



**BOARD
OF
COMMISSIONERS
MEETING
August 28, 2024**

CAPITAL CITY DEVELOPMENT CORPORATION

Special Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
August 28, 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 August 12, 2024

B. Other

1. Approve Resolution 1894: Construction Agreement between Capital City Development Corporation and Idaho Power Company for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project

IV. ACTION ITEM

A. CONSIDER Resolution 1893: Approve FY 2025 Five Year Capital Improvement PlanDoug Woodruff (5 minutes)

B. PUBLIC HEARING: Proposed FY 2024 Amended Budget Chair Haney Keith (10 minutes)

C. CONSIDER Resolution 1889: Adopt FY 2024 Amended Budget.....Joey Chen (5 minutes)

D. PUBLIC HEARING: Proposed FY 2025 Original Budget Chair Haney Keith (10 minutes)

E. CONSIDER Resolution 1890: Adopt FY 2025 Original Budget.....Joey Chen (5 minutes)

F. CONSIDER Resolution 1892: Linen Blocks on Grove Street Streetscape Improvement Project. Amendment No. 4 to the CM/GC Contract with Guho Corp..... Amy Fimbel (10 minutes)

G. CONSIDER Resolution 1891: Boise City Canal Multi-Use Pathway Project. 3rd Street to Broadway Avenue. Public Works Construction Contract with Wright Brothers, The Building Company, Eagle LLC. Kathy Wanner (10 minutes)

V. ACTION ITEM: EXECUTIVE SESSION

To acquire an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel for CCDC to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

VI. 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).



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
August 12, 2024

I. CALL TO ORDER:

Chair Haney Keith convened the meeting with a quorum at 12:02 p.m.

Roll Call attendance taken:

Present: Commissioner Drew Alexander, Commissioner Latonia Haney Keith, Commissioner Rob Perez, Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Todd Cooper, Commissioner Ryan Erstad, Commissioner Danielle Hurd, and Commissioner Lauren McLean.

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Holli Klitsch – Controller; Lana Graybeal, Senior Communications Advisor; Doug Woodruff, Development Director; Alexandra Monjar, Senior Project Manager – Property Development; Zach Piepmeyer, Parking & Mobility Director; Mary Watson, General Counsel; Sandy Lawrence, Executive Assistant; and Agency legal counsel, Meghan Sullivan Conrad.

Dean Papé, deChase Miksis, attended the meeting.

Jill Sherman, Edlen & Co., attended the meeting virtually.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. Block 68/69 Catalytic Redevelopment Project Update

Alexandra Monjar, Senior Project Manager – Property Development, Jill Sherman, Edlen & Co., Dean Papé, deChase Miksis, gave a report.

B. FY2025-2029 Five Year Capital Improvement Plan

Doug Woodruff, Development Director, gave a report.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for July 2024

B. Minutes and Reports

1. Approve Meeting Minutes for July 16, 2024

C. Other

1. Approve Resolution 1883: 521 W. Grove St. Public Space. First Amendment to the Type 4 Participation Agreement with Boise City Department of Arts & History
2. Approve Resolution 1888: 421 N. 10th St. First Amendment to the Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho

Commissioner Stevens made a motion to approve the Consent Agenda.

Commissioner Alexander seconded the motion.

Roll Call:

- Commissioner Alexander - Aye
- Commissioner Haney Keith - Aye
- Commissioner Perez - Aye
- Commissioner Stevens - Aye
- Commissioner Townsend - Aye

The motion carried 5 - 0.

V. ACTION ITEM

A. CONSIDER Proposed FY2024 Amended Budget

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Alexander moved to tentatively approve the FY2024 Amended Budget to new revenue and expense totals of \$46,154,293 and set the time and date of Noon, August 28, 2024 for the statutorily required public hearing on the Budget Amendment.

Commissioner Perez seconded the motion.

Roll Call:

- Commissioner Alexander - Aye
- Commissioner Haney Keith - Aye
- Commissioner Perez - Aye
- Commissioner Stevens - Aye
- Commissioner Townsend - Aye

The motion carried 5 - 0.

B. CONSIDER Proposed FY2025 Original Budget

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Perez moved to tentatively approve the FY2025 Original Budget totaling \$72,872,377 and set the time and date of Noon, August 28, 2024, for the statutorily required public hearing on the Agency’s budget for the coming fiscal year.

Commissioner Townsend seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 5 - 0.

VI. MEETING ADJOURNMENT

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

The meeting was adjourned at 1:55 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 28th DAY OF AUGUST 2024.

Latonia Haney Keith, Chair

Lauren McLean, Secretary



AGENDA BILL

<p>Agenda Subject: Construction Agreement between Capital City Development Corporation and Idaho Power Company for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project</p>		<p>Date: August 28, 2024</p>
<p>Staff Contact: Megan Pape, Capital Improvements Project Manager</p>	<p>Attachments: A. Resolution 1894 B. Construction Agreement C. Area Map of Fencing Location</p>	
<p>Action Requested: Adopt Resolution 1894, approving the Construction Agreement between Capital City Development Corporation and Idaho Power Company for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project.</p>		

Background:

Beginning winter 2022, the Agency and its design consultant, The Land Group, have been working with partner agencies, Boise City Canal Company representatives, and adjacent property owners to develop a multi-use pathway that will connect the existing enhanced pedestrian crossing on Broadway Avenue near Dona Larsen Park to the intersection of 3rd Street & Grove Street. As identified through previous planning efforts led by the City of Boise and the Agency, this high priority pathway connection will provide safe access from the East End to the Downtown urban core for both pedestrians and cyclists.

During the final design phase of this project, the design team discovered that the excavation required for the construction of the Pathway will impact the integrity of the current fencing that separates the proposed pathway from the adjacent Idaho Power sub-station located at 204 S. 3rd Street. Further, the elevation of the finished pathway above existing grade will reduce the effective height of the existing fence below Idaho Power’s minimum height requirements. As a result, Idaho Power Company has required that the pathway project replace the current fencing with taller fencing to maintain the safety of pathway users as well as protect Idaho Power’s critical infrastructure located within the substation.

Idaho Power initiated the enclosed Construction Agreement with the Agency for the replacement of the existing fence with a new, taller chain link fence. The Agreement commits Idaho Power to design and construction of the proposed fence. CCDC will make payments to

Idaho Power for the actual cost of design and construction. Idaho Power anticipates the fence can be completed within 10 months of execution of the Construction Agreement.

Fiscal Notes:

Idaho Power provided a preliminary estimate of \$270,000 for construction of the fencing. The Agency's FY2025 budget includes sufficient funding for this expense.

Staff Recommendation:

Staff recommends that the Agency Board adopt Resolution 1894, approving the Construction Agreement between CCDC and Idaho Power Company for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project.

Suggested Motion:

I move to adopt Resolution 1894 approving the Construction Agreement between CCDC and Idaho Power Company for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project.

RESOLUTION NO. 1894

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 AN AGREEMENT BETWEEN THE AGENCY AND IDAHO POWER COMPANY FOR PUBLIC UTILITY SERVICES; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT 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 seeks to encourage economic development by assisting with infrastructure and public facility improvements; and,

WHEREAS, the Idaho Power Company, with its principal office in Boise, Idaho, is an electric utility corporation that owns and operates, on an exclusive basis, all electrical

transmission lines and is regulated as a public utility company by the Federal Energy Regulatory Commission and the Idaho Public Utilities Commission; and,

WHEREAS, the Agency's construction of the Boise City Canal Multi-Use Pathway Project from 3rd Street east to Broadway Avenue between Front Street and Main Street in Boise, Idaho (the "Project") runs adjacent to real property owned by Idaho Power that is used for its Grove Substation; and,

WHEREAS, the Project, located in the River Myrtle-Old Boise Urban Renewal District as created by the River Myrtle-Old Boise Plan, necessitates design, construction, and installation of a modified security fence along the northern boundary of the Idaho Power Grove Substation (the "Work"); and,

WHEREAS, in accordance with Idaho Code § 67-2803(16) which specifically exempts public utilities services from the procurement requirements of chapter 28, title 67, Idaho Code, the Agency and the Idaho Power Company have negotiated an agreement, a copy of which is attached hereto as EXHIBIT A, whereby Idaho Power Company will complete the Work and the Agency will reimburse Idaho Power Company for same, as outlined in the agreement; and,

WHEREAS, the Agency Board finds it in the public interest and deems it appropriate to contract with Idaho Power Company for the public utility services outlined in 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 Agreement with Idaho Power Company, 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 authorized to execute the Agreement with Idaho Power Company for TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000) 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 all 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 August 28, 2024, Agency Board meeting; the Agency is further 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.

APPROVED AND PASSED by the Urban Renewal Agency of Boise City, Idaho, on August 28, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 28, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

CONSTRUCTION AGREEMENT

This Construction Agreement (“Agreement”) is entered to be effective on the 26th day of August, 2024 (“Effective Date”), by and between Idaho Power Company, an Idaho corporation with its principal offices located at 1221 W. Idaho Street, Boise, Idaho 83702 (“Idaho Power”) and the Urban Renewal Agency of Boise City, doing business as Capital City Development Corporation, an independent public body, corporate and politic, exercising governmental functions and powers and organized and existing under the Idaho Urban Renewal Law of the State of Idaho, title 50, chapter 20, Idaho Code, and the Local Economic Development Act, title 50, chapter 29, Idaho Code, with a business address of 121 North 9th Street, Suite 501, Boise, Idaho 83702 (“CCDC”). Idaho Power and CCDC may be referred to herein individually as “Party” or collectively as the “Parties.”

Recitals:

WHEREAS, Idaho Power is an investor-owned electric utility engaged in the generation, transmission, and distribution of electricity to its customers in southern Idaho and eastern Oregon; and,

WHEREAS, CCDC is the redevelopment and urban renewal agency for Boise, Idaho; and,

WHEREAS, CCDC intends to construct a public, multi-use pathway from 3rd Street east to Broadway Avenue between Front Street and Main Street in Boise, Idaho (“Project”); and,

WHEREAS, CCDC requests Idaho Power proceed with design, construction, and installation of a modified security fence adjacent to the Project and along the northern boundary of the Idaho Power Grove Substation located in Boise, Idaho, defined below as the “Work”; and,

WHEREAS, Idaho Power agrees to perform the Work in accordance with the terms and conditions of this Agreement.

Agreement:

NOW, THEREFORE, in consideration of the mutual obligations and undertakings set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, Idaho Power and CCDC agree as follows:

1) **Recitals.** The above-stated Recitals are incorporated by this reference and made a part of this Agreement.

2) **Scope of Work.** Idaho Power shall design, purchase material, and install fencing and associated modifications required to complete the Work. Idaho Power shall perform the Work in accordance with Idaho Power’s current specifications deemed applicable by Idaho Power. Idaho Power, in its sole discretion, may subcontract all or any portion of the Work.

3) **Rule H Work.** In addition to the Work set forth in Section 2 above, there is other distribution work associated with the Project which Idaho Power will perform in accordance with Rule H (*New Service Attachments and Distribution Line Installations or Alterations*) of Idaho Power’s Tariff (“Rule H Work”). The Rule H Work, and costs associated therewith, is specifically **excluded** from, and will not be performed in accordance with, the terms of this Agreement, and is set forth in this Section 3 for informational purposes only.

CCDC acknowledges the costs associated with the Rule H Work are in addition to, and not included

in, the Estimated Project Cost set forth in Section 6 below. CCDC may access Rule H at Idaho Power’s website (www.idahopower.com) or the Idaho Public Utilities Commission website (www.puc.idaho.gov). CCDC acknowledges and understands it has certain Rule H rights and obligations not fully detailed in this Agreement and is responsible for understanding and complying with all such rights and obligations.

4) **Estimated Schedule.** Subject to the terms of this Agreement, Idaho Power will use commercially reasonable efforts, as deemed necessary in its sole discretion, to complete or cause to be completed the Work by the estimated date of September 30, 2025 (“Estimated Completion Date”).

The Parties agree time is of the essence concerning this Agreement. The Parties hereto expressly acknowledge and understand that the River Myrtle-Old Boise Urban Renewal District, established in 1994 by City of Boise Ordinance No. 5596 and thereafter amended in 2004 by City of Boise Ordinance No. 6362 to expand the District to include an area of Old Boise where the Project is located, terminates September 30, 2025 (“Termination Date”).

The Estimated Completion Date and the Estimated Schedule Milestones set forth in Table 1 below are estimates only and CCDC understands and acknowledges these dates are subject to a number of conditions and uncertainties, some of which are outside of Idaho Power’s control, and are not warranted or guaranteed by Idaho Power. CCDC agrees Idaho Power is not liable or responsible for any damages or losses CCDC may incur in the event Idaho Power fails to achieve the Estimated Completion Date or Table 1 Estimated Schedule Milestones.

The Parties understand and acknowledge Idaho Power controls the means, methods, and scheduling of the Work and that the Work may involve stages not set forth in Table 1 which may impact the Estimated Completion Dates including, but not limited to permitting and land rights acquisition, execution of subcontracts, and engineering and testing. If the Construction Agreement is not executed by September 15, 2024, Idaho Power will reevaluate the Estimated Schedule revise this Agreement as necessary to account for Estimated Schedule changes.

Table 1: Estimated Schedule Milestones

Task	Date
Execute Construction Agreement	August 29, 2024
Finalize Design & Initiate Permitting and Long Lead Material Orders	5 months after Construction Agreement Executed and funds received
Estimated Completion Date	10 months after Construction Agreement Executed and funds received

5) **Easement.** The Project area for fencing modifications is already owned and/or under easement by Idaho Power. Construction and use of the pathway Project is covered under the Temporary Access Agreement between Idaho Power and CCDC. No other easements are anticipated with this agreement.

6) **Cost Estimate and Payment Schedule.**

6.1 **Cost Estimate.** Idaho Power will complete the Work on a time and materials basis. The estimated cost for completion of the Work is \$270,000.00 (as may be adjusted as provided herein), (the “**Cost Estimate**”). CCDC understands and acknowledges the Cost Estimate is an estimate

only, is not guaranteed by Idaho Power, and is subject to a number of factors and uncertainties, some of which are outside of Idaho Power’s control.

6.2 **Actual Costs.** CCDC shall pay all actual costs incurred by Idaho Power including, without limitation, direct costs, indirect costs, and all other costs to complete the Work (collectively, the “**Actual Costs**”). The Actual Costs may be more or less than the Cost Estimate. CCDC shall pay Idaho Power the Cost Estimate in accordance with the Payment Schedule set forth in Table 2 below. at any point during completion of the Work the Actual Costs exceed the then-current Cost Estimate, Idaho Power may invoice CCDC for the outstanding Actual Costs and CCDC shall pay the same in accordance with Section 6.3.

Table 2: Payment Schedule

Payment Due Dates	CCDC Payments
9/30/2024 – Initiate Engineering Design (fixed payment)	\$25,000.00
TBD – Milestone payment at construction contract award (estimate, will be based on contractor bids, accrued costs)	\$235,000.00
9/10/2025 – True up actual costs/accruals before CCDC district termination (estimate, will be based on accrued costs)	\$10,000.00

6.3 **Initial Payment and Invoices.** Payment shall be made based on the Milestone schedule outline in Table 2 above. Idaho Power will invoice CCDC approximately 30 days before the Payment Due Dates as set forth in Table 2. CCDC shall have 30 calendar days from each invoice date received from Idaho Power to make payment. Although CCDC is ultimately responsible for paying all Actual Costs to complete the Work the milestone payments made by CCDC throughout the work are estimates only and Idaho Power will reconcile its Actual Costs upon completion of the Work in accordance with Section 6.5.

6.4 **Late Payment Interest.** Interest shall accrue at 18% per annum on all past due amounts not received by the Payment Due Dates set forth in Table 2 above, or such earlier date as required pursuant to written notice from Idaho Power to CCDC as set forth in Section 6.3.

6.5 **Reconciliation of Actual Costs.** Upon completion of the Work, Idaho Power will reconcile the amounts paid by CCDC in accordance with Table 2 with the Actual Costs incurred by Idaho Power. Idaho Power will provide CCDC with a reconciliation statement and invoice CCDC for underpayment or refund CCDC for overpayment. CCDC shall have no further financial obligation or maintenance responsibility, and CCDC’s payments under this Agreement shall not entitle CCDC to any ownership rights or interest in the Work or any real property interests acquired by or on behalf of Idaho Power to perform the Work. Ownership of the Work and real property interests shall be and remain with Idaho Power as set forth in Section 8.

7) **Ownership, Operation, and Maintenance.** CCDC recognizes the Work will become a part of Idaho Power’s integrated electrical transmission and distribution system. Idaho Power shall immediately own, operate, and maintain the Work designed, conceived, performed, and constructed under this Agreement, notwithstanding payment by CCDC for such Work.

8) **Termination and Suspension.**

a. **Termination for Cause.** If CCDC breaches any term of this Agreement, Idaho Power may, in its discretion, suspend this Agreement and/or the Work following written notice to CCDC.

For avoidance of doubt, CCDC's failure to make timely payments in accordance with this Agreement shall be considered a breach of the Agreement. In addition, Idaho Power shall be entitled to suspend Work at any time during which Actual Costs exceed the then-current Cost Estimate and, following receipt of an invoice from Idaho Power CCDC fails to pay the outstanding Actual Costs in accordance with Section 6(c).

b. **Termination for Convenience.** CCDC may terminate this Agreement for their convenience by providing 45 days advance written notice to Idaho Power.

c. **Effects of Termination.** If this Agreement is terminated in accordance with Section 8, Idaho Power will refund only the amounts received from CCDC that exceed the Actual Cost of the Work then completed or committed at the effective date of termination, which shall include, without limitation, all costs incurred by Idaho Power to restore the Idaho Power facilities to their original state. Ownership and possession of any partially completed Work shall remain with Idaho Power and Idaho Power is not required to sell any materials purchased or acquired by Idaho Power on or prior to the date of termination. If Idaho Power suspends or terminates this Agreement in accordance with this Section 8 and the Actual Costs of the Work exceed the amount paid to Idaho Power at the effective date of termination, CCDC shall pay Idaho Power the difference within 30 calendar days of receiving Idaho Power's invoice.

9) **Coordination Obligations; Cooperation.** CCDC shall coordinate with Idaho Power in all aspects associated with this Agreement and with Idaho Power's facility upgrades. Some electrical outages may be necessary for Idaho Power to perform the Work. Idaho Power will use reasonable efforts to coordinate with CCDC to minimize the impacts to both Parties. CCDC shall on a timely basis provide all reasonably necessary support to Idaho Power in connection with Idaho Power's performance of the Work. Not in limitation of the foregoing, CCDC shall perform or assist Idaho Power in conducting any start-up, commissioning, or performance tests as may be requested by Idaho Power in connection with the Work. CCDC shall be responsible for ensuring that conditions on and near the site where the Work will be performed and over which it has control are maintained in a safe condition at all times.

10) **Indemnification.** To the fullest extent permitted by law, and without waiving any immunity or defense, the following indemnification provisions shall be deemed to be separate and independent from this Agreement in the event there is any default, termination, cancelation, or expiration of this Agreement and shall survive any such default, termination, cancelation, or expiration. Each Party shall be solely responsible for claims by and payments to its employees for injuries occurring in connection with their employment or arising out of any workers' compensation law.

a. CCDC shall indemnify, defend and hold harmless Idaho Power and its officers, directors, and employees for, from, and against any suits, demands, allegations, claims, damages, losses, liability, costs, and expenses of any nature (including court costs and attorney fees) (collectively, "**Damages**"), whether actual or merely alleged and whether directly incurred or raised by a third party, arising out of or caused by the negligence or willful misconduct of CCDC relating to this Agreement, but only to the extent such Damages are not exclusively caused by the sole negligence of Idaho Power. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of the protections afforded to CCDC as an independent public body, corporate and politic, including but not limited to the protections of the Idaho Tort Claims Act.

b. Idaho Power shall indemnify, defend, and hold harmless CCDC and its officers, directors, and employees for, from, and against any suits, demands, allegations, claims, damages, losses, liability, costs, and expenses of any nature (including court costs and attorney fees) (collectively, "**Damages**"), whether actual or merely alleged and whether directly incurred or raised by a third party, arising out of or caused by the negligence or willful misconduct of Idaho Power relating to this Agreement, but only to the extent such Damages are not exclusively caused by the sole negligence of CCDC.

11) **Limitation of Liability.** IN NO EVENT SHALL IDAHO POWER BE LIABLE FOR ANY INDIRECT, INCIDENTAL, EXEMPLARY, PUNITIVE, OR CONSEQUENTIAL DAMAGES INCLUDING, WITHOUT LIMITATION, LOST OR ANTICIPATED PROFITS, REVENUE OR GOOD WILL OF CUSTOMERS, INTEREST, AND/OR CLAIMS BY THIRD PARTIES, WHETHER SUCH LOSS IS BASED ON CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE. IDAHO POWER'S TOTAL CUMULATIVE LIABILITY FOR DAMAGES OF ANY KIND RELATING TO THE WORK, WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE, GROSS NEGLIGENCE OR STRICT LIABILITY), OR OTHERWISE, SHALL BE LIMITED TO 25% OF THE AMOUNT PAID BY CCDC TO IDAHO POWER FOR THE WORK UNDER THIS AGREEMENT.

12) **No Warranty.** EXCEPT AS STATED HEREIN, IDAHO POWER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND REGARDING THE ACCURACY, VALIDITY, RELIABILITY, USABILITY, VALUE OR OTHERWISE OF THE WORK. IDAHO POWER DISCLAIMS ALL EXPRESS, IMPLIED, OR STATUTORY WARRANTIES AS TO ANY ASPECT OF THE WORK, SPECIFICALLY WITHOUT LIMITATION ALL IMPLIED WARRANTIES OR CONDITIONS OF MERCHANTABILITY, AND ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

13) **Confidentiality.** Each Party will hold and will cause its directors, members, officers, employees, agents, and other representatives (collectively, "Representatives") to hold in strict confidence, unless compelled to disclose by judicial or administrative process (of which it will give the other Party notice and an opportunity to contest disclosure), or, in the opinion of counsel, by other requirements of law including the Idaho Public Records Act, title 74, chapter 1, Idaho Code, all documents and information concerning the other Party furnished to it and its Representatives in connection with this Agreement (except to the extent that such information can be shown to have been: (i) in the public domain through no fault of the disclosing Party or its Representatives; or (ii) made available to a Party or its Representatives on a non-confidential basis from a source other than the disclosing Party or its Representatives when the source is not subject to a confidentiality obligation to the disclosing Party.

14) **Waiver.** Waiver of any right, privilege, claim, obligation, condition, or default must be in writing and signed by the waiving Party. No waiver by a Party of any rights or breach of this Agreement shall be deemed or construed as a waiver of any other preceding or subsequent right or breach of this Agreement.

15) **Severability.** If any provision of this Agreement is held to be void, voidable, contrary to public policy, or unenforceable, that provision will be deemed severable from the Agreement and the remainder of the Agreement will continue in full effect as if the severed provision had not been included.

16) **Regulatory Authority.** This Agreement is subject to valid laws and to the regulatory authority and orders, rules, and regulations of the Idaho Public Utilities Commission and such other administrative bodies having jurisdiction, as well as Idaho Power Company's Rules and Regulations as now or may be hereafter modified and approved by the Commission.

17) **Force Majeure.** In addition to Idaho Power having no liability or responsibility for damages or losses that CCDC may incur in the event Idaho Power fails to achieve the Estimated Completion Date, Idaho Power is not liable for failure to perform any obligation or delay in performance resulting from or contributed to by any cause beyond the reasonable control of Idaho Power or its subcontractors, including without limitation, any act of God; act of civil or military authority; an act of any governmental authority or CCDC; epidemics or pandemics; fire; inclement weather conditions; earthquake; flood; strike; work

stoppage or other labor difficulty; fuel or energy shortage; major equipment breakdown; or delay or accident in shipping or transportation. In the event of circumstances impeding performance excusable under this Section 17, CCDC will reimburse Idaho Power for its additional costs and expenses resulting from said delay including mitigation of such and any special measures that Idaho Power agrees to take at CCDC's request to overcome the effect or duration of the delay.

18) Choice of Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho, and venue for any court proceeding arising out of this Agreement shall be in Ada County, Idaho.

19) Applicable Law; Attorney's Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. In the event that legal action relating to this Agreement arises between the Parties, the prevailing Party shall be entitled to recover reasonable attorney's fees and costs incurred in prosecution or defense of such legal action (including without limitation any fees on appeal).

20) Entire Agreement, Modifications, and Counterparts. This Agreement sets forth the entire understanding and agreement between Idaho Power and CCDC with regard to the Project and the Work and supersedes all previous communications, negotiations, and agreements, whether oral or written. This Agreement may only be amended or modified by a writing signed by duly authorized representatives of both Parties. This Agreement may be executed in counterparts, each of which, when executed and delivered, shall be deemed to be an original and all of which, taken together, shall constitute one and the same Agreement.

21) Independent Contractor. The Work provided by Idaho Power hereunder shall be as an independent contractor and not as a subcontractor, agent, partner, joint venture, or employee of CCDC.

22) Assignment. This Agreement is binding upon the Parties and their respective successors and assigns. Neither this Agreement, nor any part hereof, may be assigned by CCDC, nor may CCDC delegate any of its obligations, without the express written consent of Idaho Power, which consent shall not be unreasonably withheld or delayed.

23) Notices. All notices, requests, demands, and other communications which are required, or may be given, under this Agreement shall be in writing and shall be given to the intended recipient at the address specified below:

If to Idaho Power, to:

Eric Hackett
Senior Manager Projects and Design
Idaho Power Company
P.O. Box 70
Boise, Idaho 83707

With a copy to:

Julia Hilton
Vice President & General Counsel
Idaho Power Company
P.O. Box 70
Boise, Idaho 83707

and

If to CCDC, to:

John Brunelle
Executive Director
Capital City Development Corporation
121 N. 9th St, Suite 501
Boise, Idaho 83702

With a copy to:

Mary Watson
General Counsel
Capital City Development Corporation
121 N. 9th St, Suite 501
Boise, Idaho 83702

24) Anti-Boycott Against Israel Certification. In accordance with Idaho Code Section 67-2346, Idaho Power, by entering into this Agreement, hereby certifies that it is not currently engaged in, and for the duration of this Agreement will not engage in, a boycott of goods and services from the State of Israel or territories under its control.

25) Certification Regarding Government of China. In accordance with Idaho Code Section 67-2359, Idaho Power, by entering into this Agreement, hereby certifies that it is not currently owned nor operated by the government of China and will not, for the duration of the Agreement, be owned or operated by the government of China.

26) Prohibitions on Contracts with Companies Boycotting Certain Sectors. In accordance with Idaho Code Section 67-2347A, Idaho Power, by entering into this Agreement, hereby certifies that it is not currently engaged in and will not for the duration of the Agreement engage in a boycott or any individual or company because the individual or company: i.) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or ii.) engages in or supports the manufacture, distribution, sale, or use of firearms as defined in section 18-3302(2)(d), Idaho Code.

END OF AGREEMENT | Signatures appear on the following page.

IN WITNESS WHEREOF, the Parties enter into this Agreement to be effective as of the Effective Date.

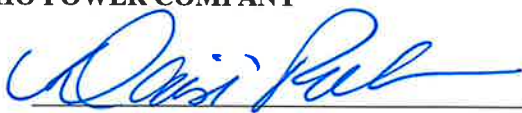
CAPITAL CITY DEVELOPMENT CORPORATION

By: _____

Name: JOHN BRUNELLE

Title: EXECUTIVE DIRECTOR

IDAHO POWER COMPANY

By:  _____

Name: DAISI POHANKA

Title: T&D PROJECTS LEADER



GROVE ST.

MAIN ST.

3RD ST.

IDAHO POWER
COMPANY
204 S. 3RD ST.

FRONT ST.

■■■■■ - PROPOSED
FENCING





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IV. ACTION ITEMS



AGENDA BILL

Agenda Subject: Resolution 1893: Approve FY2025 Five Year Capital Improvement Plan		Date: August 28, 2024
Staff Contact: Doug Woodruff Development Director	Attachments: Resolution 1893 FY2025 Five Year Capital Improvement Plan	
Action Requested: Approve Resolution 1893 adopting the FY2025 Five Year Capital Improvement Plan		

Background:

Each year, CCDC evaluates and revises a five-year, fiscally responsible Capital Improvement Plan (CIP) delineating the Agency’s forthcoming initiatives. It serves as a predictable framework for coordinating capital projects with intergovernmental agencies and collaborating with private partners. The CIP stands as a cornerstone for the Agency’s strategic vision and is developed in close coordination with inter-agency and community partners to achieve economic and redevelopment goals aligned with the city's long-term vision.

The CIP is built in conjunction with the one-year budget to allocate limited resources by District to various capital improvement projects and participation agreements. The FY2025 Capital Improvement Plan is being provided for Board review and will be considered for adoption at the Special August 28 Board Meeting.

Fiscal Notes:

Projects and estimated costs are identified by project, district, and fiscal year for a total of 153 million dollars of planned investment in Boise.

The table below summarizes yearly investment by district:

DISTRICT TOTALS	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
	Plan	Plan	Plan	Plan	Plan	
River Myrtle	32,083,304	-	-	-	-	32,083,304
Westside	9,664,760	6,464,880	-	-	-	16,129,640
30th Street	1,975,333	1,707,234	12,785,000	2,740,000	2,090,000	21,297,567
Shoreline	365,000	1,771,609	1,008,609	11,576,609	1,305,173	16,027,000
Gateway East	1,991,101	10,770,223	13,780,166	12,742,026	7,361,000	46,644,516
State Street	625,000	1,865,000	3,481,604	1,583,290	11,320,826	18,875,720
ParkBOI	102,000	755,001	1,108,002	308,003	310,004	2,583,010
Total	46,806,498	23,333,947	32,163,381	28,949,928	22,387,003	153,640,758

Staff Recommendation:

Approve the FY2025 Five Year Capital Improvement Plan.

Suggested Motion:

Adopt Resolution 1893 approving the FY2025 Five Year Capital Improvement Plan.

RESOLUTION NO. 1893

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, ADOPTING THE 5-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2025-2029; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (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 (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 Council adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

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

WHEREAS, the City Council, 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 (the "First Amendment to the River Myrtle-Old Boise Plan"), and following said public hearing, the City Council 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 City Council, 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 Council adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

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

Council 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, the City Council, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the “30th Street Plan”), and following said public hearing, the City Council adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan, 30th Street Area, Urban Renewal Project (the “First Amendment to the 30th Street Plan”), and following said public hearing, the City Council adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the “Shoreline District Plan”), and following said public hearing the City Council adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the “Gateway East District Plan”), and following said public hearing the City Council adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the “State Street District Plan”), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

WHEREAS, the River Myrtle-Old Boise Plan (as amended), the Westside Plan (as amended), the 30th Street Plan (as amended), the Shoreline District Plan, the Gateway East District Plan, and the State Street District Plan are collectively referred to as the “Plans”; and,

WHEREAS, the Plans contemplate the prioritization of spending of funds for infrastructure, place making, public parking, transportation, and other improvements identified in the Plans, by way of a capital improvement program over a particular timeline; and,

WHEREAS, the Agency has prepared a proposed Five Year Capital Improvement Plan for Fiscal Years 2025-2029 (“CIP”); and,

WHEREAS, the Agency Board received a presentation about the CIP and thereafter discussed the CIP at its public Board meeting on August 28, 2024; and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public to approve the CIP as guidance for funding of the projects identified therein and to authorize the Agency Executive Director to take any appropriate action contemplated by the CIP.

NOW, THEREFORE, BE IT RESOLVED BY 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 hereby approves and adopts the Five Year Capital Improvement Plan for Fiscal Years 2025-2029, attached hereto as Exhibit A and incorporated herein as if set out in full, as a guide to the funding and timing of funding of the improvements identified therein; and further, authorizing the Agency Executive Director to take any appropriate action contemplated by the 5-Year Capital Improvement Plan for Fiscal Years 2025-2029.

Section 3: That the implementation of the Five Year Capital Improvement Plan for Fiscal Years 2025-2029 will be subject to applicable requirements of the Law, the Act, the Plans, and the annual budgetary process required by the Law and Act.

Section 4: 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 the City of Boise, Idaho, on August 28, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 28, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



CAPITAL CITY
DEVELOPMENT CORP

FIVE YEAR FY2025 - FY2029
CAPITAL IMPROVEMENT PLAN

Adopted: August 28, 2024





Hotel Renegade, a Type 4 Participation Program Project, is an eight-story, 122-room boutique hotel with dining and amenities including a rooftop bar.

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BOARD OF COMMISSIONERS



Latonia Haney Keith
BOARD CHAIR



Danielle Hurd
COMMISSIONER



Rob Perez
COMMISSIONER



John Stevens
VICE CHAIR



Alexis Townsend
COMMISSIONER



Todd Cooper
COMMISSIONER



Lauren McLean
SECRETARY -
TREASURER



Ryan Erstad
COMMISSIONER



Drew Alexander
COMMISSIONER

AGENCY MANAGEMENT



John Brunelle
EXECUTIVE DIRECTOR



Zach Piepmeyer
PARKING & MOBILITY DIRECTOR



Doug Woodruff
DEVELOPMENT DIRECTOR



Lana Graybeal
SR. COMMUNICATIONS ADVISOR



Joey Chen
FINANCE & ADMINISTRATION DIRECTOR



Mary Watson
GENERAL COUNSEL

ABOUT CCDC

Boise's redevelopment agency, Capital City Development Corporation (CCDC), catalyzes investment in the city through its own capital projects and public-private partnerships. CCDC focuses its work on economic development, infrastructure, place making, and mobility in its six redevelopment districts. Agency staff work hand-in-hand with local partner organizations and companies to redevelop underutilized properties and make improvements that benefit the public.

VISION

Help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance.

MISSION

CCDC ignites diverse economic growth, builds attractive urban centers, and promotes healthy community design.

AGENCY PROJECT RECOGNITION



THE AGENCY'S FOURTH INFILL HOUSING PROJECT, THE MARTHA, WAS RECOGNIZED IN 2023 FOR ITS EXCELLENCE IN REGULATORY ADVANCEMENT WITH A "BUILDING EXCELLENCE AWARD" FROM THE IDAHO CHAPTER OF THE BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA).



INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL

IN 2022, THE AGENCY'S PREMIER URBAN COMMUNITY SPACE, CHERIE BUCKNER-WEBB PARK, RECEIVED THE GOLD AWARD FOR NEIGHBORHOOD DEVELOPMENT FROM THE INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL.

IN 2023, CCDC'S FIRST-OF-ITS-KIND PARTICIPATION PROGRAM WAS AWARDED THE ACHIEVEMENT IN PLANNING, DESIGN, AND INFRASTRUCTURE AWARD FOR ITS INNOVATIVE APPROACH TO PUBLIC-PRIVATE PARTNERSHIP AND INVESTMENT IN SPARKING TRANSFORMATION IN OUR COMMUNITY.



