



AGENDA BILL

Agenda Subject: Resolution 1928: Capitol & Myrtle ParkBOI Parking Garage, Rout & Seal Project. Public Works Construction Contract with Western Specialty Contractors		Date: May 12, 2025
Staff Contact: Aaron Nelson, Parking & Facilities Manager	Attachments: A. Resolution No. 1928 B. Bid Results C. Bid Received from Western Specialty Contractors	
Action Requested: Adopt Resolution No. 1928 awarding the Public Works contract for the Capitol & Myrtle Garage Rout & Seal Repairs Project to Western Specialty Contractors.		

Background:

The 340-space Capitol & Myrtle parking garage was constructed in 2004. The garage is connected to the Hampton Inn & Suites hotel and accommodates parking for all occupants of the hotel, as well as customers of nearby restaurants and shops, office space, theater, and music venues.

In April 2022, the Agency hired KPFF, Inc. to conduct a structural assessment of each of the ParkBOI garages. KPFF discovered shrinkage and flexural cracking and membrane damage on levels 2,3 and 4 of the Capitol & Myrtle garage. This project will address the needed repairs, including rout and seal repairs on levels 2,3 and 4 as well as new waterproof membrane application on all driving surfaces of levels 2 and 4 (roof level). The membrane application will prevent ice melt chlorides from entering the concrete and metal structure and causing further corrosion.

Structural engineers at Jacobs Engineering Group, Inc. assisted with the design, bid specifications, and plans, and will continue to assist the Agency with construction administration services through project completion.

Procurement Process:

State law requires a formal, sealed bid process for public works construction projects anticipated to exceed \$200,000 and selection of the lowest responsive bidder. The Agency advertised an Invitation to Bid for the Capitol & Myrtle Garage Rout & Seal Repairs Project in the Idaho Statesman on April 9 and April 16, 2025. In an effort to receive as many competitive bids as possible, a notice also was emailed to the plan room at the Idaho Association of General Contractors as well as five separate contractors holding the requisite public works license.

Three bids were received by the May 2, 1pm deadline:

Contractor	Base Bid	Bid Alt #4	Total Bid Amount (Base Bid + Bid Alt 4)
Consurco, Inc.	\$343, 982	\$46,391.00	\$390,373.00
Sawtooth Caulking, Inc.	\$393,778	\$17,794.00	\$411,572.00
Western Specialty Contractors	\$316,587	\$5,353.76	\$321,940.76

Each bid was submitted in a timely manner and met all required submission criteria; each bidder has appropriate and valid public works contractor licenses. Western Specialty Contractors submitted the lowest responsive bid.

Fiscal Notes:

The Project was separated into two components (Base Bid plus four unique bid alternates):

1. Base Bid: Repair shrinkage and cracking membrane with rout and seal repairs on levels 2,3 and 4 and apply new membrane coatings on levels 2 and 4.
2. Bid Alternates: Replacement of traffic coating on Level 3 (phases 1, 2, and 3); and Level 1 slab-on-grade repairs

The Agency's FY2025 budget includes sufficient funding to proceed with the work for the Base Bid plus Bid Alternate #4.

Staff Recommendation:

Adopt Resolution No. 1928 recognizing Western Specialty Contractors as the lowest responsive bidder for the Project and awarding the Capitol & Myrtle Garage Rout & Seal Repairs Project to Western Specialty Contractors for a total Base Bid plus Bid Alternate #4 amount of \$321,940.76

Suggested Motion:

I move to adopt Resolution No. 1928 recognizing Western Specialty Contractors as the lowest responsive bidder; awarding the Capitol & Myrtle Garage Rout & Seal Repairs Project contract to Western Specialty Contractors for the total Base Bid plus Bid Alternate #4 in the amount of \$321,940.76; and authorizing the Executive Director to execute the contract and expend funds.

Attachment A

Resolution 1928

RESOLUTION NO. 1928

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 WESTERN WATERPROOFING COMPANY, INC. DOING BUSINESS AS WESTERN SPECIALTY CONTRACTORS SUBMITTED THE LOWEST RESPONSIVE BID FOR THE CAPITOL & MYRTLE GARAGE ROUT AND SEAL REPAIRS PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PUBLIC WORKS CONSTRUCTION CONTRACT WITH WESTERN WATERPROOFING COMPANY, INC. DOING BUSINESS AS WESTERN SPECIALTY CONTRACTORS, INC. FOR THE CAPITOL & MYRTLE GARAGE ROUT AND SEAL REPAIRS 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)(a) provides for a competitive sealed bidding process for procurement of public works construction valued in excess of \$200,000; and,

WHEREAS, the Agency issued an Invitation to Bid for its Capitol & Myrtle Garage Rout and Seal Repairs Project (the "Project") on April 9, 2025, and published the requisite public notice of the Invitation to Bid in the *Idaho Statesman* newspaper on April 9 and April 16, 2025; and,

