

# **Live Streaming and Audio Recording Now in Progress**





# Board of Commissioners

January 12, 2026

# Agenda

- I. **Call to Order** ..... **Chair Haney Keith**
- II. **Action Item: Agenda Changes/Additions** ..... **Chair Haney Keith**
- III. **Work Session**
  - A. **8306 W. State Street Request for Proposals**.....**Corrie Brending (15 mins)**
- IV. **Action Item: Consent Agenda**
  - A. **Expenses**
    - 1. Approve Paid Invoice Report for December 2025
  - B. **Minutes and Reports**
    - 1. Approve Meeting Minutes for December 8, 2025
  - C. **Minutes and Reports**
    - 1. Approve Resolution 1955: First Amendment to the Financial Services Agreement with Piper Sandler & Co.

# Work Session



8306 W State Street Request for Proposals

*Corrie Brending – Project Manager*





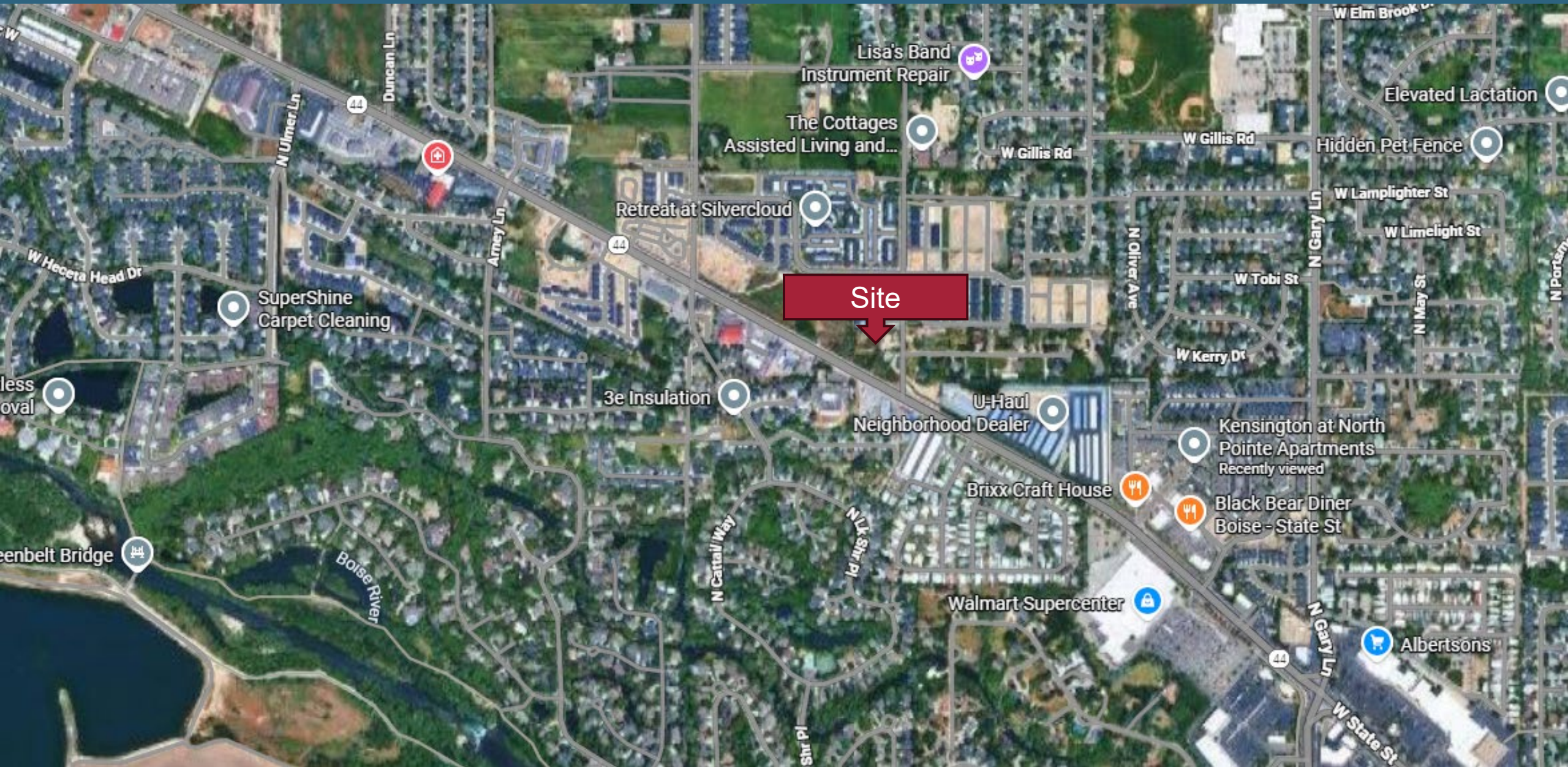
# 8306 West State Street Request for Proposals