INSPIRED LEADERS SHAPING CITIES



JACK KEMP EXCELLENCE IN AFFORDABLE & WORKFORCE HOUSING AWARDS

IN 2021, CCDC'S THIRD INFILL HOUSING PROJECT, ASH+RIVER TOWNHOMES, RECEIVED THE JACK

KEMP EXCELLENCE IN AFFORDABLE AND WORKFORCE HOUSING AWARD FROM THE URBAN LAND INSTITUTE.



CCDC'S MULTI-AWARD WINNING PLACEMAKING PROJECT, THE GROVE PLAZA, RECEIVED THE INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL GOLD AWARD FOR TOP PUBLIC PRIVATE PARTNERSHIP IN THE UNITED STATES IN 2018.

CIP CREATION

WHY DOES CCDC CREATE A 5-YEAR CIP?

CCDC creates a five-year, fiscally responsible Capital Improvements Plan (CIP) as a predictable framework to collaborate with agency and community partners to achieve economic and redevelopment goals that align with the long-term vision for the city.

The CIP is built in conjunction with the one-year budget to allocate limited resources by district to various capital improvement projects and participation program agreements. The plan is evaluated and revised annually and amended to make necessary adjustments as conditions change.

WHAT TYPES OF PROJECTS ARE INCLUDED IN THE CIP?

Urban renewal is a tool used to power local economies and strengthen neighborhoods by supporting community vision. It is a valuable community process used by towns of all shapes and sizes to meet their unique needs. The projects listed in the CIP are direct investments in public amenities and strategic planning efforts that benefit the public good. It's how we build thriving communities that last generations. These investments fall into two categories:

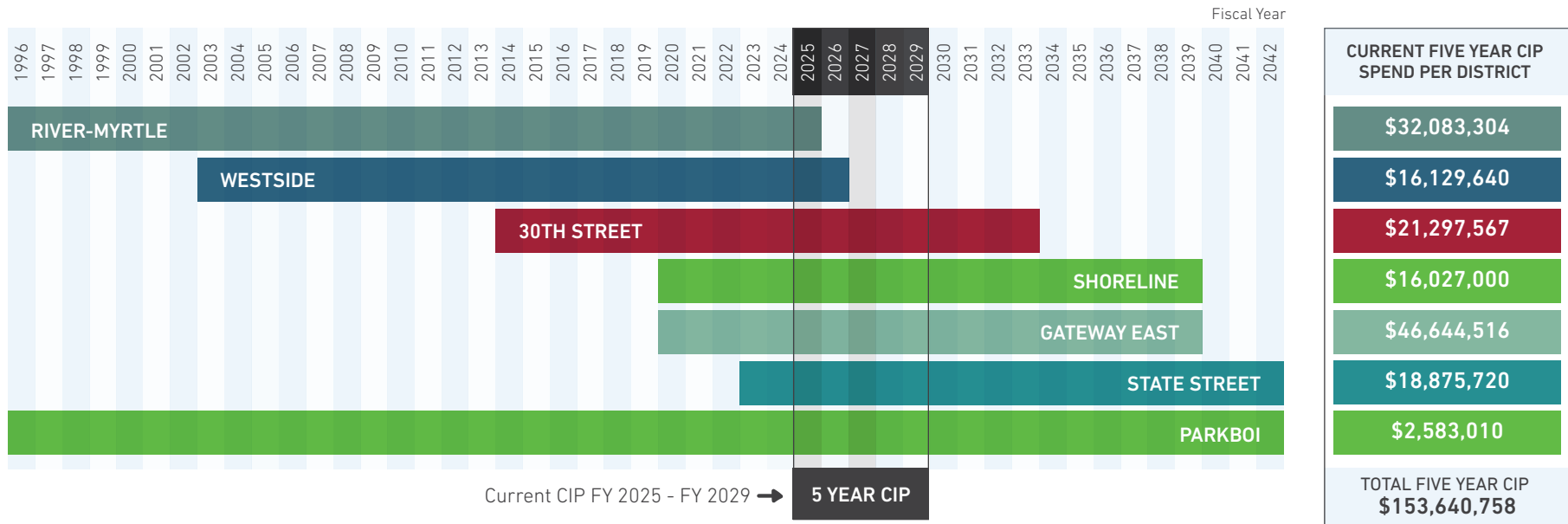
- 1. Capital Projects:** These are CCDC-led projects that have been determined through our partner collaboration process. The Agency is responsible for the planning and execution of these projects. For example: Rebuild 11th Street Blocks and Rebuild Linen Blocks on Grove Street.
- 2. Participation Program:** These projects stimulate and leverage private development to advance CCDC's mission to ignite diverse economic growth, build attractive urban centers, and promote healthy community design. Through this program, CCDC assists private developers by reimbursing eligible costs to build and improve public infrastructure.



The Riverline, Type 4 Participation Program Project, brought 48 market-rate residential units and 600 square feet of commercial space to RMOB District.

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS

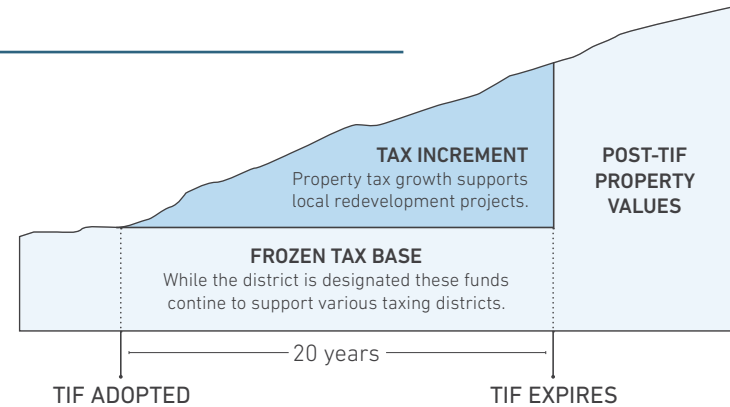


PROJECT FUNDING

Capital Improvement Projects and Participation Program Projects are funded by Tax Increment Financing (TIF). TIF is tax revenue generated above the base value set at formation of an urban renewal district. TIF revenue generated in an urban renewal District must be spent in that district. These direct investments are made in an effort to meet the goals and objectives of the individual districts. At the end of a districts term, the added value from these strategic investments is returned to the other taxing entities.

Urban renewal means neighborhood improvements are controlled locally, letting communities decide which development is best for them. But how is it funded?

Urban renewal projects are funded by tax increment financing (TIF) and revenue from public parking garages. When a district is formed, a base tax value is set for all property within the district's boundaries. Taxes generated from property values, primarily due to new construction, that improve to rise above the base value are used to fund urban renewal projects. TIF does not create a new property tax within the district, and tax revenue generated by higher property values must be spent within the same district it was generated from.



URBAN RENEWAL PLANS DRIVE CIP PROJECTS



URBAN RENEWAL DISTRICT FORMATION

Establishing a new, 20-year term, urban renewal district is a multi-step public process that relies on input and feedback from the general public, neighborhood associations and residents, commercial property owners and tenants, experts, consultants, and public agency partners.

CCDC REFERENCES PARTNER AGENCY PLANS

CCDC seeks to create common goals and alignment with a vision greater than our agency.



CCDC PARTNER AGENCIES

CIP 5-YEAR CAPITAL IMPROVEMENT PLAN

CCDC creates a 5-year fiscally responsible CIP as a predictable framework to collaborate with agency and community partners to achieve urban redevelopment goals and the long term vision for the city.

THE CIP IS A WORKING DOCUMENT THAT IS REVIEWED ANNUALLY. URBAN RENEWAL PLANS ARE UTILIZED TO HELP DRIVE CIP PROJECTS FOR EACH DISTRICT.

1-YEAR BUDGET AND PROJECT LIST

The CIP budget and project list are evaluated and revised annually and amended to make necessary adjustments.

URBAN RENEWAL

LONG TERM URBAN RENEWAL PLANS ARE WRITTEN WHEN THE DISTRICTS ARE FORMED.

Each district has an urban renewal plan that includes a list of public improvements within the project area. This list is intended to be a work plan for CCDC during the 20-year term of the district.

PARTICIPATION PROGRAM

The Participation Program is CCDC's development assistance program designed to advance the goals of its urban renewal districts as well as common goals identified by partner agencies, such as the City of Boise, and the surrounding neighborhoods. The Program's intent is to be both structured and comprehensive, allowing for greater transparency and understanding. The program is designed to be flexible and responsive, in order to encourage high-quality private economic development through partnerships both large and small. These programs assist private and public development projects with improvements that benefit the public.

Examples of expenses eligible for reimbursement through the five program types include streetscapes and sidewalks, utility main lines and improvements, pedestrian and cyclist amenities such as streetlights, benches, bike racks and place making amenities like, public plazas, parks, and art approved and accepted by the City of Boise. The Participation Program allows CCDC to collaborate with developers to partner on projects that meet the specific needs of the community.

THE PROGRAM OFFERS 5 TYPES OF PARTNERSHIPS

**TYPE
1**

ONE TIME ASSISTANCE

Provides a one-time grant of up to \$200,000 for public improvements. Funding is based on a dollar for dollar match with the private developer's investment.

**TYPE
2**

GENERAL ASSISTANCE

Is intended to assist most projects and provides reimbursement for public improvements through the actual tax increment generated by the project. Reimbursement rates are determined by the Program Scorecard which encourages healthy community design. The program is especially tuned to assist Affordable and Workforce housing projects.

**TYPE
3**

TRANSFORMATIVE ASSISTANCE

Makes available a more customized partnership for projects deemed by the CCDC Board to be transformative in nature and of benefit to the community at large. Generally, these are higher value projects that may include the construction of a significant public facility and will have a high likelihood of maintaining an enduring presence in the community.

**TYPE
4**

CAPITAL IMPROVEMENT PROJECT COORDINATION

Allows CCDC to adjust, co-time, accelerate, or sub-contract CIP projects in coordination with private developers or other public agencies.

**TYPE
5**

PROPERTY DISPOSITION OF CCDC-OWNED PROPERTY

Involves a competitive process, typically a Request for Proposals and/or Qualifications (RFQ/P) which provides conditions and requirements of development. The details of each disposition differ based on the unique characteristics of the property and needs of the community.

WHAT CCDC CREATES

Urban renewal districts and projects are multi-layered and require a dedicated team with a consistent vision to execute the plan over multiple years or even decades. CCDC projects incorporate a mixture of five key strategies to help achieve an area's vision. These strategies are highlighted below in the revitalization of the Linen Blocks on Grove.

FIVE KEY STRATEGIES

ECONOMIC DEVELOPMENT

Cultivate commerce and grow resilient, diversified, and prosperous local economies.

INFRASTRUCTURE

Improve public infrastructure to attract new investment and encourage best use of property.

MOBILITY

Expand mobility choices that include parking and multiple modes to enable universally accessible urban districts.

PLACE MAKING

Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

SPECIAL PROJECTS

Invest in projects that respond to emerging revitalization opportunities including public amenities, historic preservation, and support of local arts and culture.

REBUILD LINEN BLOCKS

LARGE-SCALE ROADWAY AND STREETScape IMPROVEMENTS ON GROVE STREET, BETWEEN 10TH AND 16TH STREETS

The revitalization of Linen Blocks on Grove Street is a multi-year, cross-agency project that invests in community-driven infrastructure and placemaking to drive economic vitality and encourage a more connected neighborhood. Spanning from 10th Street to 16th Street, it includes a premier all-ages and abilities protected bikeway, safer and smoother roads, improved sidewalks, and public art that honors the district's eclectic history and evolution. This project underscores CCDC's commitment to creating dynamic and livable spaces that contribute to Boise's continued growth and prosperity.

ECONOMIC DEVELOPMENT

CCDC's \$18.5 million investment in public improvements leveraged significant private investment along Grove Street, between 10th Street and 16th Street. This includes redevelopment projects such as Hotel Renegade, Dual Branded Marriott Hotel, The Sparrow, and Broadstone Saratoga, which combined bring an additional 460 hotel rooms and increase housing in the area by 334 units.

INFRASTRUCTURE

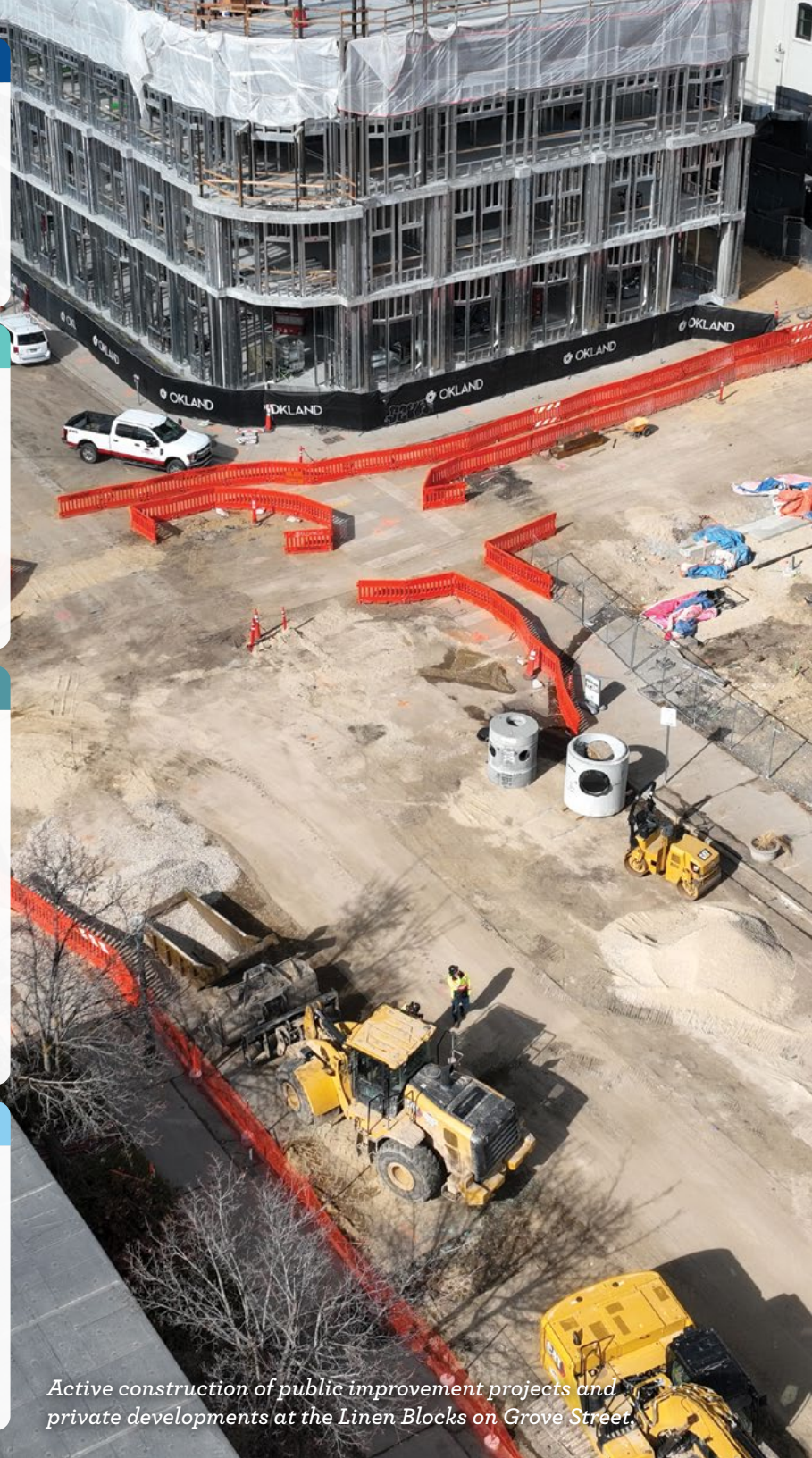
In partnership with the Ada County Highway District, the City of Boise, and other utility providers, Rebuild Linen Blocks on Grove Street includes critical utility upgrades, such as linkage to the City's fiber optic network, improved stormwater drainage systems, updated water lines, and the replacement of aging signal infrastructure. ACHD will also replace the aging roadway to create a safe multi-modal street with enhanced bike facilities for safer, smoother, and more comfortable travel for those that use Grove Street.

MOBILITY

Rebuild Linen Blocks on Grove Street enhances connectivity along Grove Street for a more convenient and comfortable experience for visitors, regardless of their mode of transportation. A protected bikeway links with the citywide bicycle network and provides a direct connection to the 11th Street Bikeway, as well as a safe and efficient route between residential neighborhoods both to the north and the west to downtown. New concrete sidewalks provide improved access for all users resulting in economic vitality and a safer neighborhood to travel to and through. Curb bulbouts and raised intersections shorten the crossing distance and provide heightened visibility for pedestrians and cyclists.

PLACE MAKING

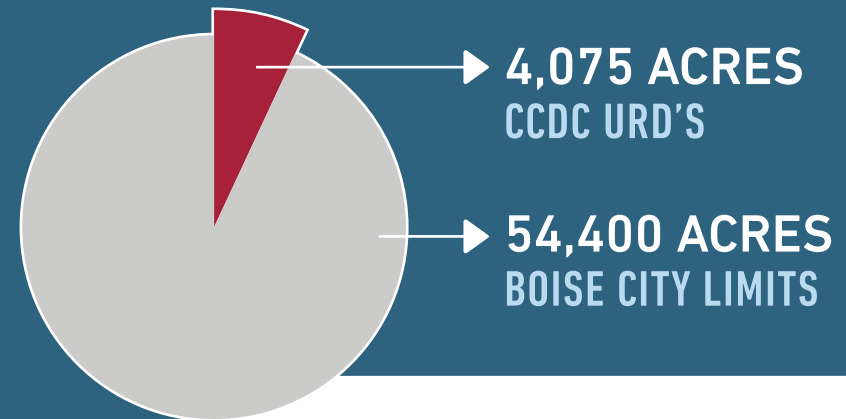
Linen Blocks on Grove Street is distinguished by its eclectic mix of local businesses, artists, shops, and sidewalk cafes. To foster the existing energy of the district and pay homage to its history, public art will further strengthen its distinct identity. Public art elements include the addition of two raised art port podiums that will house a rotating sculpture collection in coordination with Boise State University and the restoration and installation of six historic Boise neon signs in an outdoor neon sign gallery between 12th and 13th streets.



Active construction of public improvement projects and private developments at the Linen Blocks on Grove Street.

SMALL, TARGETED DISTRICTS WITH A BIG IMPACT ON THE WHOLE VALLEY

Capital City Development Corporation (CCDC) was formed in 1965 by the Boise City Council in response to the federal urban renewal program, which offered funding to revitalized central cities across the nation. Originally dubbed the Boise Redevelopment Agency, CCDC has evolved over the years into an agency with one goal in mind: strengthening and building vitality in Boise. CCDC is committed to building public infrastructure that supports development projects, serving as a catalyst for private development, and fostering economic growth.



CCDC district acreage is 7.5% of Boise's total acreage

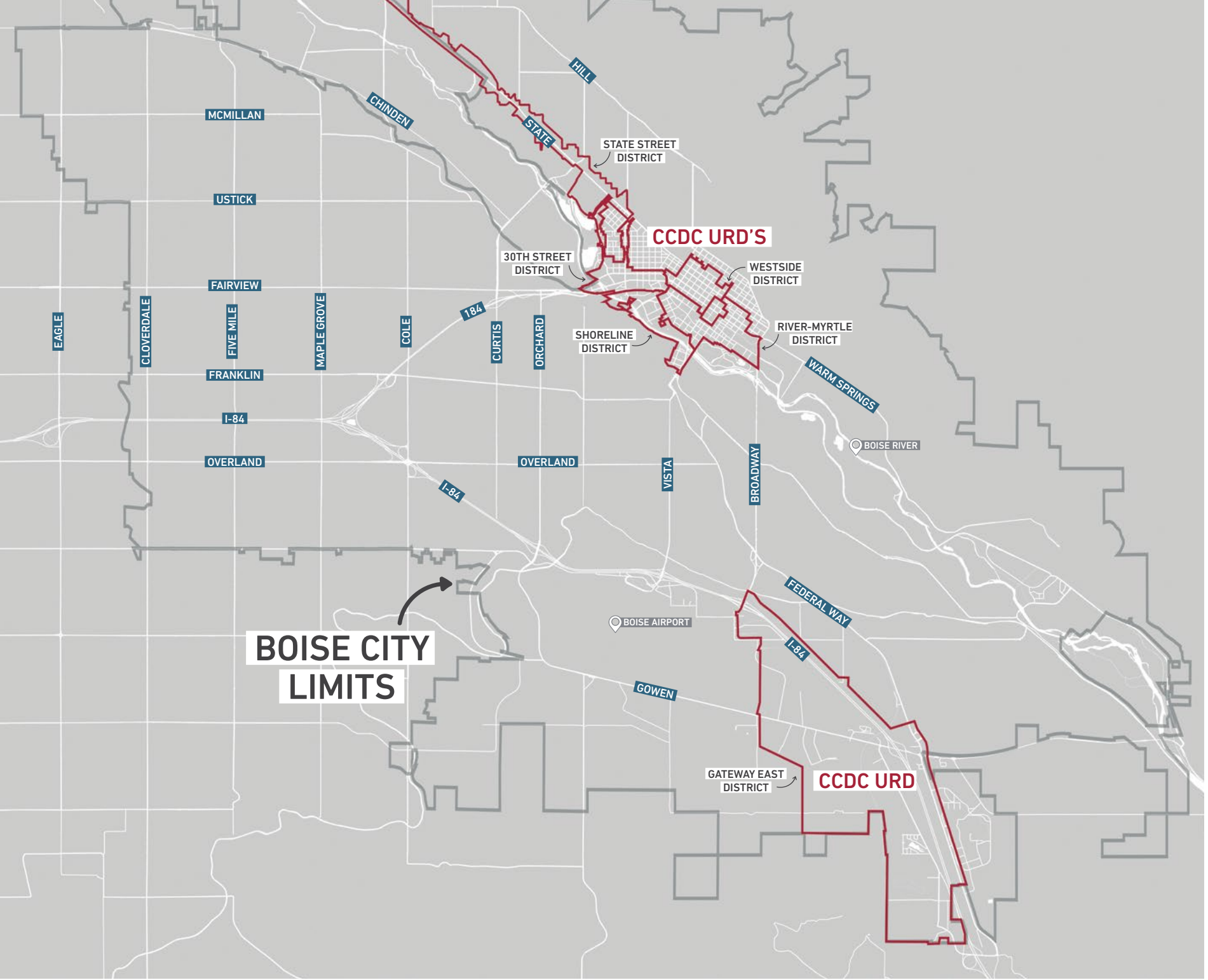


7.9% *Boise's Land Value (increment) within CCDC Districts.*

\$46.2 BILLION
BOISE CITY TOTAL
LAND VALUE

\$3.7 BILLION
TAXABLE INCREMENT VALUE
INSIDE CCDC DISTRICTS





**BOISE CITY
LIMITS**

CCDC URD'S

CCDC URD

RIVER-MYRTLE DISTRICT

est.
1995

The River-Myrtle Old Boise (RMOB) District consisted of mostly vacant properties, warehouses, and remnants of older industrial uses when it was first established in 1995. The formation of the RMOB District was a community-directed effort to assure that downtown Boise remains the foremost urban center in the region for business, government, culture, education, and urban living. The district's plan set forth a vision for the area that maintained the urban vitality of the downtown core, which included re-establishing residential, mixed-use neighborhoods and building mobility infrastructure to provide new residents and visitors with safe options to travel beyond a private vehicle. The RMOB District was envisioned to ultimately be attractive to fundamental industries, cutting edge companies, and the workforce, a blend of high-quality economic opportunities with residential options, services, and amenities.



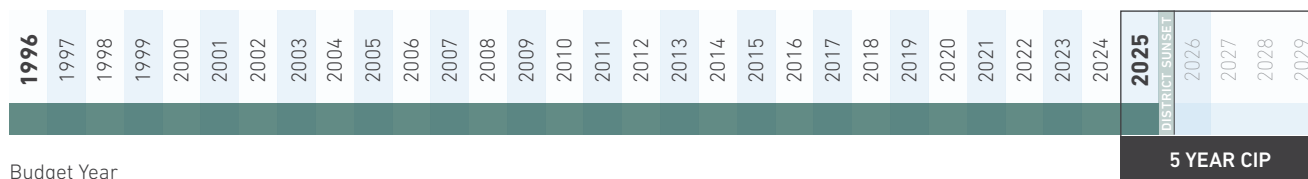
303 ACRES

BASE VALUE:
\$120 MILLION

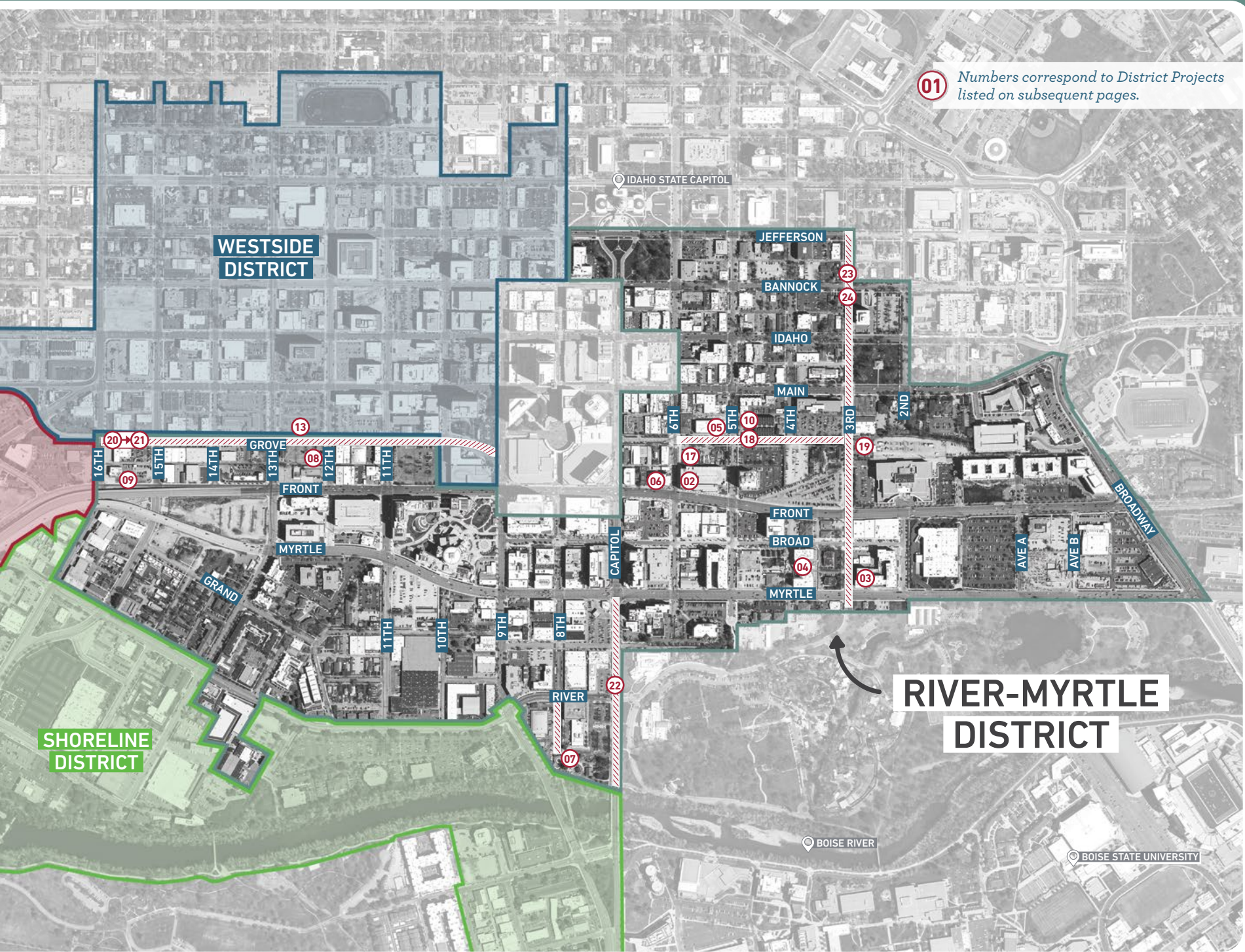
2025 TOTAL
INCREMENT VALUE:
\$1.56 BILLION

2025 ANNUAL
INCREMENT REVENUE:
\$13.7 MILLION

CURRENT 5 YEAR CIP TIMELINE



Budget Year



01 Numbers correspond to District Projects listed on subsequent pages.

WESTSIDE DISTRICT

SHORELINE DISTRICT

RIVER-MYRTLE DISTRICT

IDAHO STATE CAPITOL

BOISE RIVER

BOISE STATE UNIVERSITY



Assay Office, a Type 1 Participation Program project, offering landscape enhancements.

RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Estimated Resources and Project Description		\$32,803	SUNSET	SUNSET	SUNSET	SUNSET	\$32,803
Participation Program							
01	One Time Assistance, Type 1 Program Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.	0					\$0
02	202 S. 6th St., Home2Suites. Type 3 Agreement with Front Street Investors, LLC Home2Suites is a 138 room hotel from developers Old Boise LLC, deChase Miksis, and Raymond Hotel Group with \$49 million in total development costs. Agreement includes reimbursement of \$1.6 million for streetscapes, utility reimbursement, public park, and public art, and a \$4.4 million lease of 200 parking spaces for seven years which Front Street Investors, LLC terminated early.	289					\$289
03	200 W. Myrtle St., Jules on 3rd. Type 2 Agreement with Boise Caddis, LLC Formerly Boise Caddis, Jules on 3rd is an apartment building from River Caddis Development with 160 units and a 400 stall parking garage and total development costs of \$31.3 million. CCDC will reimburse \$1.1 million to Boise Caddis, LLC for public utility upgrades, and upgrades to the public right-of-way along 2nd, 3rd, Myrtle, Broad Streets, and the alley.	139					\$139
04	323 W. Broad St., Hearth on Broad. Type 2 Agreement with The Cartee Project, LLC Formerly The Cartee, Hearth on Broad is a mixed-use building that includes 161 apartments and ground floor retail with \$48 million in total development costs. The agreement includes a \$1.3 million reimbursement for streetscape and utility improvements and 17 units are dedicated to households earning 100% AMI for the life of the RM District.	499					\$499
05	512 W. Grove St., The Lucy, Type 2 Agreement with 5th and Grove Investors, LLC The Lucy is a mixed-use project that includes 114 apartments and 8,000 square feet of ground floor retail developed by Capitol Partners and deChase Miksis with \$25.5 million total development costs. The agreement includes a reimbursement of \$662,000 for streetscapes, utility undergrounding and improvements in the alley.	68					\$68
06	600 W. Front St., The Vanguard. Type 2 Agreement with 600 Vanguard, LLC The Vanguard is a mixed-use building with 75 apartments, ground floor retail, and \$16.3 million in total development costs. The agreement includes a \$400,000 reimbursement for streetscapes and utility upgrades.	109					\$109
07	South 8th Street and Greenbelt Site Improvements. Type 4 Agreement with Boise Public Works A partnership with City of Boise Public Works to improve bike and pedestrian mobility between South 8th Street and the Boise River Greenbelt, adjacent to the Wassmuth Center. Partnership is for a \$2.5 million reimbursement for actual costs associated with streetscape and public space improvements, Boise Greenbelt realignment, fiber installation, lighting, and security.	2,500					\$2,500
08	1201 W. Grove St., The Broadstone Saratoga. Type 4 Agreement with Alliance Realty Partners, LLC The Broadstone Saratoga is a mixed-use development with 334 apartments, 7,000 square feet of ground floor retail and \$100 million in total development costs. The agreement includes a \$1.87 million reimbursement for alley improvements, streetscapes, and utility upgrades and coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project.	1,873					\$1,873
09	212 S. 16th St., Boise Fire Station #5. Type 4 Agreement with Boise Public Works A partnership with City of Boise Public Works to reimburse for streetscape and utility improvements associated with the City of Boise's redevelopment of Fire Station #5. Streetscape improvements are planned for the property frontages along 15th, 16th, and Front streets. It also includes utility upgrades and paving the alley.	1,155					\$1,155
10	CW Moore Park Improvements. Type 4 Agreement with Boise Parks and Recreation A partnership with City of Boise Parks and Recreation to reimburse for CW Moore Park improvements. This Boise Parks and Recreation led project includes updating and adding amenities such as restrooms and play structures to enhance visitor experience.	350					\$350
11	Old Boise's Canal and Agricultural Past. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to reimburse for the creation and installation of public art within the Grove Street right-of-way art that celebrates the Boise City Canal's cultural influence in the Old Boise neighborhood.	165					\$165

*Dollars are in Thousands

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT (“RM” or “RM District”)		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<i>Participation Program</i>							
12	Celebrating Boise’s Multi-Cultural Heritage at 521 W. Grove St. Public Space. Type 4 Agreement with Boise Arts & History A public art partnership with Boise City Department of Arts & History to reimburse for the creation and installation of public art that celebrates the multicultural history of the Old Boise Neighborhood and is the centerpiece of the 521 W. Grove St. Public Space. See also RM District Line Item #17	732					\$732
13	Neon Sign Gallery and Public Art at the Linen Blocks. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History that includes the installation of two art port pedestals to host a rotation of sculpture art, the refurbishment of the existing ‘Bike Trio’ artwork, and the incorporation of a historic Boise neon sign gallery between 12th and 13th streets.	144					\$144
14	Traffic Signal Box Art Program. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to support its Traffic Box Art Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes. The agreement is for a \$37,500 reimbursement for the actual costs of traffic box wraps located throughout RM District.	38					\$38
15	Public Art Deferred Maintenance. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to address deferred maintenance of public art.	3					\$3
16	Grove Street Interpretive Signage. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to create a self-guided Grove Street walking tour. Signage will be located along Grove Street, between 3rd and 16th streets, to provide interpretation of Boise’s urban development evolution and historic eras.	90					\$90

*Dollars are in Thousands

RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Capital Improvement Projects							
17	521 W. Grove St. Public Space The development of an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the Old Boise neighborhood's multicultural history, provides additional event space to support street festivals on the adjacent Basque Block, interfaces with prospective adjacent private development, and supports the overall neighborhood placemaking strategy. The development of the space is in collaboration with City of Boise Parks and Recreation, which will assume ownership, operation, and maintenance upon the project's completion.	3,461					\$3,461
18	Rebuild Old Boise Blocks on Grove Street. Streetscape Improvements, 3rd Street to 6th Street Streetscape improvements on both sides of Grove Street between 3rd Street and 6th Street that create a distinctive shared street and urban space which celebrates the historic cultures of the area, employs sustainable strategies and provides a venue for community events. Project replaces a section of the underground Boise Canal. The improvements are in accordance with the recommendations of the community-driven visioning report produced in 2020 and in collaboration with the City of Boise, ACHD, State of Idaho, and Boise Canal Company.	586					\$586
19	Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue The design and construction of a multi-use pathway that connects the East End Neighborhood to downtown Boise. Pathway alignment is along the Boise City Canal between the Broadway Avenue signalized pedestrian crossing and the intersection of 3rd and Grove streets. Boise's Pathway Master Plan and Old Boise Blocks Vision Report identify this as a priority connection.	2,967					\$2,967
20	Rebuild Linen Blocks on Grove Street Streetscape and Bikeway Improvements, 9th Street to 16th Street Public improvements along Grove Street from 9th to 16th streets that create safe and comfortable multimodal travel. Improvements include custom streetscapes with additional landscaping, protected bike lanes, public utility upgrades, and placemaking amenities per the recommendations of the 2021 Visioning Report.	3,743					\$3,743
21	Rebuild Linen Blocks on Grove Street Roadway Improvements, 9th Street to 16th Street. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for concrete pavement and stormwater improvements. The existing pavement sections on Grove Street between 9th and 16th streets were previously included for rehabilitation in the ACHD 2020 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this pavement reconstruction will happen with the Agency's planned streetscape improvements along Grove Street to reduce disruption to downtown daily life and minimize delays.	1,279					\$1,279
22	Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street Streetscape improvements at both sides of Capitol Boulevard from the Boise River to Myrtle Street. The project includes a pedestrian signal at the Fulton Street intersection, low-stress, protected bike facilities, and expanded sidewalks to create consistent mobility infrastructure throughout this corridor to help calm traffic and improve access to local retail businesses. Utility upgrades will be made to geothermal, water, stormwater, and the IT conduit network.	6,114					\$6,114
23	3rd Street Streetscape and Mobility Improvements, Myrtle Street to Jefferson Streetscape improvements at both sides of 3rd Street, with minor travel lane and intersection adjustments to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. Streetscape improvement to south side of Main Street to create a better pedestrian environment and safer crossing at the intersection of Main and 3rd Streets. Upgrades include table-top intersection at 3rd and Grove streets, low-stress bike facilities, universally accessible facilities for pedestrians, and loading and parking zones for vehicles.	5,444					\$5,444
24	Underground Overhead Powerlines, 3rd Street from Jefferson Street to Grove Street In partnership with Idaho Power Company, CCDC will reimburse for the undergrounding of overhead powerlines along 3rd Street between, Jefferson and Grove streets. Upgrades will improve downtown's power distribution network and remove poles from streetscape to free air space for larger canopy trees.	336					\$336
Total River-Myrtle Estimated Expenses		\$32,803	SUNSET	SUNSET	SUNSET	SUNSET	\$32,803

*Dollars are in Thousands



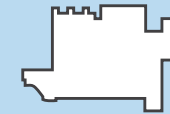


The Arthur, Type 2 Participation Program project, will be a 26-story, 420,000 square foot mixed-use building including 298 apartments and residential amenities, 9,000 square feet of ground floor retail, and structured parking.

