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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 Breding (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

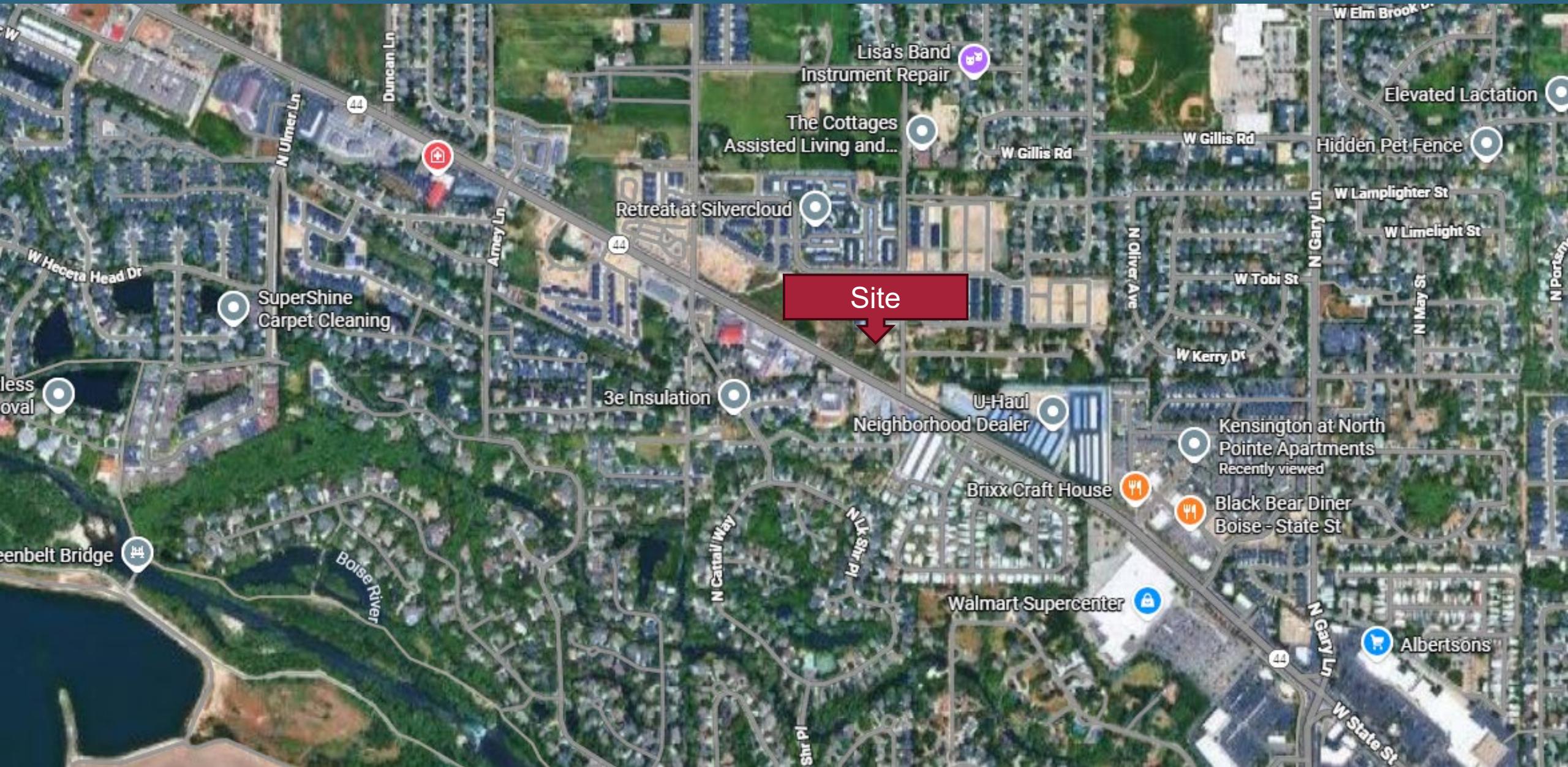
Corrie Brending – Project Manager

8306 West State Street Request for Proposals

Corrie Brending – Project Manager

Photo of 8306 W. State Street

8306 West State Street



Planned Area Improvements



Bogart Stop

Site

A map of a city area with a red arrow pointing from the text "Canal & Pathway Project" to a specific location labeled "Site".

