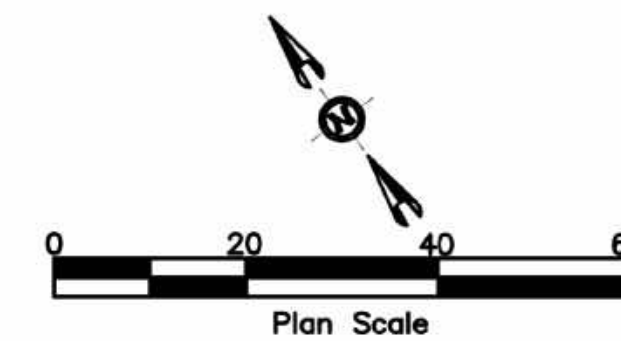
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• D E T A I L T I T L E •
13th St Signage And Striping Plan

• S I G N A T U R E S •

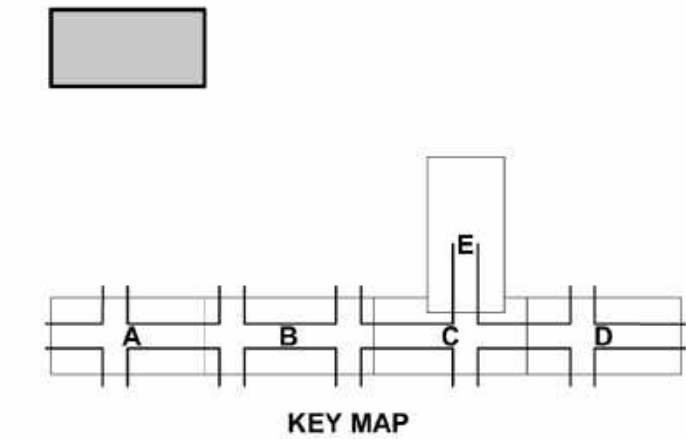
Revisions:	Design By: J. Bendy	Date: 12/23	Drawn By: HDR	Date: 12/23	Survey By: Civil Survey	Date: 05/23
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NOTES



SYMBOL LEGEND

	PROVIDE AND INSTALL HISTORIC LIGHT. SEE ELECTRICAL DRAWINGS.
	INSTALL TREE PER DETAIL 3, SHT L2.2. SEE TREE SCHEDULE, THIS SHT.
	4'x8' TREE WELL. PROVIDE AND INSTALL GRATE & FRAME, AND ROOT BARRIER RE: DETAIL 1, SHT L2.2 AND SPEC SECTION 32.33.00.
	PROVIDE AND INSTALL STANDARD BIKE RACK LOOP. SURFACE MOUNT. POWERCOAT RAL-6009 PER DETAIL 4, SHT L2.2.
	PRE-CAST CONCRETE PLANTER. PLANTED BY DBA. SEET DTL 5, SHT L2.2 & SPECS.
	IRRIGATION POINT OF CONNECTION TO NEW METER. PROVIDE AND INSTALL AN RP BACKFLOW PREVENTER IN STRONGBOX ENCLOSURE, DRIP OR LAWN CONTROL ZONE, AND IRRIGATION CONTROLLER IN TRAFFIC RATED VALVE BOX. SEE NOTES SHT L2.1.
	SODDED LAWN PER DIVISION 32 - EXTERIOR IMPROVEMENTS



CSHQ
Approval Stamp

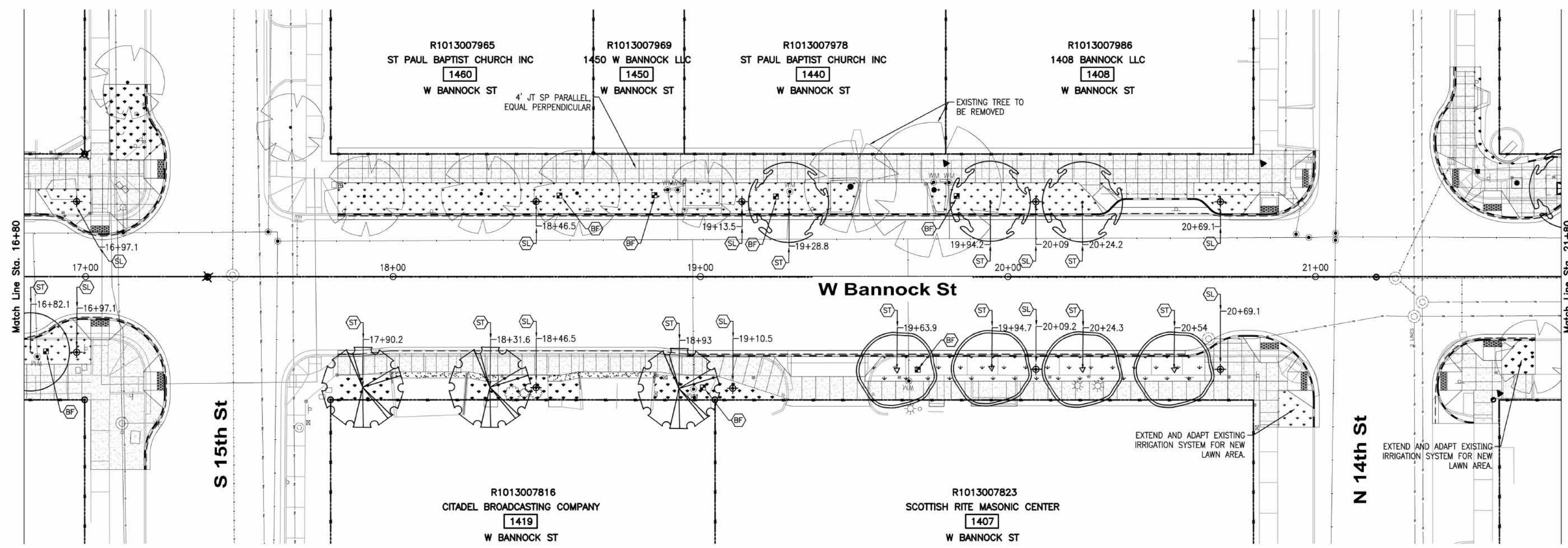
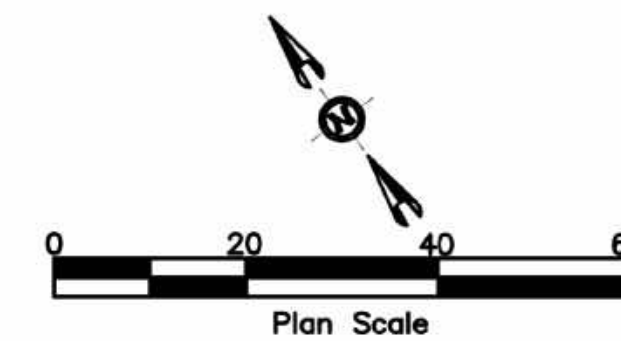
HR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

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COMPLETED**

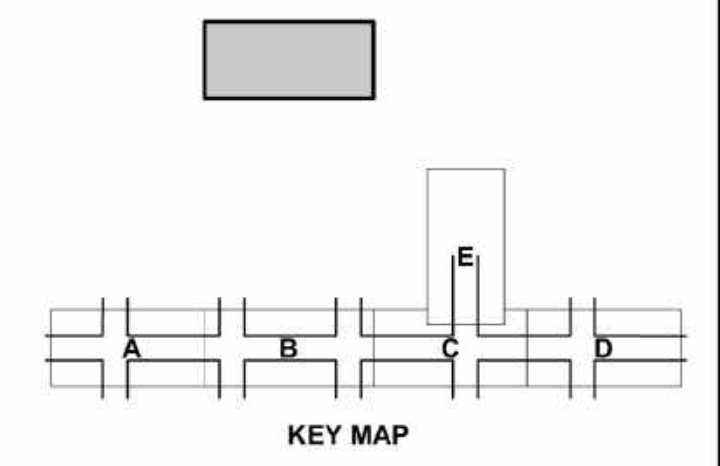
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 Design By: K.Hemly Date: 12/08 Drawn By: CSHQA Date: 12/08 Survey By: CIVIL SURVEY Date: 05/23

NOTES



SYMBOL LEGEND

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	SODDED LAWN PER DIVISION 32 - EXTERIOR IMPROVEMENTS



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HR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

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COMPLETED**

Revisions:	. SIGNATURES .			
Design By: K.Hemly	Date: 12/08	Drawn By: CSHQA	Date: 12/08	Survey By: CIVIL SURVEY
				Date: 05/23



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Development Corp**

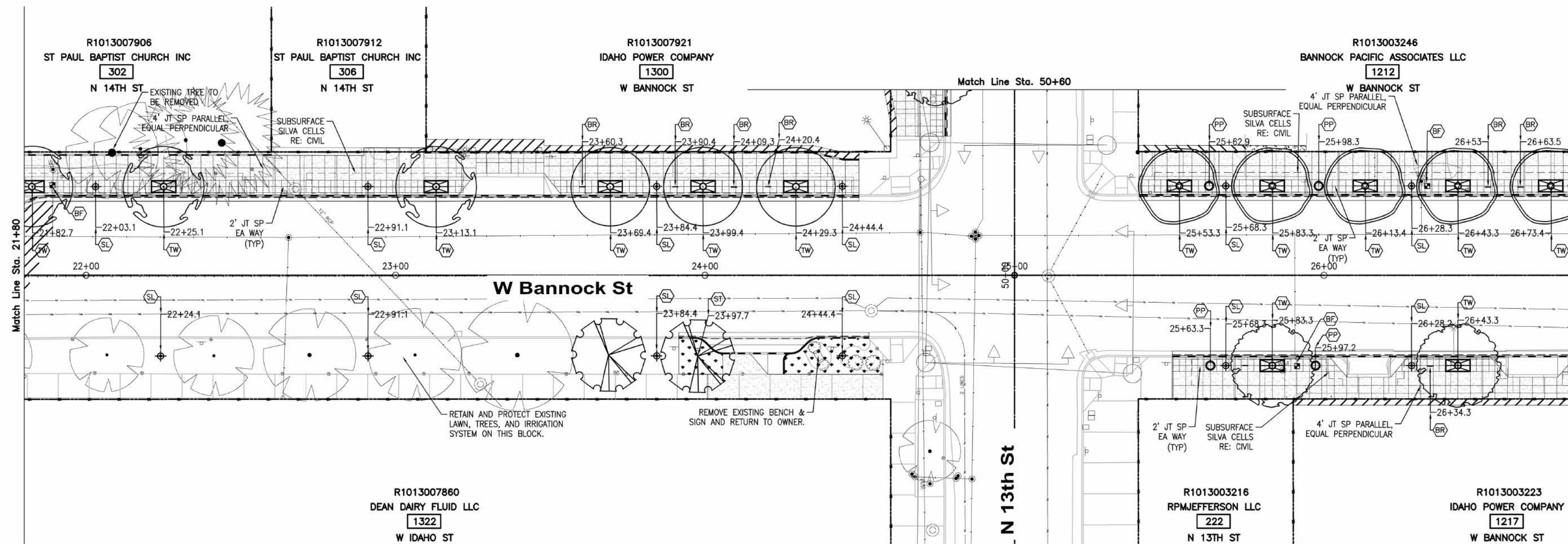
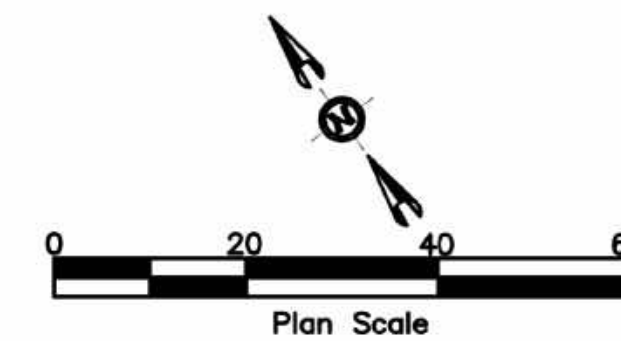
121 N. 9th Street Suite 501, Boise, Idaho, 83702.
www.ccdboise.com

Project Number: 23056

**Project Name: Bannock Street - 16th to 12th
Streetscape Improvements**

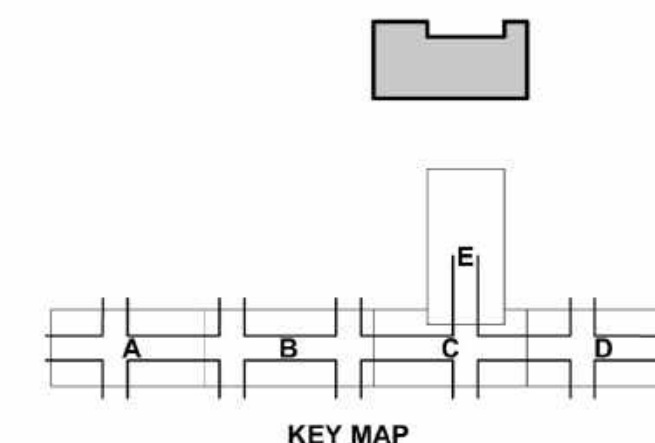
Sheet L1.2

NOTES



SYMBOL LEGEND

		PROVIDE AND INSTALL HISTORIC LIGHT. SEE ELECTRICAL DRAWINGS.
		INSTALL TREE PER DETAIL 3, SHT L2.2. SEE TREE SCHEDULE, THIS SHT.
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		SODDED LAWN PER DIVISION 32 - EXTERIOR IMPROVEMENTS



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SUITE 100
BOISE, ID 83706

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COMPLETED**

Revisions:	SIGNATURES			
Design By: K.Hemly	Date: 12/08	Drawn By: CSHQA	Date: 12/08	Survey By: CIVIL SURVEY



**Capital City
Development Corp**

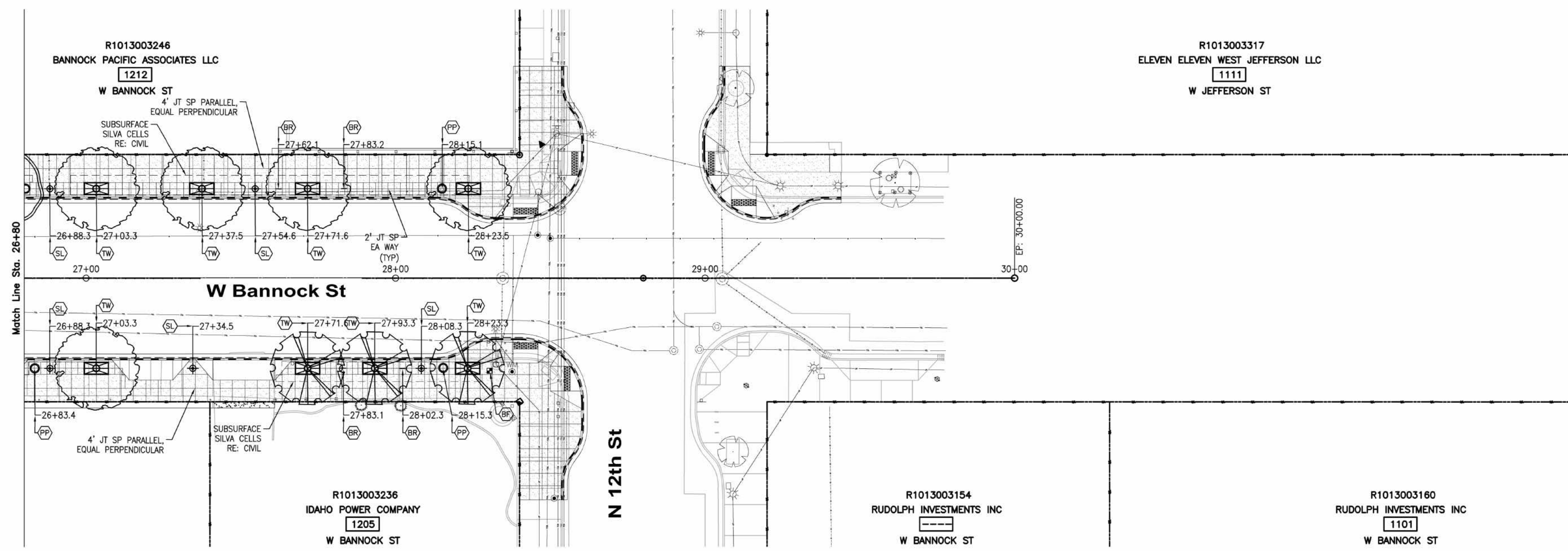
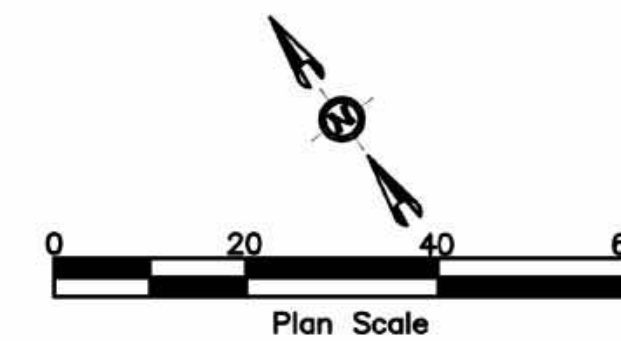
121 N. 9th Street Suite 501, Boise, Idaho, 83702.
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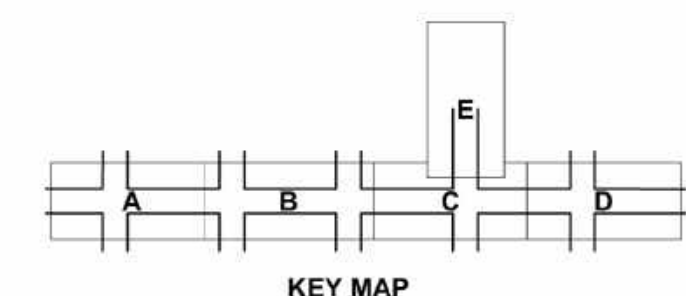
Sheet L1.3

NOTES



SYMBOL LEGEND

		PROVIDE AND INSTALL HISTORIC LIGHT. SEE ELECTRICAL DRAWINGS.
		INSTALL TREE PER DETAIL 3, SHT L2.2. SEE TREE SCHEDULE, THIS SHT.
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Approval Stamp

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SUITE 100
BOISE, ID 83706

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COMPLETED**

Revisions:	. S I G N A T U R E S .			
Design By: K.Hemly	Date: 12/08	Drawn By: CSHQA	Date: 12/08	Survey By: CIVIL SURVEY Date: 05/23



**Capital City
Development Corp**

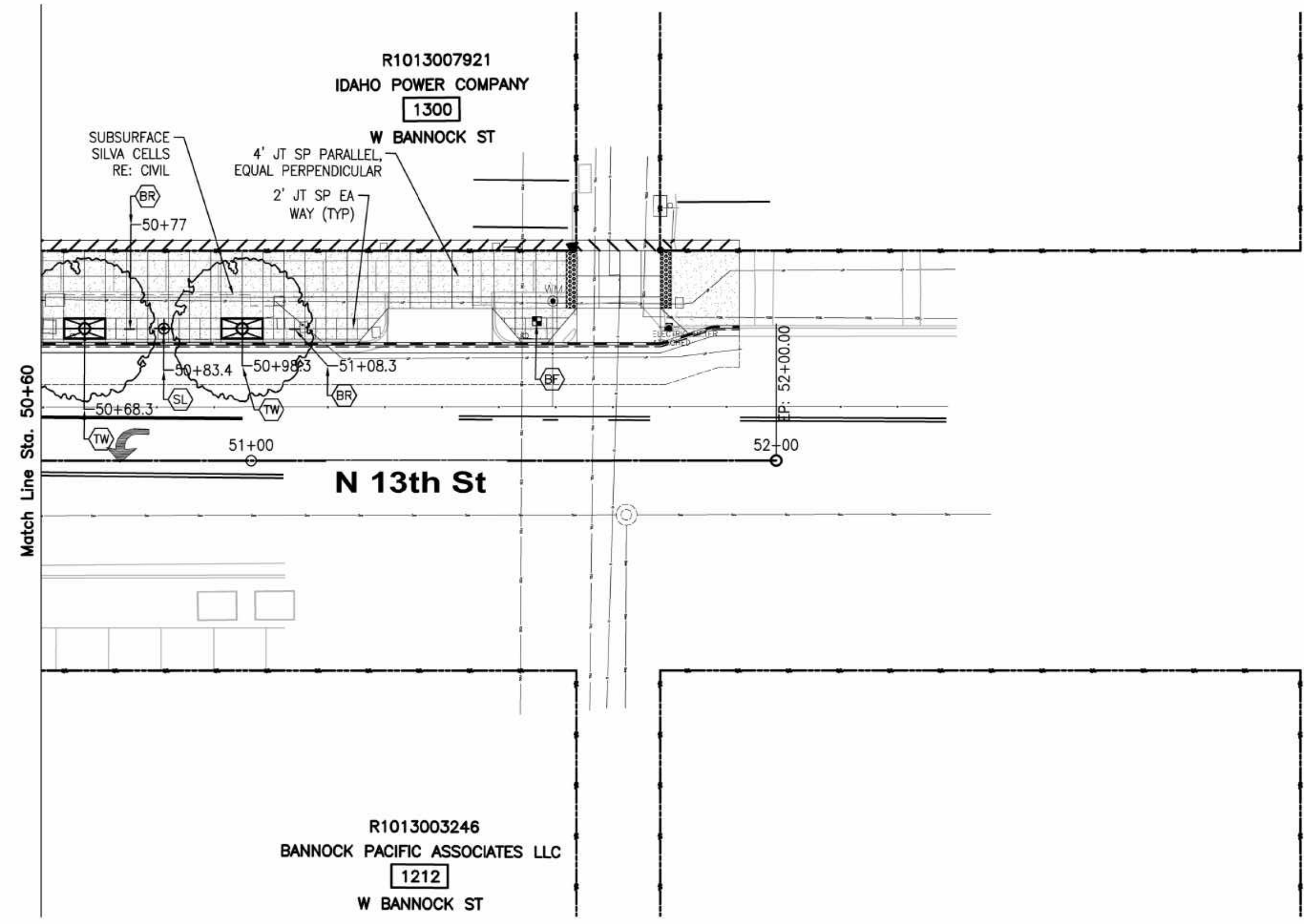
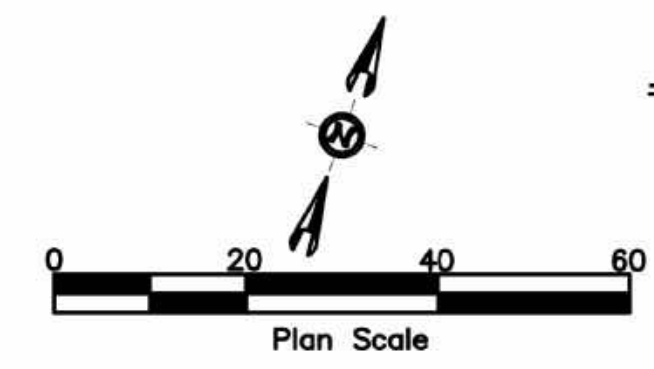
121 N. 9th Street Suite 501, Boise, Idaho, 83702.
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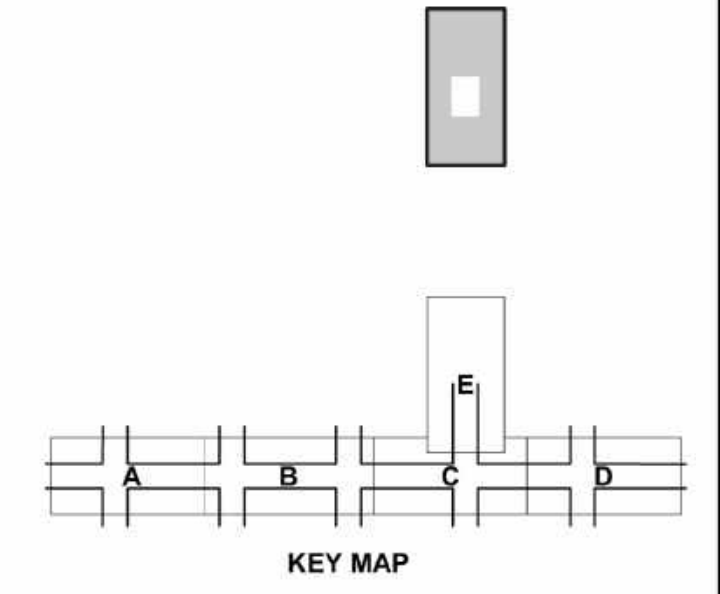
Sheet L1.4

NOTES



SYMBOL LEGEND

		PROVIDE AND INSTALL HISTORIC LIGHT. SEE ELECTRICAL DRAWINGS.
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		SODDED LAWN PER DIVISION 32 - EXTERIOR IMPROVEMENTS



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Approval Stamp

HR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706



• S I G N A T U R E S •

Revisions: Design By: K.Hemly Date: 12/08 Drawn By: CSHQA Date: 12/08 Survey By: Civil Survey Date: 05/23

• D E T A I L T I T L E •



Capital City Development Corp

121 N. 9th Street Suite 501, Boise, Idaho, 83702.
www.ccdcboise.com

Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

Sheet L1.5

LANDSCAPE NOTES

- A. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION UNLESS OTHERWISE NOTED PER CIVIL DWGS. COORDINATE WITH VIOLA WATER, IDAHO POWER, BOISE CITY IT, AND BOISE CITY GEOTHERMAL FOR RELATED UTILITY UPDATES THAT COINCIDE WITH THIS PROJECT. ADJUST EXISTING UTILITIES TO FINISH ELEVATION.
- B. RETAIN AND PROTECT ALL TRAFFIC SIGNAL WIRING AND CONDUIT, OR REPLACE AS NECESSARY IN ACCORDANCE TO ACHD REQUIREMENTS. REFER TO CIVIL DWGS.
- C. ALL WORK SHALL BE IN COMPLIANCE WITH LATEST EDITION ISPMC SPECIFICATIONS & DETAILS AND PROJECT SPECIAL PROVISIONS. REFER TO DIVISION 32 - EXTERIOR IMPROVEMENTS FOR ALL LANDSCAPE AND IRRIGATION INSTALLATION REQUIREMENTS.
- D. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING REQUIREMENTS.
- E. BOISE CITY FORESTRY REQUIRES WITNESSING TREE PLANTING DEMONSTRATION AT FIRST TREE INSTALLATION. REFER TO SPECIFICATION SECTION 32 90 00.
- F. THE CONTRACTOR TO PROVIDE AND INSTALL STREETScape FURNISHINGS PER THE CITY OF BOISE'S DOWNTOWN BOISE STREETScape STANDARDS AND SPEC SECTION 32 33 00 - SITE FURNISHINGS AT LOCATIONS AS INDICATED ON THE DWGS.
- G. RETAIN AND PROTECT ALL EXISTING TREES UNLESS OTHERWISE NOTED. ALL EXISTING TREES TO REMAIN SHALL BE PROVIDED TEMPORARY IRRIGATION WATER FOR THE DURATION OF CONSTRUCTION.
- H. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE ARCHITECT OF AVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- I. LANDSCAPE INSTALLATION SPECIFICATIONS ARE IN BOOK FORM. CONFORM TO ALL CONDITIONS AND REQUIREMENTS CONTAINED WITHIN. HAVE AVAILABLE ON THE JOB SITE AT ALL TIMES, AND IN CHRONOLOGICAL ORDER, THE PROJECT CONSTRUCTION DRAWINGS & SPECIFICATIONS FOR INSPECTION BY THE ARCHITECT. RETAIN ON SITE ALL OFFICIAL / APPROVED ADDENDUM'S, CHANGE ORDERS, AND / OR CONSTRUCTION CHANGE DIRECTIVES SPECIFIC TO THE LANDSCAPE INSTALLATION.
- J. VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITY SYSTEMS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION THAT MAY CAUSE DAMAGE TO SUCH SYSTEMS. CALL 1-800-642-2444 TO LOCATE EXISTING UTILITIES. REPAIR / REPLACE DAMAGED UTILITIES TO THE SATISFACTION OF THE OWNER OR GOVERNING AGENCY, AND AT NO ADDITIONAL COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- K. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. RIP SUB GRADE AS PER SPECIFICATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL SHALL BE TOPSOIL EQUAL TO THAT REQUIRED IN THE SPECIFICATIONS. CLEAN TOPSOIL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE ARCHITECT.
- L. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- M. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE ARCHITECT IMMEDIATELY.
- N. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL LANDSCAPE PLANTING AREAS DAMAGED AS A RESULT OF NEW CONSTRUCTION. RE: CIVIL PLANS, SITE ELECTRICAL PLANS. REPAIR INCLUDES BUT IS NOT LIMITED TO TREES, SHRUBS GROUNDCOVER AND LAWN; MULCH; TOPSOIL; EDGING; LANDSCAPE FABRIC.