WESTSIDE DISTRICT

The Westside District aims to reinvigorate the nearly 50 blocks immediately west of the downtown core and help shape a healthy, thriving urban neighborhood with a strong sense of place. City leaders and community members created a shared vision for the area in the district's masterplan that called for more housing choices, walkable urban neighborhood streets, and infill underutilized lots with a rich mix of uses where people live, work, visit, and enjoy being part of the city center.

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2002



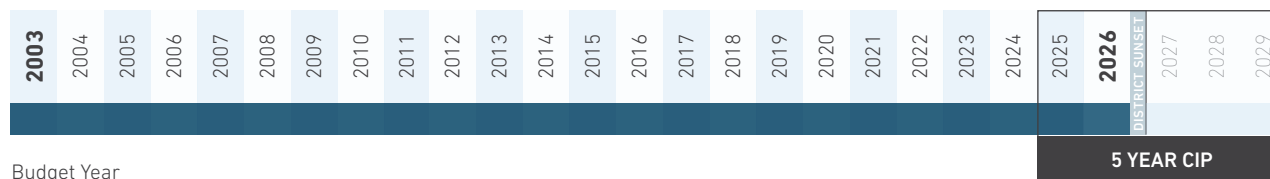
157 ACRES

BASE VALUE:
\$143 MILLION

2025 TOTAL
INCREMENT VALUE:
\$657 MILLION

2025 ANNUAL
INCREMENT REVENUE:
\$5.8 MILLION

CURRENT 5 YEAR CIP TIMELINE



WESTSIDE DISTRICT



01 Numbers correspond to District Projects listed on subsequent pages.

18TH

17TH

16TH

15TH

14TH

13TH

12TH

11TH

10TH

9TH

8TH

30TH STREET DISTRICT

RIVER-MYRTLE DISTRICT

FRANKLIN

WASHINGTON

STATE

JEFFERSON

BANNOCK

IDAHO

MAIN

GROVE

32

50

30

31

26

29

38

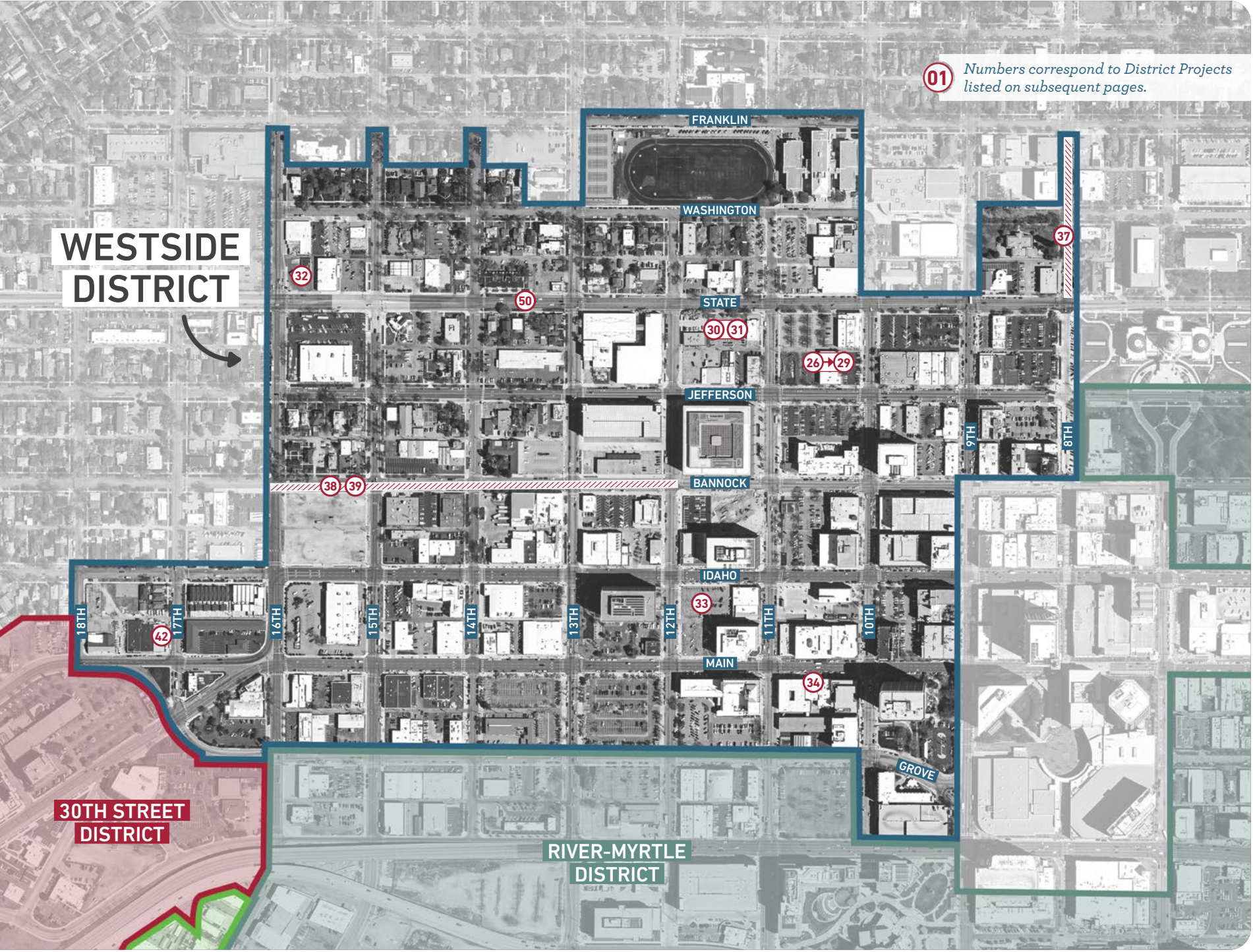
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33

34

37

42



WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT (“WS” or “WS District”)	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Estimated Resources and Project Description	\$9,665	\$6,465	SUNSET	SUNSET	SUNSET	\$16,130

Participation Program

25	One Time Assistance, Type 1 Program Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.	361				\$361
26	Block 68 Alley Pre-Development Utility Work. Block 68 South Mixed Use Residential & Mobility Hub Project Undergrounding of low voltage facilities to prepare for redevelopment planned under the Block 68 South Mixed Use Residential & Mobility Hub Project. CenturyLink and Lumen will abandon overhead facilities in the alley and utilize Idaho Power’s joint conduit installed as part of the power and low voltage improvements and undergrounding performed in coordination with Rebuild 11th Street Blocks.	34				\$34
27	1010 W. Jefferson St., Block 68 South Mobility Hub Project. Purchase and Sale Agreement with Block 68 South Development LLC Purchase condominium in the Block 68 South Mixed Use Residential & Mobility Hub Project. Condominium to include up to 200 public parking stalls and associated common area along with BikeBOI secure bike storage located on the ground floor. See also ParkBOI Line Item #108	11,000				\$11,000
28	1010 W. Jefferson St., Block 68 South Mixed Use Residential & Mobility Hub Project. Type 5 Agreement with Block 68 South Development LLC The proposed Block 68 South project is a 14-story, mixed-use residential tower with ~190 active adult/senior residences and associated amenities, commercial space, ground floor retail, BikeBOI secure bicycle parking facility, and ParkBOI parking garage. Developed by a subsidiary of Edlen & Co. and deChase Miksis, with total development costs estimated at \$118 million. The developer will purchase 1010 W. Jefferson St. at market value for \$7.78 million, which may be reimbursed by CCDC based on a third-party reuse appraisal of the intended use.		7,775			\$7,775
29	1010 W. Jefferson St., Block 68 South Mixed Use Residential & Mobility Hub Project. Type 4 Agreement with Block 68 South Development LLC The Type 4 Agreement for the Block 68 South project will reimburse \$2.25 million in public improvements to utilities and streetscapes adjacent to the project including a portion of the Rebuild 11th Street Blocks scope of work.		2,250			\$2,250
30	1111 W. State St., Block 69 North Workforce Housing Project. Type 5 Agreement with Block 69 North Development LLC The proposed Block 69 North project is an eight-story, mid-rise, 260-unit apartment building with 155 rent-restricted apartments. 25 units will be rented at rates affordable to households earning 80% AMI or less and 130 units at rates affordable to households earning 120% AMI or less. The project includes on- and off-site parking, 10,000 square feet for the YMCA child development center, and approximately 1,200 square feet of corner retail. Developed by a subsidiary of Edlen & Co. and deChase Miksis, the project has an estimated total development cost of \$62 million. To facilitate this development, the Agency will exchange land with the YMCA, then sell these parcels to the developer at market value for \$6.73 million. A third-party reuse appraisal of the intended use will determine the residual land value for which the Agency will reimburse the developer up to \$4.46 million.		6,730			\$6,730
31	1111 W. State St., Block 69 North Workforce Housing Project. Type 4 Agreement with Block 69 North Development LLC The Type 4 Agreement for the Block 69 North project will reimburse \$1.4 million in public improvements to utilities and streetscapes adjacent to the project including a portion of the Rebuild 11th Street Blocks scope of work.		1,400			\$1,400
32	1522 W. State St., 16th & State. Type 2 Agreement with 1522 W. State St., LLC 16th & State is a mixed-use building with 104 apartments, 1,600 square feet of ground floor retail, and a total development cost of \$23 million. The agreement includes a \$657,655 reimbursement for streetscapes, utility upgrades, and 11 dedicated workforce housing units.		658			\$658
33	120 N. 12th St., Arthur (fka 12th and Idaho). Type 2 Agreement with 12th and Idaho Owner, LLC Formerly the 12th and Idaho Apartments, the Arthur will be a 26-story, 420,000 square foot mixed-use building with 298 apartments and residential amenities, 9,000 square feet of ground floor retail, and structured parking. The project is developed by Oppenheimer Development Corp., White Oak Realty Partners, and Ponsky Capital Partners with \$140 million in total development costs. The Agreement includes a reimbursement of \$1.34 million for underground canal replacement, utility upgrades, and streetscape and alleyway improvements.	1,342				\$1,342

*Dollars are in Thousands

WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Participation Program							
34	1015 W. Main St., Smith Block Building. Type 1 Agreement with Smith Block, LLC Smith Block Building is a building renovation and historic façade restoration project from developers Smith Block, LLC with \$1.4 million total development costs. The two-story building will be 3,700 square feet of office space on the upper level and 3,650 square feet for hospitality on the main level. The City of Boise has granted a Historic Façade Easement. CCDC will reimburse up to \$200,000 for façade restoration and awnings.	200					\$200
35	Traffic Signal Box Art Program. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to support its Traffic Box Art Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes. CCDC will reimburse \$42,500 for the actual costs of traffic box wraps located throughout the district.	43					\$43
36	Public Art Deferred Maintenance. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to provide one-time assistance with required deferred maintenance of public artwork created by CCDC and later gifted to Arts & History Department within the WS District. The Agreement will reimburse up to \$39,000 for actual costs incurred during maintenance.	39					\$39
Capital Improvement Projects							
37	8th Street Streetscape and Bikeway Improvements, State Street to Franklin Street Streetscape improvements from State Street to Franklin Street that include protected bike facilities and the undergrounding of overhead utilities, as well as improvements along frontages of 800 W. State St., 815 W. Washington St., and 622 N. 8th St. The improvements extend downtown Boise's primary north/south bicycle access two blocks further north--implementing a portion of Boise City and Ada County Highway Districts broader concept plan to ultimately extend the bikeway to Union Street.	2,862					\$2,862
38	Bannock Street Streetscape Improvements, 12th Street to 16th Street Streetscape improvements on both sides of Bannock Street from 12th Street to 16th Street. The project includes installing traffic signals at 15th Street and 16th Street intersections as well as making additional safety improvements to improve pedestrian and bike connectivity from the West Downtown Neighborhood into downtown Boise.	2,984	1,454				\$4,437
39	Bannock Street Roadway Improvements, 12th Street to 16th Street, Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pavement rehabilitation and the replacement of Boise City Canal structure #1489 which crosses under Bannock Street east of 14th Street.	1,800	704				\$2,504
Total Westside Estimated Expenses		\$9,665	\$6,465	SUNSET	SUNSET	SUNSET	\$16,130

*Dollars are in Thousands





30TH STREET DISTRICT

The 30th Street district was envisioned as a premier urban place celebrating its unique location between the Boise River Corridor and downtown. Once home to many auto-oriented businesses including several car dealerships, large parcels of land were vacated when a new direct east-west route from downtown, the I-184 Connector, was opened in 1992. The reduced traffic affected the area's commercial prospects and large tracts of empty commercial lots are still vacant today. With a focus on the surrounding neighborhoods, the 30th Street master plan seeks to enhance the area to allow for revitalization that broadens the range of housing, employment, neighborhood-oriented services and amenities, transportation options, and arts and culture in the area while honoring and strengthening the existing character of the neighborhoods.

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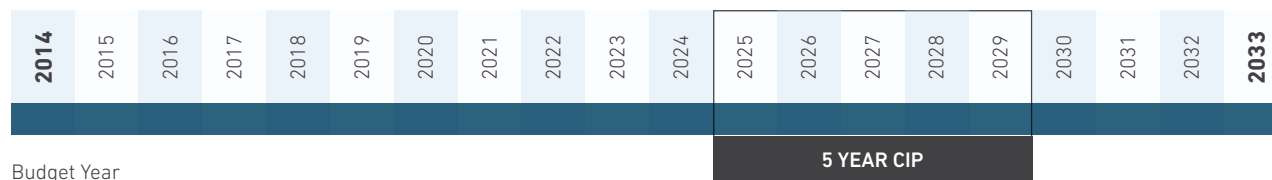
213 ACRES

BASE VALUE:
\$60 MILLION

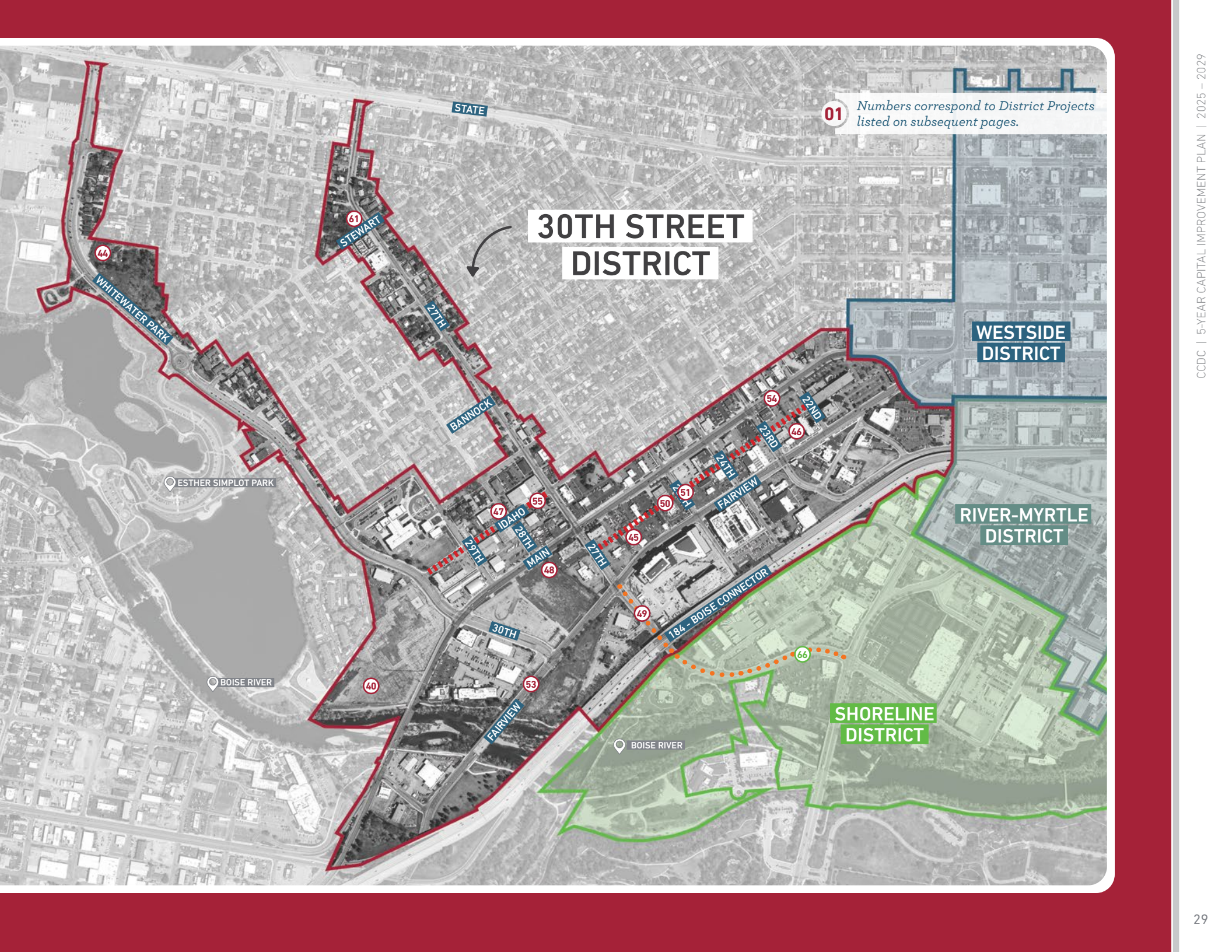
2025 TOTAL
INCREMENT VALUE:
\$180 MILLION

2025 ANNUAL
INCREMENT REVENUE:
\$1.5 MILLION

CURRENT 5 YEAR CIP TIMELINE



Budget Year



30TH STREET DISTRICT

01 Numbers correspond to District Projects listed on subsequent pages.

WESTSIDE DISTRICT

RIVER-MYRTLE DISTRICT

SHORELINE DISTRICT

30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT (“30th” or “30th District”)	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Estimated Resources and Project Description	\$1,975	\$1,707	\$12,785	\$2,740	\$2,090	\$21,298

Development Opportunities of Interest

40	College of Western Idaho (CWI), Boise Campus Development with Ball Ventures Ahlquist In April 2023, CWI selected Ball Ventures Ahlquist to develop a mixed-use campus located on its 10 acre property located at Whitewater Park Boulevard and Main Street. The new project will build state-of-the-art technology and modern classroom space for CWI in multiple phases totaling up to 150,000 square feet. It will likely include about 300 multi-family residential units, and possibly a performance space or other community focused venue. Opportunities for CCDC participation may include assisting with public infrastructure and utility upgrades, public space improvements adjacent to the river or other key locations, as well as possible public parking partnership to catalyze higher investment and more public benefit and amenities. The level of participation will be determined by the amount of incremental tax revenue generated by the project's private investment.						TBD
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Participation Program

41	One Time Assistance, Type 1 Program Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
42	Transformative Assistance, Type 3 Program Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.	TBD	TBD	10,000	TBD	TBD	\$10,000
43	Housing Partnerships and Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.		1,000				\$1,000
44	3205 W. Moore St., Whitewater Townhomes. Type 1 Agreement with ESP Property Investments, LLC Whitewater Townhomes is the construction of nine multilevel townhomes with \$5.3 million total development costs. The agreement includes a \$166,000 reimbursement for associated streetscapes, utility improvements, and the extension of Moore Street.	167					\$167
45	2618 W. Fairview Ave., The LOCAL Fairview. Type 2 Agreement with LOCAL Acquisitions, LLC LOCAL Fairview is a mixed-use development with 271 apartments, 8,500 square feet of commercial space, and \$81 million in total development costs. The agreement includes a \$1.3 million estimated reimbursement for \$1.6 million public utility and streetscape improvements.			330	330	330	\$990
46	114 N. 23rd St., New Path 2. Type 3 Agreement with Pacific West Communities, Inc. New Path 2 is a 96-unit supportive housing development serving residents with incomes at 60% AMI and below. The building includes community space, offices for supportive services, with \$35 million in total development costs. The agreement includes a \$260,000 estimated reimbursement for public utility and streetscape improvements.		257				\$257
47	Neighborhood Placemaking Public Art. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to provide public art in the 30th Street District that advances neighborhood placemaking, historical interpretation, and wayfinding efforts. Determination of art location, scope, purpose to be determined in coordination with Arts & History. The proposed partnership provides a dollar-for-dollar matching investment up to \$55,000 for actual costs incurred.				75		\$75

*Dollars are in Thousands

30TH STREET DISTRICT PROJECTS

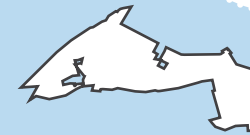
30TH STREET DISTRICT ("30th" or "30th District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Capital Improvement Projects							
48	170 S. 28th St., West End Water Renewal Infrastructure. Type 4 Agreement with Boise Public Works Construct a new sewer lift station and associated force main to serve housing and mixed-use developments in the western half of the 30th Street District. City of Boise Public Works will design and build the \$3.2 million project with CCDC reimbursing half upon completion.	1,594					\$1,594
49	Shoreline Drive Streetscape Improvements, Fairview Avenue to Americana Boulevard. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pedestrian enhancements that include landscaping and irrigation as part of a streetscape improvement project on Shoreline Drive, from Fairview Avenue to Americana Boulevard. ACHD is leading the project and conducting design in 2025 with construction in 2026. <i>See also SL District Line Item #74</i>	15	70				\$85
50	Alleyway Mobility Improvements. In partnership with ACHD Improve alleys in priority locations within the Main Street and Fairview Avenue Corridor. In coordination with City of Boise Planning and Development Services, identify priority alleyways that provide important pedestrian and cyclist routes. In partnership with ACHD construct green stormwater infiltration systems that infiltrate runoff into the ground to prevent stormwater runoff pollution of nearby Boise River.			80	720		\$800
51	Utility Undergrounding and Network Improvements Underground existing overhead utilities in priority locations within the Main Street and Fairview Avenue Corridor. In coordination with City of Boise, Idaho Power Company, and other low-voltage utility providers.		30	600			\$630
52	Mobility and Infrastructure Assessment. Main Street and Fairview Avenue Corridors, Boise River to 16th Street Agency will conduct a concept-level analysis of the Main Street and Fairview Avenue rights-of-way to determine feasibility of converting buffered bike lanes to protected bike lanes, as well as feasibility of streetscape improvements, possible intersection crossing enhancements and other amenities.		90				\$90
53	Fairview Avenue Mobility and Streetscapes Improvements, Per Mobility and Infrastructure Assessment Final Report Streetscape improvements and mobility infrastructure enhancements on Fairview Avenue per the recommendations in the Main Street and Fairview Avenue Corridor Mobility and Streetscapes Assessment final report		60	1,500			\$1,560
54	Main Street Mobility and Streetscape Improvements, Per Mobility and Infrastructure Assessment Final Report Streetscape improvements and mobility infrastructure enhancements on Main Street per the recommendations of the Main Street and Fairview Avenue Corridor Mobility and Streetscapes Assessment final report.			75	1,315		\$1,390
55	Idaho Street Placemaking and Streetscape Improvements, Whitewater Park Boulevard to 27th Street Streetscape Improvements and placemaking enhancements on Idaho Street that support and promote local retail business services. May include district wayfinding, public art and other public amenities at the intersection of 28th Street and Idaho Street. May also include standard streetscape improvements that establish on-street parking, shade trees, pedestrian lighting and bicycle parking.				100	1,560	\$1,660
Total 30th Street Estimated Expenses		\$1,975	\$1,707	\$12,785	\$2,740	\$2,090	\$21,298

*Dollars are in Thousands

SHORELINE DISTRICT

Shoreline is a diverse, mixed-use area tied together by the Greenbelt and defined by the Boise River. The district has abundant recreational resources with opportunities to increase connectivity and allow for safe, complete access to the natural amenities. Because of its proximity to downtown Boise and Boise State University, the district also holds great opportunity for quality infill housing options for both students and the downtown workforce. During the establishment of the district, goals and objectives were identified through community conversations, on-site tours and observations, and existing community planning documents. A desired vision for the area seeks to solve stormwater drainage and streetscape deficiencies in the Lusk Street neighborhood, revitalize the riverfront neighborhood, and enhance the district's many amenities.

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2019



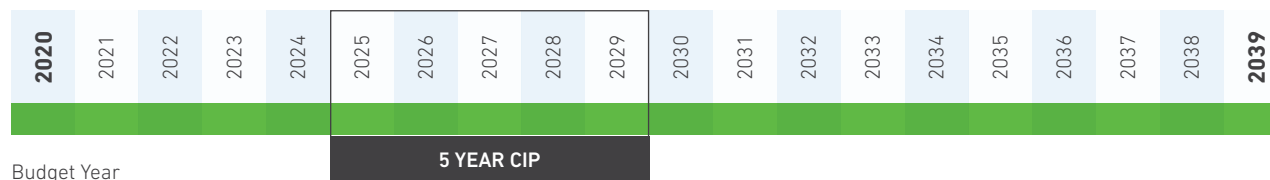
195 ACRES

BASE VALUE:
\$116 MILLION

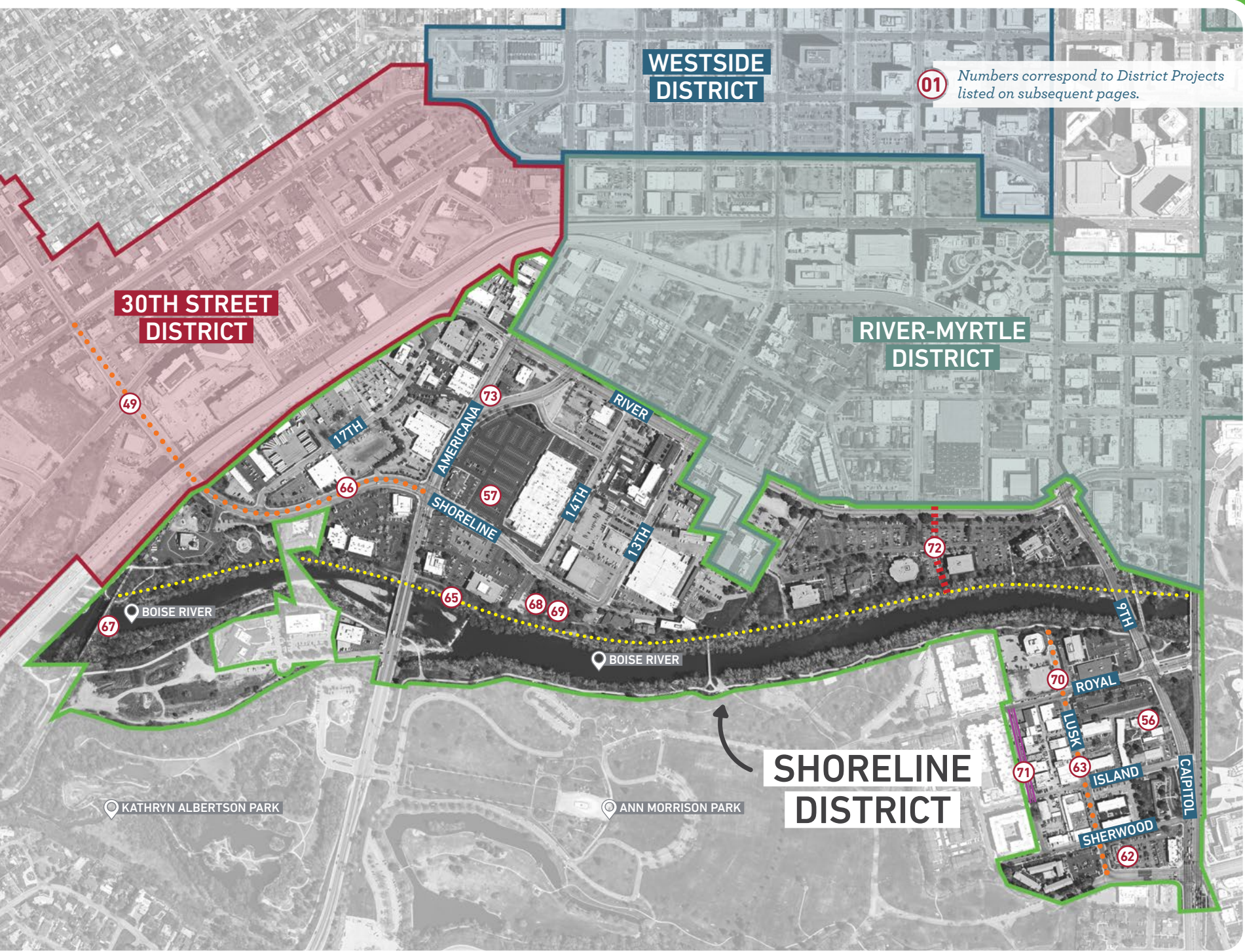
2025 TOTAL
INCREMENT VALUE:
\$118 MILLION

2025 ANNUAL
INCREMENT REVENUE:
\$1 MILLION

CURRENT 5 YEAR CIP TIMELINE



Budget Year



SHORELINE DISTRICT PROJECTS

SHORELINE DISTRICT (“SL” or “SL District”)	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Estimated Resources and Project Description	\$365	\$1,772	\$1,009	\$11,577	\$1,305	\$16,027

Development Opportunities of Interest

56	<p>Capitol Campus, City of Boise and Boise State University (BSU) Joint Venture with J Fisher Companies</p> <p>The City has partnered with BSU to build a mixed-use development on 5 acres of parcels owned by both parties in the Lusk district. The joint vision is to provide housing that incorporates the unique characteristics of the Lusk District and offers homes at a variety of price-points, including deeply affordable units. The City and BSU selected J Fisher Companies in December 2022. Preliminary programming includes replacing the existing 110 affordable housing units, building more affordable and market rate housing, BSU academic space, and structured parking to serve BSU, the new housing, and surrounding neighborhood uses. Potential assistance may be possible with infrastructure such as public utilities, public parking, storm drainage, streetscapes and on-street parking. Type 3 program criteria will establish the level of Agency participation.</p>						TBD
57	<p>Midtown, Rivershore Development</p> <p>Rivershore Development has site control of numerous properties near Shoreline Drive and Americana Boulevard and is reimagining how the largest contiguous properties in the Shoreline District can be redeveloped to serve and enhance the neighborhood. The potential for CCDC to make public improvements in tandem with private redevelopment could catalyze significant private investment necessary to pay for the needed public infrastructure, which includes building streets that reestablish the downtown grid, greenbelt connections, public spaces, public parking and public utility upgrades. Type 3 program criteria will establish the level of Agency participation.</p>						TBD
58	<p>1791 Shoreline Dr., Former Fire Training Facility, City of Boise</p> <p>The City has decommissioned the Fire Training Facility located at 1791 Shoreline Drive presenting a rare opportunity for redevelopment of riverfront property in downtown Boise. ACHD-owned remnant parcels, adjacent to the property, present opportunity to consolidate underutilized property and redevelop in a manner that contributes to a high-quality urban environment. Public partnership opportunities may include land assemblage and disposition via competitive redevelopment request for proposal. Other potential Agency assistance may be possible with infrastructure such as public utilities, storm drainage, streetscape enhancements, greenbelt connections, and other public amenities.</p>						TBD

Participation Program

59	<p>One Time Assistance, Type 1 Program</p> <p>Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.</p>	200		200		200	\$600
60	<p>Transformative Assistance, Type 3 Program</p> <p>Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.</p>	TBD	TBD	TBD	10,000	TBD	\$10,000
61	<p>Housing Partnerships and Real Estate Acquisitions</p> <p>Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.</p>		1,000				\$1,000
62	<p>818 W. Ann Morrison Park Dr., Capitol Student Housing. Type 2 Agreement with KC Gardner Company</p> <p>Capitol Student Housing is a 91-unit apartment building for university students with \$44 million in total development costs. The agreement includes a \$550,000 reimbursement for streetscape and public utility upgrades.</p>		162	162	162	65	\$550
63	<p>Lusk Neighborhood Public Art. Type 4 Agreement with Boise Arts & History</p> <p>A partnership with Boise City Department of Arts & History to provide public art in the Lusk Neighborhood that advances neighborhood placemaking, historical interpretation, and wayfinding efforts. Art location, scope, purpose to be determined in coordination with Boise Arts & History. The proposed partnership provides a dollar-for-dollar matching investment up to \$25,000 for actual costs incurred.</p>					40	\$40

*Dollars are in Thousands

SHORELINE DISTRICT PROJECTS

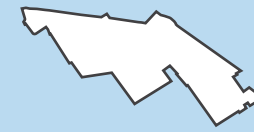
SHORELINE DISTRICT ("SL" or "SL District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Capital Improvement Projects							
64	Shoreline District Streetscape Design Standards. Type 4 Agreement with Boise Planning & Development Services Assist City of Boise Planning & Development Services with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the Shoreline District Project Area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the District formation process.	80					\$80
65	Greenbelt Separated Path Improvements, North Shore Phase 1. Partnership with Boise Parks and Recreation and Private Property Owners Construct a second parallel pathway adjacent to existing greenbelt pathway, per the 2018 Shoreline Urban Framework Plan, to increase greenbelt capacity and provide separate facilities for pedestrians and cyclists. Partnership with City of Boise Parks and Recreation as well as adjacent private property owners. Include safety enhancements and human centric design features per City of Boise CPTED recommendations.	40	330				\$370
66	Shoreline Drive Roadway and ADA Improvements, Fairview Avenue to Americana Boulevard. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) project # 204299 to reimburse for pedestrian enhancements, including landscaping and irrigation included in the roadway and ADA improvement project on Shoreline Drive from Fairview Avenue to Americana Boulevard. ACHD is improving the roadway surface and adjacent ADA ramps, filing sidewalk gaps, bulb outs, bikeway signage, and enhanced crossings. ACHD is conducting design and right-of-way in 2024 with construction in 2025. See also 30th District Line Item #49	20	90				\$110
67	Boise River Greenbelt Truss Bridge Mobility Improvements Add programmable LED lighting to the Boise River Greenbelt Trestle Bridge and adjacent path to improve safety of pedestrians and cyclists. Lighting will accentuate the bridges trusses as well, to illuminate this Boise landmark at nighttime. The bridge serves as a primary connection for the various Boise Bench Neighborhoods to the Greenbelt and downtown Boise. Improvements in partnership with City of Boise Parks and Recreation.			72			\$72
68	1375 W. Shoreline Dr., Shoreline Park Master Plan A community-driven Shoreline Park Master Plan that plans for a phased implementation of park improvements. In accordance with Shoreline District Framework Plan, the park master plan will prioritize transformational upgrades that catalyze private investment via redevelopment of the adjacent underutilized property. The plan will identify enhanced amenities, increased neighborhood connectivity, retail opportunities, and better recreational and emergency access into the Boise River. May include a stabilized boat ramp, retaining walls, revised vehicular connection to Shoreline Drive and Boise Greenbelt improvements. Planning work in collaboration with City of Boise Parks and Recreation.		100				\$100
69	Shoreline Park, Phase 1 Improvements Public improvements per the Master Plan recommendations with priority given to features that catalyze surrounding private investment and infrastructure that improves and expands river access for emergency services, river floater take-out, anglers, and the general public. Improvements to meet universal accessibility standards and protect the surrounding riparian habitat.			85	895		\$980
70	Lusk Street Streetscape Improvements, Ann Morrison Park Drive to Boise River, Phase 1 Streetscapes and connectivity improvements to the Boise Greenbelt on the west side of Lusk Street. A future phase will address improvements on the east side of Lusk Street.			40	400		\$440
71	La Pointe Street Streetscape Improvements, Royal Boulevard to Island Avenue Streetscape improvements on the east side of La Pointe Street from Royal Boulevard to Island Avenue. Project addresses the existing lack of sidewalk, curb and gutter, on-street parking, stormwater drainage, and amenities such as bike racks and shade trees. Project also establishes associated on-street parking.		40	400			\$440
72	11th Street Bikeway, Boise River Greenbelt Connection. Partnership with City of Boise In coordination with City of Boise pathways program and Boise Parks and Recreation to connect the intersection of 11th and River Streets to the Boise River Greenbelt with a multi-use pathway. Project includes community partnerships to establish public easements, ownership and maintenance, as well as design and construction. May include a signalized crossing at River Street, pedestrian lighting, bicycle amenities and landscaping.			50	120	1,000	\$1,170
73	15th and 16th Streets Corridor Redevelopment Study. Partnership with ACHD and City of Boise In coordination with City of Boise and ACHD, prepare a redevelopment study that evaluates redevelopment opportunities made possible by ACHD's and the City's proposed traffic reconfigurations along the 15th and 16th Street corridor. Assess public and private investment opportunities and evaluate potential implementation methods and public private partnership opportunities.	25	50				\$75
Total Shoreline Estimated Expenses		\$365	\$1,772	\$1,009	\$11,577	\$1,305	\$16,027

*Dollars are in Thousands

GATEWAY EAST DISTRICT

The Gateway East Urban Renewal District presents a compelling opportunity for economic development and high-quality job creation in an undeveloped area of Boise facing barriers such as lava bedrock, lack of access, and need for infrastructure. Located on the eastern outskirts of the city, this district offers vast potential for transformative investment and expansion. With its strategic location and ample available land, the Gateway East District is poised to attract businesses looking for a prime industrial hub. The district's purpose is to capitalize on this potential by providing the necessary infrastructure and support to foster economic growth and create job opportunities. Through targeted investments and strategic planning, the Gateway East Urban Renewal District aims to unlock the area's untapped potential, catalyzing industrial development, diversifying Boise's economy, attracting high-quality jobs, and contributing to the overall prosperity of Boise.