WHEREAS, in an effort to construct as many elements of the Project as possible while keeping within budget limits, the Agency requested that bidders provide a Base Bid plus four (4) Bid Alternates for the Project; and,

WHEREAS, the Agency received three (3) sealed bids by the due date and time of 1:00 p.m. on May 2, 2025; 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 contractor licenses; and,

WHEREAS, Western Waterproofing Company, Inc. doing business as Western Specialty Contractors ("Western Specialty Contractors") submitted the lowest responsive bid for the Base Bid plus the addition of Bid Alternate #4, which total bid amount is within the Agency's budget limits for the Project; and,

WHEREAS, Agency staff recommends to the Board that the contract award for the Project be made to Western Specialty Contractors 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.

Section 2: That the Board hereby finds that Western Specialty Contractors submitted the lowest responsive bid for the Capitol & Myrtle Garage Rout and Seal Repairs Project.

Section 3: That the Executive Director of the Agency is hereby authorized to negotiate and execute a public works construction agreement with Western Specialty Contractors for the total bid amount (Base Bid plus Bid Alternate #4) of THREE HUNDRED TWENTY-ONE THOUSAND NINE HUNDRED FORTY AND 76/100 DOLLARS (\$321,940.76), consistent with the Board's stated instructions at the May 12, 2025, 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 those actions and the public works construction agreement or other documents are acceptable and consistent with the comments and discussions received at the May 12, 2025, Agency Board Meeting.

Section 4: That the Executive Director is further authorized to expend funds for the total bid amount (Base Bid plus Bid Alternate #4) plus up to 10% of the total bid amount for construction 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 May 12, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on May 12, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

Signed by: Commissioner Latonia Haney Keith
By: Latonia Haney Keith, Chair

ATTEST:

Signed by: Lauren McLean
By: Lauren McLean, Secretary

Attachment B

Bid results



CAPITOL & MYRTLE ROUT & SEAL REPAIRS PROJECT
BIDS DUE: May 2, 2025 1:00 PM

Bid Results

CONTRACTOR	PWC License	Addendum #1 Acknwldgd	Addendum #2 Acknwldgd	Signed Contractor's Affidavit Concerning Taxes	Subcontractor List per Idaho Code § 67-2310	Unit Prices Bid Form 00 43 22	Completed Signed Bid Form	BASE BID AMOUNT	Bid Alternate 1	Bid Alternate 2	Bid Alternate 3	Bid Alternate 4	Base Bid + Bid Alt's 4
Consurco	PWC-C-14819	X	X	X	X	X	X	\$343,982.00	\$ 81,197.00	\$ 115,644.00	\$ 74,167.00	\$ 46,391.00	\$390,373.00
SAWTOOTH	51774	X	X	X	X	X	X	\$393,778.00	\$ 105,822.00	\$ 132,535.00	\$ 116,961.00	\$ 17,794.00	\$411,572.00
WESTERN SPECIALITY	PWC-C-11760-AA-4	X	X	X	X	X	X	\$316,587.00	\$ 62,525.00	\$ 90,475.00	\$ 58,025.00	\$ 5,353.76	\$321,940.76

Insufficient budget to proceed with Bid Alts 1, 2, and 3.
Available budget to include Bid Alt 4.
Bid Award: Base Bid plus Bid Alt 4.

Attachment C

Western Specialty Contractor BID

SECTION 00 41 13 BID FORM

BID FORM

PROJECT: **CAPITOL & MYRTLE GARAGE ROUT & SEAL REPAIRS PROJECT**

THIS BID IS SUBMITTED TO:

Capital City Development Corporation

Attn: **CAPITOL & MYRTLE GARAGE ROUT & SEAL REPAIRS PROJECT**

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

Addendum #1

4-22-2025

Addendum #2

4-28-2025

- 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, if any, 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.

- 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

CCDC requires the names and addresses of subcontractors to whom work will be awarded, subject to approval of CCDC and Architect, and pursuant to Idaho Code § 67-2310. 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 unresponsive 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

Not Applicable

Address:

Public Works License No.

Idaho Electrical Contractors License No.

BASE BID - OFFER

Bidder agrees to perform all the work for the Capitol & Myrtle Garage Rout & Seal Repairs Project as described in the Project Manual and Technical Specifications dated April 2, 2025, and Drawings prepared Jacobs Engineering Group, Inc. stamped and dated April 3, 2025 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; mobilization/demobilization, general conditions, and to perform the Work in accordance with the Contract Documents within the times set forth therein for the total lump sum bid of:

three hundred sixteen thousand, five hundred eighty-seven dollars and zero cents.

(\$ \$316,587.00) Dollars, lawful money of the United States.

