



**BOARD
OF
COMMISSIONERS
MEETING
June 9, 2025**

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
June 9, 2025, 12 p.m.

Live stream available at <https://ccdcb Boise.com/board-of-commissioners/>

A G E N D A

- I. **CALL TO ORDER**Chair Haney Keith

- II. **ACTION ITEM: AGENDA CHANGES OR ADDITIONS**.....Chair Haney Keith

- III. **WORK SESSION**
 - A. 1010 W. Jefferson Street Commercial Space and Public Parking Facility Concept Design
.....Alexandra Monjar, Kassi Brown, Michael McHugh, Pivot North Architecture (20 minutes)

- IV. **ACTION ITEM: CONSENT AGENDA**
 - A. Expenses
 - 1. Approve Paid Invoice Report for May 2025

 - B. Minutes and Reports
 - 1. Approve Meeting Minutes for May 12, 2025
 - 2. FY2025 Q2 Financial Report (Unaudited)

 - C. Other
 - 1. Approve Resolution 1930: Adopting an Updated Procurement Policy
 - 2. Approve Resolution 1931: Records Disposition
 - 3. Approve Resolution 1932: West End Water Renewal Infrastructure. Amendment 1 to the Type 4 Participation Agreement with Boise City Department of Public Works
 - 4. Approve Resolution 1933: 3rd Street Streetscape and Mobility Improvements. Relocation Reimbursement Agreement with Zayo Group, LLC
 - 5. Approve Resolution 1934: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Amendment 1 to Task Order 24-002 with KPFF, Inc. for Professional Design Services

- V. **ACTION ITEM**
 - A. CONSIDER Resolution 1929: 3rd Street Streetscape and Mobility Improvements, Front St. to Jefferson St. Amendment 2 to the CM/GC Contract with Guho Corp. Toby Norton (10 minutes)

 - B. CONSIDER Designation: 821 W. State Street, Idaho Wheat Commission, Type 1 Participation Agreement for One-Time Assistance with Idaho State Building Authority..... Kassi Brown (5 minutes)

 - C. CONSIDER Ada County Emergency Medical Services’ Request to Withdraw from the Westside District Urban Renewal Revenue Allocation Area Joey Chen/Meghan Conrad (5 minutes)

 - D. CONSIDER Ada County Emergency Medical Services’ Request to Withdraw from the 30th Street District Urban Renewal Revenue Allocation Area..... Joey Chen/Meghan Conrad (5 minutes)

 - E. CONSIDER Ada County Emergency Medical Services’ Request to Withdraw from the Shoreline District Urban Renewal Revenue Allocation Area Joey Chen/Meghan Conrad (5 minutes)

 - F. CONSIDER Ada County Emergency Medical Services’ Request to Withdraw from the Gateway East District Urban Renewal Revenue Allocation Area..... Joey Chen/Meghan Conrad (5 minutes)

 - G. CONSIDER Ada County Emergency Medical Services’ Request to Withdraw from the State Street District Urban Renewal Revenue Allocation Area..... Joey Chen/Meghan Conrad (5 minutes)

VI. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law and 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, Boise, Idaho or (208) 384-4264 (TTY Relay 1-800-377-3529).

Viewing Remotely: Members of the public may view the meeting with a smartphone or computer by clicking the link provided at <https://ccdcb Boise.com/board-of-commissioners/>. CCDC strives to make its public Board Meetings available to view remotely but cannot guarantee access due to platform failure, internet disruptions, or other technology malfunctions.



II. AGENDA CHANGES OR ADDITIONS



III. WORK SESSION



IV. CONSENT AGENDA



Paid Invoice Report

For the Period: 5/1/2025 through 5/31/2025

Payee	Description	Payment Date	Amount
Debt Service:			
Total Debt Payments:			-
Payroll:			
Idaho State Tax Commission	State Payroll Taxes PPE 4/25/25	5/1/2025	2,973.00
457(b)	Retirement Payment	5/14/2025	1,605.60
CCDC Employees	Direct Deposits Net Pay	5/14/2025	49,201.93
EFTPS - IRS	Federal Payroll Taxes	5/14/2025	20,144.24
Idaho State Tax Commission	State Payroll Taxes	5/14/2025	3,045.00
PERSI	Retirement Payment	5/12/2025	25,989.01
457(b)	Retirement Payment	5/28/2025	1,605.60
CCDC Employees	Direct Deposits Net Pay	5/28/2025	48,619.38
EFTPS - IRS	Federal Payroll Taxes	5/28/2025	19,726.62
Idaho State Tax Commission	State Payroll Taxes	5/28/2025	2,733.00
PERSI/Empower	Retirement Payment	5/27/2025	26,180.93
Total Payroll Payments:			198,851.31
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	5/31/2025	3,697,104.44
Total Cash Disbursements:			\$ 3,895,955.75

I have reviewed and approved all cash disbursements in the month listed above.

John Brunelle

Joey Chen

Finance Director

Executive Director

6/3/25

6/3/2025

Date

Date

Report Criteria:

Summary report type printed
Check.Voided = no

Name	Check Amount	Check Issue Date
Abbey Louie LLC	6,000.00	05/30/2025
Total Abbey Louie LLC:	6,000.00	
Acme Fast Freight	2,460.66	05/29/2025
Total Acme Fast Freight:	2,460.66	
Ada County	35,518.00	05/28/2025
Total Ada County:	35,518.00	
Amano McGann Inc.	675,270.00	05/30/2025
Total Amano McGann Inc.:	675,270.00	
Atlas Technical Consultants LLC	3,815.65	05/30/2025
	2,670.90	05/30/2025
Total Atlas Technical Consultants LLC:	6,486.55	
Barrier Building Inc.	8,157.00	05/30/2025
Total Barrier Building Inc.:	8,157.00	
Blue Cross of Idaho	35,866.05	05/01/2025
Total Blue Cross of Idaho:	35,866.05	
Boise City Utility Billing	10.72	05/27/2025
	46.90	05/27/2025
Total Boise City Utility Billing:	57.62	
Brunelle John	417.00	05/22/2025
Total Brunelle John:	417.00	
Car Park	197,319.98	05/30/2025
Total Car Park:	197,319.98	
Caselle Inc.	928.00	05/01/2025
Total Caselle Inc.:	928.00	
City of Boise	624.87	05/29/2025
	3,805.25	05/29/2025

Name	Check Amount	Check Issue Date
Total City of Boise:	4,430.12	
Crane Alarm Service	193.75	05/29/2025
	155.00	05/29/2025
	232.50	05/29/2025
	40.00	05/29/2025
Total Crane Alarm Service:	621.25	
CSHQA	12,613.50	05/30/2025
	474.00	05/30/2025
Total CSHQA:	13,087.50	
Cushing Terrell Architects	26,101.76	05/30/2025
	2,378.68	05/30/2025
Total Cushing Terrell Architects:	28,480.44	
Desman Inc	2,000.00	05/29/2025
Total Desman Inc:	2,000.00	
Elam & Burke P.A.	4,993.50	05/30/2025
	1,908.00	05/30/2025
	238.50	05/30/2025
	1,245.50	05/30/2025
	1,855.00	05/30/2025
	1,510.50	05/30/2025
	715.50	05/30/2025
	2,093.50	05/30/2025
	344.50	05/30/2025
Total Elam & Burke P.A.:	14,904.50	
GGLO LLC	2,075.00	05/29/2025
Total GGLO LLC:	2,075.00	
Guho Corp.	270,472.09	05/30/2025
	361,967.92	05/30/2025
	235,422.74	05/30/2025
	231,894.74	05/30/2025
Total Guho Corp.:	1,099,757.49	
Hawkins Companies LLC	20,104.50	05/28/2025
Total Hawkins Companies LLC:	20,104.50	
Idaho Power	5.80	05/20/2025

Name	Check Amount	Check Issue Date
Total Idaho Power:	5.80	
Idaho Records Management LLC	55.00	05/29/2025
Total Idaho Records Management LLC:	55.00	
Jacobs Engineering Group Inc	13,810.80	05/30/2025
Total Jacobs Engineering Group Inc:	13,810.80	
Jensen Belts Associates	16,281.33	05/30/2025
	3,527.50	05/30/2025
Total Jensen Belts Associates:	19,808.83	
Kimley-Horn and Associates Inc	3,277.50	05/29/2025
Total Kimley-Horn and Associates Inc:	3,277.50	
Kittelson & Associates Inc.	2,005.00	05/29/2025
Total Kittelson & Associates Inc.:	2,005.00	
KPFF Consulting Engineers	13,905.42	05/30/2025
	113,520.00	05/30/2025
	3,420.00	05/30/2025
Total KPFF Consulting Engineers:	130,845.42	
McAlvain Construction Inc.	112,283.42	05/30/2025
	575,682.02	05/30/2025
Total McAlvain Construction Inc.:	687,965.44	
McClatchy Company LLC	49.31	05/29/2025
Total McClatchy Company LLC:	49.31	
Nations Roof LLC	2,175.00	05/29/2025
Total Nations Roof LLC:	2,175.00	
Pro Care Landscape Management	744.60	05/29/2025
	553.00	05/29/2025
	110.00	05/29/2025
	471.82	05/29/2025
Total Pro Care Landscape Management:	1,879.42	
Scheidt & Bachmann USA Inc.	2,361.30	05/29/2025

Name	Check Amount	Check Issue Date
Total Scheidt & Bachmann USA Inc.:	2,361.30	
Security LLC - Plaza 121	14,859.33	05/01/2025
Total Security LLC - Plaza 121:	14,859.33	
SemaConnect	480.00	05/28/2025
	480.00	05/28/2025
	480.00	05/28/2025
	480.00	05/28/2025
	720.00	05/28/2025
	720.00	05/28/2025
Total SemaConnect:	3,360.00	
Smith Block LLC	200,000.00	05/28/2025
Total Smith Block LLC:	200,000.00	
Stability Networks Inc.	315.00	05/30/2025
	579.72	05/30/2025
	6,186.18	05/30/2025
	684.33	05/30/2025
Total Stability Networks Inc.:	7,765.23	
Syringa Networks LLC	655.94	05/29/2025
Total Syringa Networks LLC:	655.94	
The Land Group Inc.	2,239.25	05/29/2025
	1,050.00	05/29/2025
Total The Land Group Inc.:	3,289.25	
The Potting Shed	65.00	05/28/2025
	65.00	05/28/2025
	65.00	05/28/2025
	65.00	05/28/2025
Total The Potting Shed:	260.00	
Treasure Valley Coffee Inc	120.95	05/29/2025
Total Treasure Valley Coffee Inc:	120.95	
United Heritage	1,929.51	05/01/2025
Total United Heritage:	1,929.51	
US Bank - Credit Cards	22,365.40	05/09/2025

Name	Check Amount	Check Issue Date
Total US Bank - Credit Cards:	22,365.40	
Veolia (Suez Water Idaho)	38.14	05/29/2025
	32.86	05/29/2025
	116.70	05/29/2025
	45.56	05/29/2025
	111.14	05/29/2025
Total Veolia (Suez Water Idaho):	344.40	
VoiceText Communications	2.89	05/29/2025
Total VoiceText Communications:	2.89	
Watson Mary E.	2,241.87	05/07/2025
Total Watson Mary E.:	2,241.87	
Western States Equipment	1,083.18	05/28/2025
Total Western States Equipment:	1,083.18	
Woodruff Douglas	434.50	05/20/2025
Total Woodruff Douglas:	434.50	
Wright Brothers	419,944.51	05/30/2025
Total Wright Brothers:	419,944.51	
Xerox Corporation	267.00	05/29/2025
Total Xerox Corporation:	267.00	
Grand Totals:	3,697,104.44	

Report Criteria:

Summary report type printed
Check.Voided = no

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
May 12, 2025

I. CALL TO ORDER:

Chair Haney Keith convened the meeting with a quorum at 12:00 p.m.

Roll Call attendance taken:

Present: Commissioner Drew Alexander, Commissioner Todd Cooper, Commissioner Danielle Hurd, Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Rob Perez and Commissioner Meredith Stead.

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Doug Woodruff, Development Director; Kassi Brown, Project Manager; Corrie Brending, Project Manager – Property Development; Aaron Nelson, Parking & Facilities Manager; Zach Piepmeyer, P.E., Parking & Mobility Director; Lana Graybeal, Director of External Affairs; Mary Watson, General Counsel; Ryan Strong, Contracts Specialist – Paralegal; Sandy Lawrence, Executive Assistant; and Agency legal counsel, Meghan Conrad.

Chair Haney Keith acknowledged that this was Commissioner Hurd's last meeting and thanked her for her commitment to the organization and stated that it was a pleasure to serve with her and appreciated her focus and approach to all of the projects.

Commissioner Hurd shared a few words and expressed her gratitude for the last five years. She stated it was an incredibly rewarding public service opportunity. It showed her that with a shared goal lasting change could be created within our community for years to come. She thanked her fellow board members both past and present and stated she just appreciated their dedication, insight, and passion for Boise, as it's been a real pleasure to serve with them and the Agency.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. Downtown Boise Association Update

Lauren Hamilton, DBA Executive Director, gave a report.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for April 2025

B. Minutes and Reports

1. Approve Meeting Minutes for April 14, 2025

C. Other

1. Approve Resolution 1927: 705 S. 8th St., South 8th Street and Greenbelt Site Improvements. Amendment 1 to the Type 4 Capital Improvement Reimbursement Agreement with City of Boise Public Works
2. Approve Resolution 1924: ParkBOI Parking Access and Revenue Control System (PARCS) Replacement Project. Standard Agreement with Amano-McGann, Inc.
3. Approve Resolution 1926: 504 W. Main Street, 5th & Main Streetscape Improvements. Type 1 Participation Agreement with Pacific Commercial Property Management, LLC

Commissioner Hurd made a motion to approve the Consent Agenda.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

V. ACTION ITEM

A. CONSIDER Resolution 1928: Capitol & Myrtle ParkBOI Parking Garage, Rout & Seal Project. Public Works Construction Contract with Western Specialty Contractors

Aaron Nelson, Parking & Facilities Manager, gave a report.

Commissioner Stevens moved 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.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

B. CONSIDER Designation: 1711 N. 31st Street, Residential Infill Development, Type 1 One-Time Assistance with Cook Property Management, LLC

Kassi Brown, Project Manager, gave a report.

Commissioner Cooper moved to direct staff to negotiate a final Type 1 Participation Agreement with Cook Property Management, LLC for future board approval.

Commissioner Alexander seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Cooper - Aye

Commissioner Hurd - Abstain

Commissioner Haney Keith - Aye

Commissioner McLean - Aye

Commissioner Stevens - Aye

Commissioner Townsend - Aye

The motion carried 6 - 0 - 1.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Townsend to adjourn the meeting, a second was made by Commissioner McLean. Meeting declared adjourned.

The meeting was adjourned at 12:25 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 9TH DAY OF JUNE 2025.

Latonia Haney Keith, Chair

Lauren McLean, Secretary



**FY2025 Year-To-Date Financial Report (Unaudited)
Through SECOND QUARTER**

October 1, 2024 - March 31, 2025



FY2025 Q2 Financial Report (Unaudited)

October 1, 2024 – March 31, 2025

REVENUES:

Actual tax increment revenue for the first two quarters totaled \$22.5 million or 70% of the annual budget for tax increment revenue. On the consolidated level (totaling all six districts), this is about 13% higher than originally budgeted for by this point in the fiscal year.

Total parking revenue was consistent with expectations at 53% of the total annual budget amount at the end of the second quarter. Overall, parking revenues for the first half of the year continue to track very closely with what was budgeted for FY2025.

Total other revenues received at the end of the second quarter were approximately 75% of the total annual budget. These other revenues are primarily reimbursements from cost-share agreements with Ada County Highway District (ACHD) for road reconstruction in CCDC project areas.

EXPENSES:

At the end of the second quarter, total expenses for the Agency were 24% of the annual current budget amount. Operating expenses totaled 42% and capital outlay totaled 21% of what was originally budgeted for these expense categories.

- **Capital Improvement Projects:** Expenditures at the end of the second quarter totaled 31% of the annual budget. Most expenses for capital projects hit during the construction season, which corresponds with the Agency's third and fourth quarters. Planning, design, and construction of capital projects were underway during the first two quarters. Significant projects to note include Rebuild Linen Blocks, Capitol Boulevard Improvements, and 3rd Street Streetscapes and Mobility Improvements.
- **Contractual Obligations:** Per contract terms, most Type 2 and Type 3 Participation Program payments occur during the fourth quarter of the fiscal year.
- **Parking Reinvestment Plan:** Expenditures for the first half of the fiscal year totaled 1% of the annual budget amount. This budget line item includes \$11 million for the Block 68 Parking Garage. The agreement for this project was terminated and the project was canceled at the end of calendar year 2024.

In March, the State Street District budget was amended for the purchase of real property located at 8306 W. State Street located in the district.

As is typical, the fiscal year 2025 current budget will be formally amended for all funds during the upcoming budget season this summer.

ABOUT THIS REPORT. This report includes all budgeted Agency funds.

Revenues

- Ada County distributes property tax revenue to local governments monthly as received; however, almost 99% of the total budgeted amount is distributed twice a year in January (about 60%) and in July (about 40%) after property tax due dates (December and June).

- Parking garage revenue is generated and received daily throughout the year.
- Fund Balance: Transfer-in if revenues exceed expenses, transfer-out if expenses exceed revenues.

Expenses

- Capital projects are typically designed and planned during the first half of a fiscal year with construction and most expenses occurring in the second half.
- Revenues received from sub-lessee Civic Plaza are equal to the expenses distributed to Ada County for the Ada County Courthouse Master/Surplus Ground Lease. They are passed through only.

FY2025 CURRENT BUDGET REVENUE SUMMARY	FY2025 Total (Current) Budget	FY2025 Q2 Actual	% Actual to Total Budget
Revenue from Operations			
Revenue Allocation (Tax Increment).....	32,100,000	22,487,273	70%
Parking Revenue.....	9,202,361	4,880,767	53%
Other Revenues (Various Reimbursements).....	3,304,960	2,481,129	75%
Subtotal	\$ 44,607,321	\$ 29,849,170	67%
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	983,500	654,251	67%
Use of (Transfer to) Working Capital Fund.....	28,645,484	(12,849,537)	-45%
Subtotal	\$ 29,628,984	\$ (12,195,285)	-41%
Subtotal - Revenue from Operations	\$ 74,236,305	\$ 17,653,884	24%
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	459,072	71,036	15%
Subtotal	\$ 459,072	\$ 71,036	15%
TOTAL REVENUE	\$ 74,695,377	\$ 17,724,920	24%
EXPENSE SUMMARY	FY2025 Total (Current) Budget	FY2025 Q2 Actual	% Actual to Total Budget
Operating Expense			
Services & Operations.....	3,441,407	1,744,260	51%
Personnel Costs.....	3,470,000	1,560,485	45%
Facilities Management.....	1,091,480	373,902	34%
Professional Services	1,413,800	247,683	18%
Subtotal	\$ 9,416,687	\$ 3,926,330	42%
Capital Outlay			
Office Furniture/Computer Equipment.....	80,000	43,032	54%
Capital Improvement Projects (part of CIP).....	39,666,196	12,196,266	31%
Contractual Obligations (part of CIP).....	8,861,303	1,155,950	13%
Parking Reinvestment Plan (PRP).....	16,054,000	207,437	1%
Mobility Projects.....	158,119	124,869	79%
Subtotal	\$ 64,819,618	\$ 13,727,555	21%
Subtotal - Expenses for Operations	\$ 74,236,305	\$ 17,653,884	24%
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	459,072	71,036	15%
Subtotal	\$ 459,072	\$ 71,036	15%
TOTAL EXPENSE	\$ 74,695,377	\$ 17,724,920	24%

FY2025 Q2 OPERATING REVENUES

QUARTERLY REVENUE REPORT PROPERTY TAX REVENUE ALLOCATION DISTRICT (RAD) & PARKING SYSTEM SUMMARY October 2024 - March 2025

Activity	FY 2024	FY 2025	FY 2025			
	Total Actual	Total Budget	YTD Budget	YTD Actual	YTD Variance \$	YTD Variance %
TIF BY DISTRICT						
River-Myrtle / Old Boise	14,747,489	13,800,000	8,418,047	9,648,234	1,230,188	15%
Westside	5,504,571	5,800,000	3,407,628	3,713,457	305,829	9%
30th Street	1,514,200	1,500,000	910,576	904,984	(5,591)	-1%
Shoreline	870,239	1,000,000	561,369	744,205	182,836	33%
Gateway East	7,781,613	8,300,000	5,715,699	6,443,948	728,249	13%
State Street	1,621,687	1,700,000	925,859	1,032,444	106,586	12%
TOTAL RAD	32,039,799	32,100,000	19,939,177	22,487,273	2,548,096	13%
PARKING BY GARAGE						
9th & Main	1,645,375	1,700,794	851,353	843,747	(7,606)	-1%
Capitol & Main	2,297,225	2,345,551	1,198,553	1,141,124	(57,429)	-5%
9th & Front	2,036,844	2,029,534	1,062,422	1,120,337	57,915	5%
10th & Front	1,499,622	1,458,172	751,379	871,670	120,291	16%
Capitol & Myrtle	1,089,515	1,080,172	536,680	575,296	38,616	7%
11th & Front (CCDC's portion 30.1%)	518,646	519,138	256,932	262,975	6,043	2%
Misc. Parking	156,918	69,000	34,500	65,618	31,118	90%
TOTAL PARKING	9,244,144	9,202,361	4,691,818	4,880,767	188,948	4%
Other	4,599,515	3,304,960	1,652,480	2,481,129	828,649	50%
TOTAL	45,883,458	44,607,321	26,283,476	29,849,170	3,565,693	14%

RECONCILIATION TO FY 2025 BUDGETED OPERATING REVENUES

Total Revenues Approved Budget	\$74,695,377
Ada County Courthouse Master/Surplus Ground Lease (passed-through)	(459,072)
Use of Fund Balance	(28,645,484)
Bond Financing Proceeds	0
Miscellaneous Revenue (Lease, Property Transactions)	(983,500)
Operating Revenues	<u>\$44,607,321</u>

Capital City Development Corporation
Balance Sheet - Governmental Funds
March 31, 2025 (Unaudited)

	General Fund	River Myrtle District RA Fund	Westside District RA Fund	30th Street District RA Fund	Shoreline District RA Fund	Gateway East District RA Fund	State Street District RA Fund	Parking Fund	Total Governmental Funds
ASSETS									
Cash and investments	1,300,000	23,222,857	7,026,030	4,549,937	2,135,414	19,250,999	3,120,013	23,160,546	83,765,796
Accounts receivable	4,451	134,225	517,591	-	-	-	-	747	657,014
Interest receivable	87,501	-	-	-	-	-	-	-	87,501
Taxes receivable	-	4,323,831	2,215,912	713,376	319,390	2,083,540	685,958	-	10,342,007
Leases receivable	-	-	-	-	-	-	-	594,919	594,919
Prepays	-	15,250	9,034	-	-	-	-	-	24,284
Restricted cash	-	-	-	-	-	-	-	507,756	507,756
Property held for resale or development	-	1,818,791	13,474,897	-	-	-	-	-	15,293,688
Total assets	<u>1,391,952</u>	<u>29,514,954</u>	<u>23,243,464</u>	<u>5,263,313</u>	<u>2,454,804</u>	<u>21,334,539</u>	<u>3,805,971</u>	<u>24,263,968</u>	<u>111,272,965</u>
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES									
LIABILITIES									
Accounts payable	59,872	1,998,702	768,112	-	-	370	13,426	390,392	3,230,874
Accrued liabilities	354,631	-	-	-	-	-	-	-	354,631
Advanced revenues	-	-	-	-	-	-	-	-	-
Refundable deposits	-	-	45,000	-	-	-	-	-	45,000
Total liabilities	414,503	1,998,702	813,112	-	-	370	13,426	390,392	3,630,505
DEFERRED INFLOWS OF RESOURCES									
Unavailable property tax	-	4,323,831	2,215,912	713,376	319,390	2,083,540	685,958	-	10,342,007
Lease Related	-	-	-	-	-	-	-	564,230	564,230
Total deferred inflows of resources	-	4,323,831	2,215,912	713,376	319,390	2,083,540	685,958	564,230	10,906,237
FUND BALANCES									
Nonspendable	-	1,834,041	13,483,931	-	-	-	-	-	15,317,972
Restricted	-	21,358,380	6,730,509	4,549,937	2,135,414	19,250,629	3,106,587	-	57,131,456
Committed	-	-	-	-	-	-	-	500,000	500,000
Assigned	-	-	-	-	-	-	-	22,809,346	22,809,346
Unassigned	977,449	-	-	-	-	-	-	-	977,449
Total fund balances	977,449	23,192,421	20,214,440	4,549,937	2,135,414	19,250,629	3,106,587	23,309,346	96,736,223
TOTAL LIABILITIES DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>1,391,952</u>	<u>29,514,954</u>	<u>23,243,464</u>	<u>5,263,313</u>	<u>2,454,804</u>	<u>21,334,539</u>	<u>3,805,971</u>	<u>24,263,968</u>	<u>111,272,965</u>

FUND BALANCE DEFINITIONS

Nonspendable: cannot be spent because they are not in spendable form or are legally or contractually required to remain intact.

Restricted: can be spent for only stipulated purposes as determined by law or external resource providers.

Committed: can be spent for only specific purposes as determined by formal CCDC Board action.

Assigned: intended for specific purposes but not committed or restricted.

Unassigned: all other funds; typically the General Fund.

RESOLUTION NO. 1930

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF BOISE, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, RESCINDING THE AGENCY'S PROCUREMENT POLICY ADOPTED JUNE 12, 2017, BY RESOLUTION 1498; ADOPTING AN UPDATED PROCUREMENT POLICY, EFFECTIVE JULY 1, 2025; 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 § 50-2006(6) requires that the Agency abide by the competitive bidding provisions of chapter 28, title 67, Idaho Code; and,

WHEREAS, the Agency has previously adopted a procurement policy recognizing the need to abide by the competitive bidding provisions of chapter 28, title 67, Idaho Code; and,

WHEREAS, by adoption of Resolution 1498 on June 12, 2017, the Agency Board delegated authority to the Executive Director to enter into contracts and agreements for goods and services, including professional services, up to the sum of One Hundred Thousand Dollars (\$100,000), and delegated authority to the Executive Director to enter into contracts and agreements for public works construction up to the sum of Two Hundred Thousand Dollars (\$200,000); and,

WHEREAS, in consideration of changes made to the competitive bidding provisions of chapter 28, title 67, Idaho Code, by the Idaho Legislature during its 2025 legislative session and signed into law by the Governor of Idaho, the Agency desires to update the Agency Procurement Policy and modify the delegation of authority by increasing the authority of the Executive Director to enter into contracts and agreements for public works construction up to the sum of Two Hundred Fifty Thousand Dollars (\$250,000); and,

WHEREAS, the updated Procurement Policy is attached hereto as Exhibit A; and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and public to rescind the Procurement Policy, adopted June 12, 2017, by Resolution 1498, and approve adoption of the updated Procurement Policy to be effective July 1, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agency's previously approved Procurement Policy, adopted June 12, 2017, by Resolution 1498, is hereby rescinded.

Section 3: That the updated Procurement Policy, attached as Exhibit A to this Resolution, is adopted with an effective date of July 1, 2025.

Section 4: 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 June 9, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on June 9, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

RESOLUTION NO. 1931

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, APPROVING THE DESTRUCTION OF CERTAIN RECORDS ELIGIBLE FOR DESTRUCTION PURSUANT TO THE PUBLIC RECORD RETENTION POLICY APPROVED ON MARCH 13, 2017, THROUGH THE ADOPTION OF RESOLUTION NO. 1487; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO DESTROY THOSE RECORDS CURRENTLY ELIGIBLE FOR DESTRUCTION; 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, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, the City after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan ("30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the 30th Street Plan ("First Amendment to the 30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the "Shoreline District Plan"), and following said public hearing the City adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the "Gateway East District Plan"), and following said public hearing the City adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the "State Street District Plan"), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

WHEREAS, the River Myrtle-Old Boise Plan (as amended), the Westside Plan (as amended), the 30th Street Plan (as amended), the Shoreline District Plan, the Gateway East District Plan, and the State Street District Plan are collectively referred to as the "Plans"; and,

WHEREAS, on March 13, 2017, the Agency Board approved Agency Resolution No. 1487 which adopted the Agency's Public Records Retention Policy and Email Policy (the "Public Record Retention Policy"), consistent with Idaho Code Section 50-907 regarding the classification and retention of records; and,

WHEREAS, the Agency believes it to be beneficial to have the Agency Board approve the destruction of records identified on Exhibit A, attached to this Resolution and incorporated by reference as if set forth in total herein, which are currently eligible for destruction pursuant to the Public Record Retention Policy; and,

WHEREAS, the Agency has notified the Boise City Clerk in writing that certain records are scheduled for destruction and has invited the City to notify the Agency within 30 days whether they wish to retain all or a portion of said records at their own expense; and,

WHEREAS, the Agency recommends approval of the destruction of those records currently eligible for destruction according the Public Record Retention Policy, unless the Boise City Clerk should respond affirmatively within the given time frame that they wish the records to be retained; and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public to approve the destruction of those records currently eligible for destruction, provided that the Boise City Clerk does not indicate that the records should be retained.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

Section 1: That the above statements are true and correct.

Section 2: That the Agency Executive Director is authorized and directed to take all action to destroy the records listed on Exhibit A, attached hereto, including providing advance notice to the Boise City Clerk.

Section 3: 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 June 9, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on June 9, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



RECORDS DESTRUCTION EXHIBIT SUMMARY SHEET

By my signature below, I certify the following statements.

I have reviewed the list of documents on the attached Exhibit. The listed documents are semi-permanent or temporary records as described in the Public Records Retention Policy adopted by the CCDC Board on March 13, 2017. All the documents listed on the attached Exhibit are beyond the retention requirement and are therefore eligible for disposition.

The Boise City Clerk has been notified in writing of CCDC's intent to destroy these documents (see attached letter). CCDC will hold destruction of the documents until the date noted in the letter to provide the City Clerk an opportunity to request retention of the documents if they wish.


Kathy Wanner



Date

EXHIBIT A

CCDC RECORDS ELIGIBLE FOR DESTRUCTION

Board Review Date: June 9, 2025 - Resolution 1931

Date	Contents	Retention Classification	Eligible Destruction Date & Review
	Digital and Paper		
	Public Records Requests		
3/10/2022	Regina Rojas - Hotel 43	Temporary	5/10/2024
3/10/2022	Sharon Ullman - Ada County Parking	Temporary	5/10/2024
5/5/2022	Charnvith Sukpanichnant - Polic Report	Temporary	5/5/2024
6/8/2022	Jay Story - Artiach Purchase	Temporary	6/8/2024
6/13/2022	Don Day - Four Projects WXYZ	Temporary	6/13/2024
9/8/2022	Megan Curtis - Appraisal Report 701 703 8th St	Temporary	9/8/2024
9/16/2022	Sarah Tschohl - Civi Plaza Parking Mgmt Plan	Temporary	9/16/2024
9/20/2022	Dane Armbruster -Appraisal Reports	Temporary	9/20/2024
10/14/2022	Erin Sheridan - Interfaith Emails	Temporary	10/14/2024



June 9, 2025

Jamie Heinzerling
City Clerk
cityclerk@cityofboise.org
PO Box 500
Boise, ID 83701

Re: CCDC - Public Records Disposition

Dear Ms. Heinzerling,

Attached is Capital City Development Corporation's Resolution 1931 which was presented and adopted by the Board on June 9, 2025. This resolution authorizes the disposition of the attached temporary and/or semi-permanent records.

In compliance with Idaho Code Section 50-907 and the CCDC Public Records Retention Policy (approved on March 13, 2017, through the adoption of CCDC Resolution 1487), we are notifying you of our intent to destroy these records.

If you would like any of these documents to be retained, please notify me by July 9, 2025. If CCDC does not hear from you by that date, we will proceed with the destruction of these records on or after July 9, 2025.

Please contact me by phone at 208-384-4264 or email at kwanner@ccdcboise.com if you have any questions or require further information.

Sincerely,

Kathy Wanner
Contracts Manager



AGENDA BILL

Agenda Subject: Approve Resolution No. 1932 – West End Water Renewal Infrastructure. Amendment 1 to the Type 4 Participation Agreement with Boise City Department of Public Works		Date: June 9, 2025
Staff Contact: Corrie Brending Project Manager – Property Development	Attachments: 1. Resolution No. 1932 2. First Amendment to West End Water Renewal Infrastructure Type 4 Participation Agreement	
Action Requested: Adopt Resolution No. 1932 approving and authorizing the Executive Director to execute the First Amendment to the Type 4 Participation Agreement with Boise City Department of Public Works.		

Background:

In April 2023 the Board approved the West End Water Renewal Infrastructure Type 4 Participation Agreement with Boise City Department of Public Works. The project goal is to reduce barriers to redevelopment in the 30th Street Urban Renewal District by investing in needed sewer infrastructure. Development plans for residential housing in the district require a new regional lift station, a 530-foot pressurized discharge pipe, and approximately one mile of new or replaced gravity sewer lines – at a cost of over \$6 million.

In response, the Agency brought together the Boise City Department of Public Works and developers in a collaborative effort and devised a joint-project water renewal infrastructure investment plan that orchestrates the construction of the needed sewer upgrades. Public Works will build the lift station and pressurized discharge pipe and as development occurs each development will install segments of updated and upsized piping. CCDC may reimburse each party, through separate reimbursement agreements, for eligible public expenses.

The Type 4 Participation Agreement includes a 50/50 cost share agreement with Boise City Department of Public Works for the lift station and pressurized discharge pipe. The project has an estimated total cost of \$3,187,500. The Type 4 Capital Improvement Reimbursement Agreement sets forth the Agency's commitment to reimburse Boise City Public Department of Works fifty percent of the actual costs, not to exceed \$1,593,750.

An amendment to extend the agreement to September 30, 2025, is required due to delays in receiving materials for the project.

Fiscal Notes:

The Agency's FY2025-FY2029 CIP programs sufficient funds in FY2025 for this Type 4 Capital Improvement Reimbursement Agreement.

Staff Recommendation:

Approve and authorize the Executive Director to execute the First Amendment to the Type 4 Participation Agreement with Boise City Department of Public Works.

Suggested Motion:

Adopt Resolution No. 1932 approving and authorizing the Executive Director to execute the First Amendment to the Type 4 Participation Agreement Boise City Department of Public Works.

RESOLUTION NO. 1932

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, APPROVING A FIRST AMENDMENT TO THE TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND THE CITY OF BOISE CITY, FOR WEST END WATER RENEWAL INFRASTRUCTURE; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT AND ANY ASSOCIATED DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AMENDMENT; 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, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the "30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the 30th Street Plan ("First Amendment to the 30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the Agency Board of Commissioners has adopted the Participation Program Policy wherein the Agency can assist private and public development projects by funding improvements that benefit the public and are located on public property, in the public rights-of-way, or a permanent public easement area; and,

WHEREAS, the Participation Program Policy includes the Type 4 Capital Improvement Program under which the Agency can use funds to collaborate with other public agencies on public improvements in order to achieve the objectives desired by the Parties; and,

WHEREAS, the City and the Agency entered into a Type 4 Capital Improvement Program Agreement, effective April 10, 2023 (the "Agreement"), whereby the City is upgrading its wastewater renewal system on Main Street between 25th and 28th Streets and on a section of property subject to a public easement, located in the 30th Street Urban Renewal District as defined by the 30th Street Plan, which will contribute to enhancing and revitalizing the 30th Street Urban Renewal District; and,

WHEREAS, on November 18, 2024, the City, through its Public Works Department, requested a 180-day extension to the Agreement that extended the Term of the Agreement to June 30, 2025; and,

WHEREAS, on May 15, 2025, the City, through its Public Works Department, requested an amendment to the Agreement to further extend the Term of the Agreement to September 30, 2025, due to unforeseen delays in receiving certain materials for the project; and,

WHEREAS, the Agency has determined that it is in the public interest to enter into the Amendment; and,

WHEREAS, the Agency Board finds it in the public interest to approve the Amendment to the Agreement with the City and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the First Amendment to the Type 4 Capital Improvement Reimbursement Agreement with the City of Boise for West End Water Renewal Infrastructure, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the First Amendment to the Type 4 Capital Improvement Reimbursement Agreement, and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the June 9, 2025, Agency Board meeting.

Section 4: 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 June 9, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on June 9, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST:

By: _____
Latonia Haney Keith, Chair

By: _____
Lauren McLean, Secretary



TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT
WEST END WATER RENEWAL INFRASTRUCTURE
AMENDMENT 1

This AMENDMENT 1 to the TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT (“Agreement”) is entered into by and between the URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, also known as Capital City Development Corporation, 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, as a duly created and functioning urban renewal agency for Boise City, Idaho (“CCDC”), and THE CITY OF BOISE CITY, IDAHO, an Idaho municipal corporation (the “City”). CCDC and City may be collectively referred to as the “Parties” and individually referred to as a “Party.”

RECITALS

A. CCDC and City have previously entered into a Type 4 Capital Improvement Reimbursement Agreement, effective April 10, 2023, and attached hereto as EXHIBIT A (the “Agreement”), for upgrading the wastewater renewal system on Main Street between 25th and 28th Streets including the construction of a new wastewater lift station and pressurized discharge pipe (collectively the “Public Improvements”).

B. On November 18, 2024, City, through its Public Works Department, requested a 180-day extension to the Agreement that extended the Term of the Agreement to June 30, 2025. City’s request, dated November 18, 2024, is attached hereto as EXHIBIT B.

C. On May 15, 2025, City, through its Public Works Department, requested an amendment to the Agreement to further extend the Term of the Agreement to September 30, 2025, due to unforeseen delays of receiving certain materials for the project. City’s request, dated May 15, 2025, is attached hereto as EXHIBIT C

D. CCDC and City have determined that it is in the best public interest to amend the Agreement as follows to achieve the objectives desired by the Parties.

AGREEMENT

NOW THEREFORE, in accordance with Section 24 of the Agreement which provides for amendments to the Agreement as needed by the Parties, CCDC and City hereby make the following amendments to the Agreement:

1. Section 3 Term is hereby amended to read as follows:

3. **Term.** This Agreement shall be in effect beginning on the Effective Date and continuing until either: 1.) the completion of all obligations of each Party; or 2.) ~~December 31, 2024~~, September 30, 2025, whichever comes first. A one-hundred-eighty (180) day extension to the ~~December 31, 2024~~ September 30, 2025 deadline, may be granted upon written approval by CCDC.

2. Section 18 Notices and Receipt is hereby amended to read as follows:

18. **Notices and Receipt.** All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

If to CCDC: ~~Kevin Holmes, Project Manager~~
Corrie Brending, Project Manager
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
~~kholmes@ccdcb Boise.com~~
cbrending@ccdcb Boise.com

With a copy to: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
Jbrunelle@ccdcb Boise.com

If to Boise City: Mike Sheppard, Engineer II
Boise City Department of Public Works
150 N. Capitol Boulevard
Boise, Idaho 83701
msheppard@cityofboise.org

With a copy to: Boise City Attorney's Office
Attn: ~~Rob Lockward, Deputy City Attorney~~
Jessica Harrison, Deputy City Attorney
P.O. Box 500
Boise, Idaho 83701-0500
~~Rlockward@cityofboise.org~~
jharrison@cityofboise.org

6. All other terms and conditions of the Agreement shall remain in full force and effect. This Amendment shall control in the event of a conflict between this Amendment and the Agreement.

End of Amendment 1 | *Signatures appear on the following page.*

IN WITNESS WHEREOF, an authorized representative of each Party, intending to be bound by this Agreement, executed this Agreement on the date last written below.

FOR CCDC:

By: _____
John Brunelle, Executive Director

Date: _____

Approved as to form:

Mary Watson, General Counsel

Date: _____

CCDC Budget Info / For Office Use	
Fund	304
Account	6250
Activity Code	25006
Contract Term	September 30, 2025

FOR BOISE CITY:

By: Lauren McLean
Lauren McLean, Mayor

Date: June 3, 2025

Approved as to form:

Jessica Harrison
Jessica Harrison, Deputy City Attorney

Date: June 4, 2025

ATTEST:

Jamie Heinzerling
Jamie Heinzerling, City Clerk

Date: June 3, 2025



EXHIBITS

- A: Type 4 Capital Improvement Reimbursement Agreement
- B: Request Memo from City of Boise, dated November 18, 2024
- C: Request Memo from City of Boise, dated May 15, 2025

**CAPITAL CITY DEVELOPMENT CORPORATION****CITY OF BOISE CITY, IDAHO****TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT****WEST END WATER RENEWAL INFRASTRUCTURE**

THIS TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, 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, as a duly created and functioning urban renewal agency for Boise City, Idaho ("CCDC"), and the City of Boise City, Idaho, an Idaho municipal corporation ("City"). CCDC and City may be collectively referred to as the "Parties" and individually referred to as a "Party."

RECITALS

A. Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives, and responsibilities of the contracting parties.

B. City is upgrading its wastewater renewal system on Main Street between 25th and 28th Streets and on a section of property subject to a public easement, generally located on the southeast corner of 28th Street and Main Street, Boise (the "Project").

C. The Project area is located in the 30th Street Urban Renewal District (the "30th Street District"). The Project will contribute to enhancing and revitalizing the 30th Street District.

D. CCDC has in place a Participation Program which includes the Type 4 Capital Improvement Project Coordination under which CCDC initiates capital improvement projects using CCDC funds which may be coordinated through a joint effort with private entities or other public agencies.

E. The Project objectives are to construct a new wastewater lift station and pressurized discharge pipe, all to be completed by City Utility crews or their designated contractors.

F. City has requested CCDC's participation in the Project through CCDC's Participation Program, said request attached as Exhibit C, and CCDC has sufficient Agency funds in FY2025 for this expense.

G. CCDC and City have determined that it is in the best public interest to enter into this Type 4 Capital Improvement Reimbursement Agreement whereby the Parties agree they will collaborate in order to achieve the objectives desired by the Parties, all in accordance with CCDC's Participation Program.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Purpose.** The purpose of this Agreement is to memorialize the Parties' agreement concerning the financial contributions for construction of wastewater renewal infrastructure in downtown Boise.

2. **Effective Date.** The effective date of this Agreement ("Effective Date") shall be the date on which this Agreement was signed by the last of the Parties to execute it.

3. **Term.** This Agreement shall be in effect beginning on the Effective Date and continuing until either: 1.) the completion of all obligations of each Party; or 2.) December 31, 2024, whichever comes first. A one-hundred-eighty (180) day extension to the December 31, 2024, deadline may be granted upon written approval by CCDC.

4. **Project Scope.** The Parties agree to the following Scope of Work for the Project: Construction of a lift station on a section of property subject to a public easement, generally located on the southeast corner of 28th Street and Main Street, and a pressurized discharge pipe along Main Street between 25th and 28th Streets. The pipe will be located in the roadway below vehicle travel lanes. The Parties agree that the Project is depicted on Exhibit A.

5. **Construction; Construction Responsibility.** City agrees to construct the Project in accordance with City-designed plans and specifications. All survey work, easements, inspections, permits, payment of permit fees, design and engineering services, and construction materials shall be City's responsibility and obligation under this Agreement.

6. **Reimbursement.** CCDC reimbursement to City shall not exceed ONE MILLION FIVE HUNDRED NINETY-THREE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$1,593,750) or fifty percent (50%) of the total costs billed by City, whichever is less. The City shall pay for all costs associated with the Project. CCDC shall reimburse the City only upon completion of the Project, and no sooner than October 1, 2024 with Project-related expenses being sufficiently documented, and upon sufficiently detailed invoicing having been received by CCDC from the City.

7. **Method of Payment.** CCDC and City have agreed upon a “Opinion of Probable Costs,” attached as Exhibit B, and hereby confirm the Schedule is sufficiently accurate for this Agreement and that actual total costs may end up being more or less than are shown on Exhibit B.

- a. Upon completion City shall invoice CCDC for actual costs incurred, up to a maximum of \$1,593,750 or fifty percent (50%) of the total costs billed to City, whichever is less. City shall provide sufficient detail to CCDC regarding the actual costs incurred, including sufficient proof of payment to contractors and materials suppliers, with additional detail provided if requested by CCDC.
- b. CCDC shall pay the invoice within thirty (30) days after receipt; provided, however, that if CCDC disputes or disapproves any requested payment amount, the undisputed or approved amount shall be paid and the Parties shall exert cooperative efforts to resolve the disputed or disapproved amount as soon as practicable.

8. **Project Management; Project Updates.** City shall be responsible for managing all aspects of the Project under this Agreement. City shall be responsible for receipt and review of invoices from, as well as disbursement of payments to, contractors and all tiers of subcontractors and suppliers. City will provide periodic reports to CCDC on the progress of the Project.

9. **Subordination of Reimbursement Obligations.** Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations previously entered into which have committed available CCDC FY2025 funds.

10. **Maintenance After Construction.** After construction, CCDC shall have no further financial obligation nor maintenance responsibility for the Project under this Agreement.

11. **Promotion of Project.** City shall recognize CCDC as a funding partner in any publicity, signage, reports, or documentation related to the Project. Either Party may promote the Project and involvement in this Agreement including information posted on websites and social media.

12. **Warranty.** City shall require its contractor to warranty the Project work for a minimum period of two (2) years after completion of the Project.

13. **Ownership.** CCDC makes no claim now or in the future to any ownership of the public improvements made under this Agreement.

14. **Default.** Neither Party shall be deemed to be in default of this Agreement except upon the expiration of thirty (30) days, or ten (10) days in the event of failure to pay money, from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement. In the event of a default, the non-defaulting Party may do the following:

- a. The non-defaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the non-defaulting Party.
- b. The non-defaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed, in addition, recover all damages incurred by the non-defaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The non-defaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The non-defaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the non-defaulting Party.

15. No Joint Venture or Partnership. CCDC and City agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and City a joint venture or partners.

16. Successors and Assignment. This Agreement is not assignable except that City may assign City's rights or obligations under this Agreement to a third party only with the written approval of CCDC, which approval may be granted or denied in CCDC's sole discretion.

17. Applicable Law; Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

18. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

If to CCDC: Kevin Holmes, Project Manager
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
kholmes@ccdcb Boise

With a copy to: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
Jbrunelle@ccdcb Boise

If to Boise City: Mike Sheppard, Engineer II
Boise City Department of Public Works
150 N. Capitol Boulevard
Boise, Idaho 83701
msheppard@cityofboise.org

With a copy to: Boise City Attorney's Office
Attn: Rob Lockward, Deputy City Attorney
P.O. Box 500
Boise, Idaho 83701-0500
Rlockward@cityofboise.org

19. Indemnification. To the extent allowed by the Idaho Constitution and Idaho Code, and without waiving any immunity or defense, the following indemnification provisions shall be deemed as separate and independent from this Agreement in the event there is any default, termination, cancelation, or expiration of this Agreement and shall expressly survive any such default, termination, cancelation, or expiration:

- a. City shall protect, defend, indemnify, and hold harmless CCDC from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses, including attorneys' fees and defense costs, caused or incurred by City, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the conduct of CCDC or its employees. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of City's sovereign immunity or any other protection afforded to City as an Idaho municipal corporation, including but not limited to the protections of the Idaho Tort Claims Act.
- b. CCDC shall protect, defend, indemnify, and hold harmless City from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses, including attorneys' fees and defense costs, caused or incurred by CCDC, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the conduct of City or its employees. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of CCDC's sovereign immunity or any other protection afforded to CCDC as an independent public body corporate and politic, including but not limited to the protections of the Idaho Tort Claims Act.

