CAPITAL CITY DEVELOPMENT CORP

REQUEST FOR PROPOSALS

1010 W. Jefferson Street Commercial Space and Public Parking Facility

INVITATION

Capital City Development Corporation ("CCDC" or the "Agency") invites proposals from prospective buyers interested in purchasing ground floor commercial condominiums in the 1010 W. Jefferson Street Commercial Space and Public Parking Facility, a mixed-use, multi-story public parking garage currently under development at the intersection of 10th Street and Jefferson Street in Boise, Idaho (the "Project").

CCDC will dispose of five ground floor commercial condominium units and will evaluate and select proposals for each unit separately. The price of each unit will be competitively determined through the request for proposals process, with the intention that units will be disposed of at a competitive, fair market value. Respondents may submit proposals for one or more units. However, CCDC reserves the right to select a proposal for one or more, but not necessarily all, of the units included in multi-unit proposals (see the Evaluation & Selection section for more details).

In accordance with Idaho Code § 50-2011, and CCDC's Real Property Disposition Policy specific to the 1010 W. Jefferson Street Commercial Space and Public Parking Facility (Westside District) adopted by the CCDC Board of Commissioners on November 3, 2025, CCDC seeks competitive offers from prospective buyers whose proposed uses and long-term stewardship aligns with the vision of creating welcoming, safe, functional, and accessible public infrastructure and catalyzing surrounding development. Through this process, CCDC aims to ensure the condominium spaces contribute to an active, inclusive, and dynamic destination for the community.

SUBMISSION DEADLINE: 3:00 p.m., MDT (local Boise time), April 7, 2026, to kwanner@ccdcboise.com.

Please review this proposal carefully and be sure to ask any questions you may have. CCDC appreciates your interest in meeting the needs of the Agency and the citizens of Boise.

Kathy Wanner

Kathy Wanner | CPPB, Contracts Manager

CAPITAL CITY DEVELOPMENT CORP

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Rendering: Pivot North Architecture

PROJECT INFORMATION

ABOUT CCDC AND PARKBOI

CCDC is the urban renewal agency for Boise, Idaho and oversees five urban renewal districts. CCDC serves as a catalyst for quality private development through urban design, economic development and infrastructure investment with the goal of helping the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance. Visit www.ccdcboise.com for more information.

CCDC invests in public amenities including public parking to attract private development and lower barriers to investment in its districts. The high cost of consolidating parking into structures contributes to rising development costs and continues to impede redevelopment. CCDC owns and operates six parking garages under the "ParkBOI" name that are located throughout the downtown area and that help overcome these challenges and encourage economic development. Additional information about ParkBOI is available at www.parkboi.com.

PURPOSE STATEMENT

CCDC is investing in this Project to support neighborhood businesses and organizations and catalyze further development of housing, retail, dining, and neighborhood services. An active, welcoming commercial ground floor is instrumental to achieving this vision. Through this Request for Proposals ("RFP"), CCDC seeks qualified buyers for commercial condominiums to create a dynamic mix of businesses that serve neighborhood needs and contribute to a thriving urban environment.

With this Project, CCDC aims to create a welcoming, safe and lasting community asset that reflects Boise's identity, catalyzes surrounding development, expands mobility options and fosters connections for all who live, work and visit downtown. This vision aligns with the goals and objectives of the Westside District Plan and the Agency's commitment to strategic public investment that generates broad community benefit.

GUIDING PRINCIPLES

Proposals should align with the Project's seven Guiding Principles, which were established to ensure alignment with Agency and Westside District goals and community needs. The principles are set forth below and are further described in Exhibit C:

- Catalyze urban development
- Provide a welcoming community hub
- Provide a safe, functional and accessible experience
- Develop a lasting public investment
- Expand mobility options
- Cultivate Boise's aesthetic and urban environment
- Advance environmental stewardship

Great Location for Commercial Success

This location offers exceptional potential for commercial success with:

100,000 MONTHLY VISITS ANTICIPATED AT THE CAPED DOWNTOWN YMCA (OPENING FALL 2026)