IRRIGATION NOTES

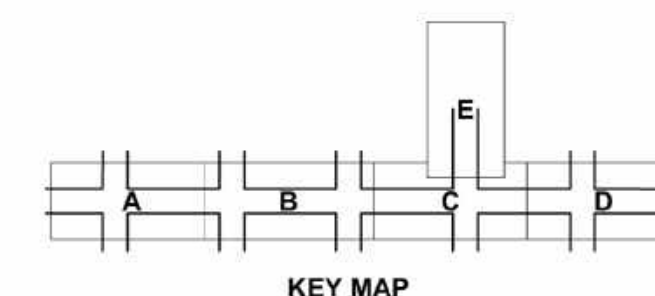
- A. REFER TO SPECIFICATION SECTION 32 84 00 FOR IRRIGATION REQUIREMENTS.
- B. PROVIDE THE FOLLOWING AT EACH POINT OF CONNECTION LOCATION PER PLANS - CONNECT TO NEW OR EXISTING WATER METER FOR IRRIGATION AS NOTED. PROVIDE 1" MANUAL CONTROL VALVE, 3/4" MANUAL DRAIN VALVE AT EACH CONNECTION. PROVIDE PROVISION FOR WINTERIZATION.
- C. IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER TO BE INSTALLED ABOVE-GROUND AND ENCLOSED IN STRONG BOX ALUMINUM BACKFLOW ENCLOSURE SIZED TO COVER AND LOCK SECURELY. INSTALLATION SHALL BE PER STATE PLUMBING CODES AND ORDINANCES.
- D. IN STREETScape LOCATIONS: CONSTRUCT IRRIGATION SERVICE IN TRAFFIC RATED VALVE BOXES IN APPROVED LOCATION. PROVIDE 3/4" DRIP SYSTEM CONTROL VALVE KIT AND BATTERY OPERATED HUNTER NODE CONTROLLER. SILVA CELL DRIP IRRIGATION TO BE ON DEDICATED ZONE SEPARATE FROM THE TREE IRRIGATION.
- E. IN LAWN LOCATIONS: CONSTRUCT IRRIGATION SERVICE IN TRAFFIC RATED VALVE BOXES IN APPROVED LOCATION. PROVIDE AT LEAST TWO (2) ICV-101G-DC REMOTE CONTROL VALVE ZONES AND BATTERY OPERATED HUNTER NODE CONTROLLER. INSTALL HUNTER PROS-06-PRS30-10 SPRINKLER SPRAY HEADS, PATTERN PER PLAN.
- F. IN SILVA CELL LOCATIONS: INSTALL DRIP LINE BETWEEN SILVA CELL ROWS, 2' O.C. PLACE ON PLANTING SOIL SURFACE TUCKED BETWEEN SILVA CELL TOP DECKS. SILVA CELL DRIP IRRIGATION TO BE ON DEDICATED ZONE SEPARATE FROM THE STREET TREE IRRIGATION. REFER TO CIVIL SILVA CELL DWGS AND DETAILS.
- G. IRRIGATION SUPPLY TO BE 1" CLASS II PVC LATERAL SUPPLY LINES IN 2" SLEEVE, REPRESENTED ON PLANS.
- H. PROVIDE 20' DOUBLE LOOP OF DRIPPERLINE TO EACH TREE. STREET TREE DRIP IRRIGATION TO BE ON DEDICATED ZONE SEPARATE FROM SILVA CELL IRRIGATION.
- I. CAP AND REMOVE ALL EXISTING IRRIGATION FOUND IN STREETScape/LANDSCAPE IMPROVEMENT AREAS. TRACE EXISTING LINES BACK TO IRRIGATION SOURCE TO ENSURE CONNECTIONS HAVE BEEN PROPERLY CAPPED AND ANY IRRIGATED AREAS OUTSIDE THE STREETScape WORK LIMITS ARE RETAIN, ADJUSTED TO PROVIDE IRRIGATION FOR RESULTANT OFF-SITE LANDSCAPE AREA, AND PROTECTED.
- J. CONFIRM IRRIGATION CONNECTION PSI IS ADEQUATE PRIOR TO COMMENCING WORK. SHOULD THE PSI BE LESS THAN THIS, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED IN WRITING PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- K. CONTRACTOR SHALL NOT INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT SITE CONDITIONS INHIBIT THE SPRINKLER SYSTEM FROM PERFORMING AS INTENDED. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED IN WRITING THAT SUCH CONDITIONS EXIST, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND REPAIR WORK NECESSARY.
- L. DRAWINGS ARE CONCEPTUAL IN NATURE. ACTUAL PLACEMENT OF SPRAY HEADS, VALVES, LINES, ETC. WILL VARY. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING A WORKING SYSTEM THAT MAINTAINS PROPER COVERAGE, EVEN IF MINOR ADJUSTMENTS ARE NECESSARY. NO IRRIGATION WATER IS TO SPRAY ON BUILDING WALLS, SIGNS, OR SIDEWALKS.
- M. IF CIRCUIT PIPE SIZES ARE NOT SHOWN ON THE DRAWING, THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1". POLYETHYLENE PIPE SHALL NOT BE USED.
- N. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING. REPORT ALL PROPOSED CHANGES IN SYSTEM DESIGN TO THE ARCHITECT PRIOR TO INSTALLATION.
- O. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. RE: CIVIL PLANS, SITE ELECTRICAL PLANS. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING; VALVES; HEADS; DRIP COMPONENTS; CONTROL WIRES AND EQUIPMENT; AND SLEEVES.

TREE LEGEND

SYM	COMMON NAME BOTANICAL NAME	PLANTING SIZE
TREES		
	Swamp White Oak <i>Quercus bicolor</i> 'American Dream'	2.5" CAL B&B Class III
	Skyline Honeylocust <i>Gleditsia triacanthos inermis</i> 'Skyline'	2.5" CAL B&B Class II
	Princeton Elm <i>Ulmus</i> 'Princeton'	2.5" CAL B&B Class III
	Kentucky Coffeetree <i>Gymnocladus dioica</i> 'Espresso'	2.5" CAL B&B Class III
	State Street Maple <i>Acer miyabei</i> 'Morton'	2.5" CAL B&B Class II
	American Sweetgum <i>Liquidambar styraciflua</i>	2.5" CAL B&B Class II
	Red Oak <i>Quercus rubra</i>	2.5" CAL B&B Class III

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	SODDED LAWN PER DIVISION 32 - EXTERIOR IMPROVEMENTS



CSHQQA
Approval Stamp

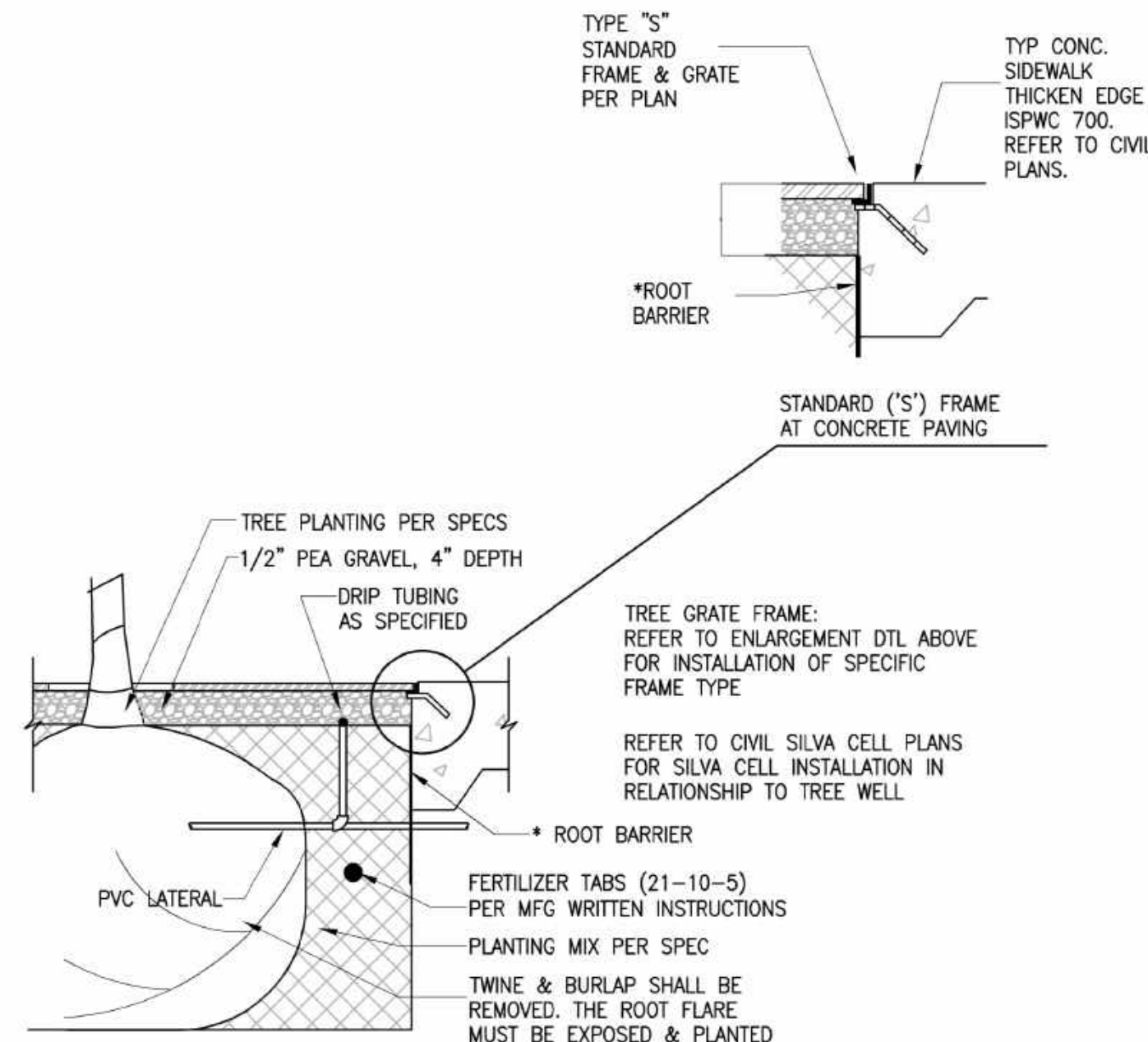
HR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

• D E T A I L T I T L E •

60%
COMPLETED

• S I G N A T U R E S •

Design By: K.Hemly Date: 12/08 Drawn By: CSHQA Date: 12/08 Survey By: CIVIL SURVEY Date: 05/23



* INSTALL DEEPROOT ROOT BARRIER (OR APPROVED EQUAL) THAT EXTENDS 18" BELOW THE SUB GRADE ON THE SIDEWALK SIDE AND 24" BELOW THE SUB GRADE ON THE CURB SIDE. SEE SILVA CELL DETAIL ON CIVIL PLANS FOR ROOT BARRIER DEPTH.

INSTALL xxxxxx (xx) TOTAL CAST-IN-PLACE 4'x8' TREE GRATES AND FRAMES. TO BE "KIVA" CAST IRON, NATURAL RAW FINISH BY URBAN ACCESSORIES. CONTACT: NORTHWEST RECREATION (503-248-7770).

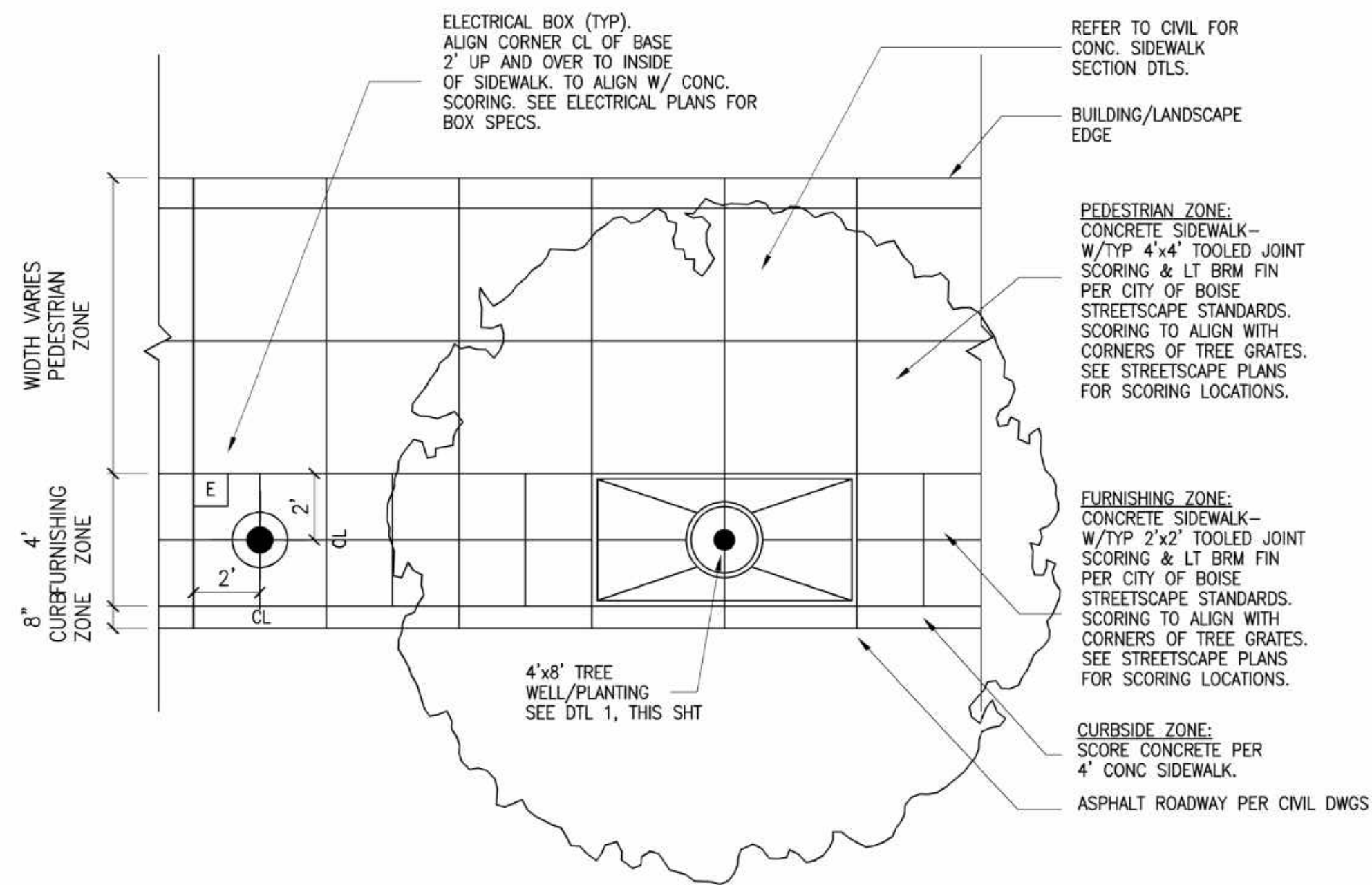
FRAMES: xxxxxx (xx) - TYPE :S: STANDARD CONCRETE FRAME (ALL 4 SIDES)

REFER TO TREE LIST SHT L2.1 FOR STREET TREE SPECIES AND SIZE. BOISE CITY FORESTRY REQUIRES WITNESSING TREE PLANTING DEMONSTRATION AT FIRST TREE INSTALLATION.

REFER TO SPECIFICATION DIVISION 32 FOR LANDSCAPE PREPARATION AND INSTALLATION REQUIREMENTS.

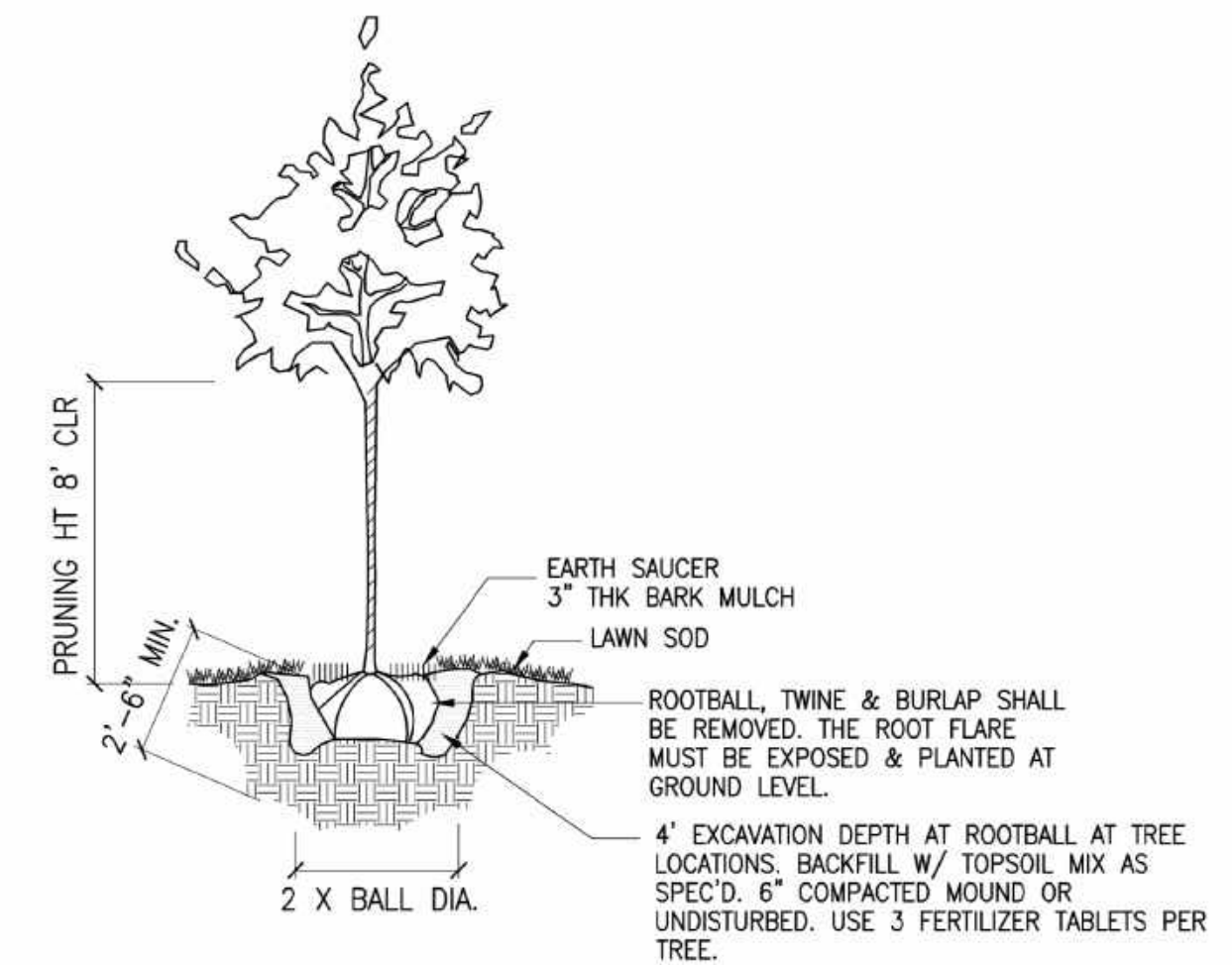
1 TREE WELL SECTION

SCALE: NOT TO SCALE



2 CONCRETE STREETScape PAVING PATTERN

NOT TO SCALE

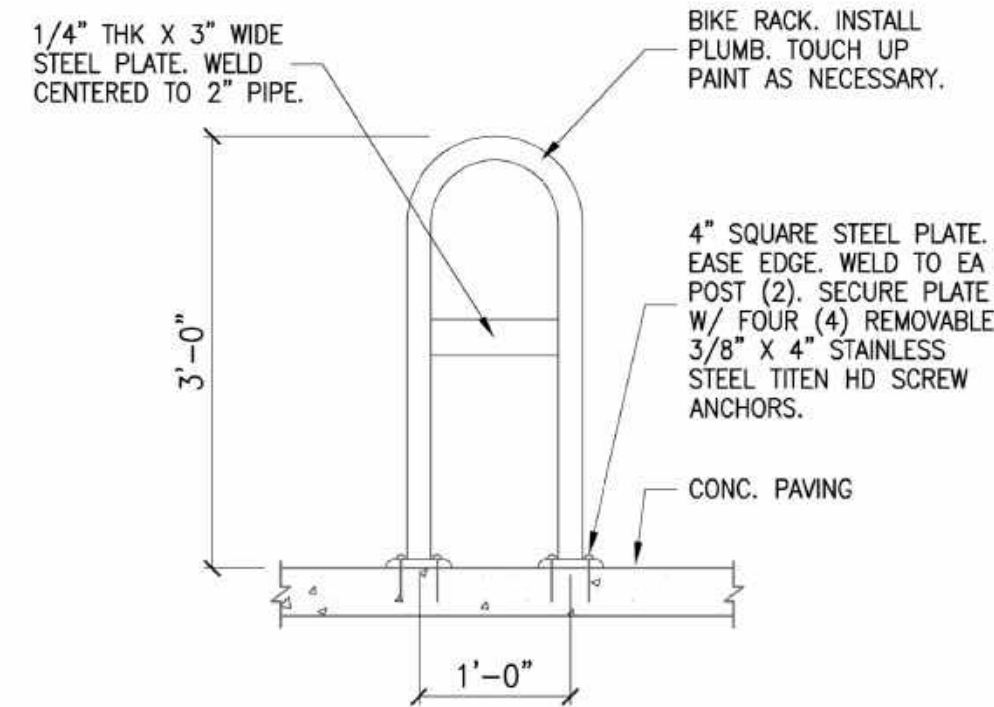


REFER TO TREE LIST SHT L2.1 FOR STREET TREE SPECIES AND SIZE. BOISE CITY FORESTRY REQUIRES WITNESSING TREE PLANTING DEMONSTRATION AT FIRST TREE INSTALLATION.

REFER TO SPECIFICATION DIVISION 32 FOR LANDSCAPE PREPARATION AND INSTALLATION REQUIREMENTS.

3 TREE PLANTING IN LAWN

NOT TO SCALE

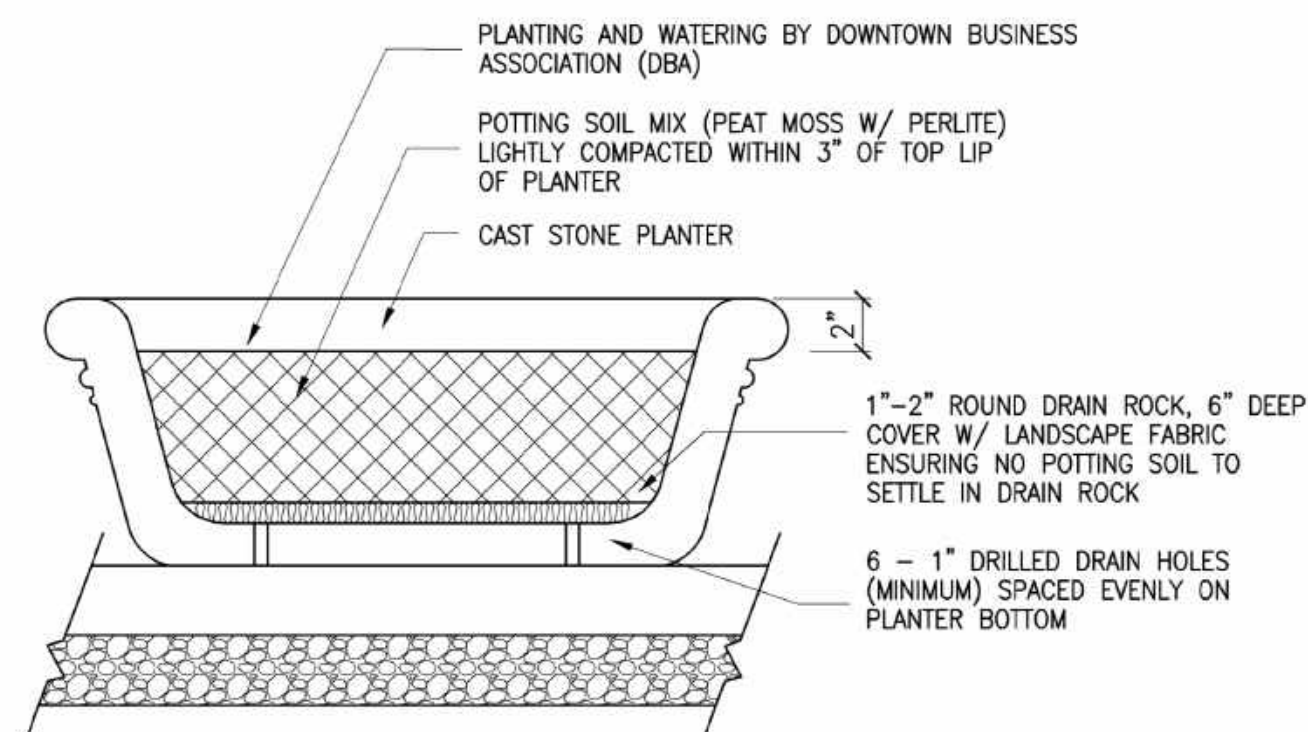


4 BIKE RACK

NOT TO SCALE

BIKE RACKS TO BE "SINGLE BEND" BIKE RACK OR APPROVED EQUAL. 2 BIKE CAPACITY. 2" ROUND SCHEDULE 40 STEEL PIPE. BEND TO FORM & DIMENSIONS AS SHOWN. FINISH: POWDERCOAT RAL-6009. CONCRETE SURFACE MOUNT. 36" SPACING BETWEEN BIKE RACKS TYP. SEE SPEC SECTION 32 33 00 - SITE FURNISHINGS.

LOCATIONS: AS SHOWN ON PLAN.



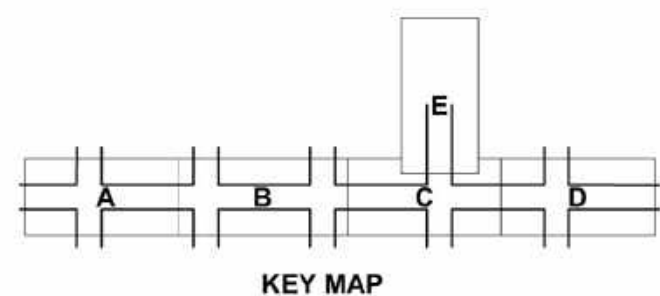
5 MOVABLE PLANTER

NOT TO SCALE

BOISE CITY STANDARD 3-FOOT ROUND x 17-INCH HEIGHT CAST STONE PLANTER. BY IDAHO PRECAST CONCRETE, NAMPA, ID (208) 461-6300. OR EQUIVALENT AS APPROVED BY BOISE CITY. SEE SPEC SECTION 32 33 00 - SITE FURNISHINGS.

REUSE EXISTING PLANTERS REMOVED FROM SITE FOR DEMO, IF POSSIBLE.

LOCATIONS: AS SHOWN ON PLAN.



KEY MAP

CSHQ
Approval Stamp

HR 412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

60%
COMPLETED

Revisions:	SIGNATURES			
Design By: K.Hemly	Date: 12/08	Drawn By: CSHQA	Date: 12/08	Survey By: CIVIL SURVEY Date: 05/23

ELECTRICAL LEGEND - LIGHTING

REFERENCE FIXTURE SCHEDULE FOR MOUNTING TYPE, MOUNTING HEIGHT, AND FIXTURE TYPE.