***Corrie Brending – Project Manager***

Photo of 8306 W. State Street

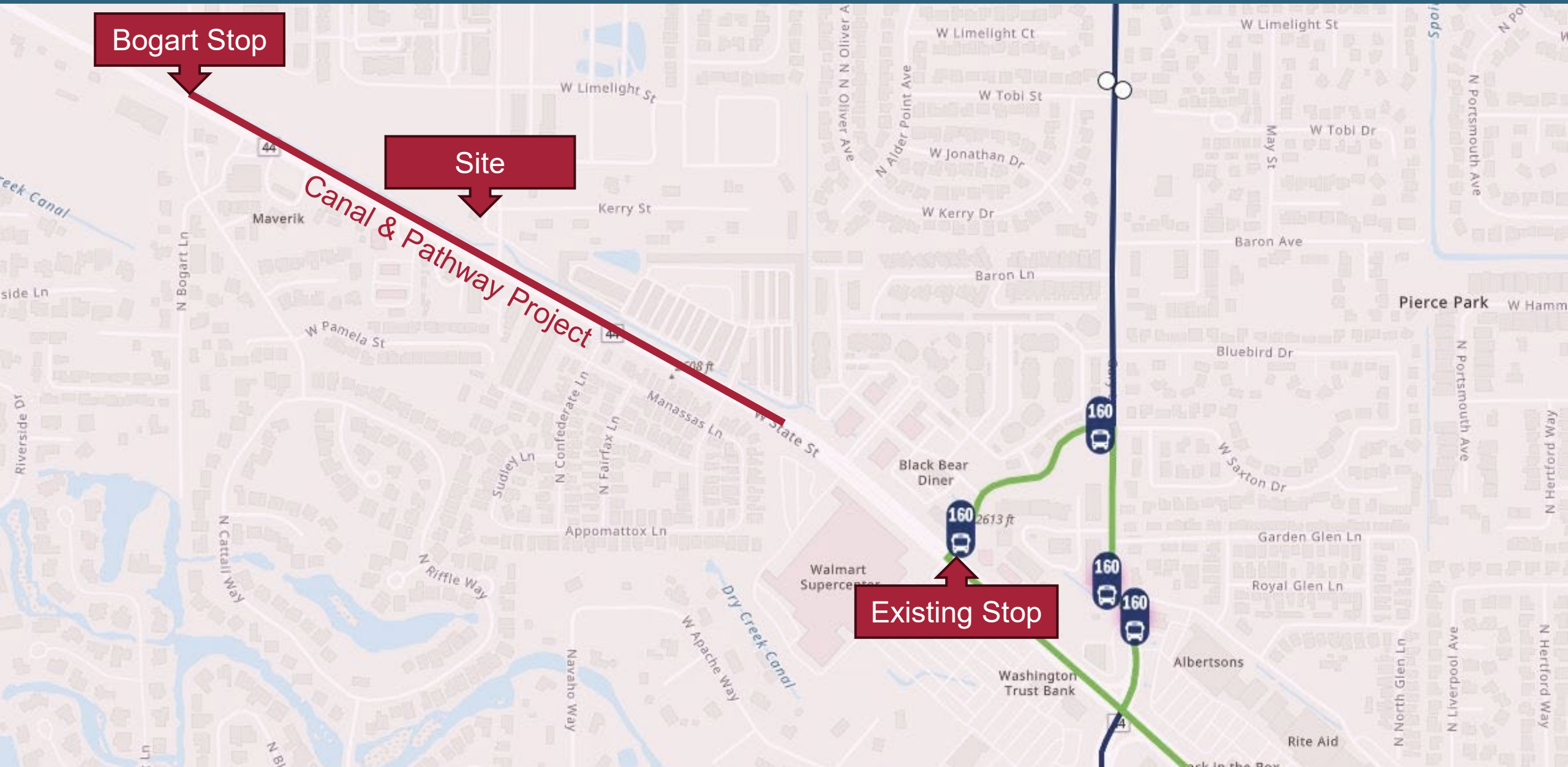


# 8306 West State Street





