

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



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

# Board of Commissioners

**Regular Meeting  
December 09, 2024**



# AGENDA

## I. Call to Order

Chair Haney Keith

## II. Action Item: Agenda Changes/Additions

Chair Haney Keith

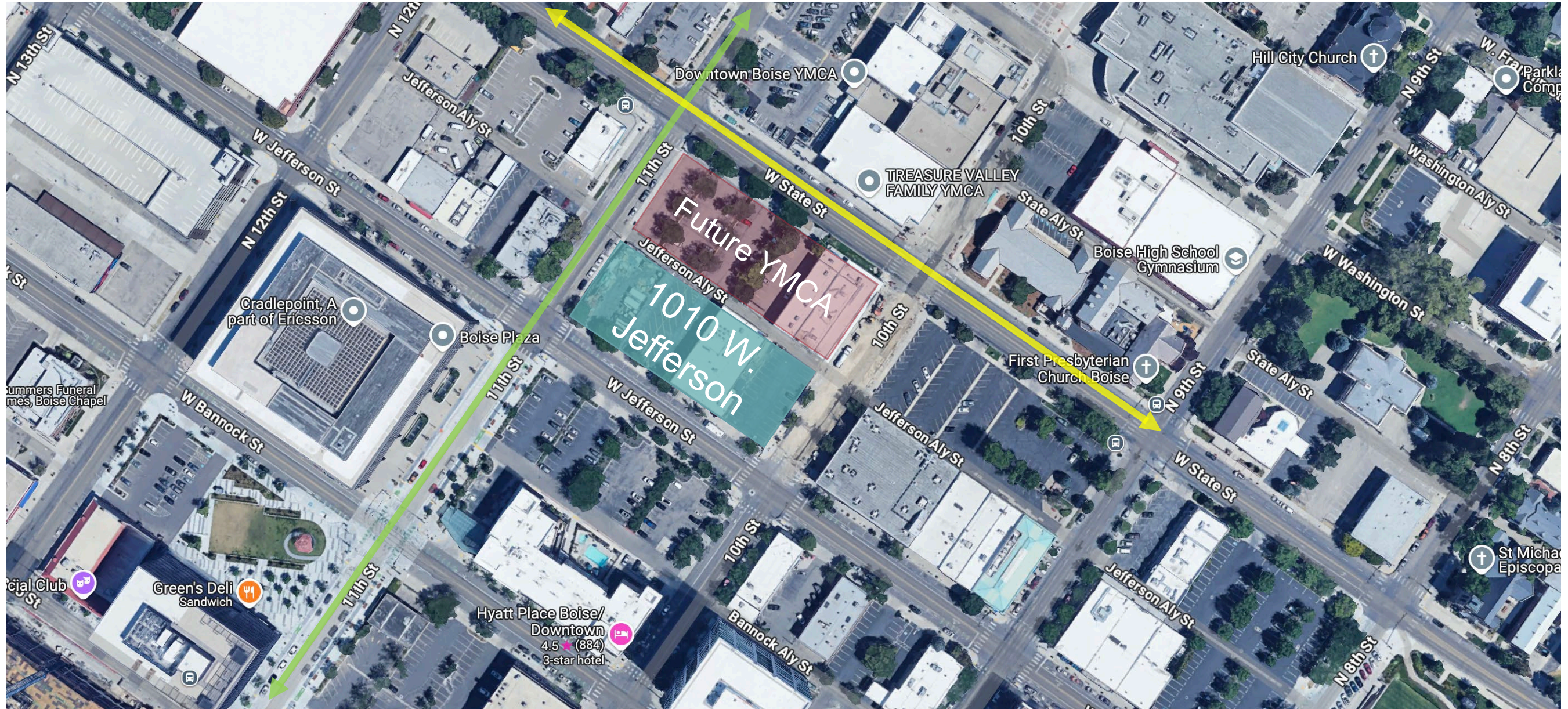
## III. Work Session

- A. 10th & Jefferson Project..... Alexandra Monjar (10 minutes)

# Work Session

## 10th & Jefferson Project

# Background



# Project Approach

- Develop as a Capital Project
  - Hire design team and CM/GC
  - Manage public development/disposition process for ground floor commercial space
- Funded primarily with ParkBOI parking revenue
- Agency will own entirety of parking
  - Commercial condominiums may have different ownership