- WALL MOUNTED LIGHT FIXTURE.
- WALL MOUNTED LIGHT FIXTURE, PROVIDE EMERGENCY BALLAST CONNECTED TO AN UNSWITCHED CONDUCTOR.
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE, PROVIDE EMERGENCY BALLAST CONNECTED TO AN UNSWITCHED CONDUCTOR.
- ROUND LIGHT FIXTURE
- ROUND EMERGENCY LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE.
- WALL MOUNTED EMERGENCY LIGHT FIXTURE.
- POLE LIGHT 1 HEAD WITH POLE
- TIME CLOCK
- PHOTO CONTROL CELL LOCATED 12" ABOVE ROOF FACING NORTH.
- OCCUPANCY SENSOR, PROVIDE RELAYS AND POWER PACKS AS REQUIRED
- LED DRIVER
- EMERGENCY EGRESS LIGHTING WITH OUT FIXTURE HEADS, CONNECT TO AN UNSWITCHED CONDUCTOR.
- EMERGENCY EGRESS LIGHTING, CONNECT TO AN UNSWITCHED CONDUCTOR.
- xxx INDICATES FIXTURE TYPE. REFER TO FIXTURE SCHEDULE.
- EXTERIOR WALL PACK
- EMERGENCY EXTERIOR WALL PACK, PROVIDE EMERGENCY BALLAST CONNECTED TO AN UNSWITCHED CONDUCTOR

DEVICES

- SI SWITCH, TYPE AS INDICATED. +48" AFF
 - 2 DOUBLE POLE
 - 3 3-WAY
 - 4 4-WAY
 - K KEYED
 - P PILOT LIGHT
 - D DIMMER
 - HP HORSEPOWER RATED
 - TO THERMAL OVERLOAD
 - LV LOW VOLTAGE
 - OS OCCUPANCY SENSOR
 - OR LOW VOLTAGE, MOMENTARY OVERRIDE
 - V VACANCY SENSOR
 - VS SUPERScript INDICATES LIGHTS TO BE SWITCHED TOGETHER
- SS DUAL LEVEL SWITCHING, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
- SSs DUAL LEVEL SWITCHING WITH OCCUPANCY SENSOR, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
- ⊕ SINGLE CONVENIENCE OUTLET, +18" AFF UNO
- ⊕ FLOOR MOUNT SINGLE CONVENIENCE OUTLET
- ⊕ DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
- ⊕ FLOOR MOUNT DUPLEX CONVENIENCE OUTLET
- ⊕ EMERGENCY DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
- ⊕ SWITCHED DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
- ⊕ FLOOR MOUNTED SWITCHED DUPLEX CONVENIENCE OUTLET
- ⊕ FOURPLEX CONVENIENCE OUTLET, +18" AFF UNO
- ⊕ FLOOR MOUNT FOURPLEX CONVENIENCE OUTLET
- CONNECTION POINT TO EQUIPMENT SPECIFIED, ELECTRICAL CONTRACTOR TO SUPPLY RACEWAY AND CONDUCTORS AND MAKE FINAL CONNECTION TO EQUIPMENT UNDER THIS SECTION. UNO
- ⊕ FLOOR MOUNTED CONNECTION POINT, SEE NOTE ABOVE FOR REQUIREMENTS
- ⊕ FLOOR MOUNTED JUNCTION BOX
- ⊕ JUNCTION BOX
- ⊕ WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO
- T TRANSFORMER
- PANELBOARD, SEE SCHEDULE FOR TYPE.
- EQUIPMENT CABINET, SURFACE MOUNTED
- EQUIPMENT CABINET FLUSH MOUNTED

ONE LINE

- DELTA WYE TRANSFORMER UNO
- PANEL BOARD, SEE SCHEDULE FOR TYPE AND SIZE
- CIRCUIT BREAKER, SIZE AND POLES INDICATED
- FUSE, SIZE AND TYPE INDICATED, PROVIDE FUSE FOR EACH POLE
- INTERRUPTER SWITCH, SIZE AND POLES INDICATED
- FUSED SWITCH, SIZE/POLES AND FUSE SIZE INDICATED
- GROUND
- SHUNT TRIP COIL
- HAND HOLE
- HIGH INTENSITY DISCHARGE
- MOTOR
- DISCONNECT SWITCH, SIZE AND POLES INDICATED, NEMA 1 UNO
- OVERHEAD SERVICE DROP
- METER AND BASE
- NEUTRAL
- TRANSFORMER
- PAD MOUNT TRANSFORMER

ELECTRICAL ABBREVIATIONS

- A AMPERES
- AC ABOVE BACKSPLASH
- AFF ABOVE FINISHED FLOOR
- AFG ABOVE FINISHED GRADE
- AIC AMPS INTERRUPTING CAPACITY
- AT AMP TRIP
- AWG AMERICAN WIRE GAUGE
- C CEILING MOUNTED CONDUIT
- CB CIRCUIT BREAKER
- CF COMPACT FLUORESCENT
- CKT CIRCUIT
- CO CONDUIT ONLY, PROVIDE PULL-LINE
- CT CURRENT TRANSFORMER
- CTL CONTROL
- (D) DEMOLITION
- DEMO DEMOLITION DETAIL
- E EMERGENCY
- (E) EXISTING
- EC ELECTRICAL CONTRACTOR
- F FUSE
- (F) FUTURE
- G/GND GROUND
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- GFI GROUND FAULT INTERRUPTER
- HH HAND HOLE
- HID HIGH INTENSITY DISCHARGE
- HVAC HEATING, VENTILATION, & AIR CONDITIONING
- IPCO IDAHO POWER COMPANY
- J-BOX JUNCTION BOX
- KA KILOAHP
- KVA KILO VOLT-AMP
- KW KILOWATT
- MB MAIN BREAKER
- MBR MAIN CIRCUIT BREAKER
- MLO MAIN LUGS ONLY MOUNTING
- N NEUTRAL
- (N) NEW
- NC NORMALLY CLOSED
- NEC NATIONAL ELECTRICAL CODE
- NIC NOT IN CONTRACT
- NO NORMALLY OPEN
- NTS NOT TO SCALE
- OH OVERHEAD
- P POLES
- PC PHOTO-CONTROL
- PVC POLYVINYL CHLORIDE
- PWR POWER
- RE: REFERENCE
- REC RECEPTACLE
- (R) RELOCATED
- SF SQUARE FEET
- (TYP.) TYPICAL
- UG UNDERGROUND
- UG S UNDERGROUND SECONDARY BY IDAHO POWER CO.
- U.N.O. UNLESS NOTED OTHERWISE
- V VOLT
- VA VOLT-AMPERE
- W WATT
- WP WEATHER PROOF/NEMA 3R
- XFMR TRANSFORMER
- PROVIDED/ PROVIDE BY / PROVIDED AND INSTALLED/ INSTALL
- NOTE: THIS IS A STANDARD LIST OF COMMONLY USED ELECTRICAL ABBREVIATIONS. SOME OF THE ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED IN THIS DRAWING PACKAGE.

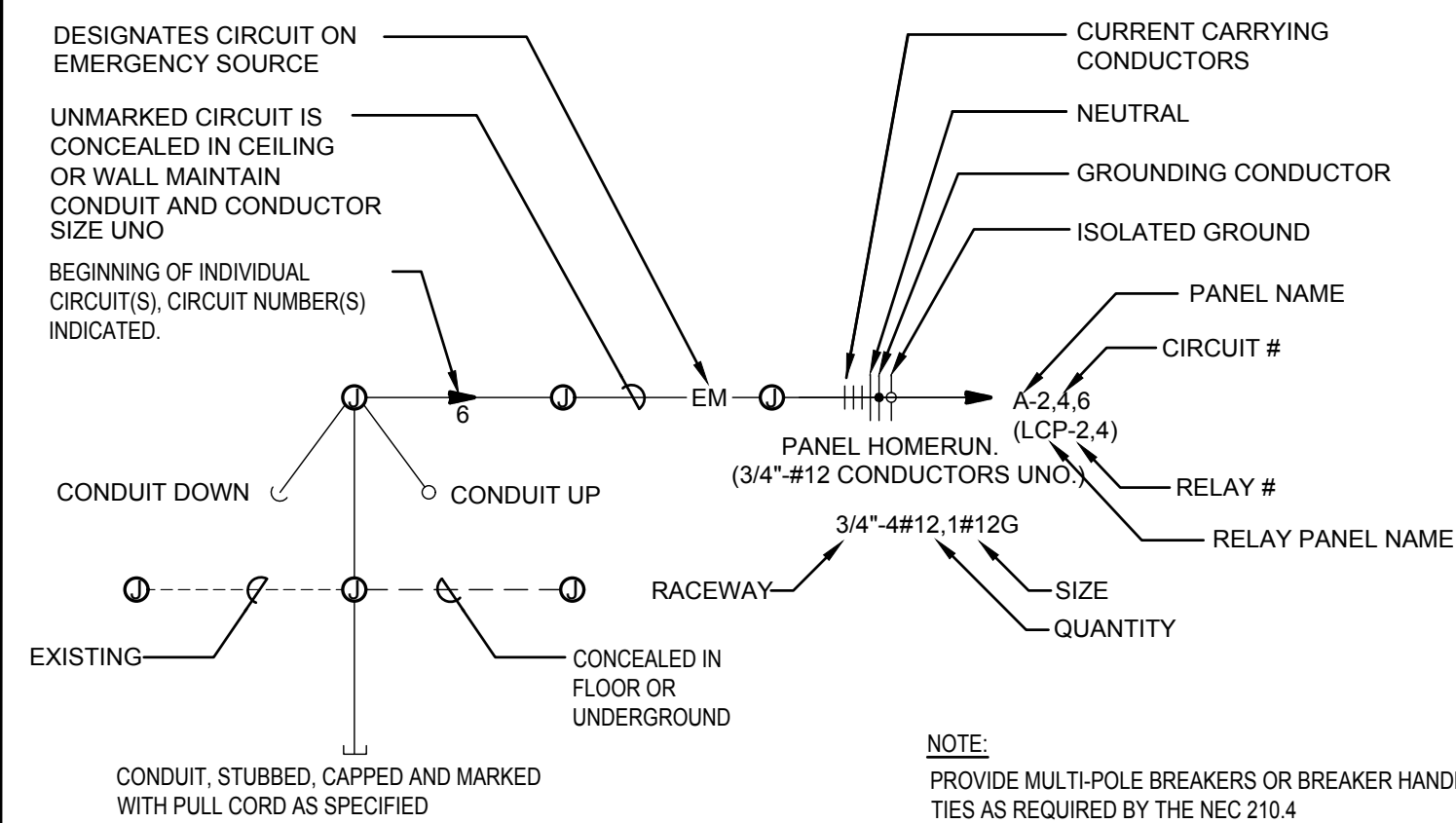
ELECTRICAL GENERAL NOTES

- A. THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE; THEREFORE, THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL EQUIPMENT AND DEVICE LOCATIONS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DIVISIONS PRIOR TO ROUGH-IN. REFER TO AND COORDINATE WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL WORK THAT IS REQUIRED BY THE ELECTRICAL CONTRACTOR.
 - B. ALL CONDUIT AND JUNCTION BOXES ARE TO BE CONCEALED UNLESS LOCATED WITHIN DEDICATED ELECTRICAL OR MECHANICAL ROOMS. USE OF SURFACE MOUNTED RACEWAYS IN ALL OTHER SPACES MUST BE APPROVED BY THE ARCHITECT FOR EACH LOCATION. WHERE SURFACE RACEWAYS ARE APPROVED, UTILIZE WIREMOLD, OR APPROVED EQUAL, SURFACE MOUNTED RACEWAYS PAINTED TO MATCH SURROUNDING WALLS.
 - C. REFER TO ARCHITECTURAL ELEVATIONS FOR OUTLET HEIGHTS WHERE THE SPECIFIC OUTLET HEIGHT IS NOT INDICATED. REFER TO THE ELECTRICAL LEGEND FOR THE DEFAULT OUTLET HEIGHT WHEN NOT INDICATED ON ELEVATIONS OR ON AT THE DEVICES.
 - D. PROVIDE PULL-LINE IN ALL EMPTY CONDUITS.
 - E. TERMINATE ALL LOW-VOLTAGE CONDUITS WITH INSULATED THROAT BUSHING.
 - F. MECHANICAL EQUIPMENT INDICATED IS SHOWN IN AN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- DEMO:
- G. THE ELECTRICAL DEMOLITION DRAWING(S) PROVIDED ARE INTENDED TO ASSIST THE ELECTRICAL CONTRACTOR IN ESTABLISHING AREAS REQUIRING DISCONNECTION, REMOVAL, OR RELOCATION OF ELECTRICAL EQUIPMENT, OUTLETS, WIRING, DEVICES, FIXTURES, ETC. AND MAY NOT INDICATE ALL DEVICES OR THE FULL EXTENT OF DEMOLITION AND RECONNECTION WHICH MAY BE REQUIRED. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY EXAMINE ALL REQUIRED DEMOLITION WORK AND INCLUDE ALL LABOR AND INCIDENTALS THAT WILL BE NECESSARY TO PERFORM DEMOLITION RECONNECTION AND TEMPORARY POWER CONNECTIONS IN THE BID.
 - H. ALL ELECTRICAL DEVICES AND WALLS INDICATED ON THE ELECTRICAL DEMOLITION DRAWING(S) ARE TO REMAIN UNLESS OTHERWISE NOTED.

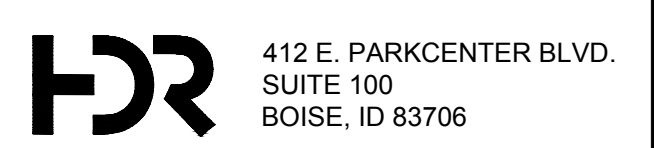
Boise City Street Light Plan Review Requirements

1. CONTRACTORS INSTALLING LIGHTING WILL BE REQUIRED TO CONTACT BOISE CITY PUBLIC WORKS INSPECTION SECTION 48 HOURS PRIOR TO SCHEDULE THE PRELIMINARY INSPECTION PRIOR TO PLACING CONCRETE OR COVERING CONDUITS. IN ADDITION, THE ELECTRICAL CONTRACTOR IS REQUIRED TO CALL 24 HOURS IN ADVANCE TO SCHEDULE A FINAL INSPECTION BY THE BOISE CITY PUBLIC WORKS INSPECTION SECTION AFTER ALL WORK HAS BEEN COMPLETED. ELECTRICAL CONTRACTOR MUST BE PRESENT AT FINAL INSPECTION (CALL 388-4725 TO SCHEDULE AN INSPECTION). FOR METERED SERVICES, AN ADDITIONAL INSPECTION IS REQUIRED BY THE ELECTRICAL INSPECTOR HAVING JURISDICTION AT THE PROJECTS LOCATION, BOISE CITY.
2. DEVELOPER OR ELECTRICAL CONTRACTOR IS REQUIRED UPON COMPLETION OF ALL FINAL INSPECTIONS TO NOTIFY BOISE CITY PUBLIC WORKS STREET LIGHTING SECTION AT 208-388-4719 WHEN READY FOR POWER ENERGIZING TO NEWLY INSTALLED STREET LIGHTS WITH IN THE CITY LIMITS. PROVIDE THE CONTRACTOR'S NAME AND SUBDIVISION NAME.
3. ALL STREET LIGHTS SHALL BE INSTALLED PER ISPPWC, NEC CODES, ACHD CODES FOR WORKING WITH IN THE PUBLIC RIGHT-OF-WAY, AND BOISE CITY PUBLIC WORKS STREET LIGHT STANDARD REVISIONS TO THE ISPPWC.
4. DEVELOPER SHALL NOT CONNECT, OR ALLOW ANY SUBCONTRACTOR TO CONNECT ANY IRRIGATION TIMERS, DECORATIVE LIGHTING, ENTRANCE LIGHTING, OR OUTLETS OR OTHER ELECTRICAL DEVICES TO ANY STREET LIGHTING CIRCUITS. ANY AND ALL IRRIGATION TIMERS, DECORATIVE LIGHTING, ENTRANCE LIGHTING, OR OUTLETS OR OTHER ELECTRICAL DEVICES SHALL BE CONNECTED DIRECTLY TO IDAHO POWER AT AN IDAHO POWER APPROVED LOCATION VIA A SEPARATE CONDUIT SYSTEM.
5. UNDERGROUND WIRE SHALL BE #6 COPPER, AWG, THWN, 600 VOLT INSULATED (NO ALUMINUM WIRE.)
6. ALL ELECTRICAL CONDUITS SHALL BE SCHEDULE 40, PVC, UL LABELED.
7. A LOCATING WIRE IS REQUIRED IN ALL EMPTY PVC ELECTRICAL CONDUITS.
8. FOR SERVICE CABINET INSTALLATIONS, AN ELECTRICAL PERMIT IS REQUIRED FROM BOISE CITY BUILDING DEPARTMENT.
9. ALL NEW UNDERGROUND CONDUIT FOR ALL STREET LIGHTING BETWEEN PULL BOXES SHALL BE A MINIMUM OF (2) 2" CONDUITS. PROVIDE A MINIMUM (2) 1" CONDUITS BETWEEN PULL BOXES AND THE ADJACENT LIGHT POLE. 18" MAX INSTALLATION OFFSET BEHIND BACK OF SIDEWALK. ALL CONDUITS SHOWN ARE NEW.
10. REFER TO HISTORICAL STREET LIGHT POLE DETAILS, METERED UTILITY PEDISTAL DETAIL AND THE BOISE CITY
11. REFER TO SPECIFICATIONS AND STANDARDS ON SHEET EG-2 THROUGH EG-7.

CIRCUITING SYMBOLS



NOTE: THIS IS A STANDARD LIST OF COMMONLY USED ELECTRICAL SYMBOLS. SOME OF THE SYMBOLS SHOWN MAY NOT HAVE BEEN USED IN THIS DRAWING PACKAGE.



60% COMPLETED

Revisions:	Design By: NJS	Date: 12/08	Drawn By: NJS	Date: 12/08	Survey By: NJS	Date: 05/23
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ELECTRICAL COVER SHEET



Capital City Development Corp
 121 N. 9th Street Suite 501, Boise, Idaho, 83702.
 www.ccdcoibse.com

Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

Sheet EG-1

JUNCTION BOXES
Effective May 18, 2017

Note: Junction boxes used at the service connections to Idaho Power must not have a metal lid.

SIDEWALK/ROADWAY AREA JUNCTION BOXES WITH STEEL LIDS

Manufacturer	Use Locations	Part Number
Idaho PrecastConcrete	Roadway, Driveway Sidewalk	S-40T ADA S-40T

SIDEWALK AREA JUNCTION BOXES POLYMER CONCRETE MATERIAL

(May be used for service connections to Idaho Power)

Manufacturer	Use Locations	Part Number
Carson Industries	Sidewalks	Type H1324-18
Hubbell Pwr System	Sidewalks	PG1324HA00

LANDSCAPE/GRASS AREA JUNCTION BOXES COMPOSITE MATERIAL

(May be used for service connections to Idaho Power)

Manufacturer	Use Locations	Part Number
Carson Industries	Landscape Area (9" Round) Landscape Area (19" x 14")	Carson 910-10-4BE Carson 1419-12-4BE

WIRE CONNECTORS FOR UNDERGROUND



Part Number
NSI ISPB2/0
NSI ISPB2/0-2
NSI ISPB2/0-3
NSI ISPB2/0-4
NSI ISPB2/0-4
NSI ISPB2/0-4



HOMAC USL 30

APPROVED PART NUMBER LISTING FOR CITY OF BOISE STREET LIGHTING
Effective 7/1/2021

The following is an approved part number listing for the City of Boise for public street lighting. All lighting projects within the City of Boise and the City of Boise Area of Impact shall use these products or an approved equal. Contact the City of Boise Public Works Street Light Office at (208) 608-7526 to seek approval for products not listed below (approved equal).

Part numbers listed for fixtures are basic and may not indicate the correct color or other features you need. Please verify part numbers with the vendors to ensure you are getting what you want to include the correct mounting hardware and color for your application.

Street light requirements including type, wattage, and pole height will be established by Boise Street Light staff.

STANDARD LIGHT FIXTURES – COBRA HEAD ARTERIAL AND COLLECTOR STREETS

All lighting to meet ANSI C136.15-2011 For Field Wattage Identification and must have a label attached from an OSHA accredited Nationally Recognized Testing Lab.

The preferred photo cell is the DTL 124-1.5 STJ
All light fixtures shall be **warranted for 10 year period** from the date of installation

Class "B" – 9,500 to 11,500 Lumens 130 LPW minimum

	AUTOBAHN Series ATBO	10,260 lm 70 w 148 lpw	ATBO P203 MVOLT R3 BK NL
	AUTOBAHN Series ATBM	11302 lm 81 w 140 lpw	ATBM P10 MVOLT R3 4B BK NL
	Cooper Streetworks Arch Medium	10387 lm 63w 164 lpw	ARCH-M-PA2-60-740-U-T3-BK-20K-PR- 10X
	Cooper Streetworks NVN NAVION	9699 lm 66 w 147 lpw	NVN SA2A 740 U T3 BK 20K PR 10X
	Leotek Green Cobra Midsize	10525 lm 65 w 162 lpw	GCM1 60J MV 40K 3R BK 105 WL LSSP2

ROADWAY LIGHT POLES



Description

30 foot black tapered steel pole base mount with a 15 foot minimum mast arm with a class "B" black fixture. Pole height is determined by overall fixture mounting height.

Foundation type "A" with minimum 1" J-bolts that are 36" in length. Base requirements as per drawing ISPWC SD-1109.

The installation shall meet the requirements of ISPWC drawings SD-1109, BC SD-1117, and BC SD-1127.

Application

These light poles are for Arterials, Collector, and Local roads outside of a subdivision.

Approved Poles required by 01/01/2021

Vaimont
DS32-R800A286-15S- FP- BK-SFBC-AB

KW
RTSE30-8.0-11-BLK-115PL-BC

Nova Pole
408-68-SRTA01-F3

OPTIONAL ROADWAY LIGHT POLE



Description

30 to 40-foot black tapered steel pole with a class "B" black fixture. Foundation type "B" with J-bolts that meet manufactures specifications in size and length. Base requirements as per drawing ISPWC SD-1109 usually "B" for 30 ft or "C" for 40 ft.

The installation shall meet the requirements of ISPWC drawings SD-1109, BC SD-1117, and BC SD-1127.

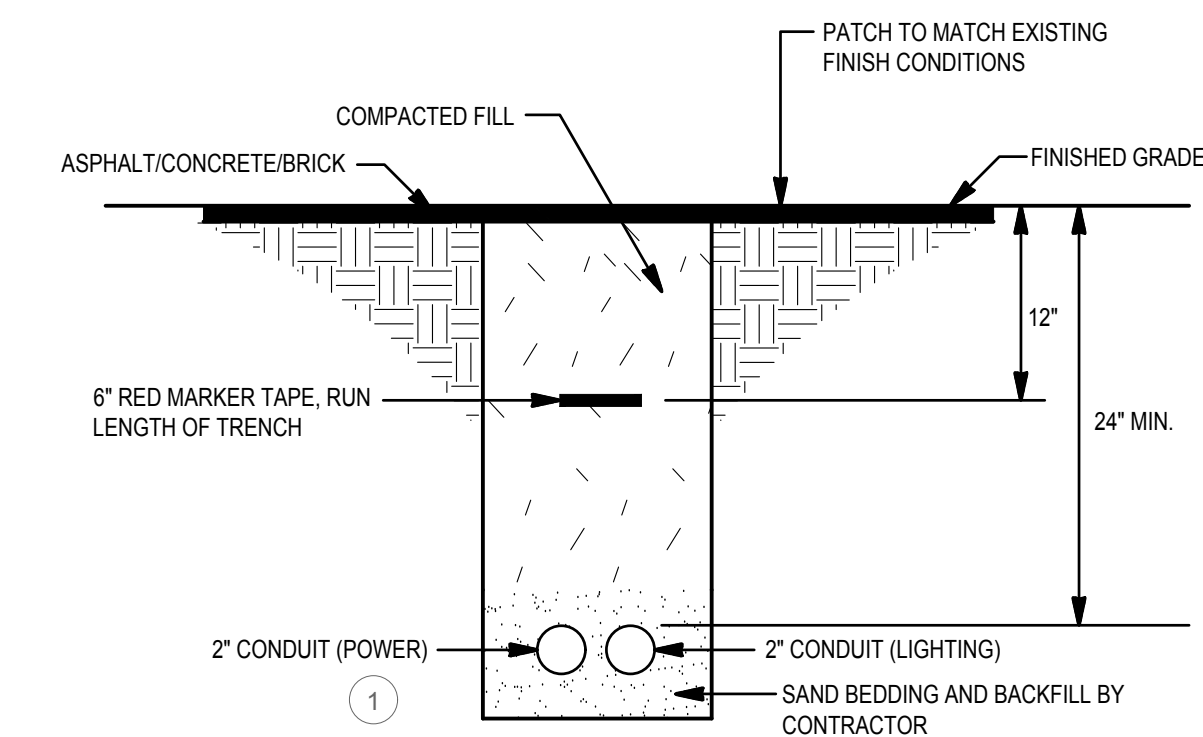
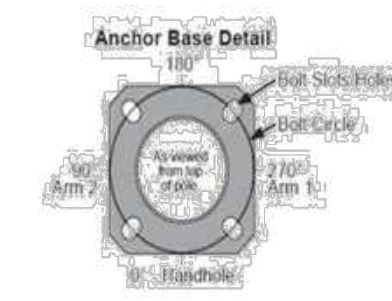
Vaimont 30' Poles
Pole Type P-302
P302-BOISE-FP-BLACK-AB-FBCS-HH (height after first bend 19'4")

KW 30' Poles
Pole Type P-302
RTDP30-6.54-11-BLK-113DA 5BP SBC (height after first bend at 19'5")

Pole Type P-307
P307-BOISE-FP-BLACK-AB-FBCS-HH (height after first bend 12'10")

Pole Type P-307
RTDP30-6.54-11-BLK-113.8DA 5BP SBC (height after first bend at 13'3")

Nova Pole
408-71-SRTA01-F3



DETAIL NOTES:

- IF MULTIPLE CONDUITS SHARE TRENCH, PROVIDE SPACING BETWEEN CONDUITS. PROVIDE ZIP TIES, AND TIE ALL CONDUITS TOGETHER TO ENSURE STABILITY.

1 SITE TRENCHING DETAIL
NTS

APPROVED PART NUMBER LISTING FOR CITY OF BOISE STREET LIGHTING
January 2022

The following is an approved part number listing for the City of Boise for public street lighting. All lighting projects within the City of Boise and the City of Boise Area of Impact shall use these products.

Part numbers listed for fixtures have the correct light color and the correct fixture color. Please verify part numbers with the vendors to ensure you are getting what you want to include the correct mounting hardware and color for your application.

Street light requirements including type, wattage, and pole height will be established by Boise Street Light staff.

HISTORICAL POLES and LIGHTS

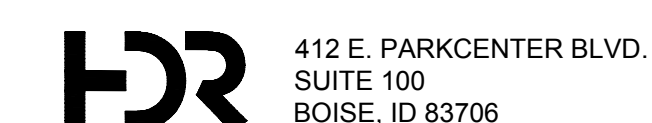
Includes pole, capitol adapter (if applicable), Weatherproof duplex GFCI outlet with TAYMAC bubble cover cat # MX52805 or equal, breakaway banner arm, lower eyelet 51" below banner arm, (4) stainless steel clips with (4) stainless steel screws, and custom hand hole cover with Boise City logo. Historic light poles are exempt from the LED wattage labeling requirement. Light pole and all components shall be RAL 6009 color. **Ten-year fixture warranty required.** All poles will be elevated more than 1" from the ground and they will be grouted.

HISTORIC LIGHT POLES, FIXTURES, and GLOBES

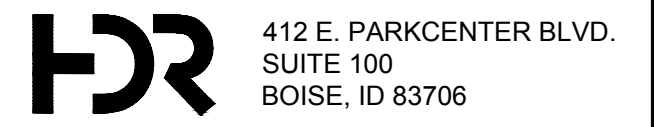
Manufacturer	Holophane	Complete Pole *	Part Number
		Holophane LED Globe, Fixture, Modern base *	GVD3 P20 50K AS M RAL6009 5 NNU RFD256665 5245 Lumens 39 watts 134 lpw
		Pole*	HB120 12-6 L/ABP07CLD107811-XXXXY SXXXXY EXXXY RFD236759
		Banner Arm*	BAB 25B4 DGRG RFD236759
		Eyebolt*	EBBDGRG RFD236759
		Receptacle*	FGIUS-SDGRG RFD236759
		Holophane Globe only	Granville GV5N Glass

LIGHTING FIXTURE SCHEDULE (23-285)						
TYPE	DESCRIPTION	MTG.	LAMPS	WATTS	MFG. & CATALOG NUMBER	OR EQUAL BY
PL1	EXTERIOR POLE FIXTURE, HISTORIC	POLE MOUNTED +12'-0"	LED 5000LM 40K	56	SEE APPROVED PART NUMBER LISTING FOR CITY OF BOISE STREET LIGHTING AS SHOWN IN THE PLANS FOR HISTORIC POLES AND LIGHTS	
PL2	EXTERIOR POLE FIXTURE, ROADWAY LIGHT 30' POLE WITH 15' MAST ARM COBRA HEAD COLLECTOR STREET HEAD	POLE MOUNTED +30'-0"	LED 10260LM 40K	70W	SEE APPROVED PART NUMBER LISTING FOR CITY OF BOISE STREET LIGHTING AS SHOWN IN THE PLANS FOR ARTERIAL AND COLLECTOR STREET POLES AND LIGHTS	

LIGHTING FIXTURE SCHEDULE NOTES:



SECTION 16010 - ELECTRICAL GENERAL PROVISIONS		B. Provide experienced foreman with a minimum of three years experience working on this type of building placed in charge of this work at all times.		C. Install insulated equipment grounding conductor with circuit conductors for the following items, in addition to those required by NEC: 1.Feeders and branch circuits. 2.Lighting circuits. 3.Receptacle circuits. D. Nonmetallic Raceways: Install an equipment grounding conductor in nonmetallic raceways bonded to outlet or equipment, sized per Section 250 of the NEC. H. Provide green insulated ground conductor to exterior post light standards.		3.2 CONDUIT INSTALLATION A. Plastic conduit shall be installed on 2 inch sand base and covered by 2 inch sand back fill. Multiple runs shall maintain 3 inch minimum separation between runs. Plastic conduit shall not be installed in rock base. B. Underground conduit entering building shall be provided with one 10 foot section of rigid steel conduit at point of penetration of foundation, footing or basement wall, with approximately equal lengths inside and outside building line. Ream the smaller inside diameter conduit smooth to prevent conductor damage. C. Stagger conduit couplings by a minimum of 12 inches. All risers to grade shall be rigid steel. D. All rigid steel conduits shall be encased in 3 inch minimum concrete envelope. E. After completion of concrete encased duct bank, a 12 inch mandrel, 1/4 inch less in diameter than a conduit, shall be pulled through each conduit. F. Install 18 inch diameter pull line in each underground conduit. G. Burial depths of conduits shall comply with the NEC (minimum). H. Provide underground type plastic line markers: permanent, brightly colored, continuously printed plastic tape, intended for direct burial service, not less than 6 inches wide, reading "Caution Buried Electrical Line." Install continuous line markers located directly over buried line at 6 inches above top of conduit, during back filling operation.		A. Materials and installation of street lights.		2.6 PHOTOCELLS A. Photoelectric (PE) controls to be twist lock type base with a label to mark installed and removed dates. B. Outdoor Lighting Photoelectric Controls (OLPC) to be of a solid state crystal sensing type with inverted turn-on and turn-off design. Designed to turn-on at 3.0 (FC) 32.3 lux ± 20%, turn-off value will be 80% of the turn-on value (1.8 (FC) 19.4 lux ±20%). Designed to operate in 105 to 285 voltage range. Output control relay to have a 45 second time delay to prevent false turn-off from momentary brightness. Output relay rated at 1800 VA, 15 amps for all HID lamps with a failure (fail-on) design. OLPC to have a built-in MOV for lightning and transientsurge protection. OLPC to have secondary zener diodes and transient filters. Circuit board to be properly coated to prevent corrosion. OLPC cover to be made of blue (ANSI color coding of 105-285 voltage range) hi-impact Noryl plastic, UL approved break resistant and flame retarding material. OLPC window to be acrylic with proper UV stabilizers to prevent discoloration. OLPC to conform to all IES street lighting standards and the ANSI C 136. 10 specification for twist lock photo-control devices.			
PART 1 - GENERAL 1.1 CONDITIONS AND REQUIREMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section. B. Provisions of this Section shall apply to all Sections of Division 16. 1.2 SCOPE OF WORK A. Furnish and install all materials and equipment and provide all labor required and necessary to complete the work shown on the drawings and/or specified in all Sections of Division 16 and all other work and miscellaneous items, not specifically mentioned, but reasonably inferred for a complete installation, including all accessories required for testing the system. It is the intent of the drawings and specifications that all systems be complete and ready for operation. 1.3 CODE COMPLIANCE A. All work and materials shall comply with the latest rules, codes and regulations, including, but not limited to, the following: 1.Occupational Safety and Health Act Standards (OSHA) 2.NFPA 70 - National Electric Code (NEC) 3.ADA Standards - Americans with Disabilities Act 4.ANSI/IEEE C-2 - National Electrical Safety Code 5.NECA - Standard of Installation 6.International Building Code 7.International Fire Code 8.International Energy Conservation Code 9.NFPA 72 - Fire Code 10.NFPA #101 - Life Safety Code 11.All other applicable Federal, State and local laws and regulations. B. Work to be executed and inspected in accordance with local codes and ordinances. Permits, fees or charges for inspection or other services shall be paid for by the contractor. Local codes and ordinances are to be considered as minimum requirements and must be properly executed without expense to the owner; but do not relieve the contractor from work shown that exceeds minimum requirements. 1.4 CONDITIONS AT SITE A. Visit to site is recommended of all bidders prior to submission of bid. All will be held to have familiarized themselves with all disassemble conditions and no extra payment will be allowed for work required because of these conditions, whether specifically mentioned or not. B. Lines of other service that are damaged as a result of this work shall be promptly repaired at no expense to the owner to the complete satisfaction of the owner. 1.5 DRAWINGS AND SPECIFICATIONS A. All drawings and all specifications shall be considered as a whole and work of this Division shown anywhere therein shall be furnished under this Division. B. Drawings are diagrammatic and indicate the general arrangement of equipment and wiring. Most direct routing of conduits and wiring is not assured. Exact requirements shall be governed by architectural, structural and mechanical conditions of the job. Consult all other drawings in preparation of the bid. Extra lengths of wiring or addition of pull or junction boxes, etc., necessitated by such conditions shall be included in the bid. Check all information and report any apparent discrepancies before submitting bid. C. Change to location, type, function, brand name, finish, etc., shall not be made without permission of engineer. D. Some equipment is specifically designated on the drawings. It is not the intent to sole source any item unless explicitly stated. Items have been specified based upon design requirements. All bidders are encouraged to submit products for approval. Prior approval must be obtained as required by these contract documents. Bids submitted with non-approved items will be considered invalid and bidders will be held to provide approved materials at no additional cost to the owner. Submittals received by the engineer after award of contract on non-approved equipment will not be reviewed nor will they be returned. E. Where conflicting direction is given within the specifications and drawings, the contractor shall include the most expensive option in the bid. 1.6 SAFETY AND INDEMNITY A. Safety: The contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during completion of the work. This requirement will apply continuously and not be limited to normal working hours. B. No act, service, drawing review or construction review by the owner is intended to include review of the adequacy of the contractor's safety measures in, on, or near the construction site. 1.7 CONSTRUCTION OBSERVATION BY THE ENGINEER A. Prior to covering any major portion of the materials installed under this section, notify the engineer so that an observation can be made. Notification shall be made at least three (3) working days in advance of the date the items will be covered. 1.8 PROJECT COMPLETION A. Upon completion of all work and operational checks on all systems, the contractor shall request that a final construction observation be performed. B. The engineer shall compile a punch list of items to be completed or corrected. The contractor shall notify the engineer upon completion of the items. 1.9 GUARANTEE A. All work under this section shall be guaranteed in writing to be free of defective work, materials, or parts for a period of one (1) year, except lamps which shall be guaranteed for ninety (90) days after final acceptance of the work under this contract or the period indicated under the Division 1 specifications whichever is longer. B. Repair, revision or replacement of any and all defects, failure or inoperativeness shall be done by the contractor at no cost to the owner. PART 2 - PRODUCTS 2.1 MATERIAL APPROVAL A. The design, manufacturer and testing of electrical equipment and materials shall conform to or exceed latest applicable NEMA, IEEE or ANSI standards. B. All materials must be new, unless noted otherwise, and UL listed. Materials that are not covered by UL testing standards shall be tested and approved by an independent testing laboratory or a governmental agency, which laboratory shall be acceptable to the owner and code enforcing agency. 2.2 SHOP DRAWINGS AND MATERIALS LIST A. Submit shop drawings and materials lists as specified for review. Seven (7) copies, unless noted otherwise under Division 1, of submittals shall be presented to the architect/engineer. 2.3 OPERATION AND MAINTENANCE MANUALS A. Submit four (4) sets, unless noted otherwise under Division 1, of the Operation and Maintenance Manuals of all Division 16 equipment to architect/engineer. 2.4 RECORD DRAWINGS A. Submit record drawings to owner. 2.5 PRODUCT DELIVERY, STORAGE AND HANDLING A. Deliver, store, and handle materials in a manner to prevent damage. B. Protect equipment from weather and dampness. PART 3 - EXECUTION 3.1 WORKMANSHIP AND CONTRACTORS QUALIFICATIONS A. Only quality workmanship will be accepted. Haphazard or poor installation practice will cause for rejection of work.		2.2 COORDINATION A. Coordinate work with other trades to avoid conflict and to provide correct rough-in and connection for equipment furnished under trades that require electrical connections. Inform contractors of other trades of the required access to and clearances around electrical equipment to maintain serviceability and code compliance. B. Verify equipment dimensions and requirements with provisions specified under this Section. Check actual job conditions before fabricating work. Report necessary changes in time to prevent needless work. Changes or additions subject to additional compensation, which are made without the authorization of the owner, shall be at contractor's risk and expense. C. Contractors installing lighting will be required to contact Boise City Public Works Inspection Section 48 hours prior to the start of construction to receive a set of approved construction plans and to schedule the preliminary inspection prior to placing concrete or curing conduits. In addition, the electrical contractor is required to call 24 hours in advance to schedule a final inspection by the Boise City Public Works Inspection Section after all work has been completed. Electrical Contractor must be present at final inspection. (To schedule Public Works inspection, phone 388-4725). D. Developer or electrical contractor is required upon completion of all final inspections to notify Boise City Public Works Street Lighting Section (388-4719) when ready for power energizing to newly installed street lights. Provide the contractor's name, subdivision name. E. For design information or questions, contact Mike Hedge (208) 388-4719. All street lights shall be installed per NEC, ACHD codes for working within the public right-of-way, and Boise City Public Works street light standards. 3.3 MANUFACTURER'S INSTRUCTIONS A. All installations are to be made in accordance with manufacturer's recommendations. A copy of such recommendations shall at all times be kept in the job superintendent's office and shall be available to the engineer. B. Follow manufacturer's instructions where they cover points not specifically indicated on drawings and specifications. If they are in conflict with the drawings and specifications obtain clarification from the engineer before starting work. 3.4 QUALITY ASSURANCE A. The contractor shall insure that all workmanship, all materials employed, all required equipment and the manner and method of installation conforms to accepted construction and engineering practices, and that each piece of equipment is in satisfactory working condition to satisfactorily perform its functional operation. B. Provide quality assurance tests and operational check on all components of the electrical distribution system, all lighting fixtures, and special systems. 3.5 CUTTING AND PATCHING A. Perform all cutting and fittings required for work of this section in rough construction of the building. B. All patching of finished construction of building shall be performed under the sections of specifications covering these materials. C. No joists, beams, girders or columns shall be cut by any contractor without obtaining written permission from the architect/engineer. END OF SECTION 16010		3.3 CONCRETE DUCT BANK CONSTRUCTION A. Provide plastic spacers at maximum 5'-0" centers to maintain 3 inch spacing between conduits. B. Drive two reinforcing bars to anchor the conduits at 10'-0" on centers to prevent floating during concrete pour. C. Provide one warning tape (see 3.2.H. above) for each 12 inch width of concrete duct banking. END OF SECTION 1613 SECTION 16140 - WIRING DEVICES PART 1 - GENERAL 1.1 RELATED DOCUMENTS W. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section. 1.2 SUMMARY A. This Section includes receptacles, switches, and finish plates. 1.3 DEFINITIONS A. GFCI: Ground-fault circuit interrupter. 1.4 SUBMITTALS A. Submit shop drawings and product data. PART 2 - PRODUCTS 2.1 MANUFACTURERS A. Manufacturers: 1.Wiring Devices: a. Bryant Electric, Inc. b. GE Company, GE Wiring Devices. c. Hubbell, Inc.; Wiring Devices Div. d. Leviton Manufacturing Co., Inc. e. Pass & Seymour, Legend; Wiring Devices Div. f. Cooper Wiring Devices g. Or approved equal. 2.2 RECEPTACLES B. GFCI Receptacles: Duplex convenience receptacle with integral ground fault current interrupter. White color. 2.3 WALL PLATES A. Single and combination types match corresponding wiring devices. 1.Waterproof cover plate: White in use, gasketed, cast metal, hinged device covers. 2.Plate-Securing Screws: Metal with head color to match plate finish. PART 3 - EXECUTION 3.1 INSTALLATION A. Install devices and assemblies plumb and secure. B. Install wall plates when painting is complete. C. Arrangement of Devices: Unless otherwise indicated, mount flush, vertically, with height as indicated. F. Protect devices and assemblies during painting. G. Install cover plates on switch, receptacle, and blank outlets. 3.2 IDENTIFICATION A. Receptacles: Identify pedestal and circuit number from which served. Use machine-printed, pressure-sensitive, abrasion-resistant label tape on the outside of the face plate for receptacles and on the inside of the face plate for switches; utilize durable wire markers or tags within all outlet boxes. Labels shall be Brother 1/2" TZ tape, black ink on clear, extra-strength adhesive tape, with size 18 text or engineer approved equal. Use matching label printer. 3.3 CLEANING A. Internally clean devices, device outlet boxes, and enclosures. Replace stained or improperly printed wall plates or devices. END OF SECTION 16140 SECTION 16210 - STREET LIGHTING PART 1 - GENERAL 1.1 SECTION INCLUDES:		A. National Electrical Code (NEC) B. Idaho State Electrical Code C. City and Local Agency Codes. 1.4 SUBMITTALS A. Submit shop drawings and manufacturers' cut sheets for materials to be installed under this Section. B. Submit manufacturer's certification that materials meet or exceed specified requirements. C. Submit manufacturer's installation instructions and maintain copy at the jobsite. D. Submit warranty for all supplied materials and workmanship for a period of one year from final acceptance. The warranty must state that the products supplied were free of defects and suitable for the uses set forth in the Specifications. 1.5 PROJECT RECORD DOCUMENTS A. Accurately record locations of constructed street lights and other encountered utilities in relation to existing permanent benchmarks. B. Provide copy of record documents to owner prior to issuance of substantial completion. Show number and size of all components installed, including field wiring diagrams. 1.6 DELIVERY, STORAGE AND HANDLING A. Deliver, store, and handle materials in accordance with the manufacturer's recommendations, to prevent shock, damage or excessive exposure to sunlight and weather. 1.7 GENERAL RESTRICTIONS A. Contact local Utility Company for power location and installation requirements. All connections to a utility company facility shall be done by the utility. B. No privately owned electrical systems, sprinkler irrigation systems, outlets, or area lighting will be allowed to connect to any public street light systems. 1.8 INSPECTIONS A. Street light installation inspections will be required for the concrete base reinforcing for poles with concrete formbase. B. Visual confirmation of the backfill compaction around the pole base. C. The conduit trench installation shall be inspected for the depth of trench and verification of the bedding suitability and placement. D. The final inspection shall be to verify the pole is installed plumb and that the wiring in the pole and junction boxes conform to these specifications. PART 2 - MATERIALS 2.1 GENERAL A. All materials to have Underwriter Laboratories, Inc. seal of approval or meet the requirements of the National Electrical Manufacturer's Association, as appropriate. B. Conform with the National Electrical Code and meet all local codes and requirements of the connecting utility. 2.2 JUNCTION BOXES A. Junction boxes in driveways or roadways to be concrete with traffic rated lid. B. Junction boxes in sidewalks and similar areas are to be concrete with steel lid. C. Junction boxes in landscaped areas may be plastic or fiberglass. D. All junction boxes to have a means to secure lid (i.e. bolt). E. See Attachment A for approved products. 2.3 FUSE HOLDERS A. Insulated fuse holders (installed at the base of each metal or fiberglass pole), one per each hot line. 1.Fuses for Boise City installation shall be fast acting - 100k RMS Amps-600VAC. 2.Fuse Holder and Insulating Boot: In-line, waterproof, SEC Model 1791-DF or SEC Model 1791-SF or approved substitution. B. Insulated fuse holders (in fused junction box), one per each hot line. 1.Fuses for Boise City installation shall be fast acting - 100k RMS Amps-600VAC. 2.Fuse Holder and Insulating Boot: In-line, waterproof, SEC Model 1791-DF or SEC Model 1791-SF or approved substitution. 2.4 CONDUCTOR A. Underground wire. 1.Minimum standard for fuse system to power source: No.6 AWG copper, Type THWN - 600 volt, insulated. 2.Wires to be color-coded per NEC Code. Phase tape not acceptable. B. Overhead Wire. 1.General: No. 6 AWG duplex with an ACSR neutral messenger. 2.Overhead installation only: Aluminum wire equivalent to copper wire will be allowed. C. Pole wiring. 1.Between power source and the over-current protection source (located in the pole): Minimum No. 6 AWG THWN insulated copper wire. 2.Between over-current protection fuse and luminaire: Minimum No. 10 AWG THWN insulated copper wire. 2.5 CONDUIT A. Above Ground 1.Galvanized metal conduit: UL approved 2.Schedule 40 PVC conduit: UL approved, 1 inch minimum diameter (ground level to disconnect box), 1/4 inch minimum diameter (disconnect box to luminaire). B. Underground Conduit 1.Schedule 40 PVC conduit: UL approved, 1 inch minimum diameter. 2.Standard manufactured bends no less than 45 degrees. 3.Locating wire only required for empty (open) conduit.							
Revisions:		Design By: NJS		Date: 12/08		Drawn By: NJS		Date: 12/08		Survey By: NJS		Date: 05/23	



412 E. PARKCENTER BLVD. SUITE 100 BOISE, ID 83706

CONTINUED ON SHEET EG-4

60% COMPLETED

• S I G N A T U R E S •

ELECTRICAL SPECIFICATIONS

CONTINUATION OF SECTION 16521 - STREET LIGHTING

- 33 WIRE OR CONDUCTORS
- A. Splice underground wire only by means of approved connectors.
 - B. Splice underground wire only at pole bases or junction boxes.
 - C. Cut an additional 27 to 36 inches of wire at each connection point with transformer or junction box.
 - D. Attach overhead wire to the pole top and bond to the pole ground.
 - E. For overhead installation: Attach to the top of the new pole a complete coil of wire, long enough to span the distance between the new light and the power connection point.

- 34 CONDUIT INSTALLATION
- A. Above Ground: All conduits required to be strapped, connected, or fastened to the pole at a minimum 5-foot interval.
 - B. Underground:
 - 1. Raceways: Separate conduits by minimum of 3 inches.
 - 2. Bedding: Surround conduit with a minimum of 3 inches clean sand.
 - 3. Bends: Use standard manufactured elbows, bends, or couplings.
 - 4. Kinking: Do not allow kinking or flattening of conduit if bending, use greatest radius possible.
 - 5. Locating wires only required for conduit in which the conductors are not installed in conjunction with the conduit.
 - 6. In landscaped areas: Minimum burial depth is 18 inches.
 - 7. In travel way: Minimum burial depth is 30 inches or the requirement of the NEC, whichever is greater.
 - 8. At installations where a street light is to be installed at a later date, seal ends of the conduit to prevent moisture and/or debris from entering.
 - 9. For historical street lights within the Capital City Development areas, an additional, parallel conduit shall be installed from the street light to the control cabinet to accommodate a separate circuit for the outlets on the poles.

- 35 PHOTO CELL INSTALLATION
- A. Mark date on every new or replacement installation.
 - B. Install to the manufacturer's recommendations.
 - C. Test Photoelectric Cell in the presence of the Engineer.

- 37 GROUNDING
- A. Drive an 8 foot, 5/8-inch iron or steel rod 7.5 feet into the ground next to the pole.
 - B. Attach No. 6 AWG bare copper wire fastened to the pole at 5 foot intervals from the ground rod to the disconnect box, mast arm, and fixture.
 - C. Grounding per NEC, Article 250 and Standard Drawing SD-1121 - Grounding Details. Refer to details on sheet E-9, and City of Boise standard drawings BC SD-23 and BC SD-9.
- 38 CONCRETE POLE BASIS
- A. Excavate pole base foundations to meet lines where soil conditions permit.
 - B. Place metal reinforcement and anchors per the Standard Drawings SD-1109.
 - C. Engineer to observe reinforcement and anchors prior to placement of concrete. Provide 48 hours' notice.
 - D. Place and finish concrete per ISPWV Division 700.
 - E. Concrete forming will be constructed per ISPWV Division 700.
 - F. Base dimensions and installation details shall conform to Standard Drawings SD-1109, SD-1116 and SD-1117.
 - G. Place and compact required backfill per ISPWV Division 300, Section 306.

- 39 POLE INSTALLATION
- A. Excavate pole foundations to meet lines when soil conditions permit.
 - B. Refer to City of Boise standard drawing BC SD-23. Install metal poles in accordance with SD-11, SD-109, SD-1116, SD-1117 and SD-1119.
 - C. Historical poles to be installed in accordance with standard drawings supplied by governing agency. Refer to City of Boise standard drawing BC SD-9 Historical Pole.
 - D. All poles shall be installed meeting the power company required clearances as shown on Standard Drawing SD-1112.
 - E. Street light connections to the power source shall be done by the power company.
 - F. Place and Compaction Requirements:
 - 1. Backfill voids within 6 inches of the pole with crushed aggregate conforming to Section 802, Type 1. Compact the backfill material to 95% maximum dry density. Use of sonotube forms to contain the imported material is acceptable, but is not required.
 - 2. Backfill other disturbed soils in accordance with Section 204. Compact the backfill material to 92% maximum dry density.
 - G. Set pole plumb and true, mast arm and fixture perpendicular to public roadway or as approved by the Engineer.
 - H. Install prefabricated base, if applicable, per manufacturer's recommendations.

- 310 LUMINAIRE INSTALLATION
- A. Install luminaire to manufacturer's recommendations.
 - B. Mark lamps with a month and year on the brass screw base to denote an installation date. See Standard Drawing SD-1120.
 - C. Test light in presence of the Engineer.

- 311 SERVICE PEDESTAL
- A. Service pedestal shall be installed in accordance with Standard Drawing SD-1127.
 - B. Service pedestal wiring shall conform to the wiring diagrams shown on Standard Drawings SD-1125 and SD-1126, as directed by the Engineer. Service pedestals connected to historical street lights shall conform to SD-1126 with an additional meter connected to the electrical outlet circuit. See Attachment A on sheet EG-3 for approved products.

- PART 4 - MEASUREMENT AND PAYMENT
- 4.1 Use the following unit price as designated on the Bid Schedule. If required and not listed in the Bid Schedule, the following Bid Items are to be considered incidental to other Bid Items.
- A. Street Light: Measurement and payment per each for the type and size of pole, mast arm and fixtures specified on the Contract Documents. Includes materials, labor, and equipment needed for the excavation, foundation, pole, internal pole wiring, wiring, conduit, mast arms, fixtures, junction boxes, disconnect boxes, fuses, luminaires, connections, cabinets, fittings, connectors and all appurtenances not itemized in the Bid Schedule to produce a fully functional street light. Contractor to include in bid all permit costs and costs to install and initiate electrical service.

- 1. Bid Schedule Payment Reference: 1102.4.1.A.1.
- 2. Bid Schedule Description: Street Light Type _____, per each (EA).
- B. Payment for relocation of an existing light pole per each, all materials to be reused at new location.
 - 1. Bid Schedule Payment Reference: 1102.4.1.B.1.
 - 2. Bid Schedule Description: Relocate Street Light Type _____, per each (EA).
- C. Payment per each for installing a light pole as an intermediate line pole.
 - 1. Bid Schedule Payment Reference: 1102.4.1.C.1.
 - 2. Bid Schedule Description: Intermediate Pole Type _____, per each (EA).
- D. Install Wire or Conductors: Measurement and payment on a per horizontal linear foot basis for type (underground or above ground) of the wire following the alignment of the wire provided and installed from the centerline of the pole to power source, including connections in accordance with the Contract Documents.

- 1. Bid Schedule Payment Reference: 1102.4.1.D.1.
- 2. Bid Schedule Description: Wire/Conductor, Type _____, per linear foot (LF).
- E. Install Conduit: Measurement and payment on a per horizontal linear foot basis for size of conduit installed from the centerline of the pole to power source, including connections in accordance with the Contract Documents.
 - 1. Bid Schedule Payment Reference: 1102.4.1.E.1.
 - 2. Bid Schedule Description: Conduit, Size _____, per linear foot (FT).
- F. Junction Box: Measurement and payment on a per each basis for providing and installing junction box as required by the Contract Documents.
 - 1. Bid Schedule Payment Reference: 1102.4.1.F.1.
 - 2. Bid Schedule Description: Junction Box _____, per each (EA).
- G. Service Pedestal: Measurement and payment on a per each basis for a service pedestal provided and installed in accordance with the Contract Documents. Including the cabinet, base, foundation, wiring, breakers, switches and all other work and materials necessary for a complete installation.
 - 1. Bid Schedule Payment Reference: 1102.4.1.G.1.
 - 2. Bid Schedule Description: Service Pedestal _____, per each (EA).

END OF SECTION 16521

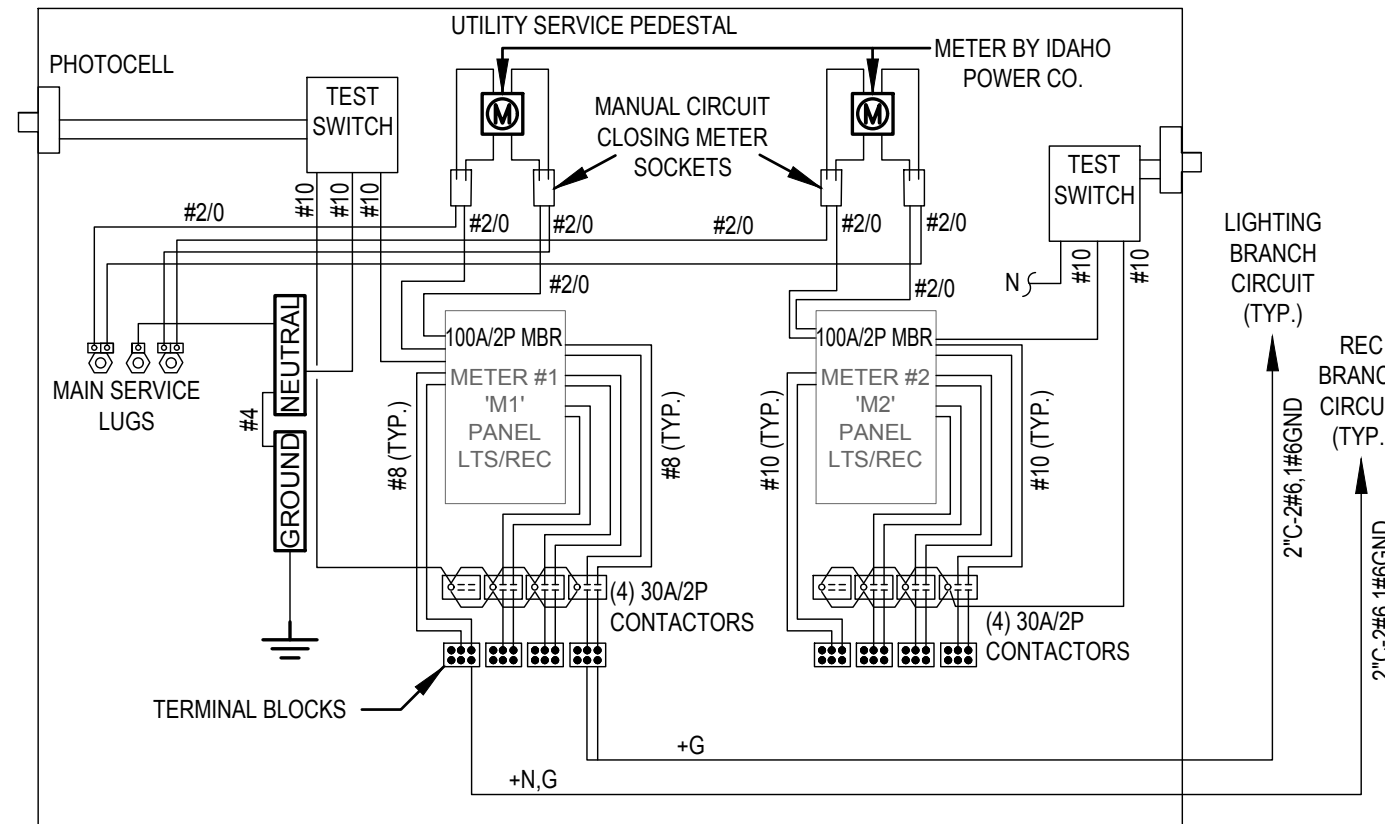
SECTION 16800 - ELECTRICAL DEMOLITION AND REPAIR

- PART 1 - GENERAL
- 1.1 RELATED DOCUMENTS
- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- 1.2 SUMMARY
- A. This Section includes electrical demolition and repair. Work includes removal of obsolete wiring and electrical apparatus; relocation, reconnection or replacement of existing wiring affected by demolition or new construction; capping off concealed wiring abandoned due to demolition or new construction.

- PART 2 - PRODUCTS
- 2.1 EQUIPMENT
- A. Conductors and Cables: Refer to Section 16120 - Conductors and Cables.
 - B. Raceways and Boxes: Refer to Section 16130 - Raceways and Boxes.

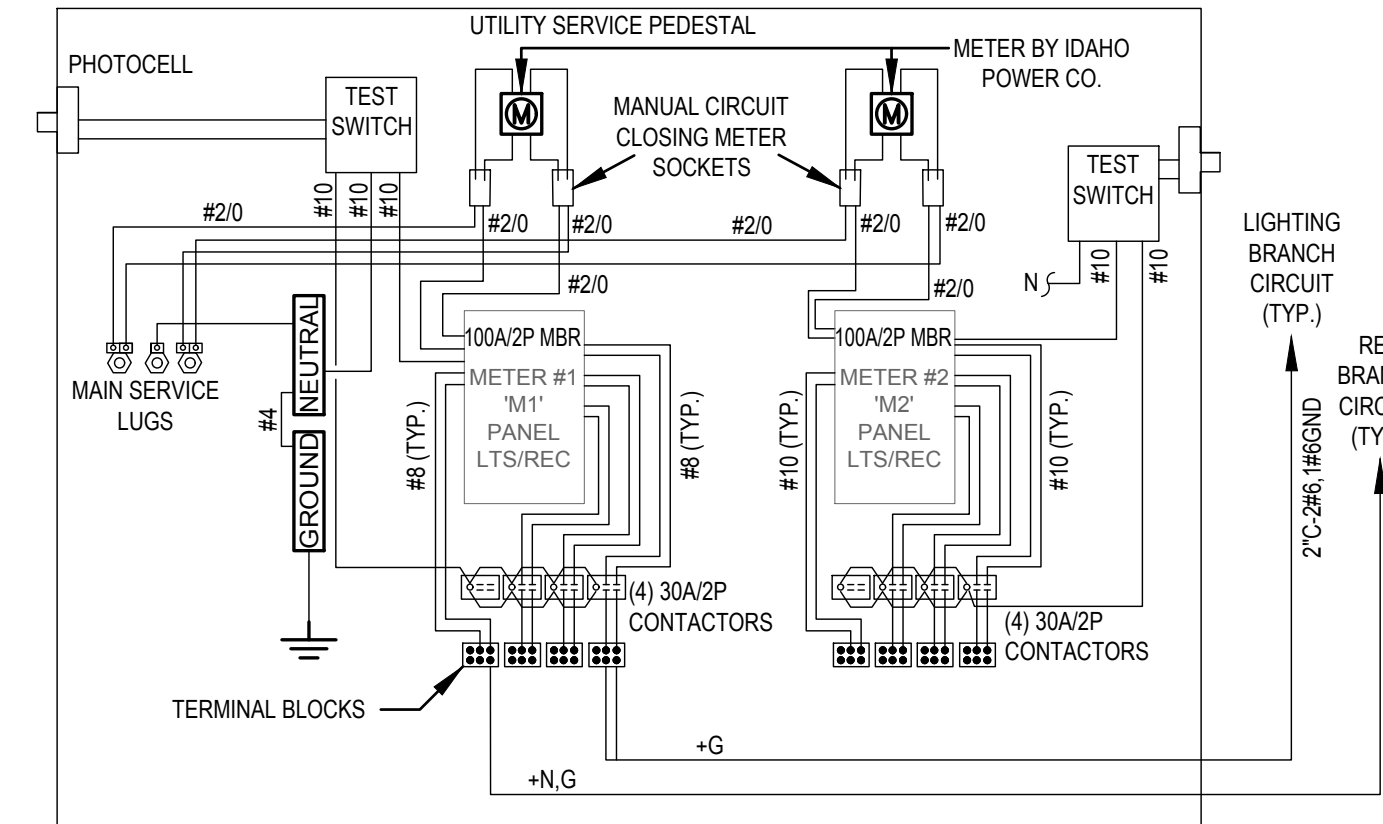
- PART 3 - EXECUTION
- 3.1 DEMOLITION
- A. Protect existing electrical equipment and installations indicated to remain. If damaged or disturbed in the course of the work, remove damaged portions and install new products of equal capacity, quality, and functionality.
 - B. Accessible Work: Remove exposed electrical equipment and installations, indicated to be demolished, in their entirety. Completely remove all exposed traces, hardware, wiring and conduit systems to the source. All knockouts and holes shall be patched or plugged.
 - C. Contractor may re-use existing straight conduit runs and factory bends for conduits 2" and larger, provided that they are not damaged in any way and are installed in accordance with Section 16130.
 - D. Re-use of all other electrical apparatus and material is subject to approval by owner.
 - E. Abandoned Work: Cut and remove buried raceway and wiring, indicated to be abandoned in place, 2 inches below the surface of adjacent construction. Cap raceways and patch surface to match existing finish.
 - F. Remove demolished material for recycling as directed by owner.
 - G. Remove, store, clean, reinstall, reconnect, and make operational components indicated for relocation.
 - H. Power outages shall be held to a minimum and coordinated with the owner. Contractor shall schedule outages during off-hours.