# Planned Area Improvements





# Market Conditions



Matlock Village

Silvercloud 2

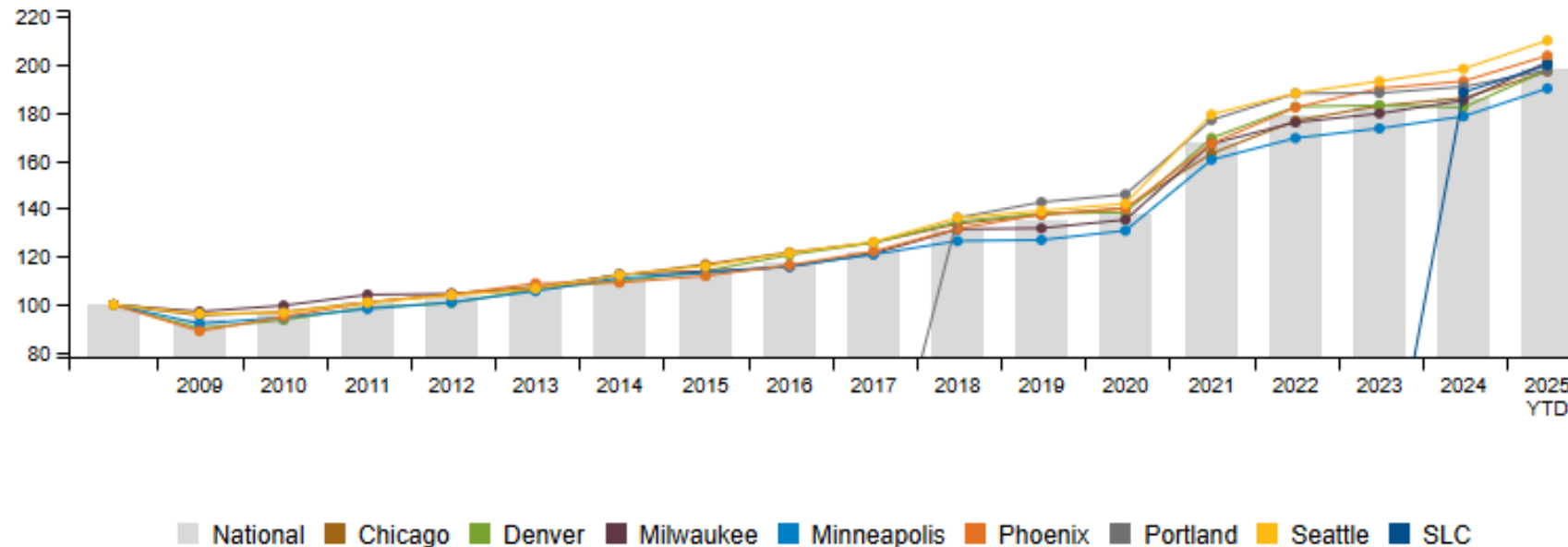
Limelight 2  
(Site)