124 CHILDREN AND FAMILIES TO BE SERVED DAILY AT THE YMCA KISSLER FAMILY EARLY EDUCATION CENTER WITHIN THE PROJECT

1,600 STUDENTS AND STAFF AT BOISE HIGH SCHOOL, TWO BLOCKS AWAY

OVER 1 MILLION SQUARE FEET OF OFFICE SPACE WITHIN A TWO-BLOCK RADIUS

13,000+ DOWNTOWN RESIDENTS AND GROWING

2,200 DOWNTOWN BUSINESSES WITH OVER 25,000 EMPLOYEES

1,740-2,671 AVERAGE DAILY TRAFFIC COUNTS ON ADJACENT STREETS AND 15,464 ON STATE STREET

446 PARKING STALLS IN THE PARKBOI GARAGE, PLANNED TO INCLUDE THE FIRST-HOUR FREE

HIGH-FREQUENCY TRANSIT ACCESS VIA STATE STREET (ROUTE 9: 632 AVERAGE DAILY RIDERS)

RECENT PUBLIC INVESTMENTS IN THE NEIGHBORHOOD INCLUDING THE 11TH STREET BIKEWAY AND CHERIE BUCKNER-WEBB PARK

CCDC seeks proposals that will not only capitalize on this market opportunity but also contribute to the neighborhood's vitality with businesses that are accessible, responsive to local needs, and committed to long-term success.

PROJECT INFORMATION

PROJECT DESCRIPTION

CCDC began working on the Project in November 2024 with the intention to encourage private investment in surrounding under utilized property and support continued development of downtown Boise's urban environment.

Building Program and Features:

Parking Facility

- Owned by CCDC and operated by ParkBOI with monthly and hourly parking available to the public on a first-come, first-served basis
- Six-story garage with approximately 446 parking stalls
- 1% of stalls equipped with electric vehicle charging stations at completion and utility capacity for charging stations at up to 20% of stalls
- Public, secure bicycle storage facility ("BikeBOI") on the ground floor

The YMCA Kissler Family Early Education Center

- To be owned by YMCA (disposition under separate process) and operated with an employer co-operative model, partnering with local businesses to support their workforce with near-site childcare. This site will include childcare service to employer co-op members and the general public
- Approximately 12,000 square feet (10,000 indoor and 2,000 outdoor)
- Designed to serve approximately 124 children ages six weeks to five years, doubling the YMCA's childcare capacity in the downtown area

Ground Floor Commercial Condominiums

- Five units totaling approximately 9,000 square feet intended for active retail or commercial use, whose disposition is the subject of this RFP
- Condominium owners will have ownership in ground floor common area and limited common area space used for back of house and utility functions

Public Plaza

The Project is anchored by a public plaza on 11th Street that features:

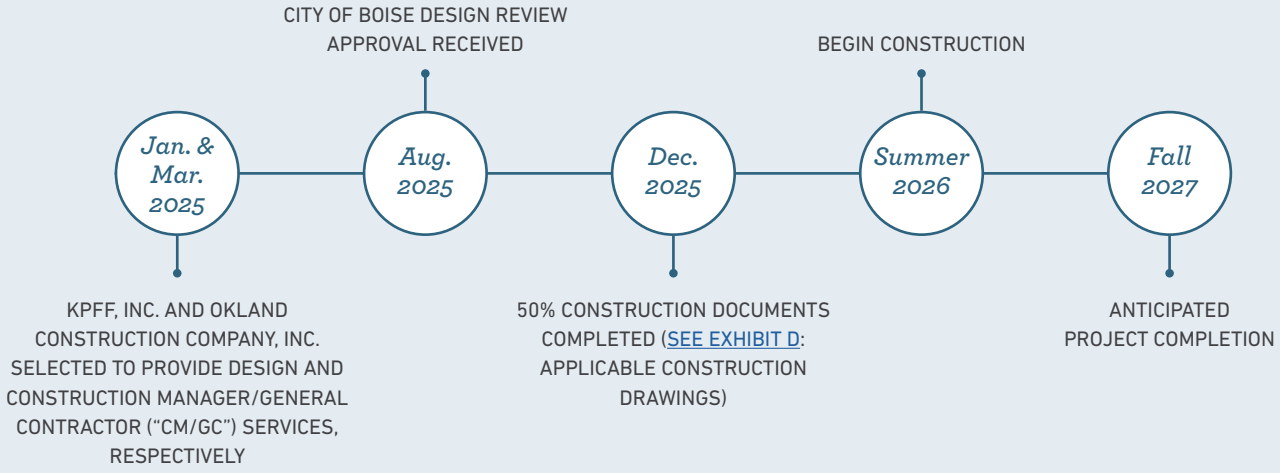
- Patio space with family-friendly amenities
- Visual and pedestrian links between the ground floor commercial units and parking stair tower
- Comfortable pedestrian connection from the parking garage to the CapEd Downtown YMCA

