

# 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

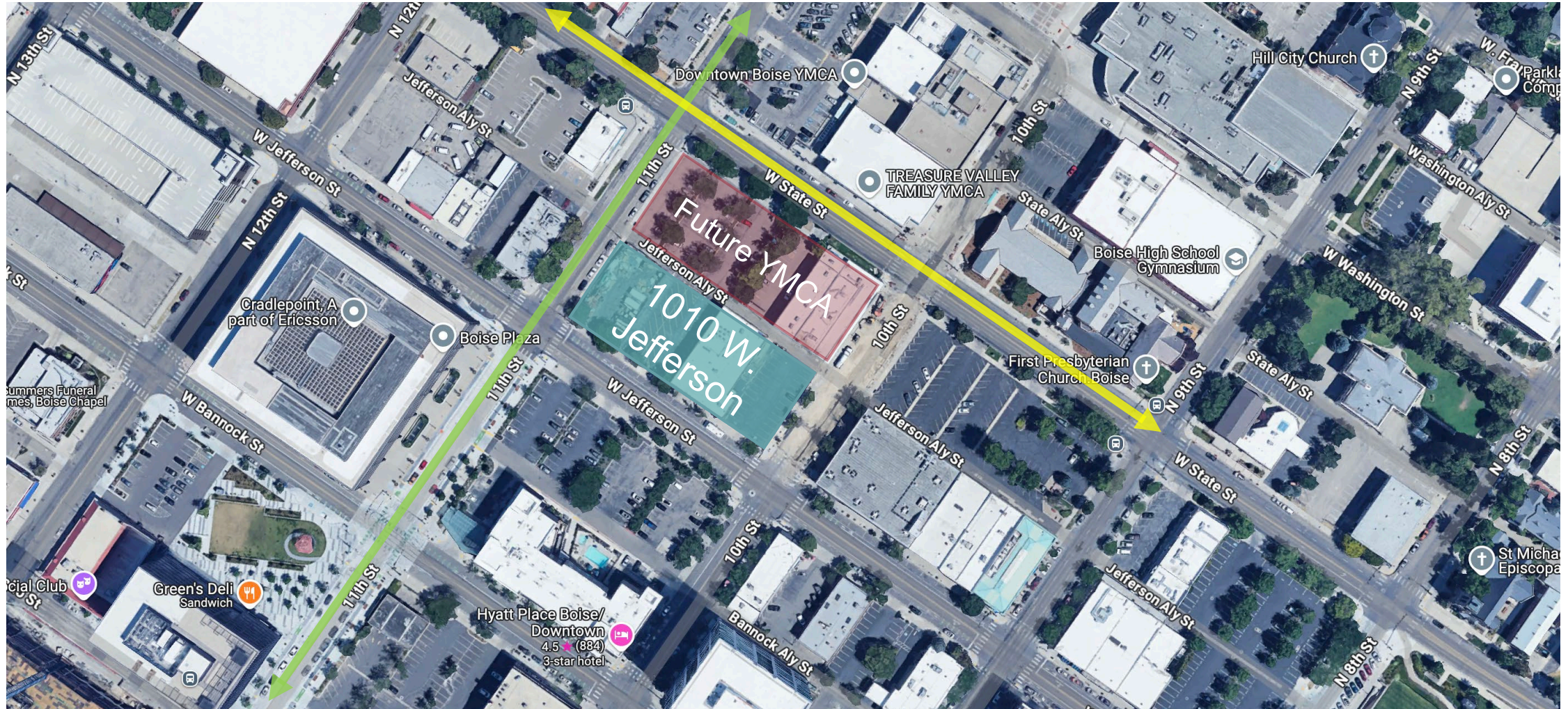
Founded by the City of Boise in 1965, CCDC is the redevelopment and urban renewal agency for Boise, Idaho.

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](http://www.ccdcboise.com)

# Background



# Project Goals



Aspirational,  
Sustainable Design



Expand ParkBOI



Enhance Mobility  
Infrastructure



Boost Economic  
Activity & Private  
Investment



Improve Urban  
Environment



# Program

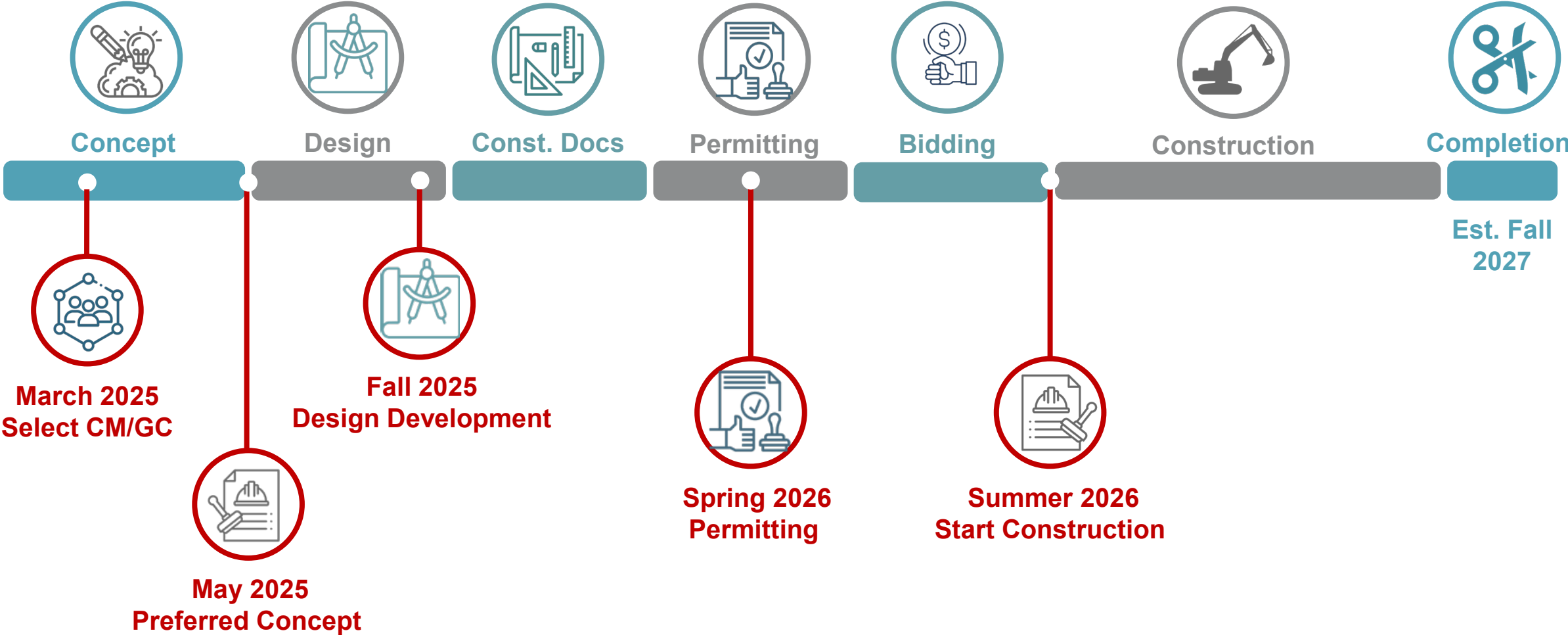


P A R K BOI



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](mailto: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?