# Project Goals



Aspirational,  
Sustainable Design



Enhance Mobility  
Infrastructure



Improve Urban  
Environment



Expand ParkBOI



Boost Economic  
Activity & Property  
Values



# Program



P A R K BOI

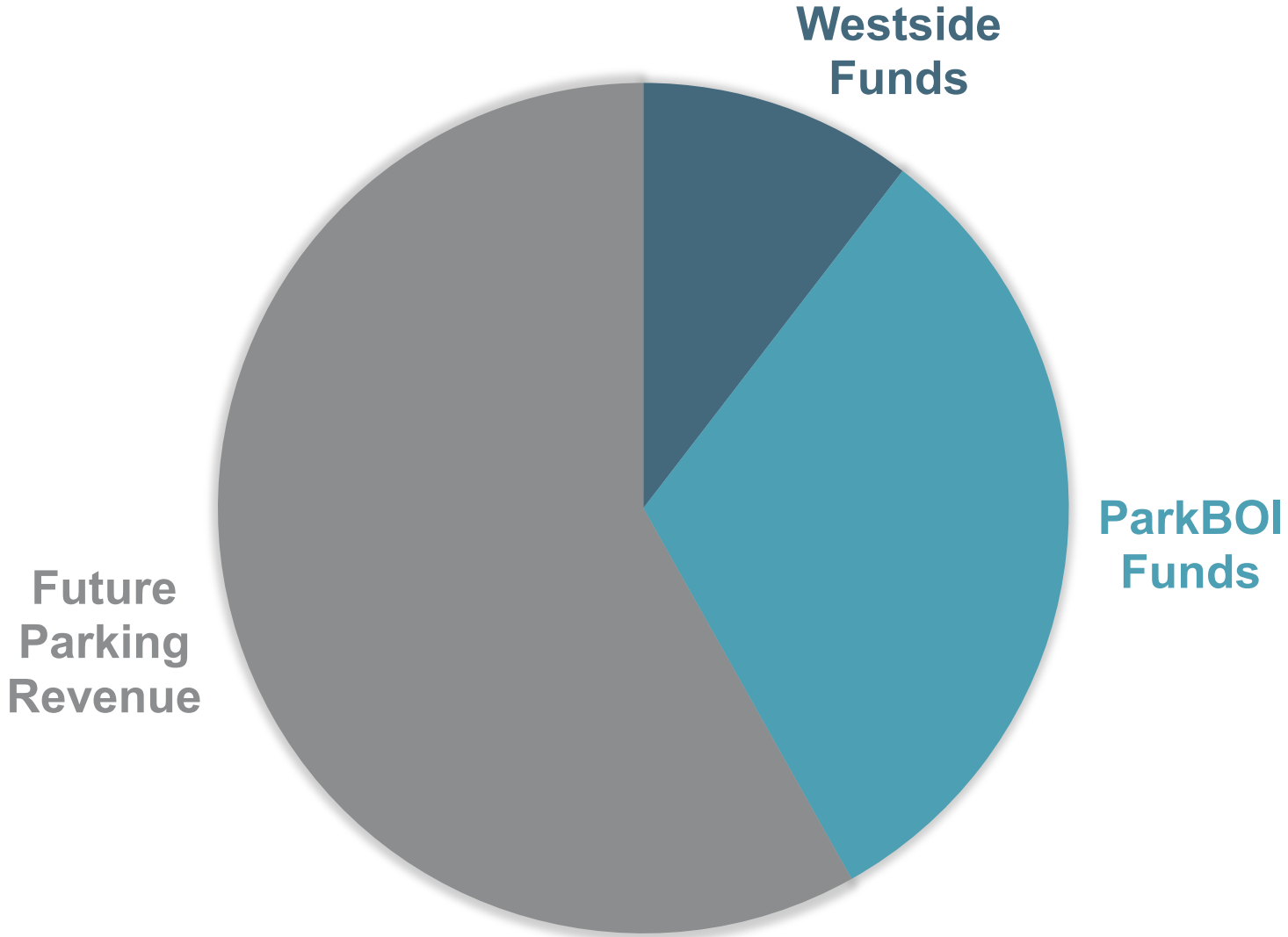


Commercial /  
Retail Space



# Funding

- Reassign funds from Westside & ParkBOI
- Leverage parking revenue from the system and new garage
- Municipal Advisor engaged to create financial plan