## Overall Construction Cost Index Q3 2025

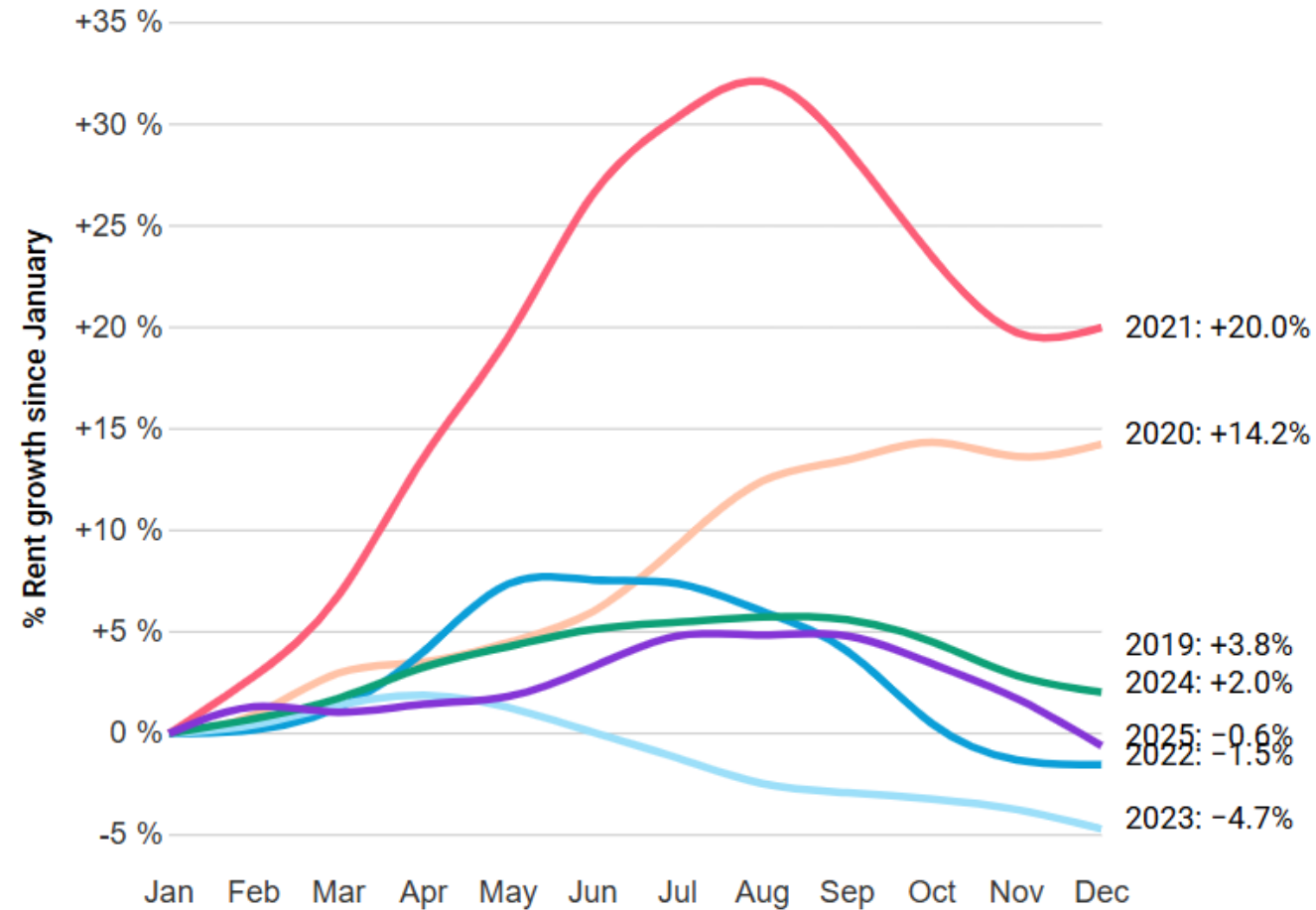
(JANUARY 2009 = 100)