END OF SECTION 16800



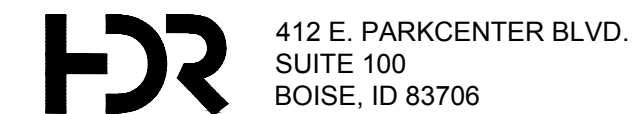
- GENERAL NOTES:**
- A. IDENTIFICATION LABELS ARE REQUIRED FOR BRANCH BREAKERS. LIGHTING BRANCH BREAKER LABELS TO READ: LIGHTING CIRCUIT NO. (SEE PLANS). POWER BRANCH BREAKER LABELS TO READ: POWER CIRCUIT NO. (SEE PLANS).
 - B. SERVICE PEDESTAL TO BE NEMA TYPE '3R' FURNISHED WITH PADLOCK HASP.
 - C. DEAD FRONT CONSTRUCTION IS REQUIRED ON ALL CABINETS.
 - D. PLUG-IN TYPE BREAKER TO BE USED ON "B" SERVICES. MAIN BREAKERS TO BE BOLT RETAINED.
 - E. TERMINAL BLOCKS SHALL BE PRESSURE TYPE, AS REQUIRED FOR #8 THROUGH #2 AWG WIRE
 - F. ALL SERVICES TO BE UL LABELED FOR MAXIMUM 200 AMP BUS RATING AND "APPROVED FOR SERVICE ENTRANCE EQUIPMENT."
 - G. THE MAIN BREAKER LABEL TO BE MADE OF RED ON WHITE PLASTIC LAMINATE. THE BRANCH BREAKER LABELS TO BE MADE OF BLACK ON WHITE PLASTIC LAMINATE. THE LEGENDS TO BE ENGRAVED INTO THE STRIP SO AS TO PROVIDE WHITE LEGENDS ON THE REQUIRED BACKGROUND. THE LABELS TO BE PERMANENTLY ATTACHED TO THE DEAD FRONT, NEXT TO THE CORRESPONDING BREAKERS.
 - H. BRANCH CIRCUIT BREAKERS, BRANCH CIRCUIT WIRE, AND PHOTOELECTRIC CONTROL TO BE SUPPLIED BY THE CONTRACTOR. M1:(1)15A/1, (3)20A/1, (3)30A/2. M2:(1)15A/1, (3)20A/1, (3)30A/2.
 - I. ALL BUSSING TO BE 200 AMP RATED.
 - J. WIRING TO BE THWN/MTW 600V 90°C RATED

1 METERED UTILITY PEDESTAL DETAIL 15TH
NTS



- GENERAL NOTES:**
- A. IDENTIFICATION LABELS ARE REQUIRED FOR BRANCH BREAKERS. LIGHTING BRANCH BREAKER LABELS TO READ: LIGHTING CIRCUIT NO. (SEE PLANS). POWER BRANCH BREAKER LABELS TO READ: POWER CIRCUIT NO. (SEE PLANS).
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 - E. TERMINAL BLOCKS SHALL BE PRESSURE TYPE, AS REQUIRED FOR #8 THROUGH #2 AWG WIRE
 - F. ALL SERVICES TO BE UL LABELED FOR MAXIMUM 200 AMP BUS RATING AND "APPROVED FOR SERVICE ENTRANCE EQUIPMENT."
 - G. THE MAIN BREAKER LABEL TO BE MADE OF RED ON WHITE PLASTIC LAMINATE. THE BRANCH BREAKER LABELS TO BE MADE OF BLACK ON WHITE PLASTIC LAMINATE. THE LEGENDS TO BE ENGRAVED INTO THE STRIP SO AS TO PROVIDE WHITE LEGENDS ON THE REQUIRED BACKGROUND. THE LABELS TO BE PERMANENTLY ATTACHED TO THE DEAD FRONT, NEXT TO THE CORRESPONDING BREAKERS.
 - H. BRANCH CIRCUIT BREAKERS, BRANCH CIRCUIT WIRE, AND PHOTOELECTRIC CONTROL TO BE SUPPLIED BY THE CONTRACTOR. M1:(1)15A/1, (3)20A/1, (3)30A/2. M2:(1)15A/1, (3)20A/1, (3)30A/2.
 - I. ALL BUSSING TO BE 200 AMP RATED.
 - J. WIRING TO BE THWN/MTW 600V 90°C RATED

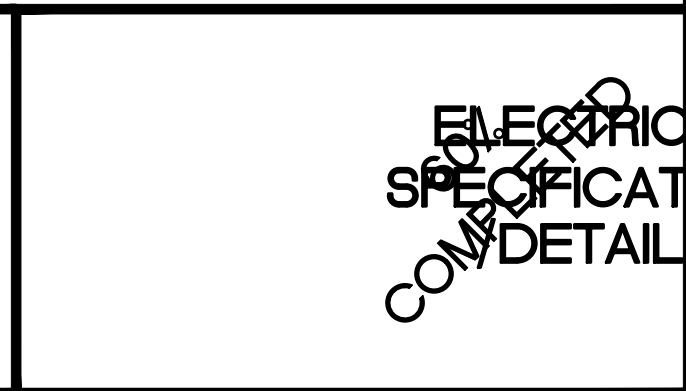
2 METERED UTILITY PEDESTAL DETAIL 13TH
NTS



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Revisions:	Design By: NJS	Date: 12/08	Drawn By: NJS	Date: 12/08	Survey By: NJS
			Date: 05/23		

• D E T A I L T I T L E •

ELECTRICAL SPECIFICATIONS / DETAILS



ELECTRICAL SPECIFICATIONS / DETAILS



Capital City Development Corp

121 N. 9th Street Suite 501, Boise, Idaho, 83702.
www.ccdcoibose.com

Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

Sheet **EG-4**
EG-4

**BOISE CITY
STANDARD REVISIONS
FOR ISPPWC DIVISION 1102
STREET LIGHTS**

GENERAL INFORMATION

All work shall conform to the requirements of the most current edition of the National Electrical Code, the Idaho Standards for Public Works Construction (ISPWC), and the Supplementary Conditions and these Standard Revisions. Contractor shall become familiar with these documents to ensure full understanding of the requirements of this Project. Failure to do so does not relieve the Contractor of the duties, obligations and responsibilities addressed within those documents.

The Idaho State Electrical Board has determined that all street lights are to be provided with an external fuse disconnect, in a junction box between the power source and the street light pole. See attached standard drawings for connection requirements.

Street light installations inspections will be required for the concrete base reinforcing, the trench depth and bedding, and for the pole. Contact City of Boise at 208-608-7526 for inspections, 48 hour notice required. Contractor shall notify the City when street light is ready for turn on.

Approved products for Boise City street light installations are on the city web page. Contact Boise street light staff to seek approval for any substitute products.

REVISIONS TO THE STANDARD SPECIFICATIONS

SECTION 1102

STREET LIGHTING

PART 2 MATERIALS

2.2 JUNCTION BOXES

- 2.2.A Replace with the following:
Junction boxes in driveways or roadways are not allowed.
- 2.2.B Replace with the following:
Junction boxes in sidewalks and similar areas to be concrete that has steel lid that bolts down with a 3/8" bolt. This lid must be bonded to the equipment grounding conductor with the use of a #6 compression lug.

Boise STD REV to ISPPWC 2020 00820 - 1 07/15/2021

2.12 HISTORICAL POLES

Replace with the following:

- A. Historical style metal poles shall be true copies, approved by Boise City, Department of Public Works, of the original Old Boise Historical Pole. The new historical poles shall have the same surface texture and have the same Dark Green (RAL 6009) color finish that matches the existing Historical poles in the Historical Lighting District. Metal poles shall have a powder coat finish in accordance with ASTM B-117.
- B. Historical poles for the City of Boise shall be cast aluminum, in style and texture of the original Old Boise Historical Pole (see standard drawing BC SD-8). See City website for approved products.
- C. Color: To match existing poles, approved color mix for Sherwin Williams DTM Acrylic Coating RAL 6009 Fir Green Order #0174795.
- D. Additional pole requirement for historic lights installed within the Capitol City Development Corporation (CCDC) shall be:
 - 1. Poles shall be supplied with an GFCI receptacle with a metal bubble cover having the same color as the pole as shown on standard drawing BC SD-8.
 - 2. Poles shall be supplied with a manufacturer's adaptor for installation of the approved banner arms and a banner arm. The adaptor or banner arm shall face the building or lot only.

2.13 BOLLARDS NOT USED FOR BOISE CITY INSTALLATIONS.

2.14 PREFABRICATED BASES NOT USED FOR BOISE CITY INSTALLATIONS.

2.15 SERVICE PEDESTAL

Add the following:

- C. See Street Light Approved list on the city web page for approved products.

Boise STD REV to ISPPWC 2020 00820 - 3 07/15/2021

3.4 CONDUIT INSTALLATION

- B. Underground:
Modify item 5 to read: Location wires only **required** to be installed inside the conduit in which the conductors are not installed.

Add the following item:

- 9. For historical street lights within the Capital City Development areas, an additional, parallel conduit shall be installed from the street light to the control cabinet to accommodate a separate circuit for the outlets on the poles.

3.6 DISCONNECT BOXES NOT USED FOR BOISE CITY INSTALLATIONS.

3.7 GROUNDING

Add to paragraph D, reference to City of Boise standard drawing BC SD-1117 and ISPPWC Standard Drawings.

3.8 CONCRETE POLE BASES

In paragraph F., add reference to City of Boise standard drawing BC SD-9 Historical Pole base.

3.9 POLE INSTALLATION

In paragraph B., delete reference to wood and fiberglass poles.
In paragraph C., add reference to City of Boise standard drawing BC SD-11.

"G, H, I, J" - NOT USED FOR BOISE CITY INSTALLATIONS

3.11 SERVICE PEDESTAL

Modify paragraph A: Service pedestals shall be installed in accordance with standard drawing BC SD-1127.

In paragraph B., Add the following sentence:

Service pedestals connected to historical street lights in the downtown core shall conform to SD-1126 with an additional meter connected to the electrical outlet circuit. Contact Public Works to verify if your locations will need to meet this requirement. See Street Light Approved list on the city web page for approved products.

Boise STD REV to ISPPWC 2020 00820 - 5 07/15/2021

Add the following:

- 2.2.C Junction boxes in landscape areas may be plastic or fiberglass.
- 2.2.D All junction boxes to have a means to secure lid with 3/8" bolt.
- 2.2.E See city website for approved materials
- 2.2.F J-boxes used at the Idaho Power service connections may not use a metal lid.

2.3 FUSE HOLDERS

- A.1. Add the following sentence.
Fuses for Boise City installation shall be fast acting – 100k RMS Amps-600VAC.
- B.1. Add the following sentence.
Fuses for Boise City installation shall be fast acting – 100k RMS Amps-600VAC.

2.4 CONDUCTOR

- B.2 Add the following sentence.
Phase "A" shall be colored Black, phase "B" shall be colored Red, and the receptacle conductors shall be in Blue and White.
- D.2 Change # 8 AWG THWN insulated copper wire to # 10 AWG THWN or THWN-2 insulated copper wire

2.7 DISCONNECT BOXES

Add paragraph D

D. Disconnect boxes are only required for overhead wiring.

2.8 MAST ARMS FOR WOOD POLES NOT USED FOR BOISE CITY INSTALLATIONS.

2.9 WOOD POLES NOT USED FOR BOISE CITY INSTALLATIONS.

2.10 METAL POLES

In paragraph C, Direct burial poles are not allowed

Add the following paragraph:

F. Poles may be square, round or tapered round. Decorative poles are prohibited. Poles for decorative fixtures (approved by the City) are to be round. See Street Light Approved poles listed on the city web page.

2.11 FIBERGLASS POLES NOT USED FOR BOISE CITY INSTALLATIONS

Boise STD REV to ISPPWC 2020 00820 - 2 07/15/2021

2.16 LIGHT FIXTURES

Replace paragraph A & D. with the following and add G.:

- A. Fixture light level as required by Boise City Public Works. Class "A" Residential 4500 - 5500 lumen, and Class "B" Collector/General Roadway 9,500 - 11,500 lumens.
- D. LED lighting color temperature for residential streets to arterial streets is 3000 K and for Arterial/Collector is 4000 K
- G. Effective 1 October 2015 all fixtures installed shall be labeled with the fixture wattage using a label meeting ANSI C136.15-2011 using the large type. If the manufacturer does not supply the ANSI label then the installer shall mark the fixture with the fixture wattage using black labels with white numbering a minimum of 1.5 inches wide by 2.5 inches high on the bottom of the fixture visible from the ground. If there is not sufficient area on the bottom of the fixture, the wattage label shall be placed on the pole just below the fixture. See examples below. The only exception to this requirement shall be the City of Boise Historical Pole and Fixture. It will not require any wattage label.



PART 3 WORKMANSHIP

3.2 JUNCTION BOX INSTALLATION

Modify paragraph D: Do not install in any driveway or roadway.

3.3 WIRE OR CONDUCTORS

Modify paragraph B and add paragraph F.

B. Splice underground wire only at junction boxes adjacent to pole bases.

F. For all street lighting installations within the City of Boise the only approved connectors for # 6 or larger wire shall be a split-bolt type connector for ground wires. Waterproof connectors from the Street Light Approved list on the city web page for all other conductors.

Boise STD REV to ISPPWC 2020 00820 - 4 07/15/2021

ADDITIONAL CITY OF BOISE STANDARD DRAWINGS ATTACHED

BC SD-8 HISTORICAL POLE DETAIL

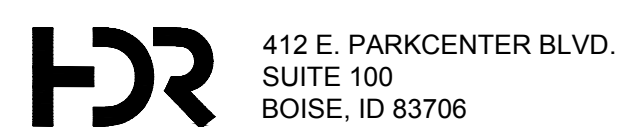
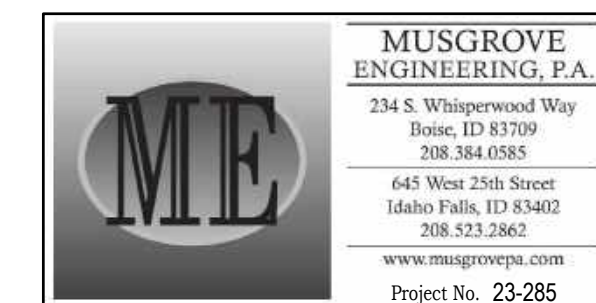
BC SD-9 HISTORICAL POLE BASE DETAIL

BC SD-11 HISTORICAL STREET LIGHT PLACEMENT

BC SD-1127 STREET LIGHT SERVICE PEDESTAL BASE

EXAMPLE OF THE ANSI C136.15-2011 LED WATTAGE LABEL

Boise STD REV to ISPPWC 2020 00820 - 6 07/15/2021



Revisions:	• S I G N A T U R E S •			
Design By: NJS	Date: 12/08	Drawn By: NJS	Date: 12/08	Survey By: NJS

• D E T A I L T I T L E •
ELECTRICAL SPECIFICATIONS

ELECTRICAL
SPECIFICATIONS
COMPLETE



**Capital City
Development Corp**

121 N. 9th Street Suite 501, Boise, Idaho, 83702.
www.ccdboise.com

Project Number: 23056

**Project Name: Bannock Street - 16th to 12th
Streetscape Improvements**

Sheet **EG-5**
EG-5

**CITY OF BOISE SPECIFICATIONS FOR
LIGHT EMITTING DIODE (LED) STREET LIGHTING
Effective 1 Feb, 2019**

1. LIGHT EMITTING DIODE (LED) LUMINAIRE FOR ROADWAY TYPE 3 ILLUMINATION

A. Testing and Compliance / Manufacturer

1. The luminaire must be listed by a National Recognized Testing Laboratory (NRTL) as defined by the U.S. Department of Labor and recognized by OSHA.
2. A label must be clearly visible on the luminaire that states operating voltage and current range as well as independent third-party testing laboratory approval, i.e. UL, CSA or equivalent.
3. The luminaire must be listed and labeled by a NRTL as being suitable for use in wet locations.
4. The luminaire must have RoHS compliant light source and drivers.
5. The luminaire must be in compliance with Electro Magnetic Interference (EMI) requirements as defined by FCC 47 Sub Part 15.
6. The luminaire must be manufactured in ISO 9001 certified facility or manufacturer must provide a copy of company workmanship standards and or quality control manual.
7. Manufacturer must have product support representation within the Northwest region.
8. Manufacturer must be able to show they have been in business at least two times the length of warranty offered on their product or 10 years, whichever is less.

B. Fixture Construction

1. Housing and heat sink constructed out of Aluminum.
2. All hardware will be corrosion resistant.
3. Fixture will not weight more than 44 lbs. when fully assembled.
4. Design will not trap water.
5. When installed, simple access to internal components; (terminal block, driver surge protector). Approved fixtures for installation are on the street light approved fixture and materials listing on the City of Boise website.
6. Provisions for a 2 or 4-bolt slip fitter type mounting on nominal 2-inch (2 3/8 OD) pipe brackets. Slip fitter mount shall allow 4 inches of the pole bracket to be inserted

in the luminaire mounting assembly.

7. The mounting assembly will permit any necessary adjustment to orient the luminaire with the roadway for proper light distribution.
8. Only passive cooling method can be used to manage thermal output of the LED light engine and power supply.
9. Fixture will have a completely sealed optical system with an IP rating of 65 or greater.
10. Fixture to have NEMA Photocontrol receptacle for either NEMA shorting cap or NEMA photo cell.
11. Fixture shall provide a type 3 light distribution pattern.

C. Electrical Requirements

1. Luminaire will fully operate in an ambient temperature range of -30°C to 40°C (-22°F to 104°F).
2. Power supply (electronic driver) will be integral to the fixture.
3. The power supply (electronic driver) will operate within 100 to 300 VAC (rms) at 50/60 hertz.
4. The power supply (electronic driver) will have a power factor of .90 or greater and a total harmonic distortion of 20% or less at full load.
5. The power supply (electronic driver) will have thermal overload protection.
6. A power supply (electronic driver) with a rated life of 70,000 hours with a luminaire operated at an ambient temperature of 25°C (77°F).
7. The power supply (electronic driver) will have self-limited short circuit protected and over load protected.
8. The power supply (electronic driver) will be fully incased with IP rating of 65 or greater.
9. Surge protection device, incorporating a circuit module, internal fusing and MOV's rated to withstand 10kV of transient line surge, separate from the power supply (electronic driver), that can easily be replaced but still contained within the housing.
10. A terminal block for terminating pole wiring to the luminaire is required. The terminal block shall be a 3 station, tunnel lug terminal board that will accommodate #6 thru #18 AWG wire.

D. LED Performance Requirements

Shall meet the Chromaticity requirements as follows:

1. The standard color for the LED luminaire shall be white. The colors shall conform to the following color regions based on the 1931CIE chromaticity diagram.
2. Nominal Correlated Color Temperature, CCT = 3000K for Residential and 4000K for Arterial and Collector streets.
3. No more than plus or minus 300 K variance between fixtures to provide a uniform appearance throughout project installations.
4. Must have a minimum Color Rendering Index (CRI) of 70
5. Intensity and Chromaticity must be confirmed by an Independent test lab.
6. The luminaire must have a minimum efficacy of 112 lumens per watt.
7. The luminaire will deliver an average 90% of initial lumens after 60,000 hours of operation based on TM-21 data.

E. Warranty

1. The entire luminaire assembly including material, workmanship, finish, photometrics, labor, power supply, surge protectors, and LED modules will have a minimum of ten (10) year warranty from the date of installation.
2. If more than 10% of the individual LEDs fail within the warranty period, the luminaire must be repaired or replaced.

2. LIGHT EMITTING DIODE (LED) LUMINAIRE FOR HISTORIC DECORATIVE ILLUMINATION

A. Testing and Compliance / Manufacturer

1. The luminaire must be listed by a National Recognized Testing Laboratory (NRTL) as defined by the U.S. Department of Labor and recognized by OSHA.
2. A label must be clearly visible on the luminaire that states operating voltage and current range as well as independent third-party testing laboratory approval, i.e. UL, CSA or equivalent.
3. The luminaire must be listed and labeled by a NRTL as being suitable for use in wet locations.
4. The luminaire must have RoHS compliant light source and drivers.
5. The luminaire must be in compliance with Electro Magnetic Interference (EMI) requirements as defined by FCC 47 Sub Part 15.
6. The luminaire must be manufactured in ISO 9001 certified facility and must provide a copy of company workmanship standards and or quality control

manual.

7. Manufacturer must have product support representation within the Northwest region.
8. Manufacturer must be able to show they have been in business at least two times the length of warranty offered on their product or 10 years, whichever is less.
9. Manufacturer must have website with downloadable specification sheets and photometric IES files.

B. Fixture Construction

1. Housing and heat sink constructed out of Aluminum.
2. All hardware will be corrosion resistant.
3. Fixture will not weight more than 50 lbs. when fully assembled.
4. Design will not trap water.
5. Fixture must be capable of mounting on top of the current approved Boise Historic Light Pole, standard drawing BC SD-8 without any field modification. Current approved poles are on the "Street Light Approved Fixtures and Materials" list on the Boise website. Decorative Cast pole drawing BC SD-8.
6. The mounting assembly will permit any necessary adjustment to orient the luminaire with the roadway for proper light distribution.
7. Only passive cooling method can be used to manage thermal output of the LED light engine and power supply.

C. Electrical Requirements

1. Luminaire will fully operate in an ambient temperature range of -30°C to 40°C (-22°F to 104°F).
2. Power supply (electronic driver) will be integral to the fixture.
3. The power supply (electronic driver) will operate within 100 to 300 VAC (rms) at 50/60 hertz.
4. The power supply (electronic driver) will have a power factor of .90 or greater and a total harmonic distortion of 20% or less at full load.
5. The power supply (electronic driver) will have thermal overload protection.
6. A power supply (electronic driver) with a rated life of 70,000 hours with a luminaire operated at an ambient temperature of 25°C (77°F).

7. The power supply (electronic driver) will have self-limited short circuit protected and overload protected.
8. The power supply (electronic driver) will be fully incased with IP rating of 65 or greater.
9. Surge protection device, incorporating a circuit module, internal fusing and MOV's rated to withstand 10kV of transient line surge, separate from the power supply (electronic driver), that can easily be replaced but still contained within the housing.
10. Connections shall be accomplished using standard connections and fittings, meeting NEC electrical codes. These connections must be robust and utilize vibration resistant mechanisms.

D. LED Performance Requirements

1. Shall meet the Chromaticity requirements as follows:
2. The standard color for the LED luminaire shall be white. The colors shall conform to the following color regions based on the 1931CIE chromaticity diagram.
3. Nominal Correlated Color Temperature, CCT = 5000K
4. No more than plus or minus 300 K variance between fixtures to provide a uniform appearance throughout project installations.
5. Must have a minimum Color Rendering Index (CRI) of 70
6. Intensity and Chromaticity must be confirmed by an Independent test lab.
7. The luminaire must have a minimum efficacy of 115 lumens per watt.
8. The luminaire will deliver an average 90% of initial lumens after 75,000 hours of operation based on TM-21 data.

E. Warranty

1. The entire luminaire assembly including material, workmanship, finish, photometrics, labor, power supply, surge protectors, and LED modules will have a minimum of ten (10) year warranty from the date of installation.
2. If more than 10% of the individual LEDs within the warranty period the luminaire must be repaired or replaced.



412 E. PARKCENTER BLVD.
SUITE 100
BOISE, ID 83706

ELECTRICAL
SPECIFICATIONS
COMPLETED

Revisions:	Design By: NJS	Date: 12/08	Drawn By: NJS	Date: 12/08	Survey By: NJS	Date: 05/23
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• D E T A I L T I T L E •
ELECTRICAL SPECIFICATIONS