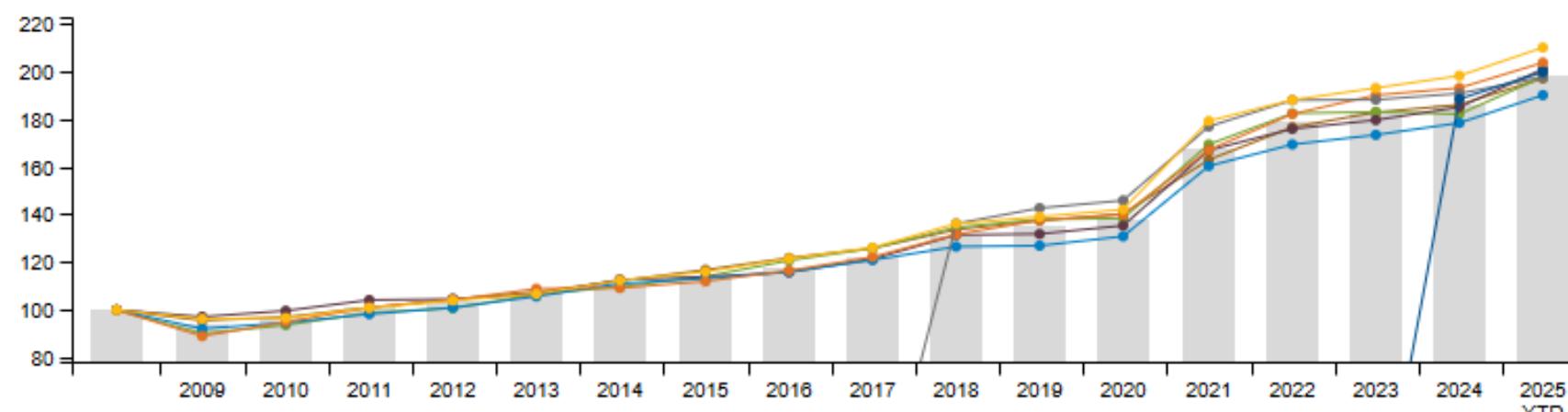
Existing Stop

Market Conditions

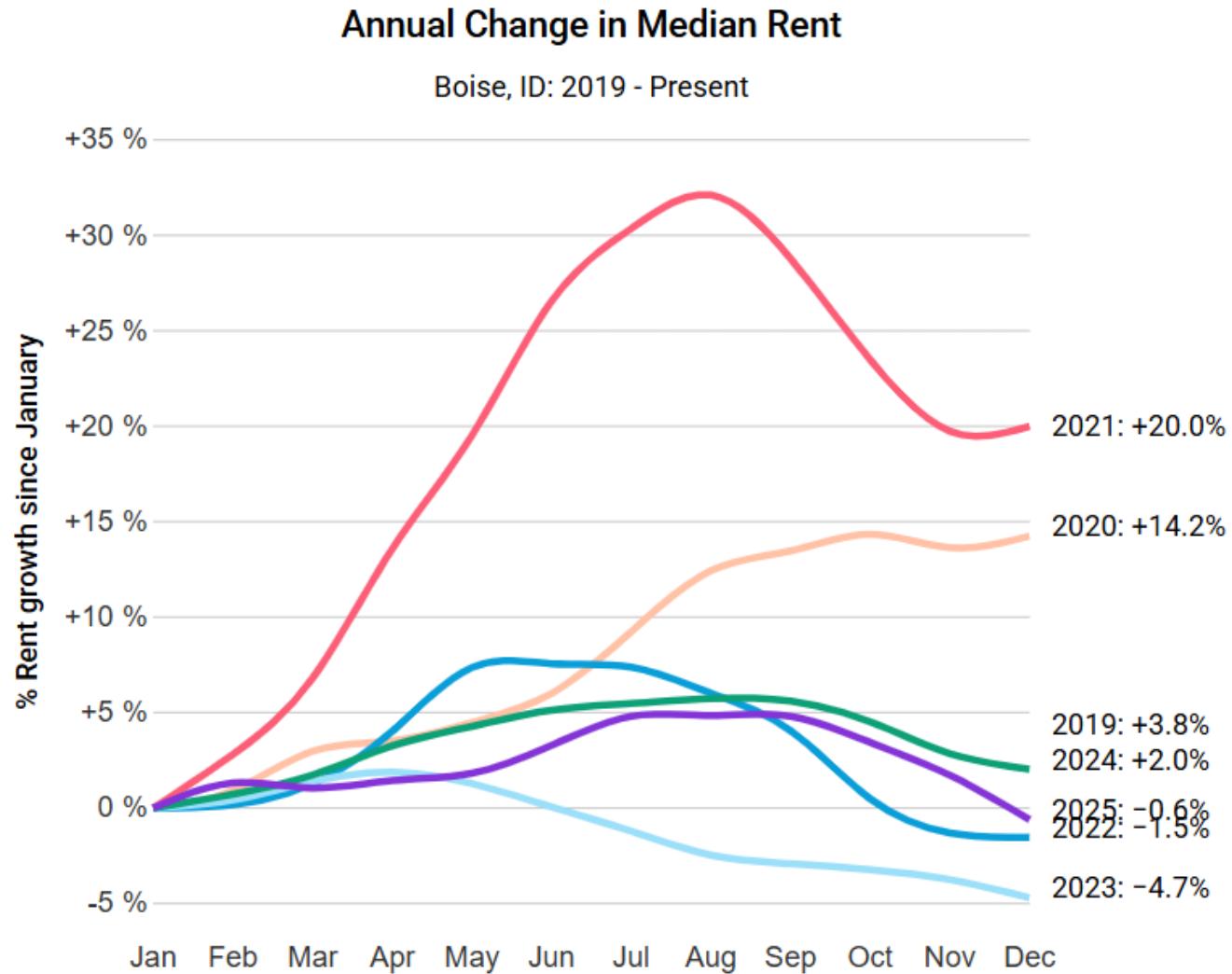


Overall Construction Cost Index Q3 2025

(JANUARY 2009 = 100)



■ National ■ Chicago ■ Denver ■ Milwaukee ■ Minneapolis ■ Phoenix ■ Portland ■ Seattle ■ SLC



