

LIVE STREAMING & AUDIO RECORDING

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

Board of Commissioners

**Regular Meeting
November 12, 2024**



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Work Session

- A. Block 68/69 Project Update..... Alexandra Monjar (10 minutes)

Work Session

Block 68/69 Project Update

AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for October 2024

B. Minutes and Reports

1. Approve Meeting Minutes for October 25, 2024

Action Item: Consent Agenda

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **CONSIDER** Resolution 1901: Block 68 South Mixed-Use Housing & Mobility Hub Project, Mutual Termination and Release Agreement with Block 68 South Development LLC..... Alexandra Monjar (5 minutes)

- B. **CONSIDER** Resolution 1902: Block 69 North Workforce Housing Project, Mutual Termination and Release Agreement with Block 69 North Development LLC..... Alexandra Monjar (5 minutes)

- C. **CONSIDER** Resolution 1900: 3rd St. Streetscape and Mobility Improvements, Front St. to Jefferson St. Amendment No. 1 to the CM/GC Contract with Guho Corp..... Toby Norton (10 minutes)

CONSIDER RESOLUTION 1901:

Block 68 South Mixed-Use Housing & Mobility Hub Project, Mutual Termination and Release Agreement

Alexandra Monjar

Senior Project Manager – Property Development



BLOCK 68 SOUTH

Mutual Termination and Release

Terminates any further claims, rights against, or liability to the other as of October 15, 2024.

- CCDC will not seek or claim ownership in Developer's project materials
- CCDC will retain \$22,500 deposit from Developer
- CCDC maintains discretion over future disposition or development of 1010 W. Jefferson St., and Developer may respond to any future RFQ/P

BLOCK 68 SOUTH

Mutual Termination and Release

Developer will:

- Assist in removing entitlements or encumbrances on 1010 W. Jefferson St.
- Indemnify, defend and hold harmless CCDC against claims related to the actions/omissions of Developer or its affiliates made by any contracted third parties, related to the project and DDA.
- Assign St. Luke's and YMCA reservation agreements to CCDC, subject to their consent.

CONSIDER Resolution 1901: Block 68 South Mixed-Use Housing & Mobility Hub Project, Mutual Termination and Release Agreement

Suggested Motion:

I move to adopt Resolution 1901 authorizing the Executive Director to execute the Block 68 South Mutual Termination and Release with Block 68 South Development LLC and authorizing the Executive Director to execute all associated documents as required to implement the Mutual Termination and Release.

AGENDA

V. Action Items

- A. **CONSIDER** Resolution 1901: Block 68 South Mixed-Use Housing & Mobility Hub Project, Mutual Termination and Release Agreement with Block 68 South Development LLC..... Alexandra Monjar (5 minutes)

- B. **CONSIDER** Resolution 1902: Block 69 North Workforce Housing Project, Mutual Termination and Release Agreement with Block 69 North Development LLC..... Alexandra Monjar (5 minutes)

- C. **CONSIDER** Resolution 1900: 3rd St. Streetscape and Mobility Improvements, Front St. to Jefferson St. Amendment No. 1 to the CM/GC Contract with Guho Corp..... Toby Norton (10 minutes)

CONSIDER RESOLUTION 1902:

**Block 69 North Workforce Housing Project,
Mutual Termination and Release
Agreement**

Alexandra Monjar

Senior Project Manager – Property Development

BLOCK 69 NORTH

Mutual Termination and Release

Terminates any further claims, rights against, or liability to the other as of October 15, 2024.

- CCDC will not seek or claim ownership in Developer's project materials
- CCDC will retain \$22,500 deposit from Developer
- CCDC maintains discretion over future disposition or development of 1111 W. State St., and Developer may respond to any future RFQ/P

BLOCK 69 NORTH

Mutual Termination and Release

Developer will:

- Assist in removing entitlements or encumbrances on 1010 W. Jefferson St.
- Indemnify, defend and hold harmless CCDC against claims related to the actions/omissions of Developer or its affiliates made by any contracted third parties, related to the project and DDA.