20. Insurance Requirements. Each Party shall maintain, and specifically agrees that it will maintain throughout the term of this Agreement, liability coverage in the minimum amount as specified in the Idaho Tort Claims Act set forth in Title 6, Chapter 9 of the Idaho State Code (currently, a minimum of \$500,000.00). Upon request, each Party shall provide the requesting Party with a Certificate of Insurance, or other proof of coverage evidencing compliance with the requirements of this paragraph.

21. Antidiscrimination. City, for itself and its successors and assigns, agrees that in all aspects provided for in this Agreement it will not discriminate against any person on the basis of age, race or ancestry, color, national origin, disability or handicap, creed or religion, sex, sexual orientation, gender identity, gender expression, or marital status.

22. Entire Agreement; Waivers. This Agreement, including its exhibits, incorporated herein by reference, constitutes the entire understanding and agreement of the Parties for the subject matter herein. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter thereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of CCDC and City.

23. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

24. Amendments to this Agreement. CCDC and City agree to mutually consider reasonable requests for amendments to this Agreement and any exhibits hereto, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein. Any such amendments shall be in writing and agreed to by the Parties.

25. Anti-Boycott Against Israel Certification. In accordance with Idaho Code Section 67-2346, City, by entering into this Agreement, hereby certifies that it is not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

End of Agreement | Signatures on the following page.

IN WITNESS WHEREOF, an authorized representative of each Party, intending to be bound by this Agreement, executed this Agreement on the date last written below.

FOR CCDC:

By: 
John Brunelle, Executive Director

Date: April 10, 2023

Approved as to form:


Mary Watson, General Counsel

Date: April 10, 2023

FOR BOISE CITY:

By: 
Lauren McLean, Mayor

Date: 3-7-2023

Approved as to form:


Rob Lockward, Deputy City Attorney

Date: 3-23-23

ATTEST:


Lynda Lowry, Ex-Officio City Clerk

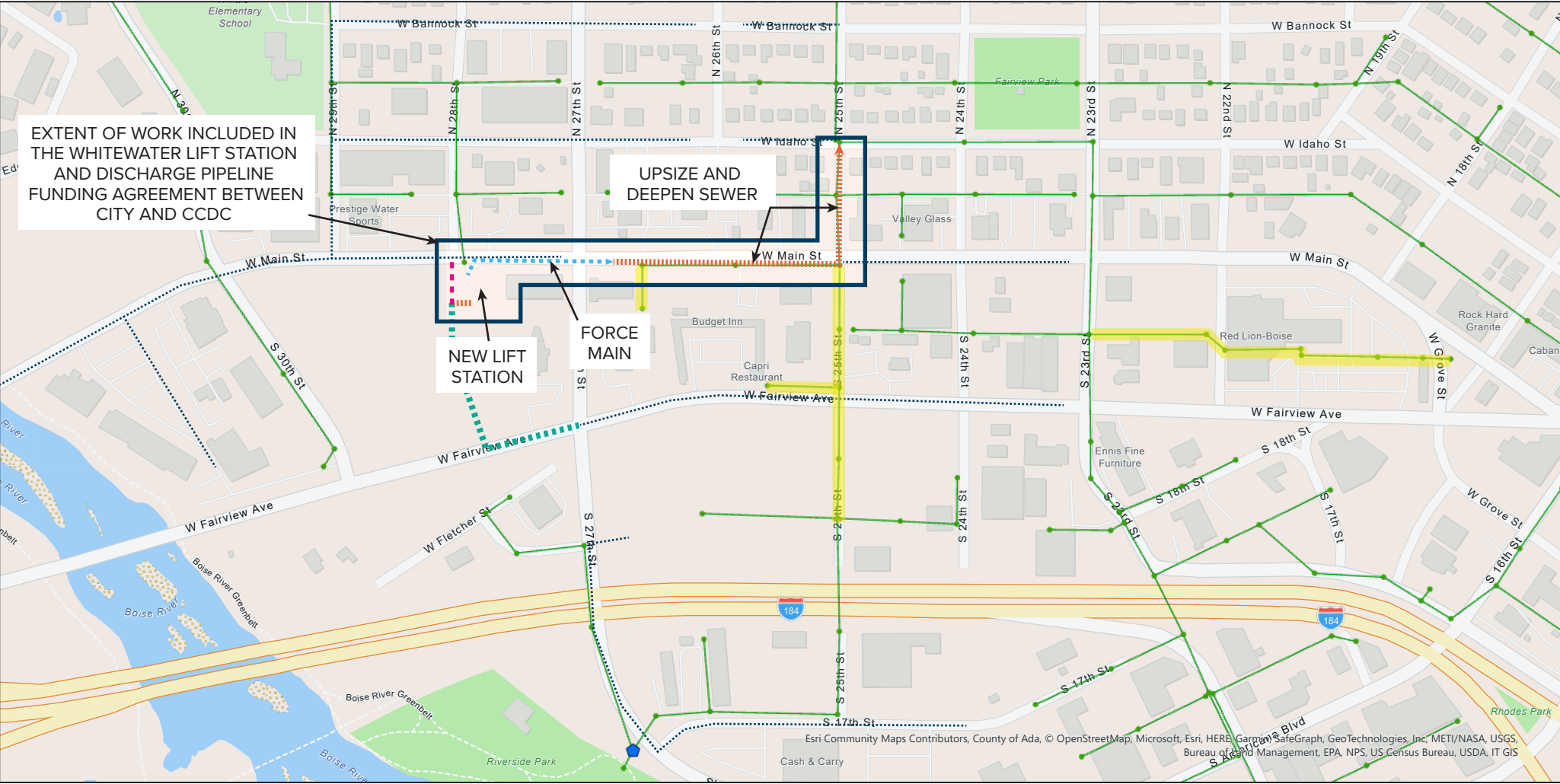
Date: 3-7-2023



EXHIBITS

- A: Depiction of Project
- B: Opinion of Probable Costs
- C: City of Boise Memo, dated September 27, 2022, describing the Project location and costs.

30TH STREET DISTRICT REDEVELOPMENT SEWER IMPROVEMENTS



EXISTING SEWER SYSTEM

- Sewer Manhole Lift Stations
- Sewer Manholes
- Sewer Mainlines

SEWER IMPROVEMENTS NECESSARY FOR REDEVELOPMENT (DEVELOPER PARTICIPATION EXPECTED)

- Rehabilitate/Upsize Existing Sewer
- NEW 8-Inch Gravity Sewer
- NEW 10-Inch Gravity Sewer
- NEW 12-Inch Gravity Sewer
- NEW 15-Inch Gravity Sewer
- Proposed Force Main
- Extents of Active City Project

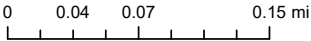


Exhibit B

Opinion of Probable Cost						
Whitewater Lift Station and Discharge Pipeline				Revision Date July-2022		
Item No.	Description	Est Quantity	Unit	Unit Price	Total Price	
1	Mobilization 5% Pipeline	1	LS	\$ 101,188.00	\$ 101,188.00	
2	8" Pressure Sewer Pipe	530	LF	\$ 150.00	\$ 79,500.00	
3	15" Gravity Sewer Pipe	930	LF	\$ 265.00	\$ 246,450.00	
4	Manhole	5	EA	\$ 6,000.00	\$ 30,000.00	
	Pressure Fittings and Appurtenances					
5	8" Bend	4	EA	\$ 1,700.00	\$ 6,800.00	
6	Isolation Valves, 8"	2	EA	\$ 3,400.00	\$ 6,800.00	
7	Install Thrust Block	4	EA	\$ 5,100.00	\$ 20,400.00	
	Surface Repair					
8	0-10' Depth Surface Repair (1/4 Street)	1460	LF	\$ 70.00	\$ 102,200.00	
9	0-20' Depth Surface Repair (1/2 Street)	0	LF	\$ 110.00	\$ -	
	Lift Station					
10	Submersible Lift Station	1	LS	\$ 1,200,000.00	\$ 1,200,000.00	
11	Building	1	LS	\$ 250,000.00	\$ 250,000.00	
	Miscellaneous Other					
12	Sediment Control	1	LS	\$ 15,000.00	\$ 15,000.00	
13	Sanitary Facilities	1	LS	\$ 1,500.00	\$ 1,500.00	
14	CCTV Inspection	1460	LF	\$ 3.50	\$ 5,110.00	
15	Construction Traffic Control	1	LS	\$ 30,000.00	\$ 30,000.00	
16	Dewatering	1	LS	\$ 30,000.00	\$ 30,000.00	
Estimated Construction Cost					\$ 2,125,000.00	
<i>Project Soft Costs</i>		20%			\$ 425,000.00	
<i>Contingency</i>		30%			\$ 637,500.00	
Total Probable Cost in 2022 Dollars					\$ 3,187,500.00	



PUBLIC WORKS DEPARTMENT

MAYOR: Lauren McLean | DIRECTOR: Stephan Burgos

MEMO

TO: Doug Woodruff, Development Director, CCDC
FROM: Mike Sheppard, P.E., Engineer II, City of Boise Public Works
CC: Jim Pardy, P.E., City Engineer, City of Boise Public Works
DATE: September 27, 2022
RE: Whitewater Lift Station and Discharge Pipeline - Funding Request

PROJECT BACKGROUND

The City is experiencing development densification in the West End Downtown area and the existing sewer collection system does not have adequate depth and capacity to serve the active and expected re-development associated with the 30th Street Redevelopment District.

A sewer study was completed in 2020 and updated in 2022. The identified solution is a new regional lift station, pressure discharge pipeline, and various gravity sewer extension and upsize projects to provide capacity for development and a better level of service to the area.

Construction of the lift station and discharge pipeline is immediately necessary to serve active development projects (Avens, Local, 27th Street, Fletcher). The estimated cost to design and construct the lift station and discharge pipeline is \$3.2 million dollars. This work can be defined as an Economic Development/Community Enhancement Project as defined in the Boise City Sewer Extension Policy and the Public Works Department has received approval from the Public Works Commission to financially participate with the condition that developers financially participate.

PROJECT SCHEDULE

The known developments (Avens, Local, 27th Street, Fletcher) expect occupancy sometime between June and December 2024. To accommodate this schedule, lift station and discharge pipeline design will begin immediately. To reduce costs, City of Boise will complete the discharge pipeline design in-house. City of Boise will complete survey work, project management, construction management, and inspection services in-house. The City of Boise plans to fund 50% of the cost of these improvements. Schedule and estimated cost details are as follows:

- February 2023 - Complete Preliminary Design Report and 30% Design (\$180,000)
- August 2023 - Complete Final Design (\$245,000)
- October 2023 - Begin Construction (\$2,762,000)
- Construction costs include traffic control, equipment rental, and misc. subcontractor costs

REQUEST

The City of Boise requests a 50/50 cost share, amounting to approximately \$1,593,500 dollars from CCDC to support this project.

This request is only for funds for a small amount of the overall sewer work necessary for densification of the 30th Street Redevelopment District. City of Boise expects participation from developers on the future projects as well.



November 21, 2024

City of Boise City, Public Works Department
Attn: Mike Sheppard, Engineer II
150 N. Capitol Blvd.
Boise, Idaho 83701

By email only: msheppard@cityofboise.org

Re: West End Water Renewal Infrastructure - Type 4 Capital Improvement Reimbursement Agreement

Dear Mr. Sheppard,

On April 10, 2023, Capital City Development Corporation (CCDC) and the City of Boise City executed a Type 4 Capital Improvement Reimbursement Agreement (the "Agreement") that contemplates reimbursement of Eligible Expenses for a project involving water renewal infrastructure on the southeast corner of 28th and Main Streets, and a pressurized discharge pipe along Main Street between 25th and 28th Streets.

On November 18, 2024, CCDC received your request for an extension to the Agreement along with the attached updated construction schedule.

Section 3 of the Agreement allows CCDC in its sole discretion to grant an extension to the Agreement term for a period not to exceed 180 days. Having considered your request for an extension and the terms of the Agreement, CCDC hereby grants the extension and extends the Agreement deadline by 180 days, to June 30, 2025. All terms and conditions of the Agreement remain in effect during this extension.

Sincerely,



John Brunelle, Executive Director

Encl. Extension Request
Construction Schedule dated September 30, 2024

From: [Mike Sheppard](#)
To: [Corrie Brending](#)
Subject: FW: [External] CCDC New Project Manager - Whitewater Lift Station
Date: Monday, November 18, 2024 7:43:36 AM
Attachments: [image002.png](#)
[image003.png](#)
[- 9.30.24 WWLS p2 Schedule.pdf](#)

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Good Morning Corrie, attached is the latest construction schedule for the Whitewater LS. Please let me know if you need anything from us to extend the agreement dates.

Thanks,



Mike Sheppard, P.E.
Engineer II
Public Works
Office: (208)608-7504
msheppard@cityofboise.org
cityofboise.org

Creating a city for everyone.

From: Mike Sheppard
Sent: Wednesday, November 13, 2024 2:14 PM
To: Corrie Brending <cbrending@ccdcboise.com>
Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

Hi Corrie, I am not sure if I am quite ready for the warm weather to go away yet but winter can be fun too. The Whitewater LS will not be completed until spring/summer of 2025 so I think we will need to do an amendment to the agreement.

I have requested an updated construction schedule from the contractor and I will forward that onto you when I receive it.

Thanks for reaching out,



Mike Sheppard, P.E.
Engineer II
Public Works
Office: (208)608-7504
msheppard@cityofboise.org
cityofboise.org

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From: Corrie Brending <cbrending@ccdcb Boise.com>
Sent: Tuesday, November 12, 2024 3:14 PM
To: Mike Sheppard <MSheppard@cityofboise.org>
Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

Caution: This email came from outside the city. Use caution before clicking on links, opening attachments, or responding.

Hi Mike,

Hope you doing well! Just wanted to check in and see if you have any updates on the schedule. If we are looking at the spring, we will want to get an amendment done to the agreement.

Corrie Brending
Project Manager – Property Development
cbrending@ccdcb Boise.com
Direct: 208-319-1214

From: Mike Sheppard <MSheppard@cityofboise.org>
Sent: Friday, September 20, 2024 8:44 AM
To: Corrie Brending <cbrending@ccdcb Boise.com>
Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

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Thanks, I am still pushing for this fall but we will see what happens. I will keep you in the loop with the schedule.

Have a good weekend.



Mike Sheppard, P.E.
Engineer II
Public Works
Office: (208) 608-7504
msheppard@cityofboise.org
cityofboise.org

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From: Corrie Brending <cbrending@ccdcb Boise.com>
Sent: Thursday, September 19, 2024 8:32 AM
To: Mike Sheppard <MSheppard@cityofboise.org>

Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

Caution: This email came from outside the city. Use caution before clicking on links, opening attachments, or responding.

Hi Mike,

That could work. Is there any option to coordinate a traffic control plan with Guho that ACHD will accept? Construction on our Grove Street project, extending through 16th Street, is expected to run through April 2025.

Corrie Brending

Project Manager – Property Development

cbrending@ccdcboise.com

Direct: 208-319-1214

From: Mike Sheppard <MSheppard@cityofboise.org>

Sent: Thursday, September 19, 2024 8:18 AM

To: Corrie Brending <cbrending@ccdcboise.com>

Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Thank you Corrie, We may delay the project until the spring of 2025 then.



Mike Sheppard, P.E.

Engineer II

Public Works

Office: (208) 608-7504

msheppard@cityofboise.org

cityofboise.org

Creating a city for everyone.

From: Corrie Brending <cbrending@ccdcboise.com>

Sent: Wednesday, September 18, 2024 2:43 PM

To: Mike Sheppard <MSheppard@cityofboise.org>

Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

Caution: This email came from outside the city. Use caution before clicking on links, opening attachments, or responding.

Hi Mike,

Luckily, this project is in our 30th Street District, which does not terminate until 2033. So, plenty of time. As I mentioned our agreement currently has an end date of December 31, 2024, with the option for a 180 day extension and we can amend the agreement if we need additional time beyond the 180 days.

Thanks!

Corrie Brending

Project Manager – Property Development

cbrending@ccdcboise.com

Direct: 208-319-1214

From: Mike Sheppard <MSheppard@cityofboise.org>

Sent: Tuesday, September 17, 2024 3:55 PM

To: Corrie Brending <cbrending@ccdcboise.com>

Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Hi Corrie, the contractor is having a difficult time getting permits from ACHD for the project. One of the issues is the project Guho is constructing for you on 15th St. ACHD is stating both projects cannot occur at the same time because of road closures and detour routing.

I know on some of CCDC's projects the funds have to be spent by a certain date. Does this include the Whitewater St Liftstation and forcemain project?

Thanks,



Mike Sheppard, P.E.

Engineer II

Public Works

Office: (208) 608-7504

msheppard@cityofboise.org
cityofboise.org

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From: Corrie Brending <cbrending@ccdcboise.com>

Sent: Wednesday, July 24, 2024 10:05 AM

To: Mike Sheppard <MSheppard@cityofboise.org>

Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

Caution: This email came from outside the city. Use caution before clicking on links, opening

attachments, or responding.

Hi Mike,

Hope the summer is going well. Just checking in on the status of this project.

Thanks!

Corrie Brending

Project Manager – Property Development

cbrending@ccdcboise.com

Direct: 208-319-1214

From: Corrie Brending

Sent: Tuesday, May 14, 2024 8:28 AM

To: Mike Sheppard <MSheppard@cityofboise.org>

Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

Good morning Mike,

Thank you for the update!

Corrie Brending

Project Manager – Property Development

cbrending@ccdcboise.com

Direct: 208-319-1214

From: Mike Sheppard <MSheppard@cityofboise.org>

Sent: Monday, May 13, 2024 11:16 AM

To: Corrie Brending <cbrending@ccdcboise.com>

Subject: RE: [External] CCDC New Project Manager - Whitewater Lift Station

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Hi Corrie, we have sent out for bids the pipe work on this project and plan to start construction this summer and I will give you another update once a contractor has been chosen and once they have submitted a construction schedule. Also, GUHO Construction will be working on the completion of the sewer lift station later this summer.

Thanks,

Mike Sheppard, P.E.

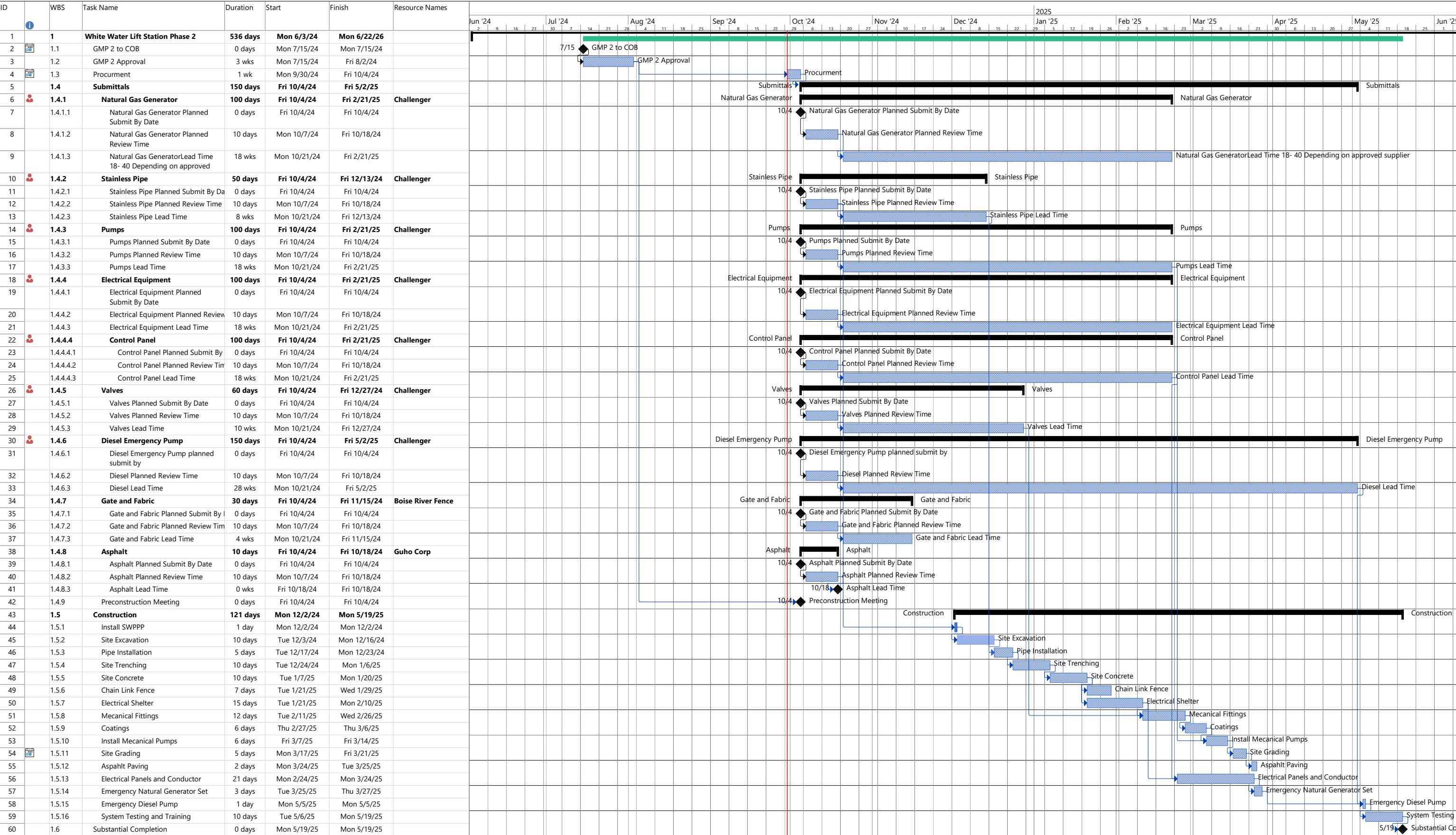
Engineer II

Public Works

Office: (208)608-7504

msheppard@cityofboise.org

CoB Lift Station Phase 2
09/30/2024





PUBLIC WORKS DEPARTMENT

MAYOR: Lauren McLean | DIRECTOR: Stephan Burgos

EXHIBIT C

May 15, 2025

Corrie Brending
Capitol City Development Corp
121 N 9th St Suite 501
Boise ID 83702

cbrending@ccdcboise.com

RE: West End Water Renewal Infrastructure – Type 4 Capitol Improvement
Reimbursement Agreement

The City of Boise is requesting a time extension to the above agreement to complete the installation of the sewer facilities. We are requesting to the extension because of the delay of receiving materials for the project. The natural gas generator and the automatic shut-off switch components are on back order and will not be delivered until late July. Both of these items are critical to completing the project, and we are requesting CCDC to extend the agreement and additional 90 days.

If you have any further questions, please contact Mike Sheppard at 208/608-7504 or msheppard@cityofboise.org

Sincerely,

Mike Sheppard, P.E.
Civil Engineer IV



AGENDA BILL

Agenda Subject: 3rd Street Streetscape and Mobility Improvements Project. Relocation Reimbursement Agreement with Zayo Group, LLC		Date: June 9, 2025
Staff Contacts: Toby Norton Project Manager	Attachments: A. Resolution 1933 with Zayo Group, LLC Relocation Reimbursement Agreement	
Action Requested: Approve Resolution 1933 authorizing a Relocation Reimbursement Agreement with Zayo Group, LLC for relocation of existing utilities as part of the 3rd Street Streetscape and Mobility Improvements Project.		

Background

3rd Street is an important north/south bicycle corridor. ACHD's Roadways to Bikeways Plan identifies 3rd Street from Main Street to Front Street as an area to establish a network of pedestrian-oriented streets between activity centers in the River Street-Myrtle planning area and in downtown, in order to encourage walking and bicycling over automobile use.

CCDC is making streetscape improvements and road intersection adjustments on 3rd Street between Jefferson and Grove Streets and on Main Street between 2nd and 4th Streets to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles.

As part of this project the Idaho Power overhead power lines on the west side of 3rd Street will be relocated underground between Jefferson and Grove Streets. Since Zayo Group, LLC has existing facilities on Idaho Power's poles along 3rd Street, these facilities must be relocated.

As the publicly regulated utility in the state of Idaho, Zayo Group, LLC owns and operates, on an exclusive basis, their own fiber optics lines. Zayo Group, LLC is the only entity that can perform this scope of work, and Idaho Code 67-2803(16) allows the Agency to contract directly with Zayo Group, LLC. Zayo Group, LLC's construction costs for this project are \$217,747.69. Zayo Group, LLC requires advance payment to start securing necessary equipment and to schedule resources. Construction will be coordinated to occur in advance of the other 3rd Street Streetscape and Mobility Improvements Project phases of work.

Fiscal Notes

The Agency's FY2025 budget has adequate funds to meet the terms of this contract.

Staff Recommendation

Approve Resolution 1933 authorizing a Relocation Reimbursement Agreement with Zayo Group, LLC for undergrounding fiber utilities as part of the 3rd Street Streetscape and Mobility Improvements Project.

Suggested Motion:

I move to approve Resolution 1933 authorizing a Relocation Reimbursement Agreement with Zayo Group, LLC for relocation of existing utilities as part of the 3rd Street Streetscape and Mobility Improvements Project.

RESOLUTION NO. 1933

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, APPROVING A RELOCATION REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND ZAYO GROUP, LLC, FOR RELOCATION OF EXISTING UTILITIES AS PART OF THE 3RD STREET STREETScape AND MOBILITY IMPROVEMENTS PROJECT; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENTS AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING THE EXPENDITURE OF FUNDS; 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, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, as part of the 3rd Street Streetscape and Mobility Improvements Project, the Agency is making streetscape improvements and road intersection adjustments on 3rd Street between Jefferson and Grove Streets and on Main Street between 2nd and 4th Streets to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles (the "Project"); and,

WHEREAS, Zayo Group, LLC, registered with the Idaho Secretary of State as a Foreign Limited Liability Company (Delaware) and headquartered in Denver, Colorado, is a company that owns and operates, on an exclusive basis, its communications infrastructure services, including fiber and bandwidth connectivity, and is regulated as a public utility company by the Idaho Public Utilities Commission; and,

WHEREAS, as part of the Project the Idaho Power overhead power lines on the west side of 3rd Street will be relocated underground between Jefferson and Grove Streets; and,

WHEREAS, since Zayo Group, LLC has existing facilities on Idaho Power's poles along 3rd Street, these facilities must be relocated as part of this Project; and,

WHEREAS, attached hereto as EXHIBIT A, and incorporated herein as if set forth in full, is the Relocation Reimbursement Agreement with Zayo Group, LLC and any exhibits thereto (collectively the "Agreement"); and,

WHEREAS, the Agency Board finds it in the best public interest to contract with Zayo Group, LLC for the public utility services at the Project Site and to authorize the Agency Executive Director to execute the Agreement for said public works construction services.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agreement with Zayo Group, LLC, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is authorized to execute the Agreement with Zayo Group, LLC for TWO HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED FORTY-SEVEN AND 69/100 DOLLARS (\$217,747.69), consistent with the Agency Board's stated instructions at the June 9, 2025, Agency Board Meeting; and further, is authorized to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by Agency legal counsel that all conditions precedent to such actions are acceptable and consistent with the comments and discussions received at the June 9, 2025, Agency Board Meeting.

Section 4: That the Agency Executive Director is authorized to expend funds to complete the work in the amount of \$217,747.69 and to perform any and all other duties required pursuant to said Agreement.

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 June 9, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on June 9, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST:

By: _____
Latonia Haney Keith, Chair

By: _____
Lauren McLean, Secretary

RELOCATION REIMBURSEMENT AGREEMENT

THIS RELOCATION REIMBURSEMENT AGREEMENT ("Agreement") is made this 30th day of May 2025, by and between **Zayo Group, LLC**, a Delaware limited liability company, with primary offices located at **1401 Wynkoop Street, Suite 500 Denver, CO 80204** ("Zayo") and **CCDCBOISE**, a, with primary offices located at **121 N 9th St, Suite 501, Boise, Idaho 83702** ("Developer").

WHEREAS, Developer has requested Zayo to relocate a portion of its telecommunications network in order to accommodate the Developer's project needs related to the development project located at **3rd St and W Grove St Boise, ID** (hereinafter the "Relocation"); and

WHEREAS, Developer has agreed to reimburse Zayo all costs related to the Relocation as outlined in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

1. Scope of Work; Term:

Zayo will perform the necessary activities with respect to the Relocation as set forth in **Exhibits A-B**.

Developer may make changes to the Scope of the Work from time to time during construction. However, any such change or modification shall only be made by written change order ("Change Order") mutually agreed to and signed by both Parties. Any Change Order may result in an increase to the Construction Fee. Such Change Order shall become a part of this Agreement.

B. Invoiced amounts are due upon receipt, and will be considered past due and subject to a late fee if not paid on or before the thirtieth (30th) day past the invoice date, unless a specific due date is identified herein ("Due Date"). Zayo may charge a late fee of 1.5% per month, or the legal rate if lower, on any amount not paid on or before the Due Date. Payment will be in United States currency.

C. To the extent that the Developer disputes any portion of an invoice, the Developer shall notify Zayo in writing and provide detailed documentation supporting its dispute within forty-five (45) days of the invoice date or the Developer's right to any billing adjustment shall be waived. In the event of a billing dispute, the Developer shall timely pay all undisputed amounts. If the dispute is resolved against the Developer, the Developer shall pay such amounts due

plus interest from the date the payment was originally due.
2. Payment.
3. Indemnification.

A. Developer will indemnify and hold Zayo harmless from and against any and all loss, liability, demand, claim, damage and expense (including reasonable attorneys' fees) for damages to any property or injury to or death of any person to the extent caused by Developer's negligence or willful misconduct.

B. Zayo shall not be liable for damages brought about by interruptions in work or failure to complete construction or any claim arising under or out of this Agreement caused by any act or thing reasonably beyond its control or incident to interruptions necessary for Zayo's performance of the work under the Scope of Work.

C. EXCEPT AS OTHERWISE PROVIDED HEREIN, IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, RELIANCE, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE WHATSOEVER, INCLUDING BUT NOT LIMITED TO ANY LOST PROFITS, LOST REVENUES, LOST SAVINGS, OR HARM TO BUSINESS. EACH PARTY HEREBY RELEASES THE OTHER PARTY, ITS SUBSIDIARIES AND AFFILIATES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, MANAGERS, EMPLOYEES, AND AGENTS, FROM ANY SUCH CLAIM.

D. The provisions of this Section shall survive the termination of this Agreement.
4. Waiver. The failure of either party hereto to enforce any of the provisions of this Agreement or the waiver thereof in any instance shall not be construed as a general waiver or relinquishment on its part of any such provisions but such provisions shall, nevertheless, be and remain in full force and effect.

5. Notices. Notices will be in writing and delivered to the addresses above by registered or certified US Mail, postage prepaid, or by commercial overnight delivery service, or by regular mail and shall be deemed delivered either on the date of return receipt acknowledgment (in the case of certified US Mail), or on the next day after the sending of the notice, or three (3) days after mailing if by regular mail. Notwithstanding the foregoing, in the event of facsimile notice, the confirming original must be sent by overnight delivery service for notice to be deemed effective.
6. Governing Law. This Agreement shall be governed by the laws of the State where the work is performed.
7. Assignment. Developer shall not assign its rights, obligations and interest in this Agreement without prior written notice to and the written approval of Zayo.
8. Beneficiaries. Except as set forth in this Agreement, nothing in this Agreement is intended to provide any legal rights to anyone not an executing party of this Agreement.
9. Unauthorized Access. In no event whatsoever shall Developer or Developer's contractors, agents, affiliates or subsidiaries directly or indirectly access, install, alter, revise, maintain, remove or in any way modify the facilities of Zayo other than as specifically authorized under the Scope of Work in Exhibit A ("Unauthorized Access"). In the event of an Unauthorized Access, Developer shall be liable for all expenses, losses and damages incurred by Zayo and shall promptly reimburse Zayo for the same, as further described below. In the event that Developer performs or authorizes to be performed an Unauthorized Access, Developer shall reimburse Zayo all costs to survey, document, re-engineer, modify or repair the impacted facilities. Developer shall so reimburse Zayo whether or not Zayo discovers the Unauthorized Access immediately or if Zayo is not immediately aware but subsequently becomes aware. In the event that at any time an Unauthorized Access directly or indirectly results in an outage affecting Zayo customers, then Developer shall also be responsible for reimbursing Zayo all indirect, incidental, special, punitive or consequential damages whatsoever arising out of or in connection with the outage, including but not limited to customer credits, lost profits, lost revenue, and loss of goodwill incurred or suffered by Zayo. An Unauthorized Access shall be a material default and Zayo may immediately terminate this Agreement. The above cures and remedies are in addition to and not a substitute for all other cures or remedies available to Zayo at law or in equity. This Section 9 shall survive the termination or expiration of this Agreement.
10. Taxes. All charges set forth above for the Relocation are exclusive of any taxes and other fees and surcharges (as defined below). Except for taxes based on Zayo's net income, Developer shall be responsible for payment of all applicable taxes that arise in any jurisdiction, including, without limitation, value added, consumption, sales, use, gross receipts, excise, access, and bypass ("Taxes"). If applicable to the Relocation, Developer shall also be responsible for any property tax surcharges, additional government fees (including without limitation Federal and State regulatory fees), franchise fees, rights of way fees or charges, license or permit fees, and any other duties, fees, charges or surcharges imposed on incident to, or based upon the provision, sale, or use of the Relocation ("Other Fees and Surcharges"). If applicable to the Relocation, such Other Fees and Surcharges will be listed on Developer's Invoice. If Developer is entitled to an exemption from any of the Taxes or Other Fees and Surcharges, Developer is responsible for presenting Zayo with a valid exemption certificate (in a form reasonably acceptable to Zayo). Zayo will give effect to any valid exemption certificate provided in accordance with the foregoing sentence to the extent it applies to any Relocation billed by Zayo to Developer following Zayo's receipt of such exemption certificate. Developer shall indemnify, defend and hold Zayo harmless from payment and reporting of all such Taxes and Other Fees and Surcharges, including costs, expenses, and penalties incurred by Zayo in settling, defending or appealing any claims or actions brought against Zayo related to, or arising from, the non-payment of such Taxes and/or Other Fees and Surcharges.
11. Entire Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns. This Agreement represents the entire understanding between the parties with respect to the subject matter herein and those which are reasonably related; there are no oral or collateral agreements with respect thereto between the parties. All changes or amendments to this Agreement must be in writing and signed by the parties in order to be enforceable.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives on the day and year first above written.

Zayo Group, LLC

CCDCBOISE

By: _____
Printed _____
Name: _____

Title: _____

Date: _____

By: _____
Printed _____
Name: **John Brunelle**

Title: _____

Date: _____

In Process

EXHIBIT A

Scope of Work

This is a Developer requested relocation.

Due to a development construction project at **3rd St and W Grove St Boise, ID**, Zayo has been requested to relocate existing Zayo facilities to accommodate for the construction.

Zayo will do the following work:

- The first request was for Engineering only costs. The customer has been made aware again that we will be sending him this updated agreement with construction costs when we have them.
- First request was for Engineering only costs. Customer has been made aware again that we will be sending him this updated agreement with construction costs when we had them.

Developer is responsible for reimbursement of all costs incurred by Zayo to accommodate the developer's work. No itemization of costs or internal invoices will be provided. All information contained in this agreement is proprietary and for the confidential use of the recipient listed above. Duplication and/or dissemination of information contained herein is prohibited. Upon execution of this agreement, Zayo will begin to coordinate and schedule the work for the relocation.

In Process

EXHIBIT B

Map & Location Details

Location Details			
Location	Latitude	Longitude	Major Cross Streets
Location A	43.611866	-116.198476	3rd St and W Grove St
Location Z	43.615752	-116.194700	3rd St and W State St

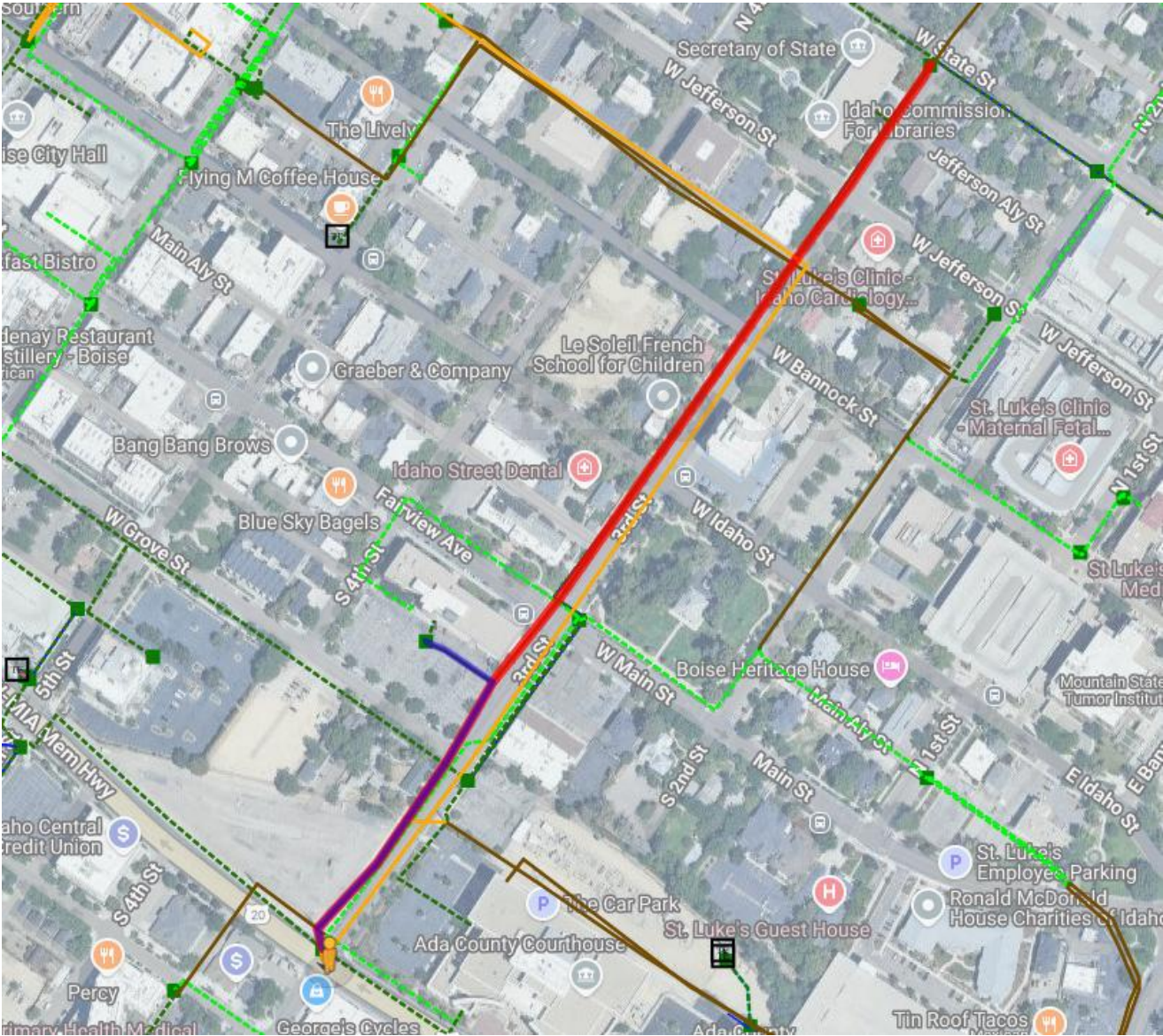


EXHIBIT C

Construction Fee Details	
Permitting/Engineering:	\$33,090.91
Materials	\$8,990.00
Splicing	\$73,045.20
Construction	\$62,429.03
Restoration	\$40,192.55
Project Management & Administration	\$0.00
TOTAL	\$217,747.69

In Process



AGENDA BILL

Agenda Subject: Consider Resolution 1934: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Amendment 1 to Task Order 24-002 with KPFF, Inc. for Professional Design Services.		Date: June 09, 2025
Staff Contact: Kassi Brown, Project Manager	Attachments: A. Resolution 1934 B. Amendment 1 to Task Order 24-002	
Action Requested: Adopt Resolution 1934 approving and authorizing the execution of Amendment 1 to Task Order 24-002 with KPFF, Inc., for Professional Design Services on the 1010 W. Jefferson Street Commercial Space and Public Parking Facility.		

Background:

To implement the goals of the Westside Urban Renewal District, CCDC is developing a mixed-use, multi-story public parking facility with active ground-floor commercial space and a secure public bicycle storage facility at 1010 W. Jefferson Street. Key objectives of the project include:

- Expanding the ParkBOI public parking system to provide infrastructure for urban development
- Maximizing completed and planned public investments in transportation and mobility infrastructure
- Encouraging economic activity and private investment in the neighborhood
- Improving walkability and the pedestrian experience in the area
- Utilizing sustainable, low-maintenance building practices and systems

The 1010 W. Jefferson St. Commercial Space and Public Parking Facility will provide convenient public parking to the neighborhood, support multi-modal trips into and out of downtown Boise and foster economic development and a sense of place. Development of this facility is intended to encourage and support redevelopment of underutilized properties consistent with the Westside Plan by removing or reducing the need for private surface or on-site parking.

In January of this year, the Agency completed its RFQ process for a professional design team. An evaluation panel reviewed proposals and selected KPFF, Inc. as the Design Professional of Record for the project. The Agency engaged KPFF, Inc. under Task Order 24-001 for initial kickoff, project management and project visioning, CM/GC selection support, geotechnical services consultation and stakeholder outreach.

On February 10, 2025, the Board adopted Resolution 1913, authorizing Task Order 24-002 with KPFF, Inc. in the amount of \$344,600 for project management and stakeholder coordination,

development of three design concepts by Pivot North Architecture, entitlements, design review and CM/GC pricing exercises.

Amendment 1 to Task Order 24-002 in the amount of \$97,020 is necessary due to the extended schedule required for the concept development phase. This extension allows for further development of the preferred concept design, including façade workshops, ground floor layout enhancement and other key design elements that influence the project's functionality, appearance and alignment with the project's objectives.

The additional fees included in Amendment 1 to Task Order 24-002 will allow the consultant team to continue refining the preferred concept design, as well as other project management work including stakeholder coordination, entitlements, design review and CM/GC pricing exercises.

Fiscal Notes:

Resolution 1934 amends Task Order 24-002's total not-to exceed amount to \$441,620. The Agency's FY2025 budget includes sufficient funds for this amendment.

Staff Recommendation:

Adopt Resolution 1934 approving Amendment 1 to Task Order 24-002 with KPFF, Inc., for Professional Design Services on 1010 W. Jefferson Street Commercial Space and Public Parking Facility.

Suggested Motion:

I move to adopt Resolution 1934 approving Amendment 1 to Task Order 24-002 with KPFF, Inc., for Professional Design Services on 1010 W. Jefferson Street Commercial Space and Public Parking Facility.

RESOLUTION NO. 1934

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, APPROVING AMENDMENT NO. 1 TASK ORDER 24-002 WITH KPFF, INC. FOR DESIGN SERVICES FOR THE 1010 WEST JEFFERSON STREET PARKING FACILITY PROJECT; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 1 TO TASK ORDER 24-002 AND TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING THE EXPENDITURE OF FUNDS; 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, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, on February 4, 2025, the Agency and KPFF, Inc. executed Task Order 24- 001 in the amount of \$89,780 for professional services related to the first phase of the 1010 West Jefferson Street Parking Facility Project (the "Project") including: prime project management, project kickoff, visioning, Construction Manager / General Contractor ("CM/GC") selection support, stakeholder identification and engagement, review of existing studies related to parking structures, and certain geotechnical services; and,

WHEREAS, the Agency Board of Commissioners adopted Resolution 1913 on February 10, 2025, approving KPFF, Inc. as the Structural Engineer of Record for the Project and authorizing Task Order 24-002 for ongoing project management and stakeholder coordination, development of three design concepts and, engaging authorities having jurisdiction to obtain entitlements, design and project management through the City of Boise design review process, and CM/GC pricing exercises; and,

WHEREAS, the Project requires a concerted effort between many parties and stakeholders because of the size, longevity and lasting impression on the Boise downtown; and,

WHEREAS, additional time is required for further development of the preferred concept design, including façade workshops, ground floor layout enhancement and other key design elements that influence the project's functionality, appearance and alignment with the project's objectives; and,

WHEREAS, KPFF, Inc. submitted a proposal to the Agency for the additional work and time required by the Project; and,

WHEREAS, attached hereto as Exhibit A, and incorporated herein as if set forth in full, is Amendment No. 1 to Task Order 24-002 and exhibits thereto ("Agreement") with KPFF, Inc., and,

WHEREAS, the Agency Board finds it in the best public interest to approve Amendment No. 1 to Task Order 24-002 with KPFF, Inc. and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That Amendment No. 1 to Task Order 24-002 with KPFF, Inc., attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to execute Amendment No. 1 to Task Order 24-002 with KPFF, Inc. for an amount not to exceed NINETY-SEVEN THOUSAND TWENTY DOLLARS (\$97,020), bringing the combined total for Task Order 24-002 to FOUR HUNDRED FORTY-ONE THOUSAND SIX HUNDRED TWENTY DOLLARS (\$441,620), and further, is hereby authorized to execute all necessary documents required to implement Amendment No. 1 to Task Order 24-002, subject to representation by Agency legal counsel that all necessary conditions have been met.

Section 4: That the Agency Executive Director is authorized to expend funds for the professional services detailed in Amendment No. 1 to Task Order 24-002.

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 June 9, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on June 9, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST:

By: _____
Latonia Haney Keith, Chair

By: _____
Lauren McLean, Secretary



KPFF, INC.
2024-2029 ON-CALL PROFESSIONAL SERVICES AGREEMENT

TASK ORDER # 24-002
AMENDMENT No. 1

Please use the Project Name and PO# 250032 on all project-related invoices.

PROJECT NAME: **1010 W. Jefferson Street Commercial Space and Public Parking Facility – Design Services**

ORIGINAL TASK ORDER DATE: February 10, 2025
Original Task Order Amount: \$344,600
Amendment No. 1 Amount: **\$ 97,020**

New Task Order Amount: \$441,620

TASK ORDER AMENDMENT No. 1 DATE: _____

Task Order #24-002 is hereby amended as set forth in this Amendment No. 1. All other terms and conditions of Task Order #24-002 remain in full force and effect.

1. **SECTION 3: SERVICES TO BE PERFORMED (“Scope of Services” or “Scope”)**
Additional time and resources for stakeholder coordination, concept development, entitlements, design review and CM/GC pricing exercises, as further described in Exhibit A, attached hereto.
2. **SECTION 5: PAYMENT**
By this Amendment No. 1, CCDC approves an increase of NINETY-SEVEN THOUSAND TWENTY DOLLARS (\$97,020) for a new Task Order total amount of Four Hundred Forty-One Six Hundred Twenty Dollars (\$441,620).
3. **SECTION 6: SCHEDULE**
CONSULTANT shall continue to work diligently toward completion of the Scope of Services per the revised and extended schedule outlined below:

Concept Development	February 14 – June 9, 2025
Concept Selection by CCDC Board	June 9, 2025
Design Review and Entitlements	March 24, 2025 – August 14, 2025

4. CONTRACT TERMS

Terms of the 2024-2029 On-Call Professional Services Agreement executed by CCDC and CONSULTANT shall apply to the services performed and work products created under this Amendment No. 1.

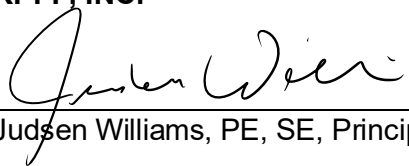
End of Amendment No. 1 to Task Order #24-002

IN WITNESS WHEREOF, CCDC and CONSULTANT have executed this Amendment No. 1 to Task Order #24-002 as of the date last written below.

