

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

Regular Meeting
July 16, 2024



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for March 2024
2. Approve Paid Invoice Report for April 2024
3. Approve Paid Invoice Report for May 2024
4. Approve Paid Invoice Report for June 2024

AGENDA

III. Action Item: Consent Agenda

B. Minutes and Reports

1. Approve Meeting Minutes for June 10, 2024

C. Other

1. Approve Resolution 1882: 705 S. 8th St., South 8th Street and Greenbelt Site Improvements. Type 4 Participation Agreement with City of Boise Public Works.
2. Approve Resolution 1880: 617 Ash St., Erma Hayman House Interpretive Signage. First Amendment to Type 4 Participation Agreement with City of Boise.
3. Approve Resolution 1881: 951 E Gowen Rd, Red River Logistics and Commerce Centers. Amendment 2 to the Type 2 Participation Agreement with Red River Logistics Center LLC and Red River Commerce Center LLC
4. Approve Resolution 1883: 521 W. Grove St. Public Space. First Amendment to the Type 4 Participation Agreement with Boise City Department of Arts & History.
5. FY2024 Q2 Financial Report (Unaudited)

CONSENT AGENDA

Motion to Approve Consent
Agenda

AGENDA

IV. Action Items

- A. **CONSIDER** Resolution 1885: Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street, Amendment No 1 to the CM/GC Contract with Guho Corp.
.....Megan Pape (10 minutes)

- B. **CONSIDER** Resolution 1884: Pre-Qualification of Contractors for the Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue
.....Megan Pape/Kathy Wanner (10 minutes)

- C. **CONSIDER** Resolution 1887: Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue. License Agreement for Davis Family Remnant Parcel
.....Mary Watson (10 minutes)

- D. **CONSIDER** Resolution 1886: Selected and Preapproved List of CM/GC Firms
.....Kathy Wanner (5 minutes)

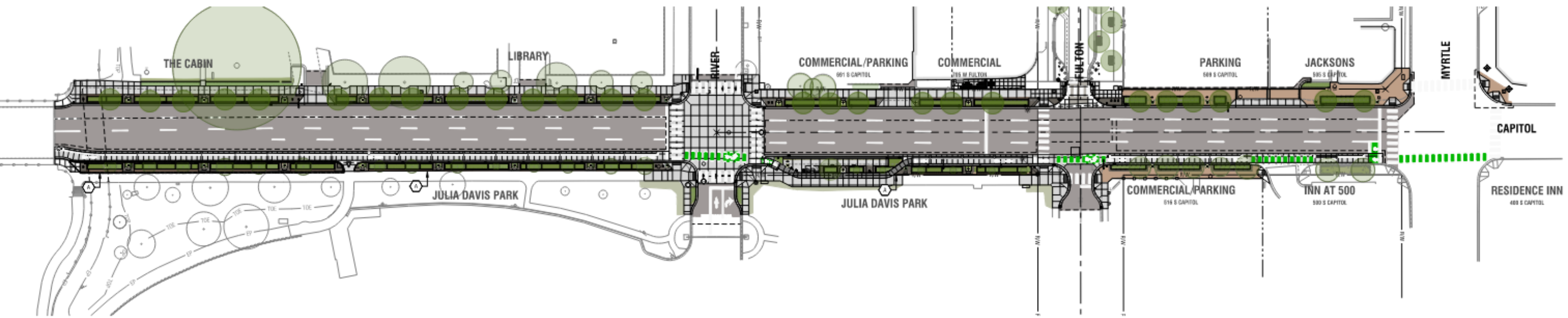
V. Adjourn

CONSIDER: Resolution 1885 Capitol Boulevard
Streetscape Improvements, Boise River to Myrtle Street
Amendment No. 1 to the CM/GC Contract with Guho
Corp.

Megan Pape – Project Manager

PROJECT TEAM





PROJECT IMPROVEMENTS

Pedestrian and Streetscape Improvements

- Replacement of irrigation system
- Addition of street trees
- Installation of historic street lighting
- ADA accessible sidewalks
- Curb bulb-outs

Mobility Improvements

- Protected bike lanes
- New VRT hub
- ADA accessible crosswalk and pedestrian signal at Fulton Street

Utility Improvements

- Coordination with Veolia to replace the main water line
- Fiber optic upgrades to enhance connectivity
- **Replacement and relocation of the main geothermal line**

***GMP 1 – Early Procurement Items**

GEO THERMAL SYSTEM



PROJECT DELIVERY

GMP 1

- Early procurement of Geothermal Materials

GMP 2

- Construction Schedule
- Logistics and Phasing Plans
- Full Scope of Construction
- Competitive Bid - Permitted Drawings
- *Includes Labor and other Geo Install Costs

COST SUMMARY

Amendment No. 1 to the CM/GC Contract with Guho Corp.

Guho Corp. Summary	
Construction Management: Pre-Construction Services	\$62,510
TODAY – Amendment 1: GMP1: Early Procurement Geothermal Materials	\$588,766
Amended CM/GC Contract Total	\$651,766

PROJECT SCHEDULE

1

- Board Approval of Amend 1 – July 16

2

- Geothermal Material Procurement – July 17

3

- GMP 2 Consideration by Board – August 12

4

- Construction Start – September 2024

5

- Project Completion – August 2025

CONSIDER: Resolution 1885

Amendment No. 1 to the CM/GC Contract with Guho Corp.

Suggested Motion:

I move to approve Resolution 1885 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp. for the Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street Project.

AGENDA

IV. Action Items

- A. **CONSIDER** Resolution 1885: Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street, Amendment No 1 to the CM/GC Contract with Guho Corp.
.....Megan Pape (10 minutes)

- B. **CONSIDER** Resolution 1884: Pre-Qualification of Contractors for the Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue
.....Megan Pape/Kathy Wanner (10 minutes)

- C. **CONSIDER** Resolution 1887: Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue. License Agreement for Davis Family Remnant Parcel
.....Mary Watson (10 minutes)

- D. **CONSIDER** Resolution 1886: Selected and Preapproved List of CM/GC Firms
.....Kathy Wanner (5 minutes)

V. Adjourn

CONSIDER: Resolution 1884
Pre-Qualification of Contractors for
Boise City Canal Multi-Use Pathway Project