Sustainability

- Designed to meet the City of Boise's Green Building Code
- Geothermal system
- Potential rooftop photovoltaic system

PROJECT INFORMATION

PROJECT MILESTONES AND TIMELINE



SITE INFORMATION

The Project is three blocks from the Idaho State Capitol and within the Downtown Boise Neighborhood Association and the Downtown Boise Business Improvement District. The Project parcel (R1013004558) is approximately 300 feet by 122 feet and it encompasses the southern half-block bounded by W. Jefferson Street, and 10th and 11th streets (Figures 1, 2, and 3). The CapEd Downtown YMCA is located on the same block north of the public alley.

Zoning: MX-5 Mixed-Use: Downtown. Proposers are responsible for confirming allowability of their proposed use and obtaining all necessary approvals, licenses, and permits from authorities having jurisdiction.

Figure 1 – Project Site

Figure 2 – Project Site

Figure 3 – Project Site and Rendering

PROJECT INFORMATION

NEIGHBORHOOD

The adjacent CapEd Downtown YMCA is under construction with an opening anticipated in fall 2026. The YMCA currently reports approximately 55,000 downtown facility visits per month and expects as many as 100,000 to the new facility. The new $80 million YMCA building is over 100,000 square feet and will include a 1,600 square foot CapEd service branch and an 8,000 square foot St. Luke's clinic, both open to the public.

Nearby Destinations:

- Civic: Boise High School, Idaho State Capitol, numerous state office buildings
- Employment: Boise Plaza, Banner Bank, Empire Building, 11th and Idaho offices
- Hospitality: Hyatt Hotel, Avery Hotel, 11th and 8th Street restaurants
- Public Amenities: 11th Street Bikeway, Cherie Buckner-Webb Park.

Transportation and Transit Access: The site is one half-block south of State Street, a critical east/west commuter corridor connecting downtown Boise to west Ada and Canyon counties. Average daily traffic counts on State Street east of 11th Street are 15,464.

The site is served by Valley Regional Transit's Route 9, a high-frequency route operating Monday through Saturday with weekday average ridership of 632. Route 9 connects downtown (Main Street Station) to destinations including the Idaho State Capitol, Boise High School, Veterans Memorial Park, and the Northgate and Collister shopping centers.

Demographics: Over 19,000 people in just over 9,800 households live within a 5-minute drive of the site. This 5-minute drive area includes Downtown and portions of the North End, East End, West Downtown, West End, and Lusk District neighborhoods. Residents within this area have a high level of education, with 59% having a bachelor's, graduate, or professional degree and 23% having completed some college or an associate's degree. Most residents (73%) have white collar jobs and their median household income is $71,648. The median age is 35.7, slightly younger than the citywide median age of 38 (as of 2023). Additional data is in the Demographic and Income Profile attached as Exhibit E.