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2019



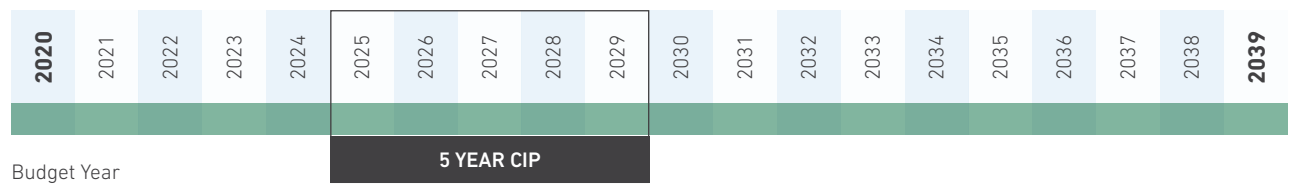
2,643 ACRES

BASE VALUE:
\$381 MILLION

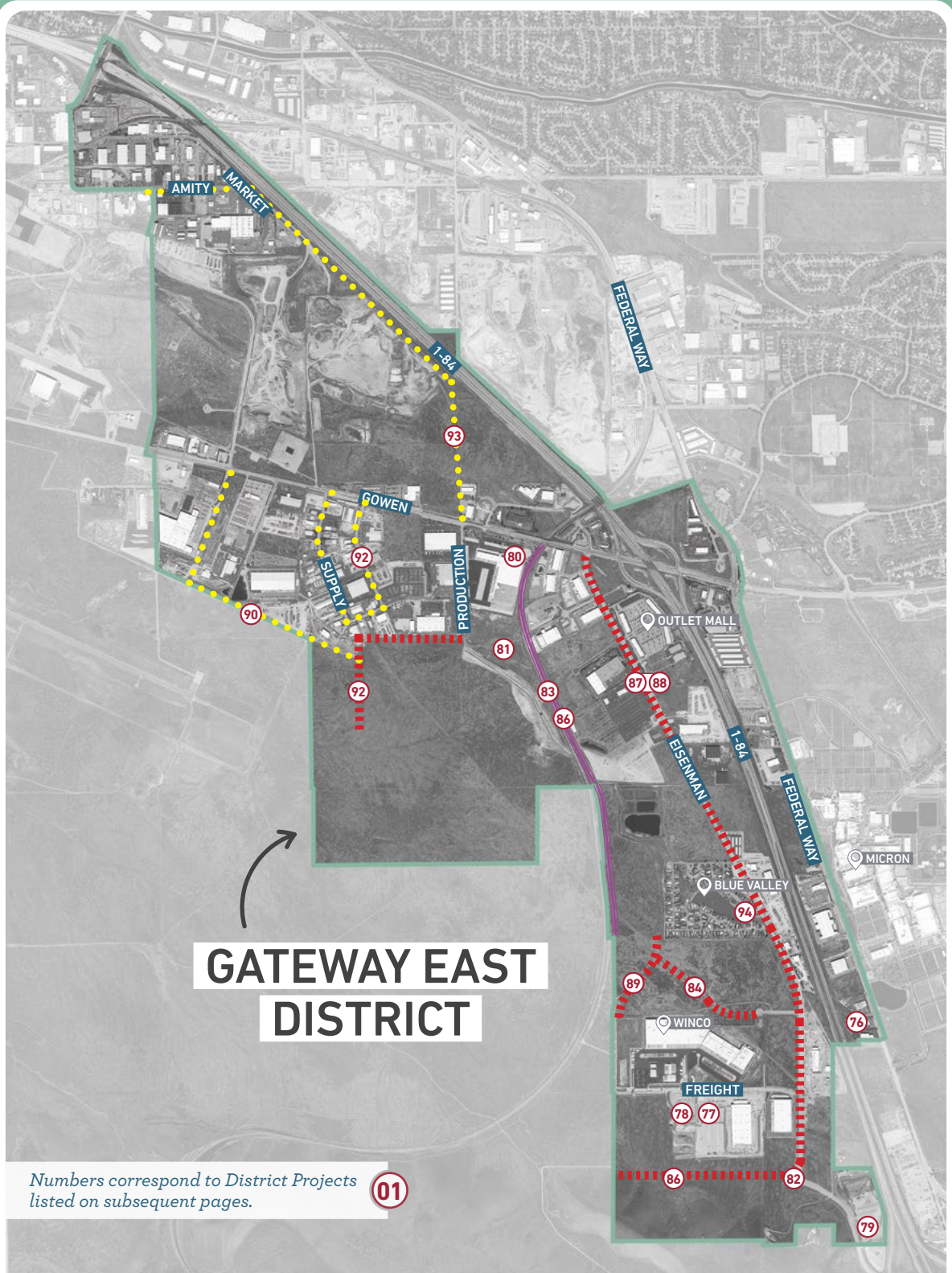
2025 TOTAL
INCREMENT VALUE:
\$948 MILLION

2025 ANNUAL
INCREMENT REVENUE:
\$8.3 MILLION

CURRENT 5 YEAR CIP TIMELINE



Budget Year



GATEWAY EAST DISTRICT

Numbers correspond to District Projects listed on subsequent pages. **01**

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Estimated Resources and Project Description		\$1,991	\$10,770	\$13,780	\$12,742	\$7,361	\$46,645
Participation Program							
74	One Time Assistance, Type 1 Program Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
75	Economic Development Opportunities and Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop quality jobs and broaden the economic opportunities in Boise's workforce and business community.				3,700		\$3,700
76	9025 S. Federal Way, Mixed-Use Office and Industrial Project. Type 2 Agreement with 9025 Federal, LLC 9025 S. Federal Way is a 11,000 square foot office and 2,500 square foot warehouse project for tech-industry support services with \$2.1 million in total development costs. The agreement includes a \$92,000 reimbursement for public utility and streetscape improvements.	18	18	8			\$45
77	2155 E. Freight St., Boise Gateway 2. Type 2 Agreement with Boise Gateway 2, LC Boise Gateway 2 is a 287,000 square foot industrial retail sorting center with administrative office space. Developed by Boyer Company, the project has total development costs of \$53.9 million. The agreement includes a reimbursement of \$895,000 for utility infrastructure and streetscape improvements.	234					\$234
78	2500 E. Freight St., Boise Gateway 3. Type 2 Agreement with Boise Gateway 3, LC Boise Gateway 3 is a planned 185,000 square foot warehouse building designed to accommodate up to four tenants. Developed by Boyer Company, the project has total development costs of \$26.3 million. The agreement includes reimbursement for utility infrastructure and streetscape improvements, and CCDC estimates it will reimburse \$836,000 of these \$1.9 million expenses.		140	140	140	140	\$560
79	10026 S. Eisenman Rd., Mr. Gas. Type 2 Agreement with Lynch Land Development, LLC (sold to Conrad & Bischoff, LLC) Mr. Gas is a 19.3-acre truck stop and retail center offering goods and services for professional drivers with \$12.9 million in total development costs. The agreement includes a \$480,000 estimated reimbursement for the \$1 million investment the developer made in public utility and streetscape improvements.	81	81	81	81		\$324
80	1001 E. Gowen Rd., The AZEK Company Manufacturing & Distribution Facility. Type 2 Agreement with CPG International, LLC The Azek Company adapted a 355,000 square foot distribution facility into a manufacturing facility to produce decking lumber from recycled materials and includes total development costs of \$123 million. This is AZEK's first facility located in the western United States and brings 160 manufacturing jobs to Boise. The agreement includes a reimbursement of \$1 million for public improvements including a power substation and streetlights.	203		200			\$403
81	951 E. Gowen Rd & 7031 E. Eisenman Rd., Red River Logistics and Commerce Centers. Type 2 Agreement with Red River Logistics Center, LLC and Red River Commerce Center, LLC Red River Logistics and Commerce Centers are concurrent developments of two sites with a total of 1.3 million square feet of industrial space on 120 acres with \$146.2 million in total development costs. The agreement includes a \$4.2 million reimbursement for public improvements including the extension of Production Street with associated utility infrastructure and streetscapes, construction of a multi-use pathway, and roadway and bridge construction over Five Mile Creek.		721	721	721	721	\$2,884
82	Eisenman Road Gateway Public Art. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to provide public art that creates a gateway feature at the intersection of Eisenman Road and Lake Hazel Road. Art location, scope, purpose to be determined in coordination with Boise City Department of Arts & History. The proposed partnership provides an investment up to \$500,000 for actual costs incurred.					500	\$500
83	Multi-use Pathway Cultural Programming. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to provide cultural or historical programming along the proposed city railroad alignment multi-use pathway. Determination of location, scope, purpose to be determined in coordination with Boise City Department of Arts & History. The proposed partnership provides a dollar-for-dollar matching investment up to \$80,000 for actual costs incurred.			80			\$80

*Dollars are in Thousands

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Capital Improvement Projects							
84	East Winco Court utility and Road Improvements, Cul-de-sac to S Warehouse Way. Establish additional East Winco Court right-of-way and construct road improvements including public utilities, stormwater system, paved roadway, as well as bicycle and pedestrian facilities.		450	3,500			\$3,950
85	Lake Hazel Road, Gateway East URD Boundary to I-84 Eisenman Interchange Widen existing Lake Hazel Road between Eisenman Road and the I-84 Eisenman Interchange. Construct extension of new Lake Hazel corridor from Eisenman Rd. West to the Gateway URD Boundary. Anticipates ultimate four-lane cross section of Lake Hazel Rd. as identified in the Ada County Highways Districts (ACHD) Master Street Map as a key east-west Mobility Arterial. Includes detached multi-use pathways on both sides of the corridor.	380	2,900				\$3,280
86	Railroad Multi-Use Pathway Construct a multi-use pathway parallel to existing tracks and within the city-owned segment of railroad right-of-way. The pathway provides mobility alternatives in accordance with the City of Boise Pathways Master Plan.	675	3,500				\$4,175
87	South Eisenman Road Utility Upgrades, Lake Hazel Road to Gowen Road Underground utilities at Eisenman Road from Lake Hazel Road to Gowen Road. Includes replacement of aging utilities, up-sizing existing utilities to serve planned development, and installation of new utilities, as needed. Under-grounding work to occur prior to future road widening project.		560	4,400			\$4,960
88	South Eisenman Road Widening, Lake Hazel Road to Gowen Road Reconstructing and widening Eisenman Road between Gowen and Lake Hazel roads, including protected, on-street bike facilities and detached sidewalks. Includes a multi-use pathway connection to railroad multi-use pathway.			950	7,000		\$7,950
89	North Warehouse Way Extension Establish new right-of-way for Warehouse Way road extension. Construct road improvements including public utilities, stormwater system, paved roadway, as well as bicycle and pedestrian facilities.				600	3,500	\$4,100
90	Five Mile Sewer Mainline Extension Construct a sewer main line to service the Supply Circle North property. Pipe alignment to follow edge of airport property and connect to the existing Gowen Road sewer mainline at South Broadway Ave and Gowen Road intersection.	200	1,600				\$1,800
91	Supply Circle North Road Improvements Establish new right-of-way for Supply Circle North road extension. Construct road improvements including public utilities, stormwater system, paved roadway, as well as bicycle and pedestrian facilities.		600	3,500			\$4,100
92	Supply Way and Gowen Road Loop Utility Upgrades Upgrade utilities at Supply Way and Gowen Road Loop to service the infill development, growing businesses, and increasing manufacturing activity accessed from these roads.				300	1,800	\$2,100
93	Water Main Line Upgrade, Interstate 84, Amity Road to Gowen Road Replace existing water main with larger pipe to provide system redundancy and to service the increasing demand for water.					500	\$500
Total Gateway Estimated Expenses		\$1,991	\$10,770	\$13,780	\$12,742	\$7,361	\$46,645

*Dollars are in Thousands

STATE STREET DISTRICT

CCDC's newest urban renewal project area, State Street District, is a six-mile stretch of roadway, which serves as the critical east/west commuter corridor connecting downtown Boise to west Ada and Canyon Counties. The district envisions transitioning from a congested auto-dominated commercial corridor into multimodal mixed-use corridor with a series of walkable activity centers supportive of high-quality transit service between Eagle and Downtown Boise. City leaders, neighbors, businesses, and commuters all expressed a desire for a safer, more livable street with housing options, a mix of services, and better access to all forms of transportation.

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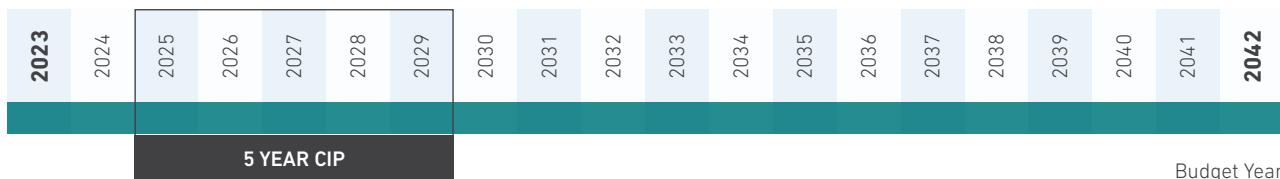
577 ACRES

BASE VALUE:
\$362 MILLION

2025 TOTAL
INCREMENT VALUE:
\$194 MILLION

2025 ANNUAL
INCREMENT REVENUE:
\$1.7 MILLION

CURRENT 5 YEAR CIP TIMELINE

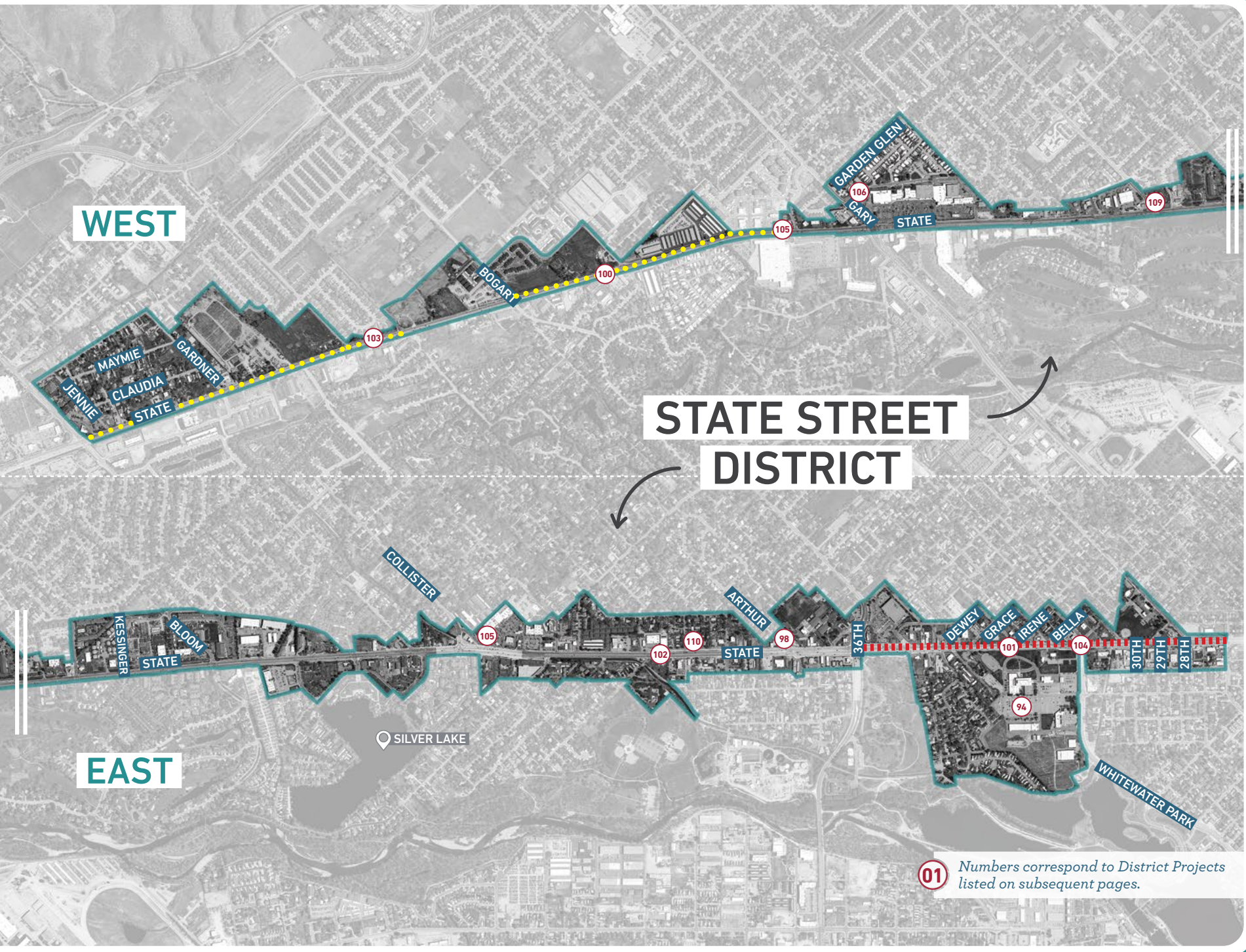


Budget Year

WEST

STATE STREET DISTRICT

EAST



01 Numbers correspond to District Projects listed on subsequent pages.

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT (“SS” or “SS District”)	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Estimated Resources and Project Description	\$625	\$1,865	\$3,482	\$1,583	\$11,321	\$18,876

Development Opportunities of Interest

94	3311 W. State St. Idaho Department of Transportation (ITD) Campus In July 2023, ITD solicited sealed bids to purchase 3311 W. State Street, a 44 acre state-owned property with 11 existing buildings. Sale of the property creates a potential opportunity for CCDC to engage with the new owners in developing the walkable, mixed-use development pattern contemplated in the State Street District plans. CCDC assistance can help achieve this vision by participating in improving infrastructure, providing public spaces, diversifying Boise’s housing, leveraging and expanding recreation and transportation facilities. The level of assistance will be determined by the Type 3 program criteria, specifically the amount of incremental revenue that redevelopment generates.						TBD
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Participation Program

95	One Time Assistance, Type 1 Program Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
96	Transformative Assistance, Type 3 Program Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.					10,000	\$10,000
97	Housing Partnerships, Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.			2,000			\$2,000
98	3922 W. State St., Wilson Station (fka State & Arthur). Type 3 with Agreement Pacific West Communities, Inc Wilson Station is a mixed-use development with 102 apartments, 1,800 square feet ground floor daycare or commercial space, and \$40 million in total development costs. The project is located on the City of Boise’s Housing Land Trust land and units will be income restricted with rental rates between 30% - 80% of AMI. The agreement includes a \$860,000 reimbursement for streetscapes and public utility upgrades.		215	215	215	215	\$860

Capital Improvement Projects

99	State Street District Streetscape Design Standards, Type 4 Agreement with Boise Planning & Development Services Assist City of Boise Planning & Development Services with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the State Street District area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the SS District formation process.	200					\$200
100	Boise Valley Canal Undergrounding and Multi-Use Pathway, Saxton Drive to Bogart Lane In partnership with VRT and in association with ITD, ACHD, and City of Boise, underground the Boise Valley Canal from Saxton Drive to Bogart Lane. Construct a multi-use pathway and landscaping per the State Street Transit and Traffic Operations Plan.	200	1,300				\$1,500
101	State Street Roadway Widening and Mobility Enhancements, 27th Street to 36th Street, Concept Design In partnership with ACHD, complete concept design for State Street widening and road improvements. Concept design will follow the State Street Transit and traffic Operation Plan design guidelines and will include enhancements on both sides of the street including enhanced crossings and transit facilities.					300	\$300
102	Streetscape improvements on the northside of State Street from Willow Lane to Fargo Street. The project will include street trees, multi-use pathway, and other streetscape enhancements per the State Street Transit and Traffic Operations Plan. It may also include traffic signal enhancements at Willow Lane to improve pedestrian safety while crossing and better bicycle connectivity to the Willow Lane Athletic Complex and Boise River Greenbelt.	25	150	1,000			\$1,175
103	Boise Valley Canal Undergrounding and Multi-Use Pathway, 9000 W. State Street to Duncan Lane In coordination with ITD, ACHD, and City of Boise, underground the Boise Valley Canal from 9000 W. State Street to Duncan Lane. Construct a multi-use pathway and landscaping per the State Street Transit and Traffic Operations Plan.			40	1,150		\$1,190

*Dollars are in Thousands

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT (“SS” or “SS District”)		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Capital Improvement Projects							
104	Local Match - Raise Grant - North Whitewater Park Boulevard and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.			27			\$27
105	Local Match - Raise Grant - West Saxton Drive and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.				18		\$518
106	Local Match - Raise Grant - Gary Lane and Bunch Court Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.					106	\$106
107	Accelerated Road and Utility Infrastructure Project (Tentative Bond Issuance in FY2030) Produce a package of shovel-ready public infrastructure projects that further best-class transit and in preparation for forthcoming development. Include roadway and utility projects that advance the State Street Transit and Traffic Operations Plan recommendations.					500	\$500
Total State Street Estimated Expenses		\$625	\$1,865	\$3,482	\$1,583	\$11,321	\$18,876

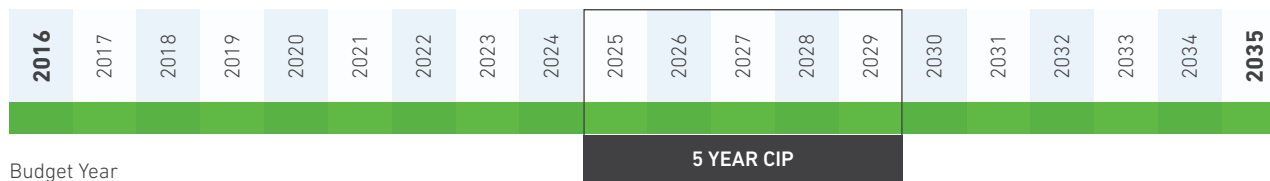


Wilson Station, a Type 3 Participation Program Project, is a mixed-use development with 102 apartments income restricted units, and 1,800 square feet ground floor daycare or commercial space.

ParkBOI

CCDC, under the ParkBOI brand, owns and operates six public parking garages located throughout the downtown area. CCDC continually assesses and manages downtown Boise parking to drive innovative and cost-effective mobility solutions. The Agency continually supports and works to expand alternatives to parking such as public transit, carpool and rideshares through our partnership with City Go. Select garages offer priority parking to certified carpools and provide secure bicycle and motorcycle parking. CCDC is currently partnering with private developers on a new public parking garage in the Westside District in the next three years. The 30th Street District, and the newly formed Shoreline and State Street Districts each have plans that identify the need for new parking garages to meet future development needs and economic development objectives. Without CCDC and ParkBOI, the likely outcome will be more dedicated surface parking, lower infill development, and a lower tax base at the districts' sunset.

CURRENT 5 YEAR CIP TIMELINE



6 ParkBOI GARAGES

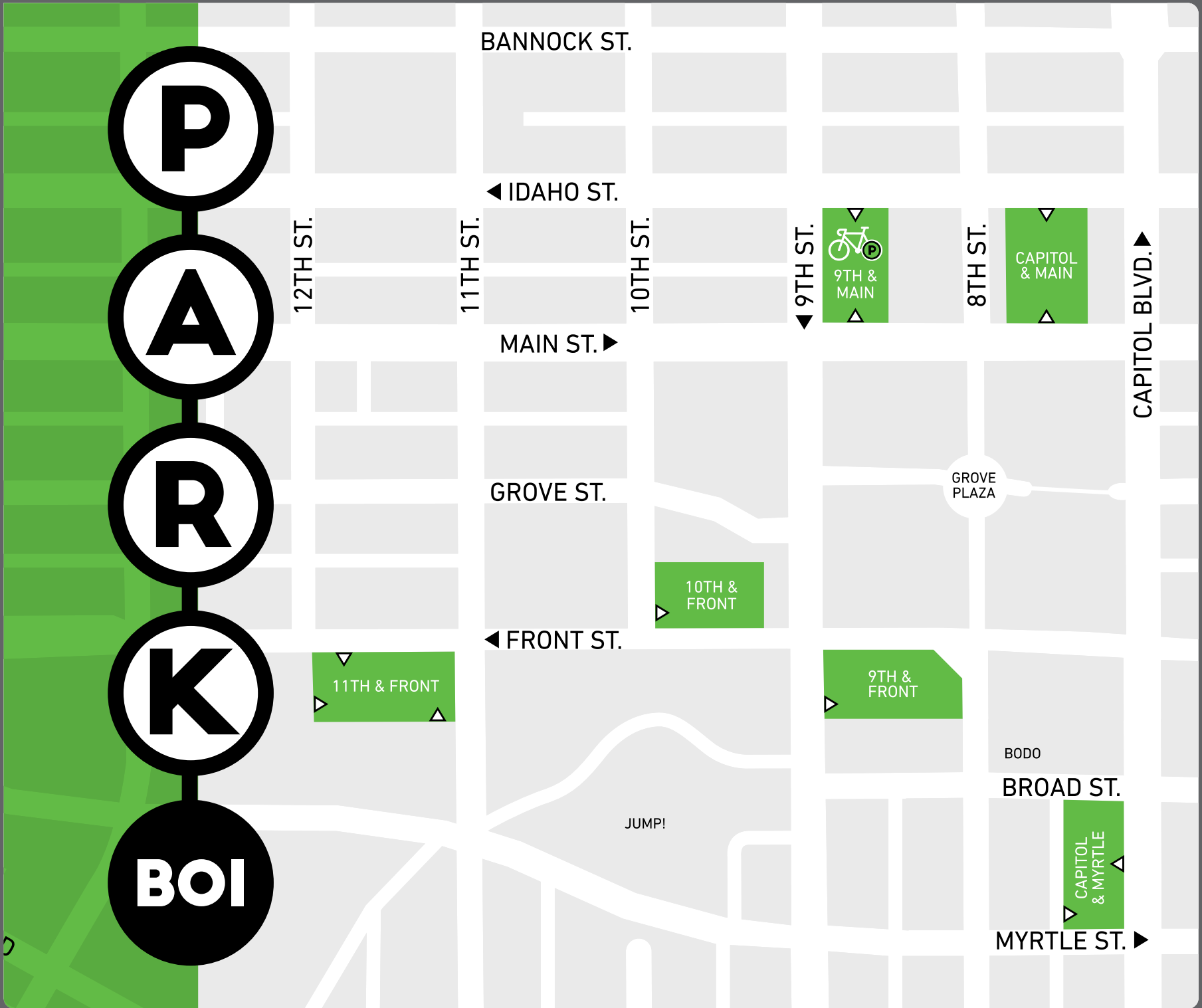
3,150
TOTAL NUMBER OF
PARKBOI GARAGE SPACES

115,000
MONTHLY PARKBOI VISITS



40 SECURED BIKE PARKING STALLS
IN THE BIKEBOI FACILITY

P
A
R
K
BOI





New transit station at 27th Street and Fairview Ave.

ParkBOI: ECONOMIC DEVELOPMENT & MOBILITY PROJECTS



ParkBOI PARKING PROJECTS ("ParkBOI")	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
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ParkBOI Economic Development Opportunities

CCDC aims to catalyze economic development within its Districts by investing ParkBOI public parking system revenues into transformative public-private partnerships that include structured public parking facilities. Structured public parking consolidates parking into a shared, central location, creating the ability to infill underutilized land with higher-density compact development that serves a broad mix of uses. Once in operation, CCDC's public parking structures support existing businesses and neighborhoods by allowing people to park once, and walk to multiple businesses, restaurants, and community events. The Agency prioritizes partnerships making substantial private investment that significantly increases the incremental tax revenue, delivers transformative community benefits, expands local economy, creates new opportunities for our workforce, diversifies Boise's housing choices, and supports the valley's public transit system. The partnerships are administered through the Agency's Participation Program, require financial review, and Board approval.

112	1010 W. Jefferson St., Block 68 Catalytic Redevelopment Project - Parking & Mobility Hub Purchase						WS #27
113	College of Western Idaho (CWI), Boise Campus Development with Ball Ventures Ahlquist						30th #40
114	Capitol Campus, Boise City and Boise State University (BSU) Joint Venture with J Fisher Companies						SL #53
115	Midtown, Rivershore Development						SL #54
116	3311 W. State Street. Idaho Department of Transportation (ITD) Campus						SS #91

ParkBOI Mobility Initiatives

The Agency programs a portion of ParkBOI public parking system revenues to advance a variety of mobility initiatives. Both alone and in coordination with community partners, CCDC invests to reduce over-reliance on single occupant vehicle driving, parking, and ownership. Mobility initiatives include capital improvements to improve walking, biking and transit infrastructure, either as grants or local matching funds, or as Agency-led projects. Mobility initiatives also include sponsoring or underwriting alternative transportation programs and operations, such as bike share, car share, and shuttle buses. As these mobility projects and programs are dependent upon partner support, what's available in the market, and what authorities having jurisdiction will allow. Mobility initiatives beyond the next budget year are difficult forecast and subject to change.

117	BikeBOI Facilities - Block 68 Redevelopment Project Secure bike storage facility inside new ParkBOI parking facility at Block 68 Parking & Mobility Hub see also ParkBOI#108 and WS#27		250				\$250
118	City GO Support City Go makes commuting in the Boise area simple. Through the use of technology, City Go makes planning and paying for public transit easy. CCDC provides funding to help make it easier to choose alternatives to single-occupancy vehicles.	60	60	60	60	60	\$300
119	VRT Transit Assessment for Improvements Transit infrastructure improvements such as transit shelters and other rider amenities located in the Downtown Improvement District and/or active CCDC URD's.	42	45	48	48	50	\$233
120	Mobility Initiatives - Downtown Business Improvement District			200	200	200	\$600
121	Mobility Initiatives - 30th Street District		200				\$200
122	Mobility Initiatives - Shoreline District		200				\$200
123	Mobility Initiatives - State Street District			400			\$400
124	Mobility Initiatives - Gateway East District			400			\$400

Total ParkBOI Estimated Expenses	\$102	\$755	\$1,108	\$308	\$310	\$2,583
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*Dollars are in Thousands



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CAPITAL CITY
DEVELOPMENT CORP



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AGENDA BILL

Agenda Subject: Resolution 1889: Adopt FY2024 Amended Budget		Date: August 28, 2024
Staff Contact: Joey Chen, Finance & Administration Director Holli Klitsch, Controller	Attachments: 1. Resolution 1889 2. Exhibit A: FY2024 Amended Budget 3. Exhibit B: Published FY2024 Amended Budget Summary by fund on Idaho Statesman	
Action Requested: Approve Resolution 1889 adopting the FY2024 Amended Budget.		