Megan Pape – Project Manager
Kathy Wanner – Contracts Manager

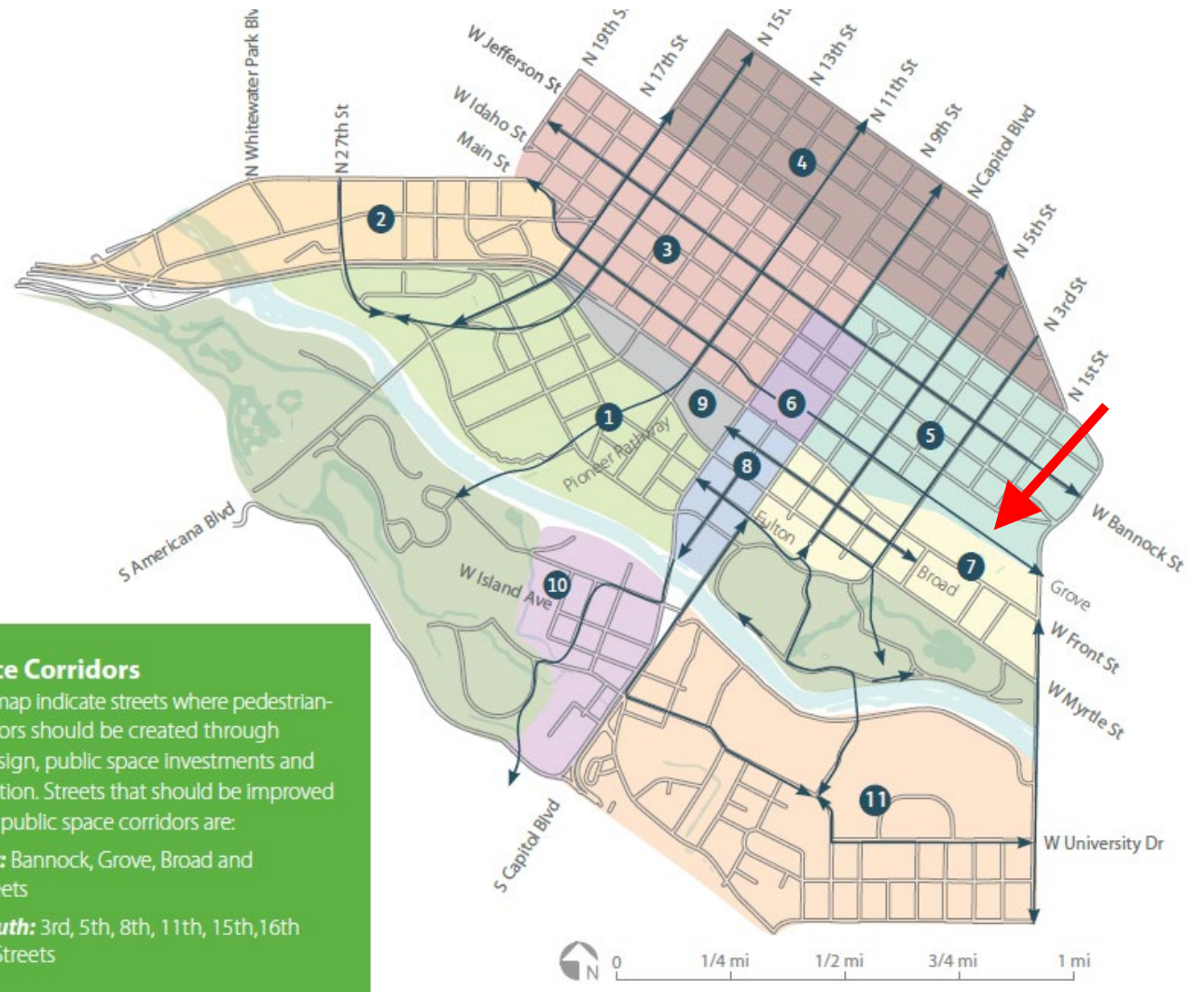
BACKGROUND

2017 City of Boise Downtown Parks & Public Spaces Plan



Public Space Corridors
Arrows on the map indicate streets where pedestrian-oriented corridors should be created through streetscape design, public space investments and program activation. Streets that should be improved to create these public space corridors are:

- **East-West:** Bannock, Grove, Broad and Fulton Streets
- **North-South:** 3rd, 5th, 8th, 11th, 15th, 16th and 27th Streets



BACKGROUND

2020 Grove Street Visioning

SUPPORTED INVESTMENTS	Likely Lead or Partnership Type	Identified Public High Priority
Connectivity and Mobility Projects		
Bike and pedestrian facilities improvements on Grove Street	Public	
4 th Street extension bicycle and pedestrian pathway (connecting Grove and Front Streets)	CCDC	
Grove Street to Broadway Avenue bicycle and pedestrian pathway (ties into this area at 3 rd Street)	Public	★
Alleyway improvements along 4 th Street	CCDC	
Structured parking (to divert vehicle traffic from Grove Street)	CCDC	★
5 th and 6 th Streets two-way configuration	Public	
Street signage and wayfinding	Public	
Nearby transit	Public	



Top 5 highly supported public investments from responses to Old Boise Blocks public survey:

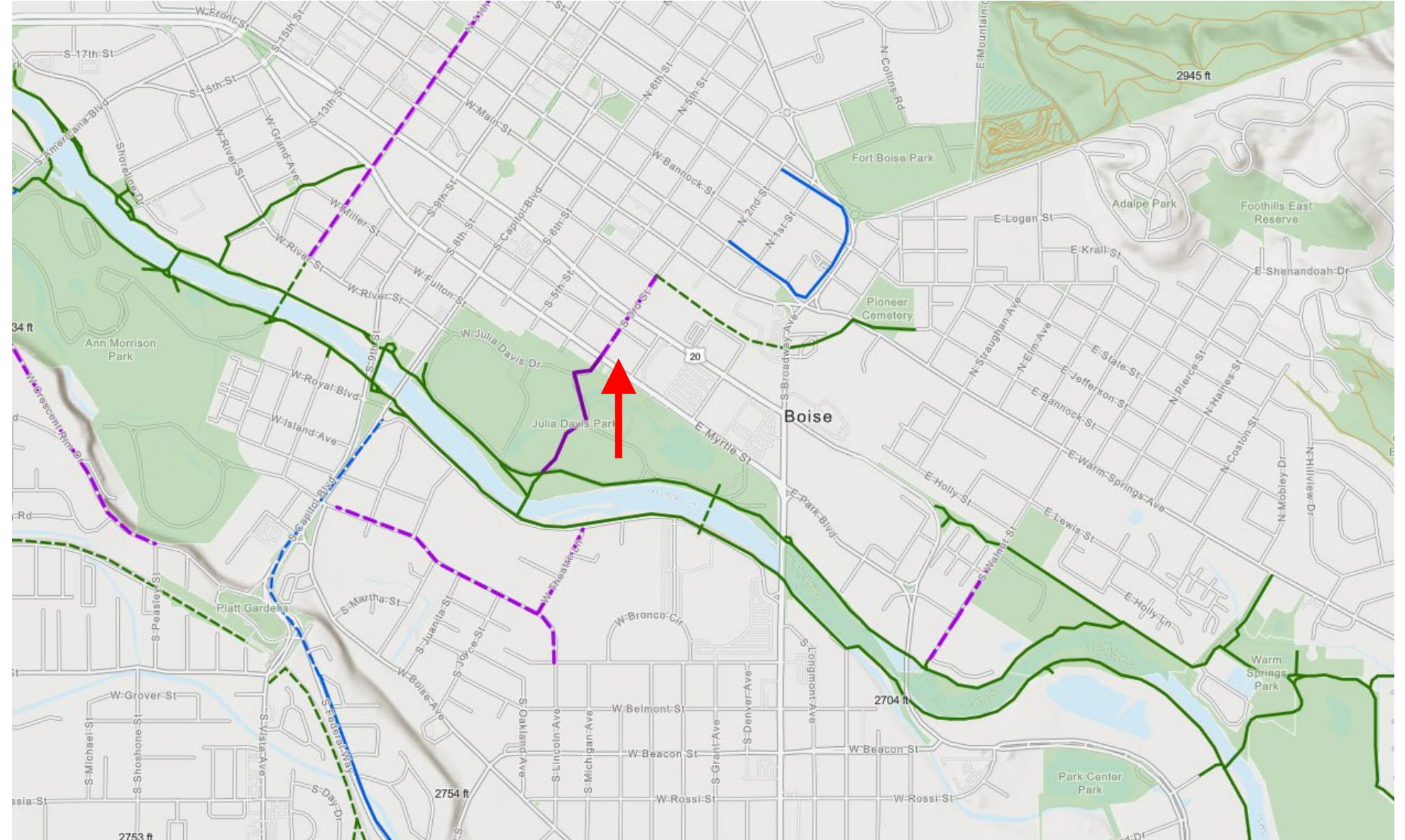
1. Plant additional shade trees and green landscaping
2. Streetscape improvements on Grove Street
3. Create a new public park, plaza or green space along Grove Street
4. Highlight or uncover the Boise City Canal or create public water feature highlighting the canal
5. Create a pedestrian and bicycle pathway connection from the East End of Grove Street to Broadway Avenue