1010 W. Jefferson Street
Boise, Idaho 83702

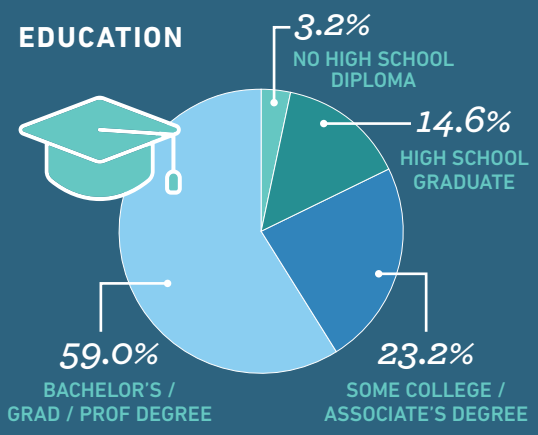
DEMOGRAPHIC FACTS WITHIN 5-MINUTE DRIVE OF THE PROJECT SITE

19,358 POPULATION

9,828 HOUSEHOLDS

MEDIAN AGE *35.7*

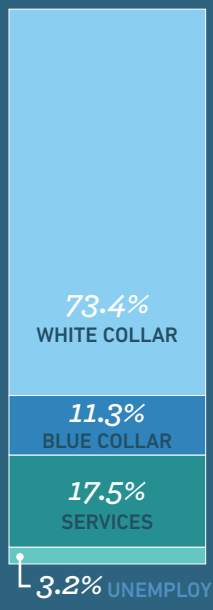
EDUCATION



$71,648
MEDIAN HOUSEHOLD INCOME

$58,414
MEDIAN DISPOSABLE INCOME

EMPLOYMENT



COMMERCIAL CONDOMINIUMS FOR DISPOSITION

CCDC is offering five core and shell condominiums for sale to the highest-ranked proposer(s). Respondents may include one or more units in their proposals.