Background:

The CCDC Board of Commissioners typically amends its current year budget one time near the end of the fiscal year to reflect updated revenues, expenses, and projects as a starting place for the coming fiscal year's budget.

As statutorily required, this FY2024 Amended Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 16 and 23. The Board will conduct the public hearing on the FY2024 Amended Budget beginning at noon, Wednesday, August 28, 2024, at the Agency. When the hearing concludes the Board will consider the adoption of the FY2024 Amended Budget via Resolution 1889.

Fiscal Notes:

FY2024 Original Budget	\$ 67,448,720
FY2024 Amended Budget	\$ 46,154,293
<i>Change</i>	\$ 21,294,428

Exhibit A is the complete FY2024 Amended Budget with line-item detail by revenue and expense category and notable change narrative.

Exhibit B is the published FY2024 Amended Budget Summary by fund on Idaho Statesman.

Staff Recommendation: Approve Resolution 1889 adopting the FY2024 Amended Budget.

Suggested Motion:

I move adoption of Resolution 1889 to approve the FY2024 Amended Budget totaling **\$46,154,293** and authorize the Executive Director to file copies of the budget as required by law.

RESOLUTION NO. 1889

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, TO BE TERMED THE "AMENDED ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES IN AN AMENDED AMOUNT; DIRECTING THE AGENCY EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND AMENDED BUDGET TO THE CITY OF BOISE AND ANY PERSON OR ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND AMENDED BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (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 (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 Council adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

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

WHEREAS, the City Council, 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 (the "First Amendment to the River Myrtle-Old Boise Plan"), and following said public hearing, the City Council 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 City Council, 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 Council adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project (the “First Amendment to the Westside Plan”), and following said public hearing, the City Council 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, the City Council, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the “30th Street Plan”), and following said public hearing, the City Council adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan, 30th Street Area, Urban Renewal Project (the “First Amendment to the 30th Street Plan”), and following said public hearing, the City Council adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the “Shoreline District Plan”), and following said public hearing the City Council adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the “Gateway East District Plan”), and following said public hearing the City Council adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the “State Street District Plan”), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

WHEREAS, the River Myrtle-Old Boise Plan (as amended), the Westside Plan (as amended), the 30th Street Plan (as amended), the Shoreline District Plan, the Gateway East District Plan, and the State Street District Plan are collectively referred to as the “Plans”; and,

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, after providing notice of the meeting and consideration of the content of the proposed budget, the Agency did duly adopt its Fiscal Year 2024 budget at the Agency Board meeting of August 30, 2023, by adoption of Agency Resolution No. 1833; and,

WHEREAS, since August 30, 2023, certain circumstances have changed necessitating the revision of the Fiscal Year 2024 budget; and,

WHEREAS, Idaho Code Sections 50-2903(5) and 50-1002 provide the procedure for amending a budget; and,

WHEREAS, Agency has prepared a proposed amendment for the Fiscal Year 2024 Budget, a copy of which is included within the Notice of Hearing; and,

WHEREAS, Agency Board tentatively approved the proposed amendment for the Fiscal Year 2024 Budget at its public Board meeting on August 12, 2024; and,

WHEREAS, Agency has previously published notice of a public hearing to consider the proposed FY 2024 Amendment to be conducted on Wednesday, August 28, 2024, at the offices of Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho; and,

WHEREAS, on Wednesday, August 28, 2024, pursuant to Idaho Code Section 50-1002, the Agency held a public hearing at the offices of Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed amended budget, a true and correct copy of which is attached hereto as Exhibit B, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2024; and,

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903 and 50-1002, the Agency is required to pass a resolution for any amendment to the annual appropriation resolution and submit the amended resolution to the City of Boise and any person or entity entitled to a copy of this Resolution and amended budget.

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 total amended amount, or so much thereof as may be necessary, to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2023, and ending September 30, 2024.

Section 3: That the Agency Executive Director is authorized to submit a copy of this Resolution and the amended budget to the City of Boise on or before September 1, 2024, and to provide a copy of this Resolution and the amended budget to any person or entity entitled to a copy of this Resolution and amended budget.

Section 4: 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 August 28, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on this 28th day of August, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Latonia Haney Keith, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary



FY2024 AMENDED BUDGET

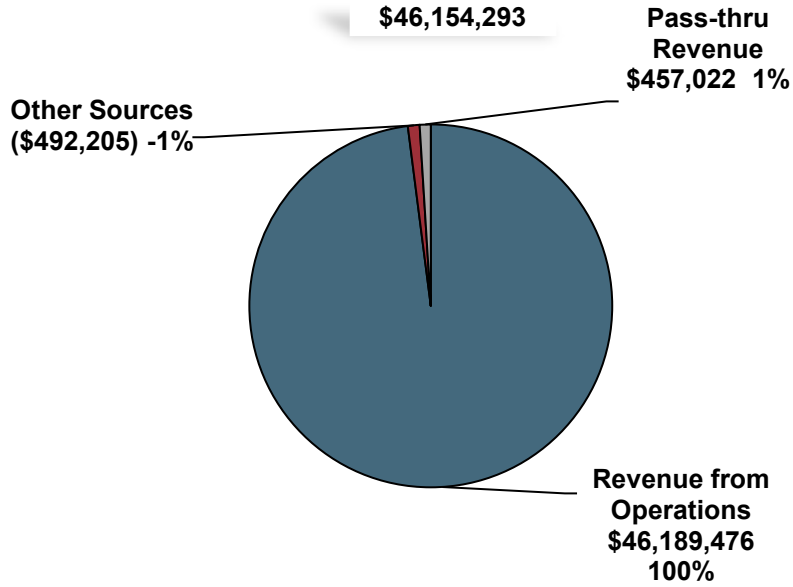
October 1, 2023 - September 30, 2024



FY2024 AMENDED Budget

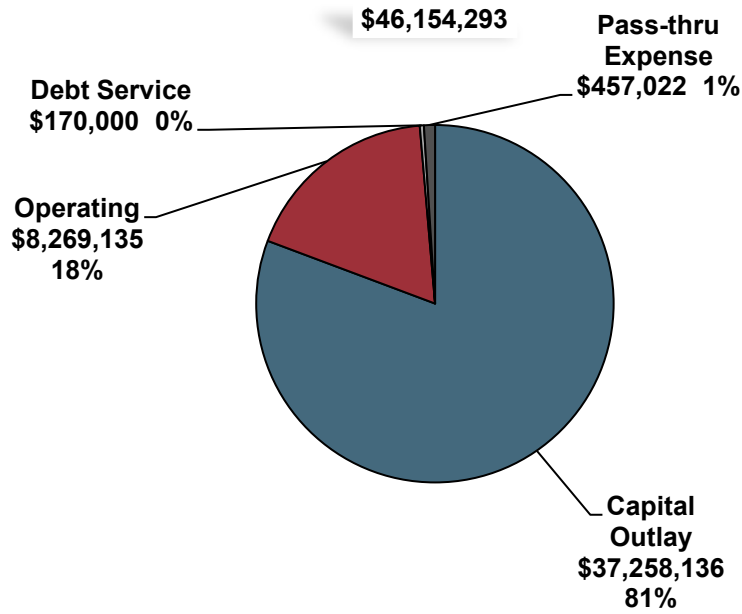
Sources

\$46,154,293



Uses

\$46,154,293



FY2024 AMENDED BUDGET		2024	2024	
REVENUE SUMMARY		ORIGINAL	AMENDED	Changes
Revenue from Operations				
* Revenue Allocation (Tax Increment).....		31,300,000	31,530,000	230,000
* Parking Revenue.....		9,001,691	9,078,721	77,030
Other Revenues (Various Reimbursements).....		6,030,228	5,580,755	(449,473)
Subtotal		\$ 46,331,918	\$ 46,189,476	\$ (142,443)
Other Sources				
Misc. Revenues (Grants/Leases/Property Transactions).....		786,600	1,389,300	602,700
Use of (Transfer to) Working Capital Fund.....		19,873,180	(1,881,505)	(21,754,685)
Subtotal		\$ 20,659,780	\$ (492,205)	\$ (21,151,985)
Subtotal - Revenue from Operations		\$ 66,991,698	\$ 45,697,271	\$ (21,294,428)
Pass-Through Revenue				
Ada County Courthouse Corridor Leases.....		457,022	457,022	-
Subtotal		\$ 457,022	\$ 457,022	\$ -
TOTAL REVENUE		\$ 67,448,720	\$ 46,154,293	\$ (21,294,428)
EXPENSE SUMMARY				
Operating Expense				
Services & Operations.....		3,278,176	3,068,540	(209,636)
Personnel Costs.....		3,279,600	3,016,400	(263,200)
Facilities Management.....		1,106,236	939,938	(166,298)
Professional Services.....		1,424,650	1,244,257	(180,393)
Subtotal		\$ 9,088,662	\$ 8,269,135	\$ (819,527)
Debt Service				
Debt Service.....		170,000	170,000	-
Subtotal		\$ 170,000	\$ 170,000	\$ -
Capital Outlay				
Office Furniture/Computer Equipment.....		98,500	68,500	(30,000)
* Capital Improvement Projects (part of CIP).....		41,307,544	31,589,689	(9,717,855)
* Contractual Obligations (part of CIP).....		6,422,492	4,527,251	(1,895,241)
* Parking Reinvestment Plan (PRP).....		9,771,000	939,280	(8,831,720)
* Mobility Projects.....		133,500	133,416	(84)
Subtotal		\$ 57,733,036	\$ 37,258,136	\$ (20,474,901)
Subtotal - Expenses for Operations		\$ 66,991,698	\$ 45,697,271	\$ (21,294,428)
Pass-Through Expense				
Ada County Courthouse Corridor Leases.....		457,022	457,022	-
Subtotal		\$ 457,022	\$ 457,022	\$ -
TOTAL EXPENSE		\$ 67,448,720	\$ 46,154,293	\$ (21,294,428)

* Detail Attached

FY2024 AMENDED BUDGET REVENUE DETAIL	2024 ORIGINAL	2024 AMENDED	<i>Changes</i>
Revenue Allocation (Tax Increment)			
State Street District.....	1,500,000	1,601,300	101,300
Gateway East District.....	7,400,000	7,698,600	298,600
Shoreline District.....	800,000	825,700	25,700
30th Street District.....	1,500,000	1,567,100	67,100
Westside District.....	5,400,000	5,346,400	(53,600)
River Myrtle-Old Boise District.....	14,700,000	14,490,900	(209,100)
Subtotal	31,300,000	31,530,000	230,000
	-	-	-
Parking Revenue			
Hourly Parkers.....	6,528,809	6,743,454	214,645
Monthly Parkers.....	4,143,586	4,136,811	(6,775)
Validation / Special Events / Violation.....	290,607	301,836	11,229
Hotel Parking Revenue.....	242,297	214,146	(28,150)
First Hour Free Discount.....	(2,360,608)	(2,475,826)	(115,218)
Other Parking Revenues.....	157,000	158,300	1,300
Subtotal	9,001,691	9,078,721	77,030
	-	-	-

FY2024 AMENDED BUDGET EXPENSE DETAIL	2024 ORIGINAL	2024 AMENDED	Changes
Capital Improvement Projects			
State Street District.....	458,280	58,280	(400,000)
Gateway East District.....	4,256,256	457,895	(3,798,361)
Shoreline District.....	785,373	609,211	(176,162)
30th Street District.....	841,583	576,155	(265,428)
Westside District.....	8,124,970	8,520,856	395,886
River Myrtle-Old Boise District.....	26,841,082	21,367,292	(5,473,790)
Subtotal	41,307,544	31,589,689	(9,717,855)
	-	-	-
Contractual Obligations			
State Street District.....	-	-	-
Gateway East District.....	292,538	905,353	612,815
Shoreline District.....	-	-	-
30th Street District.....	21,000	16,671	(4,329)
Westside District.....	450,000	549,374	99,374
River Myrtle-Old Boise District.....	5,658,954	3,055,853	(2,603,101)
Subtotal	6,422,492	4,527,251	(1,895,241)
	-	-	-
Parking Reinvestment Plan			
Capitol & Myrtle Waterproofing & Structural Repairs.....	500,000	212,000	(288,000)
Electric Vehicle Garage Project.....	6,000	-	(6,000)
10th & Front Tier 1 Structural Repairs, Phase 2.....	100,000	79,059	(20,941)
9th & Main Tier 1 & 2 Column Repairs.....	-	37,161	37,161
9th & Front Tier 1 Repairs.....	40,000	75,000	35,000
11th & Front Tier 1 Repairs.....	100,000	-	(100,000)
Security Camera Upgrades.....	200,000	-	(200,000)
Capitol & Myrtle Elevator Modernization Project.....	500,000	274,500	(225,500)
9th & Front Tier 2 & 3 Repairs.....	75,000	-	(75,000)
10th & Front Waterproofing Repairs, Phase 2.....	300,000	261,560	(38,440)
Block 68 South Parking Garage	5,450,000	-	(5,450,000)
New PARCS Equipment Purchase & Installation.....	2,500,000	-	(2,500,000)
Subtotal	9,771,000	939,280	(8,831,720)
	-	-	-
Mobility Projects			
VRT Transit Assessment for Improvements.....	7,000	6,916	(84)
ParkBOI Initiatives.....	25,000	25,000	-
11th Street Mobility.....	16,500	16,500	-
Mobility Initiatives.....	25,000	25,000	-
City Go Contribution.....	60,000	60,000	-
Subtotal	133,500	133,416	(84)
	-	-	-



FY2024 AMENDED BUDGET

Summary

REVENUE

Increment Revenue - \$230k net increase in estimated FY2024 amended revenues is due to:

The true-up adjustment based on final increment value and levy information received in March 2024. It reflects that increment value and levy rate assumptions used in the FY2024 original budget came within about 1 percent of actuals.

Parking Revenue - \$77k increase reflects the net impact of:

Higher net hourly parking revenues than originally projected.

Other Revenue (Various Reimbursements) - Decrease of \$449k is the result of:

Changes in cost-share agreements with Ada County Highway District (ACHD) for road reconstruction in CCDC project areas. The Agency originally budgeted for reimbursements of \$6 million and is now expecting to receive \$5.6 million in reimbursements. Interagency agreements with ACHD during FY2024 include Rebuild 11th Street Blocks, Linen Blocks on Grove Street, Old Boise Blocks on Grove Street, Bannock Street Streetscape Improvements, and 5th and 6th Streets Roadway Improvements.

Misc. Revenues (Grants / Leases / Property Transactions) - Increase of \$603k due to:

Higher interest rate continues and more interest income earned on investments held in the Local Government Investment Pool (LGIP) than anticipated.

Working Capital Fund - Synching with updated CIP projects, \$1.9 million will be added to the working capital fund rather than utilizing \$19.9 million originally budgeted for.

The Agency's long-term business plan accounts for projected revenues and expenses and projects throughout the terms of all the Agency's urban renewal districts and is the basis for the use of the working capital fund.

EXPENDITURES

OPERATING EXPENSES

This expense category has an \$820k decrease from original to amended. Significant contributors to this reduction include:

- Services & Operations – parking system operation costs are projected to be slightly lower than originally budgeted for.
- Professional Services – less spending than originally budgeted for this expense category across all urban renewal district and parking funds.

CAPITAL OUTLAY

Capital Improvement Projects

\$41.3 million originally budgeted for capital projects is decreased by \$9.7 million in the FY2024 Amended Budget.

- River Myrtle / Old Boise – \$5.5 million net decrease is primarily the result of:
 - Rebuild Linen Blocks on Grove Street Improvements project costs of \$2.8 million are passed on to FY2025.
 - 5th and 6th Street Two-Way Conversion project is cancelled causing a \$2.7 million permanent decrease. The fund has been reprogrammed to other projects for FY2025.
- Gateway East – \$3.8 million net decrease is largely due to:
 - \$3 million of Power System Upgrades to be reprogrammed for other road improvement projects in future years.

Parking Reinvestment Plan (PRP) Projects

Significant adjustments made to the PRP include:

- Block 68 South Parking Garage project moved to FY2025.
- New PARCS equipment purchase and installation will now happen in FY2025. Project initiated in early FY2024. Assessment, specification development, and then procurement will carry the bulk of the project expenditures into the upcoming fiscal year.

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AGENDA BILL

Agenda Subject: Resolution 1890: Adopt FY2025 Original Budget		Date: August 28, 2024
Staff Contact: Joey Chen, Finance & Administration Director Holli Klitsch, Controller	Attachments: <ol style="list-style-type: none"> 1. Resolution 1890 2. Exhibit A: FY2025 Original Budget 3. Exhibit B: Published FY2025 Original Budget Summary by fund on Idaho Statesman 	
Action Requested: Approve Resolution 1890 adopting the FY2025 Original budget.		

Background:

The Agency’s fiscal year begins on October 1 and concludes the following September 30. Each fiscal year’s Original Budget accounts for all revenues from all sources and all expenses for all Agency general operations, capital improvement projects, development contracts, parking activities, debt service, and pass-through funds.

As statutorily required, the FY2025 Original Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 16 and 23. The Board will conduct the public hearing on the budget beginning at noon, Wednesday, August 28, 2024, at the Agency. When the hearing concludes the Board will consider the adoption of the FY2025 Original budget via Resolution 1890.

Fiscal Notes:

FY2025 Original Budget \$ 72,872,377

Exhibit A is the complete FY2025 Original Budget with line-item detail by revenue and expense category and notable change narrative.

Exhibit B is the published FY2025 Original Budget Summary by fund on Idaho Statesman.

Staff Recommendation: Approve Resolution 1890 adopting the FY2025 Original Budget.

Suggested Motion:

I move adoption of Resolution 1890 to approve the FY2025 Original Budget totaling **\$72,872,377** and authorize the Executive Director to file copies of the budget as required by law.

RESOLUTION NO. 1890

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, TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; RECOGNIZING THE RIVER MYRTLE PLAN AND REVENUE ALLOCATION AREA WILL RECEIVE ITS FINAL YEAR OF REVENUES FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; DIRECTING THE AGENCY EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO THE CITY OF BOISE AND ANY PERSON OR ENTITY ENTITLED TO A COPY OF THE AGENCY'S BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (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 (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 Council adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

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

WHEREAS, the City Council, 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 (the "First Amendment to the River Myrtle-Old Boise Plan"), and following said public hearing, the City Council 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 City Council, 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 Council adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project (the “First Amendment to the Westside Plan”), and following said public hearing, the City Council 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, the City Council, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the “30th Street Plan”), and following said public hearing, the City Council adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan, 30th Street Area, Urban Renewal Project (the “First Amendment to the 30th Street Plan”), and following said public hearing, the City Council adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the “Shoreline District Plan”), and following said public hearing the City Council adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the “Gateway East District Plan”), and following said public hearing the City Council adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the “State Street District Plan”), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

WHEREAS, the River Myrtle-Old Boise Plan (as amended), the Westside Plan (as amended), the 30th Street Plan (as amended), the Shoreline District Plan, the Gateway East District Plan, and the State Street District Plan are collectively referred to as the “Plans”; and,

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2024, and ending September 30, 2025, by virtue of its action at the Agency’s Board meeting of August 12, 2024; and,

WHEREAS, the River Myrtle-Old Boise Plan and the corresponding River Myrtle-Old Boise revenue allocation area will receive its final year of revenue during the fiscal year

commencing October 1, 2024, and ending September 30, 2025, which is reflected in the budget;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on Wednesday, August 28, 2024, at the offices of Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho; and,

WHEREAS, on Wednesday, August 28, 2024, pursuant to Idaho Code Sections 50-2903(5) and 50-1002, the Agency held a public hearing at the offices of Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed budget, a true and correct copy of which is attached hereto as Exhibit B, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2025; and,

WHEREAS, pursuant to Idaho Code Section 50-2903(5), the Agency is required to pass an annual appropriation resolution and submit the resolution to the City of Boise on or before September 1, 2024.

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: The above statements are true and correct.

Section 2: That the total amount, or so much thereof as may be necessary to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit B, attached hereto and incorporated herein by reference, and the same is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2024, and ending September 30, 2025. The River Myrtle-Old Boise Plan and the corresponding River Myrtle-Old Boise revenue allocation area will receive its final year of revenue during the fiscal year commencing October 1, 2024, and ending September 30, 2025, which is reflected in the budget.

Section 3: That the Agency Executive Director is authorized to submit a copy of this Resolution and the budget to the City of Boise on or before September 1, 2024, and to provide a copy of this Resolution and the budget to any person or entity entitled to receive a copy of the budget.

Section 4: 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 August 28, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on this 28th day of August, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Latonia Haney Keith, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary



FY2025 ORIGINAL BUDGET

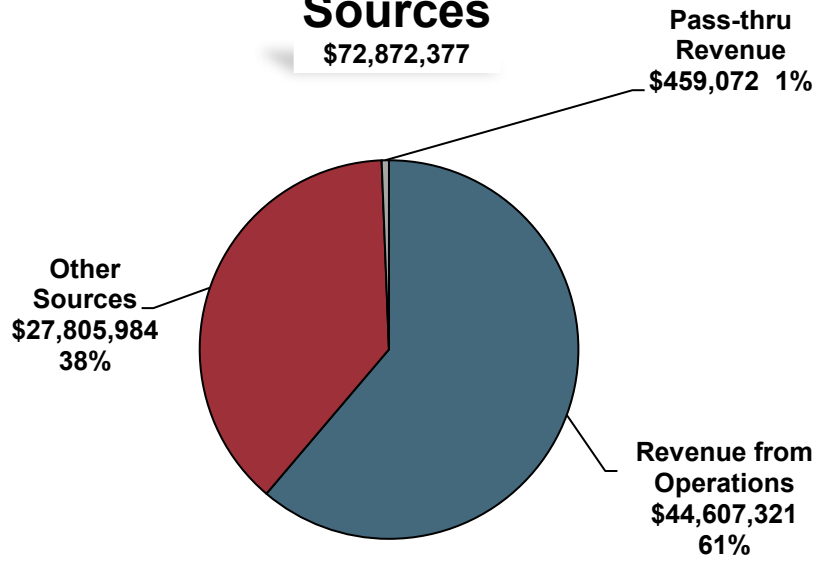
October 1, 2024 - September 30, 2025



FY2025 ORIGINAL Budget

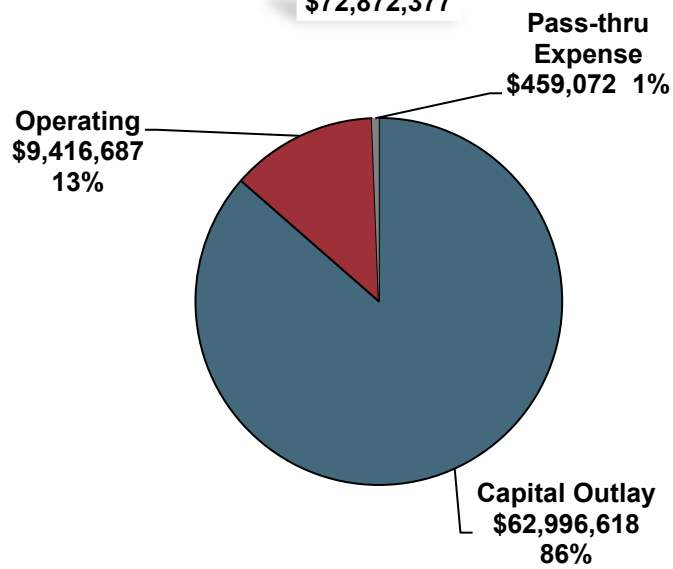
Sources

\$72,872,377



Uses

\$72,872,377



FY2025 ORIGINAL BUDGET REVENUE SUMMARY	2024 ORIGINAL	2024 AMENDED	2025 ORIGINAL
Revenue from Operations			
* Revenue Allocation (Tax Increment).....	31,300,000	31,530,000	32,100,000
* Parking Revenue.....	9,001,691	9,078,721	9,202,361
Other Revenues (Various Reimbursements).....	6,030,228	5,580,755	3,304,960
Subtotal	\$ 46,331,918	\$ 46,189,476	\$ 44,607,321
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	786,600	1,389,300	983,500
Use of (Transfer to) Working Capital Fund.....	19,873,180	(1,881,505)	26,822,484
Subtotal	\$ 20,659,780	\$ (492,205)	\$ 27,805,984
Subtotal - Revenue from Operations	\$ 66,991,698	\$ 45,697,271	\$ 72,413,305
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	457,022	457,022	459,072
Subtotal	\$ 457,022	\$ 457,022	\$ 459,072
TOTAL REVENUE	\$ 67,448,720	\$ 46,154,293	\$ 72,872,377
EXPENSE SUMMARY			
Operating Expense			
Services & Operations.....	3,278,176	3,068,540	3,441,407
Personnel Costs.....	3,279,600	3,016,400	3,470,000
Facilities Management.....	1,106,236	939,938	1,091,480
Professional Services.....	1,424,650	1,244,257	1,413,800
Subtotal	\$ 9,088,662	\$ 8,269,135	\$ 9,416,687
Debt Service			
Debt Service.....	170,000	170,000	-
Subtotal	\$ 170,000	\$ 170,000	\$ -
Capital Outlay			
Office Furniture/Computer Equipment.....	98,500	68,500	80,000
* Capital Improvement Projects (part of CIP).....	41,307,544	31,589,689	37,843,196
* Contractual Obligations (part of CIP).....	6,422,492	4,527,251	8,861,303
* Parking Reinvestment Plan (PRP).....	9,771,000	939,280	16,054,000
* Mobility Projects.....	133,500	133,416	158,119
Subtotal	\$ 57,733,036	\$ 37,258,136	\$ 62,996,618
Subtotal - Expenses for Operations	\$ 66,991,698	\$ 45,697,271	\$ 72,413,305
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	457,022	457,022	459,072
Subtotal	\$ 457,022	\$ 457,022	\$ 459,072
TOTAL EXPENSE	\$ 67,448,720	\$ 46,154,293	\$ 72,872,377

* Detail Attached

FY2025 ORIGINAL BUDGET REVENUE DETAIL	2024 ORIGINAL	2024 AMENDED	2025 ORIGINAL
Revenue Allocation (Tax Increment)			
State Street District.....	1,500,000	1,601,300	1,700,000
Gateway East District.....	7,400,000	7,698,600	8,300,000
Shoreline District.....	800,000	825,700	1,000,000
30th Street District.....	1,500,000	1,567,100	1,500,000
Westside District.....	5,400,000	5,346,400	5,800,000
River Myrtle-Old Boise District.....	14,700,000	14,490,900	13,800,000
Subtotal	31,300,000	31,530,000	32,100,000
	-	-	-
Parking Revenue			
Hourly Parkers.....	6,528,809	6,743,454	6,839,431
Monthly Parkers.....	4,143,586	4,136,811	4,235,386
Validation / Special Events / Violation.....	290,607	301,836	332,621
Hotel Parking Revenue.....	242,297	214,146	203,903
First Hour Free Discount.....	(2,360,608)	(2,475,826)	(2,477,980)
Other Parking Revenues.....	157,000	158,300	69,000
Subtotal	9,001,691	9,078,721	9,202,361
	-	-	-

FY2025 ORIGINAL BUDGET EXPENSE DETAIL	2024 ORIGINAL	2024 AMENDED	2025 ORIGINAL
Capital Improvement Projects			
State Street District.....	458,280	58,280	625,000
Gateway East District.....	4,256,256	457,895	1,455,000
Shoreline District.....	785,373	609,211	365,000
30th Street District.....	841,583	576,155	1,975,333
Westside District.....	8,124,970	8,520,856	8,322,415
River Myrtle-Old Boise District.....	26,841,082	21,367,292	25,100,448
Subtotal	41,307,544	31,589,689	37,843,196
	-	-	-
Contractual Obligations			
State Street District	-	-	-
Gateway East District	292,538	905,353	536,101
Shoreline District	-	-	-
30th Street District	21,000	16,671	-
Westside District	450,000	549,374	1,342,345
River Myrtle-Old Boise District	5,658,954	3,055,853	6,982,857
Subtotal	6,422,492	4,527,251	8,861,303
	-	-	-
Parking Reinvestment Plan			
Capitol & Myrtle Waterproofing & Structural Repairs.....	500,000	212,000	350,000
Electric Vehicle Garage Project.....	6,000	-	-
10th & Front Tier 1 Structural Repairs, Phase 2.....	100,000	79,059	-
9th & Main Tier 1 & 2 Column Repairs.....	-	37,161	-
9th & Front Tier 1 Repairs.....	40,000	75,000	-
11th & Front Tier 1 Repairs.....	100,000	-	150,000
Security Camera Upgrades.....	200,000	-	200,000
Capitol & Myrtle Elevator Modernization Project.....	500,000	274,500	170,000
9th & Front Tier 2 & 3 Repairs.....	75,000	-	75,000
10th & Front Waterproofing Repairs, Phase 2.....	300,000	261,560	-
Block 68 South Parking Garage	5,450,000	-	11,000,000
New PARCS Equipment Purchase & Installation.....	2,500,000	-	2,500,000
10th & Front Tier 1 Structural Repairs, Phase 3.....	-	-	1,334,000
9th & Front Stairwell Enclosure Concept Analysis.....	-	-	75,000
9th & Front Elevator Modernization.....	-	-	100,000
Capitol & Main Exhaust Fan Replacement.....	-	-	100,000
Subtotal	9,771,000	939,280	16,054,000
	-	-	-
Mobility Projects			
VRT Transit Assessment for Improvements.....	7,000	6,916	6,619
ParkBOI Initiatives.....	25,000	25,000	25,000
11th Street Mobility.....	16,500	16,500	16,500
Mobility Initiatives.....	25,000	25,000	50,000
City Go Contribution.....	60,000	60,000	60,000
Subtotal	133,500	133,416	158,119
	-	-	-



FY2025 ORIGINAL BUDGET

Summary

REVENUE

ASSESSED TAXABLE VALUES

The combined assessed value of taxable property in all six of the Agency’s current urban renewal districts increased 7 percent since last year, from \$3.4 billion to \$3.6 billion.

ASSESSED TAXABLE VALUES		
Urban Renewal District	FY2024 Final	FY2025 Estimates
State Street	\$173,395,696	\$193,815,773
Gateway East	\$833,656,785	\$947,799,214
Shoreline	\$89,410,626	\$118,018,280
30th Street	\$169,697,549	\$180,246,494
Westside	\$578,944,998	\$657,420,517
River Myrtle / Old Boise	\$1,569,167,575	\$1,556,394,400
TOTAL	\$3,414,273,229	\$3,653,694,678

INCREMENT REVENUE

FY2024 amended to FY2025 original total increment revenue is expected to increase by 2 percent and \$570k to a new total of \$32 million. Unlike the double-digit increases over the last several years, the real estate market this year is trending steadily with smaller increases in the Treasure Valley. The increase in assessed value experienced across CCDC’s Districts is consistent with current real estate market trends in Ada County and the City of Boise. Based on estimated levy information from several taxing districts, the Agency is projecting a slight decrease of 5 percent in the levy rate assumption used in calculating increment revenue this year.

INCREMENT REVENUE			
Urban Renewal District	FY2024 Amended	FY2025 Estimates	\$ Change
State Street	\$1,601,300	\$1,700,000	\$98,700
Gateway East	\$7,698,600	\$8,300,000	\$601,400
Shoreline	\$825,700	\$1,000,000	\$174,300
30th Street	\$1,567,100	\$1,500,000	(\$67,100)
Westside	\$5,346,400	\$5,800,000	\$453,600
River Myrtle / Old Boise	\$14,490,900	\$13,800,000	(\$690,900)
TOTAL	\$31,530,000	\$32,100,000	\$570,000

PARKING REVENUE

Parking revenue is budgeted at \$9.2 million for FY2025, increasing by \$124k in comparison to the FY2024 Amended Budget.

Hourly Parking Revenue

- Based on current trends, an increase of 1 percent is forecasted for FY2025 over the FY2024 Amended Budget. This increase is anticipated due to additional parkers at 10th & Front and 11th & Front garages as Grove Street improvements come online.

Monthly Parking Revenue

- An increase of 2 percent is predicted for this revenue category. All CCDC garages currently have a waitlist and are at, or very near, monthly parker capacity. For FY2025, monthly parker revenues are expected to remain stable at near capacity levels.

Parking Rates

- Hourly Rate: No proposed changes.
- Monthly Rate: No proposed changes.

OTHER REVENUE (Various Reimbursements) of \$3.3 million primarily comprised of:

Reimbursements from ACHD for road reconstruction in CCDC project areas. Specifically, these projects include:

- Rebuild Linen Blocks on Grove Street – (River Myrtle / Old Boise District)
- Bannock Street Streetscape Improvements – (Westside District)

ACHD to replace current roadway surfaces while CCDC works on streetscapes and bike lanes. Through these interagency agreements, one contractor is utilized thereby reducing construction inconveniences for citizens and businesses.

WORKING CAPITAL FUND - FY2025 budget taps the working capital fund for \$26.8 million.

Integral to the Agency's long-term business plan, the working capital fund accounts for projected / estimated revenues and expenses and projects throughout the terms of all of the Agency's urban renewal districts.

EXPENDITURES

OPERATING EXPENSES

Services and Operations

Parking services and operations budget is \$2.7 million of the total \$3.4 million budgeted for this expense category.

- Payroll costs are expected to increase. As garage usage increases, so does the need for additional staff hours and / or headcount. To mitigate gate lifts, vandalism, and graffiti in the parking facilities, the Agency plans to hire additional personnel.
- An increase has been applied to materials and supplies due to inflationary costs of both materials and labor.

DEBT SERVICE

No expenses budgeted for debt services during FY2025. The Agency's three outstanding bonds were paid off in FY2022. Additionally, the semi-annual Affordable Housing Assistance (AHA) payment to Civic Plaza for debt service coverage totaling \$170k annually will end in FY2024.

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects

\$37.8 million + \$8.9 million contractual obligations = \$46.7 million total CIP

The FY2025 CIP prioritizes completing investments in River Myrtle / Old Boise District as well as support for advancing multiple housing partnerships, support for public infrastructure, and public spaces.

Significant investments are anticipated in River Myrtle / Old Boise as the district sunsets in FY2025. Out of the total \$46.7 million CIP budgeted for FY2025, \$32 million is to be spent in River Myrtle / Old Boise during the district's final year. All projects in this district are underway and most are in the later stages. This has been a multi-year effort to be well-positioned and at this stage of project work as we go into the final year of the district.

Parking Reinvestment Plan (PRP) Projects

- \$16 million. All budgeted projects and amounts are in attached detail pages. Specifically, we want to highlight the following parking projects planned for FY2025:

- Block 68 South Parking Garage budgeted for \$11 million.
- PARCS Equipment Purchase and Installation budgeted for \$2.5 million.