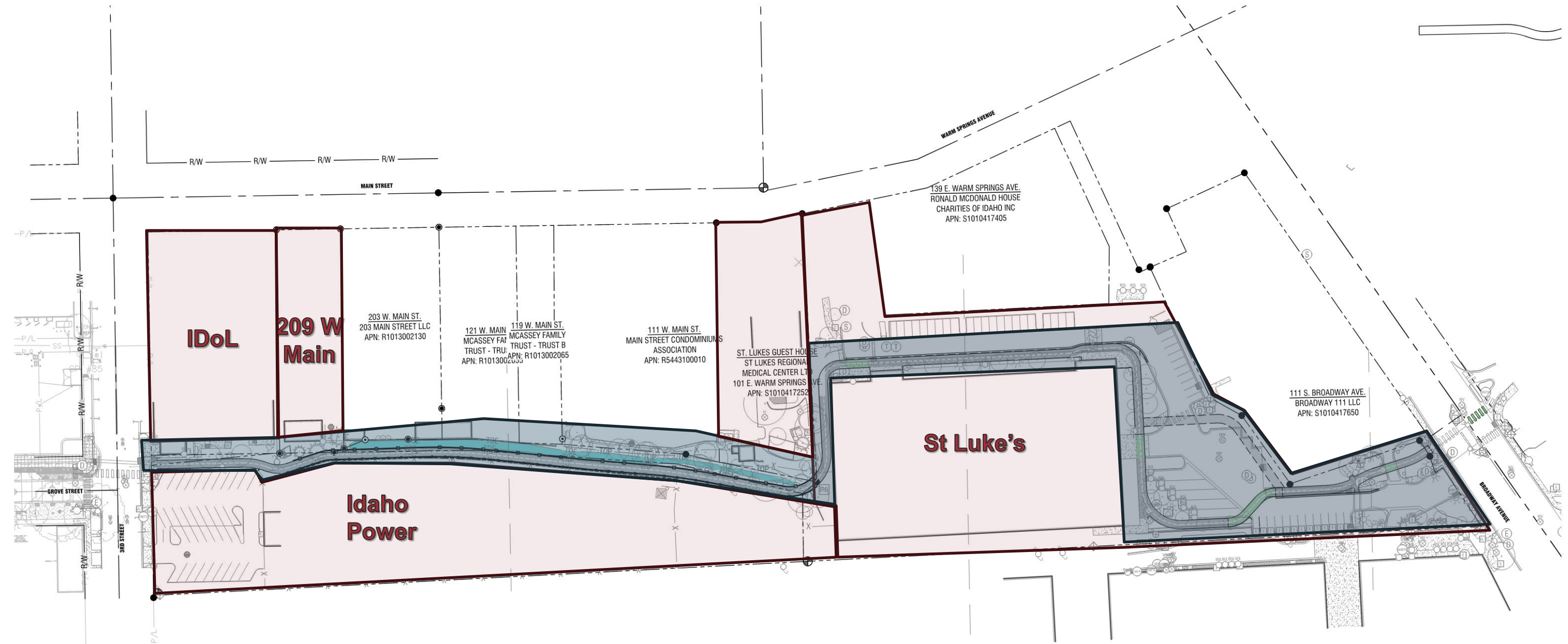
BACKGROUND

2022 City of Boise Pathway Master Plan

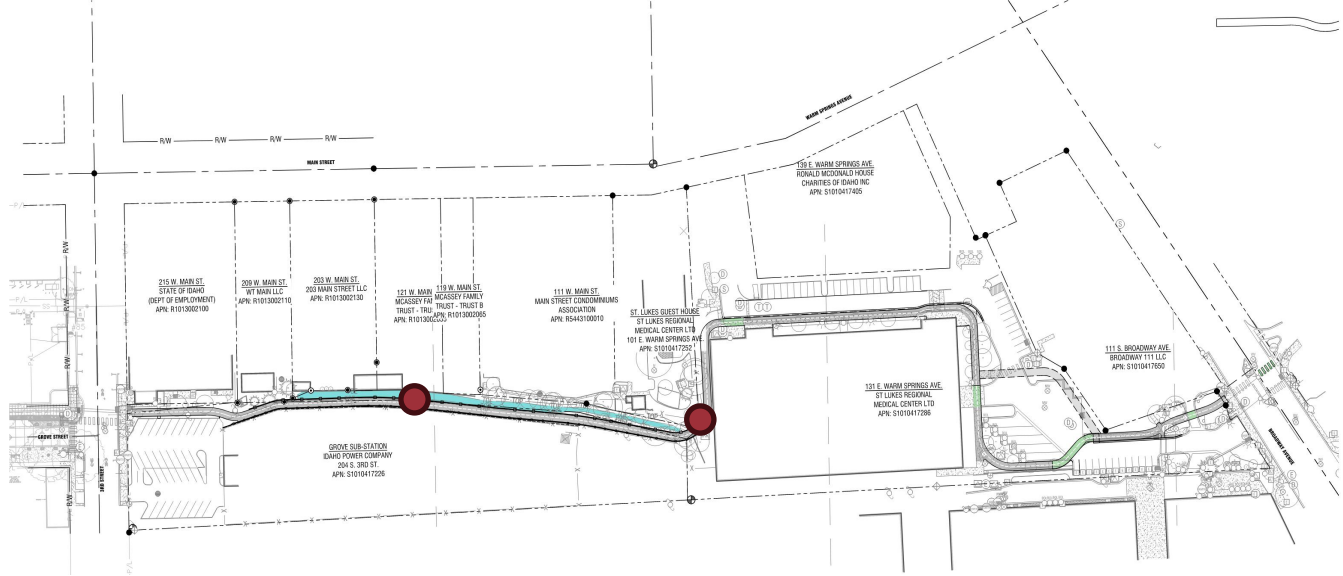
- Near-term priority project
- Medium feasibility