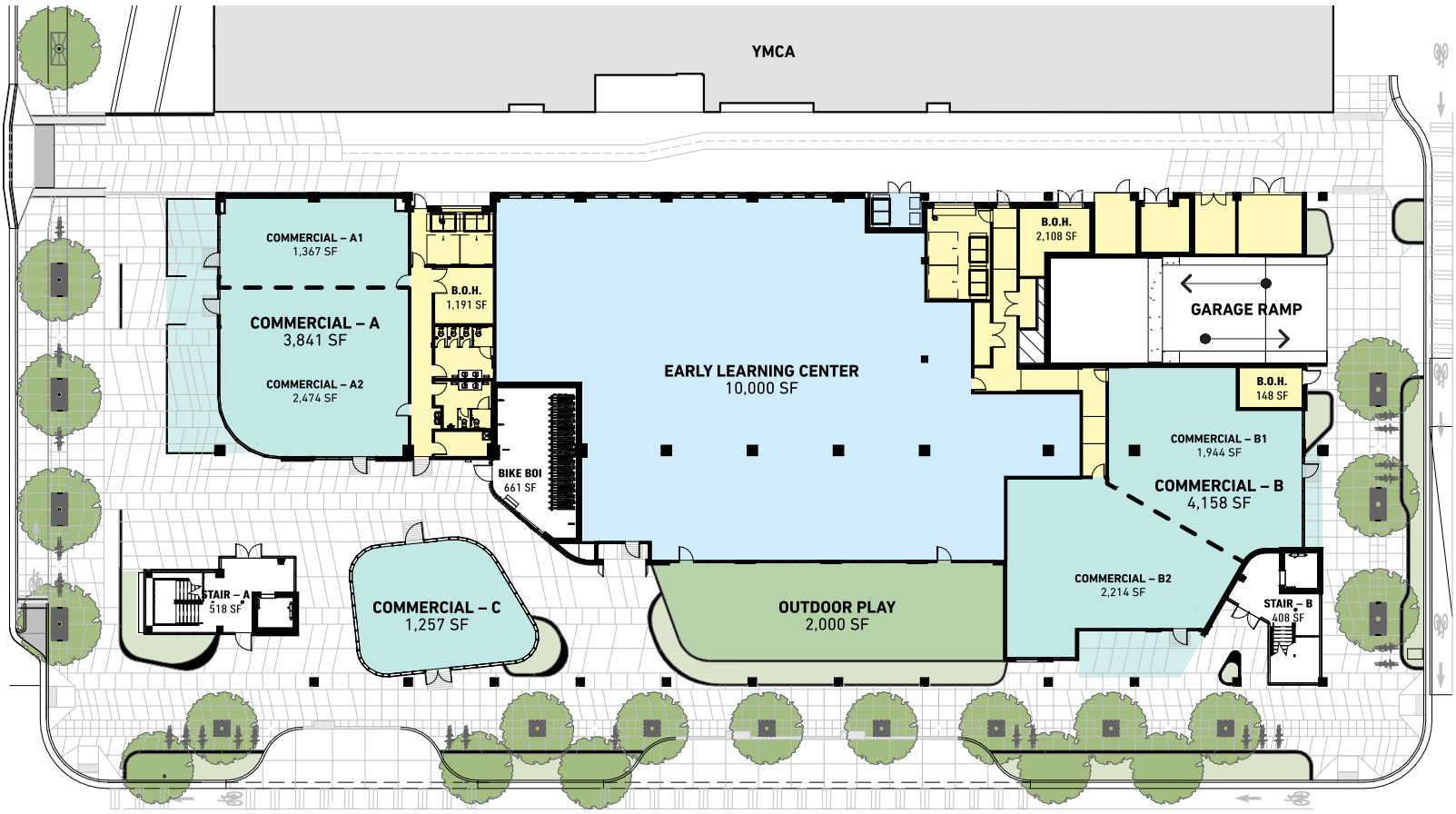
VISUAL PRECEDENTS

Images in this section illustrate the Agency's desired character and atmosphere for the completed and occupied Project. Successful proposals will align with the visual themes, materiality, and sense of place depicted in this RFP and will demonstrate how the proposed use contributes to the overall experience and identity of the Project.

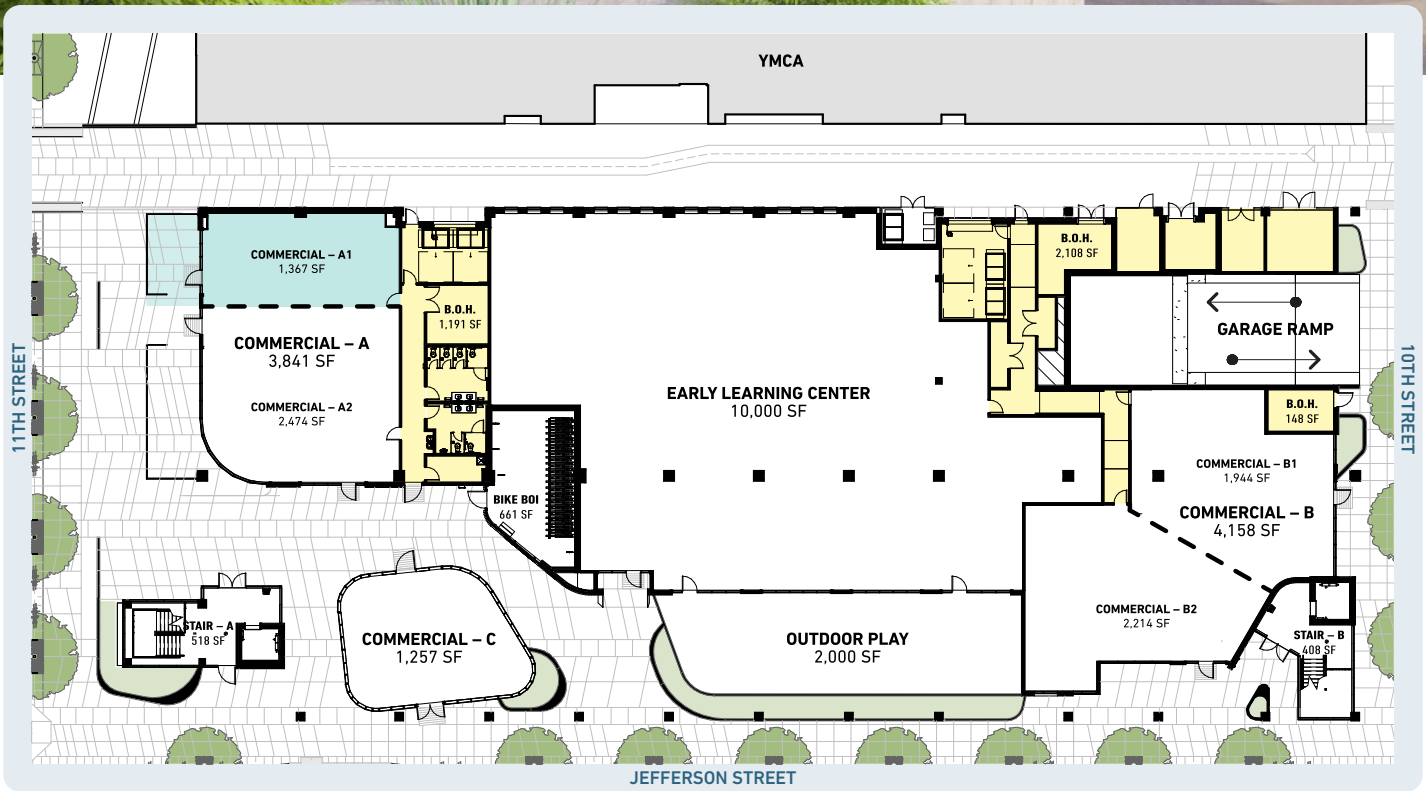
The condominiums are generally illustrated in Figure 4 and will be defined by plat lines to allow for inclusion of exterior space in the condo units. A more detailed floor plan showing condominiums, common areas, and limited common areas with an ownership matrix is included as Exhibit F. The draft Declaration of Covenants, Conditions and Restrictions for 1010 W. Jefferson Condominiums is attached as Exhibit G.