Mobility Projects

- \$158k. All budgeted projects and amounts are in attached detail pages.

Pass-Through Revenue & Expense

Ada County Courthouse Corridor Leases are comprised of two agreements:

- Lease revenue of about \$140k per year paid by Civic Plaza and passed-through to Ada County for parcels 3A and 3C (master ground lease) and condominium units 201A and 202 (supplemental ground lease).
- Parking access revenue of \$317k paid annually by the University of Idaho for access to the Idaho Water Center and passed-through to trustee US Bank.

Per independent auditor review, the debt service on the Series 2016 Lease Revenue Bonds, GBAD Expansion Project (\$23.1 million) conduit financing is shown as a note disclosure in the Agency's financial statements. That passed-through amount does not appear on CCDC's balance sheet or income statement so is not included in Agency budgets.

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Idaho students head back to school. Here's what's changing in the Boise area this year

BY BECCA SAVRANSKY
bsavransky@idahostatesman.com

Idaho students will head back to school this month and should expect some changes this year.

From new state laws, to school closures and budget shortfalls, families in the Treasure Valley will need to navigate some new policies implemented at school districts. Here's what students across Idaho and in the Boise area can expect this coming school year.

BOISE SCHOOL DISTRICT

Class begins Wednesday for Boise schools, where all students will get free breakfast as part of an initiative administrators say will ensure kids have access to nutritious meals at the start of each day. The district approved the change as part of the 2024-25 budget.

Many schools in the district will also offer free lunch to all students as part of a program meant to help schools in high-poverty areas to provide meals to all students. You can find which schools here.

The district is also opening the Lincoln Early Learning Center, a new facility that will serve students ages 3 to 5. And the district is planning to open another early childhood learning center next school year to serve pre-kindergarten students on the Bench.

The district offers early childhood options at many elementary schools but is

looking to shift to a center approach. With the centers, district officials said they can outfit buildings specifically for young kids, provide services and encourage collaboration among teachers. Early childhood learning centers also emphasize inclusion for students with disabilities, which helps with "cognitive, communication, and social-emotional skills," Lincoln Assistant Principal Lisa Ramey-Hernandez said in a news release.

WEST ADA SCHOOL DISTRICT

Students in the West Ada School District can expect to see a few major changes this year.

- Cellphones will no longer be allowed in the classroom. The school board fell in line with policymakers nationwide, as school districts struggle with distractions and social media abuse, and passed a policy that directs the superintendent to create procedures to limit students' access to personal electronic devices during instructional time.

- The district plans to implement a new monitoring system for students who ride the bus districtwide. All students will be given identifying badges that they will scan when they get on and off the bus. The badges don't track student locations aside from their stops, West Ada's

Chief Operating Officer David Reinhart said, but allow parents to know if their children get off the bus at the wrong place. The system will also be able to generate a list of all of the students on the bus if it's involved in a crash.

"Parents are really anxious if their kid doesn't get home to the stop that they thought they were going to," Reinhart told the Idaho Statesman. Younger kids often don't use cellphones yet, he added. "So it's been well worth it. Just for kids, safety, communication with parents."

- The district is launching new resources for students with behavioral needs and partnering with Varsity Tutors for Schools, a platform students can use for free for services that include on-demand chat tutoring and essay review. The platform will be available to all students until 2030.

NAMPA SCHOOL DISTRICT

Students in Nampa and Caldwell school districts will be attending new schools after budget shortfalls and enrollment drops forced school closures and shifted school boundaries. The Nampa School District stopped operating four schools Centennial, Greenhurd and Snake River elementary schools and West Middle School. Most of the buildings will be repurposed.

If you were a student at one of these schools, you can find your new school on the Nampa School District website.

The school district also moved to a four-day week. Students in elementary school will attend school from 8:51 a.m. to 4:21 p.m., and students in secondary schools will go from 7:30 a.m. to 3:36 p.m.

CALDWELL SCHOOL DISTRICT

The Caldwell School District will close Lincoln Elementary, which served about 300 students over the past year. The district decided to close the school after a failed levy and budget cuts, but the building will be repurposed.

As part of the reorganization of its schools, the district will reconfigure its middle schools and move fifth and sixth graders to Jefferson Middle School and seventh and eighth graders to Syringa Middle School. Both of those schools previously served students in grades 6-8.

The district also implemented new "pay-to-play" fees after its supplemental levy failed. Students will now need to pay \$100 to play a sport in middle or high school. Many school districts in the Treasure Valley already had pay-to-play fees, including West Ada and Kuna, according to previous Statesman reporting.

IDAHO LAWS ADDRESS 'HARMFUL' MATERIALS, PRONOUNS

New state laws imple-

mented July 1 will impact all schools across Idaho. That includes a new law on "harmful" library materials for children.

School libraries will need to adjust to more scrutiny over the books they offer students and may create restricted sections. The law makes it easier to sue districts over books parents consider "harmful" to children, which could include books that contain sexual conduct, nudity or homosexual content. It allows parents to try to claim damages if a library doesn't move a challenged material to an adults only section within 60 days. Students over 18 would be able to access that section or those with parent permission.

The Idaho School Boards Association advised school districts against reviewing every book in their collections. Rather, districts should already have some level of review in their collection policies and should respond to challenges as they come, according to guidance from the group's legal counsel.

But the association said schools should be prepared to create some kind of restricted section, where they can move books after a successful challenge with a review committee or while they're being reviewed.

The law is in litigation. A group of private schools and privately funded libraries sued state officials, arguing that the law takes

away parental rights, threatens the independence of institutions and amounts to "unprecedented government interference," according to previous Statesman reporting.

Other new laws that impact students:

- Districts will have to comply with a new law that requires parental approval for students who use pronouns or names different from their sex at birth — forcing teachers to potentially out transgender or nonbinary students to their families. It also protects teachers who refuse to use the pronouns students request.
- The state will offer more money students can use on dual credit courses, career technical education workforce training courses, college entrance exams and AP exams, giving students more opportunities to earn credits. Each public school student will be able to get \$500 more than last year, while each private or home-schooled student could also get an additional \$1,750. In the last fiscal year, about 43,000 students used the advanced opportunities program.
- A driver's education law allows qualified parents to serve as private educators for Class D Driver's Training Instruction permits. Parents with valid driver's licenses who haven't had their license suspended or revoked in the previous two years and live in a rural school district could qualify for the program. Lawmakers said this could help students in rural areas who have to travel long distances to take required drivers education.

Becca Savransky:
208-495-5661,
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EXHIBIT A CAPITAL CITY DEVELOPMENT CORPORATION PROPOSED FISCAL YEAR 2025 ORIGINAL BUDGET

AN ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2024 TO AND INCLUSIVE OF SEPTEMBER 30, 2025 (FISCAL YEAR 2025), AND NOTICE OF PUBLIC HEARING.

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2025 and prepared a proposed budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 28, 2024 at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed budget. A copy of the proposed budget is available at <https://ccdcboise.com> and also at Capital City Development Corporation (by appointment only) during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

GENERAL/SPECIAL REVENUE FUNDS:	FISCAL YEAR 2023 ACTUAL	AMENDED FISCAL YEAR 2024 BUDGET	ORIGINAL FISCAL YEAR 2025 BUDGET
GENERAL OPERATIONS FUND			
Transfers	3,453,352	4,144,088	4,746,120
Other	294,765	307,561	299,480
Total Revenues	3,748,117	4,451,649	5,045,600
Total Expenses	3,748,117	4,451,649	5,045,600
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND*			
Revenue Allocation (Property Tax Increment)			
Transfers	11,445,589	14,490,900	13,800,000
Other	27,235	5,099,245	16,890,818
Other	3,309,847	5,834,251	2,359,059
Total Revenues	14,782,671	25,424,396	33,049,877
Total Expenses	14,782,671	25,424,396	33,049,877
WESTSIDE REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)			
Transfers	4,252,488	5,346,400	5,800,000
Other	1,780,829	3,432,625	2,508,760
Other	2,903,621	830,371	1,874,000
Total Revenues	8,936,938	9,609,396	10,182,760
Total Expenses	8,936,938	9,609,396	10,182,760
30TH STREET REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)			
Transfers	1,223,825	1,567,100	1,500,000
Other	(1,154,996)	(1,020,274)	503,833
Other	35,416	53,000	26,500
Total Revenues	104,245	599,826	2,030,333
Total Expenses	104,245	599,826	2,030,333
SHORELINE REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)			
Transfers	546,121	825,700	1,000,000
Other	(536,217)	(233,489)	(592,000)
Other	14,205	24,000	12,000
Total Revenues	24,110	616,211	420,000
Total Expenses	24,110	616,211	420,000
GATEWAY EAST REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)			
Transfers	4,438,513	7,698,600	8,300,000
Other	(4,244,605)	(6,472,352)	(6,326,399)
Other	71,495	145,000	72,500
Total Revenues	265,403	1,371,248	2,046,101
Total Expenses	265,403	1,371,248	2,046,101
STATE STREET REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)			
Transfers	872,897	1,601,300	1,700,000
Other	(877,535)	(1,552,020)	(1,030,500)
Other	5,116	17,000	8,500
Total Revenues	478	66,280	678,000
Total Expenses	478	66,280	678,000
PARKING FUND			
Parking Operation			
Transfers	8,864,682	8,974,421	9,188,361
Other	(5,527,170)	(5,430,434)	9,951,845
Other	375,970	471,300	279,500
Total Revenues	3,713,483	4,015,287	19,419,706
Total Expenses	3,713,483	4,015,287	19,419,706
DEBT SERVICE FUND			
Pass-through Lease			
Transfers	0	0	0
Other	0	0	0
Total Revenues	0	0	0
Total Expenses	0	0	0
TOTAL REVENUES	\$31,575,444	\$46,154,293	\$72,872,377
TOTAL EXPENSES	\$31,575,444	\$46,154,293	\$72,872,377

*Preliminary Termination Budget for River Myrtle/Old Boise RAA.

MOTION TO APPROVE THE PROPOSED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 12TH DAY OF AUGUST 2024. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2025. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 12TH DAY OF AUGUST 2024. Latonia Haney Keith, Chair. Joey Chen, Secretary Pro Tem.

EXHIBIT A CAPITAL CITY DEVELOPMENT CORPORATION PROPOSED FISCAL YEAR 2024 AMENDED BUDGET

AN AMENDED ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2023 TO AND INCLUSIVE OF SEPTEMBER 30, 2024 (FISCAL YEAR 2024) AND NOTICE OF PUBLIC HEARING.

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2024 and prepared a proposed amended budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the amended budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 28, 2024, at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed amended budget. A copy of the proposed amended budget is available at <https://ccdcboise.com> and also at Capital City Development Corporation (by appointment only) during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

GENERAL/SPECIAL REVENUE FUNDS:	FISCAL YEAR 2022 ACTUAL	FISCAL YEAR 2023 ACTUAL	ORIGINAL FISCAL YEAR 2024 BUDGET	AMENDED FISCAL YEAR 2024 BUDGET
GENERAL OPERATIONS FUND				
Transfers	3,260,732	3,453,352	4,465,288	4,144,088
Other	201,085	294,765	275,505	307,561
Total Revenues	3,461,817	3,748,117	4,740,793	4,451,649
Total Expenses	3,461,817	3,748,117	4,740,793	4,451,649
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND				
Revenue Allocation (Property Tax Increment)				
Transfers	10,879,908	11,445,589	14,700,000	14,490,900
Other	940,149	27,235	12,317,490	5,099,245
Other	1,690,657	3,309,847	6,523,599	2,359,059
Total Revenues	13,510,714	14,782,671	33,540,789	25,424,396
Total Expenses	13,510,714	14,782,671	33,540,789	25,424,396
WESTSIDE REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)				
Transfers	4,295,431	4,252,488	5,400,000	5,346,400
Other	(2,486,230)	1,780,829	3,379,919	3,432,625
Other	616,738	2,903,621	267,851	830,371
Total Revenues	2,425,940	8,936,938	9,046,970	9,609,396
Total Expenses	2,425,940	8,936,938	9,046,970	9,609,396
30TH STREET REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)				
Transfers	1,050,607	1,223,825	1,500,000	1,567,100
Other	(318,577)	(1,154,996)	(606,417)	(1,020,274)
Other	5,042	35,416	18,000	53,000
Total Revenues	737,072	104,245	917,583	599,826
Total Expenses	737,072	104,245	917,583	599,826
SHORELINE REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)				
Transfers	483,242	546,121	800,000	825,700
Other	(462,015)	(536,217)	(118,979)	(233,489)
Other	14,205	14,205	7,000	24,000
Total Revenues	22,848	24,110	925,973	616,211
Total Expenses	22,848	24,110	925,973	616,211
GATEWAY EAST REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)				
Transfers	2,425,378	4,438,513	7,400,000	7,698,600
Other	(1,451,326)	(4,244,605)	(2,019,206)	(6,472,352)
Other	71,495	145,000	33,000	72,500
Total Revenues	981,820	265,403	4,613,794	1,371,248
Total Expenses	981,820	265,403	4,613,794	1,371,248
STATE STREET REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)				
Transfers	0	872,897	1,601,300	1,700,000
Other	0	(877,535)	(1,003,220)	(1,552,020)
Other	0	5,116	1,500	17,000
Total Revenues	0	478	498,280	66,280
Total Expenses	0	478	498,280	66,280
PARKING FUND				
Parking Operation				
Transfers	8,208,962	8,864,682	8,898,694	8,974,421
Other	(449,316)	(5,527,170)	3,671,347	(5,430,434)
Other	253,498	375,970	395,400	471,300
Total Revenues	8,013,144	3,713,483	13,165,438	4,015,287
Total Expenses	8,013,144	3,713,483	13,165,438	4,015,287
DEBT SERVICE FUND				
Pass-through Lease				
Transfers	0	0	0	0
Other	0	0	0	0
Total Revenues	0	0	0	0
Total Expenses	0	0	0	0
TOTAL REVENUES	\$29,153,355	\$31,575,444	\$67,448,720	\$46,154,293
TOTAL EXPENSES	\$29,153,355	\$31,575,444	\$67,448,720	\$46,154,293

MOTION TO APPROVE THE PROPOSED AMENDED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 12TH DAY OF AUGUST 2024. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2024 as amended. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 12TH DAY OF AUGUST 2024. Latonia Haney Keith, Chair. Joey Chen, Secretary Pro Tem.



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AGENDA BILL

Agenda Subject: Approval of Amendment No. 4 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvements Project		Date: August 28, 2024
Staff Contact: Amy Fimbel, Sr. Project Manager Kathy Wanner, Contracts Manager	Attachments: 1. Resolution 1892 2. Amendment No. 4 to CM/GC Agreement with Guho Corp.	
Action Requested: Adopt Resolution 1892 approving and authorizing the execution of Amendment No. 4 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvements Project.		

Background:

Over the last two years, the Agency has been undertaking several large-scale projects stemming from a multi-year planning effort with Ada County Highway District (ACHD) and the City of Boise. These projects include:

- Grove Street Sewer Main Line Upgrade and Utility Relocation
- ACHD Roadway Reconstruction of Grove Street between 9th Street to 16th Street
- CCDC Streetscape and Bikeway Improvements between 10th Street to 16th Street
- Linen Blocks on Grove Street Public Art in partnership with Boise Arts & History

The construction of these projects is collectively known as Rebuild Linen Blocks on Grove Street.

By taking a coordinated approach to what would otherwise be multiple projects, Rebuild Linen Blocks on Grove Street reduces disruption to downtown daily life and minimizes delays. This project will create a multi-modal corridor along Grove Street between 9th Street to 16th Street, featuring upgraded streetscapes, protected bike lanes, a new concrete roadway and stormwater improvements in partnership with ACHD, public utility upgrades, and placemaking and public art elements, as recommended in the 2021 Visioning Report.

Construction of the Linen Blocks on the Grove Street Streetscape Improvements Project began in November 2022 with the start of the Grove Street Sewer Main Line Upgrade. Amendment No. 2, approved by the Agency Board in March 2023, covered the full improvements on Grove Street between 9th Street and 14th Street. With that phase of construction scheduled to wrap up by the end of September 2024, the Agency and Guho Corp. are ready to proceed with Amendment No. 4 for the construction of Grove Street between 14th Street and 16th Street. Guho Corp. has put the work out for competitive bidding and is required to award the contracts to the lowest responsive bidders, in accordance with Idaho Code § 54-4511. Agency staff was present for the bid opening. With the Board’s approval of Resolution 1892, Guho Corp. will begin awarding subcontracts and commence this next phase of construction.

Fiscal Notes:

Amendment No. 4, in the amount of \$4,931,974, increases the Guaranteed Maximum Price (GMP) to \$15,922,953.70 for construction of the improvements on Grove St between 14th Street and 16th Street as part of the Agency’s Linen Blocks on Grove Street Streetscape Improvements Project. ACHD has committed to funding ACHD project costs per an interagency cost-share agreement. The amended FY2024 and FY2025 budgets sufficiently cover these construction costs.

Staff Recommendation:

Agency staff recommends the Agency Board adopt Resolution 1892 approving Amendment No. 4 to the CM/GC contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvements Project.

Suggested Motion:

I move to adopt Resolution 1892 approving and authorizing the execution of Amendment No. 4 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvements Project.

RESOLUTION NO. 1892

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 AMENDMENT NO. 4 TO THE CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) AGREEMENT BETWEEN THE AGENCY AND GUHO CORP. FOR THE LINEN BLOCKS ON GROVE STREET STREETScape IMPROVEMENTS PROJECT; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 4 TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS INCLUDING A CONTINGENCY FOR UNFORESEEN EXPENSES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

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

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

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

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, in cooperation with the City of Boise and the Ada County Highway District, the Agency seeks to make certain transformative improvements and enhancements to the public right-of-way of Grove Street between 9th Street and 16th Street, in downtown Boise, to wit: making changes to the sidewalk layout; adding raised and separated bicycle facilities; adding typical streetscape improvements; installing green stormwater infrastructure; adding raised

intersections; and reconstructing curbs, gutters, and sidewalks, all in an effort to contribute as a catalyst to economic development and downtown reinvestment by private entities; and,

WHEREAS, due to the large geographic area of improvements, the number of active businesses on Grove Street, and the need to coordinate with other active construction projects and adjacent private development projects, the Agency determined that the best approach for construction of the improvements was to hire a Construction Manager/General Contractor (“CM/GC”); and,

WHEREAS, upon approval of Resolution 1726 by its Board of Commissioners on October 11, 2021, the Agency entered into a CM/GC Agreement with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvements Project (“Project”) using the CM/GC construction delivery method; and,

WHEREAS, the CM/GC construction delivery method contemplates that the construction agreement should be amended from time to time as the construction project moves forward so that the parties to the agreement can best address construction complexities and pertinent financial details including procurement of long lead-time materials and buy-out of subcontracts; and,

WHEREAS, on October 10, 2022, the Agency Board of Commissioners adopted Resolution 1766 approving and authorizing the Executive Director to execute Amendment No. 1 to Standard Agreement and General Conditions Between Owner and Construction Manager with Guho Corp. to establish a Guaranteed Maximum Price (GMP) for the initial phase of construction services for the Project; and,

WHEREAS, on January 9, 2023 the Agency Board of Commissioners adopted Resolution 1804 approving and authorizing the Executive Director to execute Amendment No. 2 to the Standard Agreement and General Conditions Between Owner and Construction Manager to establish a Guaranteed Maximum Price (GMP) for the second phase of construction services for the Project particularly defined as Grove Street between 9th Street and 14th Street; and,

WHEREAS, on March 14, 2023, the Agency Executive Director approved Amendment No. 3 to the Standard Agreement and General Conditions Between Owner and Construction Manager in order to make certain text amendments to the Agreement; and,

WHEREAS, the Agency and Guho Corp., desire to amend the CM/GC construction agreement at this time with the execution of Amendment No. 4 to the Standard Agreement and General Conditions Between Owner and Construction Manager, attached as Exhibit A, to increase the GMP by FOUR MILLION NINE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED SEVENTY-FOUR DOLLARS (\$4,931,974) to include all costs associated with the construction of the third phase of the Project particularly defined as Grove Street between 14th Street and 16th Street; and,

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve Amendment No. 4 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 Amendment No. 4 to the Construction Manager / General Contractor construction agreement between the Agency and Guho Corp., attached hereto as Exhibit A and incorporated herein by reference, is approved as to both form and content.

Section 3: That the Agency Executive Director is hereby authorized to execute Amendment No. 4, in the amount of FOUR MILLION NINE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED SEVENTY-FOUR DOLLARS (\$4,931,974), to the Construction Manager / General Contractor construction agreement with Guho Corp., which will increase the Guaranteed Maximum Price of the Project to FIFTEEN MILLION NINE HUNDRED TWENTY-TWO THOUSAND NINE HUNDRED FIFTY-THREE AND 70/100 DOLLARS (\$15,922,953.70).

Section 4: That the Agency Executive Director is further authorized to expend funds for the Guaranteed Maximum Price amount plus up to 4% of that amount for contingencies if determined necessary in his best judgment.

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 August 28, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 28, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

**AMENDMENT NO. 4 TO THE
STANDARD AGREEMENT AND GENERAL CONDITIONS
BETWEEN OWNER AND CONSTRUCTION MANAGER
(WHERE THE CM IS AT-RISK)**

DATED _____, 2024

Pursuant to Section 7.5 of the Agreement dated December 9, 2021, between the Owner, Capital City Development Corporation, and the Construction Manager, Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvement Project located in downtown Boise, the Owner and the Contractor desire to establish a Guaranteed Maximum Price (the "GMP") for the Work. The Owner and the Contractor hereby agree as follows:

ARTICLE 1 GUARANTEED MAXIMUM PRICE

The Contractor's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Contractor's Fee as set forth in Section 7.3, Amendment No. 1 dated October 10, 2022, Amendment No. 2 dated January 11, 2023, and the changes set forth herein is FIFTEEN MILLION NINE HUNDRED TWENTY-TWO THOUSAND NINE HUNDRED FIFTY-THREE AND 70/100 DOLLARS (\$15,922,953.70).

This Amendment No. 4 increases the GMP, in the amount of FOUR MILLION NINE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED SEVENTY-FOUR DOLLARS (\$4,931,974), is for the performance of the Work in accordance with the exhibits listed below, which are a part of this Agreement.

- EXHIBIT A: Assumptions and Clarifications (6 pages)
- EXHIBIT B: Schedule of Values (5 pages)
- EXHIBIT C: Allowances (2 pages)
- EXHIBIT D: Subcontractors, Vendors and Statement of Self-Performed Work (3 pages)
- EXHIBIT E: General Conditions (2 pages)
- EXHIBIT F: Schedule (2 pages)
- EXHIBIT G: Drawing Log (4 pages)

ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is May 30, 2025.

ARTICLE 3 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is Twenty-One (21) Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

**STANDARD AGREEMENT AND GENERAL CONDITIONS
BETWEEN OWNER AND CONSTRUCTION MANAGER
DATED DECEMBER 9, 2021**

The following Section of the Standard Agreement and General Conditions between the Owner and Construction Manager is updated and amended as described below.

ARTICLE 14 MISCELLANEOUS

Article 14, Miscellaneous, of the Agreement is hereby amended to include a new subsection, 14.11

14.11 PROHIBITION ON CONTRACTS WITH COMPANIES BOYCOTTING CERTAIN SECTORS. In accordance with Idaho Code Section 67-2347A, Construction Manager by entering into this Agreement, hereby certifies that it is not currently engaged in, and will not for the duration of the contract engage in, a boycott of any individual or company because the individual or company: (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) Engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in section 18-3302(2)(d), Idaho Code. This section applies only to a contract that is between a public entity and a company with ten (10) or more fulltime employees and has a value of one hundred thousand dollars (\$100,000) or more that is to be paid wholly or partly from public funds of the public entity.

[End of Amendment No. 4 | *Signatures appear on the following page.*]

IN WITNESS WHEREOF, OWNER AND CONSTRUCTION MANAGER have executed this Agreement with an effective date as first written above.

OWNER: Capital City Development Corporation

BY: _____
John Brunelle, Executive Director

Date: _____

Approved as to Form:

Mary Watson, General Counsel

CONSTRUCTION MANAGER: Guho Corp.

BY:  _____
Anthony Guho, Vice President

Date: 8/21/24 _____

END OF DOCUMENT

Budget Info / For Office Use	
Fund/District	302
Account	6250
Activity Code	20006
PO #	220030
GMP 3 Completion	May 30, 2025
Contract Term	June 30, 2025



Linen Blocks on Grove Street GMP 3

EXHIBIT A: ASSUMPTIONS AND CLARIFICATIONS

General Conditions:

- Working Hours 6am to 6 pm Monday – Friday
- Parking Passes provided by CCDC for trade parking
- Orange Fence OR ADA wall perimeter fencing during construction

01-2100 Allowances

- ACHD ROW Permits @ \$85/day 210 days with a Credit of 118 days for ACHD Work
- City of Boise Permit Fees \$15,000
- Testing and Inspections \$ 40,000
- Staging Area Rental- Allowance of \$3,000/month
- SWPPP Allowance \$ 7,500
- Cold Weather Allowance \$60,000
- Surveying and Construction Staking Allowance \$24,000
- Signage Package Allowance \$15,000
- Concrete Benches Allowance- Custom Pre Cast Concrete Benches, Colored Concrete, Sandblast Finish, Standard Size
- Idaho Power Service at 15th Street Allowance \$15,000
- Idaho Power Service at 16th Street, Included in GMP2
- Unsuitable Soils
 - 275 cyds of Unsuitable Soils Allowance for Road
 - 200 cyds of Unsuitable Soils Allowance for Sidewalk
 - Ex Out, Haul Off, Import, Place and Compact Structural Fill
- Asphalt Patch at Private Property Transitions
 - Up to 3" Thickness
 - Sawcut, Remove, Compact, Pave
- Asphalt Paving 5" at Intersection Transitions \$38,100
- Concrete Paving Dowels Allowance \$ 25,500
- Pavement Markings Allowance \$ 62,075
- Storm Water Pipe
 - 16th Street Intersection Reconfigurations
 - Plan Mod for Use of Dog House Manhole
 - Eliminate 24" Pipe

01-4123 Permits

- ACHD Permit Fees \$85/ day for the duration of the project (210 days)
- Credit days for the ACHD portion of work (120 days)

01-4523 Testing and Inspections



Linen Blocks on Grove Street GMP 3

- Allowance for 3rd Party Testing and Inspections
 - Subgrade inspections for sidewalk and road
 - Silva Cell Sub Base, Base, Backfill and Top Base Course Inspections
 - Testing for Compaction of Trench Backfill
 - Compaction Testing on Aggregate Base Course
 - Concrete Rebar Inspections for Structural Foundations
 - Concrete Cylinders for Structural Foundations
 - Concrete Air and Slump Test on Sidewalks and Curb and Gutter
 - Strength Cylinders Concrete Air and Slump Test on Concrete Paving
 - Additional Cylinders for Early Strength Paving Areas

01-5200 Construction Facilities

- Job Trailer with Meeting Room Setup with Audio/Video Conferencing Hardware to conduct meetings with remote team members
- Temp Electrical Service
- Portable Toilets at Job Trailer and on street

01-5400 Construction Aid

- General Laborer Allowance to be used for small tasks as needed, traffic control, signage install, bike rack install, cleanup, public relations items.

01-5526 Traffic Control

- 2 Phases for Intersection Rebuilds on 15th and 16th
 - One Travel Lane to remain Open
- Complete Closure of Grove Street
- Closure of Grove Driveway Approaches during construction when Alley Access is Available
- Keep two approaches to parking lot between 14th and 15th South Side open as much as possible
- Bike Detours
 - Detours Bikes around the entire project
- Close Driveway Access During Construction at Eyes of our Time

01-5529 Staging Area

- In final negotiations on Ground Lease for Staging Area
- Allowance of \$3,000/month

01-56000 Temp Barriers and Enclosures

- Temporary orange fencing 4' tall with a concrete base



Linen Blocks on Grove Street GMP 3

- ADA walls

01-5713 Erosion/Sediment Control (SWPPP)

- Storm Water Pollution Prevention Plan and eNOI files
- Maintain SWPPP and perform inspections as required
- Drop Inlet Protection in existing Di's
- Drop Inlets Protection in new Di's
- SWPPP Allowance \$7,500
 - No Waddle or Silt fence at the perimeter
 - No track out pads
 - Road Sweeping as necessary to contain track out
 - No Dewatering Permit Requirements

01-7413 Waste Management

- Dump Trailer/Dumpster for construction trash

02-2100 Survey

- Survey and Construction Staking
- Does not include resetting of property pins, these to remain and protect

02-4113 Demo Site

- Demo of existing asphalt road
 - Assumed depth of 4-14"
 - No Concrete and/CRABs base
- Sidewalk Demo
 - Saw Cut along existing hard tie in
 - Concrete Sidewalks 4-6" thick unreinforced concrete
 - If Buildings extend into ROW neat sawcut and leave existing conditions
- Removal of Trees and existing Landscaping

12-1000 ART

- Bike Trio
 - Removal and Reinstall Existing Bike Trio by Others
 - Provide thickened Concrete Foundation

12-9300 Site Furnishings

- Concrete Benches budget to custom precast benches with formed concrete surface finish and chamfered edges (4ea)

26-2100 Electrical Service



Linen Blocks on Grove Street GMP 3

- Idaho Power Service at 15th Street Allowance \$15,000
- Idaho Power Service at 16th Street, Included in GMP2

26-5613 Light Poles and Standards

- Black Light Poles
- Conduits may be joint trenches with Silva Cell Backfill, City Fiber or ACHD Interconnect

31-2000 Excavation

- Excavation to subgrade only
- Sidewalk Excavation depth at 0.5ft max

31-2317 Trenching

- Joint Trench for Fiber, Electrical Conduits, Irrigation, Signal, and Interconnect

32-0129 Asphalt Patch

- Asphalt Patch at Private Property Transitions
 - Up to 3" Thickness
 - Sawcut, Remove, Compact, Pave
- Does not include any Temp Asphalt Patch for between phases

32-1100 Base Course

- 6" Gravel Section in Concrete Paving areas
- Regrade and Prep Asphalt Transition Areas
 - Does not include replaced asphalt section in transition areas
- New Gravel Section 21" for 14th Street Asphalt Intersection

32-1216 Asphalt Paving

- 5" Asphalt Paving at transition areas at Concrete Intersections

32-1313 Concrete Paving

- Concrete Paving to have broomed Finish

32-1623 Sidewalks

- Drive Approaches at 6", (plans have them as 9" Paving)
- Decorative Saw cutting
 - Not responsible for cracking due to nonstandard angled control joint layout, or spalling/ravelling of saw joints intersection
 - 13,455 sf @ 1 lf per 2 sf assumed quantity



Linen Blocks on Grove Street GMP 3

- Sawcuts will be several inches back from the building face due to saw blade diameter
- Layout to be roughly followed but not exact
 - Angles to match planter beds
 - Straight Lines

32-1723 Pavement Markings

- Painting of Bike Lane Markings
- Thermal Markings on Concrete Crosswalks
- Tape with Contrast on Concrete Paving Line Markings

32-8000 Irrigation

32-9100 Landscaping

- 12 months of Maintenance includes, water management, fertilizer, weed abatement, irrigation startup, and winterization
- Use contingency for adjustments and/or modification of landscape and irrigation at project limits

33-9119 Landscape Grading/ Topsoil

- Excavation of Planter Bed to a depth of 24" from Finish grade
- Import of Cloverdale 1:3 Cascade Compost to Screened Topsoil

34-9313 Ground Covers

- 3" of Bark Mulch
- Weed Barrier Eliminated Due to Planting density

35-9446 Tree Grids (Silva Cells)

- Using Silva Cell Soil Mix per approved prior Phases
- Includes Storm Drainpipe system
- Minor adjustments to the layout to be made in the field to work around existing utilities
- Coordinate with Utility Companies for any conflicts
- Removal and disposal of abandoned water main by Viola
- No Adjustments or relocation of existing Utilities

36-4211 Stormwater Piping

- Assume no conflicts with existing utilities
- Approval of SaniTiteHP for diameters >18"
- Dewatering of ongoing flows of under 200gpm



Linen Blocks on Grove Street GMP 3

- No Dewatering Discharge only bypass of existing flows
- Removal of Existing Storm Drain line, backfill with native soils

33-4233 Stormwater Drop Inlets

33-8000 Communication Utilities

- Field fit vault locations based on underground conflicts

34-4000 Transportation Signaling

- ACHD Provided Signal Agreement 10/17/2023
- Includes Use Tax for ACHD Materials
- No Temp Signal included, a temp 4 way stop will be install if signal equipment is not available when ready.

