



REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGER / GENERAL CONTRACTOR SERVICES
1010 W JEFFERSON ST PARKING FACILITY PROJECT

ADDENDUM NO. 1

January 16, 2025

NOTICE TO PROPOSERS

- A. This addendum serves to clarify, revise, and supersede information in the Request for Qualifications.
- B. The Proposer shall acknowledge receipt of this Addendum as directed in the Request for Qualifications packet.
- C. A pdf of the Pre-Proposal Conference Presentation is attached to this addendum and also available to download directly from the website.
- D. Section 2.1, last paragraph. CCDC has selected KPFF, Inc. as the Design Professional of Record. KPFF, Inc. is teaming with Pivot North Architecture for the project.
- E. The following question was asked by Proposers. The following answer is provided by Owner to assist Proposers:

Q: Reference page 11 of the RFQ regarding the Detailed Proposal information. Section C asks for us to share 3 projects of similar in scope and complexity to this project that the company has completed within the last 10 years.

Further along in the same section, it clarifies the key information we should provide. Under bullet #5, it says Amount of Proposer's initial contract award and final contract closeout or projected price.

The term "projected price" could assume that the project is not yet complete. Please clarify if the referenced projects must be complete.

A: Projects submitted for reference must be substantially complete or have a certificate of occupancy issued by AHJ's.

END OF ADDENDUM NO. 1

1010 W. Jefferson St. Parking Facility

CM/GC Pre-Proposal Conference

January 15, 2025



Welcome and Introductions

CCDC Project Team



Amy Fimbel
Construction Manager



Zach Piepmeyer
Operations



Alexandra Monjar
Developer



Kathy Wanner
Procurement



Kassi Brown
Project Manager



Design Team &
CM/GC

Capital City Development Corporation

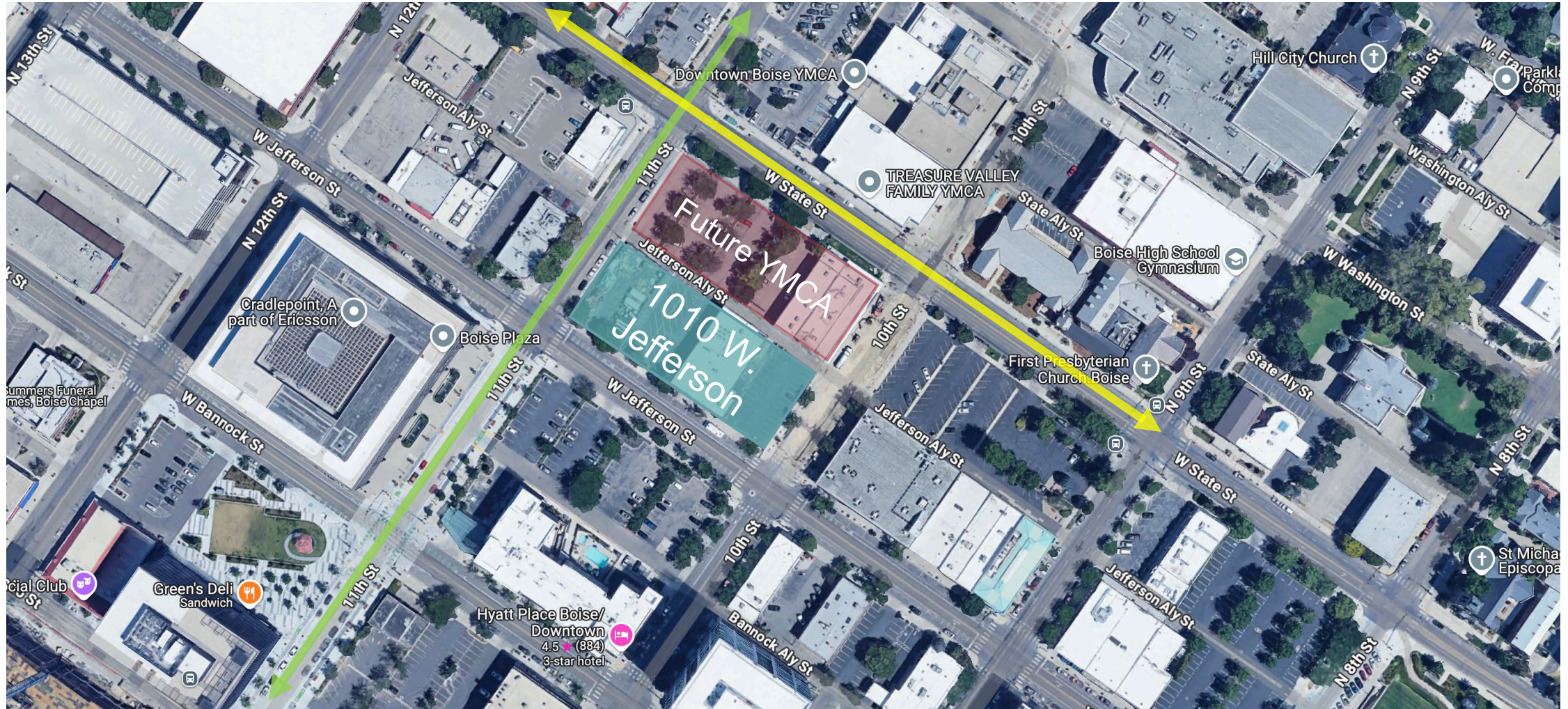
Founded by the City of Boise in 1965, CCDC is the redevelopment and urban renewal agency for Boise, Idaho.