## Annual Change in Median Rent

Boise, ID: 2019 - Present





# Area Rents & AMI Restrictions



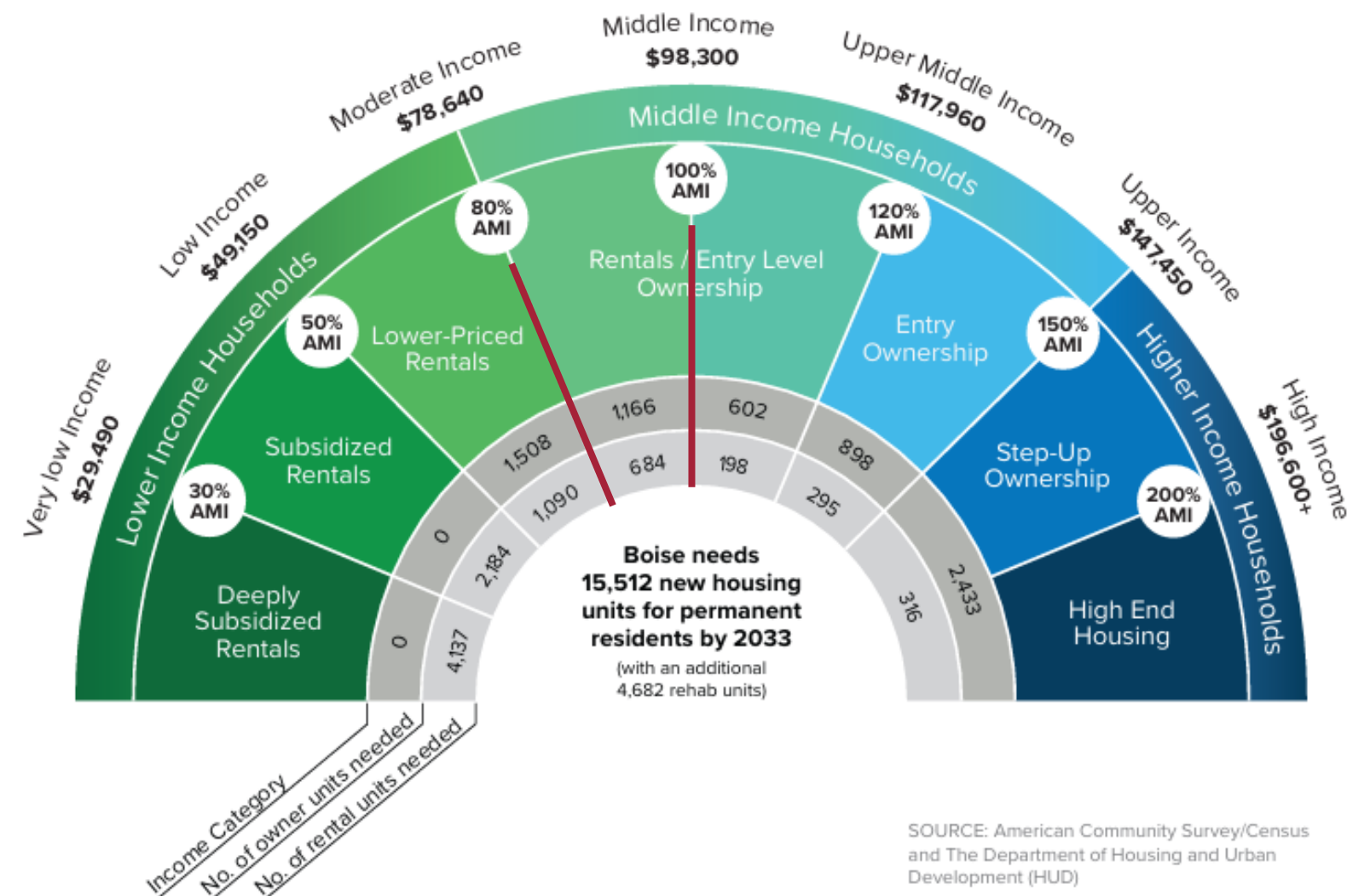
Rent Rates from NOVOGRADAC	8306 West State Rent Estimates	60% AMI	80% AMI	100% AMI	120% AMI
Studio	\$1,100	\$1,123	\$1,498	\$1,872	\$2,247
1-Bedroom	\$1,450	\$1,203	\$1,605	\$2,006	\$2,407
2-Bedroom	\$1,675	\$1,444	\$1,926	\$2,407	\$2,889
3-Bedroom	\$1,900	\$1,669	\$2,226	\$2,782	\$3,339