Coordination with External Parties/Projects

- **Veolia Water Responsibility**
 - Replacing Main per schedule
 - Working under Grove Project traffic control plans
 - Hold a Separate ACHD Permit
 - Pay traffic control that does not overlap time with other CCDC construction work
 - Temp Asphalt Patching as required by ACHD
 - Removal of abandoned pipe as required
 - Adjustment of pipe for conflicts with new construction
 - Coordination and scheduling with Businesses for outages
 - Work Nights/Off hours if required by schedule, phasing or traffic control requirements



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT B: SCHEDULE OF VALUES**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850
IDAH0 PUBLIC WORKS LICENSE #12694-L-5-3
IDAH0 STATE CONTRACTOR LICENSE #RNC-8113
IDAH0 CONSTRUCTION MANAGEMENT LICENSE #C117888
www.guhocorp.com

01-3109 CONSTRUCTION MANAGER								
ACHD	Construction Manager		75.25 HR	8,615	-	8,615		
CCDC	Construction Manager		100.00 HR	-	11,449	11,449		
				8,615	11,449	20,064		
01-3110 PROJECT MANAGEMENT								
ACHD	Superintendent Senior		120.00 hr	13,116	-	13,116		
CCDC	Superintendent Senior		160.00 hr	-	17,488	17,488		
				13,116	17,488	30,604		
01-3111 PROJECT SUPERVISION								
ACHD	Superintendent		602.00 hr	53,686	-	53,686		
CCDC	Superintendent		798.00 hr	-	71,166	71,166		
				53,686	71,166	124,852		
01-3112 PROJECT ENGINEER								
ACHD	Project Engineer /Assistant Project Manager		150.50 hr	11,239	-	11,239		
CCDC	Project Engineer /Assistant Project Manager		200.00 hr	-	14,936	14,936		
				11,239	14,936	26,175		
01-4123 PERMITS								
CCDC	ACHD ROW Permit Fee		210.00 day	-	17,850	17,850		
CCDC	ACHD ROW Permit Fee (Credit for ACHD Scope)		-118.00 day	-	(10,030)	(10,030)		
CCDC	City of Boise Permit Fees	Allowance	1.00 allow	-	15,000	15,000		
				-	22,820	22,820		
01-4523 TESTING AND INSPECTION SERVICE								
ACHD	Testing and Inspections		0.43 allow	17,200	-	17,200		
CCDC	Testing and Inspections		0.57 allow	-	22,800	22,800		
				17,200	22,800	40,000		
01-5200 CONSTRUCTION FACILITIES								
ACHD	Field Office Delivery/Pickup		0.43 ea	271	-	271		
CCDC	Field Office Delivery/Pickup		0.57 ea	-	359	359		
ACHD	Field Office Furniture and Technology Package		3.44 mth	1,720	-	1,720		
ACHD	Temp Electrical Service		3.44 mth	1,720	-	1,720		
ACHD	Job Trailer		3.44 mth	3,268	-	3,268		
CCDC	Field Office Furniture and Technology Package		4.56 mth	-	2,280	2,280		
CCDC	Temp Electrical Service		4.56 mth	-	2,280	2,280		
CCDC	Job Trailer		4.56 mth	-	4,332	4,332		
ACHD	Portable Toilet		10.32 mth	3,753	-	3,753		
CCDC	Portable Toilet		13.68 mth	-	4,975	4,975		
				10,732	14,226	24,958		
01-5400 CONSTRUCTION AIDS								
ACHD	General Labor		100.00 hr	4,237	-	4,237		
CCDC	General Labor		250.00 hr	-	10,593	10,593		
				4,237	10,593	14,830		
01-5526 TRAFFIC CONTROL								
ACHD	Traffic Control Sign	Road Work Ahead	558.14 sf	6,212	-	6,212		
ACHD	Traffic Control Type III	Road Work Ahead	6.88 ea	820	-	820		
ACHD	Traffic Control Drums	Road Work Ahead	17.20 ea	392	-	392		
ACHD	Traffic Control Potable Tubular Marker	Road Work Ahead	21.50 ea	285	-	285		
ACHD	Traffic Control Labor Maintenance	Road Work Ahead	129.00 hr	5,741	-	5,741		
ACHD	Traffic Control Labor Flagging	Road Work Ahead	0.00 hr	-	-	-		
ACHD	Traffic Control Arrow Board	Road Work Ahead	3,955.14 hr	3,564	-	3,564		
ACHD	Traffic Control Type II	Road Work Ahead	10.75 ea	245	-	245		



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT B: SCHEDULE OF VALUES**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8860

IDAHO PUBLIC WORKS LICENSE #12694-44-5-3
IDAHO STATE CONTRACTOR LICENSE #99C-8113
IDAHO CONSTRUCTION MANAGEMENT LICENSE #1017898
www.guhocorp.com

ACHD	Traffic Control Mobilization	Road Work Ahead	0.43 ls	21,143	-	21,143
CCDC	Traffic Control Sign	Road Work Ahead	739.86 sf	-	8,235	8,235
CCDC	Traffic Control Type III	Road Work Ahead	9.12 ea	-	1,088	1,088
CCDC	Traffic Control Drums	Road Work Ahead	22.80 ea	-	520	520
CCDC	Traffic Control Potable Tubular Marker	Road Work Ahead	28.50 ea	-	378	378
CCDC	Traffic Control Labor Maintenance	Road Work Ahead	171.00 hr	-	7,610	7,610
CCDC	Traffic Control Labor Flagging	Road Work Ahead	0.00 hr	-	-	-
CCDC	Traffic Control Arrow Board	Road Work Ahead	5,242.86 hr	-	4,724	4,724
CCDC	Traffic Control Type II	Road Work Ahead	14.25 ea	-	325	325
CCDC	Traffic Control Mobilization	Road Work Ahead	0.57 ls	-	28,027	28,027
				38,402	50,907	89,309
01-5529 STAGING AREAS				-	-	-
ACHD	Staging Area Rental (TBD)	Allowance	3.44 mth	12,040	-	12,040
CCDC	Staging Area Rental (TBD)	Allowance	4.56 mth	-	15,960	15,960
				12,040	15,960	28,000
01-5600 TEMP BARRIERS AND ENCLOSURES				-	-	-
ACHD	ADA Walls		130.00 lf	2,752	-	2,752
CCDC	ADA Walls		170.00 lf	-	3,648	3,648
				2,752	3,648	6,400
01-5713 EROSION/SEDIMENT CTRL. (SWPPP)				-	-	-
ACHD	SWPPP Allowance	Allowance	0.43 allo	3,225	-	3,225
CCDC	SWPPP Allowance	Allowance	0.57 allo	-	4,275	4,275
				3,225	4,275	7,500
01-5719 WEATHER PROTECTION				-	-	-
ACHD	Cold Weather Allowance	Allowance	1.00 lsum	30,000	-	30,000
CCDC	Cold Weather Allowance	Allowance	1.00 lsum	-	30,000	30,000
				30,000	30,000	60,000
01-7419 WASTE MANAGEMENT AND DISPOSAL				-	-	-
ACHD	Trash Disposal		3.00 mth	600	-	600
CCDC	Trash Disposal		4.00 mth	-	800	800
				600	800	1,400
02-2100 SURVEY				-	-	-
ACHD	Survey & Staking	Allowance	0.43 allo	10,320	-	10,320
CCDC	Survey & Staking	Allowance	0.57 allo	-	13,680	13,680
CCDC	Total Station/GPS + Data Collector		3.00 mths	-	12,000	12,000
				10,320	25,680	36,000
02-4113 DEMO-SITE				-	-	-
ACHD	Asphalt Demo	GUHO CORP 3.5	47,066.00 sf	48,252	-	48,252
CCDC	Streetscapes Demo (6" Depth)	GUHO CORP 3.4	42,130.00 sf	-	139,450	139,450
				48,252	139,450	187,702
10-1400 SIGNAGE				-	-	-
CCDC	Signage Package	Allowance	1.00 lsum	-	15,000	15,000
				-	15,000	15,000
12-1000 ART				-	-	-
CCDC	Bike Trio Foundation	Pusher	1.00 ea	-	1,500	1,500
				-	1,500	1,500
12-9300 SITE FURNISHINGS				-	-	-
CCDC	Concrete Benches	Allowance	4.00 ea	-	19,600	19,600
CCDC	Bike Rack, Surface Mount, Powder Coat BLACK	KB Welding	10.00 ea	-	2,279	2,279
CCDC	Trash Receptacle		6.00 ea	-	15,600	15,600



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT B: SCHEDULE OF VALUES**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8860

IDAHO PUBLIC WORKS LICENSE #12284-44-5-3
IDAHO STATE CONTRACTOR LICENSE #RCC-8113
IDAHO CONSTRUCTION MANAGEMENT LICENSE #CMT-1808
www.guhocorp.com

CCDC	Metal Railing at Trees	KB Welding	15.00 ea	-	15,662	15,662
				-	53,141	53,141
26-2100	ELECTRICAL SERVICE			-	-	-
CCDC	Idaho Power Service 15th Street	Allowance	1.00 ls	-	15,000	15,000
CCDC	Idaho Power Service 16th Street (Incl. in GMP2)	Allowance	0.00 ls	-	-	-
CCDC	Dual Service Cabinet	QEI	2.00 ls	-	26,114	26,114
				-	41,114	41,114
26-5613	LIGHT POLES & STANDARDS			-	-	-
CCDC	Streetlight Demo	QEI	9.00 ea	-	7,762	7,762
CCDC	Light Pole Base Type A 2x5 (Excavation/Backfill + Pour)	GUHO CORP 3.4	16.00 ea	-	22,511	22,511
CCDC	Light Pole Conduit and Conductors PL1	QEI	16.00 ea	-	77,265	77,265
CCDC	Street Light Supply	QEI	16.00 ea	-	101,136	101,136
				-	208,674	208,674
31-2000	EXCAVATION			-	-	-
CCDC	Sidewalk Excavation Concrete Section (0.5 ft)	GUHO CORP 3.4	663.00 cy	-	38,354	38,354
ACHD	Road Excavation	GUHO CORP 3.5	1,111.00 cy	39,751	-	39,751
				39,751	38,354	78,105
31-2216	FINE GRADING			-	-	-
CCDC	Sidewalk Prep Section (6")	GUHO CORP 3.4	35,820.00 sqft	-	108,535	108,535
				-	108,535	108,535
31-2217	CURB PREP			-	-	-
CCDC	Curb Prep	GUHO CORP 3.4	2,398.00 lf	-	39,311	39,311
				-	39,311	39,311
31-2317	TRENCHING			-	-	-
CCDC	Joint Trenching (ELECT)	GUHO CORP 3.4	1,123.00 lf	-	31,085	31,085
				-	31,085	31,085
31-2333	BACKFILL & COMPACT			-	-	-
ACHD	Allowance Unsuitable Soils Road Section	Allowance	275.00 cy	21,725	-	21,725
CCDC	Allowance Unsuitable Soils Sidewalk Section	Allowance	200.00 cy	-	9,436	9,436
				21,725	9,436	31,161
32-0129	ASPHALT PATCH			-	-	-
CCDC	Asphalt Patch Back 3" with Demo and Prep	Allowance	1,480.00 sqft	-	13,320	13,320
				-	13,320	13,320
32-1100	BASE COURSE			-	-	-
ACHD	Road Base Section	GUHO CORP 3.5	1,163.00 cy	69,245	-	69,245
				69,245	-	69,245
32-1216	ASPHALT PAVING			-	-	-
ACHD	5" Asphalt Paving	Allowance	6,350.00 sqft	38,100	-	38,100
				38,100	-	38,100
32-1313	CONCRETE PAVING			-	-	-
ACHD	9" Concrete Paving w/ Reinforcing and Joint Sealants	Pusher	40,656.00 sf	607,807	-	607,807
ACHD	Paving Dowels and Tie Bars	Allowance	1.00 ls	25,500	-	25,500
				633,307	-	633,307
32-1613	CURB & GUTTER			-	-	-
CCDC	18" Vertical Curb	Pusher	182.00 lf	-	8,008	8,008
CCDC	Curb and Gutter	Pusher	1,227.00 lf	-	47,853	47,853
CCDC	Valley Gutter 24"	Pusher	933.00 lf	-	34,988	34,988
CCDC	Median Curb 8"	Pusher	287.00 lf	-	23,534	23,534
CCDC	Median Curb Infill	Pusher	300.00 lf	-	2,250	2,250
				-	116,633	116,633



LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT B: SCHEDULE OF VALUES

391 W. STATE ST., SUITE G
 EAGLE, IDAHO 83616
 (208)939-8850

IDAHO PUBLIC WORKS LICENSE #12284-41-5-3
 IDAHO STATE CONTRACTOR LICENSE #RWC-8113
 IDAHO CONSTRUCTION MANAGEMENT LICENSE #P-017888
www.guhocorp.com

32-1623 SIDEWALKS					-	-	-
CCDC	Concrete Drive Approach	Pusher	5,552.00 sf	-	83,002	83,002	
CCDC	Truncated Domes	Pusher	336.00 sqft	-	30,240	30,240	
CCDC	Truncated Domes Radius	Pusher	320.00 sqft	-	35,200	35,200	
CCDC	Concrete 5" Sidewalk	Pusher	21,755.00 sf	-	172,952	172,952	
CCDC	Bike Lane Concrete Paving (5" Colored)	Pusher	4,258.00 sf	-	53,225	53,225	
CCDC	Bike Lane Concrete Paving (6" Colored)	Pusher	397.00 sf	-	5,360	5,360	
CCDC	Decorative Saw Cutting	Pusher	13,445.00 sf	-	45,137	45,137	
					-	425,116	425,116
32-1723 PAVEMENT MARKINGS					-	-	-
ACHD	Pavement Marking Allowance	Allowance	1.00 allo	62,075	-	62,075	
					62,075	-	62,075
32-8000 IRRIGATION					-	-	-
CCDC	Irrigation Sleeves	Gingerich	1.00 ls	-	14,850	14,850	
CCDC	Irrigation	Gingerich	1.00 ls	-	39,900	39,900	
					-	54,750	54,750
32-9100 LANDSCAPING					-	-	-
CCDC	Trees	Gingerich	39.00 ea	-	62,400	62,400	
CCDC	Shrubs	Gingerich	66.00 ea	-	6,600	6,600	
CCDC	Perennials and Grasses	Gingerich	3,382.00 ea	-	162,336	162,336	
CCDC	Trees Stabilization	Gingerich	39.00 ea	-	7,020	7,020	
CCDC	Maintenance (12 month)	Gingerich	1.00 ls	-	4,800	4,800	
					-	243,156	243,156
32-9119 LANDSCAPE GRADING/TOPSOIL					-	-	-
CCDC	Landscape Bed Excavation and Import of Soils 2ft Depth	Gingerich	457.00 cy	-	40,673	40,673	
					-	40,673	40,673
32-9313 GROUND COVERS					-	-	-
CCDC	Bark Mulch	Gingerich	58.00 cyd	-	8,120	8,120	
					-	8,120	8,120
32-9446 TREE GRIDS (SILVA CELL)					-	-	-
CCDC	Silva Cell 2x Unit	GUHO CORP 3.4	312.00 ea	-	280,630	280,630	
					-	280,630	280,630
33-4211 STORMWATER PIPING					-	-	-
CCDC	12" Storm Drain	Allowance	420.00 lf	-	40,530	40,530	
CCDC	24" Storm Drain	Allowance	112.00 lf	-	39,872	39,872	
CCDC	48" x 6' Storm Man Hole	Allowance	1.00 ea	-	3,730	3,730	
CCDC	60" x 8' Storm Man Hole	Allowance	3.00 ea	-	17,070	17,070	
CCDC	Temp Dewatering	Allowance	1.00 allow	-	2,000	2,000	
CCDC	Removal of Old Storm Drian Main	GUHO CORP 3.4	0.25 ls	-	18,192	18,192	
CCDC	24" Storm Drain (Credit for Dog House Setup)	Allowance	-112.00 lf	-	(39,872)	(39,872)	
CCDC	Dog House Manhole	Allowance	3.00 ea	-	1,200	1,200	
					-	82,722	82,722
33-4233 STORMWATER DROP INLETS					-	-	-
CCDC	Drop Inlet Frame and Grate Silva Cells Type I	Pusher	16.00 ea	-	47,200	47,200	
CCDC	Drop Inlet Frame and Grate Silva Cells Type III	Pusher	6.00 ea	-	17,700	17,700	
					-	64,900	64,900
33-8000 COMMUNICATION UTILITIES					-	-	-
ACHD	Trenching (ACHD Innerconnect)	GUHO CORP 3.4	991.00 lf	27,411	-	27,411	
CCDC	Trenching CoB Fiber Conduits	GUHO CORP 3.4	890.00 lf	-	24,617	24,617	
ACHD	Signal Innerconnect Fiber	QEI	1.00 ls	108,496	-	108,496	



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT B: SCHEDULE OF VALUES**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)933-8850
IDAH0 PUBLIC WORKS LICEN8E #12594-4-5-3
IDAH0 STATE CONTRACTOR LICEN8E #9902-0113
IDAH0 CONSTRUCTION MANAGEMENT LICEN8E #011808
www.guhocorp.com

CCDC	Fiber Conduits	QEI	1.00 ls	-	74,072	74,072
CCDC	Fiber Vault Large Install	GUHO CORP 3.4	2.00 ea	-	13,865	13,865
CCDC	Fiber Vault Small Install	GUHO CORP 3.4	1.00 ea	-	2,684	2,684
CCDC	Fiber Vault Large Supply	OLD CASTLE	2.00 ea	-	16,014	16,014
CCDC	Fiber Vault Small Supply	OLD CASTLE	3.00 ea	-	7,880	7,880
				135,907	139,132	275,039
34-4000 TRANSPORTATION SIGNALING				-	-	-
ACHD	Trenching	GUHO CORP 3.4	685.00 lf	18,947	-	18,947
ACHD	Signal Demo	QEI	1.00 ea	22,630	-	22,630
ACHD	Signal Install	QEI	1.00 ea	211,145	-	211,145
ACHD	Signal Pole Base Type A 2x5 (Excavation/Backfill + Pour)	GUHO CORP 3.4	6.00 ea	8,099	-	8,099
ACHD	Signal Pole Base Type D 3x9 (Excavation/Backfill + Pour)	GUHO CORP 3.4	10.00 ea	23,963	-	23,963
ACHD	Signal Conduit	QEI	1.00 ls	139,228	-	139,228
ACHD	ACHD Signal Equipment 15th and Grove		1.00 ea	95,380	-	95,380
ACHD	ACHD Signal Equipment 16th and Grove		1.00 ea	96,739	-	96,739
ACHD	Use Tax on ACHD Provided Material		1.00 ea	11,527	-	11,527
				627,658	-	627,658
TOTAL				1,892,184	2,471,499	4,363,683
8% CMGC FEE				151,375	197,720	349,095
4% CONTINGENCY				81,742	106,769	188,511
BOND				13,306	17,379	30,685
TOTAL				\$ 2,138,607	\$ 2,793,367	\$ 4,931,974
				ACHD	CCDC	TOTAL



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT C: ALLOWANCES**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850
IDAHO PUBLIC WORKS LICENSE #12006-41-1-2-3
IDAHO STATE CONTRACTOR LICENSE #R02E-6113
IDAHO CONSTRUCTION MANAGEMENT LICENSE # 0111388
www.guhocorp.com

			ACHD	CCDC	TOTAL
01-4123 PERMITS			-	-	-
CCDC	ACHD ROW Permit Fee	210.00 day	-	17,850	17,850
CCDC	ACHD ROW Permit Fee (Credit for ACHD Scope)	-118.00 day	-	(10,030)	(10,030)
CCDC	City of Boise Permit Fees	1.00 allow	-	15,000	15,000
			-	22,820	22,820
01-4523 TESTING AND INSPECTION SERVICE			-	-	-
ACHD	Testing and Inspections	0.43 allow	17,200	-	17,200
CCDC	Testing and Inspections	0.57 allow	-	22,800	22,800
			17,200	22,800	40,000
01-5529 STAGING AREAS			-	-	-
ACHD	Staging Area Rental (TBD)	3.44 mth	12,040	-	12,040
CCDC	Staging Area Rental (TBD)	4.56 mth	-	15,960	15,960
			12,040	15,960	28,000
01-5713 EROSION/SEDIMENT CTRL. (SWPPP)			-	-	-
ACHD	SWPPP Allowance	0.43 allo	3,225	-	3,225
CCDC	SWPPP Allowance	0.57 allo	-	4,275	4,275
			3,225	4,275	7,500
01-5719 WEATHER PROTECTION			-	-	-
ACHD	Cold Weather Allowance	1.00 lsum	30,000	-	30,000
CCDC	Cold Weather Allowance	1.00 lsum	-	30,000	30,000
			30,000	30,000	60,000
02-2100 SURVEY			-	-	-
ACHD	Survey & Staking	0.43 allo	10,320	-	10,320
CCDC	Survey & Staking	0.57 allo	-	13,680	13,680
			10,320	13,680	24,000
10-1400 SIGNAGE			-	-	-
CCDC	Signage Package	1.00 lsum	-	15,000	15,000
			-	15,000	15,000
12-9300 SITE FURNISHINGS			-	-	-
CCDC	Concrete Benches	4.00 ea	-	19,600	19,600
			-	19,600	19,600
26-2100 ELECTRICAL SERVICE			-	-	-
CCDC	Idaho Power Service 15th Street	1.00 ls	-	15,000	15,000
CCDC	Idaho Power Service 16th Street (Incl. in GMP2)	0.00 ls	-	-	-
			-	15,000	15,000
31-2333 BACKFILL & COMPACT			-	-	-
ACHD	Allowance Unsuitable Soils Road Section	275.00 cy	21,725	-	21,725
CCDC	Allowance Unsuitable Soils Sidewalk Section	200.00 cy	-	9,436	9,436
			21,725	9,436	31,161
32-0129 ASPHALT PATCH			-	-	-
CCDC	Asphalt Patch Back 3" with Demo and Prep	1,480.00 sqft	-	13,320	13,320
			-	13,320	13,320



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT C: ALLOWANCES**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850
IDAHO PUBLIC WORKS LICENSE #12006-41-2-3
IDAHO STATE CONTRACTOR LICENSE #R02-6113
IDAHO CONSTRUCTION MANAGEMENT LICENSE # 0111828
www.guhocorp.com

	32-1216 ASPHALT PAVING			-	-	-
ACHD	5" Asphalt Paving	6,350.00 sqft		38,100	-	38,100
				38,100	-	38,100
	32-1313 CONCRETE PAVING			-	-	-
ACHD	Paving Dowels and Tie Bars	1.00 ls		25,500	-	25,500
				25,500	-	25,500
	32-1723 PAVEMENT MARKINGS			-	-	-
ACHD	Pavement Marking Allowance	1.00 allo		62,075	-	62,075
				62,075	-	62,075
	33-4211 STORMWATER PIPING			-	-	-
CCDC	12" Storm Drain	420.00 lf		-	40,530	40,530
CCDC	24" Storm Drain	112.00 lf		-	39,872	39,872
CCDC	48" x 6' Storm Man Hole	1.00 ea		-	3,730	3,730
CCDC	60" x 8' Storm Man Hole	3.00 ea		-	17,070	17,070
CCDC	Temp Dewatering	1.00 allow		-	2,000	2,000
CCDC	24" Storm Drain (Credit for Dog House Setup)	-112.00 lf		-	(39,872)	(39,872)
CCDC	Dog House Manhole	3.00 ea		-	1,200	1,200
				-	64,530	64,530
		TOTAL		220,185	246,421	466,606
				ACHD	CCDC	TOTAL



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850

IDAHO PUBLIC WORKS LICENSE #12569-LL-1-2-3
IDAHO STATE CONTRACTOR LICENSE #PCE-6113
IDAHO CONSTRUCTION MANAGEMENT LICENSE # 011938

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EXHIBIT D: SUBCONTRACTORS, VENDORS AND SELF PERFORM WORK

ACHD			-	-	-
34-4000	ACHD Signal Equipment 15th and Grove	1.00 ea	95,380	-	95,380
34-4000	ACHD Signal Equipment 16th and Grove	1.00 ea	96,739	-	96,739
					192,119
GINGERICH SITE AND UNDERGROUND			-	-	-
32-8000	Irrigation Sleeves	1.00 ls	-	14,850	14,850
32-8000	Irrigation	1.00 ls	-	39,900	39,900
32-9100	Trees	39.00 ea	-	62,400	62,400
32-9100	Shrubs	66.00 ea	-	6,600	6,600
32-9100	Perennials and Grasses	3,382.00 ea	-	162,336	162,336
32-9100	Trees Stabilization	39.00 ea	-	7,020	7,020
32-9100	Maintenance (12 month)	1.00 ls	-	4,800	4,800
32-9119	Landscape Bed Excavation and Import of Soils 2ft Depth	457.00 cy	-	40,673	40,673
32-9313	Bark Mulch	58.00 cyd	-	8,120	8,120
			-	346,699	346,699
GUHO CORP			-	-	-
26-5613	Light Pole Base Type A 2x5 (Excavation/Backfill + Pour)	16.00 ea	-	22,511	22,511
31-2000	Sidewalk Excavation Concrete Section (0.5 ft)	663.00 cy	-	38,354	38,354
31-2216	Sidewalk Prep Section (6")	35,820.00 sqft	-	108,535	108,535
31-2217	Curb Prep	2,398.00 lf	-	39,311	39,311
31-2317	Joint Trenching (ELECT)	1,123.00 lf	-	31,085	31,085
32-9446	Silva Cell 2x Unit	312.00 ea	-	280,630	280,630
33-4211	Removal of Old Storm Drian Main	0.25 ls	-	18,192	18,192
33-8000	Trenching (ACHD Innerconnect)	991.00 lf	27,411	-	27,411
33-8000	Trenching CoB Fiber Conduits	890.00 lf	-	24,617	24,617
33-8000	Fiber Vault Large Install	2.00 ea	-	13,865	13,865
33-8000	Fiber Vault Small Install	1.00 ea	-	2,684	2,684
34-4000	Trenching	685.00 lf	18,947	-	18,947
34-4000	Signal Pole Base Type A 2x5 (Excavation/Backfill + Pou	6.00 ea	8,099	-	8,099
34-4000	Signal Pole Base Type D 3x9 (Excavation/Backfill + Pou	10.00 ea	23,963	-	23,963
02-4113	Streetscapes Demo (6" Depth)	42,130.00 sf	-	139,450	139,450
31-2000	Road Excavation	1,111.00 cy	39,751	-	39,751
32-1100	Road Base Section	1,163.00 cy	69,245	-	69,245
02-4113	Asphalt Demo	47,066.00 sf	48,252	-	48,252
			235,668	719,234	954,902
KB WELDING			-	-	-
12-9300	Bike Rack, Surface Mount, Powder Coat BLACK	10.00 ea	-	2,279	2,279
12-9300	Metal Railing at Trees	15.00 ea	-	15,662	15,662
			-	17,941	17,941
LANDSCAPE FORMS			-	-	-
GMP 3	12-9300	Trash Receptacle	6.00 ea	-	15,600



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850

IDAHO PUBLIC WORKS LICENSE #12569-LL-1-2-3
IDAHO STATE CONTRACTOR LICENSE #PCE-6113
IDAHO CONSTRUCTION MANAGEMENT LICENSE # 011938
www.guhocorp.com

EXHIBIT D: SUBCONTRACTORS, VENDORS AND SELF PERFORM WORK

				471,336	15,600	15,600
OLD CASTLE PRECAST				-	-	-
33-8000	Fiber Vault Large Supply	2.00 ea	-	16,014	16,014	
33-8000	Fiber Vault Small Supply	3.00 ea	-	7,880	7,880	
				-	23,894	23,894
PUSHER CONSTRUCTION				-	-	-
12-1000	Bike Trio Foundation	1.00 ea	-	1,500	1,500	
32-1313	9" Concrete Paving w/ Reinforcing and Joint Sealants	40,656.00 sf	607,807	-	607,807	
32-1616	18" Vertical Curb	182.00 lf	-	8,008	8,008	
32-1616	Curb and Gutter	1,227.00 lf	-	47,853	47,853	
32-1616	Valley Gutter 24"	933.00 lf	-	34,988	34,988	
32-1616	Median Curb 8"	287.00 lf	-	23,534	23,534	
32-1616	Median Curb Infill	300.00 lf	-	2,250	2,250	
32-1623	Concrete Drive Approach	5,552.00 sf	-	83,002	83,002	
32-1623	Truncated Domes	336.00 sqft	-	30,240	30,240	
32-1623	Truncated Domes Radius	320.00 sqft	-	35,200	35,200	
32-1623	Concrete 5" Sidewalk	21,755.00 sf	-	172,952	172,952	
32-1623	Bike Lane Concrete Paving (5" Colored)	4,258.00 sf	-	53,225	53,225	
32-1623	Bike Lane Concrete Paving (6" Colored)	397.00 sf	-	5,360	5,360	
32-1623	Decorative Saw Cutting	13,445.00 sf	-	45,137	45,137	
33-4233	Drop Inlet Frame and Grate Silva Cells Type I	16.00 ea	-	47,200	47,200	
33-4233	Drop Inlet Frame and Grate Silva Cells Type III	6.00 ea	-	17,700	17,700	
				607,807	608,149	1,215,956
QUALITY ELECTRIC				-	-	-
26-2100	Dual Service Cabinet	2.00 ls	-	26,114	26,114	
26-5613	Streetlight Demo	9.00 ea	-	7,762	7,762	
26-5613	Light Pole Conduit and Conductors PL1	16.00 ea	-	77,265	77,265	
26-5613	Street Light Supply	16.00 ea	-	101,136	101,136	
33-8000	Signal Innerconnect Fiber	1.00 ls	108,496	-	108,496	
33-8000	Fiber Conduits	1.00 ls	-	74,072	74,072	
34-4000	Signal Demo	1.00 ea	22,630	-	22,630	
34-4000	Signal Install	1.00 ea	211,145	-	211,145	
34-4000	Signal Conduit	1.00 ls	139,228	-	139,228	
				481,499	286,349	767,848
ROAD WORK AHEAD				-	-	-
01-5526	Traffic Control Sign	558.14 sf	6,212	-	6,212	
01-5526	Traffic Control Type III	6.88 ea	820	-	820	
01-5526	Traffic Control Drums	17.20 ea	392	-	392	
01-5526	Traffic Control Potable Tubular Marker	21.50 ea	285	-	285	
01-5526	Traffic Control Labor Maintenance	129.00 hr	5,741	-	5,741	
GMP 3 01-5526	Traffic Control Labor Flagging	0.00 hr	-	-	-	2,063



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850

IDAHO PUBLIC WORKS LICENSE #12569-LL-1-2-3
IDAHO STATE CONTRACTOR LICENSE #PCE 6113
IDAHO CONSTRUCTION MANAGEMENT LICENSE # 011938

EXHIBIT D: SUBCONTRACTORS, VENDORS AND SELF PERFORM WORK www.guhocorp.com

01-5526	Traffic Control Arrow Board	3,955.14 hr	3,564	-	3,564
01-5526	Traffic Control Type II	10.75 ea	245	-	245
01-5526	Traffic Control Mobilization	0.43 ls	21,143	-	21,143
01-5526	Traffic Control Sign	739.86 sf	-	8,235	8,235
01-5526	Traffic Control Type III	9.12 ea	-	1,088	1,088
01-5526	Traffic Control Drums	22.80 ea	-	520	520
01-5526	Traffic Control Potable Tubular Marker	28.50 ea	-	378	378
01-5526	Traffic Control Labor Maintenance	171.00 hr	-	7,610	7,610
01-5526	Traffic Control Labor Flagging	0.00 hr	-	-	-
01-5526	Traffic Control Arrow Board	5,242.86 hr	-	4,724	4,724
01-5526	Traffic Control Type II	14.25 ea	-	325	325
01-5526	Traffic Control Mobilization	0.57 ls	-	28,027	28,027
			38,402	50,907	89,309
STATE OF IDAHO			-	-	-
34-4000	Use Tax on ACHD Provided Material	1.00 ea	11,527	-	11,527
			11,527	-	11,527



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT E: GENERAL CONDITIONS**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850
IDAHO PUBLIC WORKS LICENSE #12694-L-5-3
IDAHO STATE CONTRACTOR LICENSE #RCC-4913
IDAHO CONSTRUCTION APPRENTICE LICENSE #017888
www.guhocorp.com

01-3109 CONSTRUCTION MANAGER								
ACHD	Construction Manager		75.25 HR	8,615	-	8,615		
CCDC	Construction Manager		100.00 HR	-	11,449	11,449		
				8,615	11,449	20,064		
01-3110 PROJECT MANAGEMENT								
ACHD	Superintendent Senior		120.00 hr	13,116	-	13,116		
CCDC	Superintendent Senior		160.00 hr	-	17,488	17,488		
				13,116	17,488	30,604		
01-3111 PROJECT SUPERVISION								
ACHD	Superintendent		602.00 hr	53,686	-	53,686		
CCDC	Superintendent		798.00 hr	-	71,166	71,166		
				53,686	71,166	124,852		
01-3112 PROJECT ENGINEER								
ACHD	Project Engineer /Assistant Project Manager		150.50 hr	11,239	-	11,239		
CCDC	Project Engineer /Assistant Project Manager		200.00 hr	-	14,936	14,936		
				11,239	14,936	26,175		
01-5200 CONSTRUCTION FACILITIES								
ACHD	Field Office Delivery/Pickup	E	ea	271	-	271		
CCDC	Field Office Delivery/Pickup		0.57 ea	-	359	359		
ACHD	Field Office Furniture and Technology Package		3.44 mth	1,720	-	1,720		
ACHD	Temp Electrical Service		3.44 mth	1,720	-	1,720		
ACHD	Job Trailer		3.44 mth	3,268	-	3,268		
CCDC	Field Office Furniture and Technology Package		4.56 mth	-	2,280	2,280		
CCDC	Temp Electrical Service		4.56 mth	-	2,280	2,280		
CCDC	Job Trailer		4.56 mth	-	4,332	4,332		
ACHD	Portable Toilet		10.32 mth	3,753	-	3,753		
CCDC	Portable Toilet		13.68 mth	-	4,975	4,975		
				10,732	14,226	24,958		
01-5400 CONSTRUCTION AIDS								
ACHD	General Labor		100.00 hr	4,237	-	4,237		
CCDC	General Labor		250.00 hr	-	10,593	10,593		
				4,237	10,593	14,830		
01-5526 TRAFFIC CONTROL								
ACHD	Traffic Control Sign	Road Work Ahead	558.14 sf	6,212	-	6,212		
ACHD	Traffic Control Type III	Road Work Ahead	6.88 ea	820	-	820		
ACHD	Traffic Control Drums	Road Work Ahead	17.20 ea	392	-	392		
ACHD	Traffic Control Potable Tubular Marker	Road Work Ahead	21.50 ea	285	-	285		
ACHD	Traffic Control Labor Maintenance	Road Work Ahead	129.00 hr	5,741	-	5,741		
ACHD	Traffic Control Labor Flagging	Road Work Ahead	0.00 hr	-	-	-		
ACHD	Traffic Control Arrow Board	Road Work Ahead	3,955.14 hr	3,564	-	3,564		
ACHD	Traffic Control Type II	Road Work Ahead	10.75 ea	245	-	245		
ACHD	Traffic Control Mobilization	Road Work Ahead	0.43 ls	21,143	-	21,143		
CCDC	Traffic Control Sign	Road Work Ahead	739.86 sf	-	8,235	8,235		
CCDC	Traffic Control Type III	Road Work Ahead	9.12 ea	-	1,088	1,088		
CCDC	Traffic Control Drums	Road Work Ahead	22.80 ea	-	520	520		
CCDC	Traffic Control Potable Tubular Marker	Road Work Ahead	28.50 ea	-	378	378		
CCDC	Traffic Control Labor Maintenance	Road Work Ahead	171.00 hr	-	7,610	7,610		
CCDC	Traffic Control Labor Flagging	Road Work Ahead	0.00 hr	-	-	-		
CCDC	Traffic Control Arrow Board	Road Work Ahead	5,242.86 hr	-	4,724	4,724		
CCDC	Traffic Control Type II	Road Work Ahead	14.25 ea	-	325	325		
CCDC	Traffic Control Mobilization	Road Work Ahead	0.57 ls	-	28,027	28,027		
				38,402	50,907	89,309		



**LINEN BLOCKS ON GROVE STREET
GMP 3 (14th to 16th Street)
EXHIBIT E: GENERAL CONDITIONS**

391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850
IDAH0 PUBLIC WORKS LICEN5E #12284-4-5-3
IDAH0 STATE CONTRACTOR LICEN5E #945-8113
IDAH0 CONSTRUCTION MANAGEMENT LICEN5E #1017898
www.guhocorp.com