CAPITAL CITY DEVELOPMENT CORP.

**CONSULTANT
KPFF, INC.**

John Brunelle, Executive Director



Judsen Williams, PE, SE, Principal

Date: _____

Date: 6-2-25

Exhibits

A: CONSULTANT's Proposal dated May 22, 2025

Budget Info / For Office Use	
Fund/District	303
Account	6250
Activity Code	25019
PO #	250032
Completion Date	August 29, 2025



May 22, 2025

Kassi Brown, Project Manager
Capital City Development Corporation
121 N 9th Street, Suite 501
Boise, Idaho 83702

Re: 10th & Jefferson Garage – Task Order-02
Proposal for Additional Project Services
KPFF Project #10212400187 TO-2 AS-01

Dear Kassi:

We are pleased to submit this proposal for additional design and management services required for the above-referenced project. This proposal is based on discussions with you and the revised schedule duration of Task Order-02.

PROJECT DESCRIPTION

See our original agreement with CCDC dated February 10, 2025 for a description of our previous scope.

SCOPE OF WORK

This proposal outlines our additional scope of work for Task Order-02, which includes:

1. Additional Prime Project Management during the increased schedule duration.
 - a. Stakeholder Coordination
 - b. Concept Development – Refine Concept B for Design Review submission and pricing
 - c. Entitlements
 - d. Design Review
 - e. CM/GC Engagement and Pricing Exercises

Kassi Brown, Capital City Development Corporation
 10th & Jefferson Garage – Task Order-02
 Proposal for Additional Project Services
 KPFF Project #10212400187 TO-2 AS-01
 May 22, 2025

The following assumptions have been made in developing this proposal:

1. See our original agreement dated February 10, 2025 for a complete list of assumptions.
2. The project schedule assumption outlined in our prior agreement noted the schedule as:
 - a. Concept Development: February 14 – May 12, 2025, with concept selection at the May CCDC Board Meeting
 - b. Design Review and Entitlements: March 24 – July 9, 2025 with the Design Review conditional approval in July 2025
3. Our revised project schedule is as follows:
 - a. Concept Development: February 14 – June 9, 2025 with concept selection at the June CCDC Board Meeting.
 - b. Design Review and Entitlements: March 24 – August 14, 2025

FEE

We propose to accomplish the scope of work noted above on an hourly basis not to exceed **\$97,020**, including expenses. A breakdown of our anticipated hours is included below:

	KPFF			Pivot North
	Principal	Associate	PM	
1-Project Management	4	20		
2-Stakeholder Coordination	1	8	4	20
3-Concept Development	8	40	80	200
4-Entitlements	1	8		40
5-Design Review	1	20		80
6-CM/GC Engagement	2	8		20
7-Quality Control	5	8		
Number of Hours:	22	112	84	360
Rate:	\$200	\$190	\$135	
	\$4,400	\$21,280	\$11,340	
Total by Firm:		\$37,020		\$60,000

We will bill our services monthly based on the hourly rates set forth in our original agreement. We will not bill beyond this not to exceed amount without prior notification and approval from you. Please see Attachment A for subconsultant proposals.

REIMBURSABLE EXPENSES

Anticipated expenses for messenger and delivery services, reproduction, printing, plotting and local travel are included in our estimated maximum fee. All other services, which are considered as additional services (beyond the scope of work noted herein) will be billed on an hourly basis per our standard hourly rates. Please refer to Attachment A for our teams' current hourly rate schedules.

AGREEMENT FOR PROFESSIONAL SERVICES

All general Terms and Conditions shall be per the CCDC On-Call Agreement.

Kassi Brown, Capital City Development Corporation
10th & Jefferson Garage – Task Order-02
Proposal for Additional Project Services
KPFF Project #10212400187 TO-2 AS-01
May 22, 2025

SUMMARY

Thank you very much for requesting this proposal from us. If this proposal is acceptable to you, please return a signed copy to us prior to the start of work. Please feel free to contact us with any questions or comments.

Sincerely,



Ashley Thompson, PE, SE
Associate

Attachments A, B

Accepted By:

Name

Title

Date

cc: Judsen Williams, Managing Principal

T:\2024\10212400187 - 10TH & JEFFERSON PARKING GARAGE\0 PROJECT ADMINISTRATION\0.2 CONTRACTS\KPFF PROPOSALS TO CCDC\TASK ORDER 02\2025-05-22 CCDC 10TH & JEFFERSON GARAGE TASK ORDER-02 PRP 10212400187 AS-01.DOCX

Kassi Brown, Capital City Development Corporation
10th & Jefferson Garage – Task Order-02
Proposal for Additional Project Services
KPFF Project #10212400187 TO-2 AS-01
May 22, 2025

Attachment A
Subconsultant Proposals

May 16, 2025

Ashley Thompson
KPFF
412 E. Parkcenter Blvd. Suite 200
Boise, ID 83706

Project: 10th & Jefferson Garage

RE: Request for Architectural Proposal of Task Order 2 Add Service

Ashley,

On behalf of Pivot North architecture and our team, we appreciate the opportunity to work with KPFF on another exciting project and propose the following limited professional services and associated fee for Task Order 2 Add Service.

Add Service Understanding:

We understand the requested professional services for Task Order 2 Add Service to be an extension of Task Order 2 by 5 weeks pushing Design Review to 8/13/25. This extension is to further development of additional concept development options, entitlements including design review, ongoing stakeholder management, and engagement with the CM/GC including pricing exercises. In this role, Pivot North will provide support to KPFF's team as required. Specific deliverables authored or produced by Pivot North include architectural drawings for concept design/schematic design, and design review.

Schedule: 5 Week extension to push Design Review to 8/13/25

Exclusions and Exceptions:

The following items are excluded from, or otherwise clarify the proposed scope of work:

1. Efforts listed above includes the addition of services to Task Order 2 for Architectural disciplines only.
2. The work performed by Design Team is solely intended for the concept and schematic design.
3. The Client will provide all information within the Client's possession, including constraints and criteria, site surveys, any existing electronic drawings, design objectives, utilities.
4. Topographical Surveys: The Client shall furnish surveys to describe physical characteristics, legal limitations, and utility locations for the project site. The Client will execute agreements directly with the land surveyor and pay for the surveying services.
5. Geo-Technical Investigation: The Client shall furnish the services of a geo-technical engineer to provide services including, but not limited to test borings, test pits, determinations of soil bearing capacities, percolation testing, evaluation of subsoil conditions, and preparation of documentation of findings and recommendations. The Client will execute agreements directly with the geo-technical engineer and pay for the surveying services.
6. Presentation and/or Marketing renderings are excluded. Task can be added as an additional service and will be negotiated at time of service.
7. Project estimating is excluded.
8. Design Development through Construction Phase Services will be contracted under a separate agreement.

Compensation:

Estimated hours for Task Order 2 Add Service ≈ 330 hours

116 South 6th Street, Boise, Idaho 83702 | 208.690.3108
PIVOTNORTHDESIGN.COM

Fee: Hourly NTE \$60,000

~~Invoicing:~~

~~Billings will be issued at the end of each month and are due within 30 days of the invoice. Any unpaid invoices after 60 days shall accrue 1.5% interest per month from the billing date.~~

If the scope and terms as detailed in this proposal are agreeable, please sign and return a copy for my records. We look forward to discussing the details of this proposal with you at your earliest convenience.

We appreciate this opportunity and please contact me with any questions you may have.

Sincerely,



Project Manager Lead
Pivot North Architecture

Client Signature

Date



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V. ACTION ITEMS



AGENDA BILL

Agenda Subject: Consider Resolution 1929: 3rd Street Streetscape and Mobility Improvements Project. Amendment No. 2 to the CM/GC contract with Guho Corp.		Date: June 9, 2025
Staff Contacts: Toby Norton Project Manager	Attachments: A. Resolution 1929 B. Amendment No. 2 to the CM/GC contract with Guho Corp.	
Action Requested: Adopt Resolution 1929 authorizing the execution of Amendment No. 2 to the CM/GC Contract with Guho Corp for the 3rd Street Streetscape and Mobility Improvements Project.		

Background

3rd Street is an important north/south bicycle corridor. ACHD's Roadways to Bikeways Plan identifies 3rd Street from Main Street to Front Street as an area to establish a network of pedestrian-oriented streets between activity centers in the River Street-Myrtle planning area and in downtown, in order to encourage walking and bicycling over automobile use.

CCDC is making streetscape improvements and road intersection adjustments on 3rd Street between Jefferson and Grove Streets and on Main Street between 2nd and 4th Streets to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. In order to facilitate these improvements and to reduce conflict points between pedestrians and vehicles, modifications, including the removal of driveway entrances, are required to the State of Idaho parking lot at 215 W. Main Street and the Idaho Department of Labor (DOL) leased parking lot on Idaho Power Company property at 204 S. 3rd Street.

Amendment No. 1 to Guho Corps' CM/GC contract, approved by the Agency Board in November 2024, authorized the Guaranteed Maximum Price (GMP) for the full improvements for the streetscape improvements. Construction began in December 2024.

At the Board meeting on October 25, 2024, the Agency Board approved Resolution 1896 authorizing a Type 4 Capital Improvement Reimbursement Agreement with Idaho Department of Labor (DOL) and the Idaho Department of Administration, Division of Public Works (DPW). Through this agreement DOL/DPW has agreed to reimburse the Agency for the design and full

reconstruction of the parking lot at 215 W Main Street, and the design and limited maintenance and reconstruction of the parking lot at 204 S 3rd Street.

Guho Corp. put this additional work out for competitive bid on May 13, 2025 and bids were opened on May 22, 2025. Public procurement procedures were followed throughout the bidding process in accordance with Idaho Code § 54-4511. The Agency was present for the bid opening. With the Board's approval of Resolution 1929, Guho Corp. will begin awarding subcontracts to the lowest responsive bidders and commence this next phase of construction.

Substantial completion for all construction is scheduled for August 2025.

Fiscal Notes

Amendment No. 2, in the amount of \$468,578.16, increases the Guaranteed Maximum Price (GMP) to \$5,506,962.16 for construction of parking lot improvements as part of the 3rd Street Streetscapes and Mobility Improvements Project. The Agency's FY2025 budget has adequate funds available and DOL/DPW agrees to reimburse for all design and construction expenses associated with the parking lot improvements.

Staff Recommendation

Adopt Resolution 1929 authorizing the execution of Amendment No. 2 to the CM/GC Contract with Guho Corp for the 3rd Street Streetscape and Mobility Improvements Project.

Suggested Motion:

I move to adopt Resolution 1929 authorizing the execution of Amendment No. 2 to the CM/GC Contract with Guho Corp for the 3rd Street Streetscape and Mobility Improvements Project.

ATTACHMENT A
RESOLUTION 1929

RESOLUTION NO. 1929

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, APPROVING AMENDMENT NO. 2 TO THE CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) AGREEMENT BETWEEN THE AGENCY AND GUHO CORP. FOR THE 3RD STREET STREETScape AND MOBILITY IMPROVEMENTS PROJECT; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO NEGOTIATE THE AMOUNT OF AMENDMENT NO. 2 BASED ON COMMUNICATIONS WITH THE IDAHO DEPARTMENT OF LABOR AND IDAHO DEPARTMENT OF ADMINISTRATION DIVISION OF PUBLIC WORKS FOR REIMBURSEMENT AND THEREAFTER EXECUTE AMENDMENT NO. 2 TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS; 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, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, in cooperation with the City of Boise and the Ada County Highway District, the Agency seeks to make certain transformative improvements and enhancements to the public

right-of-way of 3rd Street between Jefferson and Front Streets and on Main Street between 2nd and 4th Streets to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles, all in an effort to contribute as a catalyst to economic development and downtown reinvestment by private entities; and,

WHEREAS, due to the extensive improvements, and complexities inherent to streetscape construction in the downtown core, the level of pedestrian, bicycle and vehicle traffic in the area, and managing logistic planning in the area due to multiple active construction projects and related street closures, the Agency determined that the best approach for construction of the improvements was to hire a Construction Manager/General Contractor (CM/GC); and,

WHEREAS, upon approval of Resolution No. 1863 by its Board of Commissioners on March 11, 2024, the Agency entered into a CM/GC Agreement with Guho Corp. for the 3rd Street Streetscape and Mobility Improvements Project (Project) using the CM/GC construction delivery method; and,

WHEREAS, the CM/GC construction delivery method contemplates that the construction agreement should be amended from time to time as the construction project moves forward so that the parties to the agreement can best address construction complexities and pertinent financial details including procurement of long lead-time materials and buy-out of subcontracts; and,

WHEREAS, on November 12, 2024, the Agency Board of Commissioners adopted Resolution 1900 approving and authorizing the Executive Director to execute Amendment No. 1 to Standard Agreement and General Conditions Between Owner and Construction Manager with Guho Corp. to establish a Guaranteed Maximum Price (GMP) for the construction of the Project; and,

WHEREAS, on October 25, 2024, the Agency Board of Commissioners approved Resolution 1896 authorizing a Type 4 Capital Improvement Reimbursement Agreement with Idaho Department of Labor (DOL) and the Idaho Department of Administration Division of Public Works (DPW) which memorialized the Agency partnership with DOL and DPW and the commitment by DOL and DPW to reimburse the Agency for the design and full reconstruction of the parking lot at 215 W Main Street, and the design, limited maintenance, and reconstruction of the parking lot at 204 S 3rd Street (collectively, the "DOL Project"), in conjunction with the Agency's 3rd Street Streetscape and Mobility Improvements Project; and,

WHEREAS, Guho Corp., as the Agency's CMGC, did conduct a public bid for the DOL Project as was required by both the CM/GC construction agreement and the Type 4 Capital Improvement Reimbursement Agreement and did thereafter provide DOL and DPW with the construction estimate and bidding documents for DOL and DPW approval; and,

WHEREAS, in accordance with the Type 4 Capital Improvement Reimbursement Agreement, DOL and DPW are responsible for reviewing and approving the construction estimate for the DOL Project, and without said approval the Agency has no obligation to construct any portion of the DOL Project; and,

WHEREAS, if the DOL Project construction estimate is approved by DOL and DPW, the Agency and Guho Corp. desire to proceed with amending the CM/GC construction agreement with Amendment No. 2 to the Standard Agreement and General Conditions Between Owner and

Construction Manager, attached as Exhibit A, for an amount necessary to complete the DOL Project; and

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve the form of Amendment No. 2 and to authorize the Agency's Executive Director to negotiate the amount based on DOL and DPW reimbursement for the DOL Project and thereafter execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That Amendment No. 2 to the Construction Manager / General Contractor construction agreement between the Agency and Guho Corp., attached hereto as Exhibit A and incorporated herein by reference, is approved as to form.

Section 3: That the Agency Executive Director is hereby authorized to communicate with the Idaho Department of Labor (DOL) and the Idaho Department of Administration Division of Public Works (DPW) to negotiate the dollar amount of Amendment No. 2 based on DOL and DPW's agreement to reimburse to the Agency for the DOL Project according to the terms and conditions of the Type 4 Capital Improvement Reimbursement Agreement between the Agency, DOL, and DPW, effective October 25, 2024.

Section 4: That the Agency Executive Director is hereby authorized, upon successful negotiations with DOL and DPW, to finalize, sign, and enter into Amendment No. 2 to the Construction Manager / General Contractor construction Agreement between the Agency and Guho Corp, for the 3rd Street Streetscape and Mobility Improvements Project, for the amount necessary to complete the DOL Project and be reimbursed by DOL and DPW, which amount shall not exceed FOUR HUNDRED SIXTY-EIGHT THOUSAND FIVE HUNDRED SEVENTY-EIGHT AND 16/100 DOLLARS (\$468,578.16).

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 June 9, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on June 9, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

ATTACHMENT B

AMENDMENT No. 2 TO THE CM/GC CONTRACT WITH GUHO CORP

DRAFT AMENDMENT 2: GMP2
AMOUNT OF AMENDMENT NO. 2 BASED ON COMMUNICATIONS WITH THE IDAHO
DEPARTMENT OF LABOR AND IDAHO DEPARTMENT OF ADMINISTRATION DIVISION OF
PUBLIC WORKS FOR REIMBURSEMENT

**AMENDMENT NO. 2 TO THE
STANDARD AGREEMENT AND GENERAL CONDITIONS
BETWEEN OWNER AND CONSTRUCTION MANAGER
(WHERE THE CM IS AT-RISK)**

DATED _____, 2025

Pursuant to Section 7.5 of the Agreement dated June 10, 2024, between the Owner, Capital City Development Corporation, and the Construction Manager, Guho Corp. for the 3rd Street Streetscape and Mobility Improvements, between Jefferson and Front Streets and on Main Street between 4th and 2nd Streets, Project located in downtown Boise, the Owner and the Contractor desire to establish a Guaranteed Maximum Price (the "GMP") for the Work. The Owner and the Contractor hereby agree as follows:

ARTICLE 1 GUARANTEED MAXIMUM PRICE

The Contractor's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Contractor's Fee as set forth in Section 7.3, including Amendment No. 1 dated November 12, 2024, is the not to exceed amount of *FIVE MILLION FIVE HUNDRED SIX THOUSAND NINE HUNDRED SIXTY-TWO AND 16/100 DOLLARS (\$5,506,962.16)*.

The GMP is for the performance of the Work in accordance with the exhibits listed below, which are a part of this Agreement.

- EXHIBIT A: Assumptions and Clarifications *TBD based on communications with Idaho Dept of Labor and Idaho Dept of Public Works*
- EXHIBIT B: Schedule of Values (2 pages)
- EXHIBIT C: Allowances (1 page)
- EXHIBIT D: Subcontractors, Vendors and Self-Performed Work (2 pages)
- EXHIBIT E: Schedule (1 pages)
- EXHIBIT F: Drawings – DOL Lot Repaving (12 pages)
- EXHIBIT G: Drawings IPCO Lot Repair (7 pages)

ARTICLE 2

The Date of Substantial Completion of the Work is September 30, 2025.

ARTICLE 4 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is Twenty-One (21) Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

[End of Amendment No. 2 | *Signatures appear on the following page.*]

IN WITNESS WHEREOF, OWNER AND CONSTRUCTION MANAGER have executed this Agreement with an effective date as first written above.

OWNER: Capital City Development Corporation

BY: _____
John Brunelle, Executive Director

Date: _____

Approved as to Form:

Mary Watson, General Counsel

CONSTRUCTION MANAGER: Guho Corp.

BY: _____
Anthony Guho, Vice President

Date: _____

END OF DOCUMENT

Budget Info / For Office Use	
Fund/District	302
Account	6250
Activity Code	23009
PO #	240075
GMP 2 Completion	September 2025

Exhibit B Schedule of Values

GMP 3 SCHEUDLE OF VAULES
3RD ST. IDAHO DEPARTMENT OF LABOR PARKING LOTS

Alternate	Job Cost Phase	Description	Takeoff Quantity	Total Amount	Sub/Vendor	CCDC	DOL CR 01	DOL CR 08	DOL SOUTH	ALT 1	DOL NORTH	ALT 2	ALT 3	ALT 4	ALT 5	
							ENTRY CONCRETE	ADDED CONCRETE		FENCE AT SOUTH		REPLACE SIDEWALK AT BUILDING FACE	NEW BIKE RACKS	REPLACE RAILING	REPLACE RETAINING WALL	
00		Base Bid														
	01-2100	ALLOWANCES														
		Testing and Inspections Allowance	1.00 lsum	7,500	Allowance						7,500					
	01-3223	Survey & Layout	1.00 lsum	4,000	QRS						4,000					
	01-5526	TRAFFIC CONTROL														
		Traffic Control	1.00 lsum	750	Allowance						750					
	02-4113	DEMO-SITE														
		Site Demo	1.00 ea	21,848	Sunroc						21,848					
	31-2316	EXCAVATION														
		Excavation for Parking Lot Section	1.00 ls	32,500	Sunroc						32,500					
	32-1100	BASE COURSE														
		Sidewalk Prep	165.00 sf	1,452	Sunroc						1,452					
		Curb Prep	125.00 lf	2,945	Sunroc						2,945					
		Asphalt Prep	674.00 cyds	32,689	Sunroc						32,689					
	32-1216	ASPHALT PAVING														
		Mobilization	1.00 ea	1,000	Capital Paving						1,000					
		Asphalt Paving	17,540.00 sf	30,695	Capital Paving						30,695					
		Manhole Collars	3.00 ea	2,250	Capital Paving						2,250					
	32-1613	CURB & GUTTER														
		6" Vert Curb and Gutter	185.00 lf	8,233	Pusher Const.						8,233					
	32-1623	SIDEWALKS														
		ADA Ped Ramp	1.00 ea	1,450	Pusher Const.						1,450					
		Sidewalk	491.00 ea	6,997	Pusher Const.						6,997					
	32-1713	PARKING BUMPERS														
		Parking Block	8.00 ea	1,000	PSI						1,000					
	32-1723	PAVEMENT MARKINGS														
		Pavement Striping	1.00 ls	978	PSI						978					
		Signage	2.00 ea	870	PSI						870					
	32-3119	Decorative Metal Fences & Gate														
		Allowance to Reconfigure Fence	44.00 lf	5,000	Allowance						5,000					
	32-3200	RETAINING WALLS														
		Excavation and Backfill and Install	1.00 ea	1,500							1,500					
		Metal Plate	1.00 ea	435	Boise River Fence						435					
	32-9100	LANDSCAPING														
		Irrigation Zones	1,214.00 sf	4,100	Gingerich						4,100					
		3 gal Plants	30.00 ea	2,500	Gingerich						2,500					
		5 gal Plants	10.00 ea	1,250	Gingerich						1,250					
	Tree	2.00 ea	2,000	Gingerich						2,000						
	Rock Mulch	1,214.00 sf	2,012	Gingerich						2,012						
	Top Soil	68.00 cyds	5,780	Gingerich						5,780						
	Planter Bed Excavation	68.00 cyds	5,780	Allowance						5,780						
33-4000	STORMWATER DRAINAGE															
	Trench Drain	28.00 lf	15,323	Pusher Const.						15,323						
33-4211	STORMWATER PIPING															
	Storm Drainage	ea	8,000	Sunroc						8,000						
	Seepage Bed	ea	16,700	Sunroc						16,700						
01		Sidewalk Replacement														
	02-4113	DEMO-SITE														
		Sidewalk Demo and Prep	1.00 ea	3,340	Sunroc							3,340				
		Window Well Demo Allowance	1.00 ea	7,000	Allowance							7,000				
	32-1623	SIDEWALKS														
		Sidewalk	1,032.00 ea	14,706	Pusher Const.							14,706				
03		Bike Rack														
	12-9313	Bike Racks Interior														
		Bike Rack Footing	1.00 ea	975	Pusher Const.								975			
		5 Hoop Bike Rack Surface Mount	1.00 ea	1,540	Boise River Fence								1,540			
07		New Railing														
	32-3119	Decorative Metal Fences & Gate														
		Decorative Metals Fences and Gates Subcontractor	44.00 lf	15,400	Boise River Fence									15,400		
		Allowance to Reconfigure Fence	-44.00 lf	-5,000	Allowance									(5,000)		
08		Retaining Wall														

Alternate	Job Cost Phase	Description	Takeoff Quantity	Total Amount	Sub/Vendor	CCDC	DOL CR 01 ENTRY CONCRETE	DOL CR 08 ADDED CONCRETE	DOL SOUTH	ALT 1 FENCE AT SOUTH	DOL NORTH	ALT 2 REPLACE SIDEWALK AT BUILDING FACE	ALT 3 NEW BIKE RACKS	ALT 4 REPLACE RAILING	ALT 5 REPLACE RETAINING WALL	
	02-4113	DEMO-SITE														
		Demo, Excavation, Backfill	1.00 ea	8,440	Sunroc											8,440
	26-5613	LIGHT POLES & STANDARDS														
		Light Pole Base	1.00 ea	1,450	Pusher Const.											1,450
		Excavation	1.00 ea	1,890	Sunroc											1,890
		Light Pole Relocate (Allowance)	1.00 ea	5,000	Allowance											5,000
	32-3200	RETAINING WALLS														
		C-I-P Retaining Wall	1.00 ea	17,500	Pusher Const.											17,500
		Credit for Metal Plate	1.00 ea	-1,935												(1,935)
00		Base Bid														
	01-3223	Survey & Layout														
		Survey & Staking	1.00 lsum	5,500	QRS	5,500										
	01-5526	TRAFFIC CONTROL														
		Traffic Control	1.00 lsum	750		750										
	32-0113	ASPHALT SEAL COAT														
		Crack Fill	1.00 ls	837	PSI				837							
		Seal Coat Asphalt	1.00 ea	3,225	PSI				3,225							
	32-1100	BASE COURSE														
		Asphalt Prep	56.00 cyds	4,704	Sunroc	4,704										
		Curb Prep	125.00 lf	2,188	Sunroc	2,188										
		Unsuitable Soil Backfill (Unit Cost)	1.00 cyds	97	Sunroc	97										
	32-1216	ASPHALT PAVING														
		Mobilization	1.00 ea	1,000	Capital Paving	1,000										
		Demo	1,945.00 sf	5,835	Sunroc	5,835										
		Excavation	1,004.00 sf	2,510	Sunroc	2,510										
		Asphalt Patch Back	1,004.00 sf	1,757	Capital Paving	1,757										
	32-1613	CURB & GUTTER														
		Extruded Curb	125.00 lf	4,094	Pusher Const.	4,094										
	32-1713	PARKING BUMPERS														
		Parking Block	23.00 ea	2,875	Gingerich	2,875										
	32-1723	PAVEMENT MARKINGS														
		Pavement Striping	1.00 ls	641	PSI				641							
	32-9100	LANDSCAPING														
		Irrigation Zones	1,168.00 sf	4,000	Gingerich	4,000										
		3 gal Plants	30.00 ea	3,000	Gingerich	3,000										
		5 gal Plants	18.00 ea	2,250	Gingerich	2,250										
		Rock Mulch	1,168.00 sf	1,925	Gingerich	1,925										
		Top Soil	65.00 cyds	5,525	Gingerich	5,525										
		Planter Bed Excavation	65.00 cyds	5,525	Allowance											
09		New Metal Fencing at South Parking Lot														
	32-3119	Decorative Metal Fences & Gate														
		Decorative Metals Fences and Gates Subcontractor	137.00 lf	51,238	Boise River Fence					51,238						
		TOTAL		407,319.00		48,010.00			4,703.00	51,238.00	227,537.00	25,046.00	2,515.00	10,400.00	32,345.00	
		DIVISION ONE	7.50%	30,548.93		3,600.75			352.73	3,842.85	17,065.28	1,878.45	188.63	780.00	2,425.88	
		CONTINGENCY	10%	43,786.79		5,161.08			505.57	5,508.09	24,460.23	2,692.45	270.36	1,118.00	3,477.09	
		CMGC FEE	8%	38,532.38		4,541.75			444.90	4,847.11	21,525.00	2,369.35	237.92	983.84	3,059.84	
		BOND	1.09%	5,670.04		668.32			65.47	713.25	3,167.40	348.65	35.01	144.77	450.26	
		TOTAL		\$ 525,857.13		\$ 61,981.89	\$ 9,128.80	\$ 2,707.00	\$ 6,071.67	\$ 66,149.30	\$ 293,754.91	\$ 32,334.90	\$ 3,246.92	\$ 13,426.61	\$ 41,758.05	\$ 468,578.16
					Sub/Vendor	CCDC	DOL CR 01	DOL CR 08	DOL SOUTH	ALT 1	DOL NORTH	ALT 2	ALT 3	ALT 4	ALT 5	
						0	ENTRY CONCRETE	ADDED CONCRETE		FENCE AT SOUTH		REPLACE SIDEWALK AT BUILDING FACE	NEW BIKE RACKS	REPLACE RAILING	REPLACE RETAINING WALL	

GMP 3 SCHEUDLE OF VAULES
3RD ST. IDAHO DEPARTMENT OF LABOR PARKING LOTS
ALLOWANCES

Exhibit C
Allowances

Alternate	Job Cost Phase	Description	Takeoff Quantity	Total Amount	Sub/Vendor	CCDC	DOL CR 01 ENTRY CONCRETE	DOL CR 08 ADDED CONCRETE	DOL SOUTH	ALT 1 FENCE AT SOUTH	DOL NORTH	ALT 2 REPLACE SIDEWALK AT BUILDING FACE	ALT 3 NEW BIKE RACKS	ALT 4 REPLACE RAILING	ALT 5 REPLACE RETAINING WALL	
00		Base Bid														
	01-2100	ALLOWANCES														
		Testing and Inspections Allowance	1.00 lsum	7,500	Allowance						7,500					
	01-5526	TRAFFIC CONTROL														
		Traffic Control	1.00 lsum	750	Allowance						750					
	32-3119	Decorative Metal Fences & Gate														
		Allowance to Reconfigure Fence	44.00 lf	5,000	Allowance						5,000					
	02-4113	DEMO-SITE														
		Window Well Demo Allowance	1.00 ea	7,000	Allowance							7,000				
	26-5613	LIGHT POLES & STANDARDS														
		Light Pole Relocate (Allowance)	1.00 ea	5,000	Allowance										5,000	
	32-9100	LANDSCAPING														
		Planter Bed Excavation	65.00 cyds	5,525	Allowance											
	TOTAL			30,775.00		-			-	-	13,250.00	7,000.00	-	-	5,000.00	

GMP 3 SCHEUDLE OF VAULES															Exhibit D Subcontractors	
3RD ST. IDAHO DEPARTMENT OF LABOR PARKING LOTS																
SUBCONTRACTORS																
Job Cost Phase	Description	Takeoff Quantity	Total Amount	Sub/Vendor	CCDC	DOL CR 01 ENTRY CONCRETE	DOL CR 08 ADDED CONCRETE	DOL SOUTH	ALT 1 FENCE AT SOUTH	DOL NORTH	ALT 2 REPLACE SIDEWALK AT BUILDING FACE	ALT 3 NEW BIKE RACKS	ALT 4 REPLACE RAILING	ALT 5 REPLACE RETAINING WALL		
BOISE RIVE FENCE			68,613													
32-3200	RETAINING WALLS															
	Metal Plate	1.00 ea	435	Boise River Fence						435						
New Metal Fencing at South Parking Lot																
32-3119	Decorative Metal Fences & Gate															
	Decorative Metals Fences and Gates Subcontractor	137.00 lf	51,238	Boise River Fence					51,238							
12-9313	Bike Racks															
	5 Hoop Bike Rack Surface Mount	1.00 ea	1,540	Boise River Fence								1,540				
32-3119	Decorative Metal Fences & Gate															
	Decorative Metals Fences and Gates Subcontractor	44.00 lf	15,400	Boise River Fence									15,400			
GINGERICH			34,342													
32-9100	LANDSCAPING															
	Irrigation Zones	1,214.00 sf	4,100	Gingerich						4,100						
	3 gal Plants	30.00 ea	2,500	Gingerich						2,500						
	5 gal Plants	10.00 ea	1,250	Gingerich						1,250						
	Tree	2.00 ea	2,000	Gingerich						2,000						
	Rock Mulch	1,214.00 sf	2,012	Gingerich						2,012						
	Top Soil	68.00 cyds	5,780	Gingerich						5,780						
32-9100	LANDSCAPING															
	Irrigation Zones	1,168.00 sf	4,000	Gingerich	4,000											
	3 gal Plants	30.00 ea	3,000	Gingerich	3,000											
	5 gal Plants	18.00 ea	2,250	Gingerich	2,250											
	Rock Mulch	1,168.00 sf	1,925	Gingerich	1,925											
	Top Soil	65.00 cyds	5,525	Gingerich	5,525											
CAPITAL PAVING			36,702													
32-1216	ASPHALT PAVING															
	Mobilization	1.00 ea	1,000	Capital Paving						1,000						
	Asphalt Paving	17,540.00 sf	30,695	Capital Paving						30,695						
	Manhole Collars	3.00 ea	2,250	Capital Paving						2,250						
32-1216	ASPHALT PAVING															
	Mobilization	1.00 ea	1,000	Capital Paving	1,000											
	Asphalt Patch Back	1,004.00 sf	1,757	Capital Paving	1,757											
PSI			18,004													
32-1713	PARKING BUMPERS															
	Parking Block	8.00 ea	1,000	PSI						1,000						
32-1723	PAVEMENT MARKINGS															
	Pavement Striping	1.00 ls	978	PSI						978						
	Signage	2.00 ea	870	PSI						870						
Retaining Wall																
32-0113	ASPHALT SEAL COAT															
	Crack Fill	1.00 ls	837	PSI				837								
	Seal Coat Asphalt	1.00 ea	3,225	PSI				3,225								
32-1713	PARKING BUMPERS															
	Parking Block	23.00 ea	2,875	PSI	2,875											
32-1723	PAVEMENT MARKINGS															
	Pavement Striping	1.00 ls	641	PSI				641								
	Parking Block	23.00 ea	2,875	PSI	2,875											
32-1723	PAVEMENT MARKINGS															
	Pavement Striping	1.00 ls	641	PSI				641								
32-0113	ASPHALT SEAL COAT															
	Crack Fill	1.00 ls	837	PSI				837								
	Seal Coat Asphalt	1.00 ea	3,225	PSI				3,225								
02-4113	DEMO-SITE															
PUSHER			282,389													
12-9313	Bike Racks															
	Bike Rack Footing	1.00 ea	975	Pusher Const.								975				
32-1613	CURB & GUTTER															
	6" Vert Curb and Gutter	185.00 lf	8,233	Pusher Const.						8,233						
32-1623	SIDEWALKS															

Exhibit D

Subcontractors

Job Cost Phase		Description	Takeoff Quantity	Total Amount	Sub/Vendor	CCDC	DOL CR 01	DOL CR 08	DOL SOUTH	ALT 1	DOL NORTH	ALT 2	ALT 3	ALT 4	ALT 5					
							ENTRY CONCRETE	ADDED CONCRETE		FENCE AT SOUTH		REPLACE SIDEWALK AT BUILDING FACE	NEW BIKE RACKS	REPLACE RAILING	REPLACE RETAINING WALL					
33-4000	ADA Ped Ramp		1.00 ea	1,450	Pusher Const.						1,450									
	Sidewalk		491.00 ea	6,997	Pusher Const.						6,997									
32-1623	STORMWATER DRAINAGE		28.00 lf	15,323	Pusher Const.						15,323									
32-1623	SIDEWALKS																			
	Sidewalk		1,032.00 ea	14,706	Pusher Const.												14,706			
12-9313	Bike Rack																			
12-9313	Bike Racks Interior																			
	Bike Rack Footing		1.00 ea	975	Pusher Const.												975			
26-5613	LIGHT POLES & STANDARDS																			
	Light Pole Base		1.00 ea	1,450	Pusher Const.															1,450
32-3200	RETAINING WALLS																			
	C-I-P Retaining Wall		1.00 ea	17,500	Pusher Const.										17,500					
32-1613	CURB & GUTTER																			
	Extruded Curb		125.00 lf	4,094	Pusher Const.	4,094														
QRS						9,500														
01-3223	Survey & Layout																			
	Survey & Staking		1.00 lsum	4,000	QRS												4,000			
01-3223	Survey & Layout																			
	Survey & Staking		1.00 lsum	5,500	QRS												5,500			
32-1713	PARKING BUMPERS																			
SUNROC						169,838														
31-2316	Site Demo		1.00 ea	21,848	Sunroc						21,848									
	31-2316	EXCAVATION																		
32-1100	Excavation for Parking Lot Section		1.00 ls	32,500	Sunroc						32,500									
32-1100	BASE COURSE																			
	Sidewalk Prep		165.00 sf	1,452	Sunroc						1,452									
	Curb Prep		125.00 lf	2,945	Sunroc						2,945									
	Asphalt Prep		674.00 cyds	32,689	Sunroc						32,689									
33-4211	STORMWATER PIPING																			
	Storm Drainage		ea	8,000	Sunroc						8,000									
	Seepage Bed		ea	16,700	Sunroc						16,700									
33-4211	STORMWATER PIPING																			
	Storm Drainage		ea	8,000	Sunroc						8,000									
	Seepage Bed		ea	16,700	Sunroc						16,700									
	Sidewalk Replacement																			
02-4113	DEMO-SITE																			
	Sidewalk Demo and Prep		1.00 ea	3,340	Sunroc												3,340			
02-4113	DEMO-SITE																			
	Demo, Excavation, Backfill		1.00 ea	8,440	Sunroc															8,440
	Retaining Wall																			
26-5613	LIGHT POLES & STANDARDS																			
	Excavation		1.00 ea	1,890	Sunroc										1,890					
32-1100	BASE COURSE																			
	Asphalt Prep		56.00 cyds	4,704	Sunroc	4,704														
	Curb Prep		125.00 lf	2,188	Sunroc	2,188														
	Unsuitable Soil Backfill (Unit Cost)		1.00 cyds	97	Sunroc	97														
32-1216	ASPHALT PAVING																			
	Demo		1,945.00 sf	5,835	Sunroc	5,835														
	Excavation		1,004.00 sf	2,510	Sunroc	2,510														

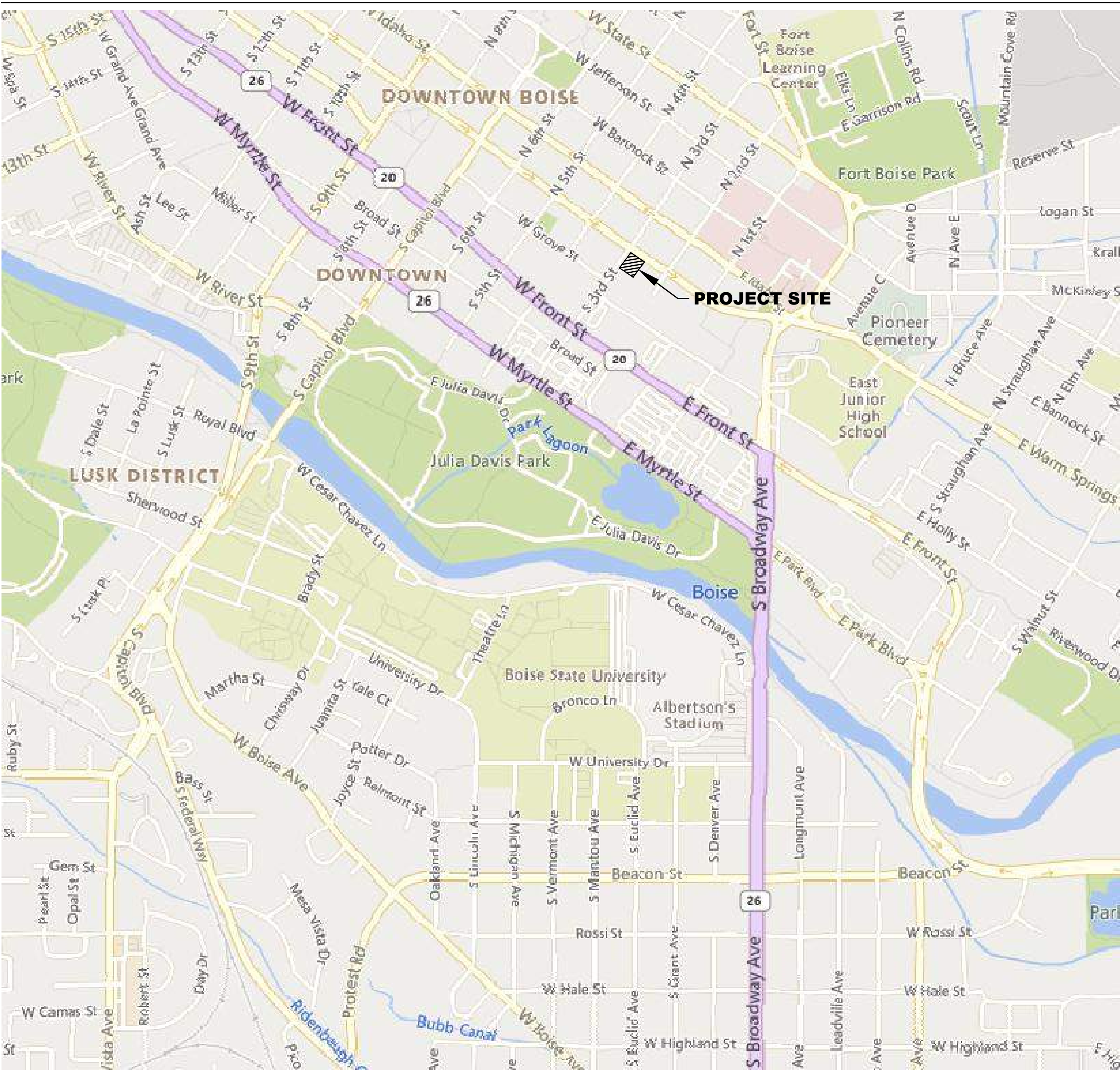
Exhibit E
Schedule of Values

ID	Task Name	Duration	Start	Finish	July 2025							August 2025							September 2025							October 2025									
					T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S	M	T
1	DOL Parking Lots	70 days	Wed 6/25/25	Tue 9/30/25																															
2	South Lot	16 days	Wed 6/25/25	Wed 7/16/25																															
3	Demob Canal Project	0 days	Wed 6/25/25	Wed 6/25/25	◆ Demob Canal Project																														
4	Demo Islands	3 days	Wed 6/25/25	Fri 6/27/25	■ Demo Islands																														
5	Prep for Curbs	2 days	Mon 6/30/25	Tue 7/1/25	■ Prep for Curbs																														
6	Curb and Gutter	4 days	Wed 7/2/25	Mon 7/7/25	■ Curb and Gutter																														
7	Seal Coat and Striping	2 days	Tue 7/8/25	Wed 7/9/25	■ Seal Coat and Striping																														
8	Landscaping	5 days	Thu 7/10/25	Wed 7/16/25	■ Landscaping																														
9	North Lot	59 days	Thu 7/10/25	Tue 9/30/25																															
10	Demo Sidewalk	5 days	Thu 7/10/25	Wed 7/16/25	■ Demo Sidewalk																														
11	Place Sidewalk	4 days	Thu 7/17/25	Tue 7/22/25	■ Place Sidewalk																														
12	Demo Parking Lot	5 days	Wed 7/23/25	Tue 7/29/25	■ Demo Parking Lot																														
13	Demo Retaining Wall	5 days	Wed 7/30/25	Tue 8/5/25	■ Demo Retaining Wall																														
14	Retaining Wall Concrete	10 days	Wed 8/6/25	Tue 8/19/25	■ Retaining Wall Concrete																														
15	Storm Water System	5 days	Wed 8/20/25	Tue 8/26/25	■ Storm Water System																														
16	Parking Lot Aggregate Section	5 days	Wed 8/27/25	Tue 9/2/25	■ Parking Lot Aggregate Section																														
17	Curb and Gutter	4 days	Wed 9/3/25	Mon 9/8/25	■ Curb and Gutter																														
18	Final Grade	4 days	Tue 9/9/25	Fri 9/12/25	■ Final Grade																														
19	Asphalt Paving	2 days	Mon 9/15/25	Tue 9/16/25	■ Asphalt Paving																														
20	Striping	2 days	Wed 9/17/25	Thu 9/18/25	■ Striping																														
21	Landscaping	5 days	Tue 9/9/25	Mon 9/15/25	■ Landscaping																														
22	Punch List and Closeout	8 days	Fri 9/19/25	Tue 9/30/25	■ Punch List and Closeout																														
23	Final Completion	0 days	Tue 9/30/25	Tue 9/30/25	9/30 ◆ Final Completion																														

IDAHO DEPARTMENT OF LABOR
317 W MAIN ST
PARKING LOT REPAVE

Exhibit F

VICINITY MAP



LOCATION MAP

DESIGN-BUILDER

GUHO CORP
ANTHONY GUHO
391 W. STATE ST., SUITE G
EAGLE, ID 83616
PHONE: 208-939-8850
EMAIL: ANTHONY@GUHOCORP.COM

DESIGN-TEAM

CIVIL ENGINEER
RICARDO ZAVALA, PE
QRS CONSULTING, LLC
3380 AMERICANA TERRACE, SUITE 220
BOISE, IDAHO 83706
PHONE: 208-342-0091
EMAIL: RZAVALA@QRS-LLC.COM

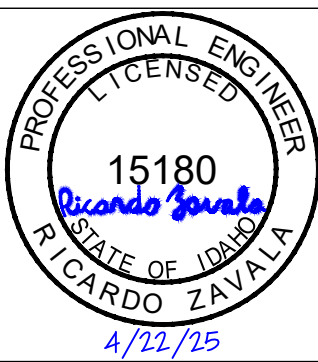
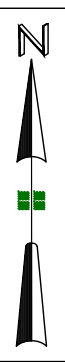
LANDSCAPE ARCHITECT
KIM SIEGENTHALER, LA
JENSEN BELTS ASSOCIATES
1509 S TYRELL LANE, SUITE 130
BOISE, IDAHO 83706
PHONE: 208-343-7175
EMAIL: KIM@JENSENBELTS.COM

GEOTECHNICAL ENGINEER
DANIEL ZIMMERMAN, PE
STRATA, INC.
8653 WEST HACKAMORE DRIVE
BOISE, IDAHO 83709
PHONE: 208-376-8200
EMAIL: DZIMMERMAN@STRATAGEOTECH.COM

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL INFORMATION AND NOTES
C3.0	EXISTING CONDITION AND DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	GRADING PLAN
CD1.1	DETAILS
CD1.2	DETAILS
CD1.3	DETAILS
CD1.4	DETAILS
CD1.5	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE SPECIFICATIONS

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/22/25
NO.	DATE	BY	REVISION



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
TITLE SHEET

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

SHEET

C1.0

LEGEND

- | | |
|--|------------------------------|
| | 3/8" REBAR |
| | 1/2" REBAR |
| | MAGNETIC NAIL |
| | TEMPORARY BENCH MARK |
| | BRASS/ALUMINUM CAP |
| | GROUND WATER MONITORING WELL |
| | DECIDUOUS TREE |
| | STORM DRAIN MANHOLE |
| | STORM DRAIN GRATE |
| | ROOF DRAIN |
| | STORM DRAIN GRATE |
| | IRRIGATION MANHOLE |
| | IRRIGATION CONTROL VALVE |
| | ELECTRICAL MANHOLE |
| | ELECTRICAL BOX |
| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER CLEAN OUT |
| | LIGHT POLE |
| | POWER POLE |
| | FIRE HYDRANT |
| | WATER VALVE |
| | BLOWOFF VALVE |
| | WATER METER |
| | FIRE DEPARTMENT CONNECTION |
| | WATER FAUCET |
| | FROST FREE HYDRANT |
| | POST INDICATOR VALVE |
| | SIGN |
| | TRASH CAN |
| | SIGNAL BOX |
| | SIGNAL MANHOLE |
| | PLANTER |
| | PARKING METER |
| | GAS METER |
| | TELEPHONE PEDESTAL |
| | TELEPHONE MANHOLE |
| | FIBER OPTIC MANHOLE |
| | GEO THERMAL MANHOLE |
| | BENCH |
| | PEDESTRIAN CROSSING POLE |
| | SIGNAL POLE |
| | ROAD CENTER LINE |
| | PROPERTY LINE |
| | GRADE BREAK |
| | FLOW LINE |
| | FENCE |
| | OVERHEAD POWER |
| | FIBER OPTIC LINE |
| | GAS LINE |
| | TELEPHONE LINE |
| | UNDERGROUND POWER |
| | SIGNAL LINE |
| | SANITARY SEWER LINE |
| | WATER LINE |
| | STORM DRAIN LINE |
| | GEO THERMAL LINE |
| | EDGE OF PAVEMENT |
| | BUILDING EAVE LINE |
| | SAW CUT/MATCH LINE |
| | BUILDING |
| | CONCRETE CURB |
| | PLANTER |
| | LAWN |
| | NEW ASPHALT |
| | CONCRETE |
| | TREE GRATE |

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND REQUIRED INSPECTIONS FOR THIS PROJECT.
3. SITE WORK SHALL CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS AND PROJECT SPECIAL PROVISIONS.
4. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED ON INFORMATION WE DEEM RELIABLE. HOWEVER, THE LOCATION AND CONFIGURATION IS NOT GUARANTEED. CONTRACTOR SHALL CALL DIGLINE 48 HOURS PRIOR TO CONSTRUCTION (1-800-342-1585).
5. THE PROPERTY BOUNDARIES SHOWN ON THESE PLANS ARE BASED ON PREVIOUSLY RECORDED INFORMATION AND FIELD MEASUREMENTS. NO PROPERTY PINS HAVE BEEN SET AND NO RECORD OF SURVEY HAS BEEN FILED.
6. CONTRACTOR SHALL RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE SHOWN. ANY UTILITIES DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
7. ANY CHANGES FROM THESE PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER.
8. CONTRACTOR SHALL PROVIDE AND GAIN APPROVAL FOR TRAFFIC CONTROL PLANS WITH ADA COUNTY HIGHWAY DISTRICT.
9. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO PLACING ASPHALT OR CONCRETE. REPORT ANY DISCREPANCIES TO THE ENGINEER FOR REDESIGN IF NECESSARY.
10. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. THERE ARE NO "TOLERANCES" ALLOWED.
11. CONTRACTOR SHALL REPAIR/ADJUST EXISTING LANDSCAPING AND IRRIGATION ADJACENT TO AND AFFECTED BY THE WORK.