Area Rents & AMI Restrictions

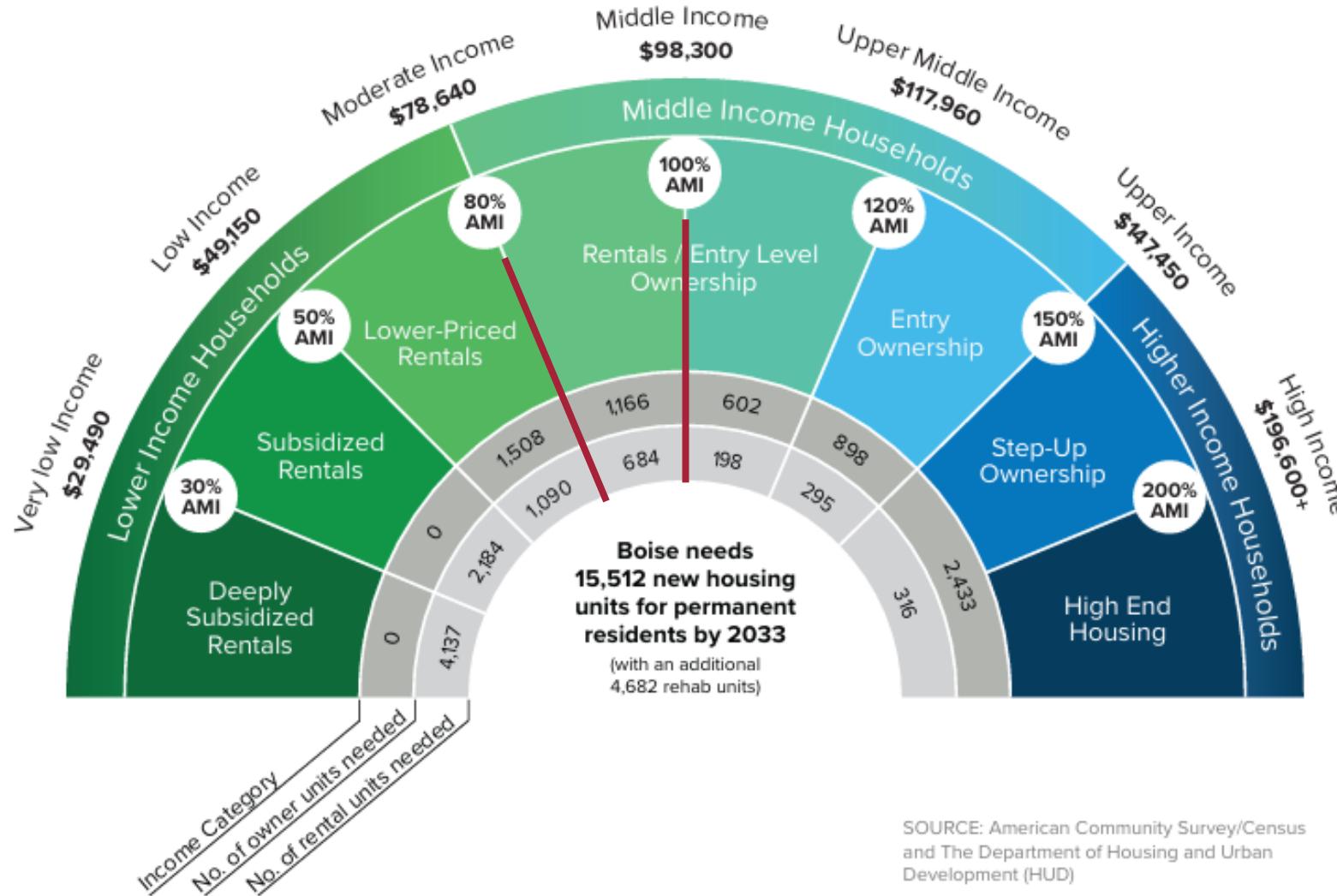


Rent Rates from NOVOGRADAC	8306 West State Rent Estimates	60% AMI	80% AMI	100% AMI	120% AMI
Studio	\$1,100	\$1,123	\$1,498	\$1,872	\$2,247
1-Bedroom	\$1,450	\$1,203	\$1,605	\$2,006	\$2,407
2-Bedroom	\$1,675	\$1,444	\$1,926	\$2,407	\$2,889
3-Bedroom	\$1,900	\$1,669	\$2,226	\$2,782	\$3,339

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)

Guiding Principles



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

Housing



Density & Affordability

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



Quality Urban Design



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

Economic Development



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
Total Points Possible	100

Timeline