Each available unit is described on the following pages and includes independent street-level entrances and access to shared building facilities. Area measurements are and will be based on BOMA Retail Standards. All drawings, renderings, and measurements are approximate and subject to change as design is finalized.

Figure 4 – Level One Plan



COMMERCIAL – A1



INCLUDES 242 SQUARE FEET OF PATIO SEATING/OUTDOOR AREA

SHARED RESTROOMS IN LIMITED COMMON AREA AVAILABLE FOR OCCUPANT'S USE

MAY BE COMBINED WITH COMMERCIAL – A2

1,367 total square feet

INDOOR SPACE: 1,125 SQUARE FEET
PATIO SEATING/OUTDOOR AREA: 242 SQUARE FEET

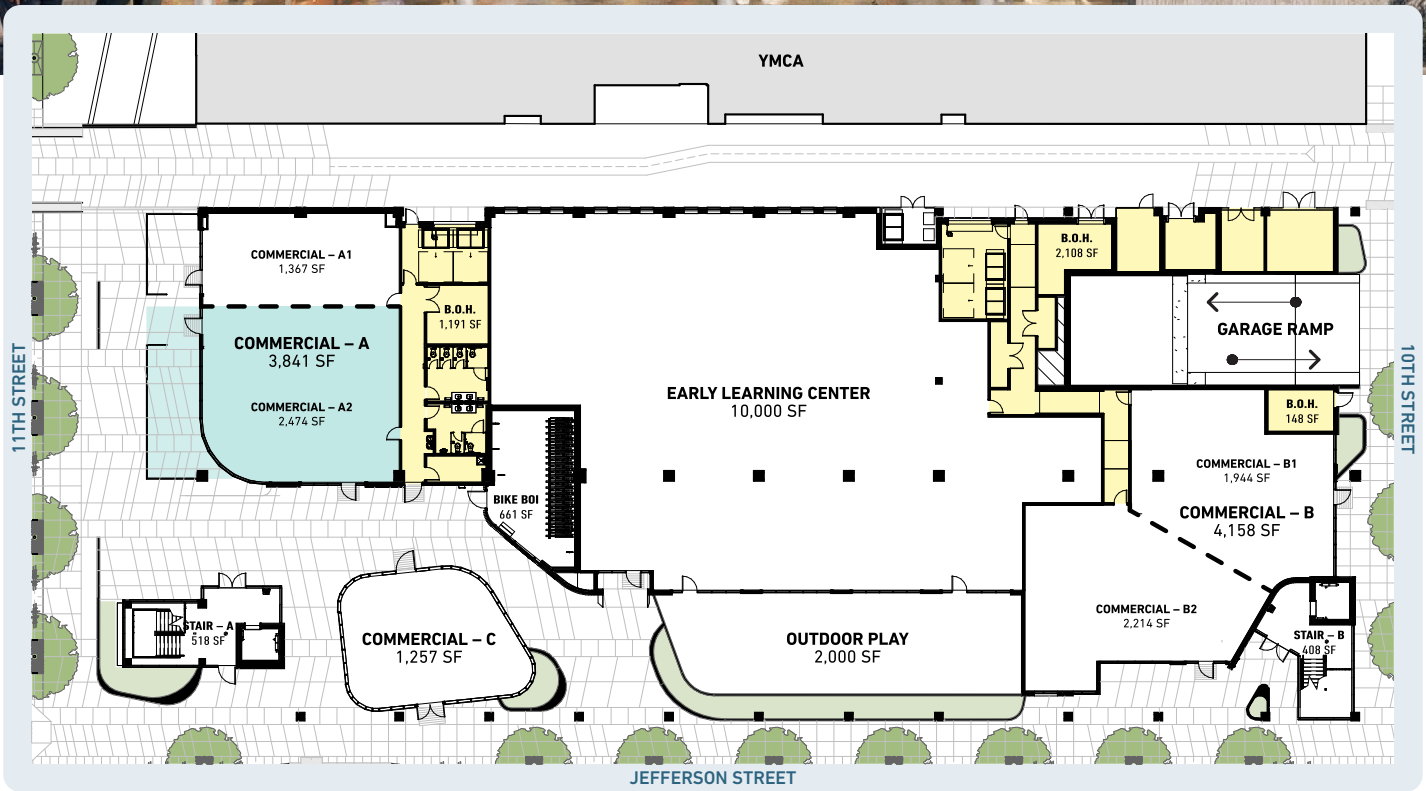
INCLUDES OWNERSHIP IN INTERIOR AND EXTERIOR COMMON AREAS AND LIMITED COMMON AREAS (SEE EXHIBIT F)