# Project Team



Alexandra Monjar  
Developer



Zach Piepmeyer  
Operations



Kathy Wanner  
Procurement



Amy Fimbel  
Construction  
Manager



Joey Chen  
Finance



Consultants



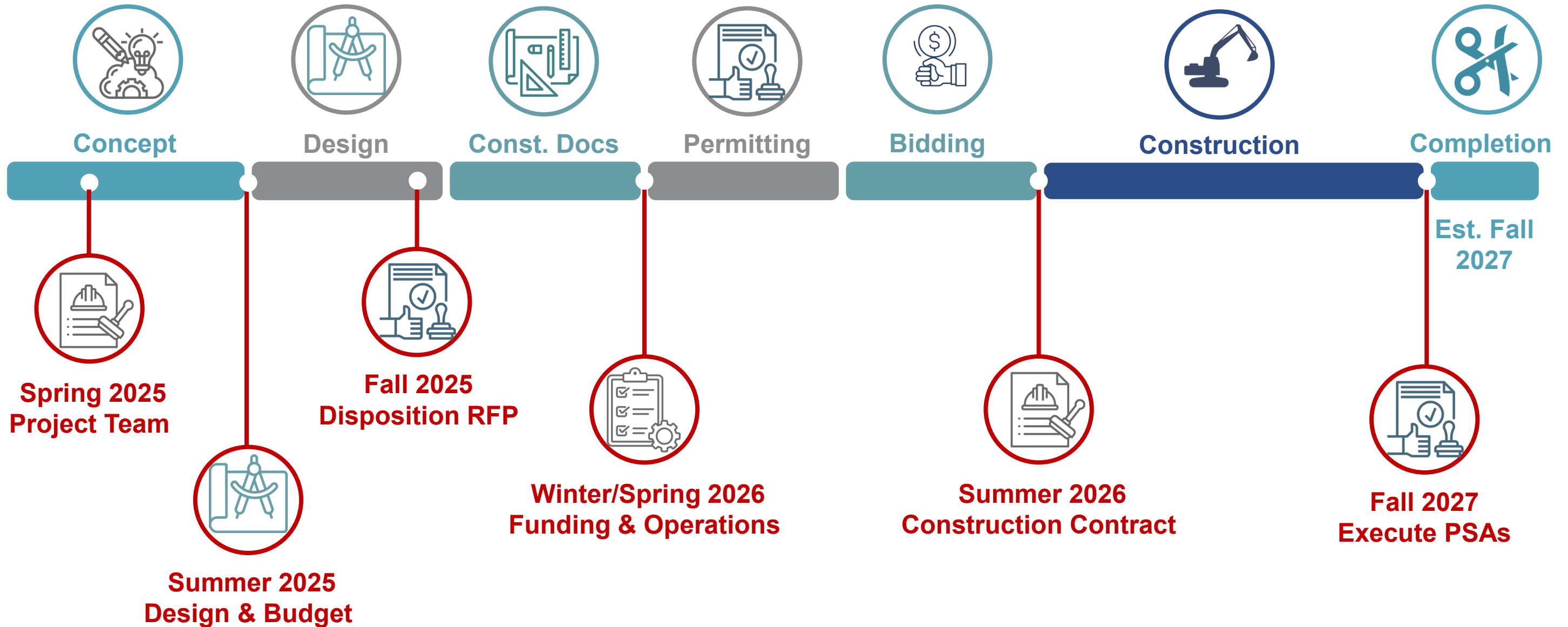
Kassi Brown  
Project Manager



Lana Graybeal  
External Affairs

- Elam & Burke
- Municipal Advisor
- Design Team
- CM/GC
- Project Review Committee

# Board Involvement



# Progress & Next Steps

- ✓ Project team and preliminary schedule outlined
- ✓ High-level funding plan, engaging Municipal Advisor
- ✓ Request for Qualifications (RFQ) sent to on-call structural engineers
  
- ❑ Return to Board with financing plan in early 2025
- ❑ Select design team and publish RFQ for CM/GC
- ❑ Request Board approval for CM/GC selection
- ❑ Present concept alternatives to Board and request approval for preferred
- ❑ Outline ground floor development and disposition process