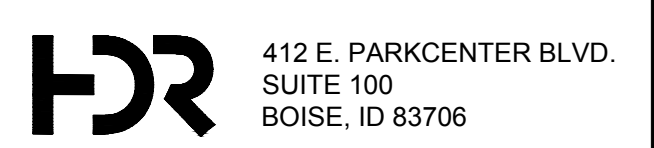
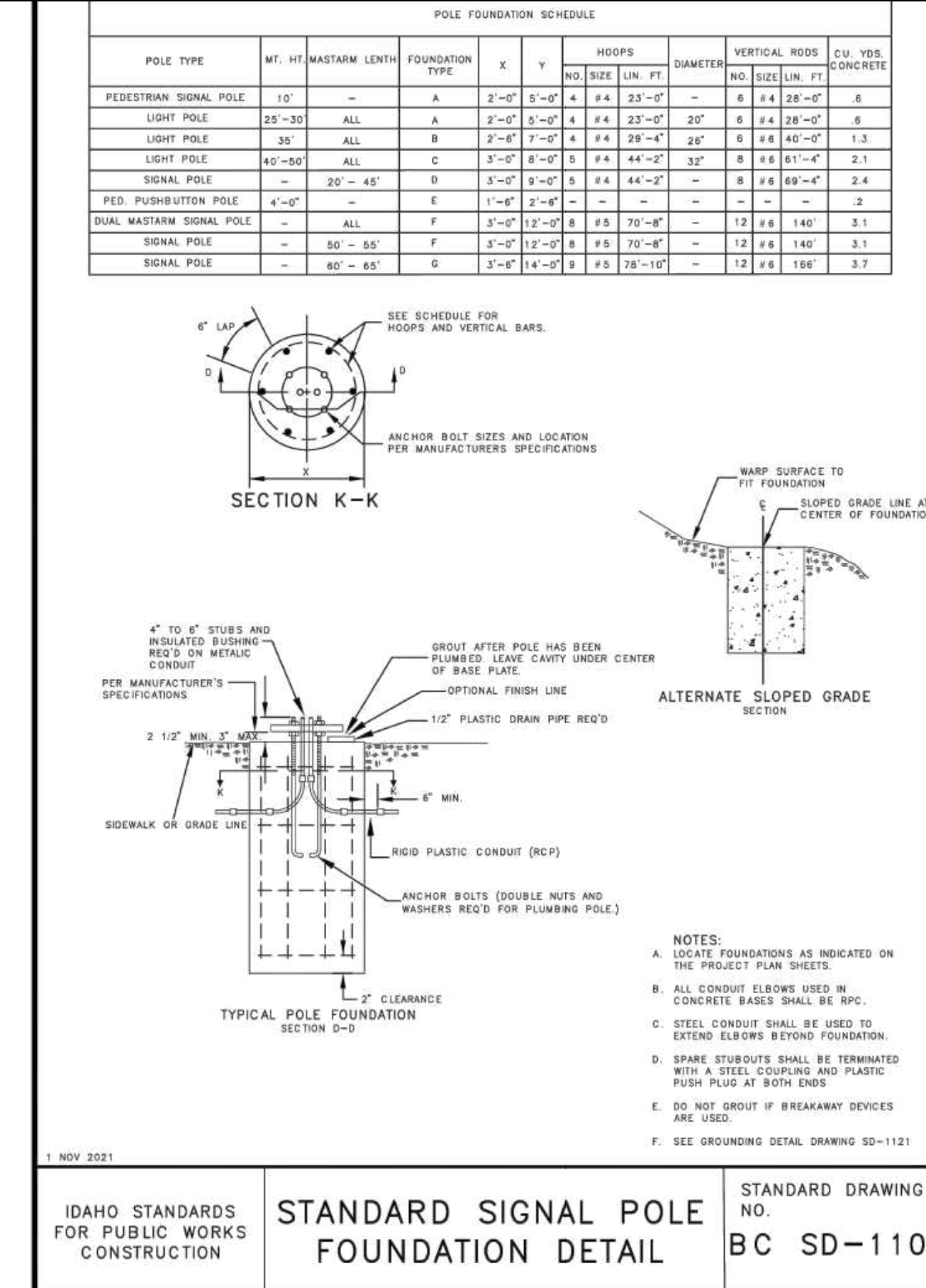
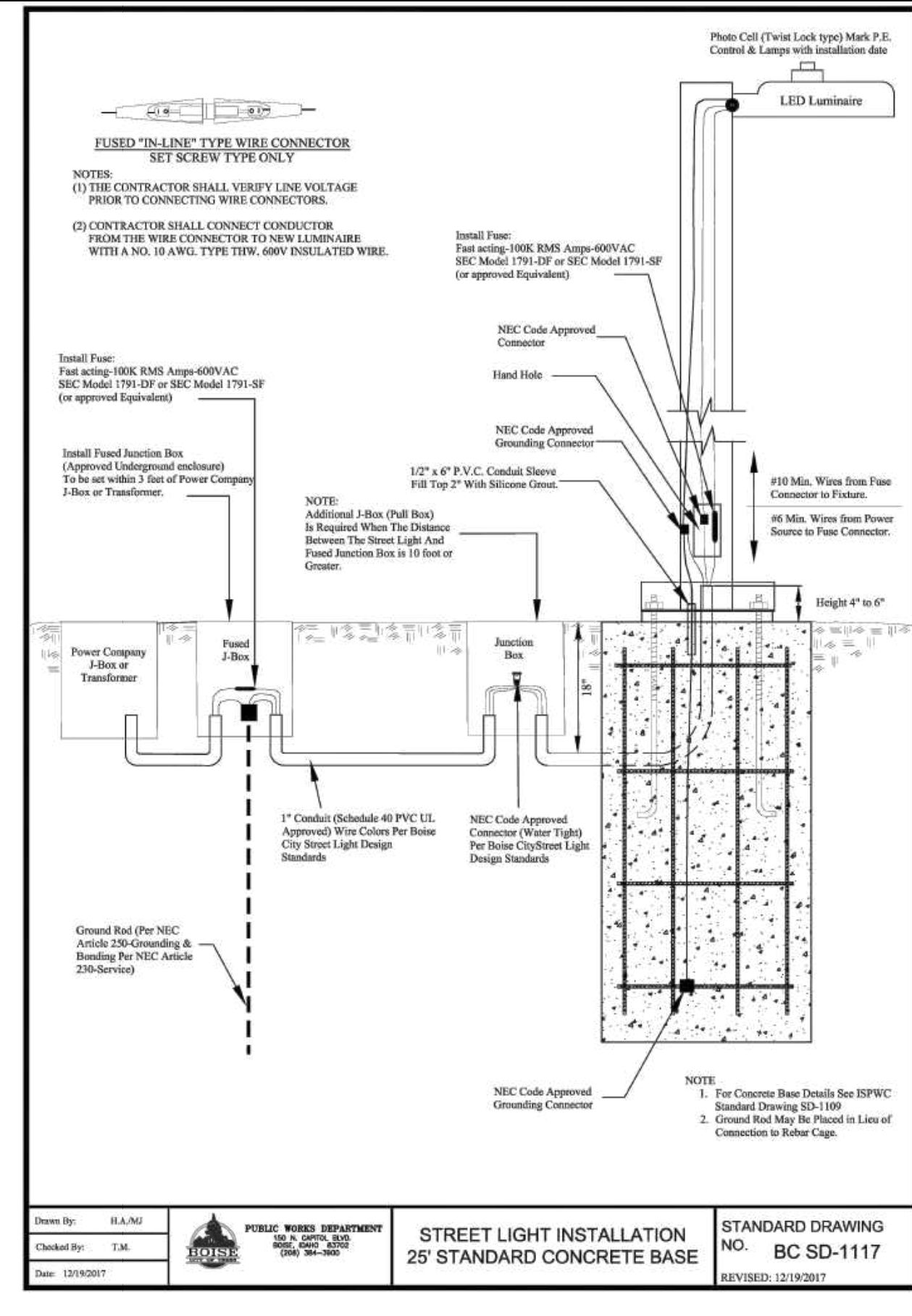
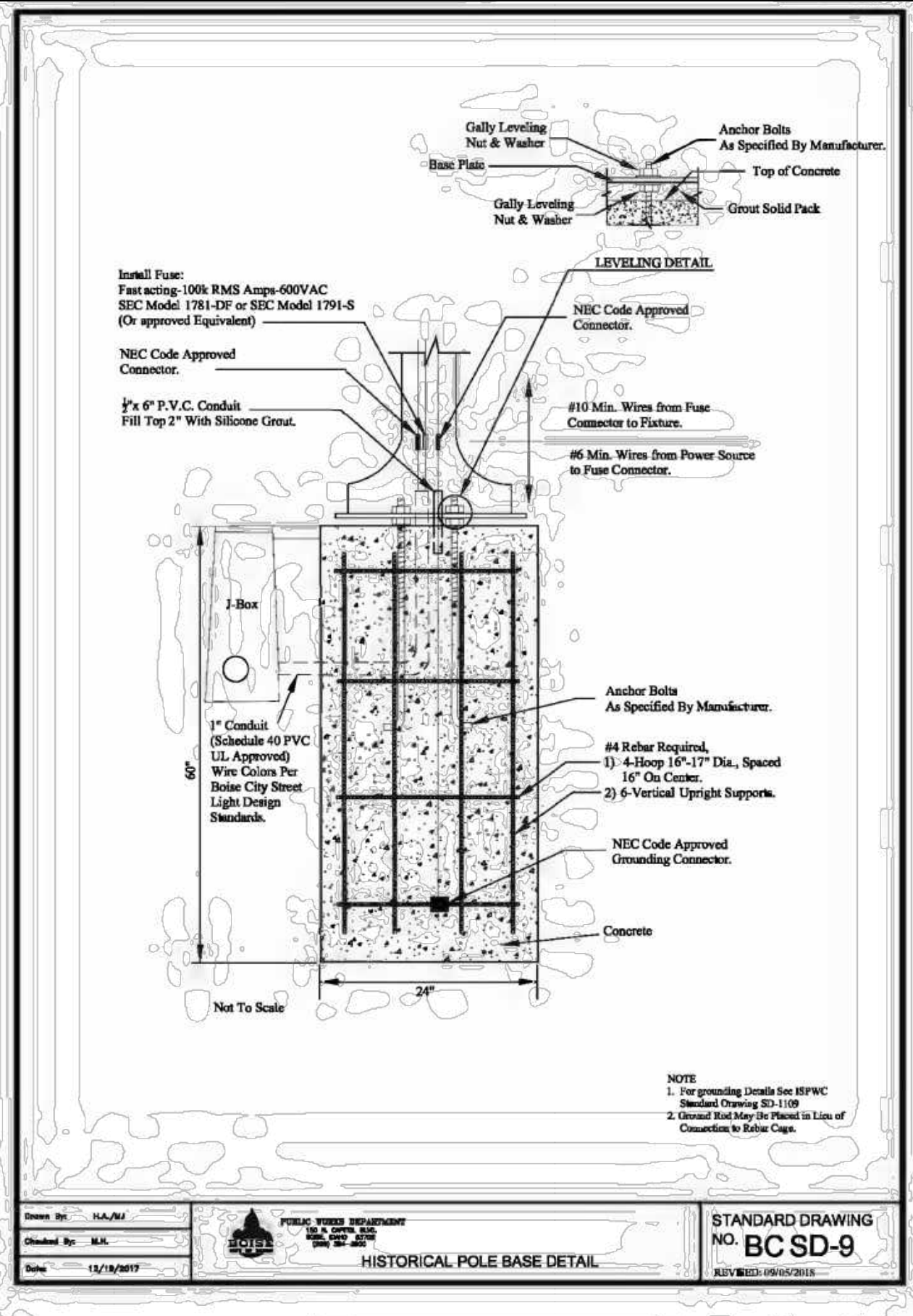
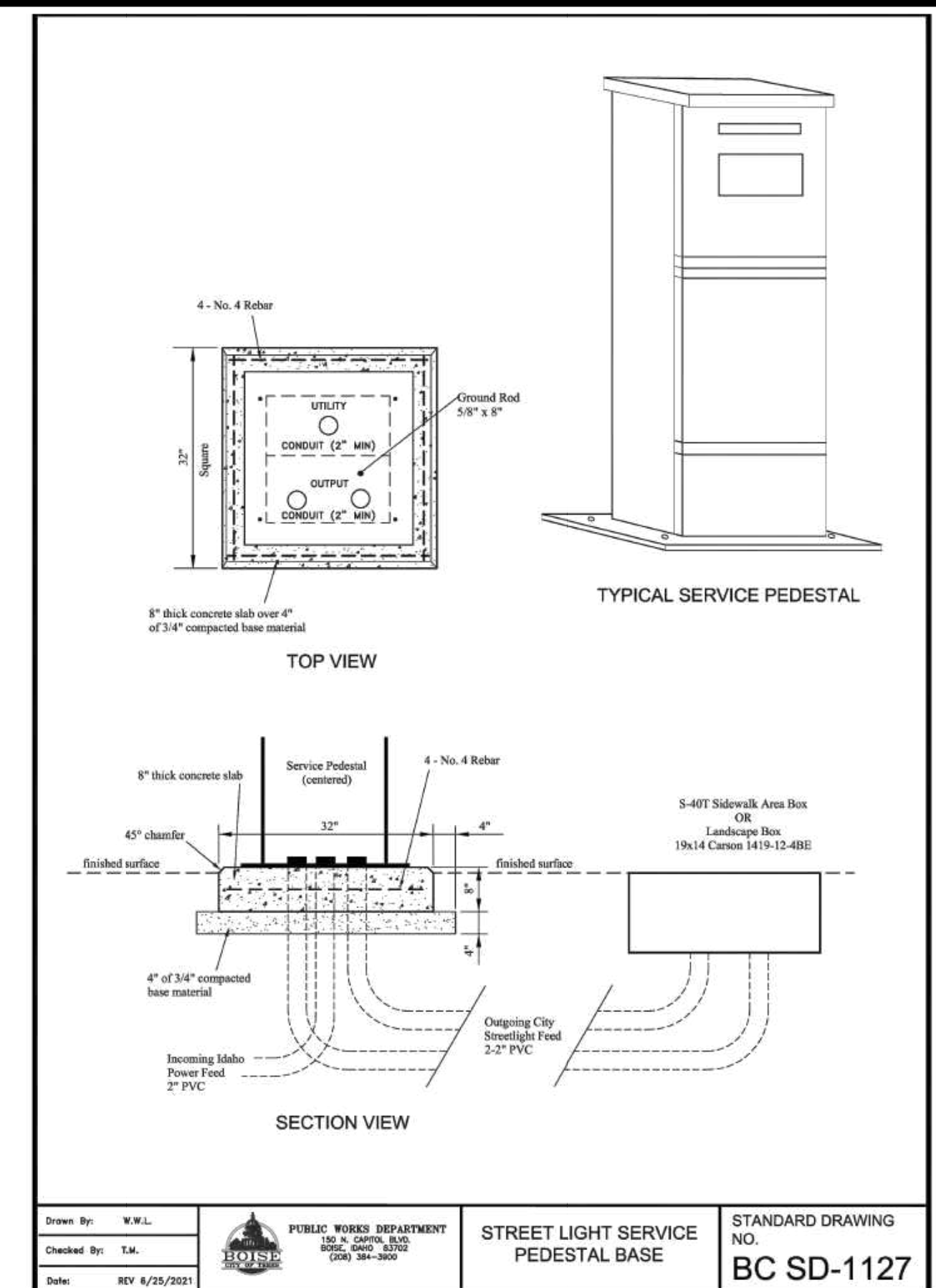
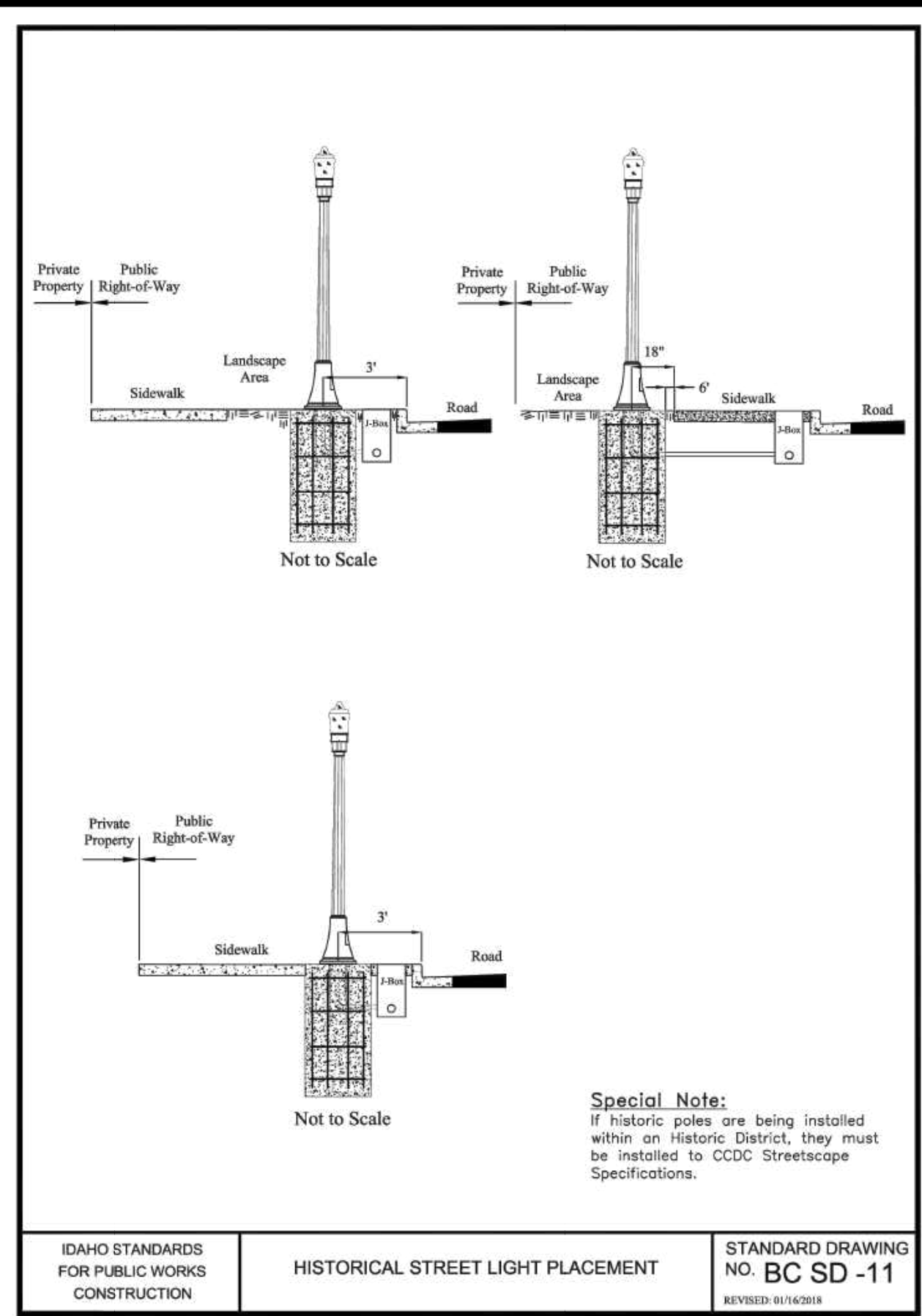
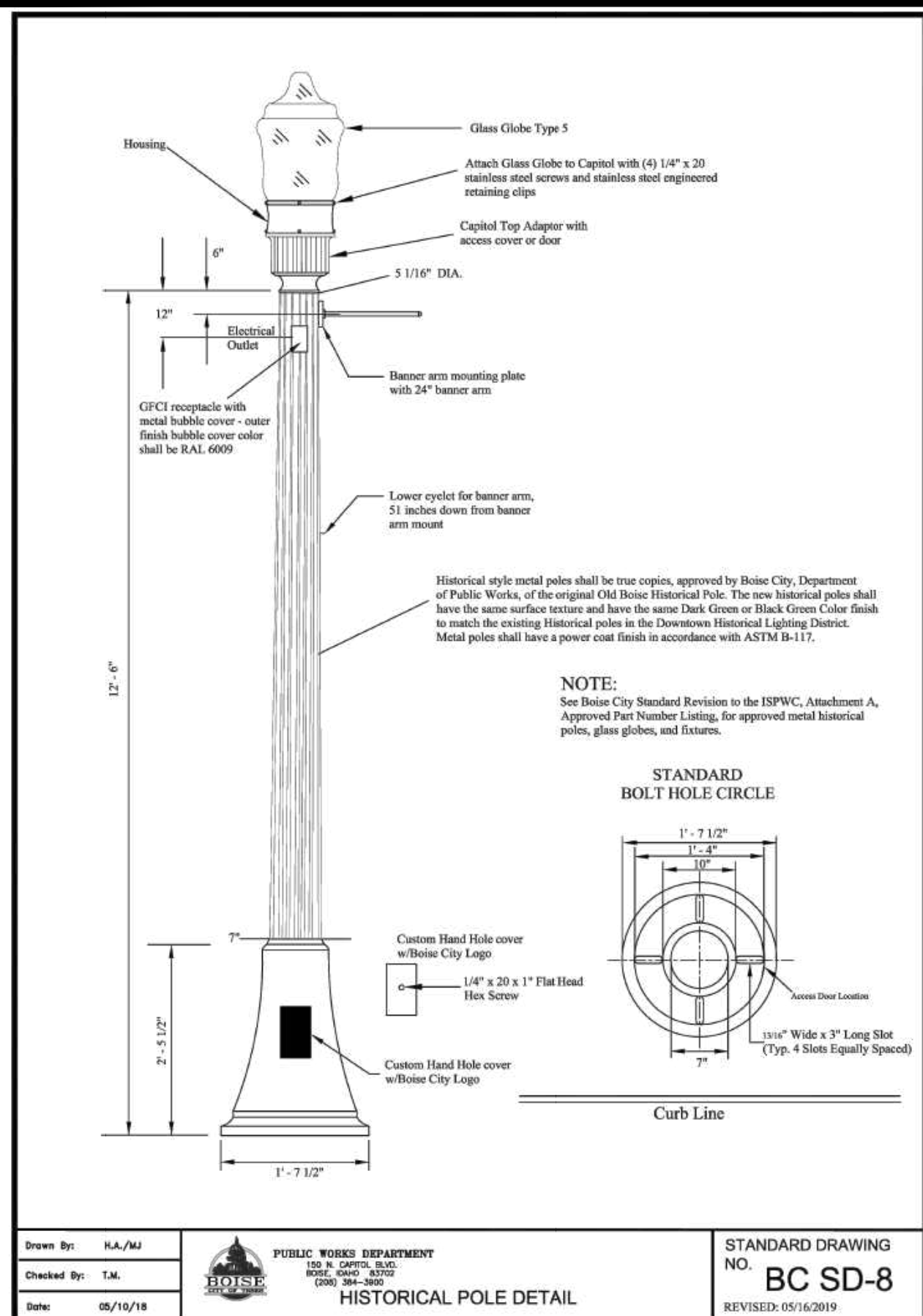


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Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

Sheet **EG-6**
EG-6



60% COMPLETED

Revisions: Design By: NJS Date: 12/08 Drawn By: NJS Date: 12/08 Survey By: NJS Date: 05/23

BOISE CITY STANDARD DETAILS



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121 N. 9th Street Suite 501, Boise, Idaho, 83702.
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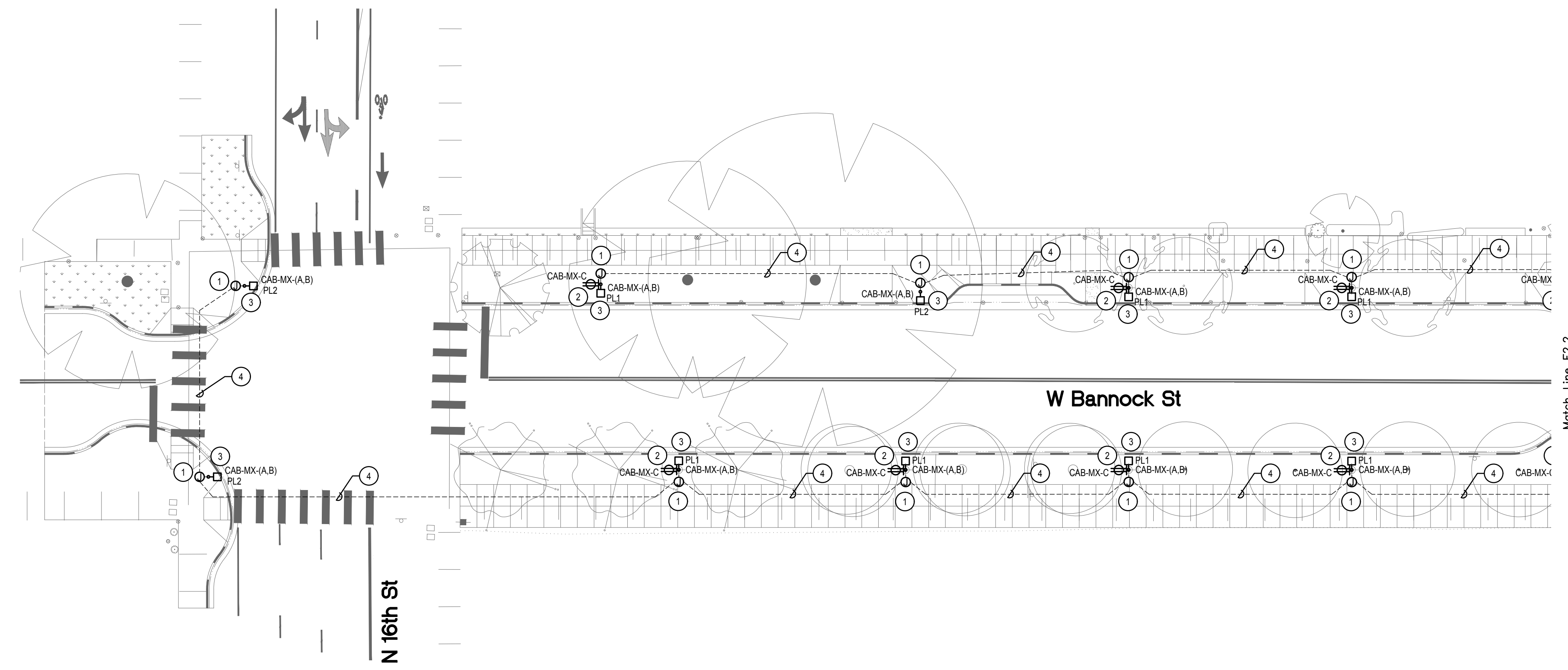
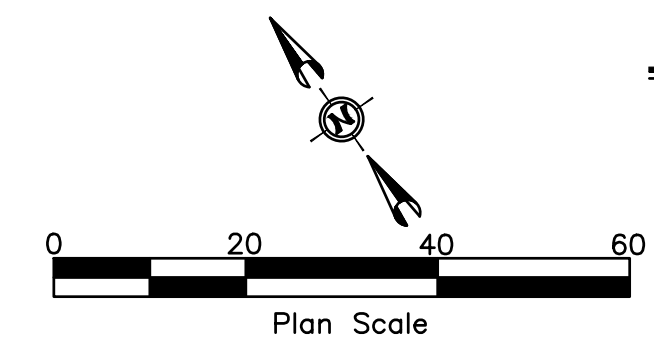
Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

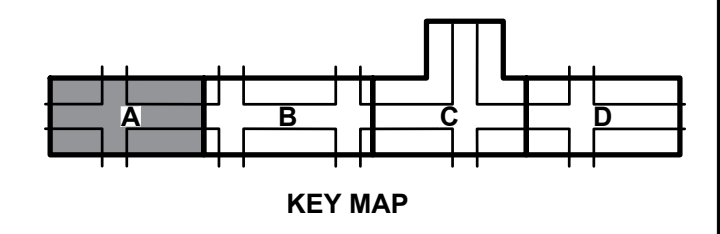
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NOTES

- # SYMBOL USED FOR NOTE CALLOUT.
1. PROVIDE PULL BOX ADJACENT TO THE NEW LIGHT POLE. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.
 2. INSTALL RECEPTACLE ON POLE. REFER TO DETAIL DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7.
 3. PROVIDE AND INSTALL NEW LIGHT FIXTURE. POLE AND RECEPTACLE ON NEW BASE. REFER TO REFERENCED STANDARDS, SPECIFICATIONS AND DETAILS.
 4. (2)2" CONDUITS FOR LIGHTING POWER AND RECEPTACLE POWER. REFER TO STANDARDS AND DETAILS ON EG-2 THROUGH EG-7.



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 www.musgrovepa.com
 Project No. 23-285



CSHOA
 Approval Stamp

HR 412 E. PARKCENTER BLVD.
 SUITE 100
 BOISE, ID 83706

SIGNATURES					
Revisions:	Design By: NJS	Date: 12/08	Drawn By: NJS	Date: 12/08	Survey By: NJS

• D E T A I L T I T L E •
ELECTRICAL PLAN - 1500 BLOCK

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CAPITAL CITY DEVELOPMENT CORP

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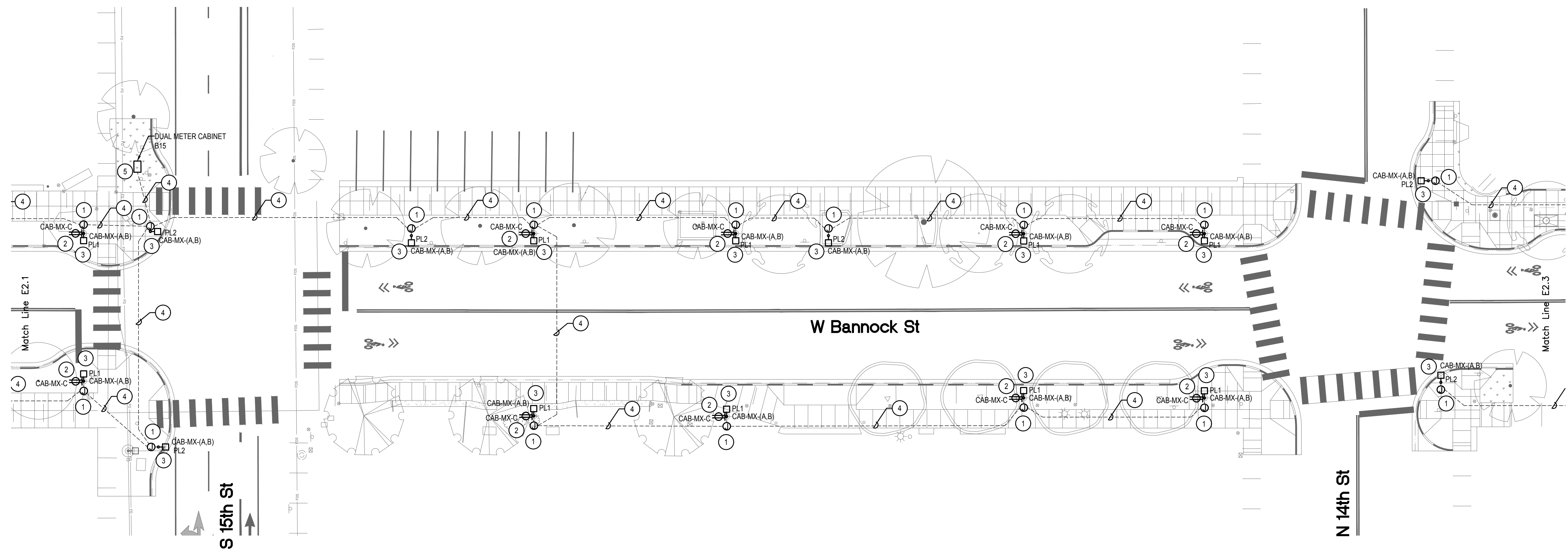
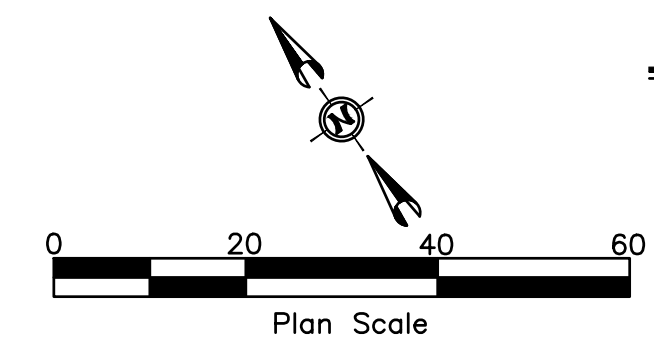
Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

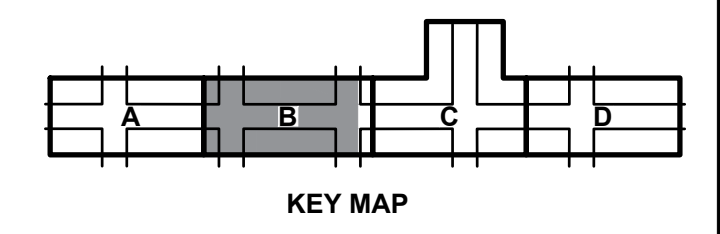
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NOTES

- # SYMBOL USED FOR NOTE CALLOUT.
1. PROVIDE PULL BOX ADJACENT TO THE NEW LIGHT POLE. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.
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 3. PROVIDE AND INSTALL NEW LIGHT FIXTURE. POLE AND RECEPTACLE ON NEW BASE. REFER TO REFERENCED STANDARDS, SPECIFICATIONS AND DETAILS.
 4. (2)2" CONDUITS FOR LIGHTING POWER AND RECEPTACLE POWER. REFER TO STANDARDS AND DETAILS ON EG-2 THROUGH EG-7.
 5. NEW METERED UTILITY PEDESTAL AT SIGNAL CAB. REFER TO EG-4 FOR METERED PEDESTAL REQUIREMENTS. COORDINATE INSTALLATION OF SERVICE CONDUCTORS WITH IDAHO POWER DIVISION 26 TO PROVIDE AND INSTALL SERVICE CONDUIT TO FEED NEW PEDESTAL. COORDINATE ROUTING, SIZE AND QUANTITY OF CONDUITS WITH IDAHO POWER.