CCDC serves as a catalyst for quality private development through infrastructure investment. The Agency's redevelopment activities include both public and private projects.

Public projects are used to leverage private development with six current urban renewal districts and have included mobility enhancements, public plaza construction, streetscape and bikeway improvements, construction of public buildings, partnerships with private developers, funding public art and **the construction and operation of six public parking garages under the ParkBOI name.**

www.ccdcboise.com

Background



Project Goals



Aspirational,
Sustainable Design



Expand ParkBOI



Enhance Mobility
Infrastructure



Boost Economic
Activity & Private
Investment



Improve Urban
Environment



Program

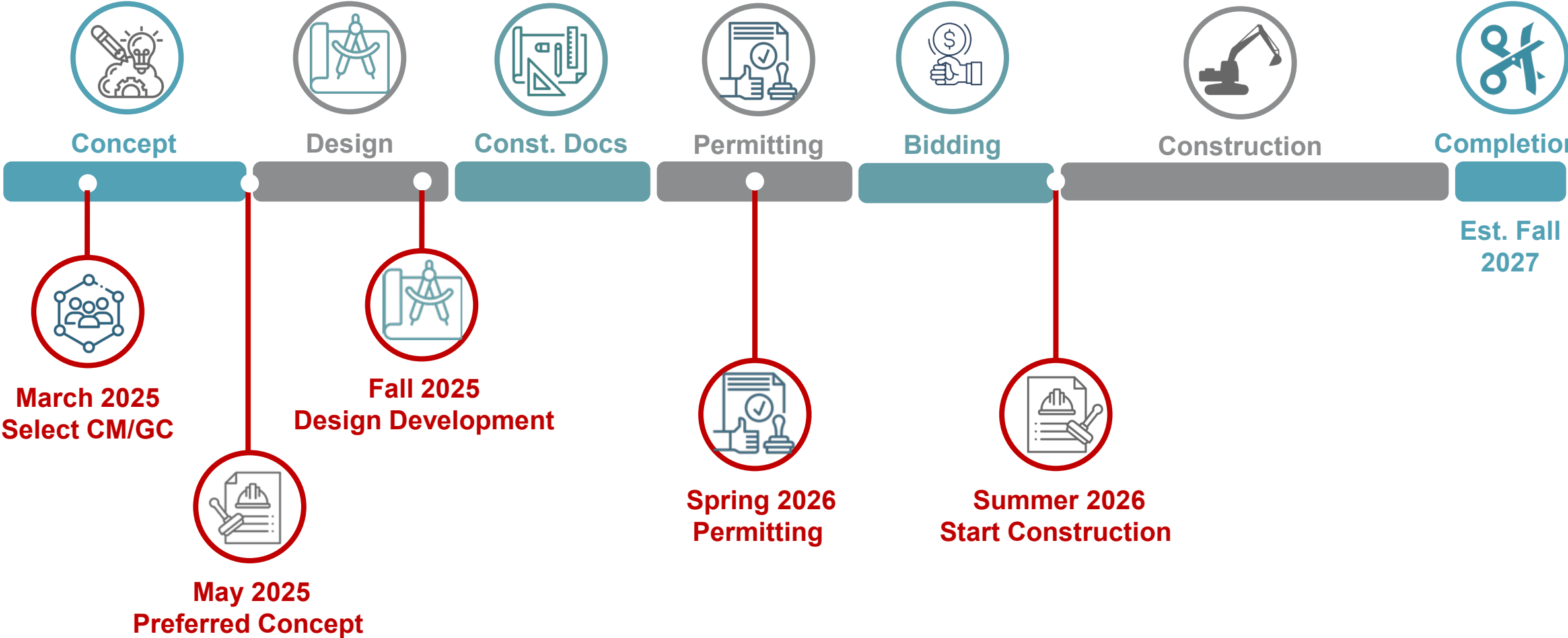


P A R K BOI



Commercial /
Retail Space

Design and Construction Schedule



CM/GC Scope

Preconstruction Phase – Construction Manager

- Review design drawings and provide constructability feedback
- Provide real time pricing feedback to CCDC and the design team
- Cost estimates at concept alternatives, 60% and 95% design milestones
- Provide value engineering / reconcile budget overruns
- Develop project sequencing and refine the project schedule
- Prepare site logistics plans and develop traffic control plans and pedestrian/bike detour plans in coordination with AHJs
- Procure long-lead time items
- Coordination with adjacent CapEd YMCA under construction
- Develop trade contract scopes and competitively bid all packages of work
- Negotiate Guaranteed Maximum Price

CM/GC Scope

Construction Phase – General Contractor

- GC construction coordination – submittals, RFIs, review and negotiate change order requests, manage contingency funds, and review/pay subcontractor invoices
- General conditions – superintendence, mobilization, storage, staging, etc.
- Manage accounting of multiple project scopes and funding sources
- Administer safety programs, update construction schedules, resolve issues
- Conduct and coordinate inspections and weekly construction meetings
- Coordinate with adjacent projects and other GCs building out the ground floor tenant improvements
- Maintain project records, develop and monitor punch list, O&M manuals, coordinate and assist with commissioning and any warranty corrections

RFQ Key Dates

- Final Day for Questions & Clarifications: **January 30, 2025 at 5:00PM**
(email to kwanner@ccdcb Boise.com)
- Questions Answered: **February 3, 2025**
- Proposals Due: **February 7, 2025 at 3:00PM**
- Evaluation Process: **February 10 – 27, 2025**
- CCDC Board Meeting – decision to award contract; notice to firms of board selection: **March 10, 2025**

Questions?