# Work Session

10th & Jefferson Project  
Questions & Discussion



# **AGENDA**

## **IV. Action Item: Consent Agenda**

### **A. Expenses**

1. Approve Paid Invoice Report for November 2024

### **B. Minutes and Reports**

1. Approve Meeting Minutes for November 12, 2024

# **Action Item: Consent Agenda**

Motion to Approve Consent Agenda

# AGENDA

## V. Action Items

- A. **CONSIDER** Appoint Project Review Committee..... Chair Haney Keith (5 minutes)
  
- B. **CONSIDER** Resolution 1903: Bannock Street Streetscape Improvements, 12th St. to 16th St. Amendment No. 1 to the CM/GC Contract with McAlvain Construction, Inc. .... Amy Fimbel (10 minutes)
  
- C. **CONSIDER** Resolution 1904: Bannock Street Streetscape Improvements, 12th St. to 16th St. Interagency Agreement for Construction with Ada County Highway District ..... Amy Fimbel (5 minutes)



# AGENDA

## V. Action Items

- B. CONSIDER** Resolution 1903: Bannock Street Streetscape Improvements, 12th St. to 16th St. Amendment No. 1 to the CM/GC Contract with McAlvain Construction, Inc. .... Amy Fimbel (10 minutes)
  
- C. CONSIDER** Resolution 1904: Bannock Street Streetscape Improvements, 12th St. to 16th St. Interagency Agreement for Construction with Ada County Highway District ..... Amy Fimbel (5 minutes)
  
- D. CONSIDER** Resolution 1905: Bannock Street Streetscape Improvements, 12th St. to 16th St. Task Order 24-001 with CSHQA, Inc. for Construction Administration Services.....Amy Fimbel (5 minutes)

# REBUILD

## BANNOCK STREETSCAPES

13TH STREET TO 16TH STREET



CCDC Board Meeting - December 9, 2024



# REBUILD

## **BANNOCK STREETSAPES**

13TH STREET TO 16TH STREET

## Today's Board Action Items

- 1. Reso 1903 – Amendment No. 1 to the CM/GC Contract with McAlvain Construction, Inc.**
- 2. Reso 1904 – Interagency Agreement with ACHD for Construction Services**
- 3. Reso 1905 – Task Order 24-001 with CSHQA, Inc. for Construction Administration Services**

# REBUILD

## BANNOCK STREETSAPES

13TH STREET TO 16TH STREET

*Streetscape and intersection updates to improve pedestrian and bike connectivity from the West Downtown Neighborhood into downtown Boise.*

## PROJECT SCOPE

01

STREETScape ENHANCEMENTS

02

TRAFFIC SIGNALS AT 15TH & 16TH INTERSECTIONS

03

ACHD ROAD RECONSTRUCTION

04

BOISE CITY CANAL CROSSING REPLACEMENT

05

MOBILITY IMPROVEMENTS



Rendering of Approved Design

 **REBUILD** BANNOCK STREETSCAPES



01

# STREETSCAPE ENHANCEMENTS

- Upgraded ADA-compliant sidewalks, ramps, and driveway approaches
- Enhanced pedestrian safety at crosswalks including curb extensions/ bulb-outs
- Additional trees planted to enhance Boise's urban tree canopy
- Improved lighting and added bike racks



02

## TRAFFIC SIGNALS AT 15TH & 16TH ST INTERSECTIONS

- Signalized intersections provide a more safe, convenient, and comfortable experience for people walking and biking
- Consistency of the downtown grid, drivers expect and respect traffic signals



03

# ACHD ROAD RECONSTRUCTION

- Remove existing asphalt and reconstruct roadway with new asphalt paving
- Safer, smoother, more comfortable travel





04

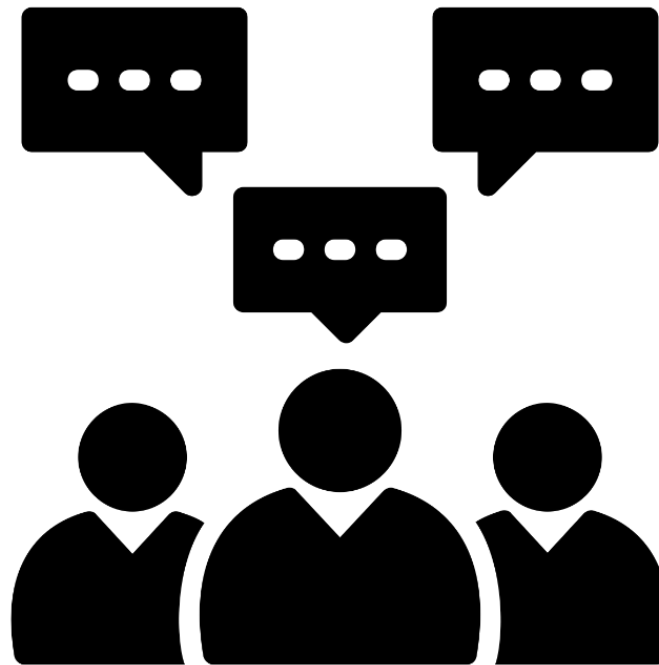
## BOISE CITY CANAL CROSSING REPLACEMENT