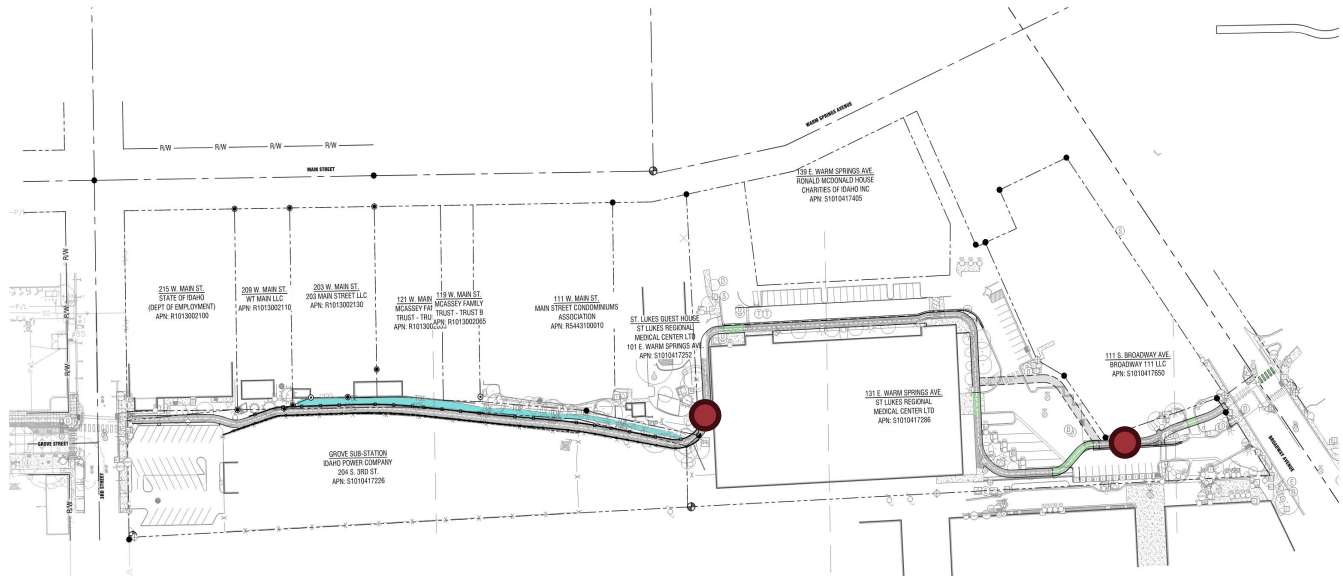
STAKEHOLDER INVOLVEMENT



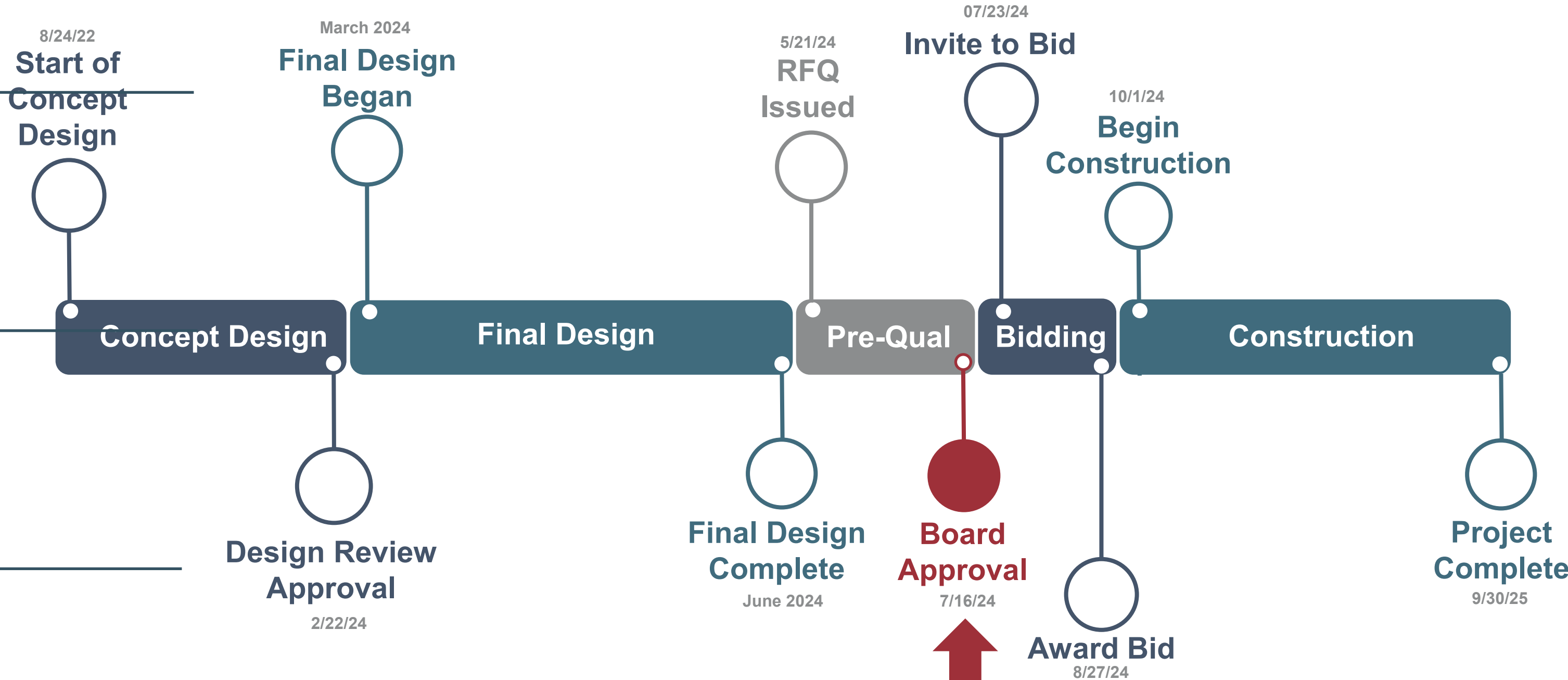
PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT TIMELINE