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PROTECT EXISTING BUILDING FACE FROM CONSTRUCTION RELATED DAMAGE. CONSTRUCTION RELATED DAMAGE, IF ANY, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
2. BUILDING WALLS AND ENTRIES SHALL BE PROTECTED FROM CONSTRUCTION RELATED DIRT, DEBRIS, WASTEWATER FROM CONCRETE CUTTING OPERATIONS, ETC. TO THE EXTENT PRACTICAL. CONTRACTOR SHALL CLEAN ALL CONSTRUCTION RELATED DIRT, DEBRIS, DISCOLORATION, ETC. FROM BUILDING AND ENTRIES UPON COMPLETION OF THE WORK.

SPECIAL PROVISIONS

MODIFICATIONS TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

1. 1103--CONSTRUCTION TRAFFIC CONTROL

1103.1.1 SECTION INCLUDES:

- DELETE THE SECTION AND ADD THE FOLLOWING:

CONTRACTOR SHALL FURNISH ALL PLANS, MATERIALS AND EQUIPMENT NECESSARY FOR MAINTENANCE OF TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), SUPPLEMENTED BY THE ADA COUNTY HIGHWAY DISTRICT (ACHD) SUPPLEMENTAL SPECIFICATIONS.

AT ALL TIMES WITHIN THE LIMITS OF THIS CONTRACT, ALL STREETS SHALL REMAIN OPEN FOR THROUGH TRAFFIC UNLESS OTHERWISE SPECIFIED. COORDINATE WITH ACHD FOR ANY LANE CLOSURES THAT MAY BE REQUIRED.

SUBMIT TRAFFIC CONTROL PLANS OR APPROVAL TO THE ADA COUNTY HIGHWAY DISTRICT, AND PROJECT MANAGER. MAINTAIN TRAFFIC CONTROL AT THE SITE AT ALL TIMES. UPON ARRIVAL AND LEAVING THE JOB SITE, VERIFY THAT TRAFFIC CONTROL MARKERS ARE INTACT AND INSTALLED PER TRAFFIC CONTROL PLAN.

2. 1103.1.4--LOCAL AND EMERGENCY TRAFFIC

ADD THE FOLLOWING SUBSECTION:

- OPEN ACCESS SHALL BE MAINTAINED AT ALL TIMES FOR ALLEYS USED FOR DELIVERIES, ANY STREET PARKING LOCATION WHICH HAS BEEN DESIGNATED FOR BUSINESS LOADING USE, CONSTRUCTION SITES, AND PRIVATE DRIVEWAYS.

LOADING USE. PARKING FOR CONTRACTOR'S PERSONNEL SHALL NOT BE PERMITTED WITHIN THE PROJECT LIMITS. OFF-SITE PARKING FOR PERSONAL VEHICLES OF CONTRACTOR'S EMPLOYEES SHALL BE IN COMPLIANCE WITH BOISE CITY PARKING REGULATIONS.

3. 1103.1.5--PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC

ADD THE FOLLOWING SUBSECTION:

- PEDESTRIAN CROSSWALK ACCESS SHALL BE MAINTAINED TO THE MAXIMUM PRACTICAL EXTENT AT ALL TIMES.

- PEDESTRIAN ACCESS, AND THE METHOD THEREOF, SHALL BE MAINTAINED TO ALL BUSINESSES DURING THE COURSE OF CONSTRUCTION

SHOULD A PRIMARY BUSINESS ACCESS BE TEMPORARILY DISRUPTED, AN APPROVED ALTERNATE ACCESS SHALL BE PROVIDED ALONG WITH LEGIBLE SIGNAGE DIRECTING PEDESTRIANS TO ALTERNATE ACCESS.

- ALL TEMPORARY PEDESTRIAN PATHWAYS AND ACCESS LOCATIONS SHALL BE COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT.

SP-1250--DEMOLITION

DESCRIPTION

THIS TASK INCLUDES DEMOLITION RELATED TO CONCRETE SIDEWALK, CURB AND GUTTER, EXISTING UTILITIES, AND ASPHALT PAVING AS DESCRIBED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL RETAIN AND PROTECT SPECIFIED SURFACE FEATURES, CURB WORK, AND ABOVE GRADE, OR INTEGRAALLY TIED-IN UTILITIES AS SHOWN IN THE CONTRACT DOCUMENTS.

NOTIFY CCDC'S PROJECT MANAGER AS SOON AS CONFLICTS WITH UNKNOWN UTILITIES, MATERIALS, AND CONSTRUCTION TECHNIQUES ARE DISCOVERED. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ALL DAMAGE CAUSED BY CONTRACTOR TO UTILITIES NOT OTHERWISE SHOWN TO BE ABANDONED OR REMOVED.

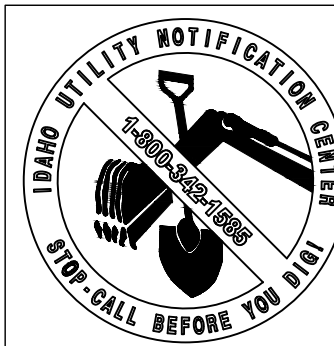
CONTRACTOR SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), DIVISION 200 EARTHWORK, SECTION 201--CLEARING, GRUBBING AND REMOVAL OF OBSTRUCTIONS WITH THE ADDITIONAL REQUIREMENT TO CONFORM TO THE ACTUAL LIMITS OF WORK AND THIS SPECIAL PROVISION. FOLLOWING REMOVAL OF ITEMS COVERED IN THIS SPECIAL PROVISION AND AS SHOWN ON THE DRAWINGS, SECTION 202.3.7--EXCAVATION OF UNSUITABLE MATERIAL SHALL APPLY.

SAW CUT ALONG FACE OF BUILDINGS AND AT LIMITS OF PAVING TO BE REMOVED AS INDICATED ON THE DRAWINGS OR IN THE GENERAL DEMOLITION NOTES. PROTECT ALL RETAINED STRUCTURES AND SURFACES FROM DAMAGE.

AFTER THE NECESSARY SAW CUTTING HAS BEEN COMPLETED, CAREFULLY REMOVE REQUIRED PAVING. USE EXTRA CAUTION WHEN REMOVING SIDEWALK PORTIONS AT FACE OF BUILDING. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ALL DAMAGE CAUSED BY CONTRACTOR TO SURFACES, STRUCTURES AND UTILITIES NOT SCHEDULED FOR REMOVAL OR ALTERATION, OR SHALL REPLACE SUCH SURFACES, STRUCTURES AND UTILITIES IF BEYOND REPAIR. ASPHALT PATCHING, AND ALL TRAFFIC CONTROL SHALL BE IN STRICT CONFORMANCE WITH ACHD STANDARD REQUIREMENTS. ALL UTILITY SERVICES SHALL REMAIN IN FULL AND CONTINUOUS SERVICE. TEMPORARY DISRUPTION TO UTILITY SERVICES SHALL BE COORDINATED PRIOR TO DISRUPTION.

MATERIALS

CONTRACTOR SHALL FURNISH ALL EQUIPMENT REQUIRED TO PERFORM THE DEMOLITION IN ALL RESPECTS. DEMOLITION TASKS ARE INTENDED TO ALLOW FINAL CONSTRUCTION ACTIVITIES TO BE COMPLETED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF UNSUITABLE SUBGRADE AND REMOVAL OR RELOCATION OF UNKNOWN EXISTING STRUCTURES CONFLICTING WITH NECESSARY CONSTRUCTION ACTIVITIES TO A DEPTH OF 18 INCHES BELOW FINISHED GRADE. ADDITIONAL EXCAVATION OR REMOVAL/REPLACEMENT BELOW 18 INCHES SHALL BE PAID FOR ON A UNIT PRICE BASIS.



CONTRACTOR SHALL NOTIFY DIG LINE
AT LEAST 48 HOURS PRIOR TO ANY
CONSTRUCTION ON THIS PROJECT.
CONTRACTOR IS ALSO RESPONSIBLE
FOR NOTIFYING UTILITY COMPANIES
BEFORE DIGGING ADJACENT TO ANY
EXISTING UTILITIES.

DIGLINE, INC.
8310 W USTICK RD, STE. 100
BOISE, ID 83704

[illegible]

IDAHO DEPARTMENT OF LABOR

215 W MAIN ST PARKING LOT REPAVE

GENERAL INFORMATION AND NOTES

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET

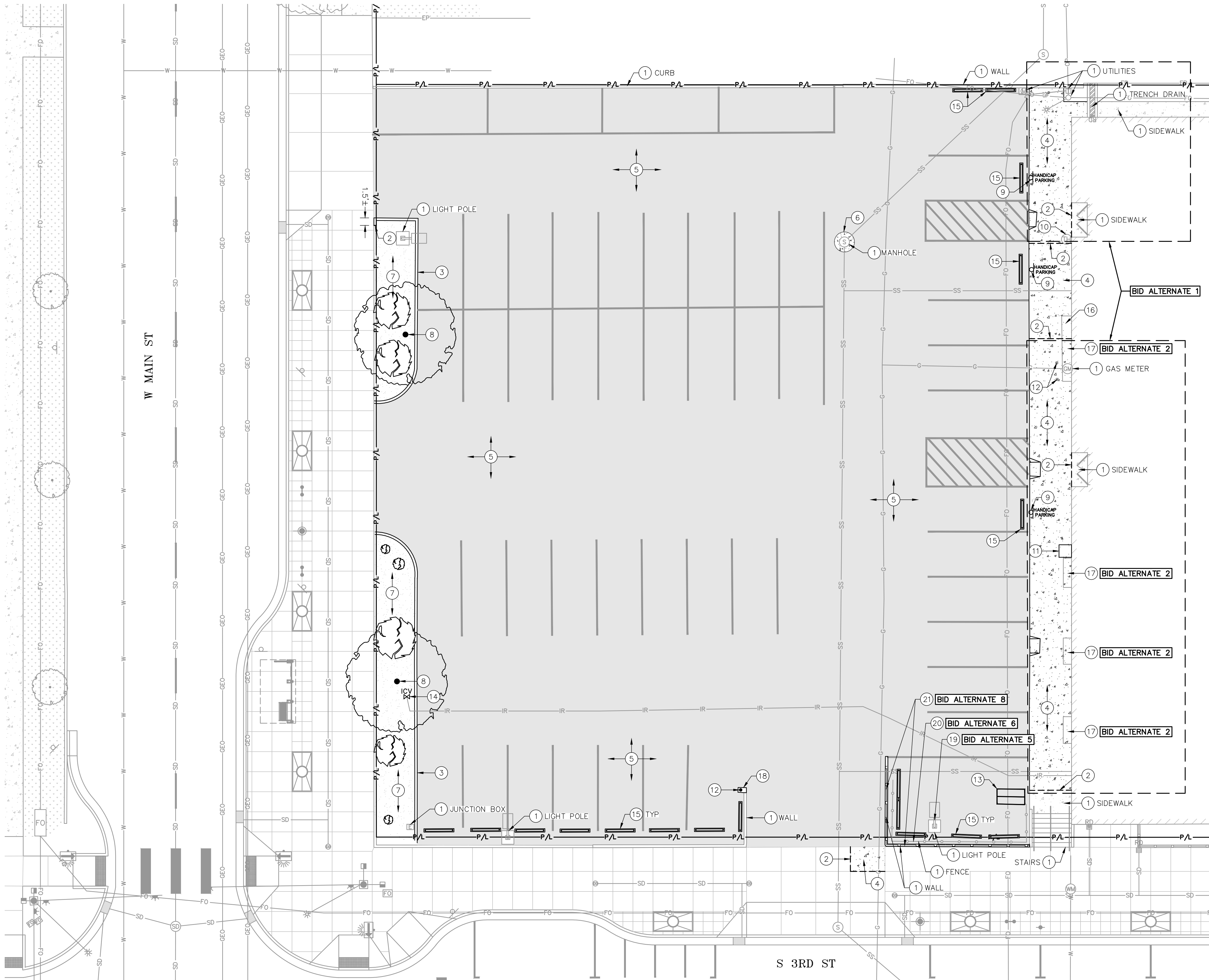


3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

SHEET

C2.0

USER: RICARDO ZAVALA LOCAL LOCATION: C:\PROJECTS\19022303_UBA - CDDG_3RD ST\DWG & IPCO PARKING LOTS\DWG\DWG - 215 W MAIN ST\DWG\DWG - 215 W MAIN ST - 22C2403.DWG



KEYNOTES

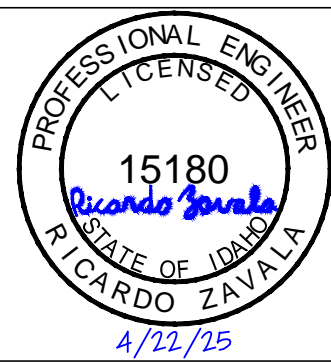
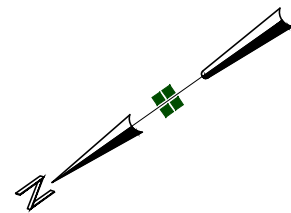
- 1 RETAIN AND PROTECT
- 2 SAW CUT CONCRETE AND/OR ASPHALT AS SHOWN
- 3 REMOVE CONCRETE CURB, DISPOSE OFF-SITE
- 4 REMOVE CONCRETE SIDEWALK, DISPOSE OFF-SITE
- 5 REMOVE ASPHALT PAVEMENT, DISPOSE OFF-SITE
- 6 REMOVE CONCRETE MANHOLE COLLAR, DISPOSE OFF-SITE
- 7 REMOVE LANDSCAPING MATERIAL/PLANTINGS, DISPOSE OFF-SITE
- 8 REMOVE TREE, DISPOSE OFF-SITE
- 9 REMOVE SIGN, DISPOSE OFF-SITE
- 10 SALVAGE TRASH RECEPTACLE, RESET FOLLOW CONSTRUCTION COMPLETION
- 11 REMOVE PLANTER, DISPOSE OFF-SITE
- 12 SALVAGE SURFACE MOUNTED BOLLARD, RESET FOLLOW CONSTRUCTION COMPLETION
- 13 REMOVE BIKE RACK, DISPOSE OFF-SITE
- 14 REMOVAL AND/OR REPLACEMENT OF IRRIGATION VALVES AND IRRIGATION SYSTEM PER LANDSCAPE PLAN
- 15 REMOVE WHEEL STOPS AND SALVAGE 8 WHEEL STOPS IN GOOD CONDITION, DISPOSE OF REMAINING WHEEL STOPS OFF-SITE
- 16 REMOVE 6" OF WINDOW WELL CONCRETE INFILL, DISPOSE OFF-SITE
- 17 REMOVE 6" OF WINDOW WELL CONCRETE INFILL, DISPOSE OFF-SITE (BID AS NOT TO EXCEED AMOUNT, AKA ALLOWANCE)
- 18 REMOVE BOLLARD FOUNDATION, DISPOSE OFF-SITE
- 19 SALVAGE LIGHT POLE, RESET FOLLOW CONSTRUCTION COMPLETION, REMOVE FOUNDATION AND DISPOSE OFF-SITE
- 20 SALVAGE FENCE, RESET FOLLOW CONSTRUCTION COMPLETION
- 21 REMOVE CONCRETE WALL, DISPOSE OFF-SITE

HARDSCAPE DEMOLITION LEGEND

- SAW CUT LINE
- REMOVE CONCRETE CURB
- RETAIN AND PROTECT CONCRETE CURB
- REMOVE ASPHALT
- REMOVE CONCRETE
- RETAIN AND PROTECT CONCRETE

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/22/25
NO.	DATE	BY	REVISION

0 10 20
HORIZONTAL SCALE: 1"=10'



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
EXISTING CONDITIONS AND DEMOLITION PLAN

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

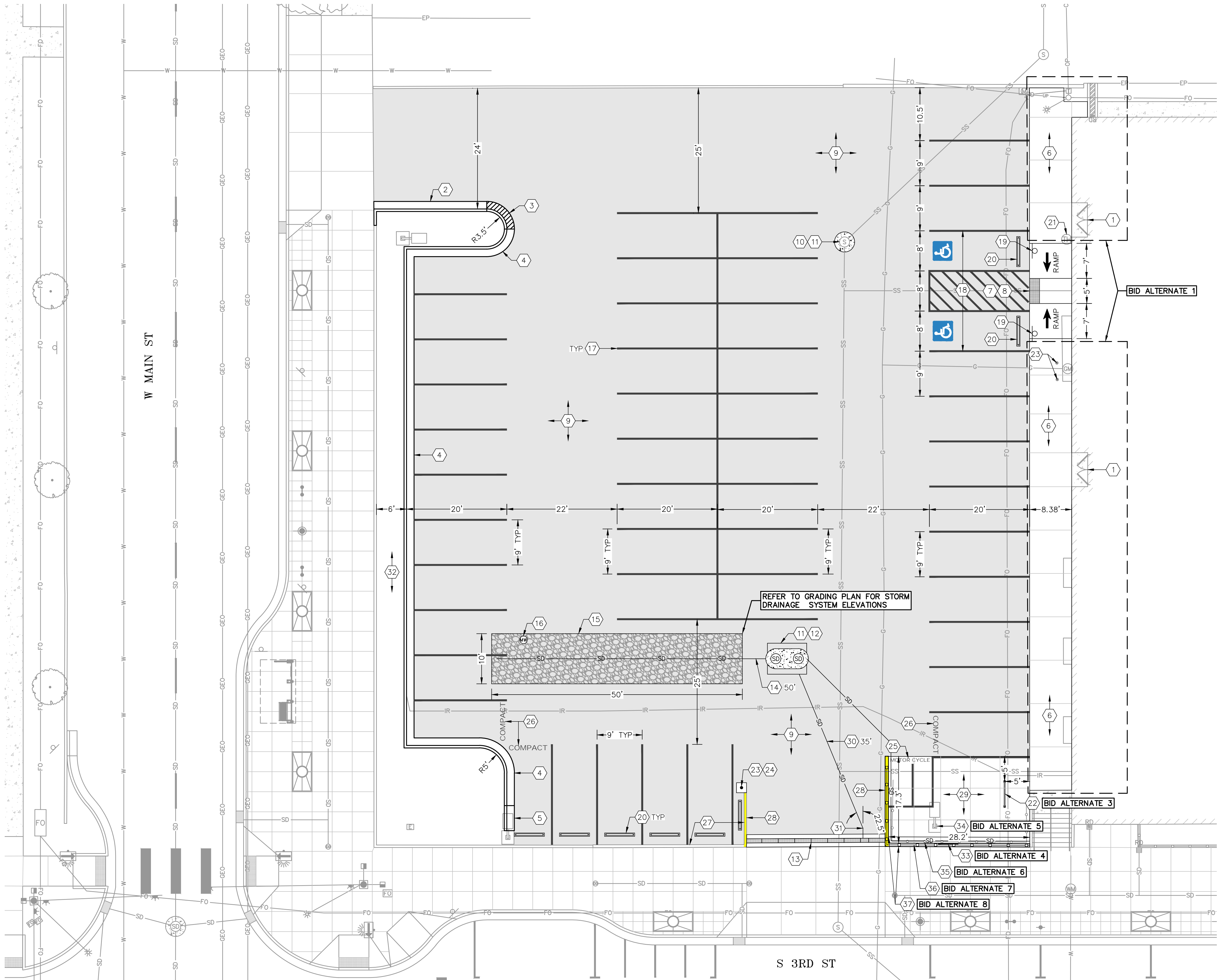
DESIGN PHASE:
BID SET



SHEET

C3.0

USER: RICARDO ZAVALA LOCAL LOCATION: C:\PROJECTS\19022303_LBA - CDD - 3RD ST\IDOL & IPCO PARKING LOTS\DWG\DWG - 215 W MAIN ST\C4.0 SITE PLAN - 215 W MAIN ST - 22C2403.DWG



KEYNOTES

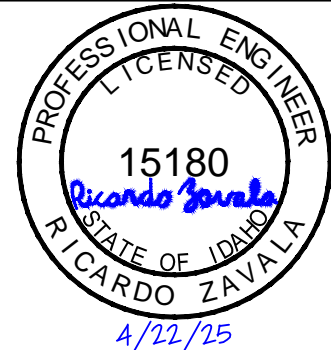
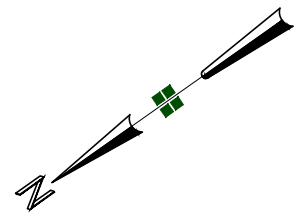
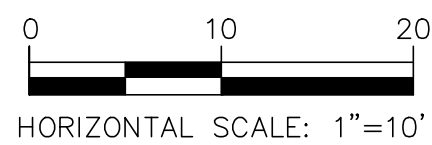
- CONTRACTOR SHALL MAINTAIN ACCESS TO BUSINESS DURING BUSINESS HOURS, PROVIDE SIGNS AS NECESSARY TO DIRECT CUSTOMERS TO BUSINESS ENTRANCE
- 6" VERTICAL CURB AND GUTTER PER DETAIL 1/CD1.1
- CURB TYPE TRANSITION
- 6" REVERSE PAN VERTICAL CURB AND GUTTER PER PER DETAIL 2/CD1.1
- CURB TERMINUS PER DETAIL 3/CD1.1
- THICKENED EDGE CONCRETE SIDEWALK PER DETAIL 4/CD1.1
- YELLOW ADA DETECTABLE WARNING DOMES PER ISPCW SD-712
- CONCRETE ADA PEDESTRIAN RAMP PER DETAIL 5/CD1.1
- ASPHALT PAVING PER DETAIL 6/CD1.1
- ADJUST TO FINISHED GRADE
- MANHOLE CONCRETE COLLAR PER ISPCW SD-508
- 1,500 GALLON SAND AND GREASE TRAP PER DETAIL 1/CD1.3
- TRENCH DRAIN PER DETAIL 2/CD1.3
- 12" ADS N12 WT IB STORM DRAIN PIPE
- SEEPAGE BED PER DETAIL 1/CD1.3
- MONITORING WELL PER DETAIL 1/CD1.3
- 4"-WIDE YELLOW PARKING STRIPING
- ADA ACCESSIBLE PARKING STALL STRIPING PER DETAIL 1/CD1.2
- ADA ACCESSIBLE PARKING SIGN PER DETAIL 2/CD1.2
- REINSTALL SALVAGED PARKING BUMPER
- REINSTALL SALVAGED TRASH RECEPTACLE
- BIKE RACK PER LANDSCAPE PLAN
- PAINT SALVAGED SURFACE MOUNTED BOLLARD WITH 2 COATS OF YELLOW PAINT AND REINSTALL
- BOLLARD FOUNDATION PER DETAIL 3/CD1.2
- "MOTOR CYCLE PARKING ONLY" YELLOW PAINT MARKING
- "COMPACT" YELLOW PAINT MARKING
- SACK FINISH EXPOSED WALL
- PAINT EXPOSED WALL WITH 2 COATS OF YELLOW PAINT
- CONCRETE PAVEMENT PER DETAIL 7/CD1.1
- 8" SDR 35 PVC PIPE
- 8" SDR 35 22.5' ELBOW
- REFER TO LANDSCAPE PLAN
- INSTALL 4'X2.5'X1/4" STEEL PLATE TO BACK SIDE OF WALL, CENTER PLATE ON CRACK IN WALL, ATTACH PLATE TO WALL WITH (6) 3/8" ALL TREAD RODS WITH WASHERS AND NUTS, EPOXY ALL THREAD TO WALL WITH HILTI HIT-HY 200-R, PRIMER AND PAINT STEEL PLATE PRIOR TO INSTALLATION
- 2'X5' CONCRETE LIGHT POLE FOUNDATION PER ISPCW SD-1109, REINSTALL SALVAGED LIGHT POLE
- REINSTALL SALVAGED FENCE
- GUARD RAIL PER DETAIL 1/CD1.5
- CONCRETE RETAINING WALL PER DETAIL 1/CD1.4

HARDSCAPE LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER

PROPOSED PARKING STALLS	
REGULAR PARKING STALLS:	43
ADA PARKING STALLS:	2
COMPACT PARKING STALLS:	3
MOTOR CYCLE PARKING STALLS:	2
TOTAL:	50
EXISTING PARKING STALLS	
REGULAR PARKING STALLS:	46
ADA PARKING STALLS:	3
TOTAL:	49

DESIGNED BY: RZ _____			CHECKED BY: RZ _____
DRAWN BY: RZ _____			PLOT DATE: <u>4/22/25</u>
NO.	DATE	BY	REVISION



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
SITE PLAN

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



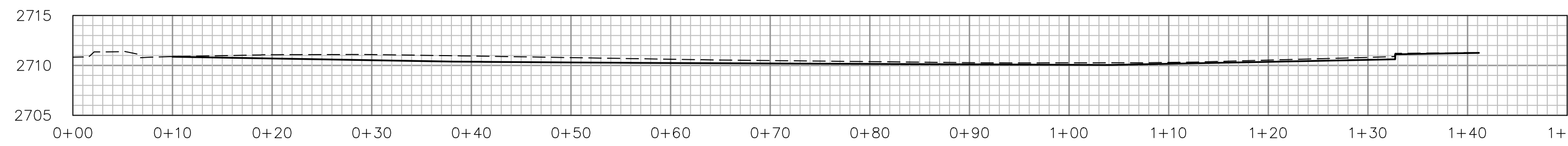
SHEET

C4.0

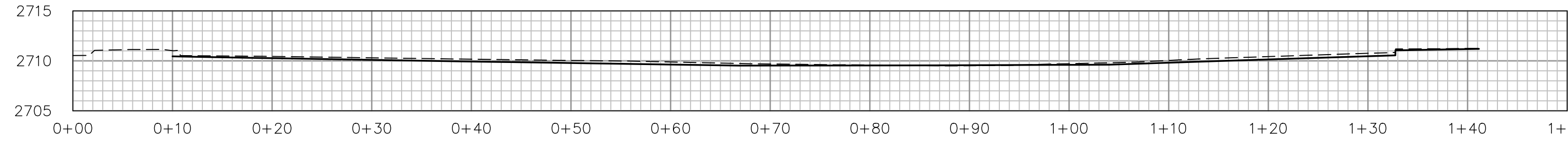
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PROFILE LEGEND

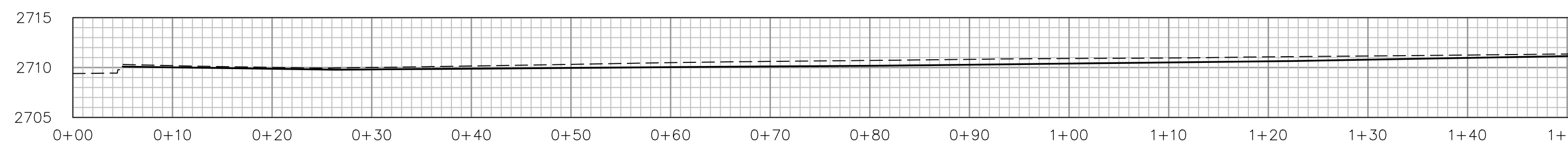
———— FINISHED GRADE
----- EXISTING GRADE



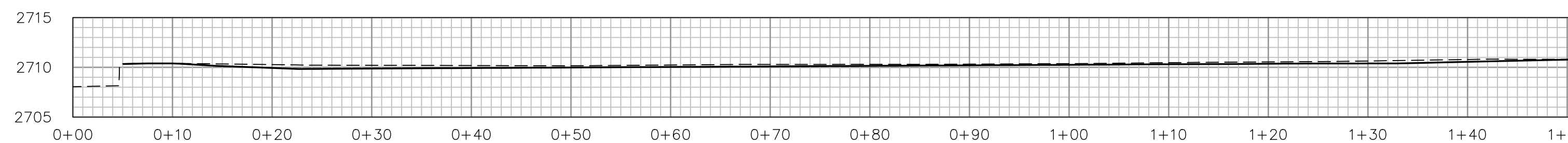
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

GRADING LEGEND

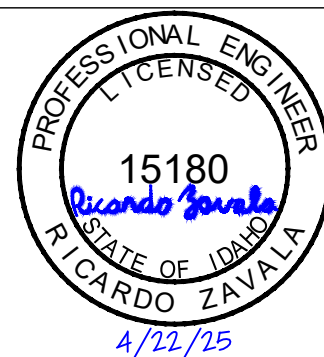
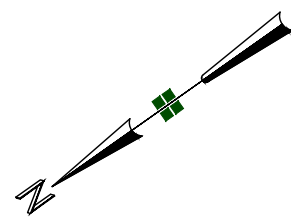
AC ASPHALTIC CONCRETE
FG FINISHED GRADE
ME MATCH EXISTING
LIP LIP OF CURB
TBC TOP BACK OF CURB
TC TOP OF CONCRETE
TF TOP OF FOUNDATION
TW TOP OF WALL
—●— GRADE BREAK

DIFFERENCE BETWEEN FINISHED GRADE AND EXISTING GRADE

DESCRIPTION	QUANTITY (CY)
CUT	165
FILL	5

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/22/25
NO.	DATE	BY	REVISION

0 10 20
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
GRADING PLAN

QRS PROJECT NUMBER:
22C2403

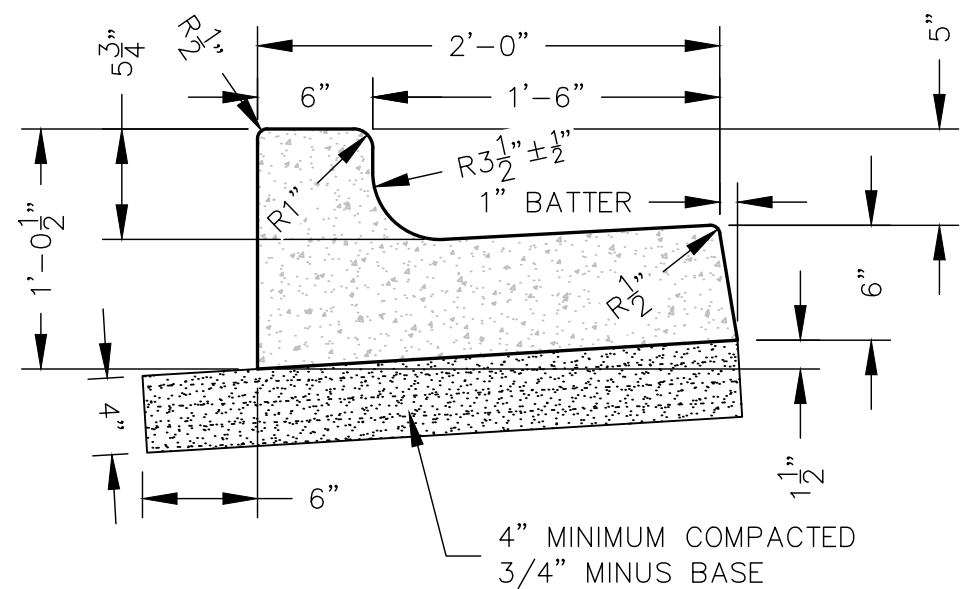
SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



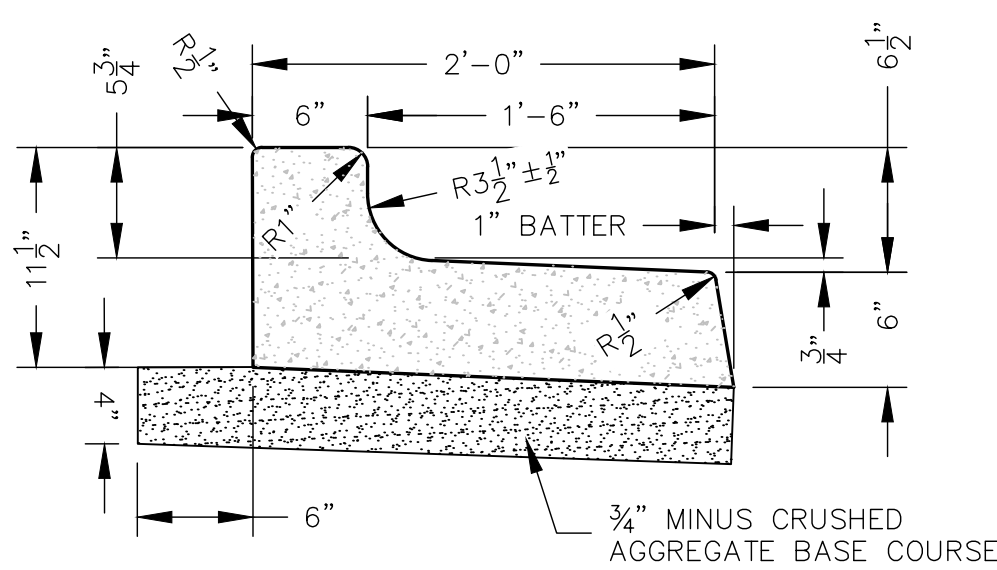
SHEET

C5.0



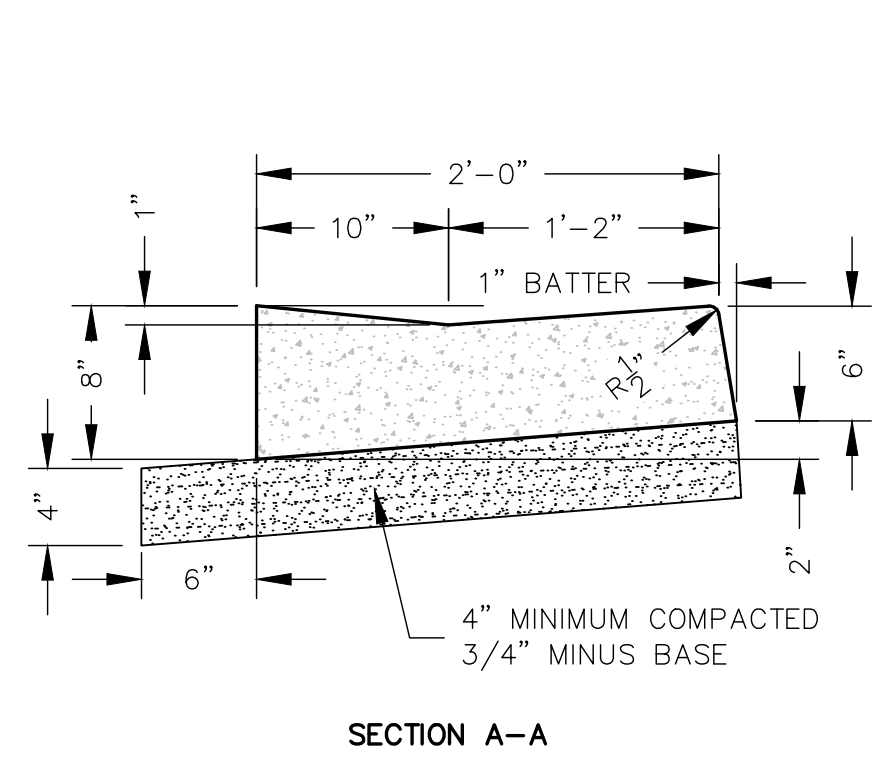
- NOTES:**
1. COMPACT $\frac{3}{4}$ " MINUS CRUSHED AGGREGATE BASE MATERIAL TO EXCEED 95% OF MODIFIED PROCTOR.
 2. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10- FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORE SPACING).
 3. MATERIAL AND CONSTRUCTION IN COMPLIANCE WITH ISPMC SPECIFICATIONS.
 4. BACKFILL AS PER ISPMC SECTION 706.

1 6" VERTICAL CURB AND GUTTER (ACHD SD-701)
CD1.1 SCALE: NTS



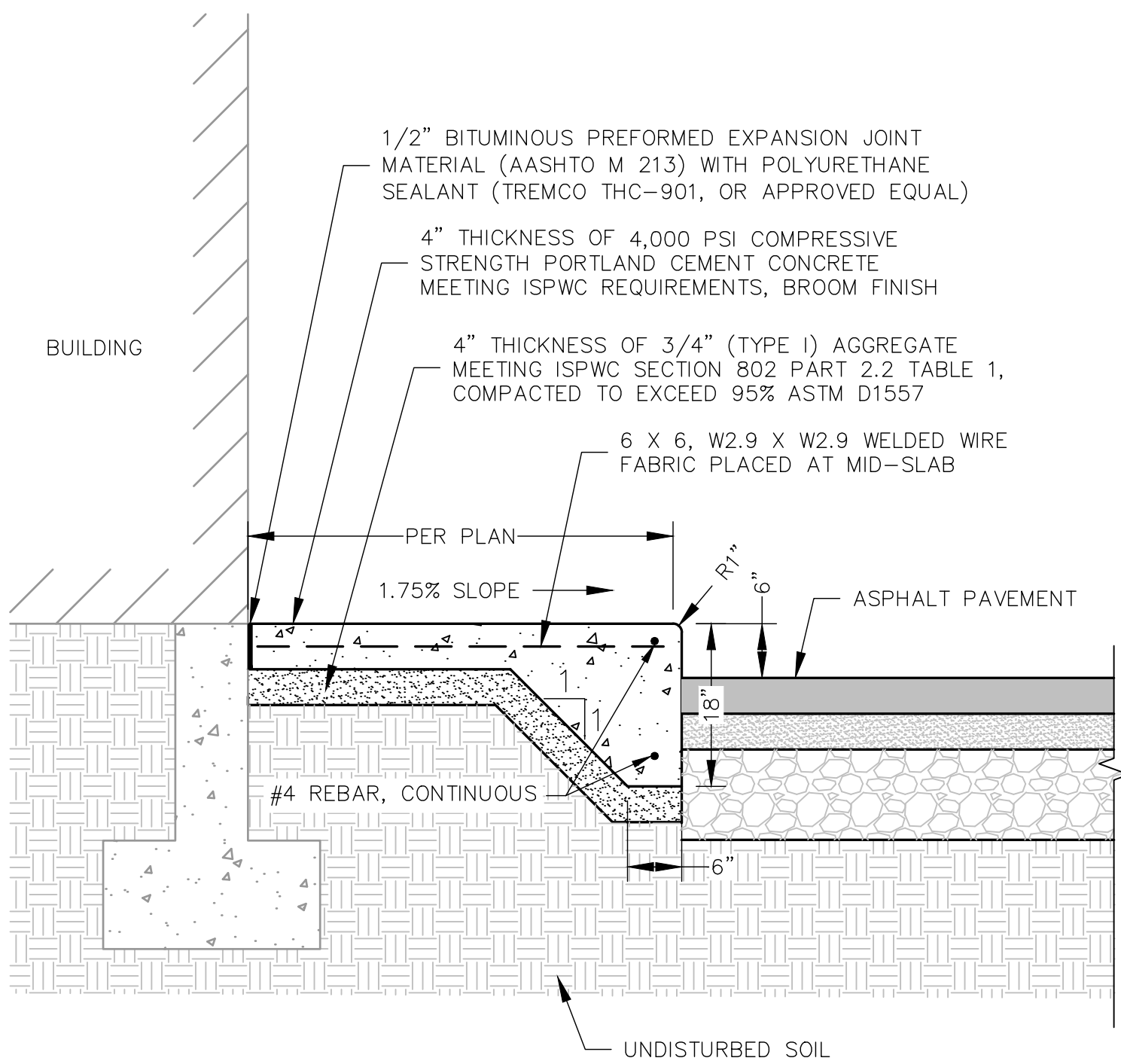
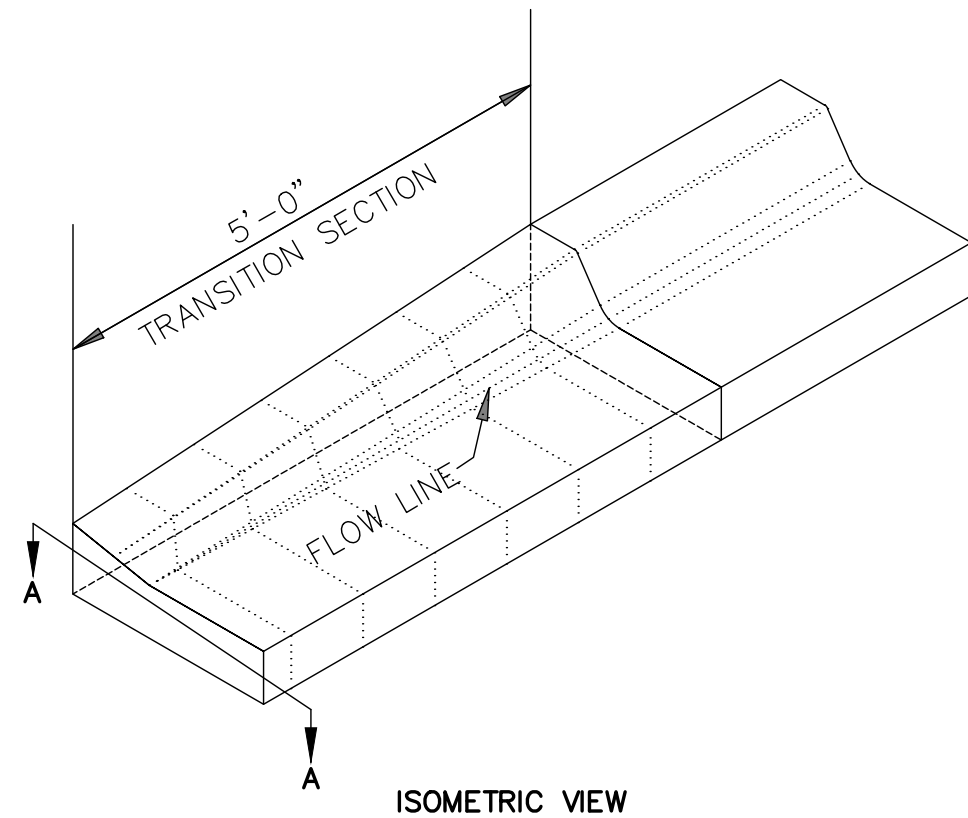
- NOTES:**
1. COMPACT $\frac{3}{4}$ " MINUS CRUSHED AGGREGATE BASE MATERIAL TO EXCEED 95% OF MODIFIED PROCTOR.
 2. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10- FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORE SPACING).
 3. MATERIAL AND CONSTRUCTION IN COMPLIANCE WITH ISPMC SPECIFICATIONS.
 4. BACKFILL AS PER ISPMC SECTION 706.

2 6" REVERSE PAN VERTICAL CURB AND GUTTER (ACHD SD-701R)
CD1.1 SCALE: NTS



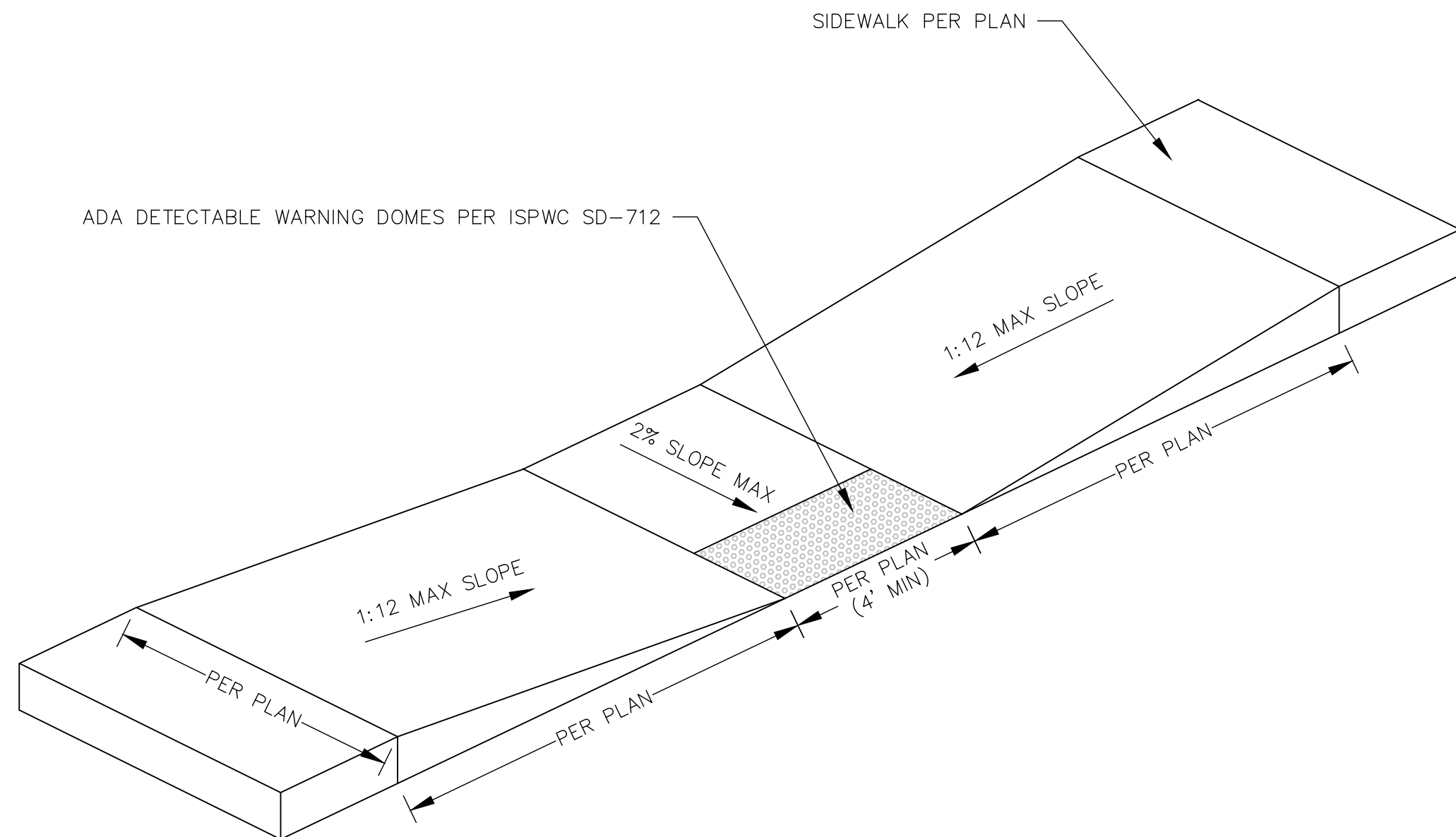
- NOTES:**
1. COMPACT $\frac{3}{4}$ " MINUS CRUSHED AGGREGATE BASE MATERIAL TO EXCEED 95% OF MODIFIED PROCTOR.
 2. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10- FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORE SPACING).
 3. MATERIAL AND CONSTRUCTION IN COMPLIANCE WITH ISPMC SPECIFICATIONS.
 4. BACKFILL AS PER ISPMC SECTION 706.