01-5529 STAGING AREAS				-	-	-
ACHD	Staging Area Rental (TBD)	Allowance	3.44 mth	12,040	-	12,040
CCDC	Staging Area Rental (TBD)	Allowance	4.56 mth	-	15,960	15,960
				12,040	15,960	28,000
01-5600 TEMP BARRIERS AND ENCLOSURES				-	-	-
ACHD	ADA Walls		130.00 lf	2,752	-	2,752
CCDC	ADA Walls		170.00 lf	-	3,648	3,648
				2,752	3,648	6,400
01-5713 EROSION/SEDIMENT CTRL. (SWPPP)				-	-	-
ACHD	SWPPP Allowance	Allowance	0.43 allo	3,225	-	3,225
CCDC	SWPPP Allowance	Allowance	0.57 allo	-	4,275	4,275
				3,225	4,275	7,500
01-5719 WEATHER PROTECTION				-	-	-
ACHD	Cold Weather Allowance	Allowance	1.00 lsum	30,000	-	30,000
CCDC	Cold Weather Allowance	Allowance	1.00 lsum	-	30,000	30,000
				30,000	30,000	60,000
01-7419 WASTE MANAGEMENT AND DISPOSAL				-	-	-
ACHD	Trash Disposal		3.00 mth	600	-	600
CCDC	Trash Disposal		4.00 mth	-	800	800
				600	800	1,400
02-2100 SURVEY				-	-	-
ACHD	Survey & Staking	Allowance	0.43 allo	10,320	-	10,320
CCDC	Survey & Staking	Allowance	0.57 allo	-	13,680	13,680
CCDC	Total Station/GPS + Data Collector		3.00 mths	-	12,000	12,000
				10,320	25,680	36,000
TOTAL				198,964	271,128	470,092
				ACHD	CCDC	TOTAL



**LINEN BLOCKS ON GROVE STREET GMP 3
 EXHIBIT G- DRAWING LOG**

#	Drawing No.	Drawing Title	Revision	Drawing Date	
1	G0.00	Cover Sheet GMP 3 Bid Set	0	4/4/2023	
2	C1.00	Civil Notes	0	4/4/2023	
3	C2.01	Civil Details-Typical Sections	8	3/13/2024	
4	C2.02	Civil Details-Typical Sections	0	4/4/2024	x
5	C2.03	Civil Details-Typical Sections	8	3/13/2024	x
6	C2.04	Civil Details-Typical Sections	0	4/4/2023	x
7	C2.05	Civil Details	0	4/4/2023	
8	C2.06	Civil Details	0	4/4/2023	
9	C2.07	Civil Details	5	8/28/2023	
10	C2.08	Civil Details- Silva Cells	5	8/28/2023	
11	C2.09	Civil Details- Silva Cells	8	3/13/2024	
12	C3.01	Removal/Utility Plan Area A- East of S. 16th St	0	4/4/2023	
13	C3.02	Removal/Utility Plan Area B- East of S. 15th St	8	3/13/2024	
14	C3.03	Removal/Utility Plan- Area C- East of S. 14th St	8	3/13/2024	
15	C3.04	Removal/Utility Plan- Area D- East of S. 13th St	0	4/4/2023	x
16	C3.05	Removal/Utility Plan- Area E- East of S. 12th St	0	4/4/2023	x
17	C3.06	Removal/Utility Plan- Area F- East of S. 11th St	0	4/4/2023	x
18	C3.07	Removal/Utility Plan- Area G- East of S. 10th St	0	4/4/2023	x
19	C4.08	Civil Profile-Area D-East of S. 13th St	5	8/28/2023	x
20	C4.01	Civil Plan-Area A-East of S. 16th St	0	4/4/2023	
21	C4.02	Civil Profile-Area A-East of S. 16th St	5	8/28/2023	
22	C4.03	Civil Plan-Area B-East of S. 15th St	8	3/13/2024	
23	C4.04	Civil Profile-Area B- East of S. 15th St	8	3/13/2024	
24	C4.05	Civil Plan-Area C- East of S. 14th St	8	3/13/2024	
25	C4.06	Civil Profile-Area C- East of S. 14th St	8	3/13/2024	
26	C4.07	Civil Plan- Area D- East of S. 13th St	5	8/28/2023	x
27	C4.08	Civil Profile- Area D- East of S. 13th St	0	4/4/2023	
28	C4.09	Civil Plan- Area E- East of S. 12th St	5	8/28/2023	x
29	C4.10	Civil Profile- Area E- East of S. 12th St	5	8/28/2023	x
30	C4.11	Civil Plan- Area F- East of S. 11th St	0	4/4/2023	x
31	C4.12	Civil Profile- Area F- East of S. 11th St	5	8/28/2024	x
32	C4.13	Civil Plan- Area G- East of S. 10th St	0	4/4/2023	x
33	C4.14	Civil Profile- Area G- East of S. 10th St	0	4/4/2023	x
34	C5.01	Grading Plan- 16th St Intersection	0	4/4/2023	
35	C5.02	Grading Plan- 15th St Intersection	8	3/13/2024	
36	C5.03	Grading Plan- 14th St Intersection	8	3/13/2024	
37	C5.04	Grading Plan- 14th St Intersection	0	4/4/2023	
38	C5.05	Grading Plan- 13th St Intersection	6	12/22/2023	x
39	C5.06	Grading Plan- 12th St Intersection	6	12/6/2023	x
40	C5.07	Grading Plan- 10th St Intersection	4	7/19/2023	x
41	C5.08	Grading Details- Raised Islands	8	3/13/2024	
42	C5.09	Grading Details- Raised Islands	0	4/4/2023	
43	C5.10	Driveway Details Area A- 16th St	0	4/4/2023	
44	C5.11	Driveway Details Area B- 15th St	0	4/4/2023	
45	C5.12	Driveway Details Area C- 14th St	8	3/13/2024	
46	C5.13	Driveway Details Area C- 13th St	0	4/4/2023	x



#	Drawing No.	Drawing Title	Revision	Drawing Date	
47	C5.14	Driveway Details Area D- 12th St	0	4/4/2023	x
48	C5.15	Driveway Details Area E- 11th St	0	4/4/2023	x
49	C5.16	Driveway Details Area F- 10th St	0	4/4/2023	x
50	C6.01	Concrete Jointing- Area A- East of S. 16th St	0	4/4/2023	
51	C6.02	Concrete Jointing- Area B- East of S. 15th St	8	3/13/2024	
52	C6.03	Concrete Jointing- Area C- East of S. 14th St	8	3/13/2024	
53	C6.04	Concrete Jointing- Area D- East of S. 13th St	3	7/7/2023	x
54	C6.05	Concrete Jointing- Area E- East of S. 12th St	0	4/4/2023	x
55	C6.06	Concrete Jointing- Area F- East of S. 11th St	0	4/4/2023	x
56	C6.07	Concrete Jointing- Area G- East of S. 10th St	0	4/4/2023	x
57	C7.08	Storm Details- Area A- East of S. 16th St	5	8/28/2023	
58	C7.01	Storm Plan & Profile- Area A- East of S. 16th St	5	8/28/2023	
59	C7.02	Storm Plan & Profile- Area B- East of S. 15th St	8	3/13/2024	
60	C7.03	Storm Plan & Profile- Area C- East of S. 14th St	8	3/13/2024	x
61	C7.04	Storm Plan & Profile- Area D- East of S. 13th St	5	8/28/2023	x
62	C7.05	Storm Plan & Profile- Area E- East of S. 12th St	0	4/4/2023	x
63	C7.06	Storm Plan & Profile- Area F- East of S. 11th St	5	8/28/2023	x
64	C7.07	Storm Plan & Profile- Area G- East of S. 10th St	3	7/7/2023	x
65	C7.08	Storm Details- Area A- East of S. 16th St	0	4/4/2023	
66	C7.09	Storm Details- Area AB- East of S. 15th St	8	3/13/2024	
67	C7.10	Storm Details- Area C- East of S. 14th St	8	3/13/2024	x
68	C7.11	Storm Details- Area D- East of S. 13th St	5	8/28/2023	x
69	C7.12	Storm Details- Area E- East of S. 12th St	5	8/28/2023	x
70	C7.13	Storm Details- Area F- East of S. 11th St	5	8/28/2023	x
71	C7.14	Storm Details- Area G- East of S. 10th St	3	7/7/2023	x
72	C8.01	SWPP Plan- Area A- East of S. 16th St	0	4/4/2023	
73	C8.02	SWPP Plan- Area B- East of S. 15th St	8	3/13/2024	
74	C8.03	SWPP Plan- Area C- East of S. 14th St	8	3/13/2024	
75	C8.04	SWPP Plan- Area D- East of S. 13th St	0	4/4/2023	x
76	C8.05	SWPP Plan- Area E- East of S. 12th St	0	4/4/2023	x
77	C8.06	SWPP Plan- Area F- East of S. 11th St	0	4/4/2023	x
78	C8.07	SWPP Plan- Area G- East of S. 10th St	0	4/4/2023	x
79	E1.1	Electrical Demolition Plan	0	4/4/2023	
80	E1.2	Electrical Demolition Plan	0	4/4/2023	
81	E1.3	Electrical Demolition Plan	0	4/4/2023	
82	E1.4	Electrical Demolition Plan	0	4/4/2023	x
83	E1.5	Electrical Demolition Plan	0	4/4/2023	x
84	E1.6	Electrical Demolition Plan	0	4/4/2023	x
85	E1.7	Electrical Demolition Plan	0	4/4/2023	x
86	E2.1	Electrical Plan	0	4/4/2023	
87	E2.2	Electrical Plan	8	3/13/2024	
88	E2.3	Electrical Plan	8	3/13/2024	
89	E2.4	Electrical Plan	4	7/13/2023	x
90	E2.5	Electrical Plan	0	4/4/2023	x
91	E2.6	Electrical Plan	0	4/4/2023	x
92	E3.1	Photometric Study Plan	0	4/4/2023	
93	E3.2	Photometric Study Plan	0	4/4/2023	
94	E3.3	Photometric Study Plan	0	4/4/2023	
95	E3.4	Photometric Study Plan	0	4/4/2023	x
96	E3.5	Photometric Study Plan	0	4/4/2023	x
97	E3.6	Photometric Study Plan	0	4/4/2023	x
98	EG-1	Electrical Cover Sheet	0	4/4/2023	
99	EG-2	Approved Equipment Details	0	4/4/2023	
100	EG-3	Electrical Specifications	0	4/4/2023	



#	Drawing No.	Drawing Title	Revision	Drawing Date	
101	EG-4	Electrical Specifications	0	4/4/2023	
102	EG-5	Electrical Specifications	0	4/4/2023	
103	EG-6	Electrical Specifications	0	4/4/2023	
104	EG-7	Boise City Standard Details	0	4/4/2023	
105	L0.01	Landscape Project Information	0	4/4/2023	
106	L1.01	Landscape Plan- Area A- 16th St Intersection	0	4/4/2023	
107	L1.02	Landscape Plan- Area B- S. 15th St Intersection	8	3/13/2024	
108	L1.03	Landscape Plan- Area C- S. 14th St Intersection	8	3/13/2024	
109	L1.04	Landscape Plan- Area D- S. 13th St + S. 12th St Intersection	6	1/16/2023	x
110	L1.05	Landscape Plan- Area E- S. 11th St. Intersection	4	7/14/2023	x
111	L1.06	Landscape Plan- Area F- S. 10th St Intersection	0	4/4/2023	x
112	L1.07	Landscape Plan- Area G- East of 10th St Block	0	4/4/2023	x
113	L1.41	Irrigation Plan- Area A- 16th St Intersection	8	3/13/2024	
114	L1.42	Irrigation Plan- Area B- S. 15th St Intersection	8	3/13/2024	
115	L1.43	Irrigation Plan- Area C- S. 14th St Intersection	8	3/13/2024	
116	L1.44	Irrigation Plan- Area D- S. 13th St + S. 12th St Intersection	2	6/27/2023	x
117	L1.45	Irrigation Plan- Area E- S. 11th St Intersection	2	6/27/2023	x
118	L1.46	Irrigation Plan- Area F- S. 10th St Intersection	2	6/27/2023	x
119	L1.51	Planting Plan- Area A- 16th St Intersection	0	4/4/2023	
120	L1.52	Planting Plan- Area B- S. 15th St Intersection	8	3/13/2024	
121	L1.53	Planting Plan- Area C- S. 14th St Intersection	8	3/13/2024	
122	L1.54	Planting Plan- Area D- S 13th + S. 12th St Intersection	6	1/16/2023	x
123	L1.55	Planting Plan- Area E- S. 11th St. Intersection	0	4/4/2023	x
124	L1.56	Planting Plan- Area F- S. 10th St Intersection	0	4/4/2023	x
125	L4.01	Enlarged Landscape Wall Layout Plan	8	3/13/2024	
126	L5.01	Site Details	0	4/4/2023	
127	L5.02	Site Details	0	4/4/2023	
128	L5.03	Site Details	0	4/4/2023	
129	L5.41	Irrigation Details	0	4/4/2023	
130	L5.42	Irrigation Details	0	4/4/2023	
131	L5.45	Irrigation Schedule and Notes	8	3/13/2024	
132	L5.51	Planting Details	0	4/4/2023	
133	L6.51	Planting Schedule	8	3/13/2024	
134	R1.01	ACHD Standard Drawings- BMP 33	0	4/4/2023	
135	R1.02	ACHD Standard Drawings- BMP 33	0	4/4/2023	
136	R1.03	ACHD Standard Drawings- BMP 33	2	6/27/2023	
137	R1.04	ACHD Standard Drawings- BMP 33		4/4/2023	
138	R1.05	ACHD Standard Drawings- RBL-07		4/4/2023	
139	R1.06	ITD Standard Drawings- 409-1		4/4/2023	
140	R1.07	ITD Standard Drawings- 409-1		4/4/2023	
141	R1.08	ITD Standard Drawings- 409-1		4/4/2023	
142	R1.09	ITD Standard Drawings- 411-2		4/4/2023	
143	R1.10	ITD Standard Drawings- 411-2		4/4/2023	
144	S0.00	Abbreviations, Symbols and Sheet Index		4/4/2023	
145	S0.01	General Notes		4/4/2023	
146	S0.02	General Notes		4/4/2023	



#	Drawing No.	Drawing Title	Revision	Drawing Date	
147	S0.03	Special Inspection		4/4/2023	
148	S1.00	Overall Plan		4/4/2023	
149	S4.11	Elevations	7	2/8/2024	x
150	S5.11	Foundation Details	7	2/8/2024	
151	T1.01	Sign & Striping Plan- Area A- East of S. 16th St	8	3/13/2024	
152	T1.02	Sign & Striping Plan- Area B- East of S. 15th St	8	3/13/2024	
153	T1.03	Sign & Striping Plan- Area C- East of S. 14th St	8	3/13/2024	
154	T1.04	Sign & Striping Plan- Area D- East of S. 13th St	8	3/13/2024	x
155	T1.05	Sign & Striping Plan- Area E- East of S. 12th St	8	3/13/2024	x
156	T1.06	Sign & Striping Plan- Area F- East of S. 11th St		4/4/2023	x
157	T1.07	Sign & Striping Plan- Area G- East of S. 10th St		4/4/2023	x
158	T2.01	Signal Plan- Area A- 16th St		4/4/2023	
159	T2.02	Signal Details- Area A- 16th St		4/4/2023	
160	T2.03	Signal Plan- Area B- 15th St	8	3/13/2024	
161	T2.04	Signal Details- Area B- 15th St	8	3/13/2024	
162	T2.05	Signal Plan- Area D- 13th St		4/4/2023	x
163	T2.06	Signal Details- Area D- 13th St		4/4/2023	x
164	T2.07	Signal Plan- Area F- 10th St		4/4/2023	x
165	T2.08	Signal Details- Area F- 10th St		4/4/2023	x
166	T3.01	Interconnect Plan- Area A- East of S. 16th St		4/4/2023	
167	T3.02	Interconnect Plan- Area B- East of S. 15th St	8	3/13/2024	
168	T3.03	Interconnect Plan- Area C- East of S. 14th St	8	3/13/2024	
169	T3.04	Interconnect Plan- Area D- East of S. 13th St		4/4/2023	
170	T3.05	Interconnect Plan- Area E- East of S. 12th St		4/4/2023	
171	T3.06	Interconnect Plan- Area F- East of S. 11th St		4/4/2023	
172	T3.07	Interconnect Plan- Area G- East of S. 10 St		4/4/2023	
173	XS.01	Cross Sections		4/4/2023	
174	XS.02	Cross Sections		4/4/2023	
175	XS.03	Cross Sections		4/4/2023	
176	XS.04	Cross Sections		4/4/2023	
177	XS.05	Cross Sections		4/4/2023	x
178	XS.06	Cross Sections		4/4/2023	x
179	XS.07	Cross Sections		4/4/2023	x
180	XS.08	Cross Sections		4/4/2023	x
181	XS.09	Cross Sections		4/4/2023	x
182	XS.10	Cross Sections		4/4/2023	x
183	XS.11	Cross Sections		4/4/2023	x



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AGENDA BILL

Agenda Subject: Award Contract: Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project		Date: August 28, 2024
Staff Contact: Kathy Wanner Contracts Manager	Attachments: <ol style="list-style-type: none"> 1. Resolution No. 1891 2. Bid Results 3. Bid Received from Wright Brothers, The Building Company, Eagle LLC 	
Action Requested: Adopt Resolution No. 1891 awarding the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project to Wright Brothers, The Building Company, Eagle LLC.		

Fiscal Notes:

The Agency’s FY2024 budget includes sufficient funding for this project.

Background:

The Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project (“Project”) will create a multi-use pathway connecting users from 3rd Street to Broadway Avenue that will serve as a safe and convenient thoroughfare for cyclists and pedestrians.

In advance of inviting bids for the project, the Agency conducted a pre-qualification process for public works contractors in accordance with Idaho Code § 67-2805(2)(b). On July 16, 2024, the Agency Board adopted Resolution No. 1884 prequalifying Guho Corp., Knife River Corporation – Mountain West, LaRiviere, Inc., and Wright Brothers, The Building Company, Eagle LLC, as eligible to submit competitive bids for the Project.

The Agency issued a Project Manual with Invitation to Bid on July 23, 2024, which invited sealed bids from the five (5) prequalified companies. Three (3) bids were received by the August 19, 2024 deadline.

Company	Bid Amount
Wright Brothers, The Building Company, Eagle LLC	\$2,385,935
LaRiviere, Inc.	\$2,715,000
Knife River Corporation – Mountain West	\$5,342,644

All bids were submitted in a timely manner and met all required submission criteria; all bidders have appropriate and valid public works contractor licenses. Wright Brothers, The Building Company, Eagle LLC was the lowest responsive bidder with a bid amount of \$2,385,935.

Staff Recommendation:

Staff recommends the Agency Board adopt Resolution 1891 recognizing Wright Brothers, The Building Company as the lowest responsive bidder, and awarding the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project to Wright Brothers, The Building Company, Eagle LLC for a total bid amount of \$2,385,935, and authorizing the Executive Director to negotiate and execute the contract and to expend funds as set forth in the resolution.

Suggested Motion:

I move to adopt Resolution No. 1891 awarding the construction contract for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project to Wright Brothers, The Building Company, Eagle LLC for the Bid amount of \$2,385,935 and authorizing the Executive Director to take all necessary steps to negotiate and execute the contract, and to expend funds as set forth in the resolution.

ATTACHMENT 1
RESOLUTION 1891

RESOLUTION NO. 1891

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, FINDING WRIGHT BROTHERS, THE BUILDING COMPANY, EAGLE LLC SUBMITTED THE LOWEST RESPONSIVE BID FOR THE BOISE CITY CANAL MULTI-USE PATHWAY, 3RD STREET TO BROADWAY AVENUE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PUBLIC WORKS CONSTRUCTION CONTRACT BETWEEN THE AGENCY AND WRIGHT BROTHERS, THE BUILDING COMPANY, EAGLE LLC TO UNDERTAKE AND COMPLETE THE BOISE CITY CANAL MULTI-USE PATHWAY, 3RD STREET TO BROADWAY AVENUE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THE RESOLUTION INCLUDING THE EXPENDITURE OF FUNDS AND INCLUDING A CONTINGENCY FOR UNFORESEEN EXPENSES; 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, Idaho Code § 67-2805(2)(b) provides for a two-stage process for procurement of public works construction, which includes:

- Stage 1: Allows public agencies to establish preliminary supplemental qualifications for purposes of prequalifying licensed public works contractors prior to a competitive bidding process, and
- Stage 2: Invites competitive bids only from licensed public works contractors that have been prequalified at Stage 1; and,

WHEREAS, Idaho Code § 67-2805(2)(b) allows a political jurisdiction to examine a public works contractor's qualifications related to:

- Demonstrated technical competence
- Experience constructing similar facilities
- Prior experience with the political subdivision
- Availability of resources, equipment, and personnel
- Overall performance history; and,

WHEREAS, the Agency issued a Request for Qualifications ("RFQ") from licensed public works contractors for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue

Project on May 21, 2024, and published notice of the RFQ in the *Idaho Press Tribune* newspaper on May 21 and 28, 2024; and,

WHEREAS, seven (7) construction companies provided an SOQ by the June 20, 2024, deadline: Bricon, Inc., Guho Corp., Hawkeye Builders, Inc., Knife River Corporation – Mountain West, LaRiviere, Inc., Sunnyridge Construction, LLC, and Wright Brothers, The Building Company, Eagle LLC; and,

WHEREAS, Agency staff examined the seven (7) SOQs and, based on the information provided, found that Bricon, Inc., Guho Corp., Knife River Corporation – Mountain West, LaRiviere, Inc., and Wright Brothers, the Building Company, Eagle LLC, provided sufficient information regarding the pre-qualification criteria stated in the RFQ; and,

WHEREAS, Agency staff examined the SOQ from Hawkeye Builders, Inc., and found that the company was not eligible to be pre-qualified because the company did not provide adequate details and information to demonstrate the experience required; and,

WHEREAS, Agency staff examined the SOQ from Sunnyridge Construction, LLC and found the company was not eligible to be pre-qualified because they did not provide a relevant project with a bid amount of at least \$450,000; and,

WHEREAS, the Board adopted Resolution No. 1884 on July 16, 2024, prequalifying Bricon, Inc., Guho Corp, Knife River – Mountain West, LaRiviere Inc., and Wright Brothers, The Building Company, Eagle LLC, as eligible to submit competitive bids for the Project; and,

WHEREAS, the Agency issued a Project Manual with Invitation to Bid for the Project on July 23, 2024, which invited sealed bids from the five (5) prequalified companies; and,

WHEREAS, since the Invitation to Bid was preceded by a prequalification process, no public notice was required or published regarding this Invitation to Bid; and,

WHEREAS, the Agency received three (3) sealed bids in accordance with Idaho Code § 67-2805(2)(b) by the due date and time of 3:00 p.m. on August 19, 2024; and,

WHEREAS, the bids received met all of the required statutory and administrative criteria for submission and the bidders have appropriate and valid public works contractors licenses; and,

WHEREAS, Wright Brothers, The Building Company, Eagle LLC submitted the lowest responsive bid; and,

WHEREAS, Agency staff recommends to the Board that the contract award for the Boise City Canal Multi-Use Pathway, 3rd Street to Boise Avenue Project be made to Wright Brothers, The Building Company, Eagle LLC as the lowest responsive bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct and incorporated herein.

Section 2: That the Board hereby finds that Wright Brothers, The Building Company, Eagle LLC submitted the lowest responsive bid for the Boise City Canal Multi-Use Pathway, 3rd Street to Boise Avenue Project.

Section 3: That the Executive Director of the Agency is hereby authorized to negotiate and execute a public works construction agreement with Wright Brothers, The Building Company, Eagle LLC for the total bid amount of TWO MILLION THREE HUNDRED EIGHTY-FIVE THOUSAND NINE HUNDRED THIRTY-FIVE DOLLARS (\$2,385,935), consistent with the Board's stated instructions at the August 28, 2024, Agency Board Meeting; and further, is hereby authorized to execute all necessary documents required to implement the actions contemplated by the contract, subject to representations by Agency legal counsel that all conditions precedent to actions and the contract or other documents are acceptable and consistent with the comments and discussions received at the August 28, 2024, Agency Board Meeting.

Section 4: That the Executive Director is further authorized to expend funds for the total bid amount plus up to 20% for construction contingencies if determined necessary in his best judgement.

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 August 28, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 28, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

ATTACHMENT 2
BID RESULTS

ATTACHMENT 3
BID RECEIVED FROM
WRIGHT BROTHERS, THE BUILDING COMPANY, EAGLE LLC

SECTION 00 41 13 BID FORM

BID FORM

PROJECT: **BOISE CITY CANAL MULTI-USE PATHWAY PROJECT**

THIS BID IS SUBMITTED TO:

Capital City Development Corporation
Attn: **Boise City Canal Multi-Use Pathway Project – BID**
Via Email: bids@ccdcboise.com

- 1.01 The undersigned Bidder proposes and agrees to enter into a Contract with CCDC in the form included in the Project Manual to perform all the Work as specified or indicated in the Project Manual for the prices indicated in this Bid and in accordance with the other terms and conditions of the Project Manual.
- 1.02 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of CCDC.
- 1.03 Within thirty (30) days from receiving a written notice of acceptance of this Bid, Bidder shall execute the Contract and shall deliver evidence of required insurance coverages and bonds in the amounts required by the Contract.
- 1.04 In submitting this Bid, Bidder represents, as set forth in the Contract and Project Manual, that:

a. Bidder has examined and understands the Project Manual and the following Addenda:

Addendum No.	Addendum Date
<u>1</u>	<u>7/30/24</u>
<u>2</u>	<u>8/01/24</u>
<u>3</u>	<u>8/6/24</u>
<u>4</u>	<u>8/7/24</u>
<u>5</u>	<u>8/12/24</u>

- b. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- c. Bidder is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and performance of the Work.
- d. Bidder has carefully studied: 1.) all reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Project Manual; and 2.) all reports and drawings of a Hazardous Environmental Condition, if any, which has been identified in the Project Manual.
- e. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Project Manual to be employed by Bidder, and safety precautions and programs incident thereto.

- f. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Project Manual.
 - g. Bidder is aware of the general nature of work to be performed by CCDC and others at the Site that relates to the Work as indicated in the Project Manual.
 - h. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Project Manual, and all additional examinations, investigations, explorations, tests, studies, and data with the Project Manual.
 - i. Bidder has given CCDC written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovered in the Project Manual, and the written resolution thereof by CCDC is acceptable to Bidder.
 - j. The Project Manual is generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
 - k. Bidder is responsible for ascertaining the existence of any addenda and the contents thereto.
- 1.5 Bidder represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over CCDC.
- 1.6 Bidder will complete the Work in accordance with the Contract Documents for the lump sum given, which includes all taxes. Unit prices have been computed in accordance with the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid Items will be based on actual quantities provided, determined as provided in the Contract Documents.
- 1.7 Bidder agrees that the Work will be substantially completed and fully completed ready for final payment in accordance with General Conditions on or before the dates or within the number of calendar days indicated in the Contract Documents. Bidder accepts the provisions of the Contract as to liquidated damages in the event of failure to complete the Work within the times specified.
- 1.8 Bidder agrees to comply with Idaho Code § 44-1001 through 44-1006 regarding employment of Idaho residents.
- 1.9 The following documents are attached to and made a condition of this Bid: 1.) Unit Prices form; and 2.) Contractor's Affidavit Concerning Taxes.

Bidder agrees to include with the Bid the names and addresses and Idaho Public Works Contractor License numbers of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract.

- 1.10 WAIVER & RELEASE: Bidder has read and fully accepts CCDC's discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC's decision to proceed with a selection process in response to the Invitation to Bid, including the right in its sole discretion and judgment for whatever reason it deems appropriate, at any time unless contrary to applicable state law, to:
- a. Modify or suspend any and all aspects of the process seeking a contractor to construct Project.
 - b. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to CCDC's Bid Invitation (any such person, entity, or group responding is, for convenience, hereinafter referred to as "Bidder"), and to ascertain the depth of Bidder's capability and experience for construction of Project and in any and all other respects to meet with and consult with any Bidder or any other person, entity, or group.
 - c. Waive any formalities or defects as to form, procedure, or content with respect to its Bid Invitation and any responses by any Bidder thereto.

- d. Accept or reject any sealed Bid received in response to the Bid Invitation, including any sealed Bid submitted by the undersigned; or select any one submission over another.
- e. Accept or reject all or any part of any materials, plans, drawings, implementation programs, schedules, phrasings and proposals or statements, including, but not limited to, the nature and type of Bid.

Bidder 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.

SUBCONTRACTORS

Pursuant to Idaho Code § 67-2310, commonly known as the naming law, the names and addresses of subcontractors to whom work will be awarded, subject to approval of CCDC and Architect, are as listed below. If such work is not required, Bidder will indicate "Not Applicable" in the list below. In the event that the general (Trade) contractor intends to self-perform the plumbing, HVAC, or electrical work, the general contractor must be properly licensed by the state of Idaho to perform such work. The general (Trade) contractor shall demonstrate compliance with this requirement by listing the valid contractor's license number for the plumbing, HVAC, or electrical work to be self-performed by the general contractor on the bid form.

FAILURE TO NAME SUBCONTRACTORS AS REQUIRED BY IDAHO CODE SHALL RENDER ANY BID SUBMITTED NON-RESPONSIVE AND VOID.

Plumbing Not Applicable
 Address: _____

Public Works License No. _____
 Idaho Plumbing Contractors License No. _____

Heating & Air Conditioning Not Applicable
 Address: _____

Public Works License No. _____
 Idaho HVAC Contractors License No. _____

Electrical AME Electric
 Address: 2621 Arthur Street
Caldwell, ID

Public Works License No. PWC-C-11544-U-4
 Idaho Electrical Contractors License No. C-2854

BASE BID - OFFER

Bidder agrees to perform all the work for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project as described in the Project Manual dated July 23, 2024, and Drawings prepared and stamped by The Land Group, Inc. on July 19, 2024 for the Work; and having examined the Project Location and being familiar with all of the conditions surrounding the proposed Work including availability of materials and labor the undersigned hereby propose to furnish all labor, materials and supplies as specified, including all expenses incurred in bonding, obtaining insurance; and to perform the Work in accordance with the Contract Documents within the times set forth therein for the total lump sum bid of:

Two million three hundred eighty five thousand nine hundred thirty-five

(\$2,385,935.00

) Dollars, lawful money of the United States.

[Show amount in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID FORM SIGNATURE

SUBMITTED on August 12th, 2024.

X 
SIGNATURE

Trevor Wright, Member
Print Name and Title

Wright Brothers, The Building Company, Eagle LLC
Contractor / Company

70 N Short RD.
Address

Eagle, ID 83616
City, State, Zip

12026-U-1-2-3-5
Idaho Public Works Contractor License No.

07/31/2025
License Expiration Date

45-0667329
Federal Tax ID #

tjwright@wbnation.com
E-mail Address

208-938-6000
Phone No.

208-938-6069
Fax No.

ATTENTION: Did you remember the Unit Price Form and Contractor's Affidavit Concerning Taxes?

Unit Prices Bid Form and Contractor's Affidavit Concerning Taxes are **REQUIRED**.

IF UNIT PRICES FORM, AND CONTRACTOR'S AFFIDAVIT ARE NOT INCLUDED, YOUR BID WILL BE CONSIDERED NON-RESPONSIVE.

END OF SECTION 00 41 13

SECTION 00 43 22 UNIT PRICES FORM
EXECUTE AND SUBMIT WITH BID

UNIT PRICES

All Bidders must provide unit prices for the items listed below. These unit prices apply to and shall be the same for Base Bid and any subsequent and approved Change Orders. Change Order unit prices for quantities in excess of the ranges stated below are subject to negotiation between CCDC and Contractor.

Schedule A: Change Order Unit Prices			
Item	Amount	Unit of Measure	Basis of Amount
1. Unclassified excavation below subgrade	\$ 28.00	CY	50 - 200 CY
2. Concrete sidewalk, complete, including prep.	\$ 12.10	SF	20 - 100 SF
3. Concrete multi-use pathway, complete, including prep.	\$ 12.50	SF	20-100 SF
4. Asphalt repair paving, complete, including prep.	\$ 11.00	SF	20 - 100 SF
5. Install standard 6" curb and gutter, including prep.	\$ 45.00	LF	5 - 20 LF
6. Install standard valley gutter, including prep.	\$ 88.00	LF	5 - 20 LF
7. Saw cut asphalt / concrete paving	\$ 7.75	LF	10 - 50 LF
8. Sidewalk demolition and removal	\$ 6.75	SF	20 - 100 SF
9. Asphalt demolition and removal	\$ 2.25	SF	20 - 100 SF
10. Curb and gutter demolition and removal	\$ 11.00	LF	5 - 20 LF
11. 8"-Depth, 4-8" cobble mulch	\$ 103.00	CY	5-20 CY
12. 4"-Depth, Decorative Bark Mulch	\$ 146.25	CY	5-20 CY
13. 4-inch PVC storm drain pipe, including trench and bedding.	\$ 100.00	LF	50-100 LF
14. 36-Inch ADS Sanitite HP Pipe, including prep and bedding	\$ 187.00	LF	50-150 LF
15. 48" GIRR Pipe demolition and removal	\$ 275.00	LF	50-150 LF

SUBMITTED on August 12th, 2024.

X 
 SIGNATURE
 Trevor Wright, Member
 Print Name and Title

12026-U-1-2-3-5
 Idaho Public Works Contractor License No.
 07/31/2025
 License Expiration Date

Wright Brothers, The Building Company, Eagle LLC
 Contractor / Company
 70 N Short RD.
 Address
 Eagle, ID 83616
 City, State, Zip

45-0667329
 Federal Tax ID #
 tjwright@wbnation.com
 E-mail Address
 208-938-6000
 Phone No.
 208-938-6069
 Fax No.

END OF SECTION 00 43 22

SECTION 00 45 46 CONTRACTOR'S AFFIDAVIT CONCERNING TAXES
EXECUTE AND SUBMIT WITH BID

CONTRACTOR'S AFFIDAVIT CONCERNING TAXES

STATE OF Idaho

COUNTY OF Ada

Pursuant to Chapter 15, Title 63, Idaho Code, the undersigned, being duly sworn, depose and certify that all taxes, excises and license fees due to the State of Idaho and its taxing units, for which I or my property is liable, then due or delinquent, have been paid, or arrangements have been made, before entering into a contract for construction of any public works in the State of Idaho.

Wright Brothers, The Building Company, Eagle LLC

Contractor / Company

70 N Short RD.

Address

Eagle, ID 83616

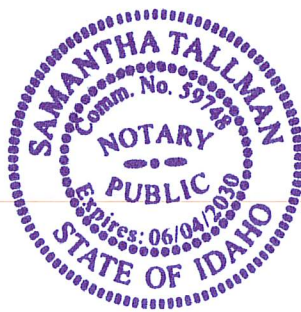
City, State, Zip

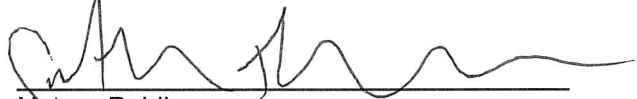
X 
Authorized Representative Signature

Trevor Wright, Member

Print Name and Title

Subscribed and sworn to before me this 12th day of August, 2024.





Notary Public

Residing at: Meridian, Idaho

Commission Expires: 06/04/2030

END OF SECTION 00 45 46



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V.
EXECUTIVE
SESSION



VI. ADJOURN



END