PROCUREMENT PROCESS

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

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

Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project

Stage 1: RFQ Issued May 21, 2024

Public Notice in Idaho Press May 21 and 28, 2024

Submissions Due June 20, 2024

<< *Review for compliance and RFQ requirements* >>

CCDC Board Decision July 16, 2024

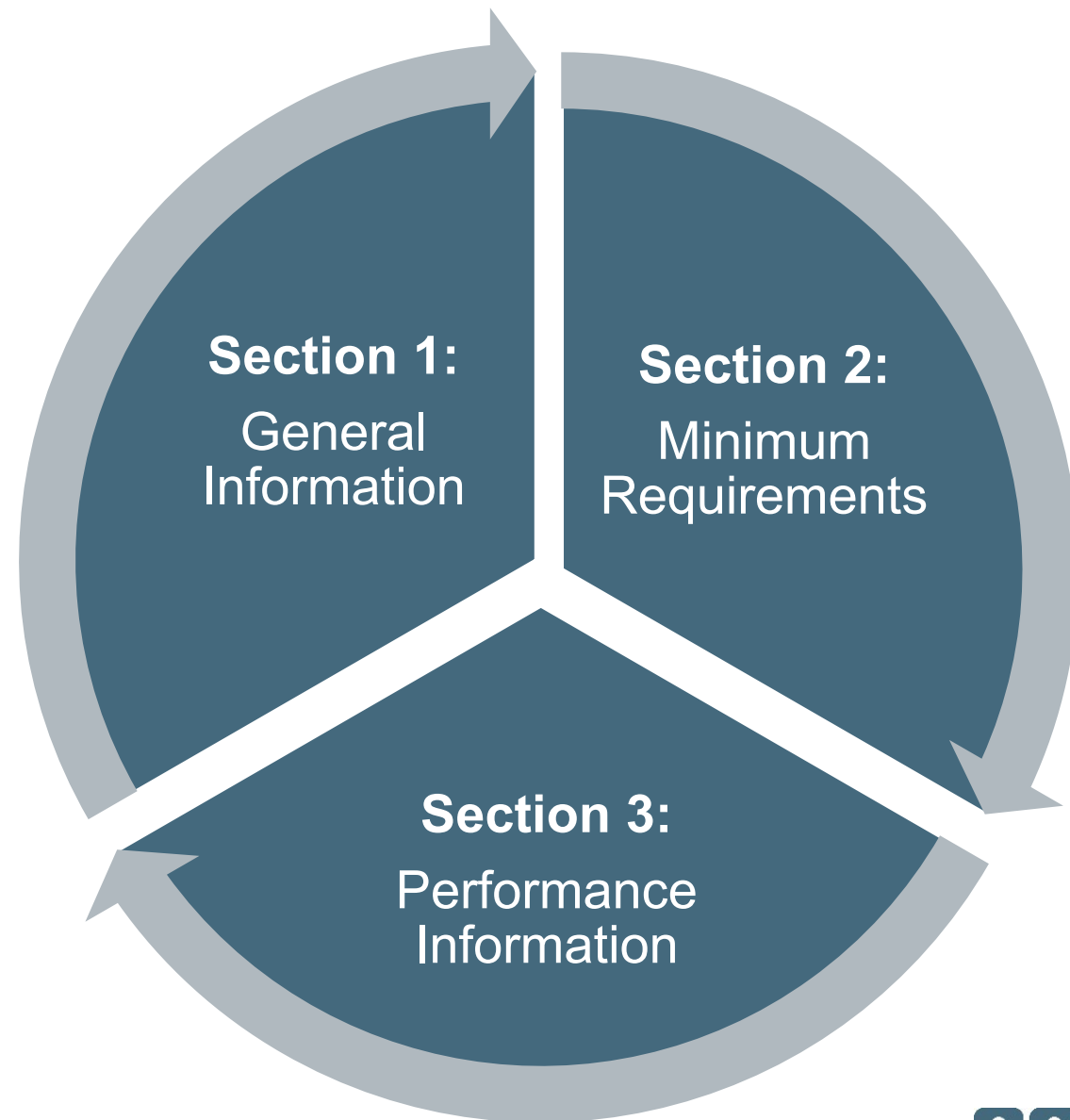
Stage 2: Invitation to Bid July 23, 2024

CONTRACTOR RESPONSES

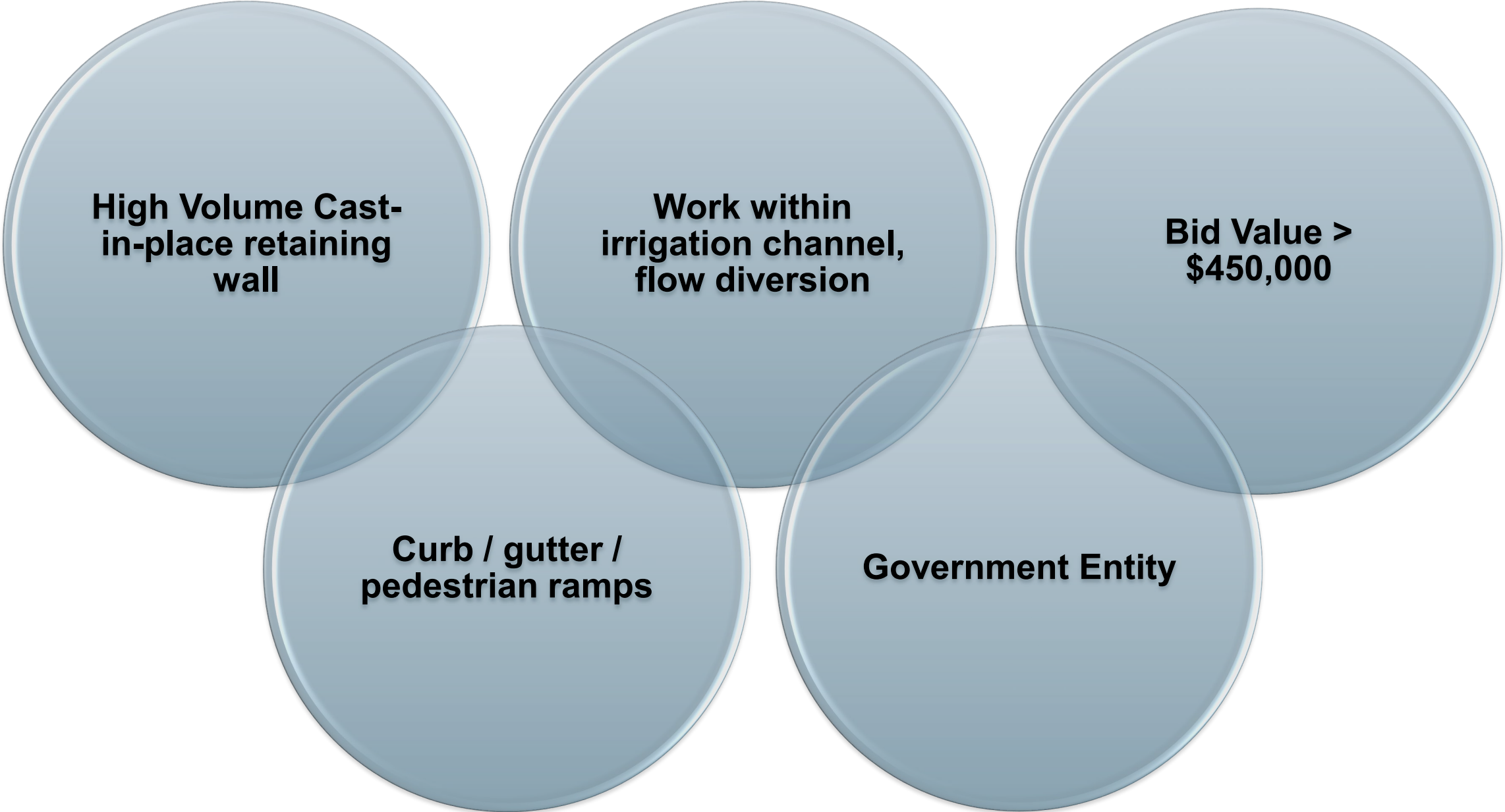


- Bricon, Inc.
- Guho Corp.
- Hawkeye Builders, Inc.
- Knife River – Mountain West
- LaRiviere, Inc.
- Sunnyridge Construction, LLC
- Wright Brothers, The Building Company Eagle LLC

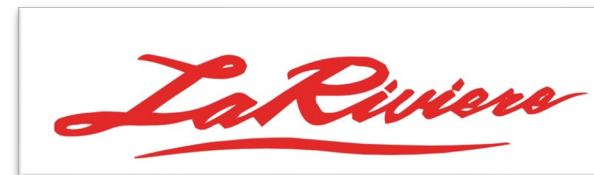
Request for Qualifications



Minimum Requirement: Demonstrated Experience and Capability



Pre-Qualified Companies



Next Steps

July 23, 2024

- Invitation to Bid Issued



August 14, 2024

- Bids Due



Late Summer/September 2024

- CCDC Board Approval



Fall 2024

- Construction Start



CONSIDER: Resolution 1884

Suggested Motion:

I move to adopt Resolution 1884 prequalifying BriCon Inc., Guho Corp., Knife River Corporation – Mountain West, La Riviere, Inc., and Wright Brothers, the Building Company Eagle LLC as eligible to submit bids for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project.