3 CURB TERMINUS
CD1.1 SCALE: NTS

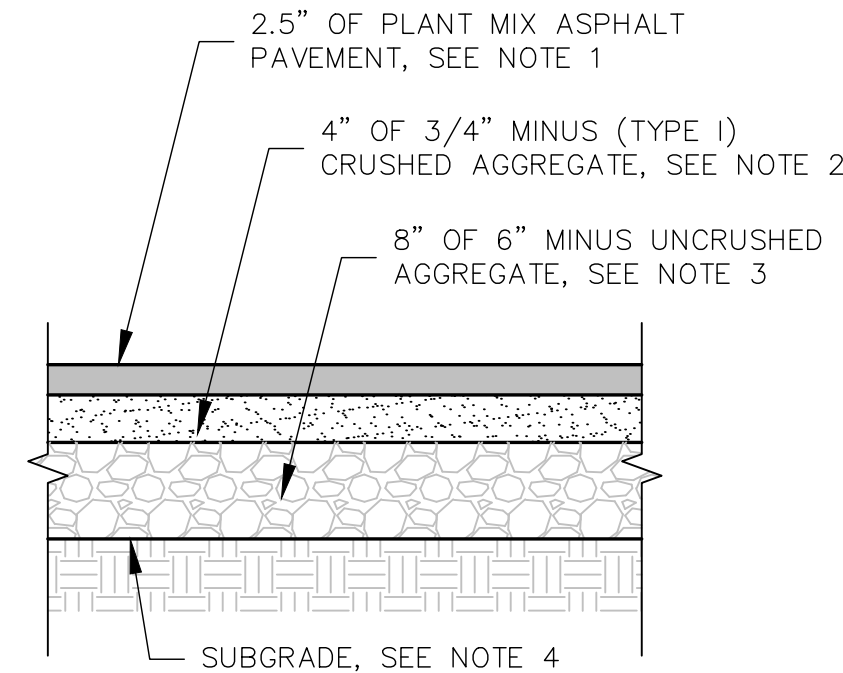


- NOTES:**
1. SCORE AT INTERVALS TO MATCH WIDTH OF SIDEWALK.
 2. MATERIAL AND CONSTRUCTION IN COMPLIANCE WITH ISPMC SPECIFICATIONS.
 3. BACKFILL AS PER ISPMC SECTION 706.

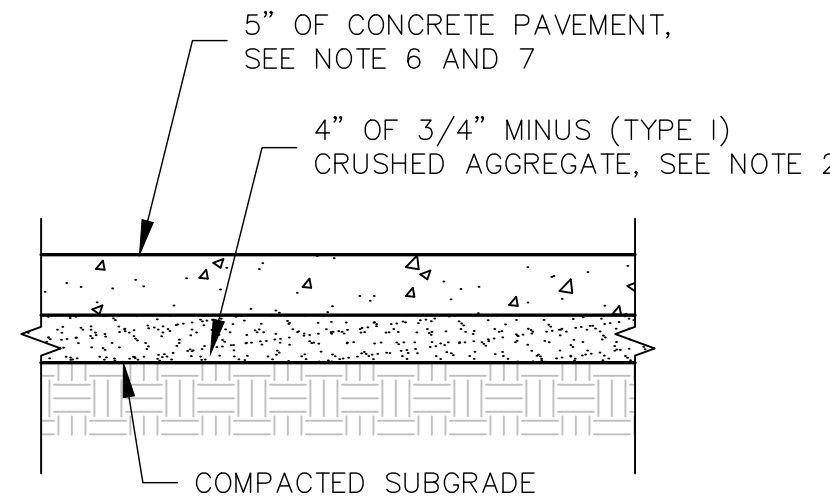
4 THICKENED EDGE SIDEWALK
CD1.1 SCALE: NTS



5 ADA PEDESTRIAN RAMP
CD1.1 SCALE: NTS



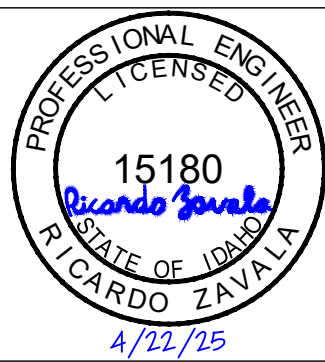
6 PARKING LOT ASPHALT SECTION
CD1.1 SCALE: NTS



7 CONCRETE SECTION
CD1.1 SCALE: NTS

USER: RICARDO ZAVALA LOCAL LOCATION: C:\PROJECTS\19022303_IDA - CDDC 3RD ST\CDL & IPCO PARKING LOTS\DWG\CDL - 215 W MAIN ST\CD DETAILS - 215 W MAIN ST - 22022403.DWG

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/22/25
NO.	DATE	BY	REVISION



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
DETAILS

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET

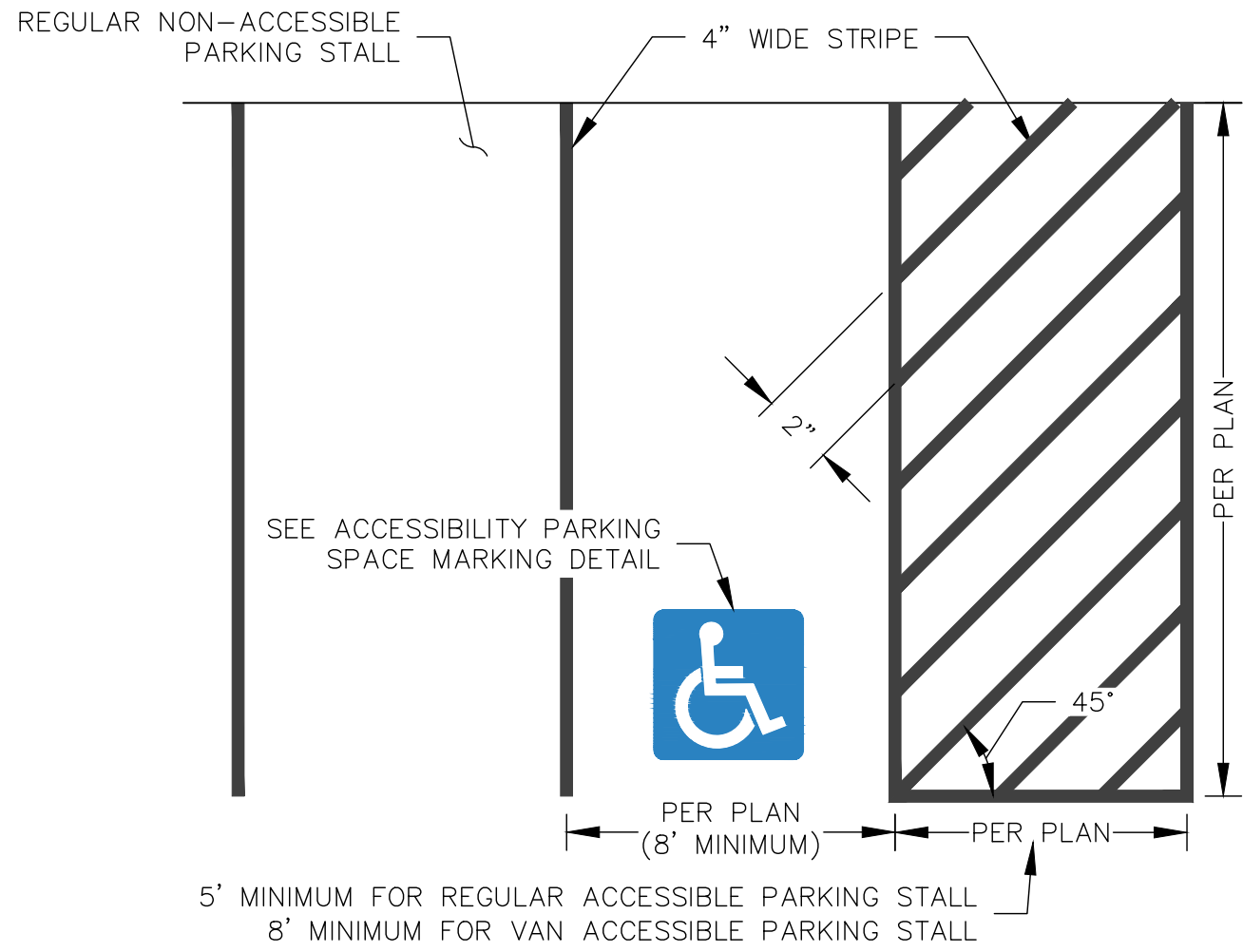


3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

SHEET

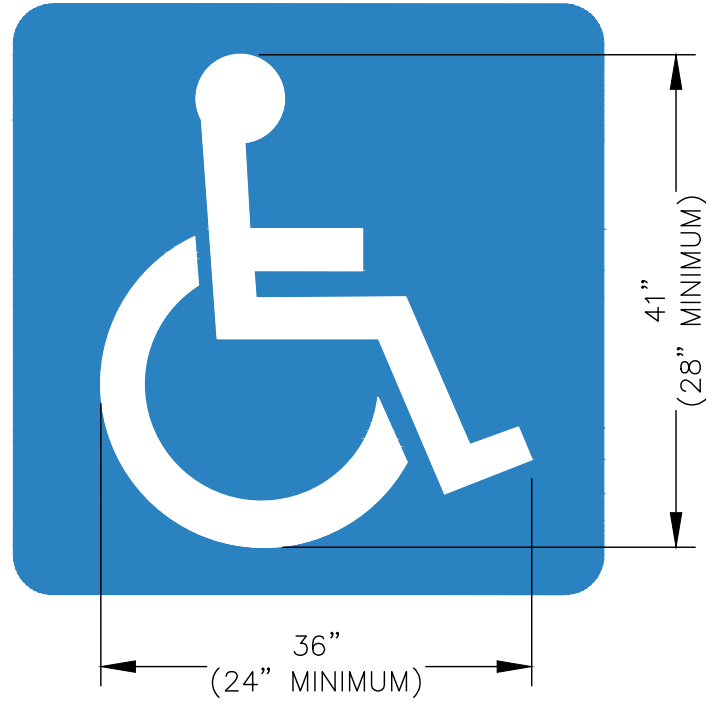
CD1.1

USER: RICARDO ZAVALA LOCAL LOCATION: C:\PROJECTS\19C2303_IDA - CCDC 3RD ST\DOL & IPO PARKING LOTS\DWG\CD1 - 215 W MAIN ST\CD DETAILS - DOL 215 W MAIN ST - 22C2403.DWG

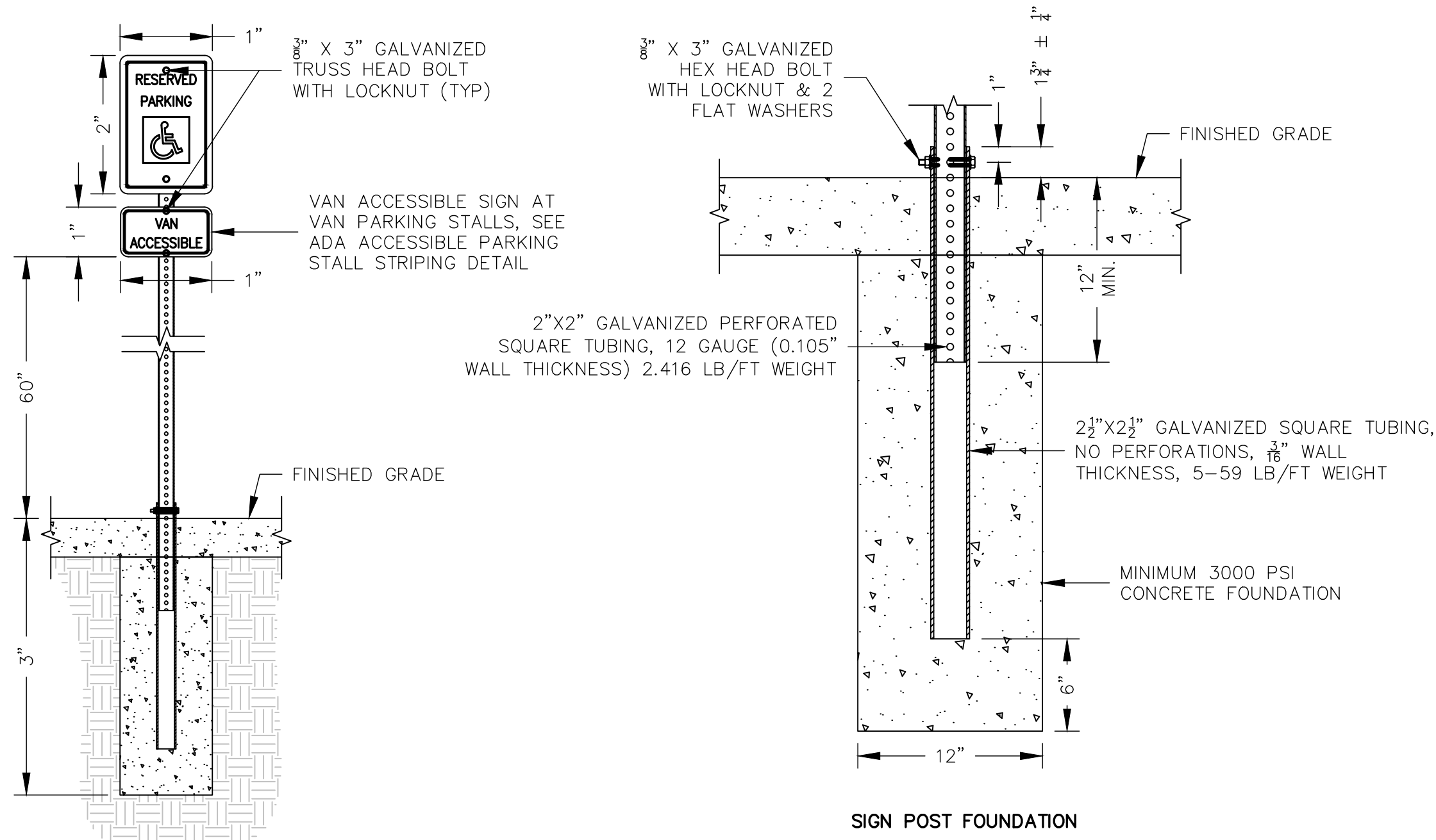


- NOTE:**
1. PAVEMENT STRIPING SHALL MEET ISPMC SECTION 1104 REQUIREMENTS.
 2. INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING PER MUTCD 3B.19 REQUIREMENTS.

1 ADA ACCESSIBLE PARKING SPACE STRIPING
CD1.2 SCALE: NTS

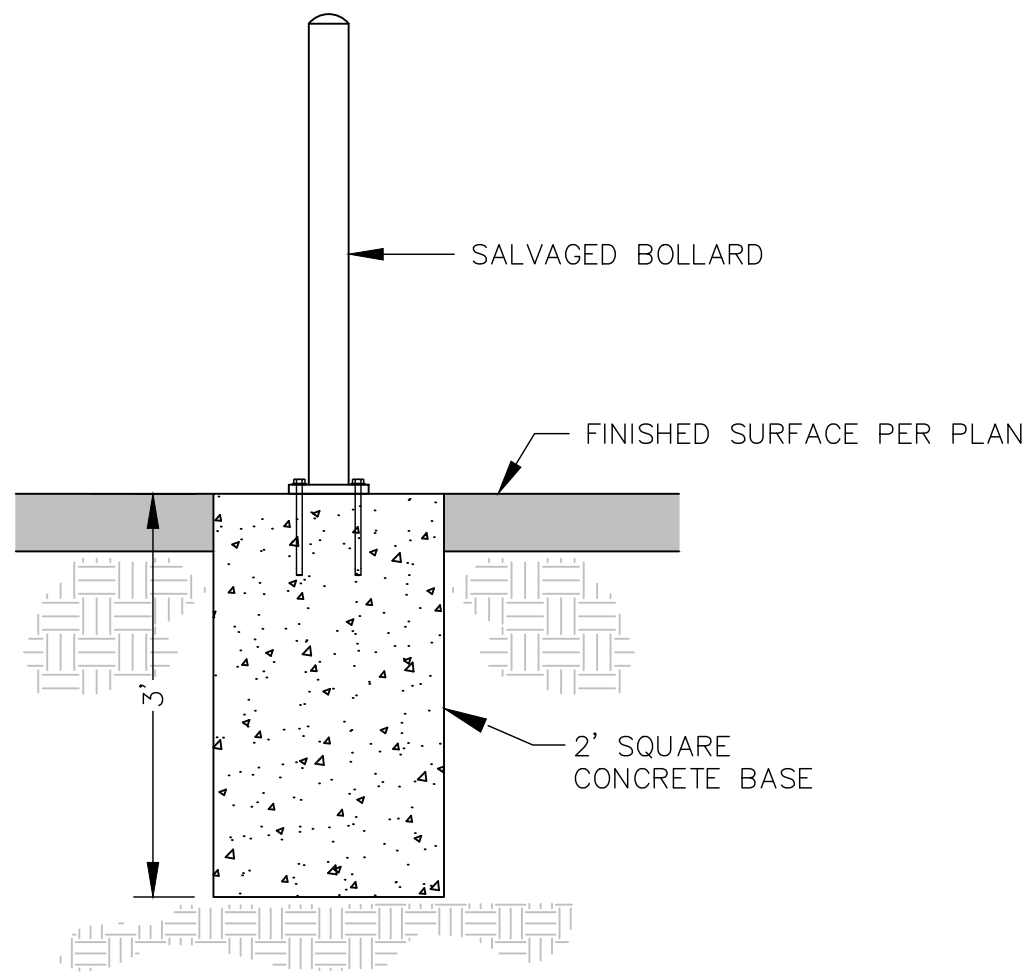


ACCESSIBILITY PARKING SPACE MARKING



- NOTES:**
1. SIGN CONSTRUCTION SHALL BE DIAMOND GRADE REFLECTIVE ALUMINUM AND SHALL MEETING ADA REQUIREMENTS.
 2. SIGN SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE.
 3. 8"X8" SQUARE CONCRETE FOUNDATION X 3' DEPTH MAY BE USED IN LIEU OF 12" DIAMETER CIRCULAR CONCRETE FOUNDATION.
 4. REFER TO CIVIL PLANS FOR SIGN INSTALLATION LOCATION.
 5. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE ISPMC.

2 ADA ACCESSIBLE PARKING SIGN
CD1.2 SCALE: NTS



3 BOLLARD
CD1.2 NTS

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/22/25
NO.	DATE	BY	REVISION



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
DETAILS

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

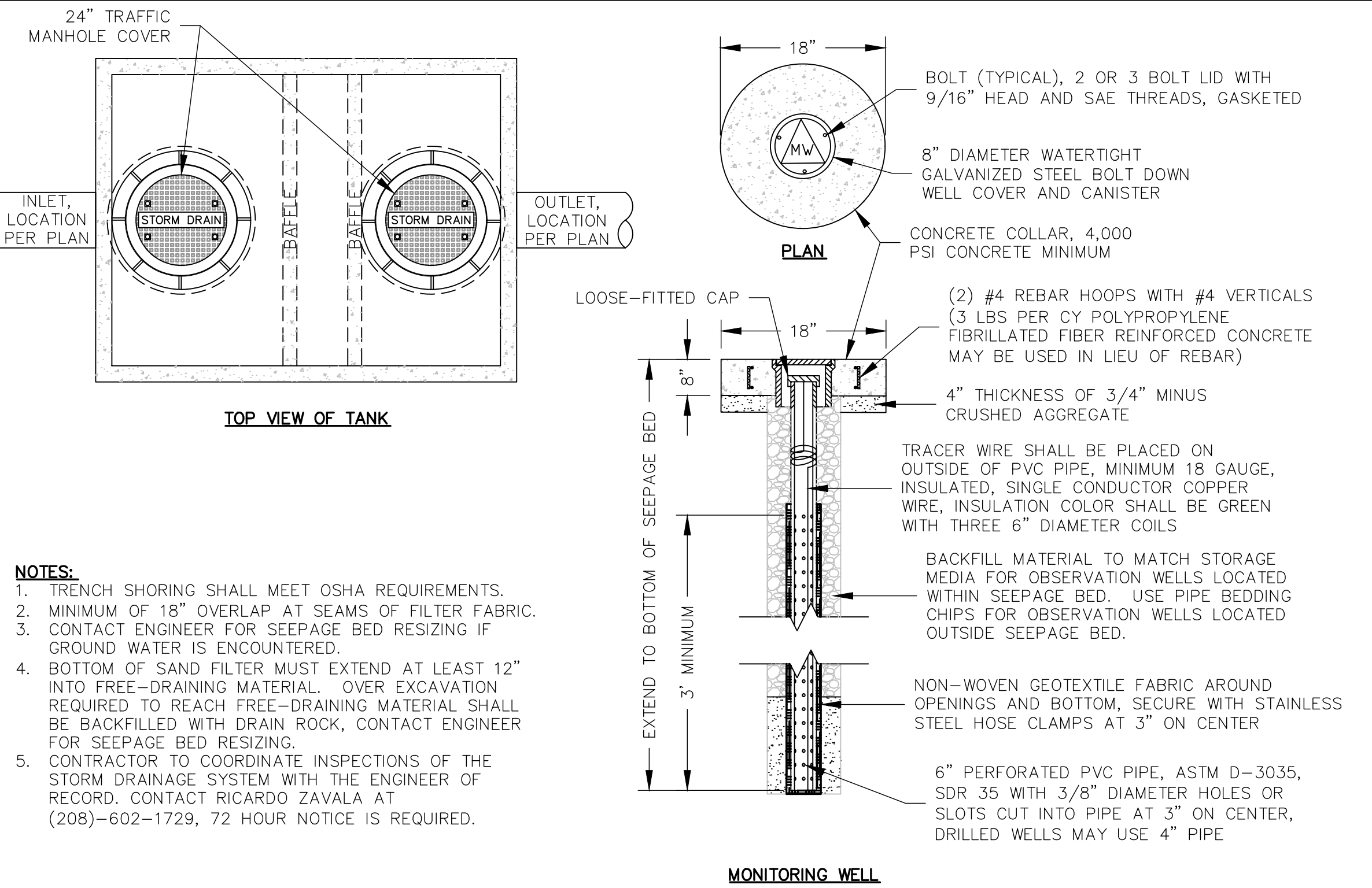
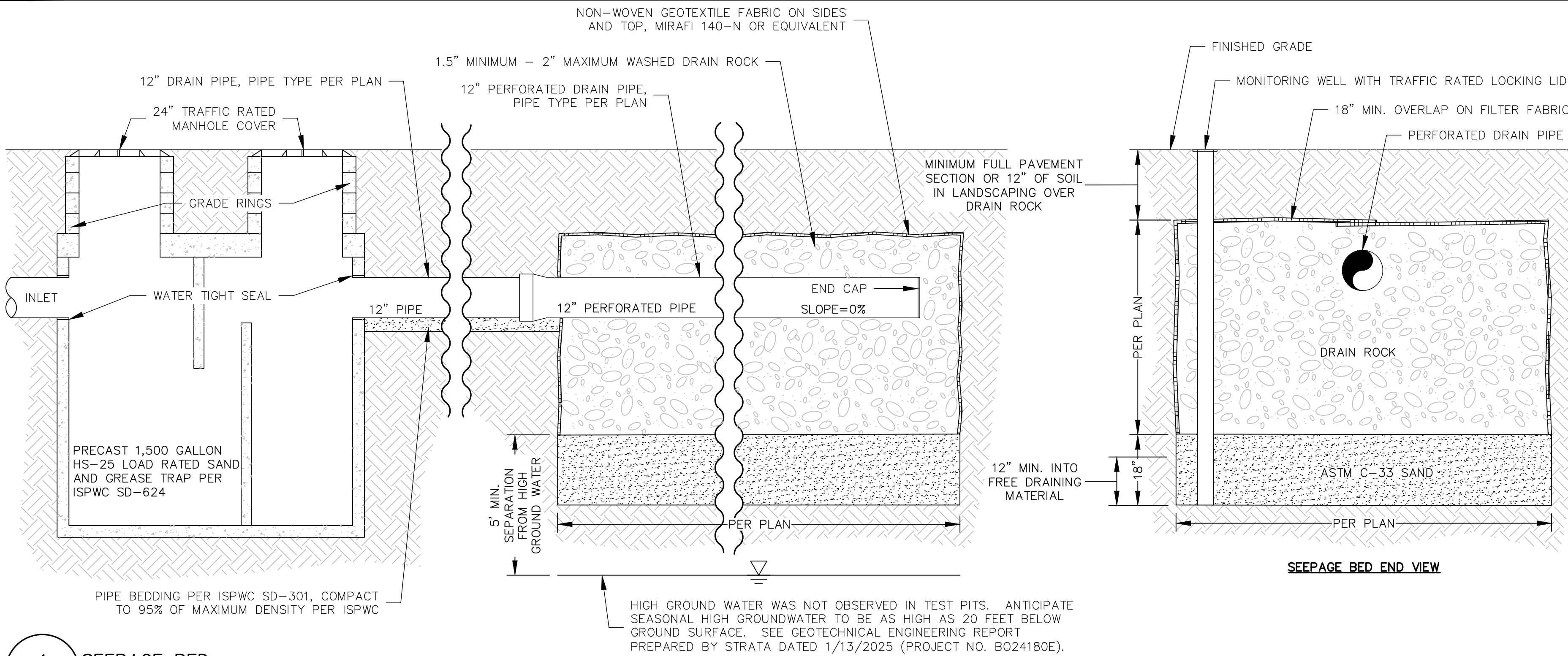
SHEET

CD1.2

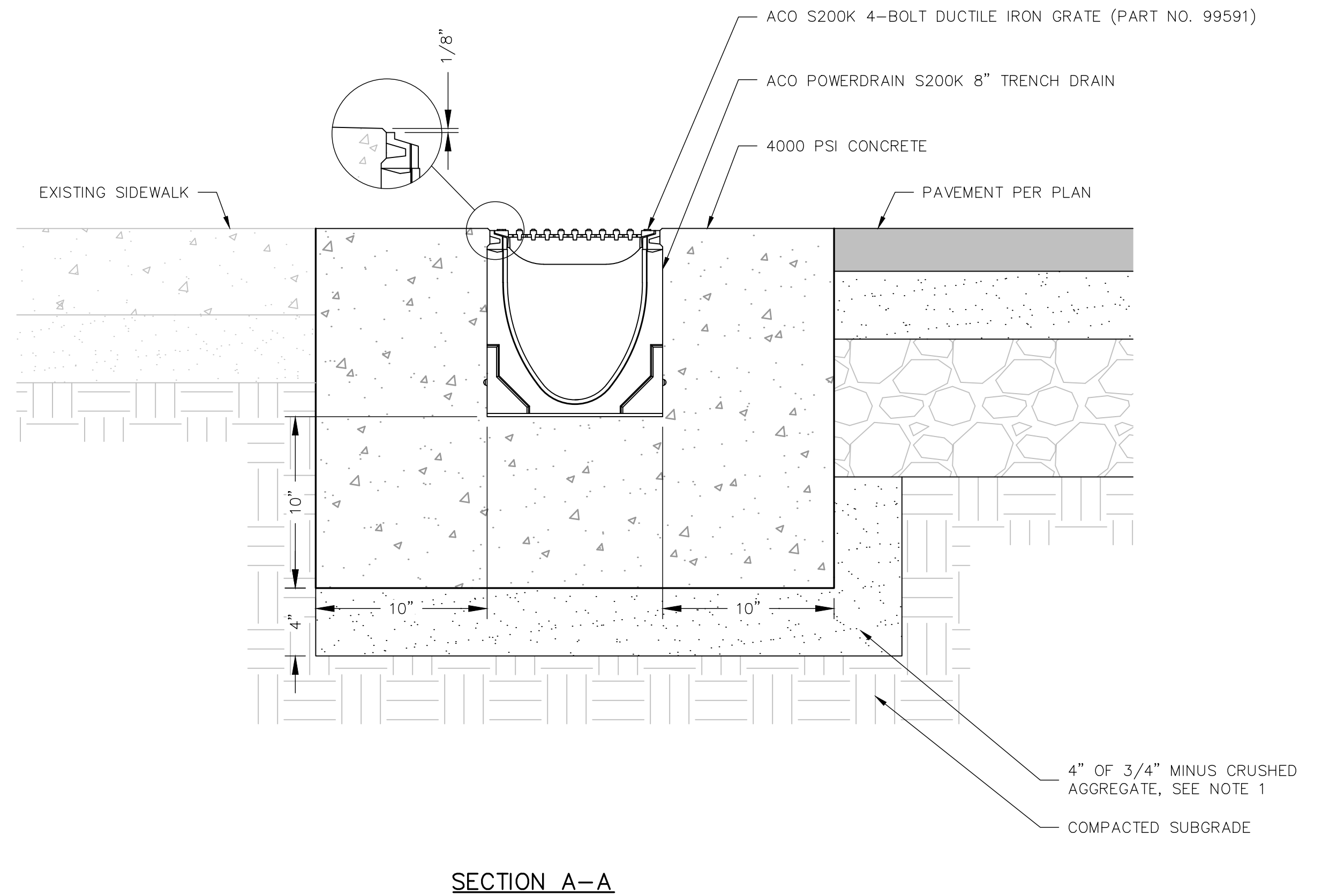
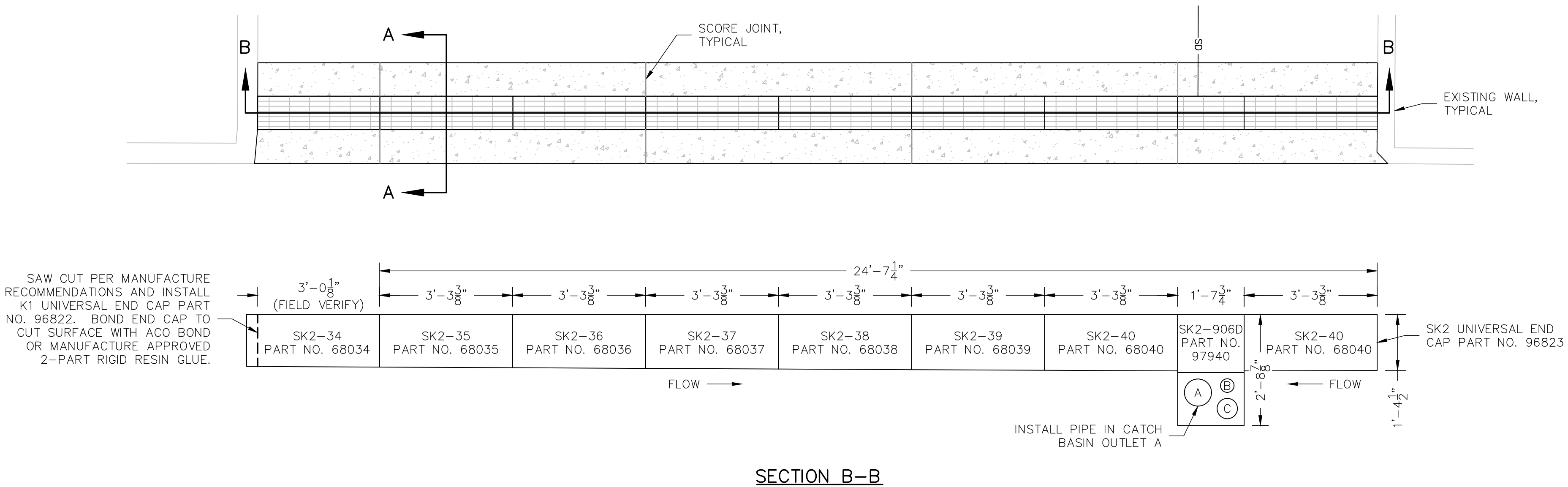
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1
CD1.3

SEEPAGE BED
SCALE: NTS

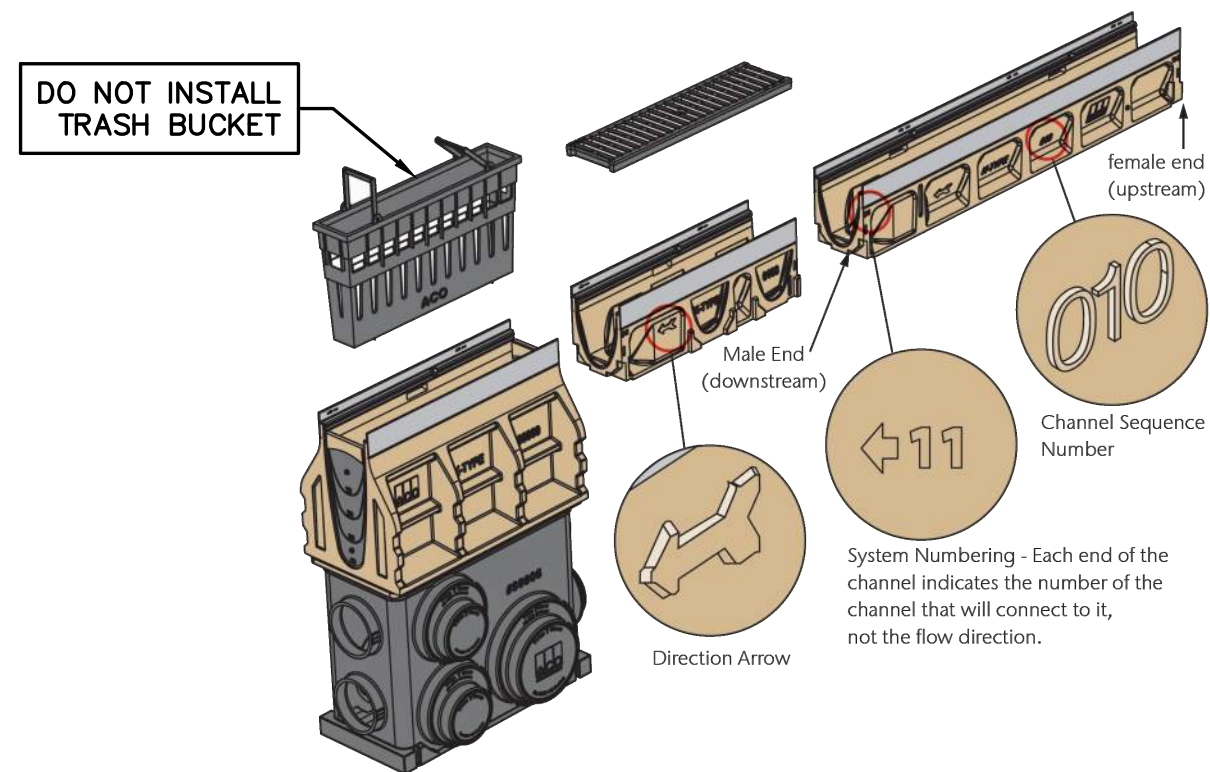


- NOTES:
1. TRENCH SHORING SHALL MEET OSHA REQUIREMENTS.
 2. MINIMUM OF 18" OVERLAP AT SEAMS OF FILTER FABRIC.
 3. CONTACT ENGINEER FOR SEEPAGE BED RESIZING IF GROUND WATER IS ENCOUNTERED.
 4. BOTTOM OF SAND FILTER MUST EXTEND AT LEAST 12" INTO FREE-DRAINING MATERIAL. OVER EXCAVATION REQUIRED TO REACH FREE-DRAINING MATERIAL SHALL BE BACKFILLED WITH DRAIN ROCK, CONTACT ENGINEER FOR SEEPAGE BED RESIZING.
 5. CONTRACTOR TO COORDINATE INSPECTIONS OF THE STORM DRAINAGE SYSTEM WITH THE ENGINEER OF RECORD. CONTACT RICARDO ZAVALA AT (208)-602-1729, 72 HOUR NOTICE IS REQUIRED.

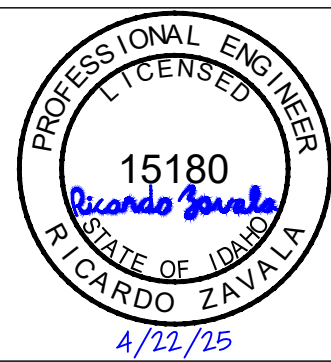


2
CD1.3

TRENCH DRAIN
SCALE: NTS



DESIGNED BY: <u>RZ</u>			CHECKED BY: <u>RZ</u>
DRAWN BY: <u>RZ</u>			PLOT DATE: <u>4/22/25</u>
NO.	DATE	BY	REVISION



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
DETAILS

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

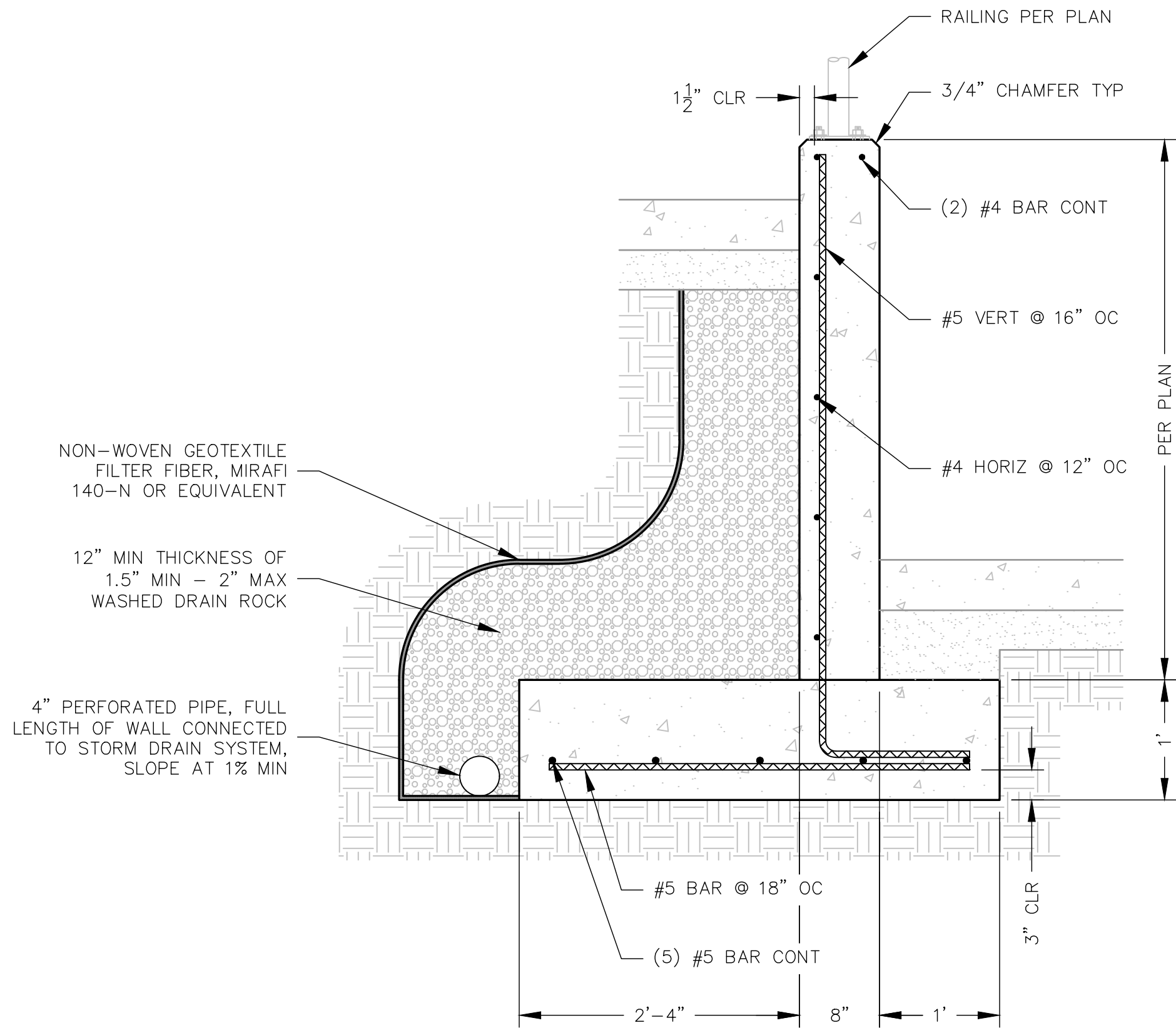
DESIGN PHASE:
BID SET



SHEET

CD1.3

USER: RICARDO ZAVALA LOCAL LOCATION: C:\PROJECTS\1902303_IDBA - CDDG 3RD ST\CDL & IPCO PARKING LOTS\DWG\CDL - 215 W MAIN ST\CD DETAILS - DCL 215 W MAIN ST - 2202403.DWG



NOTES

STRUCTURAL MATERIALS

- REINFORCING MATERIALS:
 - REINFORCING BARS SHALL BE ASTM A615, GRADE 60
- CONCRETE:
 - MINIMUM STRENGTH AT 28 DAYS: 4,500 PSI
 - MAXIMUM W/C RATION: 0.45
 - ALL CONCRETE SHALL BE AIR ENTRAINED, 6% ± 1%
 - CONCRETE SLUMP: 3" ± 1"

FOUNDATIONS

- EXCESSIVE WETTING OR DRYING OF THE FOUNDATION EXCAVATION SHALL BE AVOIDED DURING CONSTRUCTION.
- BACKFILL ON WALLS WITH FILL ON BOTH SIDES SHALL BE COMPACTED IN EQUAL LIFTS EACH SIDE OF WALL NOT TO EXCEED 8". WALLS BACKFILLED ON ONE SIDE ONLY SHALL HAVE ALL SUPPORTING SLABS OR OTHER ADEQUATE BRACING IN PLACE, PRIOR TO PLACEMENT OF BACKFILL, AND CONCRETE SHALL HAVE ATTAINED A STRENGTH NOT LESS THAN 75% OF THE SPECIFIED 28 DAY STRENGTH (NORMALLY 7 DAYS MINIMUM CURE TIME).

CONCRETE

- CONCRETE COVER OVER REINFORCEMENT SHALL BE 2" CLEAR, EXCEPT FOR THE FOLLOWING, UNLESS OTHERWISE INDICATED:
 - CONCRETE PLACED PERMANENTLY EXPOSED TO EARTH - 3" CLEAR.
- REINFORCEMENT SPLICES NOT PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY ENGINEER. REINFORCEMENT SHALL BE LAPPED THE FOLLOWING MINIMUMS AT ALL SPLICES, CORNERS AND INTERSECTIONS UNLESS OTHERWISE INDICATED:
 - 52-BAR DIAMETER FOR #6 REBAR AND SMALLER
- ADJACENT REINFORCEMENT LAP SPLICES IN WALLS SHALL BE STAGGERED 18" MIN.
- ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4".
- FIELD BENDING OF REINFORCING NOT PERMITTED.