- ACHD identified replacement of the Bannock Street crossing east of 14th Street
- Limited window to perform work during non-irrigation months

05

## MOBILITY IMPROVEMENTS

- Creating a low-stress experience for all users
- Safer crossings for pedestrians and cyclists
- Bulb-outs for traffic calming and improved pedestrian visibility
- Improvements in coordination with ACHD's Bannock Street Neighborhood Concept



[www.rebuildbannockstreet.com](http://www.rebuildbannockstreet.com)

# REBUILD

## **BANNOCK STREETSAPES**

13TH STREET TO 16TH STREET

## Today's Board Action Items

- 1. Reso 1903 – Amendment No. 1 to the CM/GC Contract with McAlvain Construction, Inc.**
- 2. Reso 1904 – Interagency Agreement with ACHD for Construction Services**
- 3. Reso 1905 – Task Order 24-001 with CSHQA, Inc. for Construction Administration Services**



1

## Reso 1903 – Amendment No. 1 to the CM/GC Contract with McAlvain Construction, Inc.

### McAlvain Construction Summary

Original Contract: Construction Management: Pre-Construction Services	\$ 111,020
<b>TODAY – Amendment 1: General Contractor: Project Construction GMP</b>	<b>\$ 5,506,354</b>
<b>Amended CM/GC Contract Total</b>	<b>\$ 5,617,374</b>

# **CONSIDER:** Reso 1903 – Amendment No. 1 to the CM/GC Contract with McAlvain Construction

## Suggested Motion:

I move to adopt Resolution 1903 authorizing the execution of Amendment No. 1 to the CM/GC Contract with McAlvain Construction, Inc. for the Bannock Street Streetscape Improvements Project.



2

## Resolution 1904 – Interagency Agreement with ACHD for Construction Services

Estimated ACHD Reimbursement:  
**\$1,395,673**

- ACHD reimbursable expenses:
  - Pavement rehabilitation
  - Boise City Canal crossing replacement
- Monthly invoicing/reimbursements based on actual accepted bid prices

# **CONSIDER:** Resolution 1904 – Interagency Agreement with ACHD for Construction Services

## Suggested Motion:

I move to adopt Resolution 1904 approving and authorizing the execution of the Interagency Agreement with the Ada County Highway District for construction services associated with the Agency's Bannock Street Streetscape Improvements Project.





3

## Resolution 1905 – Task Order 24-001 with CSHQA, Inc. for Construction Administration Services

### Construction Administration Services

- Pre-construction and weekly construction coordination meetings
- Site inspections
- Submittal and shop drawing review
- Design clarifications/RFI's
- Change order requests
- Review monthly pay applications
- Record drawings
- Construction contract closeout

**Task Order #24-001 NTE:  
\$134,524**

**CONSIDER:** Resolution 1905 –  
Task Order 24-001 with CSHQA, Inc. for  
Construction Administration Services

Suggested Motion:

I move to adopt Resolution 1905 approving and authorizing the execution of Task Order 24-001 with CSHQA, Inc. for Construction Administration Services for the Bannock Street Streetscape Improvements Project.