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

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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/TreasurerChair 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.

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VI. Action Item: Executive Session

VII. Adjourn

Consider: Executive Committee Charge



Suggested Motion:

I move to:

- Approve the Executive Committee Charge as presented

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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

Project Update



- ✓ 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

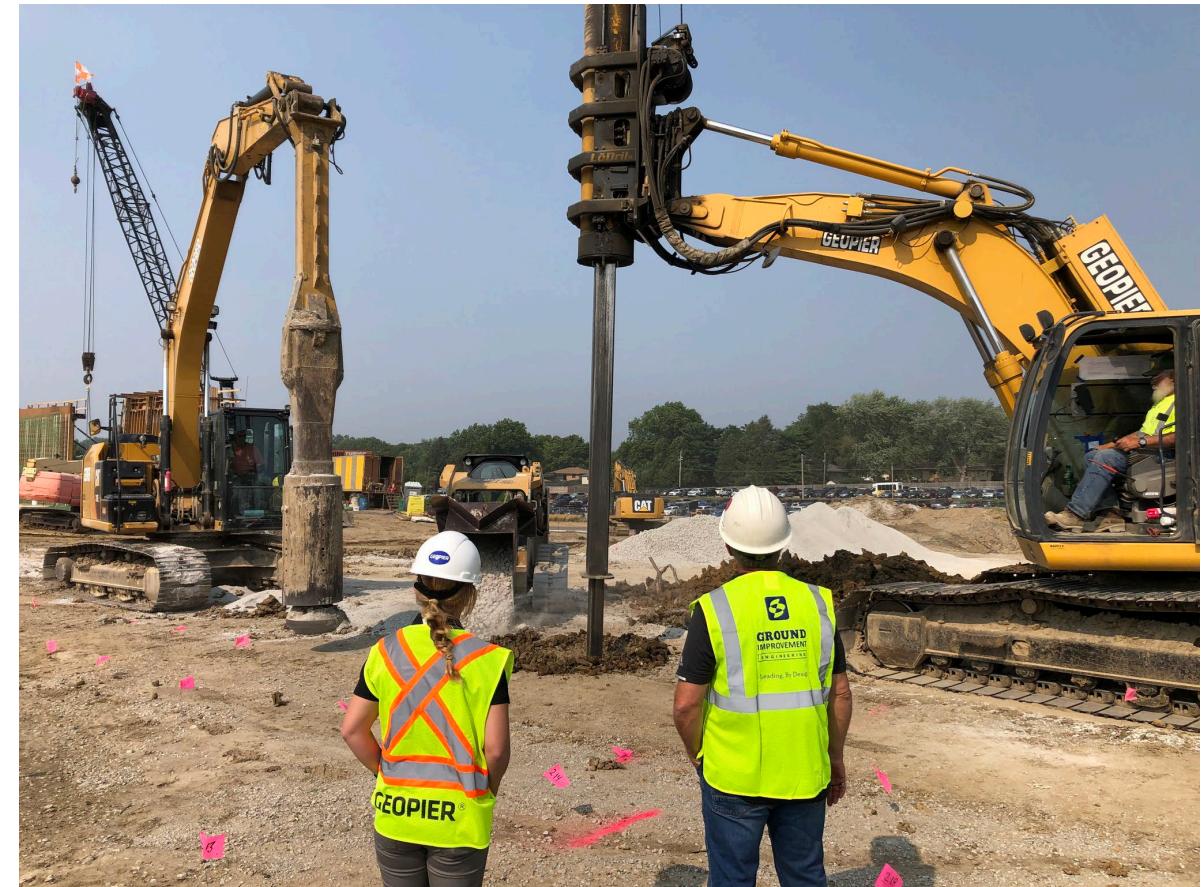
- **Geotechnical inspections**
- **Concrete and masonry**
- **Structural steel**
- **Building envelope and life safety**