SPECIAL INSPECTION TABLE 1
1705.6 SOILS

YES	NO	MATERIAL/ACTIVITY	CONTINUOUS	PERIODIC
X		1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
X		2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
X		3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
X		4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
X		5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

SPECIAL INSPECTION TABLE 2
1705.3 CONCRETE CONSTRUCTION

YES	NO	MATERIAL/ACTIVITY	CONTINUOUS	PERIODIC
X		1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.		X
	X	2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2 ITEM 2B.		
	X	3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED PER SECTION 1908.5 OR WHERE STRENGTH DESIGN IS USED.		
X		4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.		X
X		5. VERIFY USE OF REQUIRED DESIGN MIX		X
X		6. AT THE TIME OF FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	
X		7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	
X		8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X
	X	9. INSPECTION OF PRESTRESSED CONCRETE:		
		A. APPLICATION OF PRESTRESSING FORCES		
		B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM		
	X	10. ERECTION OF PRECAST CONCRETE MEMBERS.		
X		11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		X
X		12. INSPECTION OF FORMWORK FOR SHAPE, LINES, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X

1 RETAINING WALL
CD1.4 SCALE: NTS

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/22/25
NO.	DATE	BY	REVISION



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
DETAILS

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



SHEET

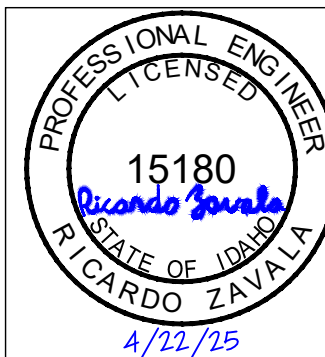
CD1.4



-
- 1'-5"
- 10"
- 6 1/4"
- 3/4"
- HSS 4x2x3/16
- SECTION
- SPLICE TUBE
HSS 3 3/8x1 3/8x1/4
- 3/8"-16 UNC ROUND HEAD
SCREW WITH LOCKWASHER
18-8 STAINLESS STEEL
- HSS 4x2x3/16
- 4"
- 1/2"
- 3/4"
- 2"
- 7/16x4 1/2 SLOT
- SPLICE TUBE
HSS 3 1/2x1 1/2x3/16
- 1'-5"
- 5 1/2"
- 4"
- 7 1/2"
- 3/4"
- 1 1/2"
- 3/8"
- SPLICE TUBE
HSS 3 1/2x1 1/2x3/16 OR
FABRICATED FROM 1/4" PL
- DRILL & TAP 2 HOLES
IN SPLICE TUBE FOR
3/8"Ø MACHINE SCREWS
- SPLICE TUBE DETAIL

RAIL SPLICE DETAIL

SPLICE TUBE DETAIL

[illegible]

IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
DETAILS

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET

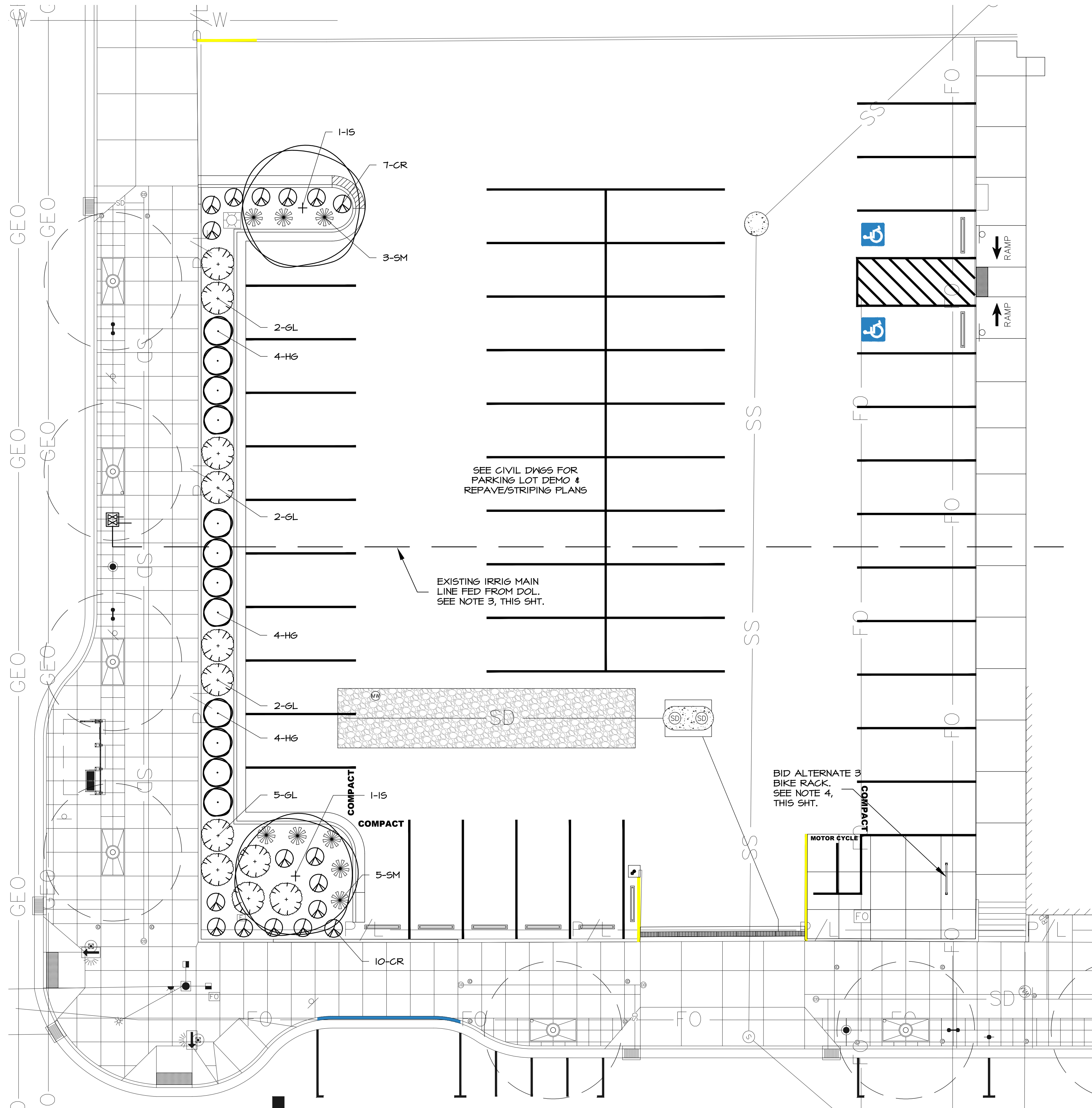


3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

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USER:MM LOCATION: X:\PROJECTS\2023\2323 - FRONT TO JEFFERSON STREETScape\2323 215 W MAIN ST DOL PARKING LOT\215 W MAIN ST DOL PARKING LOT - JBA CDS.DWG



PLANT SCHEDULE

REFERENCE DTL 1 & 2, THIS SHT AND SPECIFICATION 32 90 00, SHT L2.0 FOR PLANTING REQUIREMENTS

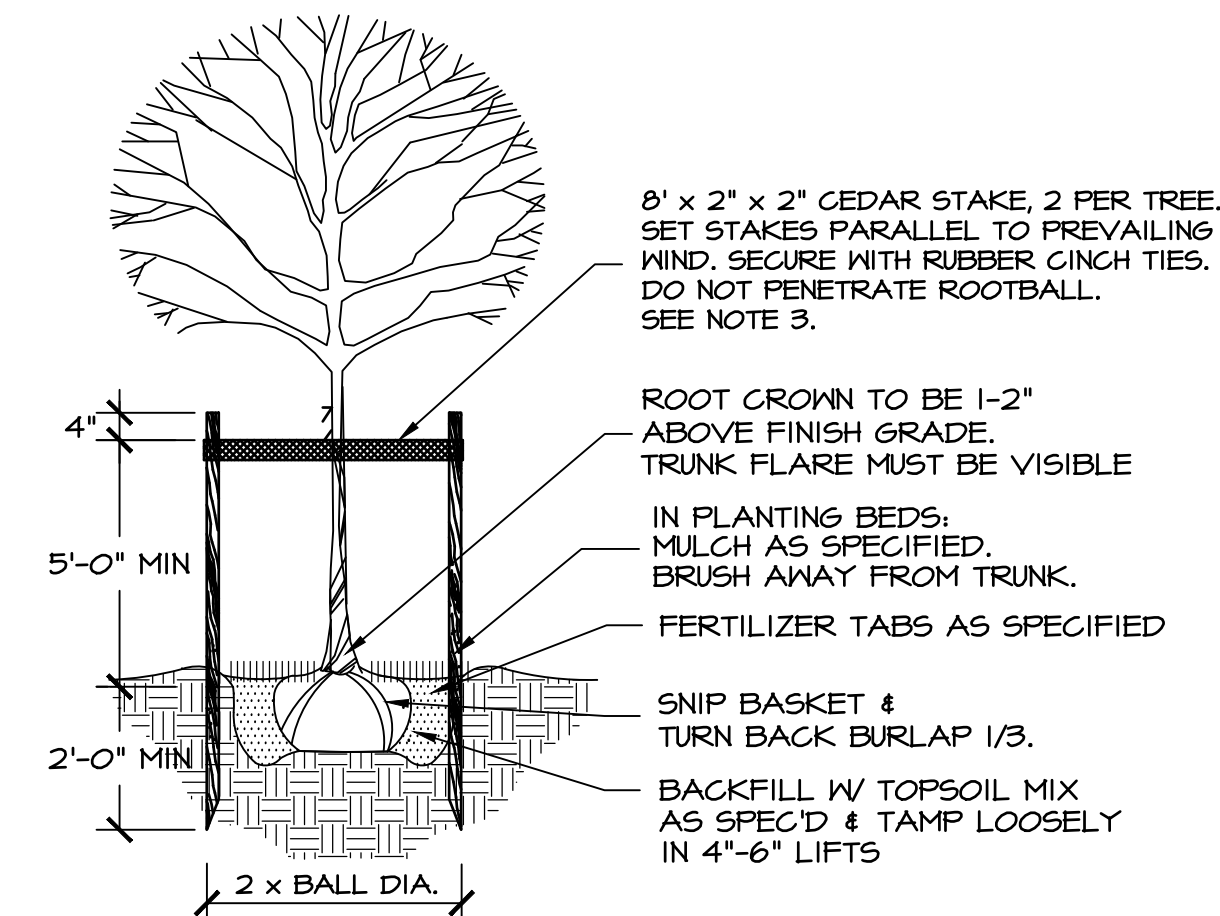
SYM	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREE (CLASS II)				
IS	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2" CAL B4B	2
SHRUBS				
CR	CARPET ROSE - RED	ROSA x 'NOARE'	3 GAL	17
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	11
HG	HENRY GARNET SWEETSPICE	ITEA VIRGINICA 'HENRY GARNET'	5 GAL	12
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	8

PLANT QUANTITY NOTES:

QUANTITIES FOR INFORMATION ONLY. CONTRACTOR TO VERIFY AND ASSUME RESPONSIBILITY FOR ALL PLANT MATERIAL QUANTITIES.

PLANTING & IRRIGATION NOTES:

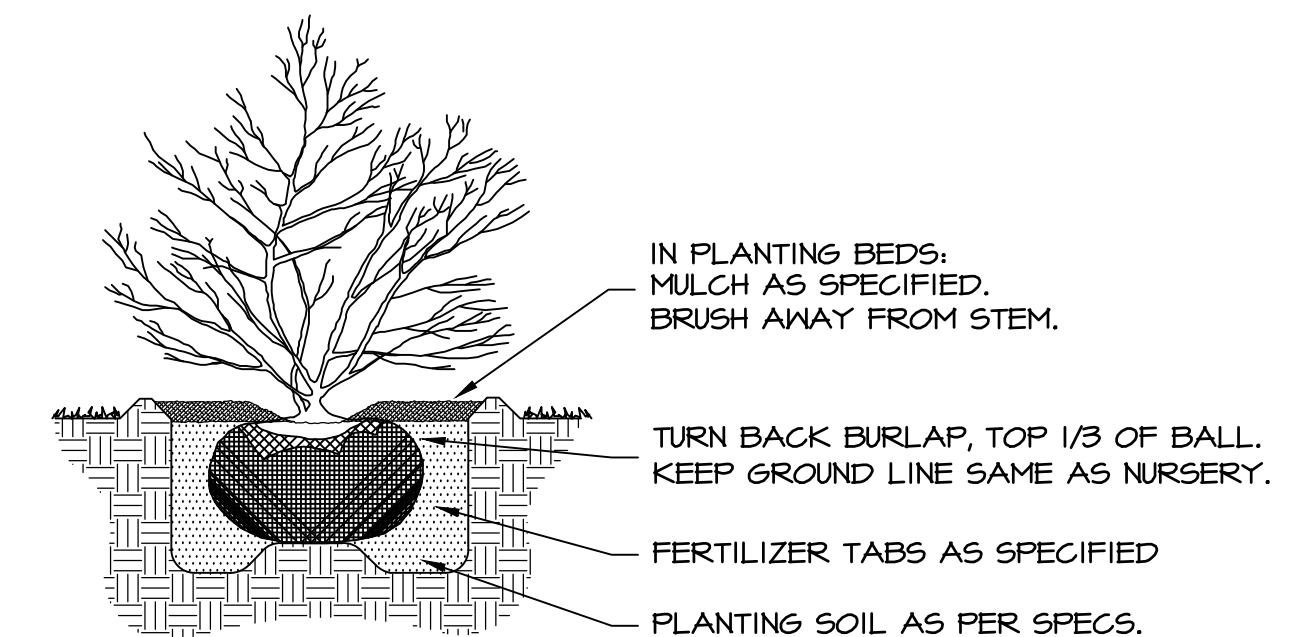
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION UNLESS OTHERWISE NOTED PER CIVIL DWGS.
- PLANTING SPECIFICATIONS TO BE PER SPEC SEC 32 43 00, SHT L2.0. ROCK MULCH TO BE PLACE 3" THICK IN ALL LANDSCAPE AREAS.
- EXISTING IRRIG, MAIN LINE FED FROM DOL. BACKFLOW PROTECTED INSIDE THE DOL BLDG. EXISTING MAIN LINE HAS BEEN TIED INTO TO ADD ZONES FOR STREET TREES & SILVA CELLS. ADJUST/REPLACE EXISTING IRRIGATION VALVES AND SPRINKLER HEADS/DRIP LINES TO ENSURE IRRIGATION COVERAGE TO ALL PLANTING AREAS IN PARKING LOT ADJACENT TO MAIN ST. STREETSCAPE. REFER TO SPEC SECTION 32 84 00, SHT L2.0 IRRIGATION PERFORMANCE SPECIFICATIONS.
- BID ALTERNATE 3 - BIKE RACKS; PROVIDE AND INSTALL ONE (1) ROUND TUBE WAVE - 5 LOOP, 7 BIKE - BIKE RACK, POWDERCOAT BLACK, BY BELSON OUTDOORS (WWW.BELSON.COM) OR APPROVED EQUAL. SURFACE MOUNT PER MANUFACTURERS INSTRUCTION TO CONCRETE PAD. LOCATION PER PLAN.



- NOTES:
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 - STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.

① TREE PLANTING/STAKING

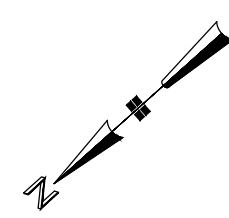
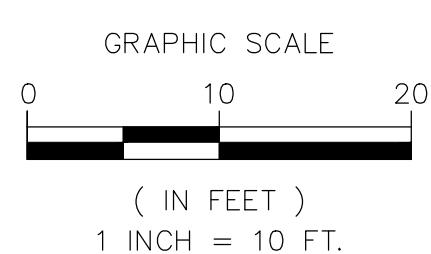
NOT TO SCALE



② SHRUB PLANTING

NOT TO SCALE

DESIGNED BY: KCS			CHECKED BY: KCS
DRAWN BY: KCS			PLOT DATE: 4/21/25
NO.	DATE	BY	REVISION



IDAHO DEPARTMENT OF LABOR 215 W MAIN ST PARKING LOT REPAVE LANDSCAPE PLAN

QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



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SHEET

L1.0

USER:MM, LOCATION: X:\PROJECTS\2023\2323 -- CCDC 3RD ST --FRONT TO JEFFERSON STREETS\CA\CD\215 W MAIN ST DOL PARKING LOT -- JBA.CSD.DWG

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:
1. Trees.
 2. Shrubs; Ground cover.
 3. Topsoil and Soil Amendments.
 4. Miscellaneous Landscape Elements.
 5. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-lie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- B. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
 2. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
 1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
- C. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
- a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-over-laid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Mulch for planting beds shall be rock mulch, 3/4"-1" crushed basalt landscape rock (or approved equal), consistent in appearance, and shall contain no toxic substance detrimental to plant life. Landscape Fabric is required beneath rock mulch in all landscape areas it is installed.
- C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
- C. For shrub area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.
- 3.4 PLANTING TREES AND SHRUBS
- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
 1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.5 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.

3.6 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.7 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

32 84 00 -- UNDERGROUND IRRIGATION SYSTEM

GENERAL

Furnish and install underground sprinkler irrigation for supply to, and adequate irrigation of landscape trees and shrub plantings. The systems will be connected to existing supply lines located in Department of Labor Irrigation System. Do not disrupt existing water service without permission of or the adjacent owner. Make all adjustments at the beginning and through-out the project until final project expectance is achieved.

Design requirement

Minimum water coverage: Drip line as specified.
Design pressures: Install pressure regulating equipment as necessary.

MATERIALS

PVC Pipe

Main supply underground: Schedule 40 PVC
Circuit supply line: Class 200 PVC
Sleeving (under all paved): Class 200 PVC
Risers: Flexible Poly-pipe in tree wells.
Fittings: Schedule 40 solvent welded. Threaded fittings as required.

Drip Line

Netafilm Techline CV with .4 gph emitters spaced 24 inches

Drip Control Zone

Hunter ICZ-101-25I or Use existing Department of Labor Irrigation System.

Automatic Control Device

Use existing Department of Labor Irrigation System.

Backflow Prevention Devices

Use existing Department of Labor Irrigation System.

Miscellaneous Drip Components

Drip Flushing Valve: Netafilm TLFV-1, two per zone. One each end of zone.

Valves

Manual Angle Drain Valves: One per zone. All brass; fixed handle; 150 psi rated. Install in traffic rated valve box.

Valve Boxes

Use existing Department of Labor Irrigation System.

CONSTRUCTION REQUIREMENTS

General

Install system to provide for adequate protection against freeze damage. Install system in accordance with schematic design drawing. Install system and components in strict accordance with manufacturer's recommendations. Install provision for air blow winterization for protection of all system components.

Conduct of Work

It will be the Contractor's responsibility to verify these locations on the ground. Should the ditching intercept and damage any existing utilities, all further work within said area shall stop until the Landscape Architect is advised and can supervise repair.

Trenching

Trenching shall be executed in conformance with ISPPWC Section 300--TRENCH EXCAVATION AND BACKFILL for Type I Trench Excavation. Trenches under paved surfaces shall be at least 24 inches deep for PVC lateral sprinkler lines downstream from automatic control valves (zone). All trenches must be straight and not have abrupt changes in grade. Unavoidable depth variations shall be approved by Landscape Architect.

Main Supply

Connect to existing Department of Labor Irrigation System building supply line, downstream of meter at location as shown on the drawings, with approved tapping device. If required, extend main supply line to valve box location. Install manual gate valve, manual drain valve, and backflow device. Install proposed automatic valve, filters, and other specified drip components.

Drain Valves

Install drain valves, one per circuit, outside foundation wall penetrations. Provide ½ cubic yard gravel sump. Install PVC risers and traffic rated valve box(es) at finish sidewalk elevation.

PVC Pipe and Fittings

Due to the nature of PVC pipe and fittings, the Contractor shall exercise care in handling, loading, unloading, and storing to avoid damage. The pipe and fittings shall be stored under cover, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to lay flat, to prevent undue bending or concentrated external load at any point. Any pipe that has been dented or damaged shall be discarded until such damage has been cut out and the pipe is rejoined with a coupling.

PVC pipe ends shall be cut 90 degrees to the pipe length and cleaned of all cutting burrs prior to cementing. Use approved reaming tool. Pipe ends shall be wiped clean with a rag lightly wetted with PVC thinner. Apply cement with a light coat inside of the fitting and a heavier coat on outside of the pipe. Insert pipe into the fitting and give a quarter-turn to seat the cement. Wipe excess cement from outside of the pipe. Test pipe as indicated elsewhere in these Specifications. No backfilling will be permitted other than at the centers of pipe lengths until the pressure test is completed.

PVC pipe shall extend between tree wells uninterrupted by fittings. Locate pipe, tee, and other fittings within tree wells where practical. Protect pipe from damage where it penetrates the tree well. Provide PVC sleeving for all piping under paved surfaces.

Solvent welded joints shall be given at least 15 minutes set-up time before moving or handling. Pipe shall be partially center-loaded to prevent arching and slipping. No water shall be permitted in pipe until a period of at least 10 hours has elapsed for solvent weld setting and curing.

Sand bedding shall occur a minimum of 4 (four) inches in all directions around pipe.

Do backfilling when pipe is not in an expanded condition due to heat or pressure. Accomplish cooling of the pipe by operating the system for a short time before backfill, or by backfilling in the early part of the morning before the heat of the day.

Before pressure testing, soluble weld joints shall be given at least 24 hours curing time.

Great care must be taken to ensure that the inside of the pipe is absolutely clean. Any pipe ends not being worked on must be protected and not left open.

Drip Lines

Drip Line: Coil 20 feet around each tree. Place drip line 18" apart as shown on plans. Install at finish topsoil grade. Use Netafilm staples to hold down. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs. Cover with gravel mulch.

Flush Valves: Install flush valve at end of each drip lateral. Conceal in box within tree well.

Pressure Testing

Before backfilling, all components of the system shall be pressure tested. Cap all risers and water fill for testing of all supply lines. Tests are to be witnessed by the Owner's Representative. The Contractor shall give 48 hours of advance notice.

All system joints, connections, couplings, valves, hose bibs, and all other junction points, shall be left exposed until completion and acceptance of the pressure tests. The system shall be water filled, capped, and pressure-tested at 90 psi. To be acceptable, the system loses 0 psi in a 30-minute time span. Leaks shall be repaired and corrected.

The location, inspection, and testing provisions of these Specifications will be strictly adhered to. If, for any reason, any part of the sprinkler system is backfilled before the Landscape Architect authorizes approved location, testing, or inspection, it must be completely uncovered and exposed until approved for backfilling.

Coverage Test

Install drip tubing and staple in place. Inspect for operation prior to gravel placement. Adjust for optimum performance. Review entire system operation with Owner's Representative prior to acceptance.

Backfilling

Backfill shall be executed in conformance with ISPPWC Section 300--TRENCH EXCAVATION AND BACKFILL, Subsection 303, Pipe Bedding, for Type 1 Pipe Bedding, using sand.

Before complete backfilling, all underground appurtenances including risers, valves, backflow preventers, drain valves, etc., must remain exposed so that they can be viewed during testing. It is suggested that the Contractor partially backfill the pipe as it is laid, leaving all joints exposed; then complete backfilling later after flushing, pressure testing, inspection, and "records drawing" location.

Final Acceptance

Upon completion and approval of all tests, final acceptance of the system will be contingent upon the Contractor instructing Owner personnel in system operation, providing signed and approved sprinkler/plumbing/health/electrical permits as may be applicable in the area, as well as reproducible "records drawings" and two binders of all catalog cuts/manufacturer's instructions/maintenance and operation information.

Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.

DESIGNED BY: KCS _____			CHECKED BY: KCS _____
DRAWN BY: KCS _____			PLOT DATE: <u>4/21/25</u>
NO.	DATE	BY	REVISION



IDAHO DEPARTMENT OF LABOR
215 W MAIN ST PARKING LOT REPAVE
LANDSCAPE SPECIFICATIONS

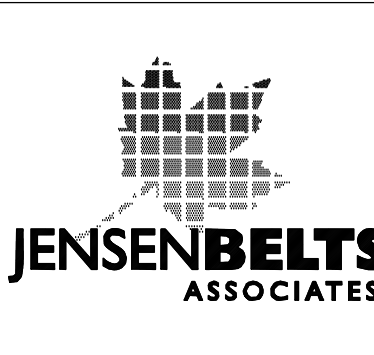
QRS PROJECT NUMBER:
22C2403

SITE ADDRESS:
215 W MAIN ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



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SHEET

L2.0

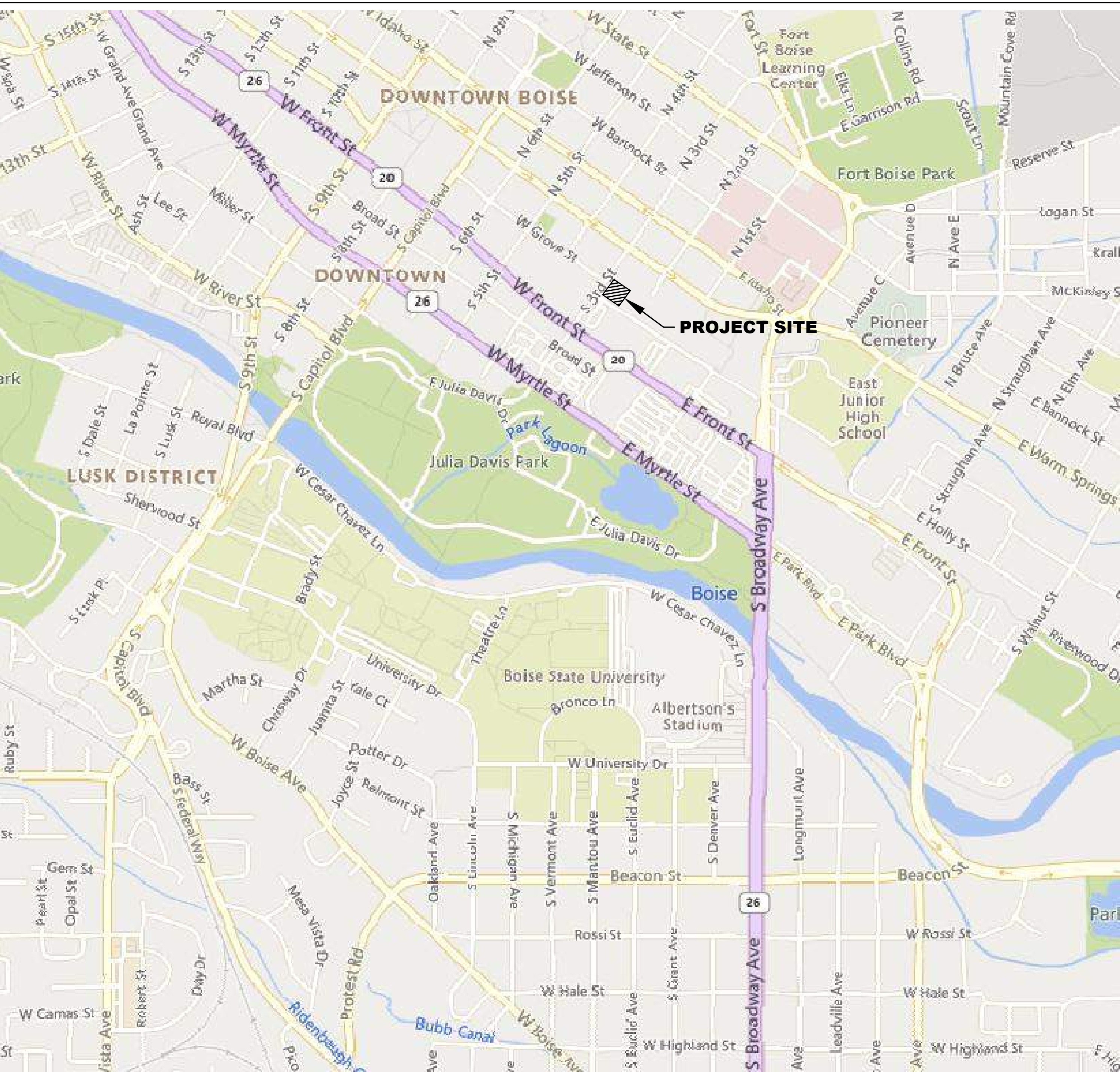
IDAHO POWER COMPANY

204 S 3RD ST

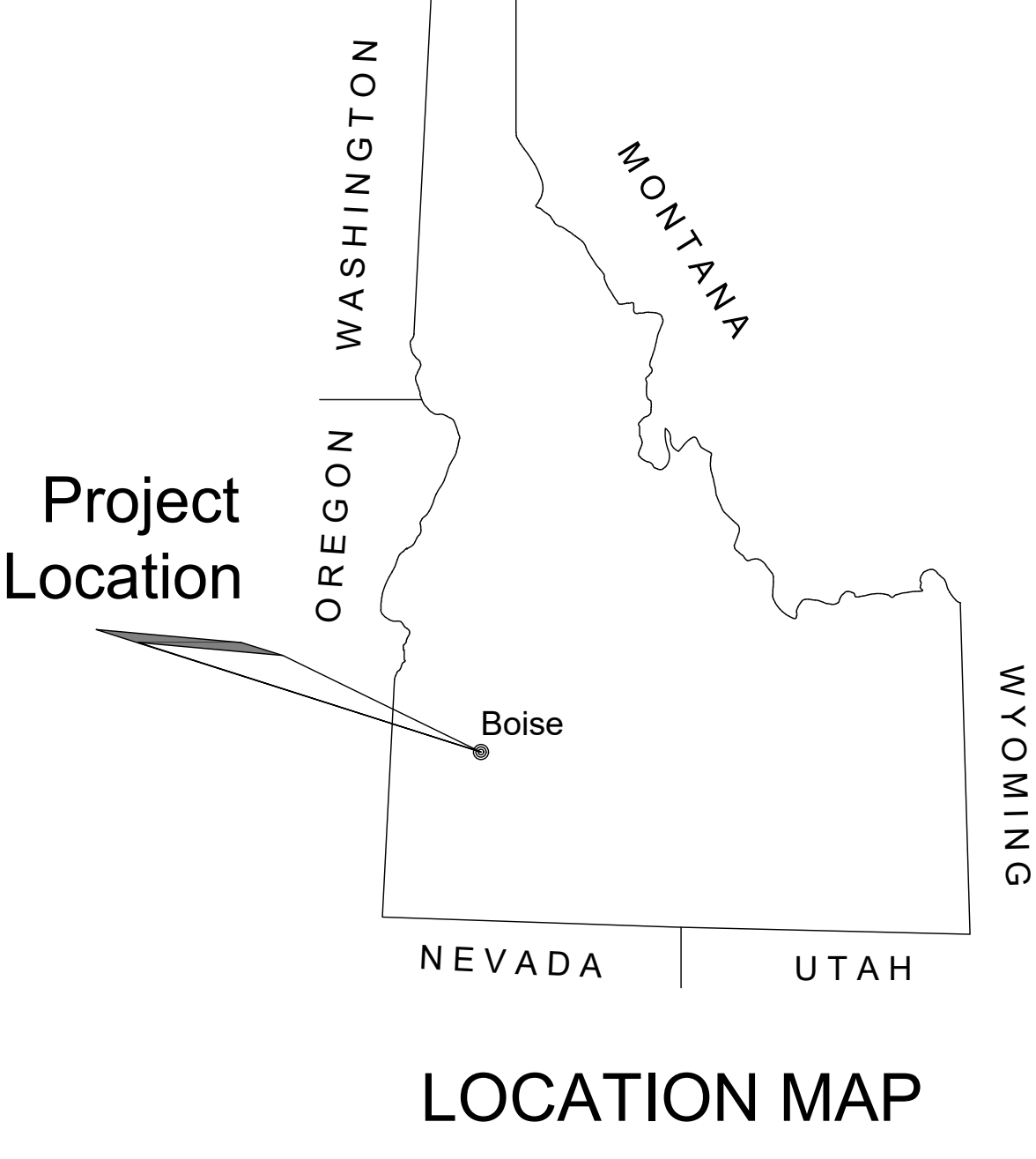
PARKING LOT REPAIR

Exhibit G

VICINITY MAP



Project Location



DESIGN-BUILDER

GUHO CORP
ANTHONY GUHO
391 W. STATE ST., SUITE G
EAGLE, ID 83616
PHONE: 208-939-8850
EMAIL: ANTHONY@GUHOCORP.COM

DESIGN-TEAM

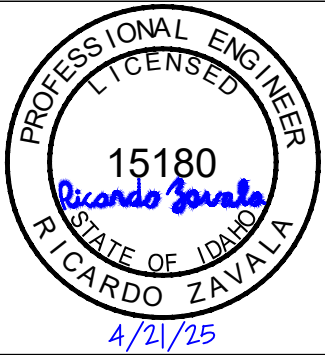
CIVIL ENGINEER
RICARDO ZAVALA, PE
QRS CONSULTING, LLC
3380 AMERICANA TERRACE, SUITE 220
BOISE, IDAHO 83706
PHONE: 208-342-0091
EMAIL: RZAVALA@QRS-LLC.COM

LANDSCAPE ARCHITECT
KIM SIEGENTHALER, LA
JENSEN BELTS ASSOCIATES
1509 S TYRELL LANE, SUITE 130
BOISE, IDAHO 83706
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INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL INFORMATION AND NOTES
C3.0	EXISTING CONDITION AND DEMOLITION PLAN
C4.0	SITE PLAN
CD1.0	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE SPECIFICATIONS

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/21/25
NO.	DATE	BY	REVISION



IDAHO POWER COMPANY

204 S 3RD ST PARKING LOT REPAIR

TITLE SHEET

QRS PROJECT NUMBER:
22C2404

SITE ADDRESS:
204 S 3RD ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

SHEET

C1.0

USER:RICARDO ZAVALA LOCAL LOCATION:C:\1 PROJECTS\19C2303 JBA - CDDC 3RD ST\DWG\PCO - 204 S 3RD ST\DWG\PCO - 204 S 3RD ST\DWG\PCO - 204 S 3RD ST - 22C2404.DWG

LEGEND

●	5/8" REBAR
•	1/2" REBAR
●	MAGNETIC NAIL
■	TEMPORARY BENCH MARK
●	BRASS/ALUMINUM CAP
WM	GROUND WATER MONITORING WELL
SD	DECIDUOUS TREE
SD	STORM DRAIN MANHOLE
SD	STORM DRAIN GRATE
RP	ROOF DRAIN
SD	STORM DRAIN GRATE
IR	IRRIGATION MANHOLE
ICV	IRRIGATION CONTROL VALVE
E	ELECTRICAL MANHOLE
E	ELECTRICAL BOX
S	SANITARY SEWER MANHOLE
S	SANITARY SEWER CLEAN OUT
☀	LIGHT POLE
☀	POWER POLE
☀	FIRE HYDRANT
WV	WATER VALVE
BO	BLOWOFF VALVE
WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
WF	WATER FAUCET
FFH	FROST FREE HYDRANT
PV	POST INDICATOR VALVE
○	SIGN
TR	TRASH CAN
S	SIGNAL BOX
Sig	SIGNAL MANHOLE
○	PLANTER
PM	PARKING METER
GM	GAS METER
T	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
FO	FIBER OPTIC MANHOLE
HW	GEO THERMAL MANHOLE
BENCH	BENCH
●	PEDESTRIAN CROSSING POLE
●	SIGNAL POLE
---	ROAD CENTER LINE
---	PROPERTY LINE
GB	GRADE BREAK
---	FLOW LINE
○	FENCE
OP	OVERHEAD POWER
FO	FIBER OPTIC LINE
G	GAS LINE
T	TELEPHONE LINE
UP	UNDERGROUND POWER
SIG	SIGNAL LINE
SS	SANITARY SEWER LINE
W	WATER LINE
SD	STORM DRAIN LINE
GEO	GEO THERMAL LINE
EP	EDGE OF PAVEMENT
---	BUILDING EAVE LINE
---	SAW CUT/MATCH LINE
///	BUILDING
///	CONCRETE CURB
---	NEW ASPHALT
---	CONCRETE
☀	TREE GRATE

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND REQUIRED INSPECTIONS FOR THIS PROJECT.
3. SITE WORK SHALL CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS AND PROJECT SPECIAL PROVISIONS.
4. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED ON INFORMATION WE DEEM RELIABLE. HOWEVER, THE LOCATION AND CONFIGURATION IS NOT GUARANTEED. CONTRACTOR SHALL CALL DIGLINE 48 HOURS PRIOR TO CONSTRUCTION (1-800-342-1585).
5. THE PROPERTY BOUNDARIES SHOWN ON THESE PLANS ARE BASED ON PREVIOUSLY RECORDED INFORMATION AND FIELD MEASUREMENTS. NO PROPERTY PINS HAVE BEEN SET AND NO RECORD OF SURVEY HAS BEEN FILED.
6. CONTRACTOR SHALL RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE SHOWN. ANY UTILITIES DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
7. ANY CHANGES FROM THESE PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER.
8. CONTRACTOR SHALL PROVIDE AND GAIN APPROVAL FOR TRAFFIC CONTROL PLANS WITH ADA COUNTY HIGHWAY DISTRICT.
9. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO PLACING ASPHALT OR CONCRETE. REPORT ANY DISCREPANCIES TO THE ENGINEER FOR REDESIGN IF NECESSARY.
10. CONTRACTOR SHALL REPAIR/ADJUST EXISTING LANDSCAPING AND IRRIGATION ADJACENT TO AND AFFECTED BY THE WORK.

SPECIAL PROVISIONS

MODIFICATIONS TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

1. 1103--CONSTRUCTION TRAFFIC CONTROL

1103.1.1 SECTION INCLUDES:

- DELETE THE SECTION AND ADD THE FOLLOWING:

CONTRACTOR SHALL FURNISH ALL PLANS, MATERIALS AND EQUIPMENT NECESSARY FOR MAINTENANCE OF TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), SUPPLEMENTED BY THE ADA COUNTY HIGHWAY DISTRICT (ACHD) SUPPLEMENTAL SPECIFICATIONS.

AT ALL TIMES WITHIN THE LIMITS OF THIS CONTRACT, ALL STREETS SHALL REMAIN OPEN FOR THROUGH TRAFFIC UNLESS OTHERWISE SPECIFIED. COORDINATE WITH ACHD FOR ANY LANE CLOSURES THAT MAY BE REQUIRED.

SUBMIT TRAFFIC CONTROL PLANS FOR APPROVAL TO THE ADA COUNTY HIGHWAY DISTRICT, AND PROJECT MANAGER. MAINTAIN TRAFFIC CONTROL AT THE SITE AT ALL TIMES. UPON ARRIVAL AND LEAVING THE JOB SITE, VERIFY THAT TRAFFIC CONTROL MARKERS ARE INTACT AND INSTALLED PER TRAFFIC CONTROL PLAN.

2. 1103.1.4--LOCAL AND EMERGENCY TRAFFIC

ADD THE FOLLOWING SUBSECTION:

- OPEN ACCESS SHALL BE MAINTAINED AT ALL TIMES FOR ALLEYS USED FOR DELIVERIES, ANY STREET PARKING LOCATION WHICH HAS BEEN DESIGNATED FOR BUSINESS LOADING USE, CONSTRUCTION SITES, AND PRIVATE DRIVEWAYS.
- CONTRACTOR'S VEHICLES SHALL NOT BE PARKED IN ANY STREET PARKING LOCATION WHICH HAS BEEN DESIGNATED FOR BUSINESS LOADING USE. PARKING FOR CONTRACTOR'S PERSONNEL SHALL NOT BE PERMITTED WITHIN THE PROJECT LIMITS. OFF-SITE PARKING FOR PERSONAL VEHICLES OF CONTRACTOR'S EMPLOYEES SHALL BE IN COMPLIANCE WITH BOISE CITY PARKING REGULATIONS.

3. 1103.1.5--PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC

ADD THE FOLLOWING SUBSECTION:

- PEDESTRIAN CROSSWALK ACCESS SHALL BE MAINTAINED TO THE MAXIMUM PRACTICAL EXTENT AT ALL TIMES.
- PEDESTRIAN ACCESS, AND THE METHOD THEREOF, SHALL BE MAINTAINED TO ALL BUSINESSES DURING THE COURSE OF CONSTRUCTION. SHOULD A PRIMARY BUSINESS ACCESS BE TEMPORARILY DISRUPTED, AN APPROVED ALTERNATE ACCESS SHALL BE PROVIDED ALONG WITH LEGIBLE SIGNAGE DIRECTING PEDESTRIANS TO ALTERNATE ACCESS.
- ALL TEMPORARY PEDESTRIAN PATHWAYS AND ACCESS LOCATIONS SHALL BE COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT.

SP-1250--DEMOLITION

DESCRIPTION

THIS TASK INCLUDES DEMOLITION RELATED TO CONCRETE SIDEWALK, CURB AND GUTTER, EXISTING UTILITIES, AND ASPHALT PAVING AS DESCRIBED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL RETAIN AND PROTECT SPECIFIED SURFACE FEATURES, CURB WORK, AND ABOVE GRADE, OR INTEGRALLY TIED-IN UTILITIES AS SHOWN IN THE CONTRACT DOCUMENTS.

NOTIFY CDDC'S PROJECT MANAGER AS SOON AS CONFLICTS WITH UNKNOWN UTILITIES, MATERIALS, AND CONSTRUCTION TECHNIQUES ARE DISCOVERED. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ALL DAMAGE CAUSED BY CONTRACTOR TO UTILITIES NOT OTHERWISE SHOWN TO BE ABANDONED OR REMOVED.

CONTRACTOR SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), DIVISION 200, EARTHWORK, SECTION 201--CLEARING, GRUBBING AND REMOVAL OF OBSTRUCTIONS WITH THE ADDITIONAL REQUIREMENT TO CONFORM TO THE ACTUAL LIMITS OF WORK AND THIS SPECIAL PROVISION. FOLLOWING REMOVAL OF ITEMS COVERED IN THIS SPECIAL PROVISION AND AS SHOWN ON THE DRAWINGS, SECTION 202.3.7-- EXCAVATION OF UNSUITABLE MATERIAL SHALL APPLY.

SAW CUT ALONG FACE OF BUILDINGS AND AT LIMITS OF PAVING TO BE REMOVED AS INDICATED ON THE DRAWINGS OR IN THE GENERAL DEMOLITION NOTES. PROTECT ALL RETAINED STRUCTURES AND SURFACES FROM DAMAGE.

AFTER THE NECESSARY SAW CUTTING HAS BEEN COMPLETED, CAREFULLY REMOVE REQUIRED PAVING. USE EXTRA CAUTION WHEN REMOVING SIDEWALK PORTIONS AT FACE OF BUILDING. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ALL DAMAGE CAUSED BY CONTRACTOR TO SURFACES, STRUCTURES AND UTILITIES NOT SCHEDULED FOR REMOVAL OR ALTERATION, OR SHALL REPLACE SUCH SURFACES, STRUCTURES AND UTILITIES IF BEYOND REPAIR. ASPHALT PATCHING, AND ALL TRAFFIC CONTROL SHALL BE IN STRICT CONFORMANCE WITH ACHD STANDARD REQUIREMENTS. ALL UTILITY SERVICES SHALL REMAIN IN FULL AND CONTINUOUS SERVICE. TEMPORARY DISRUPTION TO UTILITY SERVICES SHALL BE COORDINATED PRIOR TO DISRUPTION.

MATERIALS

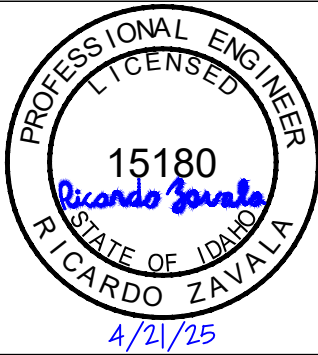
CONTRACTOR SHALL FURNISH ALL EQUIPMENT REQUIRED TO PERFORM THE DEMOLITION IN ALL RESPECTS. DEMOLITION TASKS ARE INTENDED TO ALLOW FINAL CONSTRUCTION ACTIVITIES TO BE COMPLETED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF UNSUITABLE SUBGRADE AND REMOVAL OR RELOCATION OF UNKNOWN EXISTING STRUCTURES CONFLICTING WITH NECESSARY CONSTRUCTION ACTIVITIES TO A DEPTH OF 18 INCHES BELOW FINISHED GRADE. ADDITIONAL EXCAVATION OR REMOVAL/REPLACEMENT BELOW 18 INCHES SHALL BE PAID FOR ON A UNIT PRICE BASIS.



CONTRACTOR SHALL NOTIFY DIG LINE AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ON THIS PROJECT. CONTRACTOR IS ALSO RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES BEFORE DIGGING ADJACENT TO ANY EXISTING UTILITIES.

DIGLINE, INC.
8310 W JUSTICK RD, STE. 100
BOISE, ID 83704

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/21/25
NO.	DATE	BY	REVISION



IDAHO POWER COMPANY
204 S 3RD ST PARKING LOT REPAIR
GENERAL INFORMATION AND NOTES

QRS PROJECT NUMBER:
22C2404

SITE ADDRESS:
204 S 3RD ST, BOISE, ID 83702

DESIGN PHASE:
BID SET

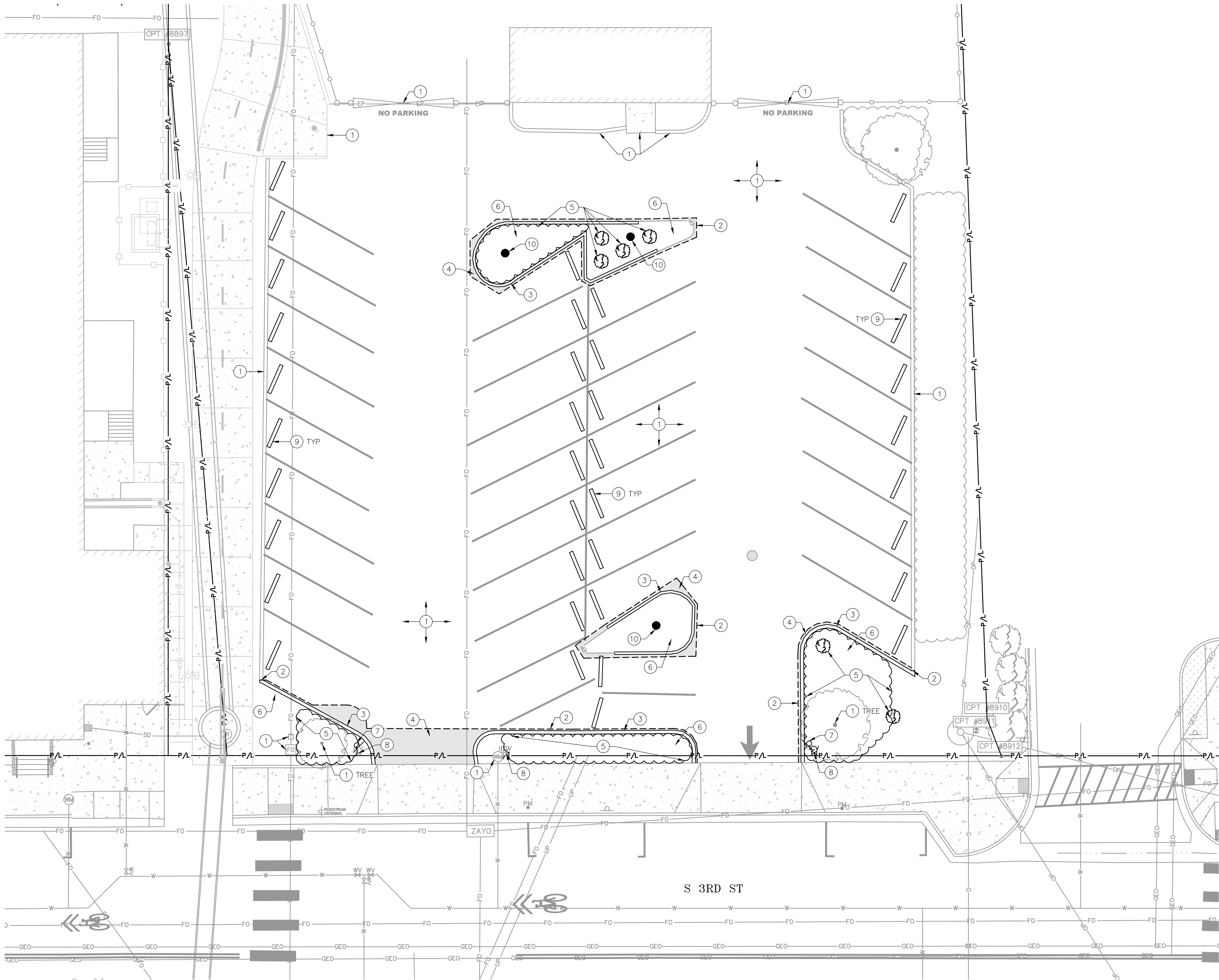


3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

SHEET

C2.0

USER: RICARDO ZAVALA LOCAL LOCATION: C:\PROJECTS\19022303_LBA - CCDC 3RD ST\DWG\PCO - 204 S 3RD ST\C3.0 DEMO PLAN - IFCO 204 S 3RD ST - 22C2404.DWG



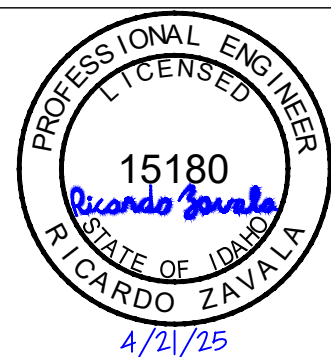
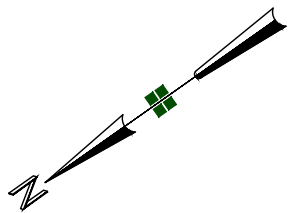
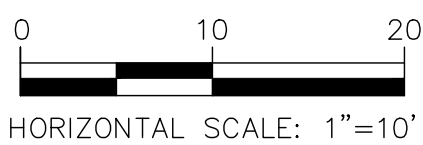
KEYNOTES

- 1 RETAIN AND PROTECT
- 2 SAW CUT CONCRETE AND/OR ASPHALT AS SHOWN
- 3 REMOVE CONCRETE CURB, DISPOSE OFF-SITE
- 4 REMOVE ASPHALT PAVEMENT, DISPOSE OFF-SITE
- 5 REMOVE LANDSCAPING MATERIAL/PLANTINGS, DISPOSE OFF-SITE
- 6 REMOVE 18" OF SOIL FOR INSTALLATION OF ASPHALT PAVEMENT AND DISPOSE OFF-SITE, REFER TO SITE PLAN FOR ASPHALT FOOTPRINT, CAP IRRIGATION LINES
- 7 RELOCATE SIGN PER SITE PLAN
- 8 REMOVAL AND/OR REPLACEMENT OF IRRIGATION VALVES AND IRRIGATION SYSTEM PER LANDSCAPE PLAN
- 9 REMOVE WHEEL STOPS AND SALVAGE 23 WHEEL STOPS IN GOOD CONDITION, DISPOSE OF REMAINING WHEEL STOPS OFF-SITE
- 10 REMOVE TREE STUMP AND ROOTS, DISPOSE OFF-SITE