# AGENDA

## V. Action Items

- D. **CONSIDER** Resolution 1905: Bannock Street Streetscape Improvements, 12th St. to 16th St. Task Order 24-001 with CSHQA, Inc. for Construction Administration Services.....Amy Fimbel (5 minutes)
  
- E. **CONSIDER** Resolution 1906: 8th Street Streetscape and Bikeway Improvements, State St. to Franklin St. Amendment No. 2 to the CM/GC Contract with McAlvain Construction, Inc. ....Amy Fimbel (10 minutes)

## VI. Adjourn

# REBUILD

## 8TH STREET IMPROVEMENTS

STATE STREET TO FRANKLIN STREET



Resolution 1906



# REBUILD

## 8TH STREET IMPROVEMENTS

STATE STREET TO FRANKLIN STREET

## Today's Board Action Item

**Reso 1906 – Amendment No. 2 to the  
CM/GC Contract with McAlvain  
Construction, Inc.**

# REBUILD

## 8TH STREET IMPROVEMENTS

STATE STREET TO FRANKLIN STREET

*Community-driven infrastructure improvements that create economic value and neighborhood vitality.*

## PROJECT SCOPE

01

UTILITY UPGRADES

02

STREETSCAPE ENHANCEMENTS

03

PROTECTED BIKE LANES

04

ENHANCED PEDESTRIAN CROSSINGS

05

ROADWAY IMPROVEMENTS



Rendering of Approved Design

 **REBUILD** 8TH STREET IMPROVEMENTS



01

## UTILITY UPGRADES

- Idaho Power utility undergrounding
- ACHD stormwater enhancements
- Veolia water line replacement
- City of Boise geothermal expansion
- City of Boise sewer improvements





02

## STREETSCAPE ENHANCEMENTS

- Upgraded ADA accessible sidewalks, ramps, and driveway approaches
- Additional trees planted in silva cells
- Improved lighting and enhanced pedestrian safety at crosswalks and alleys
- Added bike racks

8<sup>th</sup> St, looking north from State St



03

## PROTECTED BIKE LANES

- 8th Street is an essential link in citywide bicycle network
- Extension of 8th Street protected bike lanes in coordination with ACHD
- All ages, all abilities protected bikeway



04

## ENHANCED PEDESTRIAN CROSSINGS

- New pedestrian ramps that are more accessible to pedestrians with disabilities
- New enhanced pedestrian crossings at Washington Street and Franklin Street



05

## ROADWAY IMPROVEMENTS

- Remove existing asphalt and reconstruct roadway with new asphalt paving
- Safer, smoother, more comfortable travel

# PLEASE JOIN US FOR A NEIGHBORHOOD MEETING



- Monday, December 16th from 12 p.m. to 1 p.m.
- Preconstruction Meeting at the 518 N. 8th Street Tuttle House at St. Michael's Episcopal Cathedral

**REBUILD**  
8TH STREET IMPROVEMENTS  
STATE STREET TO FRANKLIN STREET

**COMING SOON!**

CONSTRUCTION BEGINS  
**January 2025**



SCAN FOR MORE INFORMATION

FOR MORE PROJECT INFORMATION VISIT [REBUILD8THSTREET.COM](http://REBUILD8THSTREET.COM)



**REBUILD**  
8TH STREET IMPROVEMENTS  
STATE STREET TO FRANKLIN STREET

CCDC IS MAKING ROADWAY AND SIDEWALK IMPROVEMENTS ON 8TH STREET, FROM STATE STREET TO FRANKLIN STREET, TO MAKE THIS VITAL CONNECTION BETWEEN DOWNTOWN BOISE AND THE NORTH END SAFER FOR ALL.



MAP | (208) 384-4264 | CONTACT US

**CCDC** CAPITAL CITY DEVELOPMENT CORP

MENU BIDS BOARD DISTRICTS

**8TH STREET IMPROVEMENTS STATE STREET TO FRANKLIN STREET**

Community-driven infrastructure improvements that support economic and neighborhood vitality

[www.rebuild8thstreet.com](http://www.rebuild8thstreet.com)



# Reso 1906 – Amendment No. 2 to the CM/GC Contract with McAlvain Construction, Inc.

McAlvain Construction Summary	
Original Contract: Construction Management: Pre-Construction Services	\$ 166,239
Amendment 1: Administrative Change to Insurance Requirements	\$ 0
<b>TODAY – Amendment 2: General Contractor: Project Construction GMP</b>	<b>\$ 2,579,229</b>
<b>Amended CM/GC Contract Total</b>	<b>\$ 2,745,468</b>

# **CONSIDER:** Reso 1906 – Amendment No. 2 to the CM/GC Contract with McAlvain Construction

## Suggested Motion:

I move to adopt Resolution 1906 authorizing the execution of Amendment No. 2 to the CM/GC Contract with McAlvain Construction, Inc. for the 8th Street Streetscape and Bikeway 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).*