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
Points / Evaluator	100



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.

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.....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



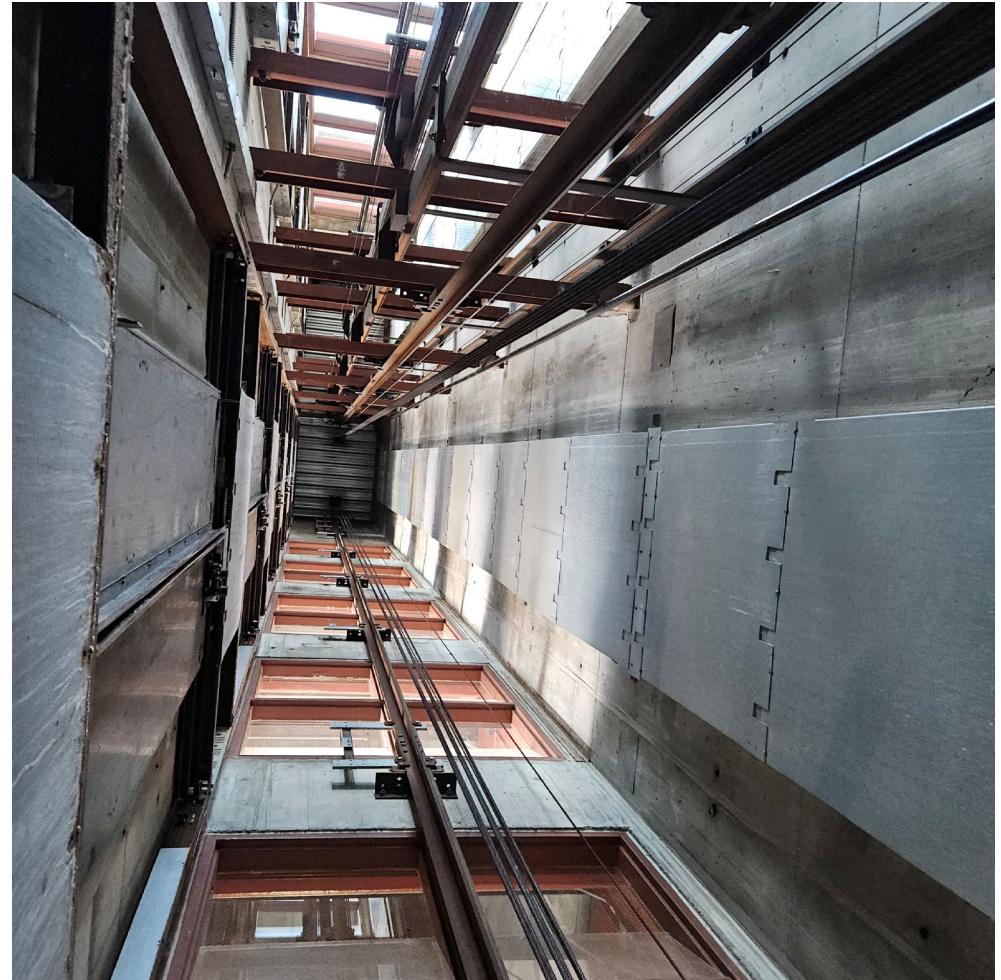
Stair Tower Enclosure



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:**
 - 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
- Spring 2026:**
- Ongoing:**
- Spring 2026:**
- Summer 2026:**
- February 2027:**
- Summer 2027:**

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.



CAPITAL CITY
DEVELOPMENT CORP

Adjourn

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