HARDSCAPE DEMOLITION LEGEND

- SAW CUT LINE
- == REMOVE CONCRETE CURB
- == RETAIN AND PROTECT CONCRETE CURB
- REMOVE ASPHALT

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/21/25
NO.	DATE	BY	REVISION



IDAHO POWER COMPANY
204 S 3RD ST PARKING LOT REPAIR
EXISTING CONDITION AND DEMOLITION PLAN

QRS PROJECT NUMBER:
22C2404

SITE ADDRESS:
204 S 3RD ST, BOISE, ID 83702

DESIGN PHASE:
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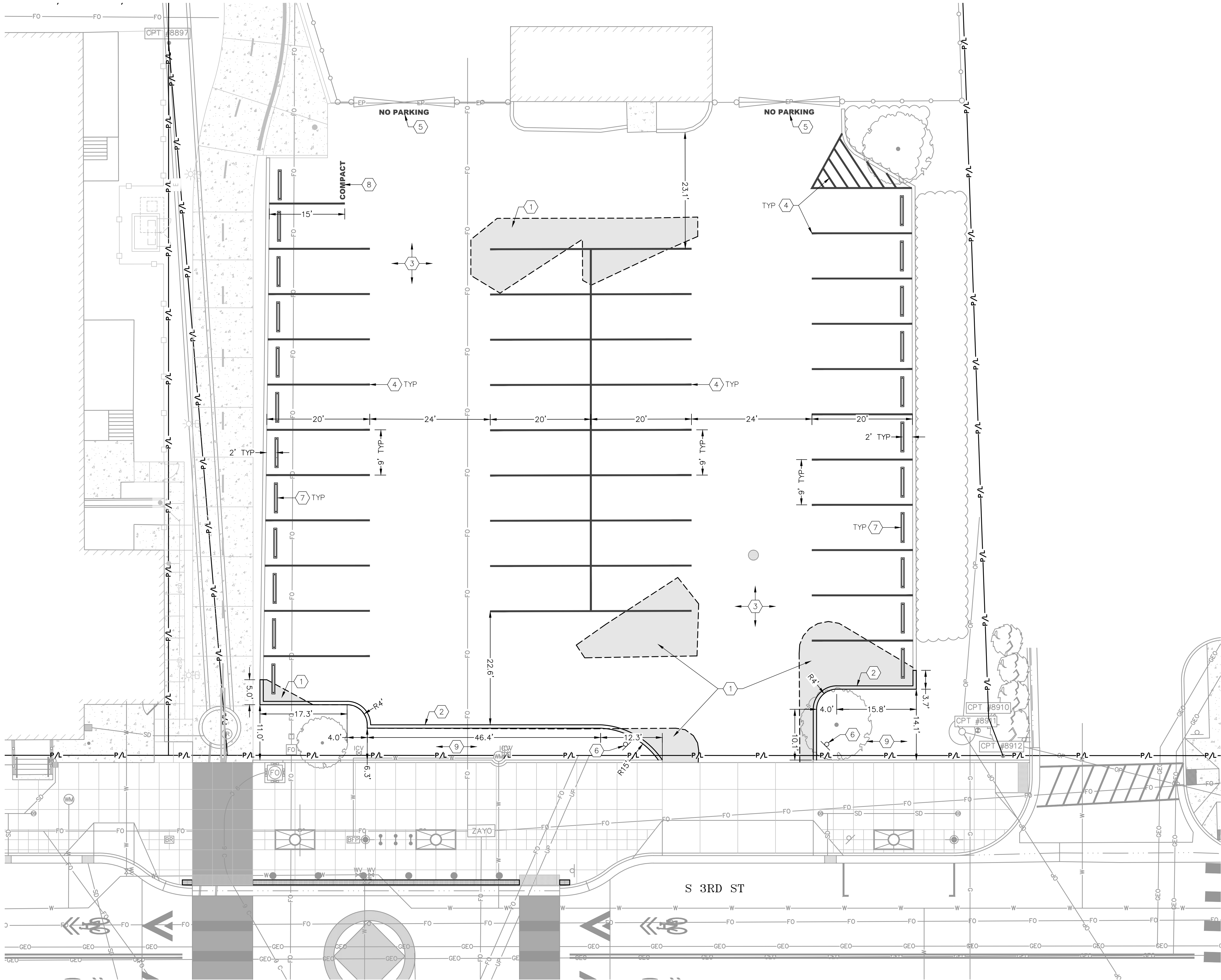


3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

SHEET

C3.0

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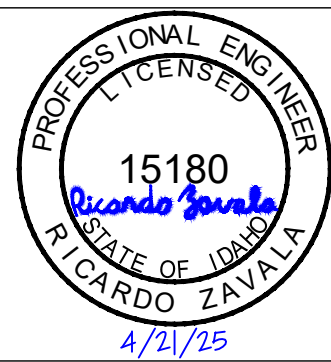
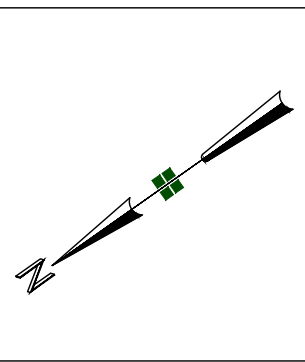
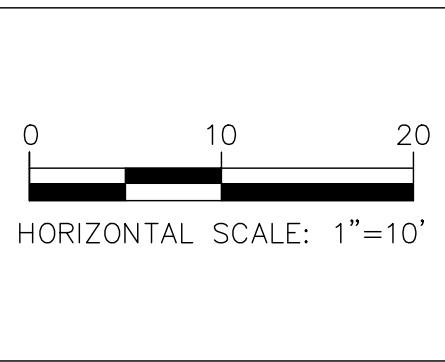
KEYNOTES

- 1 ASPHALT PAVING PER DETAIL 1/CD1.0
- 2 EXTRUDED CURB (MATCH EXISTING), APPROXIMATE EXISTING CURB DIMENSION PER DETAIL 2/CD1.0, FIELD VERIFY
- 3 CRACK FILL AND SEALCOAT PARKING LOT
- 4 4"-WIDE YELLOW PARKING STRIPING
- 5 "NO PARKING" YELLOW PAINT MARKING
- 6 REINSTALL SALVAGED SIGN, ORIENT AT 45° TO DRIVEWAY
- 7 REINSTALL SALVAGED WHEEL STOP, ANCHOR TO ASPHALT WITH (2) 18" #4 REBAR
- 8 "COMPACT" YELLOW PAINT MARKING
- 9 REFER TO LANDSCAPE PLAN

PROPOSED PARKING STALLS
REGULAR PARKING STALLS: 38
COMPACT PARKING STALLS: 1
TOTAL: 39

EXISTING PARKING STALLS
REGULAR PARKING STALLS: 38

DESIGNED BY: RZ			CHECKED BY: RZ
DRAWN BY: RZ			PLOT DATE: 4/21/25
NO.	DATE	BY	REVISION



IDAHO POWER COMPANY
204 S 3RD ST PARKING LOT REPAIR
SITE PLAN

QRS PROJECT NUMBER:
22C2404

SITE ADDRESS:
204 S 3RD ST, BOISE, ID 83702

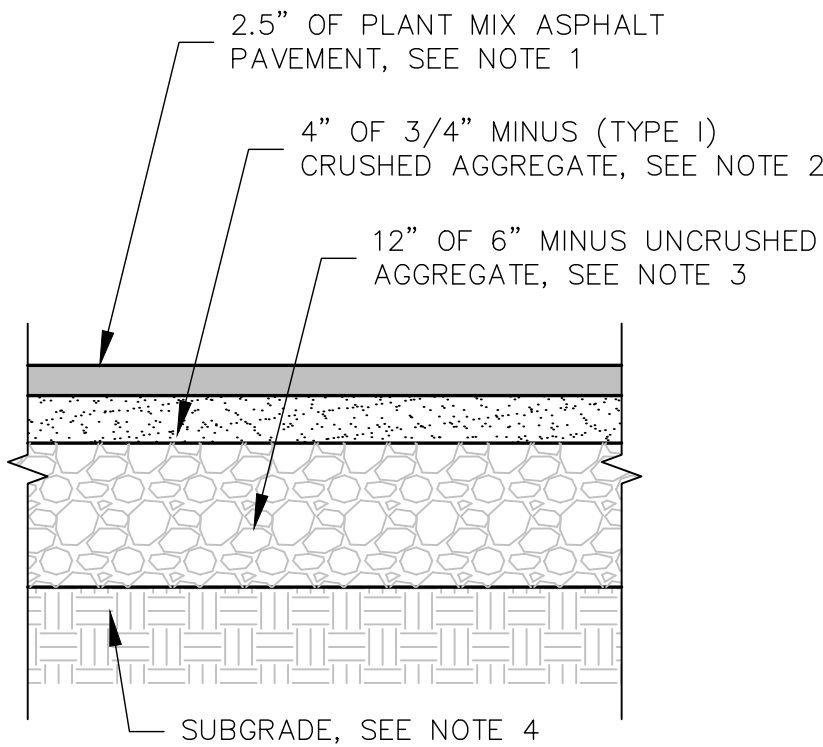
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SHEET

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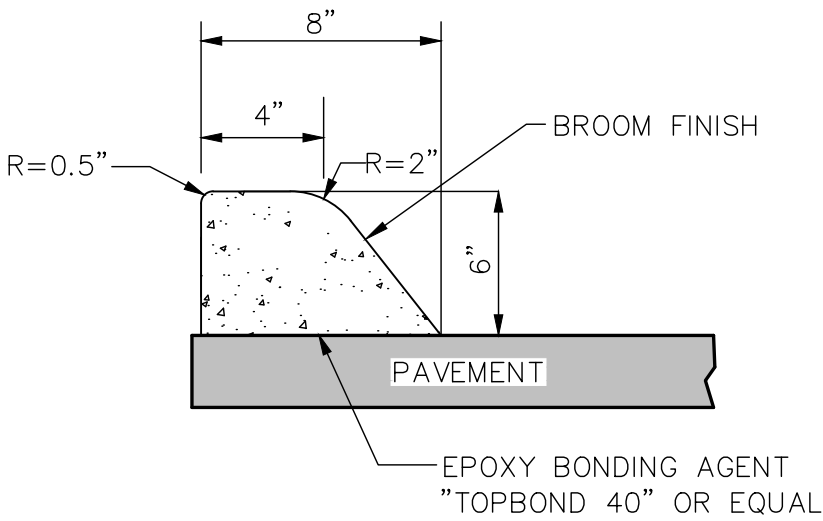
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1 PARKING LOT ASPHALT SECTION
CD1.0 SCALE: NTS

NOTES:

1. ASPHALT PAVEMENT SHALL CONSIST OF HOT-MIX ASPHALT SUPERPAVE PG 58-28 SP3 WITH $\frac{1}{2}$ " NOMINAL MAXIMUM AGGREGATE PER TABLE 1 IN SECTION 803.2.2.A OF THE ISPMC. PAVEMENT MUST BE COMPACTED TO AN AVERAGE 93 TO 95 PERCENT OF THE MAXIMUM DENSITY DETERMINED BY ASTM D2041, WITH NO INDIVIDUAL TESTS LESS THAN 92 PERCENT AND NO TESTS GREATER THAN 96 PERCENT. ASPHALT PAVEMENT SHALL MEET ISPMC AND ACHD SUPPLEMENTAL TO THE ISPMC SPECIFICATIONS.
2. $\frac{3}{4}$ " MINUS (TYPE 1) CRUSHED AGGREGATE SHALL MEET ISPMC SECTION 802 REQUIREMENTS. MOISTURE-CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR). GRADATION PER TABLE 1 IN SECTION 802.2.2.A OF THE ISPMC.
3. 6" MINUS UNCRUSHED AGGREGATE SHALL MEET ISPMC SECTION 801 REQUIREMENTS. MOISTURE-CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR). GRADATION PER TABLE 1 IN SECTION 801.2.2.A OF THE ISPMC.
4. SUBGRADE SHALL BE COMPACTED WITH A SMOOTH DRUM VIBRATORY ROLLER TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR). SUBGRADE SOIL SHALL BE VERIFIED BY A STEEL ROD PROBE TO CONFIRM NO LOOSE OR SOFT MATERIAL IS PRESENT. IF ANY LOOSE OR SOFT MATERIAL IS OBSERVED, THOSE AREAS SHALL BE REMOVED TO FIRM SOIL AND REPLACED WITH GRANULAR STRUCTURAL FILL.
5. GRANULAR STRUCTURAL FILL SHALL MEET ISPMC SECTION 801 REQUIREMENTS. MOISTURE-CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR). GRADATION PER TABLE 1 IN SECTION 801.2.2.A OF THE ISPMC.
6. COORDINATE COMPACTION AND TESTING WITH ON SITE GEOTECHNICAL INSPECTOR.
7. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE ISPMC.

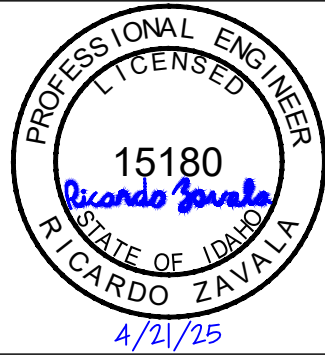


NOTES:

1. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING.
2. MATERIAL AND CONSTRUCTION IN COMPLIANCE WITH ISPMC SPECIFICATIONS.

2 8" EXTRUDED CONCRETE CURB
CD1.0 SCALE: NTS

DESIGNED BY: RZ		CHECKED BY: RZ	
DRAWN BY: RZ		PLOT DATE: 4/21/25	
NO.	DATE	BY	REVISION



IDAHO POWER COMPANY
204 S 3RD ST PARKING LOT REPAIR
DETAILS

QRS PROJECT NUMBER:
22C2404

SITE ADDRESS:
204 S 3RD ST, BOISE, ID 83702

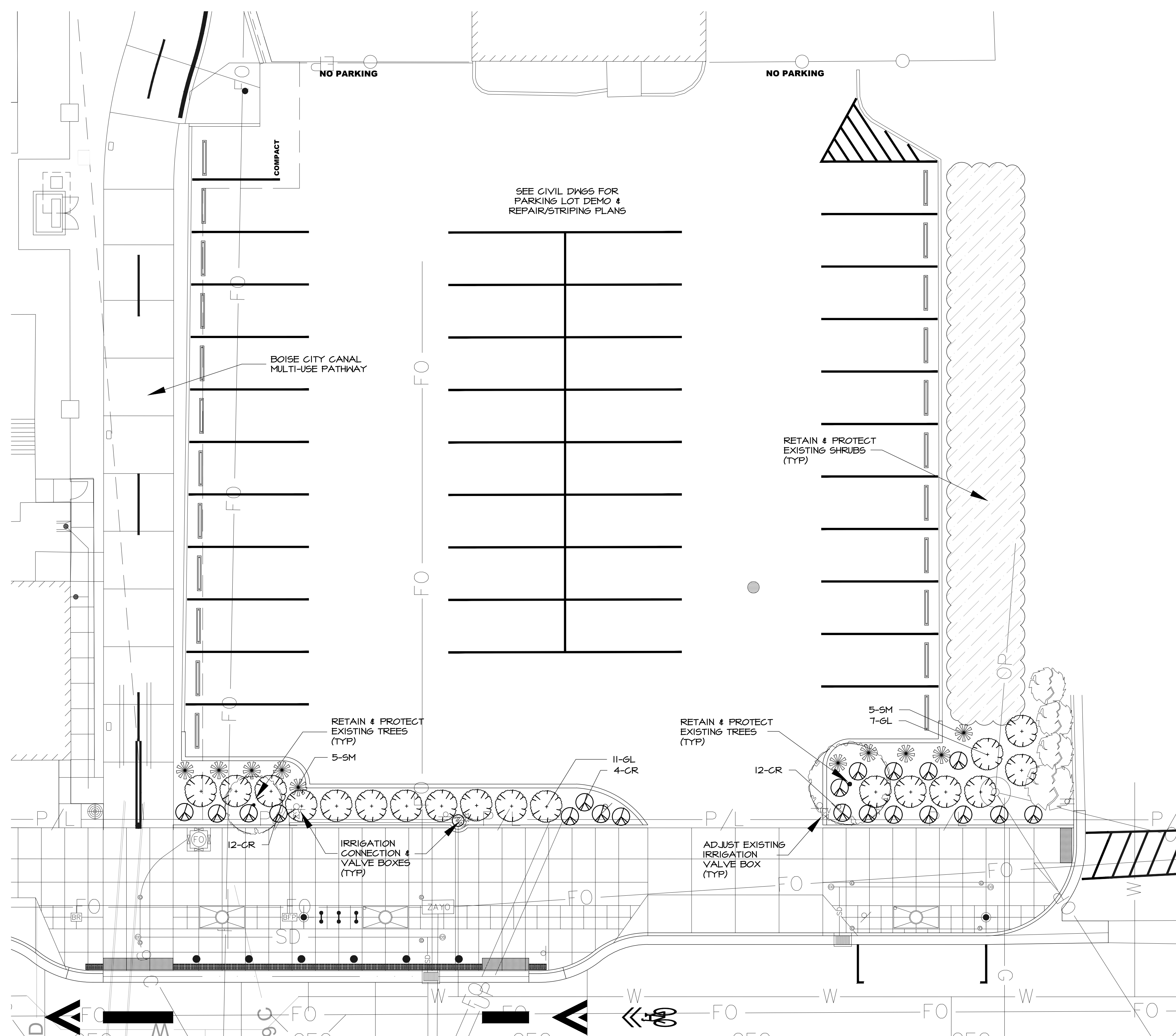
DESIGN PHASE:
BID SET



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(208) 342-0091

SHEET

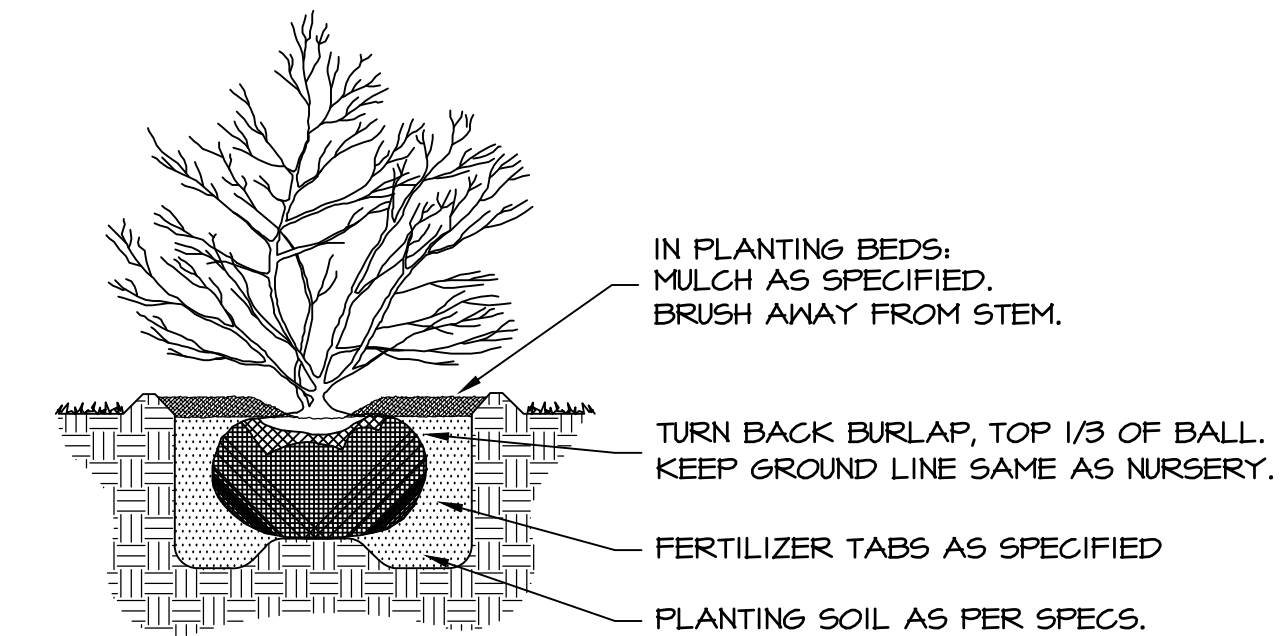
CD1.0



PLANT SCHEDULE		REFERENCE DTL 1, THIS SHT AND SPECIFICATION 32 90 00, SHT L2.0 FOR PLANTING REQUIREMENTS		
SYM	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHRUBS				
CR	CARPET ROSE - RED	ROSA x 'NOARE'	3 GAL	20
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	18
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	10

PLANT QUANTITY NOTES:
QUANTITIES FOR INFORMATION ONLY. CONTRACTOR TO VERIFY AND ASSUME RESPONSIBILITY FOR ALL PLANT MATERIAL QUANTITIES.

- PLANTING & IRRIGATION NOTES:
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION UNLESS OTHERWISE NOTED PER CIVIL DWGS.
 - PLANTING SPECIFICATIONS TO BE PER SPEC SEC 32 93 00, SHT L2.0. ROCK MULCH TO BE PLACE 3" THICK IN ALL LANDSCAPE AREAS.
 - RETAIN AND PROTECT EXISTING TREES PER SPEC SEC 32 93 00, 1.6.D, E, & F - SHT L2.0.
 - REMOVE ALL EXISTING IRRIGATION FROM PLANTING ISLANDS TO BE REMOVED IN PARKING LOT. CAP AND REMOVE ABANDONED LATERALS AS NEEDED. ADJUST EXISTING IRRIGATION VALVES AND SPRINKLER HEADS/DRIP LINES TO ENSURE IRRIGATION COVERAGE TO NEW AND EXISTING PLANTING AREAS TO REMAIN. VALVE BOXES NOTED ON PLANS. REFER TO SPEC SECTION 32 84 00, SHT L2.0 IRRIGATION PERFORMANCE SPECIFICATIONS.



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.
① SHRUB PLANTING
NOT TO SCALE

DESIGNED BY: KCS			CHECKED BY: KCS		
DRAWN BY: KCS			PLOT DATE: 4/21/25		
NO.	DATE	BY	REVISION		

GRAPHIC SCALE
0 10 20
(IN FEET)
1 INCH = 10 FT.



IDAHO POWER COMPANY
204 S 3RD ST PARKING LOT REPAIR
LANDSCAPE PLAN

QRS PROJECT NUMBER: 22C2404	SITE ADDRESS: 204 S 3RD ST, BOISE, ID 83702	DESIGN PHASE: BID SET
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QRS
CONSULTING

3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091

JENSEN BELTS
ASSOCIATES

Site Planning
Landscape Architecture
1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

SHEET
L1.0

USER:MM LOCATION: X:\PROJECTS\2023\2323 -- FRONT TO JEFFERSON STREETS\CAPE\QDS\VPCO PARKING LOT VPCO PARKING LOT -- JBA QDS.DWG

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:
1. Trees.
 2. Shrubs; Ground cover.
 3. Topsoil and Soil Amendments.
 4. Miscellaneous Landscape Elements.
 5. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.
- D. Tree Protection:
1. Existing trees to remain should be protected before any site/demolition Tree protection area is defined as the area within the drip line diameter.
 2. Place protective fencing around a tree protection zone. Protective fencing should consist of a highly visible, physical barrier (a minimum 6-foot high, chain-link fence is recommended) to be placed 10 ft outside the dripline of the tree(s).
 3. Do not strip topsoil or grub under story within protection area. The tree under story to be removed shall be cut instead of pulling or grubbing. Leave the soil undisturbed.
 4. Prohibit earth stockpiling, material storage, vehicle parking and traffic within tree protection area.
 5. Prohibit dumping of refuse, chemicals, other materials and puddling or running water that may injure tree growth.
 6. Prohibit cutting, breaking and skinning of branches and roots. All pruning of branches and roots is to be performed by the Arborist.
 7. Prohibit skinning and bruising of bark.
 8. No changes in grade should be made within the dripline of existing trees.
 9. Temporary irrigation is highly recommended for all remaining trees during construction. This system should provide adequate coverage and quantity of water during all phases of construction.
 10. Before the contractor leaves the site, all existing trees which have been damaged due to construction should be repaired/replaced at the expense of the contractor.
- E. Excavation Around Trees:
1. Where trenching is required in the vicinity of the tree, proceed as follows:
 - a. As the trench approaches the drip line of the tree, dig by hand until the roots encountered are two inches or larger in diameter.
 - b. A similar trench is to be dug on the opposite of the tree and a tunnel augured under the tree between the two trenches at a depth of 4 feet.
 - c. If auguring is impractical, continue digging by hand. Carefully dig under any roots over 4 inches in diameter. Do not cut main lateral roots or tap roots.
 2. Where excavating for new construction is required in soil containing the roots of the tree, hand excavate to minimize damage to root system. Use narrow tie spading forks and comb soil to expose roots. Relocate roots back into backfill areas wherever possible. If large main lateral roots are encountered, expose beyond excavation limits as required to bend and relocate without breaking.
 3. If root relocation is not practical, cut roots approximately 3 inches back from new construction.
 4. Any digging or cutting that tears roots or disturbs soil beyond the grading limit is unacceptable. All roots larger than one inch must be cut by the Arborist.
 5. Do not allow exposed roots to rot before permanent backfill is placed; provide temporary support and protect roots against damage until permanently relocated and covered with backfill.

F. Construction Pruning:

1. Hire an Arborist certified by the International Society of Arboriculture. Where roots have been cut, Arborist shall prune the tree to compensate for root loss and prune any low limbs which may interfere with construction activities. Compensate in approximate direct proportion to root loss. Do not use any sort of paint or dressing on wounds or pruning cuts. Root pruned and construction pruned tree shall be fertilized by the landscape contractor by broadcasting sulfur coated area 38-0-0 at the rate of 5 1/4 lbs. Per 1,000 square feet (2 lbs. N.) Over the root zones of the trees.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including dead and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- B. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
 2. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
 3. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
 4. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
 5. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.
- C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
 - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
 2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
 3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
 4. Contractor shall coordinate, obtain and pay for all soil tests.
 5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Mulch for planting beds shall be rock mulch, 3/4"-1" crushed basalt landscape rock (or approved equal), consistent in appearance, and shall contain no toxic substance detrimental to plant life. Landscape Fabric is required beneath rock mulch in all landscape areas it is installed.
- C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
- Shrub Areas: 1/3 compost, 2/3 topsoil.
- Fertilizer: Per soil test and manufacturer's recommendations.
- C. For shrub area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.

3.4 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
 1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.5 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.

3.6 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.7 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until respected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

32 84 00 -- UNDERGROUND IRRIGATION SYSTEM

GENERAL

Furnish and install underground sprinkler irrigation for supply to, and adequate irrigation of landscape trees and shrub plantings. The systems will be connected to existing supply lines located in Department of Labor Irrigation System. Do not disrupt existing water service without permission of or the adjacent owner. Make all adjustments at the beginning and through-out the project until final project expectance is achieved.

Design requirement

Minimum water coverage: Drip line as specified.
Design pressures: Install pressure regulating equipment as necessary.

MATERIALS

PVC Pipe

Main supply underground: Schedule 40 PVC
Circuit supply line: Class 200 PVC
Sleeving (under all paved): Class 200 PVC
Risers: Flexible Poly-pipe in tree wells.
Fittings: Schedule 40 solvent welded. Threaded fittings as required.

Drip Line

Netafim Techline CV with .4 gph emitters spaced 24 inches

Drip Control Zone

Humter ICZ-101-25i or Use existing Department of Labor Irrigation System.

Automatic Control Device

Use existing Department of Labor Irrigation System.

Backflow Prevention Devices

Use existing Department of Labor Irrigation System.

Miscellaneous Drip Components

Drip Flushing Valve: Netafim TLFV-1, two per zone. One each end of zone.

Valves

Manual Angle Drain Valves: One per zone. All brass; fixed handle; 150 psi rated. Install in traffic rated valve box.

Valve Boxes

Use existing Department of Labor Irrigation System.

CONSTRUCTION REQUIREMENTS

General

Install system to provide for adequate protection against freeze damage. Install system in accordance with schematic design drawing. Install system and components in strict accordance with manufacturer's recommendations. Install provision for air blow winterization for protection of all system components.

Conduct of Work

It will be the Contractor's responsibility to verify these locations on the ground. Should the ditching intercept and damage any existing utilities, all further work within said area shall stop until the Landscape Architect is advised and can supervise repair.

Trenching

Trenching shall be executed in conformance with ISPPWC Section 300--TRENCH EXCAVATION AND BACKFILL for Type I Trench Excavation. Trenches under paved surfaces shall be at least 24 inches deep for PVC lateral sprinkler lines downstream from automatic control valves (zone). All trenches must be straight and not have abrupt changes in grade. Unavoidable depth variations shall be approved by Landscape Architect.

Main Supply

Connect to existing Department of Labor Irrigation System building supply line, downstream of meter at location as shown on the drawings, with approved tapping device. If required, extend main supply line to valve box location. Install manual gate valve, manual drain valve, and backflow device. Install proposed automatic valve, filters, and other specified drip components.

Drain Valves

Install drain valves, one per circuit, outside foundation wall penetrations. Provide ½ cubic yard gravel sump. Install PVC risers and traffic rated valve box(es) at finish sidewalk elevation.

PVC Pipe and Fittings

Due to the nature of PVC pipe and fittings, the Contractor shall exercise care in handling, loading, unloading, and storing to avoid damage. The pipe and fittings shall be stored under cover, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to lay flat, to prevent undue bending or concentrated external load at any point. Any pipe that has been dented or damaged shall be discarded until such damage has been cut out and the pipe is rejoined with a coupling.

PVC pipe ends shall be cut 90 degrees to the pipe length and cleaned of all cutting burrs prior to cementing. Use approved reaming tool. Pipe ends shall be wiped clean with a rag lightly wetted with PVC thinner. Apply cement with a light coat inside of the fitting and a heavier coat on outside of the pipe. Insert pipe into the fitting and give a quarter-turn to seat the cement. Wipe excess cement from outside of the pipe. Test pipe as indicated elsewhere in these Specifications. No backfilling will be permitted other than at the centers of pipe lengths until the pressure test is completed.

PVC pipe shall extend between tree wells uninterrupted by fittings. Locate pipe, tee, and other fittings within tree wells where practical. Protect pipe from damage where it penetrates the tree well. Provide PVC sleeving for all piping under paved surfaces.

Solvent welded joints shall be given at least 15 minutes set-up time before moving or handling. Pipe shall be partially center-loaded to prevent arching and slipping. No water shall be permitted in pipe until a period of at least 10 hours has elapsed for solvent weld setting and curing.

Sand bedding shall occur a minimum of 4 (four) inches in all directions around pipe.

Do backfilling when pipe is not in an expanded condition due to heat or pressure. Accomplish cooling of the pipe by operating the system for a short time before backfill, or by backfilling in the early part of the morning before the heat of the day.

Before pressure testing, soluble weld joints shall be given at least 24 hours curing time.

Great care must be taken to ensure that the inside of the pipe is absolutely clean. Any pipe ends not being worked on must be protected and not left open.

Drip Lines

Drip Line: Cut 20 feet around each tree. Place drip line 18" apart as shown on plans. Install at finish topsoil grade. Use Netafim staples to hold down. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs. Cover with gravel mulch.

Flush Valves: Install flush valve at end of each drip lateral. Conceal in box within tree well.

Pressure Testing

Before backfilling, all components of the system shall be pressure tested. Cap all risers and water fill for testing of all supply lines. Tests are to be witnessed by the Owner's Representative. The Contractor shall give 48 hours of advance notice.

All system joints, connections, couplings, valves, hose bibs, and all other junction points, shall be left exposed until completion and acceptance of the pressure tests. The system shall be water filled, capped, and pressure-tested at 90 psi. To be acceptable, the system loses 0 psi in a 30-minute time span. Leaks shall be repaired and corrected.

The location, inspection, and testing provisions of these Specifications will be strictly adhered to. If, for any reason, any part of the sprinkler system is backfilled before the Landscape Architect authorizes approved location, testing, or inspection, it must be completely uncovered and exposed until approved for backfilling.

Coverage Test

Install drip tubing and staple in place. Inspect for operation prior to gravel placement. Adjust for optimum performance. Review entire system operation with Owner's Representative prior to acceptance.

Backfilling

Backfill shall be executed in conformance with ISPPWC Section 300--TRENCH EXCAVATION AND BACKFILL, Subsection 303, Pipe Bedding, for Type I Pipe Bedding, using sand.

Before complete backfilling, all underground appurtenances including risers, valves, backflow preventers, drain valves, etc., must remain exposed so that they can be viewed during testing. It is suggested that the Contractor partially backfill the pipe as it is laid, leaving all joints exposed; then complete backfilling later after flushing, pressure testing, inspection, and "records drawing" location.

Final Acceptance

Upon completion and approval of all tests, final acceptance of the system will be contingent upon the Contractor instructing Owner personnel in system operation, providing signed and approved sprinkler/plumbing health/electrical permits as may be applicable in the area, as well as reproducible "records drawings" and two binders of all catalog cuts/manufacturer's instructions/maintenance and operation information.

Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.

DESIGNED BY: KCS

CHECKED BY: KCS

DRAWN BY: KCS

PLOT DATE: 4/21/25

NO.	DATE	BY	REVISION



IDAHO POWER COMPANY
204 S 3RD ST PARKING LOT REPAIR
LANDSCAPE SPECIFICATIONS

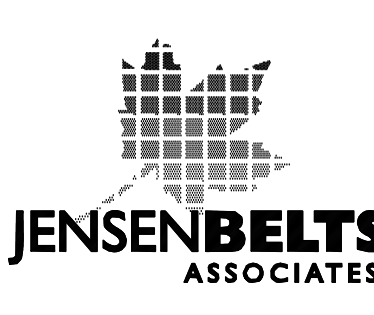
QRS PROJECT NUMBER:
22C2404

SITE ADDRESS:
204 S 3RD ST, BOISE, ID 83702

DESIGN PHASE:
BID SET



3380 AMERICANA TERRACE, SUITE 220, BOISE, IDAHO 83706
(208) 342-0091



Site Planning
Landscape Architecture
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AGENDA BILL

Agenda Subject: Designate: 821 W. State Street, Idaho Wheat Commission. Type 1 One-Time Assistance with Idaho State Building Authority		Date: June 09, 2025
Staff Contact: Kassi Brown, Project Manager	Attachments: 1) Site Map 2) Renderings 3) Public Improvement Plan	
Action: Designate Idaho Wheat Commission as eligible for One Time Assistance and direct staff to negotiate a Type 1 Participation Agreement with Idaho State Building Authority for future board approval.		

Background:

The Idaho Wheat Commission project is a proposed four-story mixed-use building located at 821 W. State Street. The ground floor will accommodate leasable retail and/or restaurant use, the second floor will be office space for future tenants and the Idaho Wheat Commission will occupy the third floor. The fourth floor will host flexible meeting and event space, as well as a rooftop patio open for public rental. The goal of this project is to create diverse uses that will revitalize the prominent corner of State and 9th Streets.

The Idaho Wheat Commission has entered into a Development Agreement with the Idaho State Building Authority to finance and develop the project. Established by state statute in 1959, it is the Idaho Wheat Commission's mission to increase wheat grower profits by investing funds in market development, wheat research and wheat grower education. The third floor of the new office space will house the Idaho Wheat Commission's staff, as well as its partner commissions including the Idaho Barley Commission, Idaho Grain Producers Association, and the Idaho Bean Commission, among others.

Public improvements for this project include streetscape improvements along State and 9th Streets, including new silva cell system for seven trees, attached sidewalk, streetlights, benches and alleyway improvements. Three vehicle parking stalls off the alley will be available for loading and unloading, with 18 short term and 15 long term bicycle parking spots.

Total development costs are \$14.5M with eligible expenses estimated to be \$253,915. The final estimate included in the Type 1 agreement will set the not-to-exceed amount for reimbursement per the Type 1 Participation Program policy at \$200,000.

The project received Design Review approval in February 2025, and the original building was demolished this spring. Construction is anticipated to begin this summer with final completion in August 2026. The Agency will work closely with the Idaho State Building Authority and its

consultants to obtain and approve the required cost documentation for reimbursement, prior to the Westside District sunset in September 2026.

This project addresses several urban design elements encouraged by the Agency via the Type 1 Program, including redevelopment of deteriorating sites, advancing economic development goals, promoting connectivity and mobility and aligning with other redevelopment efforts in the area. The Idaho Wheat Commission project meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the Westside District Plan.

Project Summary:

- 821 W. State Street
- 31,006 square feet, four-story mixed-use building
- Streetscape improvements including silva cell system, trees and sidewalk
- Site furnishings including bike racks, benches and historic streetlights
- \$14,500,000 total development costs
- \$253,915 estimated eligible expenses

Timeline:

- February 13, 2025– Design Review Approval
- March 26, 2025 – Type 1 Application Received
- June 09, 2025 – Type 1 Designation
- June 30, 2025 – Construction begins
- July 14, 2025 – Type 1 Agreement Approval
- August 15, 2026 – Construction complete
- September 30, 2026 – CCDC reimburses Eligible Expenses

Fiscal Notes:

Reimbursement will occur in FY2026 and will not exceed \$200,000 per the Type 1 Participation Program policy. The Agency's Five-Year Capital Improvement Plan programs sufficient funding for this Westside District Type 1 grant.

Staff Recommendation:

Direct staff to negotiate a Type 1 Participation Agreement with Idaho State Building Authority for future board approval.

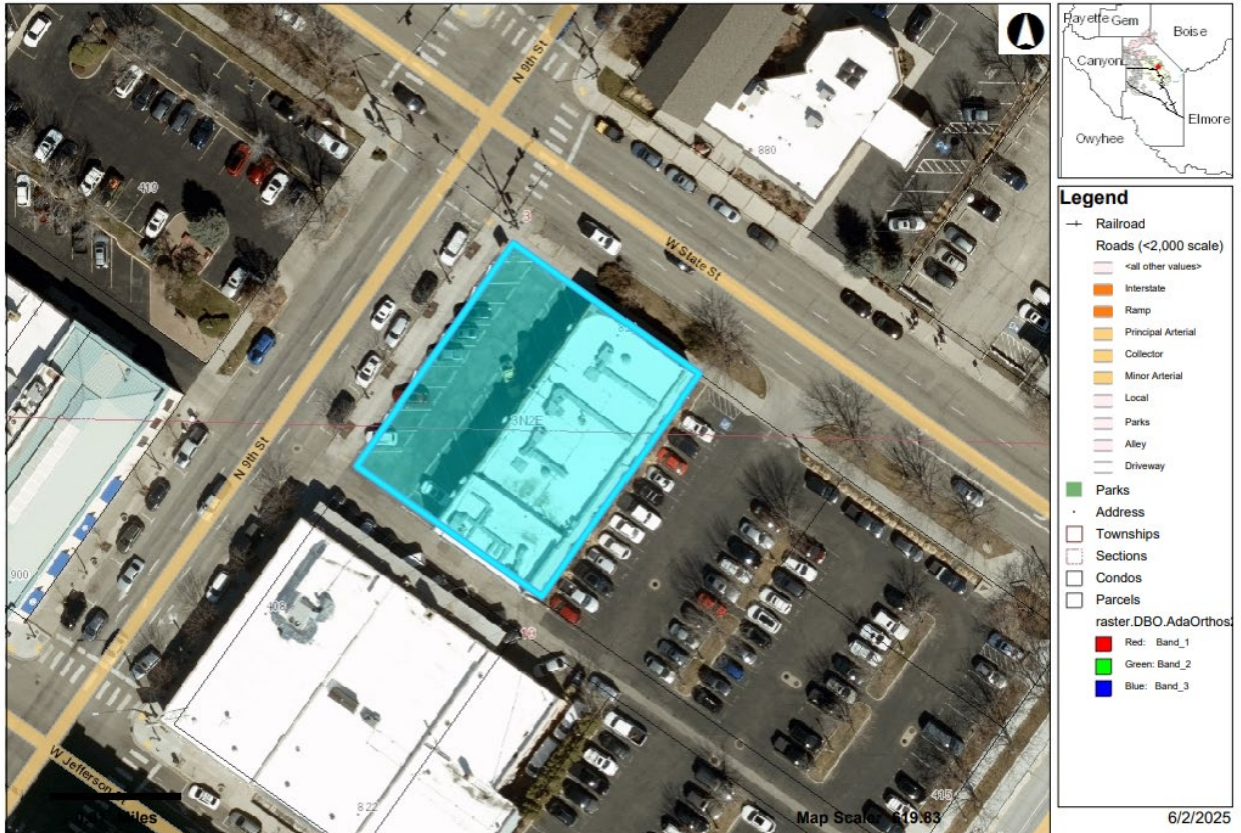
Suggested Motion:

I move to direct staff to negotiate a final Type1 Participation Agreement with Idaho State Building Authority for future board approval.

Attachment #1 – Site Map

Ada County Assessor

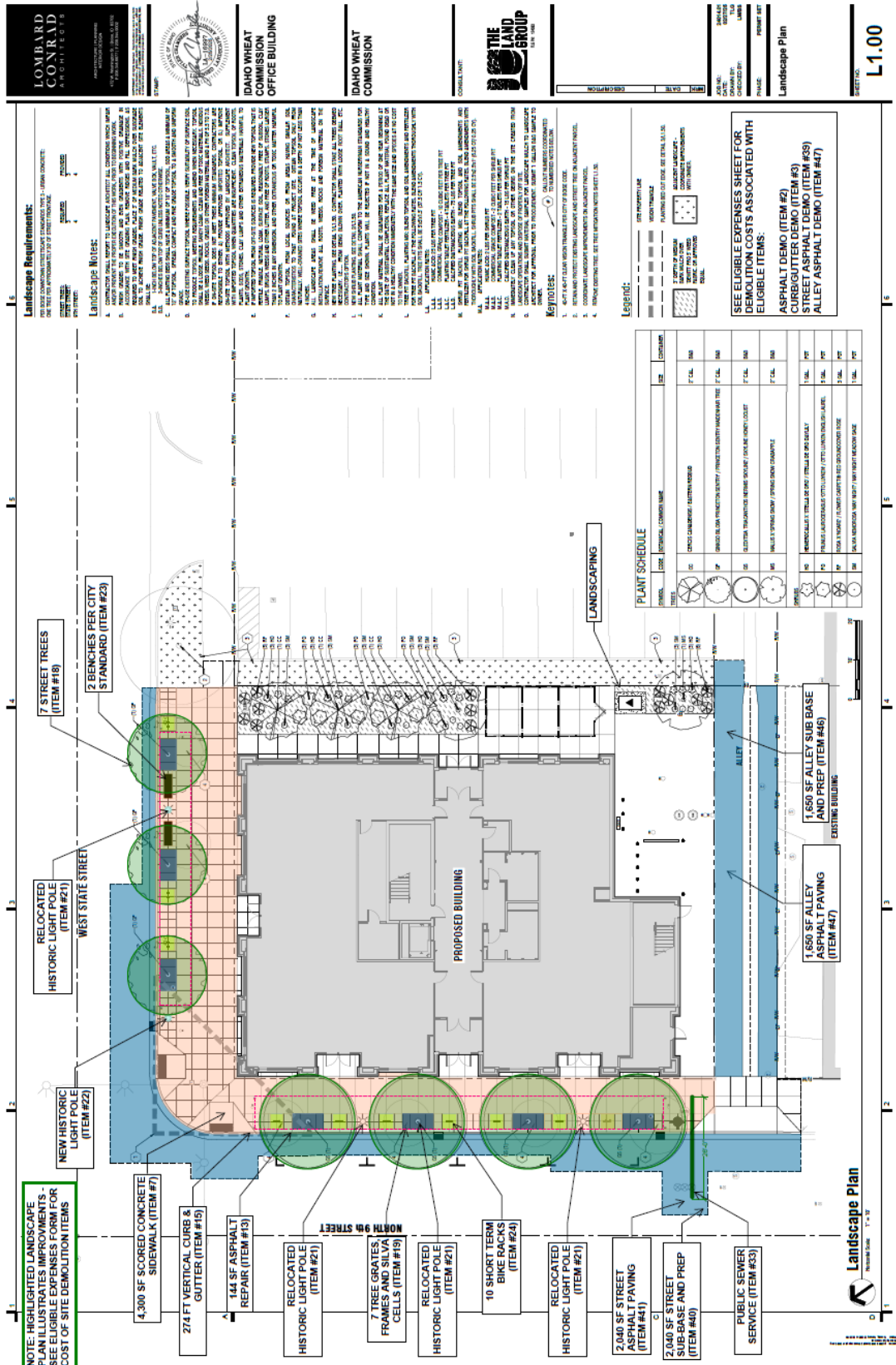
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Attachment #2 – Renderings



Attachment #3 – Public Improvement Plan





AGENDA BILL (for Action Items C – G)

Agenda Subject: Request by the Ada County Emergency Medical Services (EMS) to withdraw from the following CCDC revenue allocation areas: Westside District; 30 th Street District; Shoreline District; Gateway East District; and State Street District ¹		Date: June 9, 2025
Staff Contact: Joey Chen, Finance & Administration Director	Attachments: <ol style="list-style-type: none">1. Accounting from Ada County of the revenue allocation proceeds attributable to EMS2. Signed EMS Resolution No. 30953. Contractual Obligations Summary by District	
Actions Requested: <ol style="list-style-type: none">1. Consider EMS Request to Withdraw from the Westside District.2. Consider EMS Request to Withdraw from the 30th Street District.3. Consider EMS Request to Withdraw from the Shoreline District.4. Consider EMS Request to Withdraw from the Gateway East District.5. Consider EMS Request to Withdraw from the State Street District.		

Background:

During the 2025 legislative session, the legislature approved, and the Governor signed, House Bill 436 (HB 436). The bill included retroactive application to January 1, 2025. The bill addresses several issues, including the ability of a fire district² and ambulance service district to withdraw from the revenue allocation financing provisions under an urban renewal plan established by a city council ordinance approving an urban renewal plan prior to July 1, 2025. The bill sets forth a specific process for a fire district and/or ambulance service district to apply for such a withdrawal. Excerpting from House Bill 436:

By May 1, the fire district and ambulance service district must request an accounting from the county showing the amount of revenue allocation proceeds attributable to the fire district or ambulance service district as of December 31 of the prior year. The county then is required to submit the accounting to the fire district, ambulance service district and the urban renewal agency within 15 days of receipt of the request. The fire district and ambulance service district must then adopt a formal resolution by June 1 expressing its intent to withdraw and send the resolution to the urban renewal agency. The agency shall then schedule a special meeting within ten business days of receipt of the resolution from the fire district and the ambulance service district.

¹ The River-Myrtle Old Boise District is currently winding up and was not included in the request to withdraw.

² Fire District inclusion is mentioned here but only EMS under consideration as all of Capital City Development Corporation's revenue allocation areas served by Boise City Fire Department.

The Capital City Development Corporation (CCDC) timely received the accounting information from Ada County and the EMS resolution requesting withdrawal from all of CCDC's revenue allocation areas.

Attached to this Agenda Bill:

1. The accounting from Ada County of the revenue allocation proceeds attributable to EMS from December 31, 2024, showing the allocation as follows:
 - a. EMS \$159,493.05 for all CCDC revenue allocation areas³
2. Signed EMS Resolution No. 3095
3. Contractual Obligation Summary by District

The meeting on June 9, 2025, will address the request from EMS. The Agency Board may decide to accept the withdrawal request; in which case the Board will come back in a special meeting to adopt a formal resolution allowing for withdrawal. In that instance, the Agency resolution and the resolution from EMS will be transmitted to the county clerk, county recorder, and the state tax commission prior to the fourth Monday of July. Conversely the Board may deny the request to withdraw in writing due to "outstanding bonds, contractual obligations or other indebtedness being funded by the district's revenue allocation proceeds, and setting forth specific information about the indebtedness." HB 436 provides some additional guidance as to how the Agency should analyze the withdrawal request determining whether the Agency's obligations are greater than the revenue allocation proceeds attributable to EMS. The Statement of Purpose for HB 436 states as follows:

" . . . it allows a fire district or ambulance service district within a URD opt out of an existing urban renewal revenue allocation area, provided that there is no existing indebtedness or other financial obligations."

Attached to this Agenda Bill is a summary evidencing several obligations of the Agency by revenue allocation area and the amounts committed by the Agency for payment.

Bellow is a summary of EMS allocation, contractual obligations, and preliminary analysis of HB 436.

Preliminary analysis of HB436 for CCDC:			
	EMS Allocation	Contractual obligations in FY26	Outstanding contractual obligations <u>greater than</u> the revenue allocation proceeds attributable to EMS
Westside	\$ 50,526	\$ 1,364,954	Yes
30th Street	\$ 14,076	\$ 257,234	Yes
Shoreline	\$ 7,754	\$ -	No
Gateway East	\$ 72,350	\$ 226,162	Yes
State Street	\$ 14,787	\$ 372,754	Yes
TOTAL	\$ 159,493	\$ 2,221,104	

³ The River-Myrtle Old Boise revenue allocation area is currently winding up and was not included in the request to withdraw.