# Affordable Housing Needs



## PROJECTED TEN-YEAR HOUSING DEMAND (CITY OF BOISE)



SOURCE: American Community Survey/Census and The Department of Housing and Urban Development (HUD)

## State Street District Plan

- Transforming the State Street corridor

## City of Boise Housing Initiatives

- A home for everyone

## CCDC Mission

- Ignite diverse economic growth, build attractive urban centers, and promote healthy community design



# Agency Priorities



Housing



Quality Urban  
Design



Mobility



Economic  
Development



## Density & Affordability

- 70 unit minimum expectation
- Potential for 120+ units
- 100% AMI for life of the district
- Incentivize more affordability





## Challenge the Status Quo

- Minimized parking
- Active street frontage
- Four story development
- High quality materials







## Transit Oriented

- Provide pedestrian connectivity
- Encourage transit use
- Minimize parking





## Diverse Economic Growth

- Drive additional investment
  - MX-3
  - Land assemblage
- Incorporate neighborhood services

# Evaluation Criteria



Development Team Qualifications	25
Project Development Timeline	5
Housing	25
Mobility	15
Quality Urban Design	20
Economic Development	10
<b>Total Points Possible</b>	<b>100</b>



## Step 1: Request For Proposals

Publish & Promote RFP

March 2026

Submission Deadline

June 2026

## Step 2: Evaluation of Proposals

BOARD MTG: Proposal Ranking

September 2026

## Step 3: Agreement to Negotiate Exclusively (ANE)

BOARD MTG: Approval of ANE

January 2027

## Step 4: Disposition and Development Agreement (DDA)

BOARD MTG: Approval of DDA

Summer 2027

## Step 5: Construction Start

Fall 2027

## Step 6: Project Completion

2029

# Discussion



# Agenda

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# Consent Agenda

Motion to Approve Consent Agenda

# Agenda

## V. Action Item

- A. **CONSIDER Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer .....Chair Haney Keith (5 mins)**
- B. CONSIDER Approve Executive Committee Charge.....Chair Haney Keith (5 mins)
- C. CONSIDER Resolution 1953: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Construction Material Testing and Special Inspection Services RFQ Ranking.....Amy Fimbel (10 mins)
- D. CONSIDER Resolution 1954: 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization. Amendment No. 1 to the CM/GC Contract with Andersen Construction Company of Idaho LLC.....Kassi Brown (5 mins)

## VI. Action Item: Executive Session

## VII. Adjourn



# Consider: Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer

I move to:

- Elect the Chair as presented;
- Elect the Vice-Chair as presented;
- Elect the Secretary/Treasurer as presented.

# Agenda

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# Consider: Executive Committee Charge



*Suggested Motion:*

I move to:

- Approve the Executive Committee Charge as presented

# Agenda

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# Consider: Resolution 1953



**1010 W. Jefferson Street Commercial Space and Public  
Parking Facility**

**Construction Material Testing and Special Inspection  
Services RFQ Ranking**

***Amy Fimbel – Sr. Project Manager***

- ✓ **December 8, 2025:** **GMP 1 Approval**
- ✓ **December 12, 2025:** **50% Construction Documents**
- ✓ **January 7, 2026:** **RFP for Commercial Condominium Space**
- ❑ **TODAY:** **Testing and Inspection RFQ Ranking**
- ❑ **January 26, 2026:** **Start of Early Site Preparation**



# Benefits of Materials Testing & Special Inspections

- **Independent oversight**
- **Regulatory and code compliance**
- **Risk reduction and public safety**
- **Financial stewardship**
- **Accountability and transparency**

# Material Testing & Special Inspection Scope

- **Geotechnical inspections**
- **Concrete and masonry**
- **Structural steel**
- **Building envelope and life safety**