AGENDA

IV. Action Items

- A. **CONSIDER** Resolution 1885: Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street, Amendment No 1 to the CM/GC Contract with Guho Corp.
.....Megan Pape (10 minutes)

- B. **CONSIDER** Resolution 1884: Pre-Qualification of Contractors for the Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue
.....Megan Pape/Kathy Wanner (10 minutes)

- C. **CONSIDER** Resolution 1887: Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue. License Agreement for Davis Family Remnant Parcel
.....Mary Watson (10 minutes)

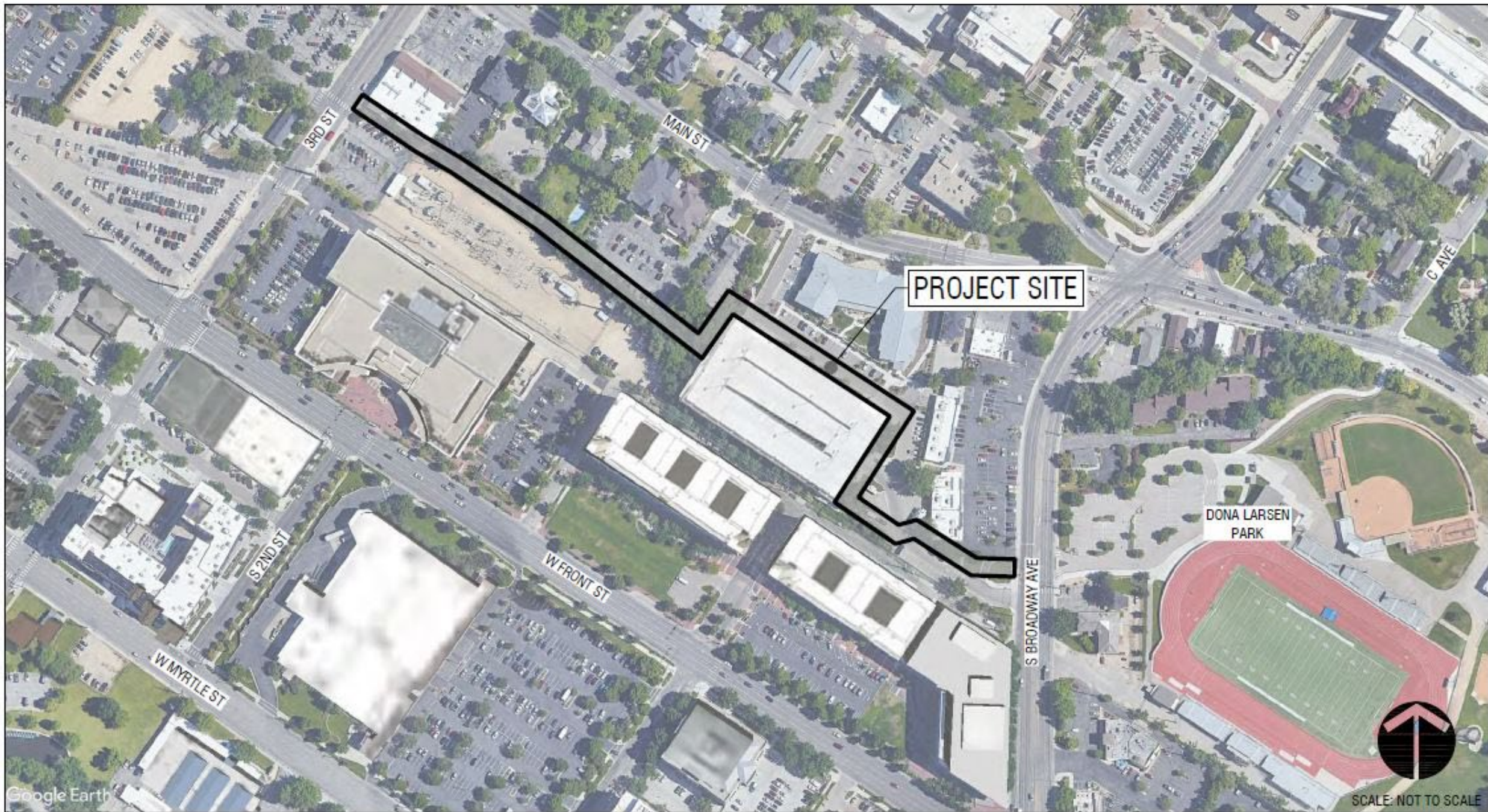
- D. **CONSIDER** Resolution 1886: Selected and Preapproved List of CM/GC Firms
.....Kathy Wanner (5 minutes)