Though no formal obligations exist for the Shoreline project area under CCDC policy, Shoreline is obligated for its share of administrative costs of CCDC in the amount of approximately \$189,000 and is working on pending agreements with J. Fisher to assist the Capitol Campus project and with Jayo Holdings to assist the Trappers Island project.

Fiscal Notes:

Should the Board decide to allow for EMS withdrawal from all RAAs, the fiscal impact will be \$159,493.05 for FY 2026.

Staff Recommendation:

Based on this information, staff has prepared two motions for each RAA as stated below. One motion denies the withdrawal request, authorizing the Chair to provide written notice to EMS concluding the Agency has contractual obligations or other indebtedness being funded by the district's revenue allocation proceeds greater than the revenue allocation proceeds attributable to EMS. The second motion grants the withdrawal and authorizes the scheduling of a special meeting to consider a resolution approving the resolution.

Westside District

Suggested Motion:

I move to deny the withdrawal request by EMS for the Westside District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternatively:

I move to accept the withdrawal application filed by EMS for the Westside District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

30th Street District

Suggested Motion:

I move to deny the withdrawal request by EMS for the 30th Street District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternatively:

I move to accept the withdrawal application filed by EMS for the 30th Street District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

Shoreline District

Suggested Motion:

I move to deny the withdrawal request by EMS for the Shoreline District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternatively:

I move to accept the withdrawal application filed by EMS for the Shoreline District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

Gateway East District

Suggested Motion:

I move to deny the withdrawal request by EMS for the Gateway East District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternatively:

I move to accept the withdrawal application filed by EMS for the Gateway East District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

State Street District

Suggested Motion:

I move to deny the withdrawal request by EMS for the State Street District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternatively:

I move to accept the withdrawal application filed by EMS for the State Street District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

Attachment 1
Accounting from Ada County of the Revenue Allocations Proceeds
Attributable to EMS (received via email on April 30, 2025)

District	District Name	EMS Allocation	Total Revenue Allocation	% of Total
83	Westside	50,442.77	5,391,122.66	0.94%
126	Westside Annexation	82.79	8,847.88	0.94%
108	30th St	14,076.12	1,504,400.00	0.94%
115	Shoreline	7,754.40	828,759.38	0.94%
116	Gateway City	72,347.30	7,732,191.39	0.94%
117	Gateway County	2.20	141.58	1.55%
132	State St City	5,178.75	553,484.08	0.94%
133	State St City w/Cemetery	9,608.72	1,029,346.68	0.93%
Total for all Boise URDs		\$ 159,493.05	\$ 17,048,293.65	

Attachment 2: Signed Copy of EMS Resolution No. 3095

RESOLUTION NO. 3095

RESOLUTION OF THE ADA COUNTY EMERGENCY MEDICAL SERVICES DISTRICT EXPRESSING INTENT TO WITHDRAW FROM URBAN RENEWAL REVENUE ALLOCATION AREAS

THIS RESOLUTION is adopted by the Board of Ada County Emergency Medical Services District (hereinafter “Board”) for the withdrawal from urban renewal revenue allocation areas pursuant to Idaho Code § 50-2906(5) as amended by House Bill No. 436 through the Idaho Legislature in 2025.

WHEREAS, the Ada County Emergency Medical Services District (the “District”) is a duly organized and existing ambulance service district under the laws of the State of Idaho; and

WHEREAS, the District currently participates in multiple urban renewal revenue allocation areas located within Ada County, including, but not limited to, the 30th Street Urban Renewal Area, Eagle Downtown East End Urban Renewal District, Garden City River Front East Urban Renewal Area, Gateway East Economic Development District URA, Kuna East Urban Renewal, Kuna West Urban Renewal, Linder District Urban Renewal, Meridian City Urban Renewal, Northern Gateway Urban Renewal, Shoreline District Urban Renewal, State Street District Urban Renewal, Union Urban Renewal District, and Westside Urban Renewal (collectively, the “Urban Renewal Areas”);

WHEREAS, Idaho Code § 50-2906(5) permits a fire protection district or ambulance service district to withdraw from being subject to an urban renewal revenue allocation financing provision, provided the urban renewal plan has no outstanding bonds, contractual obligations, or other indebtedness being funded by such revenue allocation financing greater than the district's attributable share as of December 31 of the prior tax year;

WHEREAS, on April 24, 2025, the District submitted a request to the Ada County Clerk's Office for an accounting of the District's attributable share of revenue allocation proceeds in accordance with Idaho Code § 50-2905(5)(b)(i);

WHEREAS, the Ada County Clerk's Office provided the requested accounting on April 28, 2025, which indicated that the District's total attributable revenue allocation proceeds across all Urban Renewal Areas as of December 31, 2024, was \$306,799.66 and this information was simultaneously transmitted to each applicable urban renewal agency;

WHEREAS, the Board and District have both reviewed this accounting and desire to proceed with withdrawal from all Urban Renewal Areas, in accordance with Idaho Code § 50-2906(5)(b)(ii);

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the authority of Idaho Code § 50-2906(5), the Board of Commissioners of the Ada County Emergency Medical Services District hereby expresses the District's intent to withdraw from all urban renewal revenue allocation financing provisions established under the urban renewal plans applicable to the identified urban renewal areas in Ada County. The Board further directs that a copy of this Resolution, along with the applicable revenue allocation accounting received from the Ada County Clerk attached hereto as Exhibit A, be transmitted to each relevant urban renewal agency on or before June 1, 2025. The Board requests that each such agency promptly schedule a special meeting pursuant to Idaho Code § 50-2906(5)(c) to evaluate this Resolution and determine whether any outstanding bonds, contractual obligations, or indebtedness preclude the District's withdrawal so that, if accepted, each urban renewal agency may transmit this Resolution and an agency resolution to the Ada County Clerk, Ada County Recorder, and Idaho State tax commission no later than the fourth Monday of July 2025. The Board authorizes and directs District staff to take all further actions necessary to effectuate the District's withdrawal in accordance with Idaho law,

including coordination with the Ada County Clerk, urban renewal agencies, and the Idaho State Tax Commission. This Resolution shall be effective immediately upon its adoption.


APPROVED AND ADOPTED this 20th day of May 2025.

**Board of Ada County Emergency Medical Services
District**

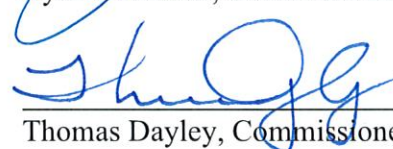
By:


Rod Beck, Commissioner

By:


Ryan Davidson, Commissioner

By:


Thomas Dayley, Commissioner

ATTEST:


Trent Tripple, Ada County Clerk

BY HEATH RIBORDY, ASSISTANT DEPUTY CLERK

EXHIBIT A

Ada County EMS District Revenue Allocation

District	District Name	EMS Allocation	Total Revenue Allocation	% of Total
83	Westside	50,442.77	5,391,122.66	0.94%
126	Westside Annexation	82.79	8,847.88	0.94%
108	30th St	14,076.12	1,504,400.00	0.94%
115	Shoreline	7,754.40	828,759.38	0.94%
116	Gateway City	72,347.30	7,732,191.39	0.94%
117	Gateway County	2.20	141.58	1.55%
132	State St City	5,178.75	553,484.08	0.94%
133	State St City w/Cemetery	9,608.72	1,029,346.68	0.93%
Total for all Boise URDs		159,493.05	17,048,293.65	

111	River Front East	19,378.62	1,589,591.19	1.22%
Total for all Garden City URDs		19,378.62	1,589,591.19	

88	Meridian City	35,335.37	1,915,814.73	1.84%
89	Meridian County	526.55	16,473.16	3.20%
114	Ten Mile	43,599.53	2,363,881.22	1.84%
125	Union	140.31	7,607.13	1.84%
127	Northern Gateway	2,740.31	148,574.52	1.84%
128	Linder City	476.94	25,858.62	1.84%
129	Linder County	62.11	1,943.18	3.20%
Total for all Meridian URDs		82,881.12	4,480,152.56	

102	Eagle City	555.56	17,990.19	3.09%
103	Eagle City w/Sewer	35,939.04	1,170,329.54	3.07%
104	Eagle County	-	-	0.00%
105	Eagle County w/Sewer	0.03	0.98	3.06%
Total for all Eagle URDs		36,494.63	1,188,320.71	

121	Kuna West City	8,353.21	391,856.93	2.13%
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122	Kuna West County	4.15	129.68	3.20%
137	Kuna East City	-	0.02	0.00%
138	Kuna East Cemetery	194.88	9,142.12	2.13%
Total for Kuna URDs		8,552.24	401,128.75	

Total Revenue Allocation for All Urban Renewal Districts	306,799.66	24,707,486.86
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Attachment 3: Contractual Obligations Summary by District

WESTSIDE										
Project Info			Obligations by Fiscal Year							
Type	Name	Status	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
2	16th & State	Construction	657,655							
Capital	Bannock Street Streetscape Improvements	Construction	579,175							
Capital	Commercial Space and Public Parking Facility	Design	128,124							
			\$ 1,364,954							

30TH STREET										
Project Info			Obligations by Fiscal Year							
Type	Name	Status	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
3	New Path 2.0	Construction	257,234							
			\$ 257,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

GATEWAY EAST										
Project Info			Obligations by Fiscal Year							
Type	Name	Status	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
2	Boise Gateway 3+4	Construction			378,350	378,350	378,350	378,350	378,350	378,350
2	Red River Logistics and Commerce Centers (Flint)	Construction		765,926	765,926	765,926	765,926	765,926	765,926	
2	EastPort Industrial	Construction		3,950,000	790,011	790,011	790,011	790,011	790,011	790,011
2	AZEK	Reimbursement		302,928						
2	9025 S Federal	Reimbursement	18,197	8,140						
2	Mr. Gas	Reimbursement	207,965	207,965	207,965					
			\$ 226,162	\$ 5,234,959	\$ 2,142,251	\$ 1,934,286	\$ 1,934,286	\$ 1,934,286	\$ 1,934,286	\$ 1,168,361

STATE STREET										
Project Info			Obligations by Fiscal Year							
Type	Name	Status	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
1	31st Street Apartments	Construction	157,754							
3	Wilson Station (FKA State & Arthur)	Cost Verification	215,000	215,000	215,000					
			\$ 372,754	\$ 215,000	\$ 215,000	\$ -	\$ -	\$ -	\$ -	\$ -



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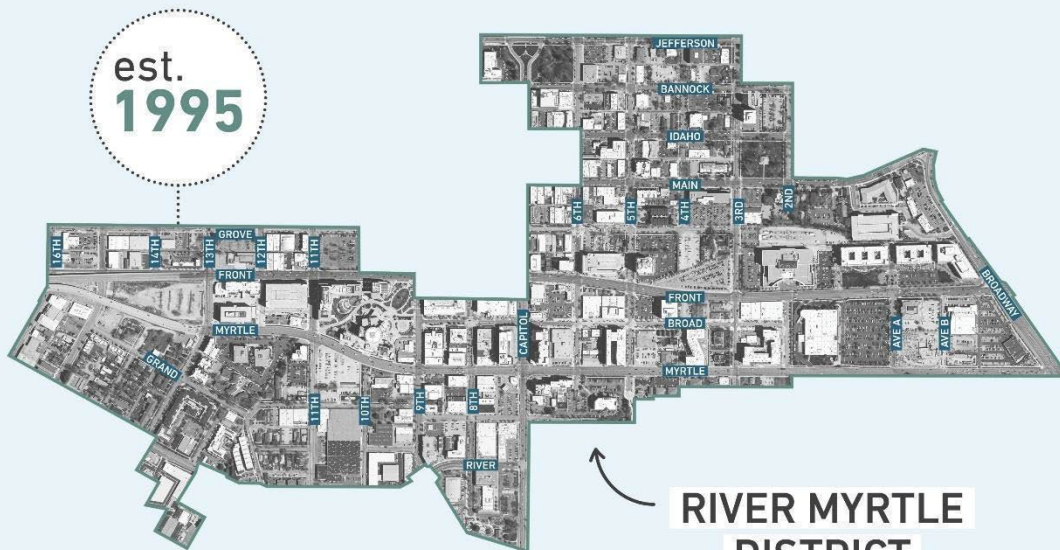
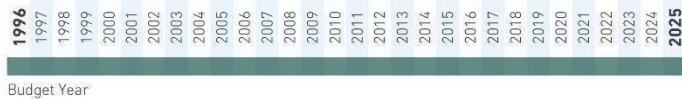


DATE: June 9, 2025
TO: Latonia Haney Keith, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES



DISTRICT MAP



Economic Development

150 S. 5th St. - CW Moore Park Improvements - PP Type 4 Partnership with Boise Parks:

A partnership with Boise Parks and Recreation to upgrade CW Moore Park. The Agency is working with the Parks department to help fund the improvements, not to exceed \$350,000. The Board approved the project in May 2022 for T4 Agreement Designation and approved the T4 Agreement in May 2024. Boise City Council approved the construction contract in October 2024 and demolition began in December 2024. The project was completed in May 2025, and Boise Parks and Recreation submitted cost documentation which has been approved and is being processed for final payment. *Project Lead: Toby Norton*

1201 W. Grove St. - The Broadstone Saratoga - PP Type 4:

A 334-unit, mixed-use development with 377 parking spaces and ground-floor retail. With \$100 million in total development costs, the Agency expects to reimburse \$1.9 million for alley improvements, streetscapes, and utility work. The project coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project between 12th and 13th Streets. The Board approved the Type 4 Capital Improvement Project Coordination participation agreement in June 2023, and construction is underway. *Project Lead: Corrie Brending*

705 S. 8th St. - South 8th Street and Greenbelt Site Improvements - PP Type 4:

A partnership with the City of Boise to assist with Greenbelt realignment, public right-of-way improvements, and upgrades to optimize connectivity, circulation, and safety adjacent the Greenbelt. The Board designated the project on August 14, 2023, and approved the final Type 4 agreement on July 16, 2024. Construction of the eligible public improvements are underway. The Board approved an amendment in May to increase the reimbursement obligation and adjust the schedule milestones and term of the agreement. *Project Lead: Amy Fimbel*

Infrastructure

River Myrtle - Old Boise Closeout Inventory and Analysis: This project identified locations where streetscape infrastructure repairs or upgrades are needed to address minor deficiencies, deterioration, or hazards within the streetscapes of existing rights-of-way. CCDC contracted with Stack Rock Group to perform the district-wide assessment of current conditions and identify locations needing improvements. Sites identified through this effort will be prioritized to inform the programming of closeout project work prior to RMOB sunset as schedule and budget permit. *Project Lead: Zach Piepmeyer*

3rd Street Streetscape Improvements – Front Street to Jefferson Street: This project will make streetscape improvements and road intersection adjustments to 3rd Street and Main Street to improve the safety and functionality of the rights-of-way for pedestrians, cyclists, and vehicles. The design will be coordinated with ACHD's Bannock Street Neighborhood Bikeway project. Jensen Belts Associates was selected through a competitive RFQ process and is under contract to provide a topographic survey, schematic design, design review approval, construction documents, and construction administration. The project received City of Boise Design Review approval in March 2024, and the design team has completed construction documents and permitting. Guho Corp. has been contracted with for pre-construction and construction services. Construction began in December 2024 and will be completed in August 2025. Guho is nearing completion of the raised concrete intersection at 3rd and Grove Streets. *Project Lead: Toby Norton*

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.

Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street: This project anticipates streetscape improvements that include a pedestrian crossing at Fulton Street, replacement of existing non-compliant facilities with ADA compliant ones and overall reconstruction of streetscapes that meet the City of Boise's Streetscape Standards. These improvements will advance the safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. The Land Group has been chosen as the Design Professional and Guho Corp. as the approved CM/GC. Crews have nearly completed the upgrades on the west side of Capitol Boulevard and have transitioned to the east side, commencing with the replacement of the geothermal line and water main. Construction began on October 31 and has an anticipated completion of September 2025, in accordance with the closure of the River Myrtle-Old Boise District. *Project Lead: Megan Pape*

504 W. Main St. – 5th & Main Streetscape Improvements – PP Type 1: The Agency received a Type 1 application from Pacific Commercial Property Management, LLC for streetscape improvements at the corner of 5th Street and Main Street. The Downtown Streetscape Standards identify this section of downtown as an Urban Brick Streetscape, where significant attention is given to the aesthetic quality of the pedestrian environment. Plans from the property owner include replacing the landscaping area with brick pavers, making minor irrigation repairs, and adding metal edging and landscape rock to the three existing trees. With these improvements, this block will match the surrounding streetscapes. The Board approved the Type 1 Agreement at the May 12, 2025, meeting and the public improvements are completed. The Agency is reviewing the cost documentation required to issue reimbursement. *Project Lead: Kassi Brown*

Mobility

Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue: As identified in the 2022 City of Boise Pathway Master Plan and the 2020 Old Boise Blocks Visioning Report, this project anticipates constructing a non-motorized, multi-use pathway generally aligned with the Grove Street corridor, connecting 3rd Street to Broadway Avenue at the recently installed enhanced pedestrian crossing to Dona Larsen Park. Because no continuous public right-of-way exists within which to construct the pathway, close coordination and cooperation with property owners is essential. CCDC previously acquired the necessary permanent and temporary easements needed to construct the pathway. The Land Group was selected as the Design Professional of Record, and Wright Brothers, The Building Company, Eagle LLC was awarded the construction contract through a two-step pre-qualification process, with Board approval granted at the August 28 Board meeting. Construction began in December 2024. Since then, both retaining walls are nearly completed and substantial progress has been made along the corridor, spanning from Broadway, past the Ronald McDonald House, and along the northern face of the St Luke's parking garage. Construction is slated to be completed this fall. *Project Lead: Megan Pape*

Place Making

Rebuild Linen Blocks on Grove Street: This project will catalyze infrastructure improvements on Grove Street between 10th and 16th Streets. CCDC conducted an inclusive, community-driven visioning process for the project from September 2020 to June 2021. The process included a series of stakeholder visioning meetings and public surveys and resulted in a final visioning document. GGLO led the design effort and Guho Corp. is the Construction Manager/General Contractor (CM/GC). Guho started construction in June 2023 and has since completed the improvements on Grove Street between 9th Street and 15th Street. On January 6, 2025, Guho started improvements to the last remaining block of Grove Street – 15th Street to 16th Street. *Project Lead: Amy Fimbel*

521 W. Grove St. - Public Space: This project will develop an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the neighborhood's multicultural history, provides additional event space to support street festivals on the adjacent Basque Block, and catalyzes placemaking with adjacent private investment and overall neighborhood investment strategy. This project is in collaboration with Boise Parks Department, which will assume ownership, operation, and maintenance.

A design team was selected through an RFQ process. CCDC received Board approval for the selection of the design team in October 2022. A CM/GC was selected through an RFQ process, and the selection was approved by the Board in December 2022. Agency issued a public programming survey for the project in January 2023. The results were analyzed to prepare concepts for the design alternatives public open house, which occurred in April 2023 to gather feedback on the designs. The feedback was analyzed to produce a

preferred design. The project was presented to the Parks Commission in November 2023, City Council in December 2023 and received Design Review approval in March 2024. Agency is coordinating with City of Boise Arts & History department on the art package and the design team completed construction documents in October 2024. A groundbreaking ceremony was held on January 22, 2025, where the park name was revealed as Kaixo Corner, the Basque word for 'hello'. Construction began on January 27, 2025, and is scheduled to be complete by July 24, 2025, in time for the Jaialdi celebration. The sandstone seat walls, raised metal planters, and precast stairs are installed, and preparations for installation of pavers and synthetic turf is underway. The artist has installed the main structure for Sky River. *Project Lead: Toby Norton*

Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The Arts & History Commission approved the design in October 2020. CCDC supported the project through funding and involvement in the selection process. Fabrication of the sculpture is complete, and Boise City Department of Arts & History is storing the sculpture until the completion of the Ovation Apartments to avoid potential damage to the sculpture. *Project Lead: Megan Pape*

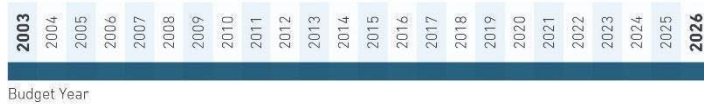
RMOB Public Art - Downtown Traffic Box Art - PP Type 4: Boise City Department of Arts & History has requested assistance to re-wrap traffic boxes that need replacement. There were fifteen traffic boxes in the River Myrtle-Old Boise District that required replacement. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in December 2023. Boise City Department of Arts & History applied for and was eligible for a reimbursement of \$29,031.00 in October 2024. *Project Lead: Megan Pape*

RMOB Public Art - Deferred Maintenance - PP Type 4: Boise City Department of Arts & History has requested assistance to repair two public art installations in the River Myrtle-Old Boise District. The projects were designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in April 2024. The city plans to submit for reimbursement this summer, prior to the expiration of the River Myrtle Old Boise District. *Project Lead: Megan Pape*

WESTSIDE DISTRICT



157 ACRES



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2002



WESTSIDE
DISTRICT

DISTRICT MAP



Economic Development

1010 W. Jefferson St. – Commercial Space and Public Parking Facility: At the December 2024 meeting, the Agency presented to the Board the opportunity to redevelop 1010 W. Jefferson St. into a multi-purpose parking facility with 300-500 parking stalls and active ground floor uses. In January, the Agency completed a Request for Qualifications (RFQ) process and selected KPFF, Inc. to provide design services and the Board approved Task Order 2 with KPFF, Inc. in February to commence work on schematic design. In March, the Board approved the CM/GC ranking to contract with Okland for preconstruction services. The Agency is also consulting with its Municipal Advisor to create a preliminary financial plan for the project and is evaluating options for ground floor development and disposition. The Agency expects to present on design and other progress to the Board in June 2025. *Project Lead: Alexandra Monjar*

1010 W. Jefferson St. – Existing Facilities: The Agency converted the parking lots on each side of the building to public parking, with a \$5 flat fee and a payment system through ParkMobile. In October 2024, the parking rate was increased to \$8/day to address demand and bring pricing in line with other paid parking facilities in the vicinity. The Car Park manages the lot. Agency continues to coordinate with adjacent YMCA project to the north of the 1010 building. *Project Lead: Aaron Nelson*

1015 Main St. - Smith Block Building - PP Type 1: This restoration project includes extensive facade renovation work sensitive to the historic nature of the building. The first-floor retail space will be renovated with the exterior of the building and includes window replacement, historically accurate awnings, and new storefront display windows and entry doors. The façade and interior improvements are complete and reimbursement has been issued. *Project Lead: Kassi Brown*

1111 W. State St. (Agency Owned Property): Formerly known as Block 69 North, this half-block parcel was acquired by the Agency through a land exchange with the YMCA in September 2024. Prior to the

exchange, the previous owner cleared the property of all improvements. The property is currently vacant, and the Agency is using the property as a construction staging area in support of multiple Agency Capital Improvements Projects throughout downtown. Project Lead: *Aaron Nelson*

1522 W. State St. - 16th & State - PP Type 2: This seven-story mixed-use building with 104 residential units and 1,600 square feet of ground-floor retail on the site of an old gas station includes workforce housing with 38 units reserved for rent-restricted, income-qualified residents. Public improvements eligible for CCDC reimbursement include streetscapes along 16th and State Streets. Utility upgrades include water line relocations and stormwater management infrastructure. Total Development Costs are estimated at \$25 million, and Eligible Expenses at \$657,655. The project is requesting the use of CIP funds dedicated to housing developments that are to be completed before the expiration of the Westside District. The Board approved the final agreement in March 2023, and construction is underway. *Project Lead: Corrie Brending*

821 W. State St. – Idaho Wheat Commission – PP Type 1: The Agency received a Type 1 application from the Idaho State Building Authority for a four story, mixed-use building which will replace the Idaho Wheat Commissions existing office building and provide space for additional tenants. Public improvements include new sidewalks, trees, silva cell system, streetlights, and bike racks. The Board will consider the project for Designation at the June 9, 2025, meeting. *Project Lead: Kassi Brown*

Infrastructure

Bannock Street Streetscape Improvements - 12th Street to 16th Street: This project will make streetscape improvements on both sides of Bannock Street between 12th Street and 16th Street to improve connectivity for all modes of travel from the West Downtown neighborhood into downtown. The design aligns with ACHD's Bannock Street Neighborhood Concept. To maximize public investment, the Agency has entered into an Interagency Agreement with ACHD to include ACHD's planned pavement rehabilitation and the replacement of the underground Boise City Canal Bridge crossing on Bannock east of 14th in the project scope. CSHQA is leading the design effort and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). The Board approved the contract amendment for construction at the December 2024 Board meeting and construction started January 2025. *Project Lead: Amy Fimbel*

Mobility

8th Street Improvements, State Street to Franklin Street: This project will increase mobility options and improve safety for cyclists and pedestrians between the North End Neighborhood and Boise State University. The proposed 8th Street bike facilities will connect to a future east west ACHD Franklin Street Bikeway, and ACHD will extend the 8th Street bike facility improvements north of Franklin Street to Union Street under a future, separate project.

CCDC's project will underground overhead power and telecommunication lines and make streetscape and transit improvements between State and Franklin streets. Kittelson & Associates is leading the design effort and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). The Board approved the contract amendment for construction at the December 2024 Board meeting and construction started January 2025. *Project Lead: Amy Fimbel*

Special Projects

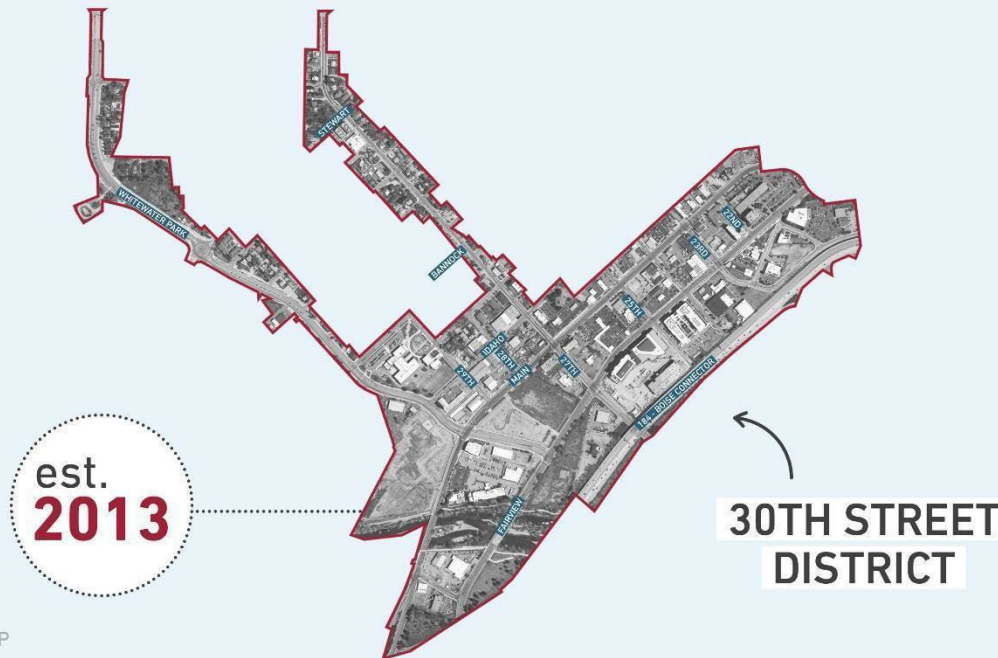
Westside Public Art - Downtown Traffic Box Art - PP Type 4: Boise City Department of Arts & History requested assistance to re-wrap traffic boxes that need replacement. There are seventeen traffic boxes in the Westside District that need replacement. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in December 2023. *Project Lead: Megan Pape*

Westside Public Art - Deferred Maintenance - PP Type 4: Boise City Department of Arts & History has requested assistance to repair two public art installations in the Westside District. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in April 2024. *Project Lead: Megan Pape*

30TH STREET DISTRICT



213 ACRES



DISTRICT MAP



Economic Development

2618 W. Fairview Ave. - LOCAL Fairview - PP Type 2: Subtext plans to construct this seven-story, 271-unit, mixed-use project. The development will have approximately 8,500 square feet of ground floor commercial space with the existing Capri Restaurant retained and incorporated into the design. The public improvements eligible for CCDC reimbursement include streetscapes along Fairview Avenue and 27th Street. Utility upgrades and expansion work include upgrading and undergrounding power, new underground fiber, and phone lines, and expanding the sewer mainline. Total Development Costs are estimated at \$81 million, and Eligible Expenses at \$1.2 million. The Board approved a final agreement in April 2023. *Project Lead: Corrie Brending*

114 N. 23rd St. - New Path 2 - PP Type 3: This second phase of New Path, a permanent supportive housing development, is comprised of 96 multi-family units and space for ancillary support services. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and support from the City of Boise. This development will provide housing for individuals and couples who are exiting homelessness or facing homelessness and earning less than 60% of the area median income for Ada County, though residents will be earning substantially below this. There is an estimated \$250,000 in eligible expenses for streetscape and public utility upgrades. The Board approved a final agreement in October 2023 and construction of New Path 2 began in October 2024. *Project Lead: Corrie Brending*

Infrastructure

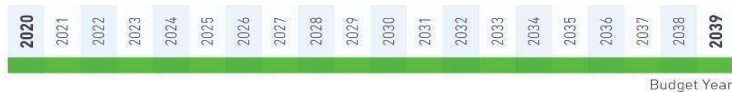
West End Water Renewal Infrastructure - PP Type 4: The City of Boise is undertaking construction of a new lift station and pressure discharge pipe needed to serve multiple incoming mixed-use developments in the 27th Street and Fairview Avenue area. These improvements will provide the backbone to replace miles

of substandard gravity sewer lines as further development happens at the western end of the 30th Street District. The city has requested a 50/50 cost share for funding this important project and CCDC has committed approximately \$1.6 million. The Board approved the final agreement in April 2023. An amendment to extend the agreement is required due to delays in receiving materials for the project. The anticipated completion of the project is September 2025. *Project Lead: Corrie Brending*

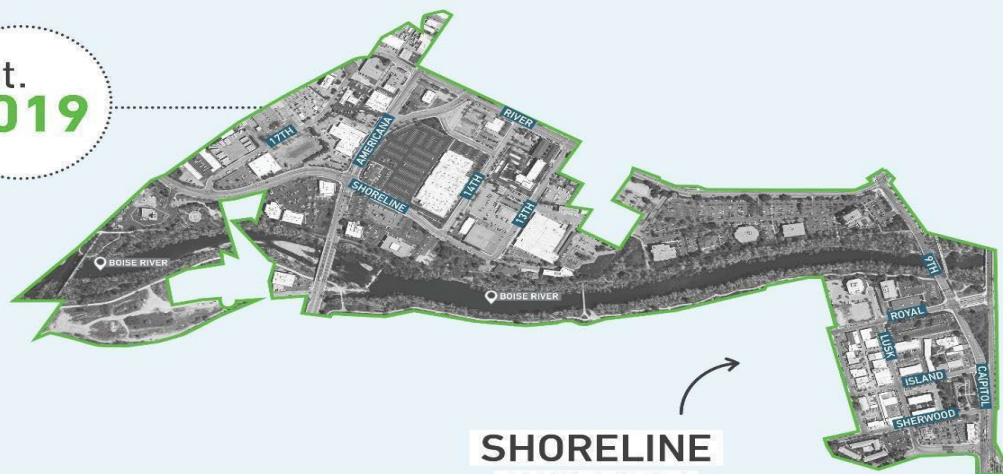
SHORELINE DISTRICT



195 ACRES



est.
2019



SHORELINE
DISTRICT

DISTRICT MAP

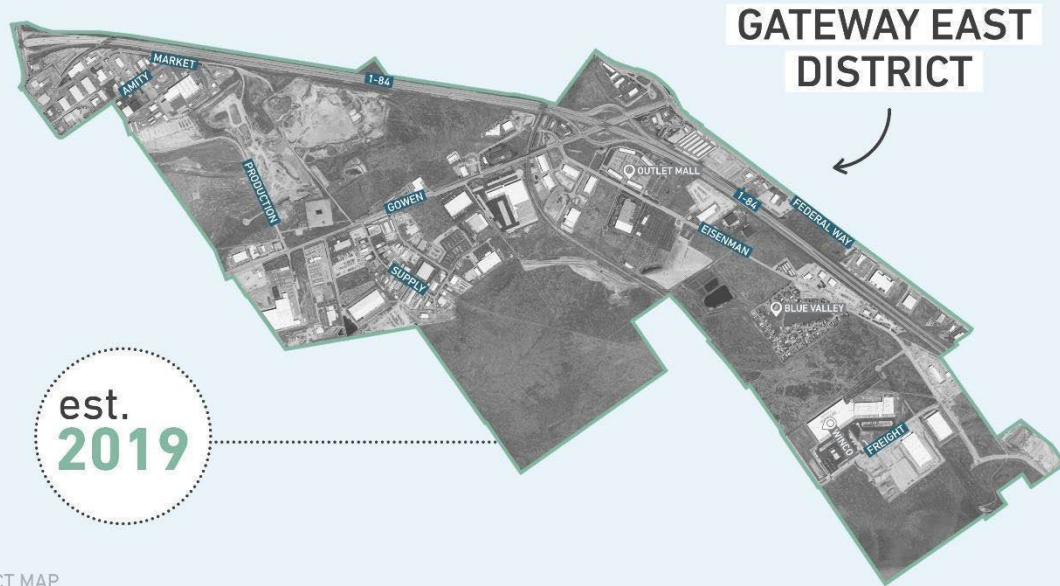
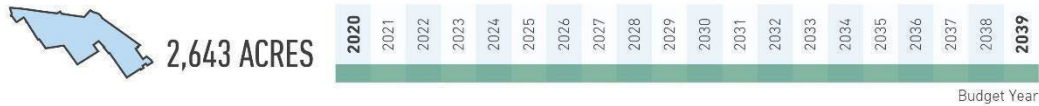


Economic Development

1025 S. Capitol Blvd. – Capitol Campus: J. Fisher Companies plans to construct a two-phase project on property owned by the City of Boise and Boise State University. The project is to include mixed use affordable housing, structured parking, office space, and a hotel. The J. Fisher team has been working with the agency on a Type 3 Participation Program application. They have submitted a draft application and are preparing additional requested materials. J. Fisher Companies presented the project during a work session on April 14th. Once the application is complete and the project has received design review approval from the City of Boise, it can be brought to the Board for designation. *Project Lead: Corrie Brending*

15th and 16th Streets Corridor Public Investment and Redevelopment Study: The Agency has engaged with GGLO to study redevelopment opportunities that could be made possible by potential traffic reconfigurations along the 15th and 16th Street corridors, including reestablishing an urban street grid. This study will also assess public and private investment opportunities. *Project Lead: Kassi Brown, Alexandra Monjar*

GATEWAY EAST DISTRICT



Economic Development

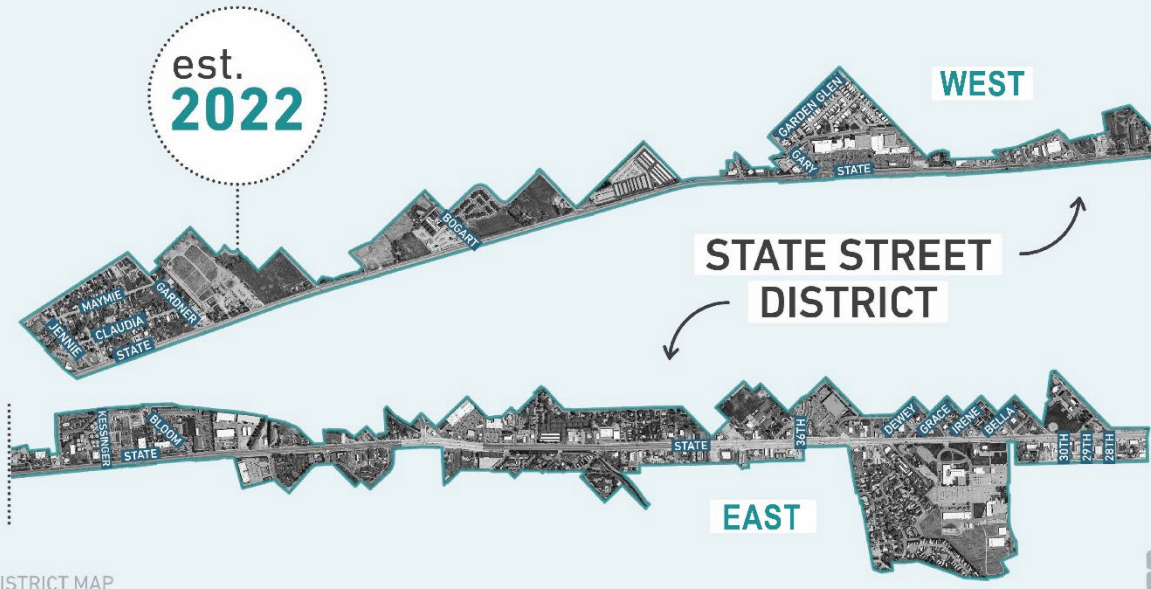
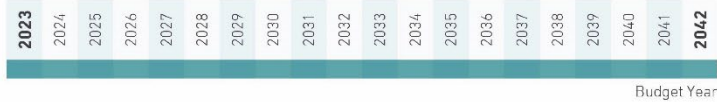
2392 E. WinCo Ct. - Eastport Logistics - PP Type 4: Eastport Logistics is a 44-acre Industrial development project located in the Gateway East District at 2392 East WinCo Court. The planned uses are a mix of warehouse, distribution, and manufacturing for a total of approximately 687,000 square feet between four buildings, and approximately 800 on-site parking stalls with 90 of those stalls for truck/trailer parking. The developer, Lincoln Property Company, estimates total development costs will be \$101,500,000. Lincoln Property Company has requested assistance under the Type 4 Program for the nearly \$8.7 million of public utility and roadway infrastructure planned for the project. The Board approved the Type 4 Designation in October 2024 and construction is underway. *Project Lead: Corrie Brending*

951 E. Gowen Rd. - Red River Logistics and Commerce Centers - PP Type 2: The Board approved an Agreement to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. Construction is underway with completion expected in Spring 2025. *Project Lead: Corrie Brending*

2500 W. Freight St. - Boise Gateway 3 - PP Type 2: In December 2022, the Board designated this Boyer Company project to receive Type 2 Participation assistance for utility and roadway improvements. The project is a 185,000 square foot speculative warehouse building designed to accommodate up to four tenants per lot bound by Eisenman Road, WinCo Court, and Freight Street. The agreement was approved by the Board in February 2024 and includes the option for the developer to construct an additional building on the site within the term of the agreement to further catalyze development in Gateway East. An amendment was approved by the Board in October to include Building 4 in the agreement with expected completion in March of 2026. *Project Lead: Corrie Brending*

STATE STREET DISTRICT

577 ACRES



DISTRICT MAP

Economic Development

1426 N. Arthur St. - Wilson Station - PP Type 3: Wilson Station is a mixed-use, affordable housing development comprised of 102 multi-family units and ground floor commercial space intended to be a day care. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and the City of Boise's Housing Land Trust. This unique model allows the developer to enter a below market long-term lease with the City of Boise, which owns the underlying land. With this financial structure the project can maintain affordable rental rates for residents earning 30%-80% of the Area Median Income. There is an estimated \$860,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance in April 2023 and approved a final agreement in October 2023. The project is finished, and cost documentation is expected to be completed this fiscal year. *Project Lead: Alexandra Monjar*

1620 N. 31st St. - 31St. Street Apartments - PP Type 1: The Agency received a Type 1 application from Tai June Properties, LLC for a residential development on the corner of 31st and Bella Streets. The new construction consists of five residential units, each approximately 1,707 square feet with three bedrooms and two and a half bathrooms. Long-term bike storage will be provided, along with nine parking spaces for residents and guests. Public improvements include new sidewalks, trees, landscaping, and stormwater mitigation upgrades. The Board approved the Type 1 Agreement at the February 10, 2025, meeting and construction is underway. *Project Lead: Kassi Brown*

8306 W. State St. – Property Acquisition – PP Type 5: The Board approved the purchase and sale agreement for the acquisition of property at 8306 W State Street at the Board meeting on February 10th. The PSA included a purchase price of \$1,750,000 and a due diligence period of 30 days with the option of a 30-day extension. During the initial due diligence period the Agency completed an appraisal, ALTA survey, and phase one environmental site assessment. The results from the review of the due diligence

materials did not produce any concerns about continuing with closing on the property. The due diligence period expired on April 11th, and the Agency closed on the property on April 24th. *Project Lead: Corrie Brending*

1711 N 31st St. - Residential Development – PP Type 1: The Agency received a Type 1 application from Cook Property Management, LLC for an infill residential development at 1711 N 31st Street. The project consists of three new single-family homes, each consisting of three bedrooms and three and a half bathrooms, and a detached garage with second story ADU. Public improvements include new sidewalks, trees, alleyway, and utility upgrades. The Agency is engaging with the owner to potentially further enhance pedestrian accessibility by completing additional sidewalk connections to the neighboring properties. The Board designated the project at the May 12, 2025 meeting and the Agency will present the final agreement at a future meeting, once the scope of additional sidewalk improvements is finalized. *Project Lead: Kassi Brown*

AGENCY WIDE – ALL DISTRICTS

Parking & Mobility

Capitol and Myrtle Garage Elevator Modernization: The Agency is updating and modernizing the elevator at the Capitol & Myrtle Garage. The current unit is 20+ years old and replacement parts are no longer available. The Agency advertised an RFP, and a Pre-bid meeting was held on February 20, 2024. Final bids were due March 13 at 3pm. Four bids were received, and Barrier Building Inc was the lowest bidder (\$430,000). The board approved the project during the April meeting, and the project is underway. The lead time to receive the necessary parts for the elevator modernization is 28 weeks with delivery anticipated in late December 2024. Barrier Building is constructing the new elevator control room on the first floor of the garage with elevator upgrades commencing in early January 2025. City and state inspections were conducted on March 12, and a 60-day temporary operation certificate was issued. Punch list items are complete, and the city has signed a completion certificate. There are a few outstanding items left to be completed. The estimated completion date is June 2025. *Project Lead: Aaron Nelson*

Capitol and Myrtle Garage Rout & Seal Repairs: The Agency has hired Jacobs Engineering Group as a design professional to provide services as follows: Provide construction documents and drawings, bid support, construction administration through project completion. Once final design documents are delivered the project will be sent out for bid and the Agency will seek board approval in May 2025. The anticipated construction start is June and project completion will be in the fall 2025. *Project Lead: Aaron Nelson*

10th & Front Garage Structural Repairs Phase 3: The Agency has hired Desman for the third (final) phase of structural concrete slab repairs focusing on (25) beam repair located on Level 3. Desman will provide final design services based on a previous 2020 assessment identifying the locations of structural repair needs. Desman will also provide assistance during bidding and services during construction. Bidding for the project was held on March 26th at 3pm with Sawtooth being the lowest bid. The Agency approved the bid award in April 2025. Construction started as of May 2025 and will be completed in fall 2025. *Project lead: Aaron Nelson*

City Go: This partnership of Valley Regional Transit, the City of Boise, ACHD Commuteride, Boise State University, St Luke's Hospital, Downtown Boise Association, and CCDC involves marketing its alternative transportation products and services to the downtown community. The CCDC Board approved a renewed Memorandum of Understanding for City Go at its October 2020 meeting. VRT's FY25 annual financial request of CCDC was approved at the October 2024 Board Meeting. *Project Lead: Zach Piepmeyer*

Rooftop Solar Feasibility Study: In support of the City's Climate Action goals, the Agency initiated this study to determine the feasibility of installing rooftop solar arrays on each of the six current ParkBOI facilities downtown. Kimley-Horn & Associates was selected from the Agency's on-call roster to study each of the structures and their suitability for solar under current Idaho Power rate structures and various solar array ownership models. Kimley-Horn delivered a final report to the Agency in March 2024 following the Idaho Public Utilities Commission approval of requested rate changes from Idaho Power for solar providers. The consultant deliverable outlines the analysis process, findings, and recommendations on solar array

implementation for each garage. Agency presented study findings to the Board at the March 2024 Board Meeting. *Project Lead: Zach Piepmeyer*

Parking Access and Revenue Collection System (PARCS) Replacement: The existing system for controlling public entry/exit and payment for parking within five of the six ParkBOI facilities is approaching 10 years in service in 2024. Although the existing system is still operational, its functionality is limited compared to newer technologies and industry best practice is for PARCS replacement every 10 years. Through an RFQ process, the Agency selected Kimley-Horn & Associates to assist with analyzing the current facilities and current PARCS equipment, investigate current PARCS technologies on the market that would be suitable for ParkBOI facilities, lead stakeholder outreach to define desirable PARCS characteristics, assist the Agency in developing a formal Request for Proposals (RFP) to procure the new PARCS, and manage the installation and testing phase of the project. The consultant prepared the final Existing Conditions, PARCS Assessment and Best Practices Report in late March 2024 and developed final specifications for the future PARCS system. The Agency advertised the RFP in September 2024 with proposals due on October 21, 2024. Four proposals were received by the deadline. The Agency identified Amano-McGann, Inc. as the highest ranked proposer and approved an agreement to complete the PARCS installation at the May 2025 Board Meeting. Installation of the new PARCS will begin in summer 2025 with an anticipated completion in winter 2025. *Project Lead: Zach Piepmeyer*

9th & Front Stair Tower Enclosure and Elevator Modernization: This two-part project at the 9th & Front ParkBOI parking garage consists of the modernization of three elevators and the potential enclosure of two stair towers. An assessment completed in early 2024 determined that the three existing parking garage elevators are approaching the end of their service life and need modernization. The garage also exhibits two external stair towers with open-air designs that have required regular maintenance to ensure the structural integrity and safety of the towers. This project will address both the design for the elevator modernization and provide an alternate analysis that compares multiple ways to enclose each stair tower. This project aims to protect and extend the lifespan of CCDC's assets, while improving the functionality of the property and ensuring a safe environment for all users. Cushing Terrell was selected as the design professional of record and Andersen Construction as the CM/GC. Preliminary design of the elevator modernization scope of work is underway, as is the stair tower enclosure feasibility study and alternatives analysis. *Project Lead: Kassi Brown*

Condominium Associations

Building Eight Condominiums Association		
CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
Condo Board Meetings		
Last Meeting	Next Meeting	Next Report Due

September 25, 2024	September 2025	December 31, 2024
Issues/Comments:	A meeting was held, and the main topic of discussion was current repair to work and upcoming PARCS replacement effort.	

Front Street Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 17, 2024	September 2025	November 30, 2025
Issues/Comments:		

U.S. Bank Plaza Condominium Association CCDC Contact: Mary Watson		
Member	Unit	Percent Interest
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%

GBAD	4A	3.040%
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%
Valley Regional Transit	B1, B2, B3	6.429%
Sawtooth Investment Mgmt.	10A	0.167%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
October 23, 2024	October 2025	TBD
Issues/Comments:		

Capitol Terrace Condominium Association		
CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Main Parking Garage	50%
Hawkins Companies	Main + Marketplace	50%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 24, 2024	September 2025	February 2025
Issues/Comments:	The Association will buy escalator cleaner and save on yearly service cleaning; ParkBOI is looking to add cameras to the garage.	

Downtown Parking Condominiums Association
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CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 16, 2024	September 2025	September 2025
Issues/Comments:	Annual meeting was held on September 20, 2023, at 1pm. Gold Members of Idaho Steelheads now park at the 9th & Main Garage. Minor column repair at ground level to be done by Hellman in October.	

ACME Fast Freight Condominium Association		
CCDC Contact: Zach Piepmeyer		
Member	Unit	Percent Interest
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 105, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due



Last meeting in 2023; last report filed 12/5/2024	TBD	January 2026
Issues/Comments:		

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VI. ADJOURN



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