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CSHOA
 Approval Stamp

HR 412 E. PARKCENTER BLVD.
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• S I G N A T U R E S •					
Revisions:	Design By: NJS	Date: 12/08	Drawn By: NJS	Date: 12/08	Survey By: NJS
					Date: 05/23

• D E T A I L T I T L E •
ELECTRICAL PLAN - 1400 BLOCK

60% COMPLETED



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 www.ccdcoise.com

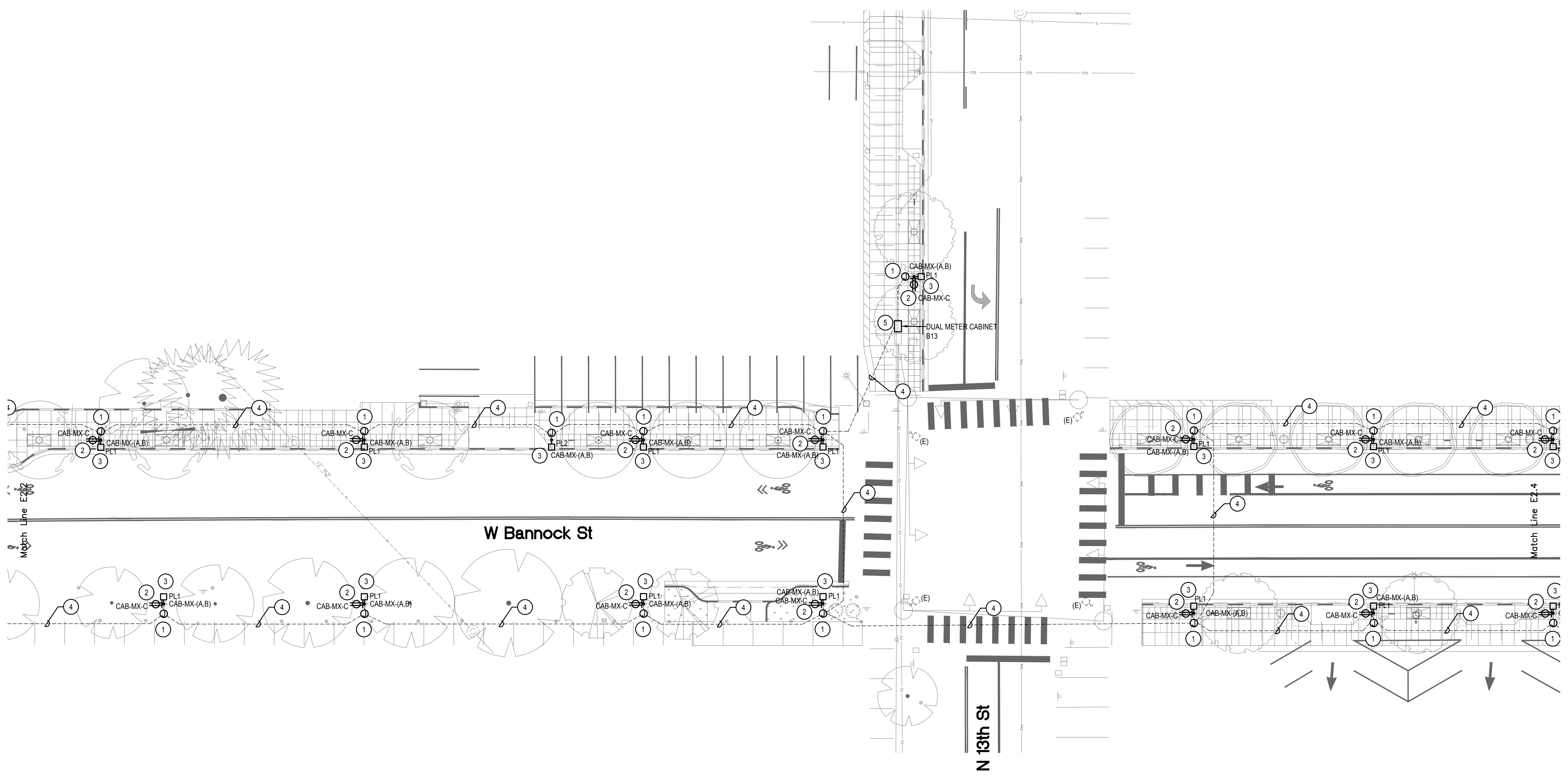
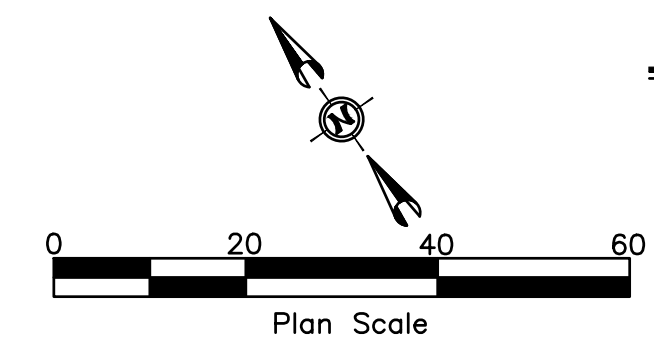
Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

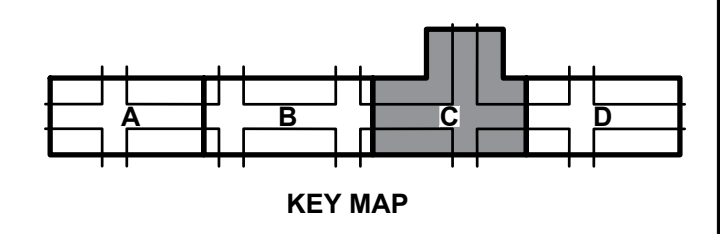
Sheet E2.2

NOTES

- # SYMBOL USED FOR NOTE CALLOUT.
- 1. PROVIDE PULL BOX ADJACENT TO THE NEW LIGHT POLE. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.
- 2. INSTALL RECEPTACLE ON POLE. REFER TO DETAIL DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7.
- 3. PROVIDE AND INSTALL NEW LIGHT FIXTURE. POLE AND RECEPTACLE ON NEW BASE. REFER TO REFERENCED STANDARDS, SPECIFICATIONS AND DETAILS.
- 4. (2)2" CONDUITS FOR LIGHTING POWER AND RECEPTACLE POWER. REFER TO STANDARDS AND DETAILS ON EG-2 THROUGH EG-7.
- 5. NEW METERED UTILITY PEDESTAL AT SIGNAL CAB. REFER TO EG-4 FOR METERED PEDESTAL REQUIREMENTS. COORDINATE INSTALLATION OF SERVICE CONDUCTORS WITH IDAHO POWER DIVISION 26 TO PROVIDE AND INSTALL SERVICE CONDUIT TO FEED NEW PEDESTAL. COORDINATE ROUTING, SIZE AND QUANTITY OF CONDUITS WITH IDAHO POWER.



MUSGROVE ENGINEERING, P.A.
 234 S. Whisperwood Way
 Boise, ID 83709
 208.384.6585
 645 West 25th Street
 Idaho Falls, ID 83402
 208.523.2862
 www.musgrovepa.com
 Project No. 23-285



CSHQ
 Approval Stamp

HR 412 E. PARKCENTER BLVD.
 SUITE 100
 BOISE, ID 83706

SIGNATURES					
Revisions:	Design By: NJS	Date: 12/08	Drawn By: NJS	Date: 12/08	Survey By: NJS
					Date: 05/23

• D E T A I L T I T L E •
ELECTRICAL PLAN - 1300 BLOCK

60% COMPLETED



Capital City Development Corp
 121 N. 9th Street Suite 501, Boise, Idaho, 83702.
 www.ccdcoise.com

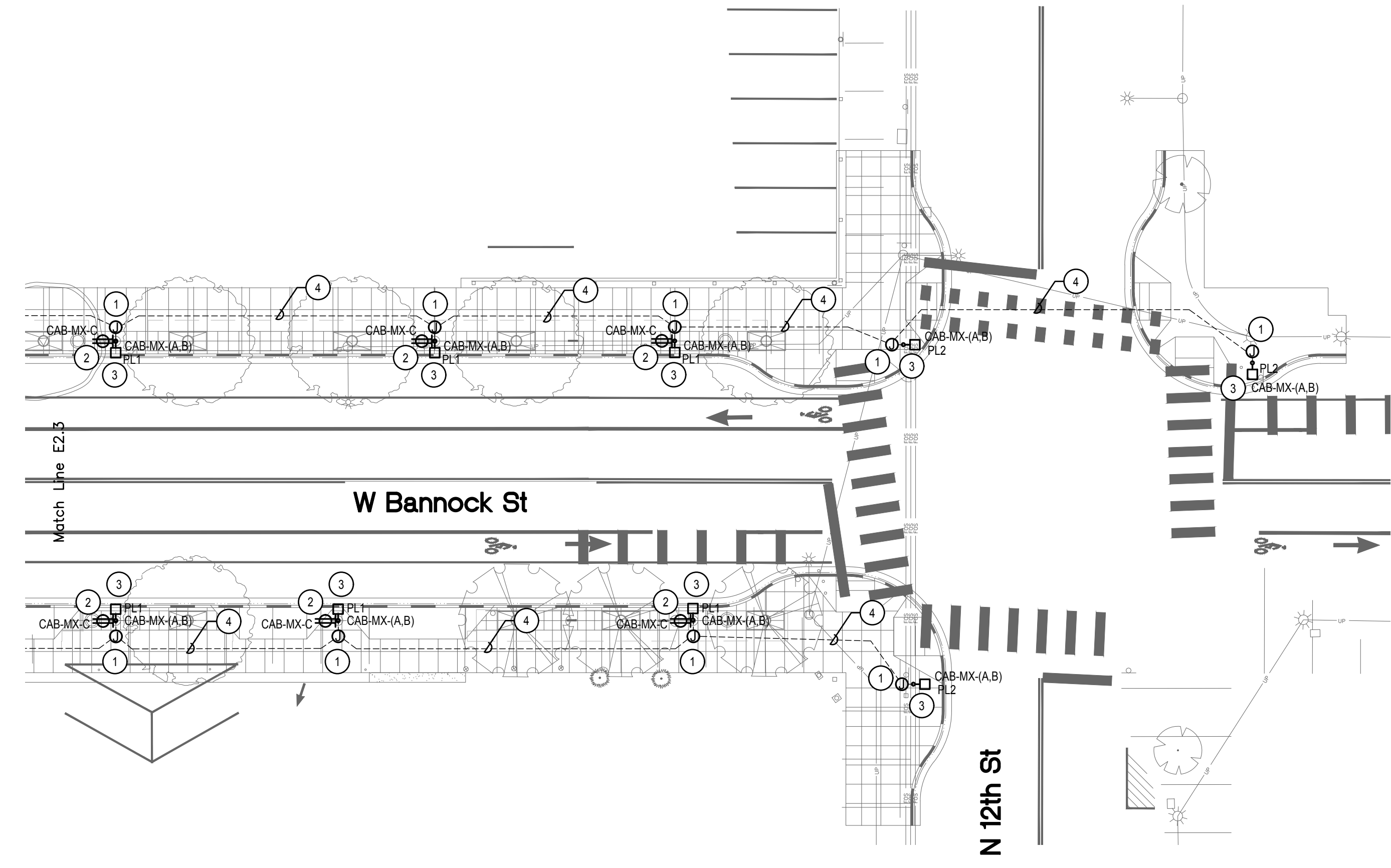
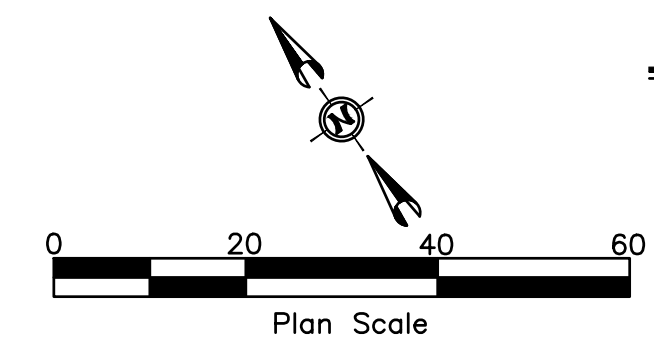
Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

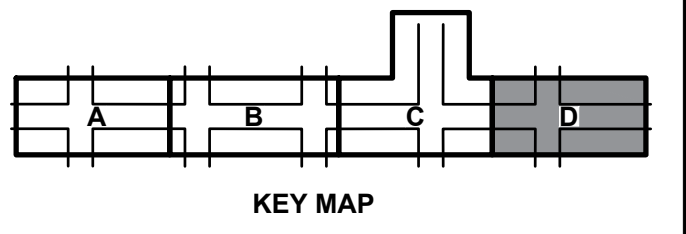
Sheet E2.3

NOTES

- # SYMBOL USED FOR NOTE CALLOUT.
- 1. PROVIDE PULL BOX ADJACENT TO THE NEW LIGHT POLE. COORDINATE LOCATION WITH CIVIL ENGINEER PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7. PULL BOX LID SHALL BE RAW STEEL WITH NO PAINT OR PRIMER.
- 2. INSTALL RECEPTACLE ON POLE. REFER TO DETAIL DETAILS AND SPECIFICATIONS ON SHEETS EG-2 THROUGH EG-7.
- 3. PROVIDE AND INSTALL NEW LIGHT FIXTURE. POLE AND RECEPTACLE ON NEW BASE. REFER TO REFERENCED STANDARDS, SPECIFICATIONS AND DETAILS.
- 4. (2)2" CONDUITS FOR LIGHTING POWER AND RECEPTACLE POWER. REFER TO STANDARDS AND DETAILS ON EG-2 THROUGH EG-7.



MUSGROVE ENGINEERING, P.A.
 234 S. Whisperwood Way
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 208.384.6585
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 Idaho Falls, ID 83402
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 www.musgrovepa.com
 Project No. 23-285



CSHOA
 Approval Stamp

HR 412 E. PARKCENTER BLVD.
 SUITE 100
 BOISE, ID 83706

60% COMPLETED

• S I G N A T U R E S •						
Revisions:	Design By: NJS	Date: 12/08	Drawn By: NJS	Date: 12/08	Survey By: NJS	Date: 05/23

• D E T A I L T I T L E •
ELECTRICAL PLAN - 1200 BLOCK

CC
CAPITAL CITY DEVELOPMENT CORP

Capital City Development Corp
 121 N. 9th Street Suite 501, Boise, Idaho, 83702.
 www.ccdcoise.com

Project Number: 23056

Project Name: Bannock Street - 16th to 12th Streetscape Improvements

Sheet E2.4



FINAL TALLY

RFQ: CM/GC BANNOCK STREET STREETScape IMPROVEMENTS

		Andersen Construction	McAlvain Construction	Wright Brothers
Category		Points	Points	Points
Cover Sheet (submitted)	0	Yes	Yes	Yes
Waiver/Release (submitted)	0	Yes	Yes	Yes
Signed Cover Letter				
	Member #1	3	5	3
	Member #2	3	3	3
	Member #3	5	4	5
	Member #4	4.5	4	3
Company Profile				
	Member #1	14	14	12
	Member #2	11	13	12
	Member #3	15	14	15
	Member #4	13	14	10
Proposed CMGC Project Team				
	Member #1	17	19	14
	Member #2	15	17	15
	Member #3	15	18	19
	Member #4	17.5	18.5	10
Relevant Experience Past Performance				
	Member #1	17	20	15
	Member #2	16	18	14
	Member #3	17	19	18
	Member #4	18	18.5	16
Project Approach, Work Plan & Schedule				
	Member #1	16	23	14
	Member #2	23	23	17
	Member #3	23	25	20
	Member #4	23	24	15
Project Management				
	Member #1	15	15	11
	Member #2	13	14	11
	Member #3	13	15	13
	Member #4	14	13	10
Total Points	400	341	371	295
Rank		2	1	3



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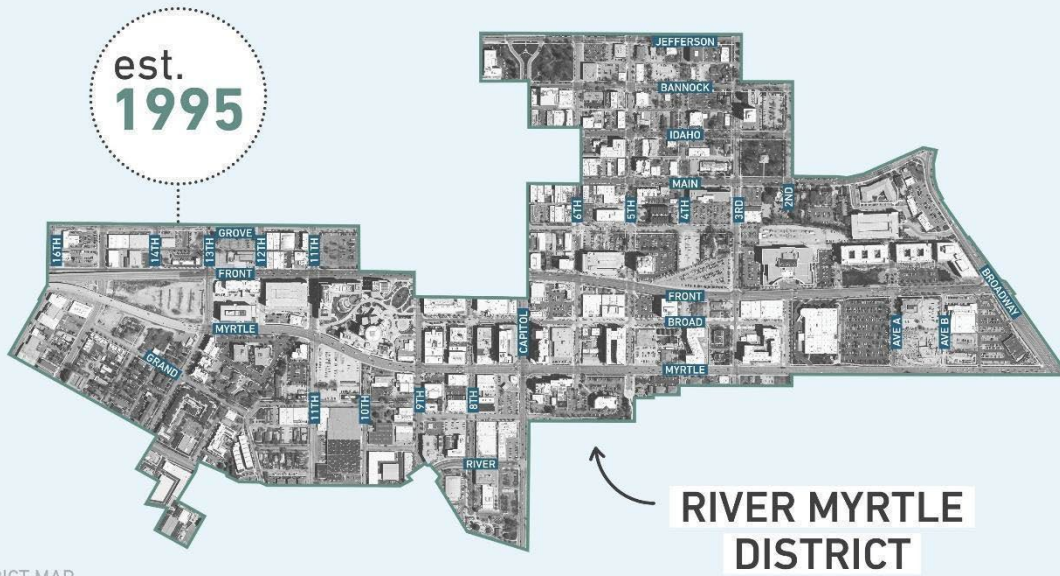
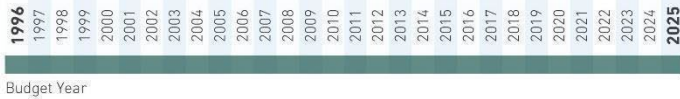


DATE: May 13, 2024
TO: Latonia Haney Keith, Chair
 Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES



DISTRICT MAP





Economic Development

150 S. 5th St. - CW Moore Park Improvements – PP Type 4

Partnership with Boise Parks: A partnership with Boise Parks and Recreation to upgrade CW Moore Park. The Agency is working with the Parks Department to help fund the improvements, not to exceed \$200,000. The Board approved the project in March 2022 for T4 Agreement Designation. Agency is awaiting further information while the City of Boise reviews the project's scope. *Project Lead: Toby Norton*

210 W. Main St. - US Assay Office Pathway & Landscaping - PP Type 1:

Landscaping and historical improvements at the US Assay Office. CCDC's longstanding dedication to historic preservation and placemaking are both in play as we help with long overdue improvements to the grounds of the US Assay Office. The 1.79-acre property at 210 W. Main was first included in an urban renewal district in 1996. Urban renewal funds in the amount of \$115,125 are being given to the Foundation for Idaho History by CCDC. These upgrades will make the space much more interesting and attractive for residents and visitors to the neighborhood. These public space improvements are nearing completion, with possible interpretive signage anticipated to be installed this Spring. Once complete, the park will take place among CCDC's placemaking portfolio along with Cherie Buckner Webb Park, The Grove Plaza, City Hall Plaza, and the upcoming work at 521 W. Grove. *Project Lead: Kassi Brown*

1201 W. Grove St. - The Broadstone Saratoga - PP Type 4:

A 334-unit, mixed-use development with 377 parking spaces and ground-floor retail. With \$100 million in total development costs, the Agency expects to reimburse \$1.9 million for alley improvements, streetscapes, and utility work. The project coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project between 12th and 13th Streets. The Board approved the Type 4 Capital Improvement Project Coordination participation agreement in June 2023, and construction is underway. *Project Lead: Corrie Brending*

200 N. 4th St. - ICCU Plaza - PP Type 2: BVA Development is constructing a 13-story commercial/office space tower and an 11-story residential/multi-family tower, which includes 125 apartments and 150,000 square feet of Class A office space. The public improvements eligible for CCDC reimbursement include streetscapes along 4th, Main, and Bannock streets. Utility upgrades and expansion work includes upgrading and undergrounding power lines, new underground fiber, and the sewer expansion mainline. Total development costs are estimated at \$124 million, and Eligible Expenses at \$1.7 million. The project is requesting the use of Capital Improvement Plan funds dedicated to housing developments, which will be completed before the expiration of the RMOB District. The Board designated the project for Type 2 Participation in January 2023. The Agency is negotiating a final agreement for Board approval this winter. *Project Lead: Corrie Brending*

1011 W. Grove St. - Marriot AC/Element Hotel - PP Type 4: Pennbridge Lodging, a hotel developer and manager, is building a 15-story, dual-branded hotel with 296 rooms and ground-floor office space. The project has an estimated total development cost of \$100 million and has requested approximately \$500,000 in reimbursements for utility work. The project coordinates two overlapping capital projects, the Rebuild Linen Blocks on Grove Street between 10th and 11th streets and Rebuild 11th Street Blocks between Grove and Front streets. The Board approved the Type 4 Capital Improvement Project Coordination participation agreement in December 2023, and construction is underway. *Project Lead: Amy Fimbel*

212 S. 16th St. - Fire Station #5 - PP Type 4: A partnership with the City of Boise to assist with streetscape, alley, and utility improvements associated with the redevelopment of Fire Station #5. The Board designated

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.



the project on May 8, 2023. The Board approved the final agreement on August 14, 2023, and construction is underway. *Project Lead: Amy Fimbel*

South 8th Street and Greenbelt Site Improvements - PP Type 4: A partnership with the City of Boise to assist with Greenbelt realignment; public right-of-way improvements; and upgrades to optimize connectivity, circulation, and safety adjacent the Greenbelt. The Board designated the project on August 14, 2023. *Project Lead: Amy Fimbel*

619 W. Main St. - Empire Theatre Building – PP Type 1: The historic Empire Theater Building was acquired by local developer West Bannock, LLC in 2023. Reinvestment in the existing 7,724 square foot building includes structural upgrades, interior renovations, and an underground water supply line for the addition of a fire sprinkler system. Eligible improvements include streetscape preservation and repairs to bring the building into code compliance. The Board approved the final Type 1 Agreement at the April 8, 2024, meeting and interior improvements are underway. *Project Lead: Kassi Brown*

Infrastructure

River Myrtle - Old Boise Closeout Inventory and Analysis: This project identified locations where streetscape infrastructure repairs or upgrades are needed to address minor deficiencies, deterioration, or hazards within the streetscapes of existing rights-of-way. CCDC contracted with Stack Rock Group to perform the district-wide assessment of current conditions and identify locations needing improvements. Sites identified through this effort will be prioritized to inform the programming of closeout project work prior to RMOB sunset. *Project Lead: Zach Piepmeyer*

3rd Street Streetscape Improvements - Front to Jefferson Streets: This project will make streetscape improvements and road intersection adjustments to 3rd Street and Main Street to improve the safety and functionality of the rights-of-way for pedestrians, cyclists, and vehicles. The design will be coordinated with ACHD's Bannock Street Neighborhood Bikeway project. Jensen Belts Associates was selected through a competitive RFQ process and is under contract to provide a topographic survey, schematic sign, and design review approval. The design is anticipated to be completed in spring 2024, with construction to start later that year. The project received Boise of City Design Review approval in March 2024. *Project Lead: Toby Norton*

Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street: This project anticipates streetscape improvements that include a potential pedestrian crossing at Fulton Street, replacement of existing non-compliant facilities with ADA compliant ones and overall reconstruction of streetscapes that meet the City of Boise's Streetscape Standards. These improvements will advance the safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. The Land Group has been chosen as the Design Professional and Guho Corp. is the approved CM/GC. The design is anticipated to be completed in summer 2024 with construction to start later this year. *Project Lead: Megan Pape*

Mobility

5th & 6th Streets Roadway Improvements: 5th & 6th Streets Roadway Improvements: CCDC is assisting the City of Boise with this high-priority project to convert the two existing one-way corridors to two-way vehicle travel. ACHD previously conducted feasibility studies, performed a concept analysis, and initiated final design work before putting the project on hold in early 2019. CCDC will assist the City by managing the remainder of the Final Design, Agency approval, and construction processes. In December 2022, CCDC entered an Interagency Cost Share Agreement with ACHD to complete the design and outreach of the project. The Board approved Task Order 19-005 for preliminary and final design at the January 2023 Board Meeting. To date, the Kittelson & Associates Design Team has completed topographic surveys, assessed existing stormwater facilities, evaluated ADA compliance of pedestrian facilities, completed additional traffic analysis requested by ITD in early June 2023, completed the 75% Design Plans submittal in late July, and 95% Design Plans in November 2023 and final 100% plans in March 2024. CCDC selected McAlvain as the CM/GC at the November 2023 Board Meeting and executed a Pre-Construction Services task order in January 2024. On January 17, 2024, ITD provided communications to CCDC outlining their required conditions if the project proceeds. On January 17, 2024, ITD provided communications to CCDC outlining their required conditions if the project proceeds. This includes the stipulation that no new traffic signal be implemented at 5th/Myrtle, as previously contemplated in the design.



Passage of House Bill 25 (Idaho Code 37-1605A) in 2023 requires additional project approvals through the State of Idaho for this project as it will impact 6th Street (Jefferson to State) for more than seven days. The Design team presented the project to the Idaho Capitol Commission on February 22, 2024, requesting approval of the project. The Capitol Commission approved sending the project to Governor and House/Senate leadership for final approval by March 8, 2024. The State of Idaho approved the maintenance-related portions of the project but rejected the request for two-way conversion. CCDC updated the ACHD Commission of these resolutions and the need to proceed forward with a one-way design option on March 27, 2024. In light of the State's Resolution, the City provided direction to CCDC on April 18, 2024, to discontinue moving the project forward, as scoped. Agency evaluating opportunities for minor streetscape upgrades on both corridors within the remaining RMOB timeframe. Project Lead: *Zach Piepmeyer*

Boise Canal Multi-Use Pathway - 3rd Street to Broadway Avenue: As identified in the 2022 City of Boise Pathway Master Plan and the 2020 Old Boise Blocks Visioning Report, this project anticipates constructing a non-motorized, multi-use pathway generally aligned with the Grove Street corridor, connecting 3rd Street to Broadway Avenue at the recently installed enhanced pedestrian crossing to Dona Larsen Park. Because no continuous public right-of-way exists within which to construct the pathway, close coordination and cooperation with property owners will be essential. CCDC selected The Land Group to assist with design and construction administration services through a competitive RFQ process. The consultant has completed Boise City Design Review and the 80% Design in April. Final Design (Construction Documents) anticipated in May 2024 with bidding anticipated in August 2024 and construction to begin no later than mid-October 2024. *Project Lead: Megan Pape*

Place Making

Rebuild Old Boise Blocks on Grove Street: CCDC conducted an inclusive, community-driven visioning process to develop a place-making strategy for this site. The process began in June 2020 with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public had multiple opportunities to engage in the visioning process through the summer and fall of 2020. Jensen Belts Associates led the design effort, and Guho Corp. is the Construction Manager/General Contractor (CM/GC). CCDC has approved plans from ACHD and the City, and GMP #1 was approved at the October 2023 Board meeting. Guho started construction on October 30, 2023. *Project Lead: Amy Fimbel*

Linen Blocks - West Grove Street Improvements: This project will catalyze infrastructure improvements on Grove Street between 10th and 16th Streets. CCDC conducted an inclusive, community-driven visioning process for the project from September 2020 to June 2021. The process included a series of stakeholder visioning meetings and public surveys and resulted in a final visioning document. GGLO led the design effort and Guho Corp. is the Construction Manager/General Contractor (CM/GC). Guho started construction of the full improvements in June 2023. *Project Lead: Amy Fimbel*

Fulton Street Improvements - 9th Street to Capitol Boulevard: This project includes streetscape enhancements on Fulton Street between 9th Street and Capitol Boulevard. Improvements include widened sidewalks, expanded tree canopies, fiber optic upgrades and full right-of-way repaving. Idaho Site Works, LLC has completed construction on the north side of Fulton Street, from 8th Street – Capitol Boulevard, and is currently finishing improvements in front of 600 S. 8th St. Repaving of the roadway will follow, with final project completion later this month. *Project Lead: Kassi Brown*

521 W. Grove St. - Public Space: This project will develop an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the neighborhood's multicultural history, provides additional event space to support street festivals on the adjacent Basque Block, and catalyzes placemaking with adjacent private investment and overall neighborhood investment strategy. This project is in collaboration with Boise Parks Department, which will assume ownership, operation, and maintenance.