FRONTS THE 11TH STREET PLAZA AND ABUTS THE ALLEY ADJACENT TO THE YMCA

ACCESS TO SHARED GREASE INTERCEPTOR

CEILING AREA RESERVED FOR HOOD VENTING

COMMERCIAL – A2



OPTION TO UPGRADE GLAZING TO INCLUDE FOLDING NANAWALL OR SIMILAR FOR PATIO DINING

SHARED RESTROOMS IN LIMITED COMMON AREA AVAILABLE FOR OCCUPANT'S USE

MAY BE COMBINED WITH COMMERCIAL – A1

2,474 total square feet

INDOOR SPACE: 1,891 SQUARE FEET
PATIO SEATING/OUTDOOR AREA: 583 SQUARE FEET

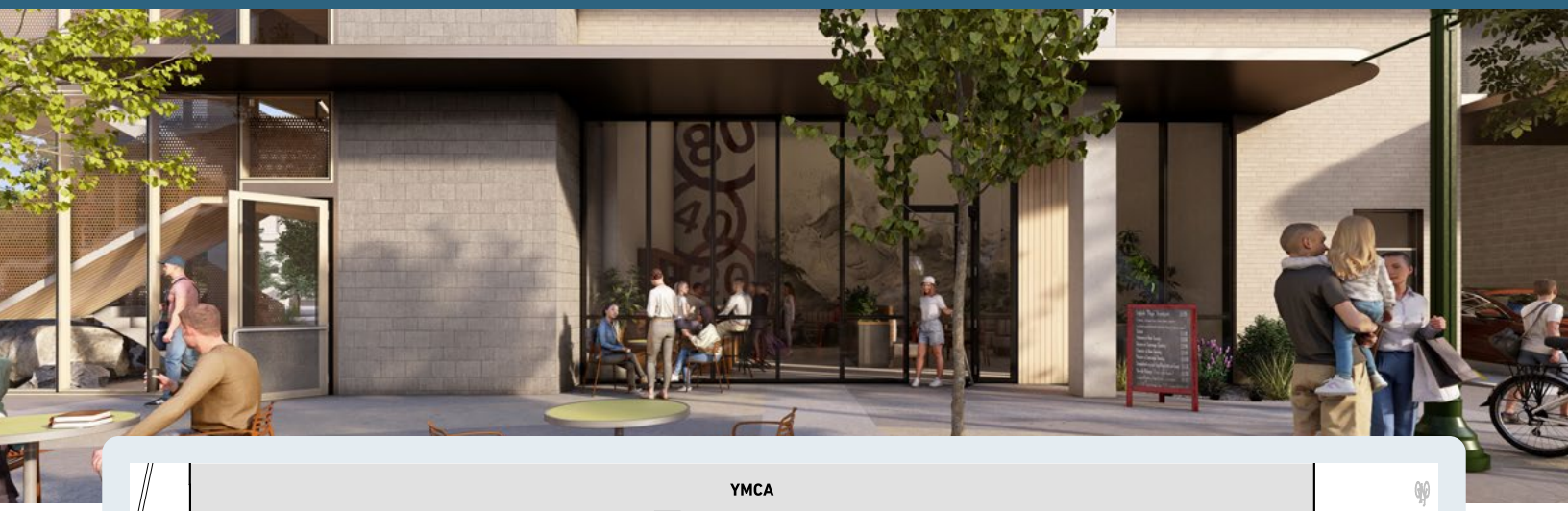
INCLUDES OWNERSHIP IN INTERIOR AND EXTERIOR COMMON AREAS AND LIMITED COMMON AREAS (SEE EXHIBIT F)