# Qualification-Based Selection Process

## Idaho Code § 67-2320

### RFQ Evaluation Criteria

Cover Sheet / Waiver & Release	Pass/Fail
Signed Cover Letter	5
Firm Qualifications	20
Project Manager & Key Staff	20
Quality Systems	20
Equipment Management	20
Relevant Experience	15
<b>Points / Evaluator</b>	<b>100</b>





# Qualification-Based Selection Process

## Idaho Code § 67-2320



Selection Process Schedule	
RFQ Issued	November 19, 2025
Public Notice	November 19 and 26, 2025
Submissions Due	December 10, 2025, by 3:00 p.m.
Staff review for compliance and Evaluation Panel scoring per RFQ requirements	
CCDC Board Decision: January 12, 2026	

# RFQ Ranking

Ranking (400 Total Points)	
Terracon Consultants, Inc.	363
ALLWEST Testing & Engineering, Inc.	293
Certerra Northwest, LLC	287.5
Atlas Technical Consultants LLC	252.5
CMT Technical Services	NR

NR = Non-responsive



# Upcoming Project Milestones

- ❑ January – April 2026: Early Site Preparation
- ❑ February 2026: 95% Construction Documents
- ❑ **February 9, 2026:** **Board Meeting: YMCA Agreement**
- ❑ February 11, 2026: Design Review Work Session
- ❑ **March – June 2026:** **Board Meeting: Bond Financing**
- ❑ March 2026: Permitting and Bidding
- ❑ **June 8, 2026:** **Board Meeting: GMP 2 for Construction**
- ❑ July 2026: Start of Construction
- ❑ November 2027: Construction Complete



# Consider: Resolution 1953



## *Suggested Motion:*

**I move to adopt Resolution 1953 approving the RFQ ranking for the construction materials testing and special inspection services for the 1010 W. Jefferson Street Commercial Space and Public Parking Facility project and authorizing the Executive Director to negotiate and execute a Professional Services Agreement.**

# Agenda

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- D. **CONSIDER Resolution 1954: 9th & Front ParkBOI Parking Garage, Stair Tower  
Enclosure and Elevator Modernization. Amendment No. 1 to the CM/GC  
Contract with Andersen Construction Company of Idaho LLC**  
.....**Kassi Brown (5 mins)**

## VI. Action Item: Executive Session

## VII. Adjourn

# Consider: Resolution 1954

**9th & Front ParkBOI Parking Garage, Stair Tower  
Enclosure and Elevator Modernization: Amendment No. 1  
to the CM/GC Contract with Andersen Construction  
Company of Idaho, LLC**

***Kassi Brown – Project Manager***



# 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization

*Kassi Brown – Project Manager*



# Project Overview

Elevator Modernization



Stair Tower Enclosure



*Rendering of proposed design by Cushing Terrell*

# GMP 1 Scope of Work

1. Elevator equipment procurement and installation
2. HVAC material and installation
3. Interim maintenance and one-year warranty maintenance





# Amendment No. 1 to the CM/GC Agreement with Andersen Construction Company of Idaho, LLC



## Andersen Construction Contract Summary

Construction Management: Pre-Construction Services	\$ 50,788
TODAY – Amendment 1 - GMP 1: Procurement, Installation, Interim & Warranty Maintenance	\$ 943,525
Amended CM/GC Contract Total	\$ 994,313



# Schedule Milestones

## ☐ **TODAY:**

☐ Spring 2026:

☐ Ongoing:

☐ Spring 2026:

☐ Summer 2026:

☐ February 2027:

☐ Summer 2027:

GMP 1 Consideration

GMP 2: Elevator Modernization

Remaining Items

Stakeholder Coordination

Submit Stair Tower Enclosure

Documents to City of Boise

GMP 3: Stair Tower Enclosure

Scope/Elevator Modernization Begins

Elevator Modernization Complete

Stair Tower Enclosure Complete

# Consider: Resolution 1954

## *Suggested Motion:*

*I move to adopt Resolution 1954 authorizing the execution of Amendment No. 1 to the CM/GC Contract with Andersen Construction Company of Idaho, LLC for the 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization Project.*



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## VI. Action Item: Executive Session

## VII. Adjourn

# Executive Session

**Please stand by.**



# Adjourn

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