A Design Team was selected through an RFQ process. CCDC received Board approval for the selection of the Design Team in October 2022. A CM/GC was selected through an RFQ process, and the selection was approved by the Board in December 2022. Agency issued a public programming survey for the project on January 9. The survey ended on January 25, and the results were analyzed to prepare concepts for the design alternatives public open house, which occurred on April 6 to gather feedback on the designs. The feedback was analyzed to produce a preferred design. The project was presented to the Parks Commission

in November, City Council in December and received Design Review approval in March 2024. *Project Lead: Toby Norton*

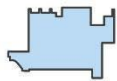
Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The Arts & History Commission approved the design in October 2020. CCDC supported the project through funding and involvement in the selection process. Fabrication of the sculpture is complete, and Arts & History has decided to store the sculpture until the completion of the Ovation Apartment construction to avoid potential damage to the sculpture. *Project Lead: Megan Pape*

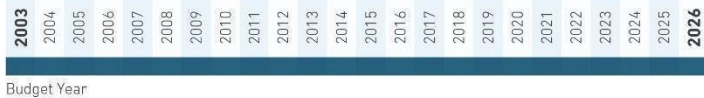
RMOB Public Art - Downtown Traffic Box Art - PP Type 4: Boise City Department of Arts & History has requested assistance to re-wrap traffic boxes that need replacement. There are fifteen traffic boxes in the River-Myrtle/Old Boise District that need replacement. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in December 2023. *Project Lead: Megan Pape*

RMOB Public Art - Deferred Maintenance - PP Type 4: Boise City Department of Arts & History has requested assistance to repair two public art installations in the River-Myrtle/Old Boise District. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in April 2024. *Project Lead: Megan Pape*

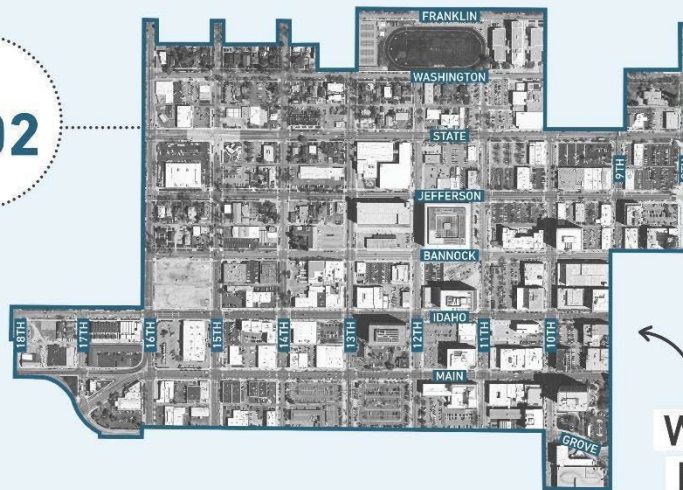
WESTSIDE DISTRICT



157 ACRES



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WESTSIDE DISTRICT

DISTRICT MAP



Economic Development

Block 68 Catalytic Redevelopment Project: In December 2021, the Board selected Edlen & Company's and deChase Miksis' ("Developer") proposal for the disposition of Agency owned property at 1010 W. Jefferson St. and 421 N. 10th St. through a competitive Request for Proposals ("RFP") process. The proposal included a land exchange with the YMCA for Agency-owned property at 421 N. 10th St. In exchange for the YMCA's property on Block 69 North. An Amended and Restated Land Exchange was executed in October 2022, as well as the Disposition and Development Agreement ("DDA") for the Workforce Housing Project on Block 69 North. The Board approved the Block 68 South DDA for disposition of 1010 W. Jefferson St. for the development of the Mixed Use Residential and Mobility Hub project in December 2022. On April 28, 2023, the Developer submitted to the Agency schematic design documentation and requests for revised assistance for both projects and the Board established a project review committee to assist with fact-finding and analysis of these requests in May 2023. On April 28, 2023, the Developer submitted to the Agency schematic design documentation and requests for revised assistance for both projects and the Board established a project review committee to assist with fact-finding and analysis of these requests in May 2023. Following several discussions, the Developer submitted revised requests on August 8, 2023. On August 14, 2023, the Board approved Agency recommended responses to such requests and directed the Parties to execute an interim agreement to implement the responses and guide negotiation of DDA amendments, which Memorandum of Understanding ("MOU") was approved by the Board on August 30, 2023. The MOU directed the Agency to acquire the property at the corner of 10th and Jefferson from the Developer, which was accomplished on November 1, 2023. On November 13, 2023, the Board approved with conditions the Schematic Design Documentation for both projects. On December 11, 2023, the Board approved the Amended and Restated DDAs with the Developer and the Second Amended and Restated Land Exchange Agreement with the YMCA. Next steps are for the Developer to provide Design Development Drawings to the Agency on March 15, 2024, and Preliminary Evidence of Financing on April 30, 2024. *Project Lead: Alexandra Monjar*

1010 W. Jefferson St. - 10Ten Building - Agency Owned Property: All leases expired as of May 31, 2023, and the building is now vacant other than McAlvain Construction utilizing a small office space on the second floor. The building signs are updated to show there are no tenants. The Car Park converted the lot to \$5 public parking, signage has been added to show the \$5 flat fee and a payment system through ParkMobile. The Car Park manages the lot. No significant maintenance items to report. *Project Lead: Amy Fimbel/Aaron Nelson*

1700 W. Main St. - 17th & Main - PP Type 1: The 17th and Main project is an interior and exterior renovation of an existing building with planned public improvements that include sidewalk repair and upgrades, planting of trees and installation of site amenities. Unexpected environmental remediation has slowed progress, though work continues and is expected to be completed later this summer. *Project Lead: Kassi Brown*

1110 W. Grove St. - Renegade Hotel - PP Type 4: The Agency continues its coordination with Hendricks Commercial Properties on the streetscape and infrastructure improvements as part of the Linen Blocks on Grove Street and Rebuild 11th Street Blocks projects with the planned development of this 7-story, 122-key boutique hotel. The Board designated the project for Type 4 Capital Improvement Project Coordination participation in May 2022, and its Type 4 Agreement was approved by the Board in September 2022. An amendment to the agreement was executed in May 2023, coordinating construction involving Hendricks' placement of a geothermal snowmelt system in the sidewalk. This amendment does not impact the project's estimated expenses eligible for reimbursement. The Agency expects the project will be complete this Spring/Summer. *Project Lead: Alexandra Monjar*

1015 Main St. - Smith Block Building - PP Type 1: This restoration project includes extensive facade renovation work sensitive to the historic nature of the building. The first-floor retail space will be renovated with the exterior of the building and includes replacing windows, historically accurate awnings, and new storefront display windows and entry doors. The Board approved the final Type 1 Agreement at its January 11, 2023, meeting, and construction is underway with anticipated completion later this Summer. *Project Lead: Kassi Brown*

1522 W. State St. - 16th & State - PP Type 2: Developer Johnson & Carr plans to construct a seven-story mixed-use building with 104 residential units and 1,600 square feet of ground-floor retail on the site of an old gas station. The project includes workforce housing with 10 percent of the units reserved for rent-



restricted, income-qualified residents. Public improvements eligible for CCDC reimbursement include streetscapes along 16th and State Streets. Utility upgrades include water line relocations and stormwater management infrastructure. Total Development Costs are estimated at \$25 million, and Eligible Expenses at \$657,655. The project is requesting the use of CIP funds dedicated to housing developments that are to be completed before the expiration of the Westside District. The Board approved the final agreement in March 2023. *Project Lead: Corrie Brending*

Infrastructure

State Street Streetscape & Fiber-Optic Conduit: This is a cost-share project with an ACHD Downtown Boise Implementation Program (DBIP) project to rehabilitate State Street between 2nd & 16th Streets. CCDC-funded improvements include the installation of a fiber-optic conduit bank between 8th and 15th Streets and streetscape improvements between 8th and 16th Streets. Streetscape components include wider sidewalks, street trees, furnishing zones, and suspended pavement systems (Silva cells) for tree root growth and stormwater retention. The project also anticipates green stormwater infrastructure features in the form of bioretention planters and a landscaped median at select locations throughout the project area. ACHD bid on this project in August but rejected all bids due to high pricing. ACHD re-bid the project in January 2023, and bids were again rejected. The ACHD Commission has asked its design team to re-examine the western portion of the project design from 8th to 14th Street for ways to improve safety for all users. ACHD initiated a new Concept Study in late August 2023 for this section of the project to determine potential cross-section modifications and signalization changes at key intersections and anticipated adoption of a concept in August 2024. Final Design of this segment to be completed in 2024/2025 and Construction anticipated in 2025/2026. Improvements proposed through the project east of 8th Street (i.e., outside of the WS URD) were bid out as separate projects: ACHD constructed the segment from 2nd to 4th Street in 2023 and construction on the segment from 4th to 8th began March 2024 and will extend through November 2024. Agency continues to coordinate with ACHD, and development teams associated with YMCA and Block 68/69. *Project Lead: Zach Piepmeyer*

Bannock Street Streetscape Improvements - 12th to 16th Streets: This project will make streetscape improvements on both sides of Bannock Street between 12th and 16th Streets to improve connectivity for all modes of travel from the West Downtown neighborhood into downtown. The design is coordinated with ACHD's Bannock Street Neighborhood Concept. In March 2023, a competitive RFQ process resulted in CCDC selecting CSHQA as the project's design professional. The project received City of Boise Design Review approval on September 21, 2023. To maximize public investment, the Agency will be entering into an Interagency Agreement with ACHD to include in the project scope ACHD's planned pavement rehabilitation and the replacement of the underground Boise City Canal Bridge crossing on Bannock east of 14th. The design is anticipated to be complete in summer 2024, with construction to start November 2024. CCDC issued a RFQ for Construction Manager/General Contractor (CM/GC) services in February 2024 and will be bringing forth a recommendation at the May Board meeting. *Project Lead: Amy Fimbel*

Mobility

8th Street Improvements, State to Franklin Streets: This project will increase mobility options and improve safety for cyclists and pedestrians between the North End Neighborhood and Boise State University. The proposed 8th Street bike facilities will connect to a future east west ACHD Franklin Street Bikeway, and ACHD will extend the 8th Street bike facility improvements north of Franklin Street to Union Street under a future, separate project.

CCDC's project will underground overhead power and telecommunication lines and make streetscape and transit improvements between State and Franklin streets. Kittelson & Associates is leading the design effort and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). Construction documents were submitted in March for City of Boise approval. Work to underground overhead power and telecommunication lines began in April 2024. *Project Lead: Amy Fimbel*

Special Projects

Westside Public Art – Downtown Traffic Box Art - PP Type 4: Boise City Department of Arts & History requested assistance to re-wrap traffic boxes that need replacement. There are seventeen traffic boxes in

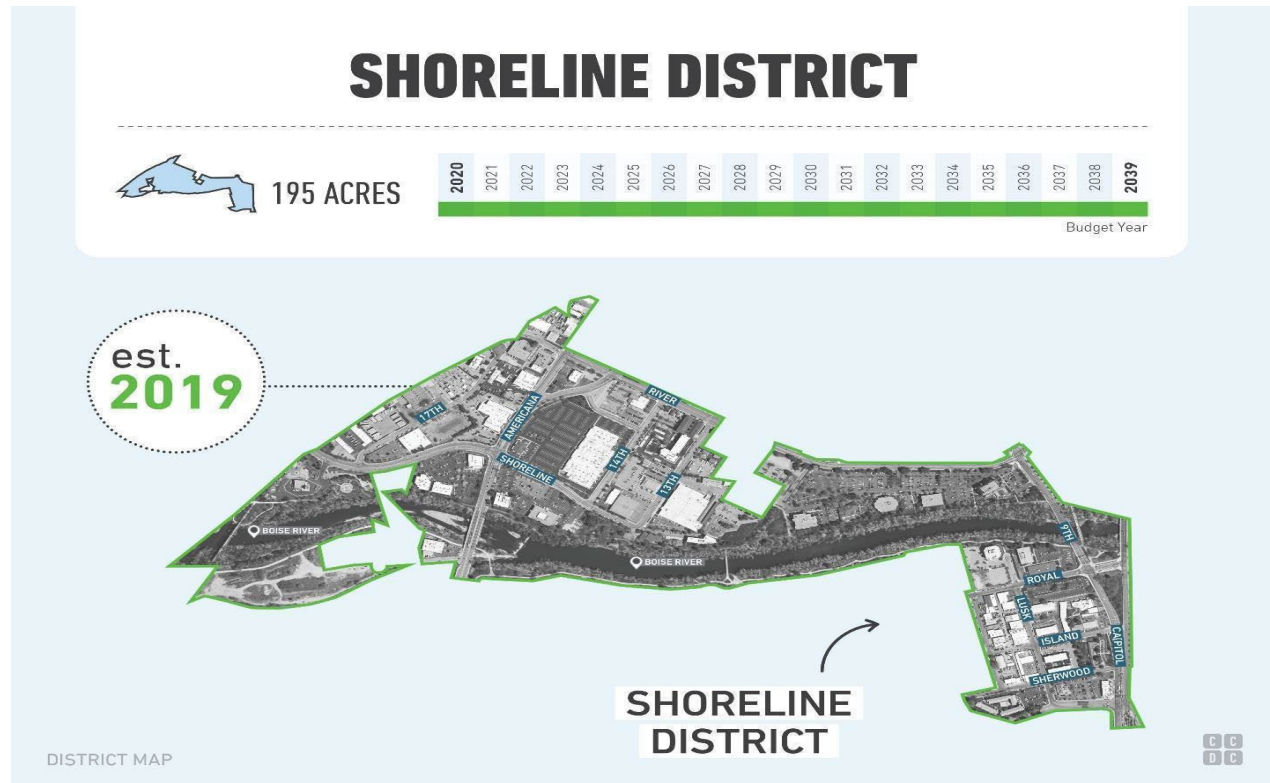
will provide affordable housing for individuals and couples who are experiencing homelessness or facing homelessness and earning less than 60% of the area median income for Ada County, though residents will be earning substantially below this. There is an estimated \$250,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance participation in May 2023 and approved a final agreement in October 2023. *Project Lead: Corrie Brending*

Infrastructure

West End Water Renewal Infrastructure- PP Type 4: The City of Boise is undertaking the construction of a new lift station and pressure discharge pipe needed to serve multiple incoming mixed-use developments in the 27th Street and Fairview Avenue area. These improvements will provide the backbone to replace miles of substandard gravity sewer lines as further development happens at the western end of the 30th Street District. The city has requested a 50/50 cost share for funding this important project and CCDC has committed approximately \$1.6 million. The Board approved the final agreement in April 2023 and construction is underway on the lift station site with an anticipated completion date of fall 2024. *Project Lead: Corrie Brending*

Mobility

2525 W. Fairview St. - St. Luke's Transit Station - PP Type 4: The construction of St. Luke's project at 27th Street and Fairview Avenue overlaps with [CCDC's Main and Fairview Transit Station](#) at the intersection, and the Board approved a Type 4 Participation Agreement to subcontract for the construction of this platform in March 2022. Construction of the transit station is complete, and CCDC is working with St. Luke's to gather cost documentation. *Project Lead: Alexandra Monjar*



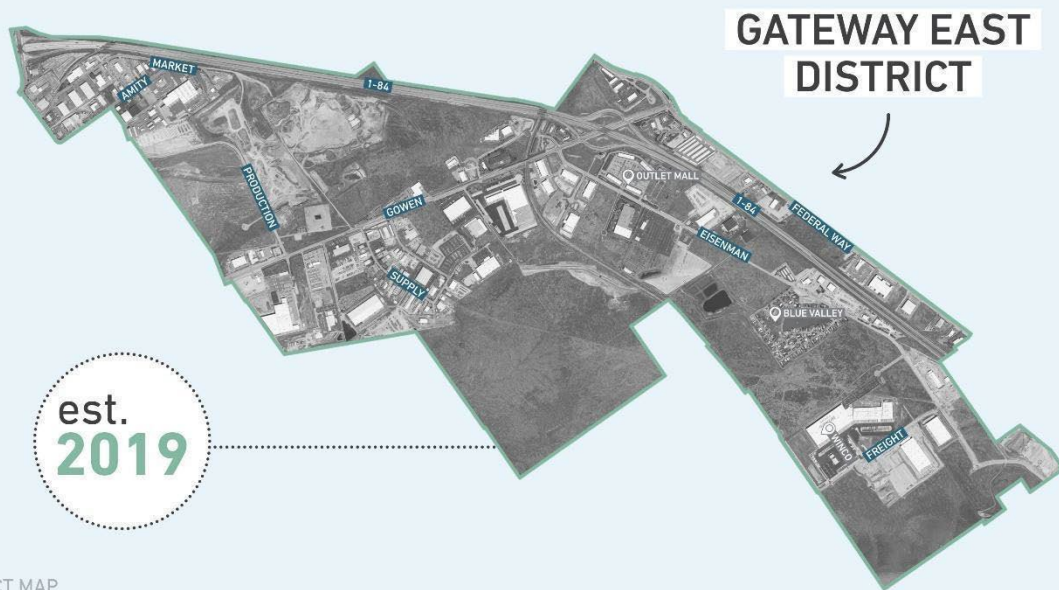
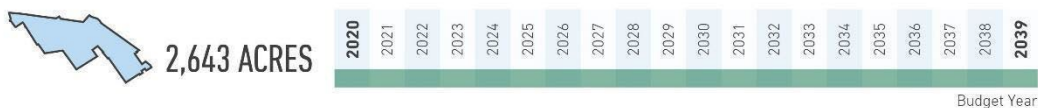
Economic Development

17th Street Interim Streetscape Improvements, Shoreline Drive to Cul-de-Sac: Pedestrian improvements to address the current gaps in the sidewalk and install additional overhead lighting on 17th Street between Shoreline Drive and the east end of 17th Street (cul-de-sac). The goal of this effort is to improve safety and mobility within the public right-of-way on 17th Street and provide the City of Boise with

infrastructure to better manage on-street parking. The Board approved award of the construction contract to LaRiviere, Inc at the April 8, 2024 meeting and construction will begin in May. *Project Lead: Kassi Brown*

1818 W. Ann Morrison Park Dr. - Capitol Student Housing - PP Type 2: The Gardner Company is constructing a new five-story, mixed-use residential building with 91 units (278 bedrooms) and ground-floor commercial space with associated site improvements. Public improvements eligible for CCDC reimbursement include streetscapes along Ann Morrison Park Drive, Lusk Street, and Sherwood Street. Utility upgrades and expansion work includes upgrading and undergrounding power, new underground fiber, and the expansion of the sewer and water mainlines. Total Development Costs are estimated at \$44 million, and Eligible Expenses at \$600,000. The Board approved an agreement in January 2023, and work is underway with a target completion date of June 2024. *Project Lead: Corrie Brending*

GATEWAY EAST DISTRICT



Economic Development

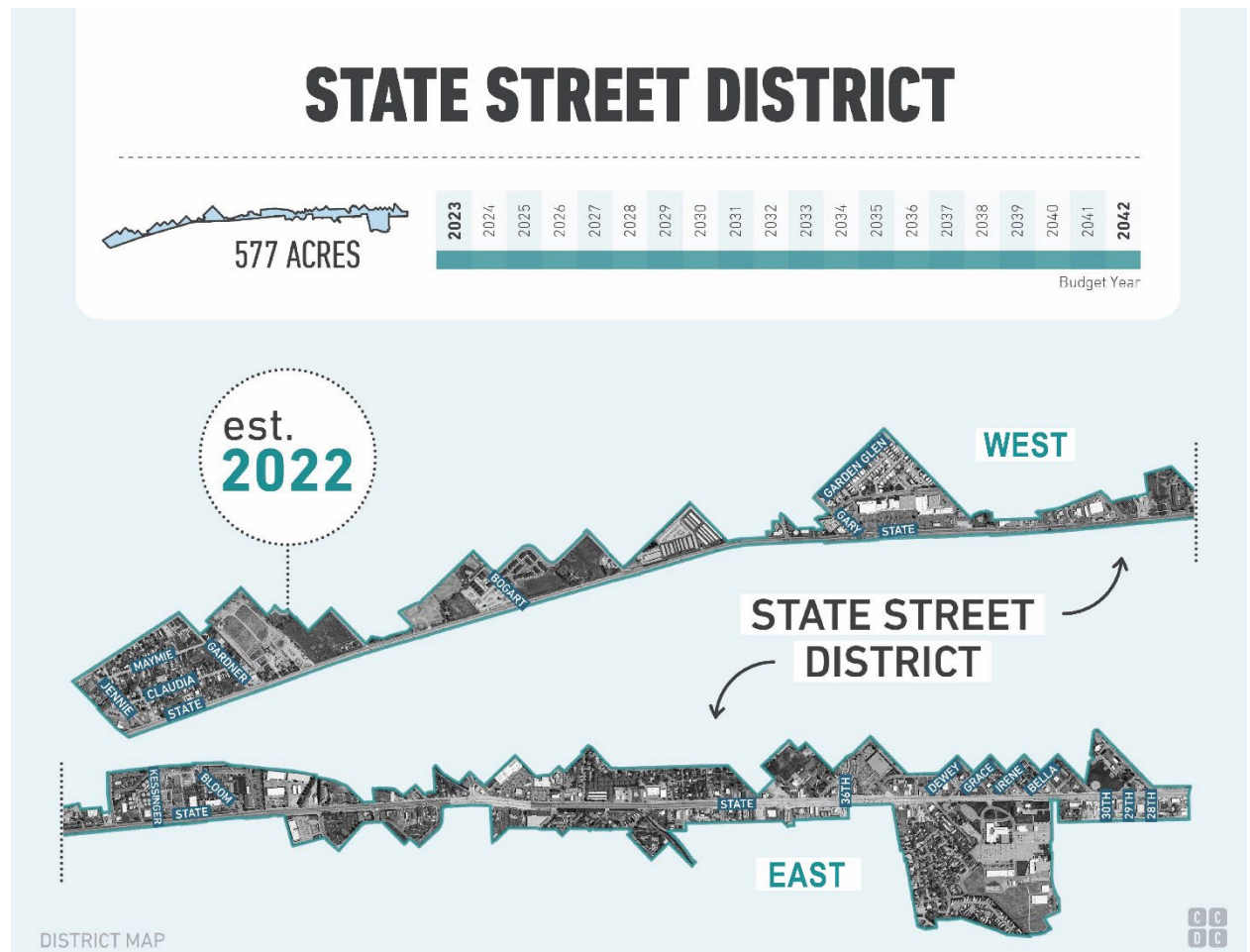
951 E. Gowen Rd. - Red River Logistics and Commerce Centers - PP Type 2: The Board approved this Agreement at its February meeting to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. Construction is underway with completion expected in May 2024. *Project Lead: Alexandra Monjar*

2500 W. Freight St. - Boise Gateway 3 - PP Type 2: In December 2022, the Board designated this Boyer Company project to receive Type 2 Participation to assist with utility and roadway improvements. The project is a 185,000 square foot speculative warehouse building designed to accommodate up to four tenants per lot bound by Eisenman Road, Winco Court, and Freight Street. The agreement includes the option for the developer to construct an additional building on the site within the term of the agreement to

further catalyze development in Gateway East. The Agency is requesting the Board's approval of a final agreement at its February 2024 meeting. *Project Lead: Alexandra Monjar*

Mobility

Eisenman Road Interim Improvements, Blue Sage Lane to Blue Valley Lane: Construction of a five-foot-wide asphalt pathway along the frontage of the Blue Valley Estates Mobile Home Park with a new retaining wall and pedestrian railing at Five Mile Creek. Construction by Sunnyridge Construction, LLC is underway, with crews currently building the retaining wall near Blue Sage Lane. Project completion is anticipated in July 2024. *Project Lead: Kassi Brown*



2426 N. Arthur St. - Wilson Station – PP Type 3: Wilson Station is a mixed-use, affordable housing development comprised of 102 multi-family units and ground floor commercial space intended to be a day care. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and the City of Boise’s Housing Land Trust. This unique model allows the developer to enter a below market long-term lease with the City of Boise, which owns the underlying land. With this financial structure the project can maintain affordable rental rates for residents earning 30%-80% of the Area Median Income. There is an estimated \$860,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance in April 2023 and approved a final agreement in October 2023. The project is currently under construction. *Project Lead: Alexandra Monjar*



AGENCY WIDE – ALL DISTRICTS

Parking & Mobility

421 N. 10th St. Property: The Agency initiated its vision to transform Block 68 and nearby parcels in the Westside District by acquiring this property in early 2018. The property included an aging commercial building and a small surface lot, which the Agency converted to public parking and made available for \$5 a day throughout 2023. This property is currently subject to a land exchange agreement with the Treasure Valley YMCA and is the intended future location of the new downtown Boise YMCA. To prepare the property for redevelopment, the Agency performed asbestos remediation and demolished the building and site improvements in December and January. An additional environmental assessment will be performed prior to transacting the land exchange with the YMCA which is to occur no later than August 15, 2024. More information concerning redevelopment is under the Westside District Block 68 Catalytic Redevelopment Project. *Project Lead: Alexandra Monjar*

Capitol and Myrtle Garage Elevator Modernization: The Agency is updating and modernizing the elevator at the Cap & Myrtle Garage. The current unit is 20+ years old and parts are no longer available. approval. A request for bid was sent and a Pre-bid meeting was held on February 20. Final bids were due March 13 at 3pm. 4 bids were received, and Barrier Building Inc was the lowest bidder (\$430,000). The board approved the project during the April meeting and the project is now underway. The lead time to receive the necessary parts for the elevator modernization is 28 weeks (about six and a half months). Barrier will be constructing the new elevator control room first, then the project will be in a holding pattern, until the elevator parts arrive. The estimated completion date is January 2025. *Project Lead: Aaron Nelson*

City Go: This partnership of Valley Regional Transit, the City of Boise, ACHD Commuteride, Boise State University, St Luke's Hospital, Downtown Boise Association, and CCDC involves marketing its alternative transportation products and services to the downtown community. The CCDC Board approved a renewed Memorandum of Understanding for City Go at its October 2020 meeting. In response to a request from VRT, the Agency has included a \$60,000 contribution to City Go in the FY2024 budget for CCDC. An overview is located at citygoboise.com. *Project Lead: Zach Piepmeyer*

Rooftop Solar Feasibility Study: In support of the City's Climate Action goals, the Agency initiated this study to determine the feasibility of installing rooftop solar arrays on each of the six current ParkBOI facilities downtown. Kimley-Horn & Associates was selected from the Agency's on-call roster to study each of the structures and their suitability for solar under current Idaho Power rate structures and various solar array ownership models. Kimley-Horn delivered a final report to the Agency in March 2024 following the Idaho Public Utilities Commission approval of requested rate changes from Idaho Power for solar providers. The consultant deliverable outlines the analysis process, findings, and recommendations on solar array implementation for each garage. Agency presented study findings to the Board at the March 2024 Board Meeting. *Project Lead: Zach Piepmeyer*

Parking Access and Revenue Collection System (PARCS) Replacement: The existing system for controlling public entry/exit and payment for parking within five of the six ParkBOI facilities is approaching 10 years in service in 2024. Although the existing system is still operational, its functionality is limited compared to newer technologies and industry best practice is for PARCS replacement every 10 years. Through an RFQ process, the Agency selected Kimley-Horn & Associates to assist with analyzing the current facilities and current PARCS equipment, investigate current PARCS technologies on the market that would be suitable for ParkBOI facilities, lead stakeholder outreach to define desirable PARCS characteristics, assist the Agency in developing a formal Request for Proposals (RFP) to procure the new PARCS, and manage the installation and testing phase of the project. The consultant prepared final Existing Conditions, PARCS Assessment and Best Practices Report in late March 2024 and is developing specifications for the future PARCS system. The Agency anticipates advertising the RFP in July 2024. Installation of the new PARCS in the ParkBOI facilities is anticipated to begin in late 2024. *Project Lead: Zach Piepmeyer*



Condominium Associations

Building Eight Condominiums Association		
CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
Condo Board Meetings		
Last Meeting	Next Meeting	Next Report Due
December 14, 2022	TBD	TBD
Issues/Comments:	A meeting was held, and the main topic of discussion was to update procedure in the event of another insurance claim. Power was lost to the Hotel due to an electrical issue; it has since been repaired.	

Front Street Condominium Association		
CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due



September 14, 2023	TBD	November 30, 2024
Issues/Comments:	Pat Rice is now retired, and Cody Lund is now the Executive director.	

U.S. Bank Plaza Condominium Association		
CCDC Contact: Mary Watson		
Member	Unit	Percent Interest
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%
GBAD	4A	3.040%
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%
Valley Regional Transit	B1, B2, B3	6.429%
Sawtooth Investment Mgmt.	10A	0.167%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
October 25, 2023	TBD 2024	August 2024
Issues/Comments:	Annual meeting on 10/25/2023: discussed budget for 2024.	

Capitol Terrace Condominium Association		
CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Main Parking Garage	50%



Hawkins Companies	Main + Marketplace	50%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
October 17, 2023	TBD	October 2024
Issues/Comments:	Condo will buy escalator cleaner and save of yearly service cleaning, Parkboi is looking to add cameras to garage.	

Downtown Parking Condominiums Association		
CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 20, 2023	TBD	September 2024
Issues/Comments:	<p>Condo Meeting was held September 20, 2023 at 1pm.</p> <p>Gold Members for Idaho Steel Heads now park at the 9th & Main Garage.</p> <p>Minor Column repair to be done by Hellman in October ground level.</p>	

ACME Fast Freight Condominium Association		
CCDC Contact: Zach Piepmeyer		
Member	Unit	Percent Interest
CCDC	11th & Front Parking Garage, 30.1%	28.485%



	(Units 402, 403, 501, 502)	
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 105, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
June 22, 2023	June 2024	January 2025
Issues/Comments:		

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