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

CCDC reserves the right to include any and/or all Bid Alternates in the Contract Award. If one or more Bid Alternates are chosen for inclusion, CCDC will total the offers made by each Bidder for the Base Bid plus chosen Bid Alternates to determine the lowest responsive bid.

BID ALTERNATE INSTRUCTIONS

Submit bids for all Alternates listed below.

BID ALT No. 1 - OFFER

Add Traffic Coating (Level 3, Phase 1 Only) per Specification Section 01 23 00 - ALTERNATES.

ADD: sixty-three thousand, five hundred twenty-five dollars and zero cents.

(\$ \$63,525.00) Dollars, lawful money of the United States.

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

BID ALT No. 2 - OFFER

Add Traffic Coating (Level 3, Phase 2 Only) per Specification Section 01 23 00 - ALTERNATES.

ADD: ninety thousand, four hundred seventy-five dollars and zero cents.

(\$ \$90,475.00) Dollars, lawful money of the United States.

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

BID ALT No. 3 - OFFER

Add Traffic Coating (~~Level 3, Phase 3~~ Level 4 Phase 1 Only) per Specification Section 01 23 00 - ALTERNATES.

ADD: Fifty-eight thousand, twenty-five dollars and zero cents.

(\$ \$58,025.00) Dollars, lawful money of the United States.

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

BID ALT No. 4 - OFFER

Slab on Grade Repair (Level 1, Phase 1 Only) per Specification Section 01 23 00 - ALTERNATES.

ADD/DEDUCT: five thousand, three hundred fifty-three dollars and seventy-six cents.

(\$ \$5,353.76) Dollars, lawful money of the United States.

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

BID FORM SIGNATURE

SUBMITTED on 04-29, 2025.

X *Joshua Fuentes*

SIGNATURE

Joshua Fuentes Project Manager

Print Name and Title

Western Specialty Contractors

Contractor / Company

5055 Washington Street

Address

Denver, CO, 80216

City, State, Zip

PWC-C-11760-AA-4

Idaho Public Works Contractor License No.

4-30-2026

License Expiration Date

43-0634668

Federal Tax ID #

JoshuaF@westernspecialtycontractors.com

E-mail Address

303-364-6200

Phone No.

303-367-8252

Fax No.

ATTENTION: Did you remember the Unit Prices Bid Form and Contractor's Affidavit Concerning Taxes? Unit Prices Bid Form and Contractor's Affidavit Concerning Taxes are **REQUIRED**.

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

END OF SECTION 00 41 13

SECTION 00 43 22 UNIT PRICES BID 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
All work required to furnish materials, prepare and install new traffic bearing waterproofing membrane per specifications.	\$5.50	SF	0 – 100
Cost of complete inject, route and seal of cracking	\$10.05	LF	1
Cost of complete concrete spall repair in the drive aisle	\$254.94	CF	1

SUBMITTED on 04-29, 2025.

X *Joshua Fuentes*

SIGNATURE

Joshua Fuentes Project Manager

Print Name and Title

Western Specialty Contractors

Contractor / Company

5055 Washington Street

Address

Denver, CO, 80216

City, State, Zip

PWC-C-11760-AA-4

Idaho Public Works Contractor License No.

4-30-2026

License Expiration Date

43-0634668

Federal Tax ID #

JoshuaF@westernspecialtycontractors.com

E-mail Address

303-364-6200

Phone No.

303-367-8252

Fax No.

END OF SECTION 00 43 22

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

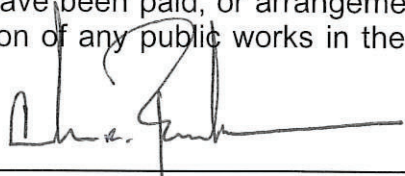
CONTRACTOR'S AFFIDAVIT CONCERNING TAXES

STATE OF Colorado

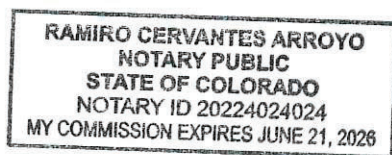
COUNTY OF Denver

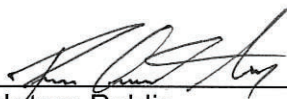
Pursuant to Chapter 15, Title 63, Idaho Code, I the undersigned, being duly sworn, depose and certify that all taxes, excises and license fees due to the State of Idaho and its taxing units, for which I or my property is liable, then due or delinquent, have been paid, or arrangements have been made,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

Western Specialty Contractors
 Contractor / Company
5055 Washington Street
 Address
Denver, CO, 80216
 City, State, Zip

X 
 Authorized Representative Signature
Chris English
 Print Name and Title
Branch Manager

Subscribed and sworn to before me this 29th day of April, 20 25.




 Notary Public
 Residing at: Denver, County
 Commission Expires: June 21, 2026

END OF SECTION 00 45 46