CONSIDER Resolution 1902: Block 69 North Workforce Housing Project, Mutual Termination and Release Agreement

Suggested Motion:

I move to adopt Resolution 1902 authorizing the Executive Director to execute the Block 69 North Mutual Termination and Release with Block 69 North Development LLC and authorizing the Executive Director to execute all associated documents as required to implement the Mutual Termination and Release.

AGENDA

V. Action Items

- A. **CONSIDER** Resolution 1901: Block 68 South Mixed-Use Housing & Mobility Hub Project, Mutual Termination and Release Agreement with Block 68 South Development LLC..... Alexandra Monjar (5 minutes)

- B. **CONSIDER** Resolution 1902: Block 69 North Workforce Housing Project, Mutual Termination and Release Agreement with Block 69 North Development LLC..... Alexandra Monjar (5 minutes)

- C. **CONSIDER** Resolution 1900: 3rd St. Streetscape and Mobility Improvements, Front St. to Jefferson St. Amendment No. 1 to the CM/GC Contract with Guho Corp..... Toby Norton (10 minutes)

CONSIDER: Resolution 1900: 3rd Street Streetscape and Mobility Improvements. Amendment No. 1 to the CM/GC Contract with Guho Corp.

Toby Norton

Project Manager – Capital Improvements

3rd Street Streetscapes & Mobility Improvement Project



Intersection of 3rd Street and Main Street

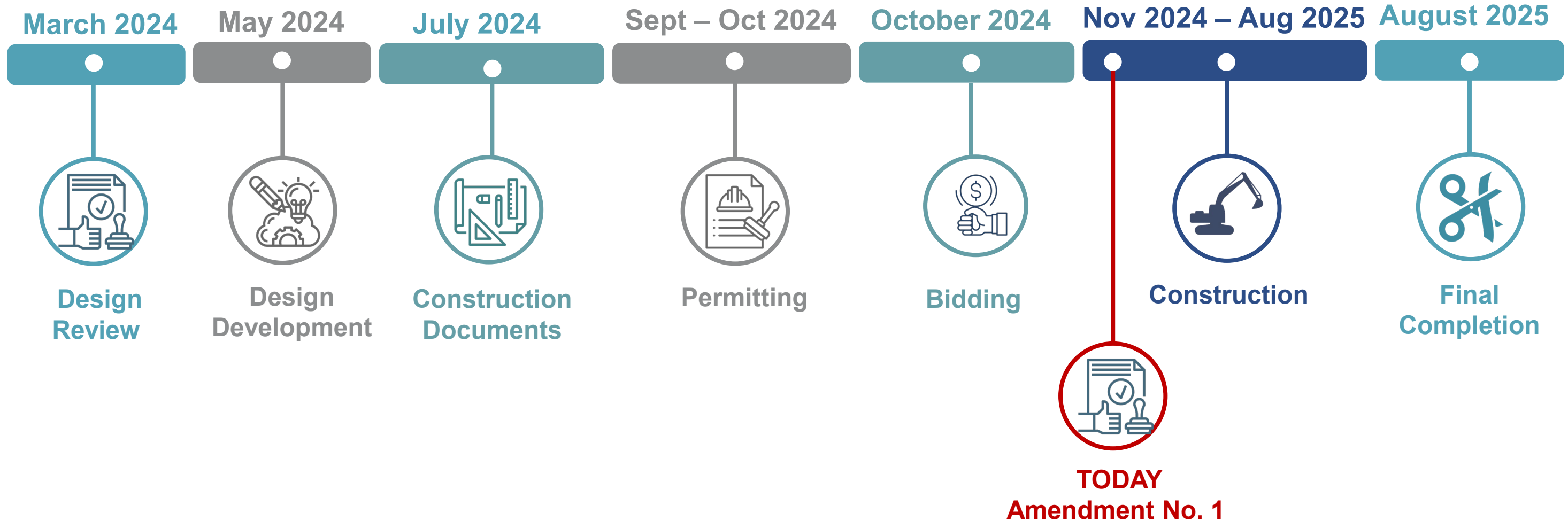
Project Overview

Objectives

Streetscape and road intersection adjustments to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles



Project Schedule



Public Outreach & Construction Communication

PLEASE JOIN US FOR A NEIGHBORHOOD MEETING

NOVEMBER 15

- Friday, November 15th @ 12 pm
- Downtown Boise Public Library 715 S. Capitol Boulevard
- William F. Hayes Memorial Auditorium

3RD STREET STREETSAPES AND MOBILITY IMPROVEMENTS PROJECT COMING SOON

3rd Street is an important north/south pedestrian and bicycle corridor in our city. This project will add curb extensions at intersections along 3rd Street and a raised intersection at Grove Street to increase pedestrian visibility and create a safer experience for all. This project will complete needed improvements along Grove Street and connect residents to the new Boise City Canal Multi-Use Pathway. Construction is slated to begin November 2024, with an anticipated completion date of late September 2025.

LEARN MORE ABOUT THE PROJECT AT CCDCBOISE.COM OR USE YOUR SMARTPHONE CAMERA TO SCAN THE QR CODE




3RD STREET STREETSAPES AND MOBILITY IMPROVEMENTS PROJECT COMING SOON

CCDC IS MAKING STREETSAPES AND ROAD INTERSECTION IMPROVEMENTS TO 3RD STREET, BETWEEN JEFFERSON STREET AND FRONT STREET, AND ON MAIN STREET, BETWEEN 2ND STREET AND 4TH STREET, TO IMPROVE SAFETY AND FUNCTIONALITY OF THE RIGHT-OF-WAY FOR PEDESTRIANS, CYCLISTS, AND VEHICLES.






SCAN FOR WEEKLY EMAIL UPDATES



3RD STREET STREETSAPES AND MOBILITY IMPROVEMENTS



Current condition of 3rd Street looking south from Main Street. Photo Credit: VisionKit Studios

Background:

CCDC is making streetscape and mobility improvements to 3rd Street, between Jefferson and Grove Streets, and Main Street, between 2nd and 4th Streets to increase safety and ease of use for everyone—pedestrians, cyclists, and drivers. Key project considerations include:

- Construction is planned to begin in November 2024 and be completed by late September 2025
- Road closures and pedestrian detours will be done in phases
- Closures and detours for two Idaho Department of Labor parking lots, east of 3rd Street, between Main Street and Grove Street
- Valley Regional Transit bus station on Main Street, west of 3rd Street, will be relocated to the east side of 3rd Street

About the Project:

3rd Street is a key north/south route for those traveling in and through downtown. This project will make biking safer by improving shared bike lanes and updating pavement markings and signage where necessary.

On Main Street, between 2nd and 4th Streets, and south on 3rd Street to Front Street, the roads will be narrowed to better balance travel lanes and increase pedestrian safety by adding a landscape barrier.

To help pedestrians of all abilities, curb extensions (bulbouts) will shorten crossing distances at intersections. The project will also include new historic-style streetlights, ADA-accessible ramps, new trees, and other features to ensure a safer and better experience for everyone.

This project will complete improvements along Grove Street and connect residents to the new Boise City Canal Multi-Use Pathway.

Project Timeline

- March 2024 – Design Review Approval
- July 2024 – Construction Drawings Complete
- Fall 2024 – Permitting and Bidding
- November 2024 – August 2025 – Construction
- September 2025 Project Completion

Cost Summary

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

Guho Corp. Summary	
Construction Management: Pre-Construction Services	\$ 51,903.10
TODAY – Amendment 1: General Contractor: Project Construction GMP	\$ 5,038,384
Amended CM/GC Contract Total	\$ 5,090,287.10

Consider: Resolution 1900

Suggested Motion:

I move to adopt Resolution 1900 authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp. for the 3rd St. Streetscape and Mobility Improvements Project.

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).