V. Adjourn

Pathway License Agreement Davis Family Remnant Parcel

MARY WATSON
CCDC General Counsel





Google Earth

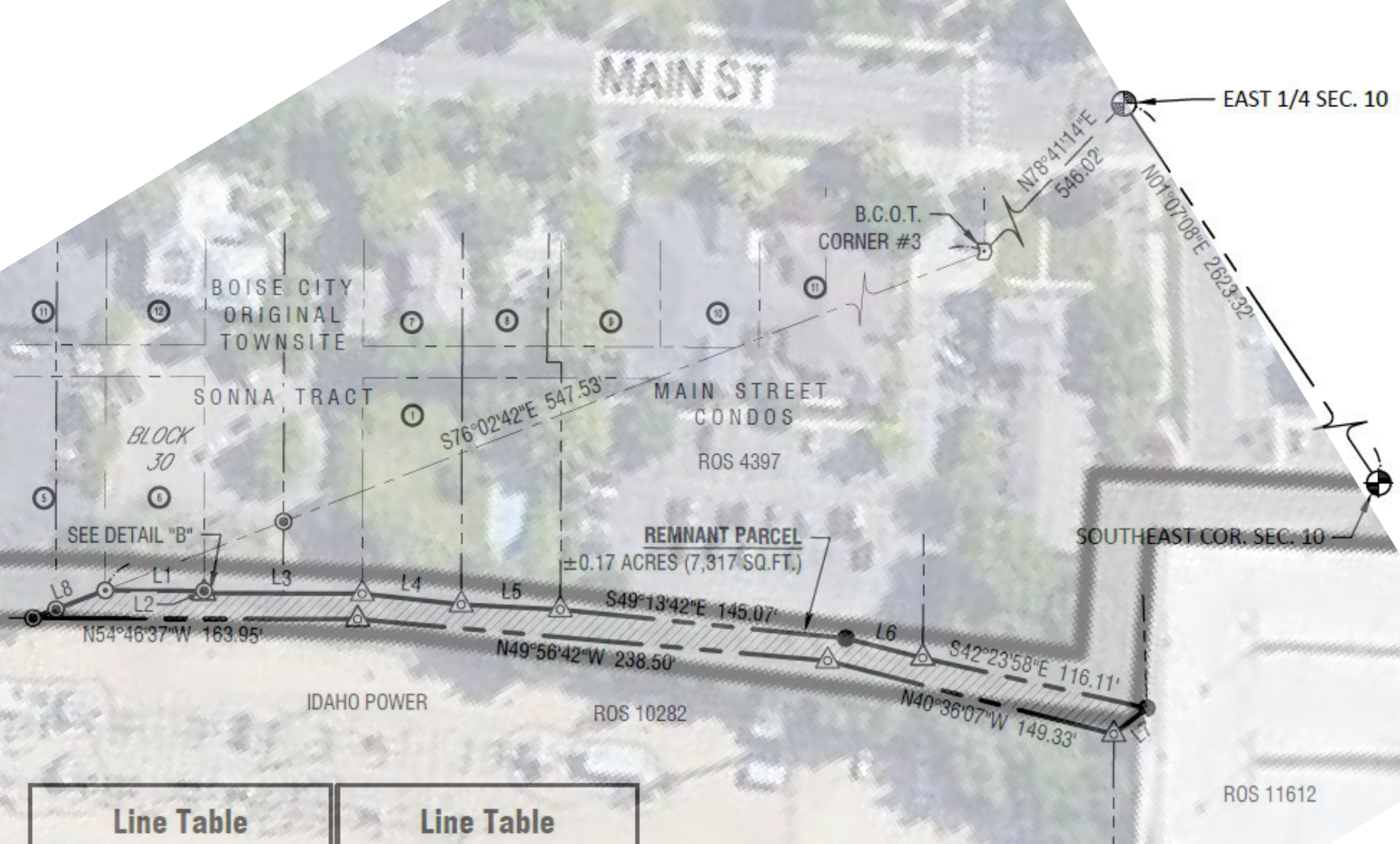
SCALE: NOT TO SCALE

MAIN ST



Davis Remnant

0.17 Acres (7,317 sq.ft.)



Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S54°36'18"E	50.02'	L5	S52°07'13"E	50.14'
L2	S35°14'12"W	1.03'	L6	S40°43'12"E	40.15'
L3	S54°45'51"E	80.00'	L7	S86°53'08"W	21.38'
L4	S48°42'33"E	50.32'	L8	S76°02'42"E	38.92'



DETAIL "B"
N.T.S

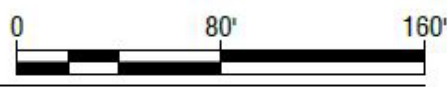


Exhibit "B"

Horizontal Scale: 1" = 80'

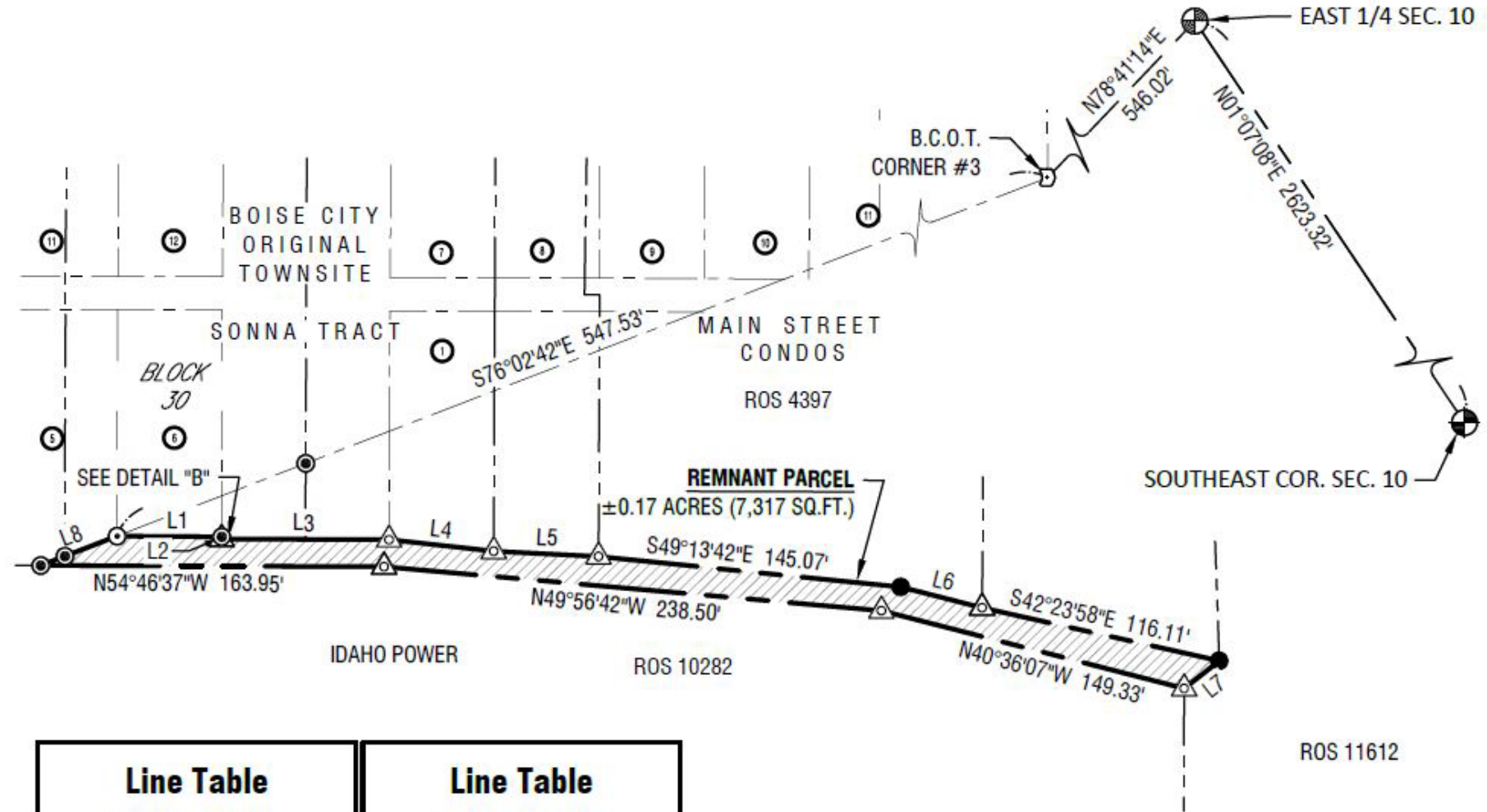
File Location: g:\2022\122112\cad\survey\ehh\isw\231128_davis_remnant_22112.dwg
 Last Plotted By: mich anderson
 Date Plotted: Wednesday, December 6, 2023, at 10:10 AM

Project No.: 122112
 Date of Issuance: December 6, 2023

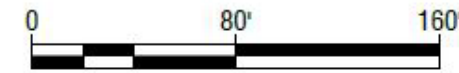
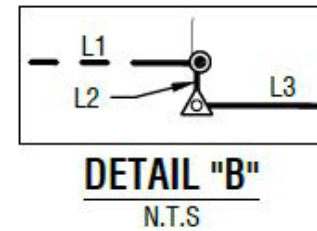


Parcel Description
Boise City Canal Remnant Parcel
CCDC - Boise City Canal Multi-Use Pathway

Davis Remnant 0.17 Acres (7,317 sq.ft.)



Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S54°36'18"E	50.02'	L5	S52°07'13"E	50.14'
L2	S35°14'12"W	1.03'	L6	S40°43'12"E	40.15'
L3	S54°45'51"E	80.00'	L7	S86°53'08"W	21.38'
L4	S48°42'33"E	50.32'	L8	S76°02'42"E	38.92'



File Location: g:\2022\122112\cad\survey\exhibits\ex 23112b davis remnant 122112.dwg
 Last Plotted By: mich anderson
 Date Plotted: Wednesday, December 6, 2023 at 10:10 AM



Exhibit "B"

Horizontal Scale: 1" = 80'

Project No.: 122112
 Date of Issuance: December 6, 2023



Parcel Description
Boise City Canal Remnant Parcel
CCDC - Boise City Canal Multi-Use Pathway

CONSIDER: Resolution 1887

Suggested Motion:

I move to approve the perpetual and irrevocable Pathway License Agreement between the Agency and Davis Estate, Inc., including an acknowledgment of Davis Estate's assignment of the license fee; and authorize the Agency Executive Director to execute same.

AGENDA

IV. Action Items

- A. **CONSIDER** Resolution 1885: Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street, Amendment No 1 to the CM/GC Contract with Guho Corp.
.....Megan Pape (10 minutes)

- B. **CONSIDER** Resolution 1884: Pre-Qualification of Contractors for the Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue
.....Megan Pape/Kathy Wanner (10 minutes)

- C. **CONSIDER** Resolution 1887: Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue. License Agreement for Davis Family Remnant Parcel
.....Mary Watson (10 minutes)

- D. **CONSIDER** Resolution 1886: Selected and Preapproved List of CM/GC Firms
.....Kathy Wanner (5 minutes)

V. Adjourn

Resolution 1886

Preapproved List Construction Manager / General Contractor Firms

Kathy Wanner
Contracts Manager

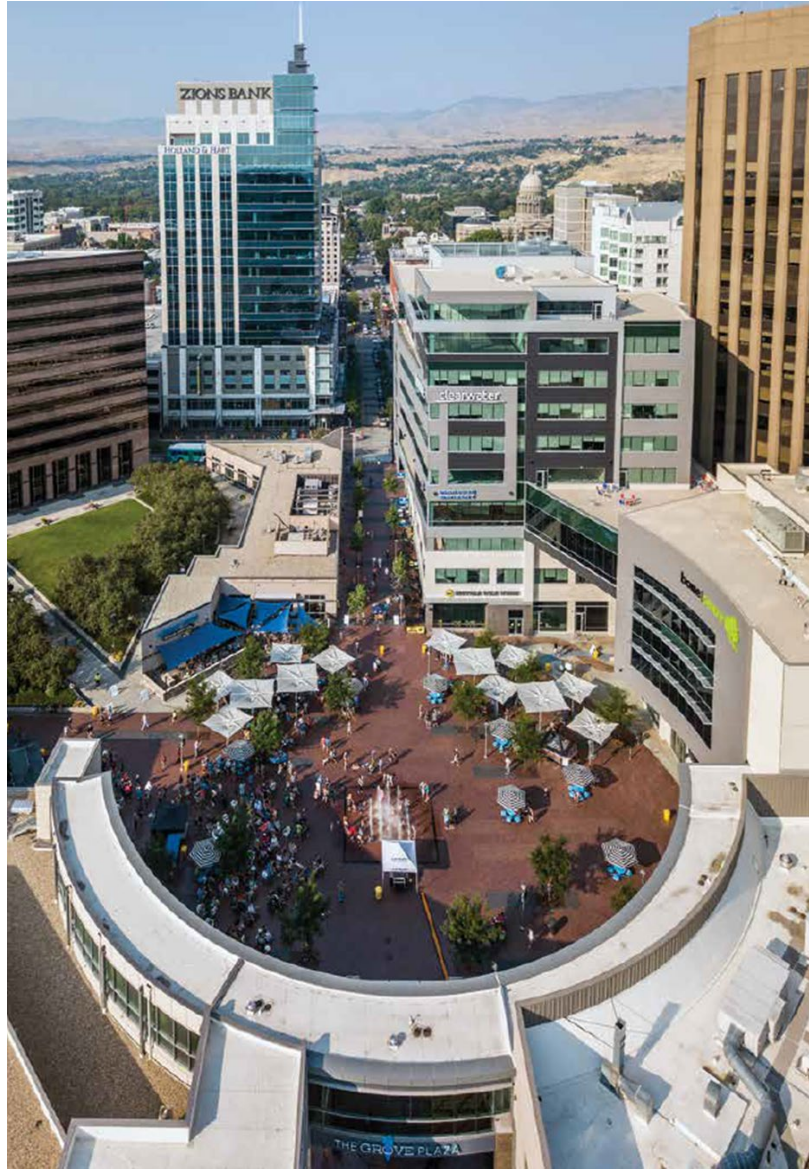




CM/GC

Project Delivery Method

Background



Value of CM/GC Delivery Method

- Collaborative team
- Early involvement
- Complex phasing
- Scheduling
- Interfaces with other projects
- Guaranteed maximum price



Idaho Code § 54-4511(2)

Must be licensed as Construction
Manager AND General
Contractor

Idaho Code § 67-2320

Construction Managers



Qualifications Based Selection Process

Preapproved List Construction Manager / General Contractors

RFQ Issued

May 3, 2024

Public Notice (*Idaho Statesman*)

May 3 and 10, 2024

Submissions Due

June 6, 2024 by 3pm

Evaluations

June 6 – 21, 2024

CCDC Board Consideration

July 16, 2024

Proposals Received

- Andersen Construction
- Engineered Structures, Inc.
- Faber Construction, Inc.
- Guho Corp.
- Idaho Dirt Company
- McAlvain Construction, Inc.
- Petra, Inc.
- Wright Brothers



Proposals Received

- Andersen Construction
- Engineered Structures, Inc.
- Faber Construction, Inc.
- Guho Corp.
- ~~Idaho Dirt Company~~
- McAlvain Construction, Inc.
- Petra, Inc.
- Wright Brothers



Request for Qualification Evaluation Process

EVALUATION	
Cover Sheet / Waiver & Release	Pass/Fail
Signed Cover Letter	5
Company Profile & Staffing	15
CM/GC Approach	25
Budget Control	15
Scheduling	15
Relevant Similar Experience	25
Points / Evaluator	100
Total Points (100 x 4) =	400

Recommended Preapproved List



Considerations

- Resolution 1886
 - Establishes Preapproved List
- Not a guarantee of work
- Use list for appropriate project
- Not limited to list

CONSIDER: Resolution 1886 On-Call Construction Manager / General Contractor

Suggested Motion:

I move to adopt Resolution 1886 creating a list of selected and pre-approved Construction Manager / General Contractor (CM/GC) firms for a five-year term.

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).