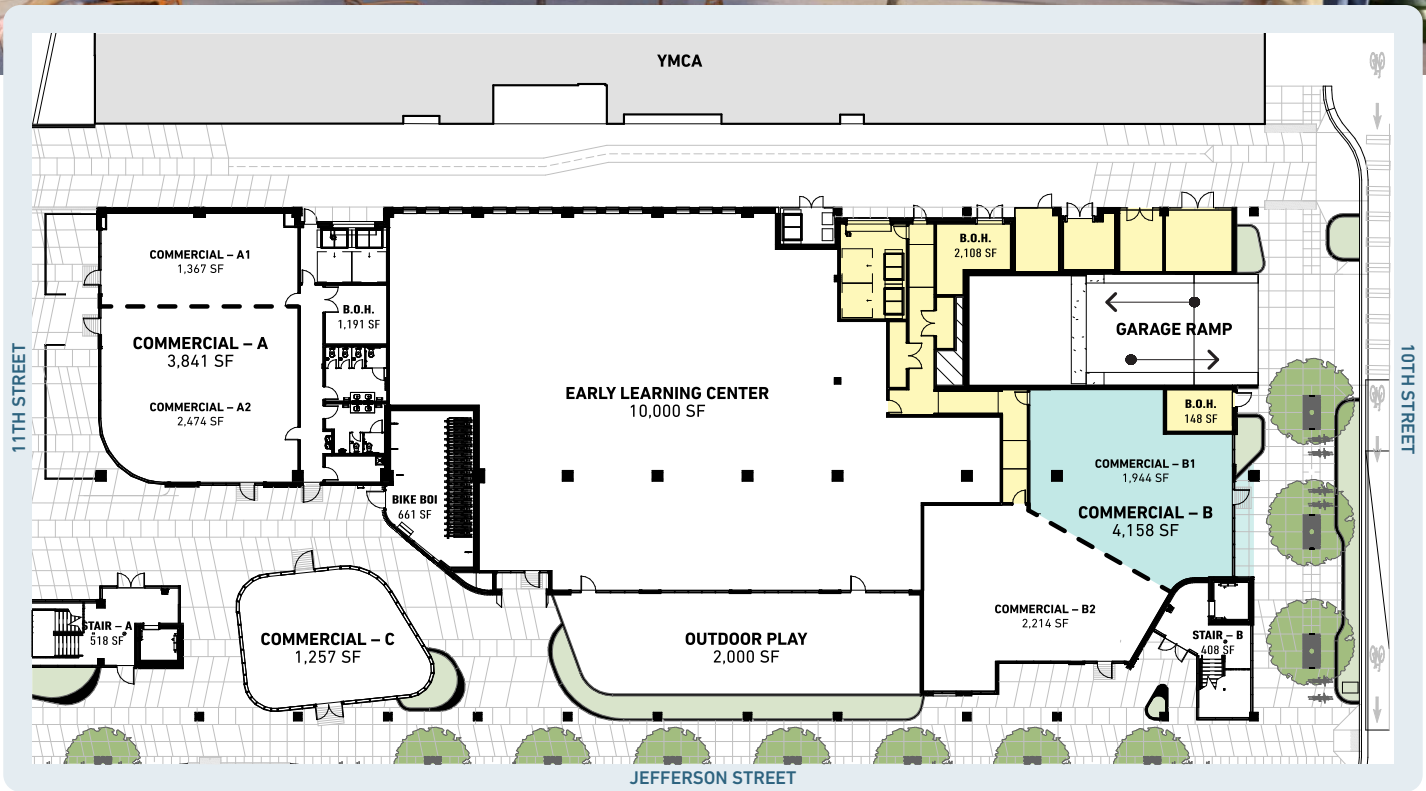
FRONTS THE 11TH STREET PLAZA AND IS ACCESSIBLE VIA THE BREEZEWAY

ACCESS TO SHARED GREASE INTERCEPTOR

CEILING AREA RESERVED FOR HOOD VENTING

COMMERCIAL – B1





INCLUDES 112 SQUARE FEET OF PATIO SEATING/OUTDOOR AREA

OWNER RESPONSIBLE FOR BUILDING RESTROOMS WITHIN THE SPACE

MAY BE COMBINED WITH COMMERCIAL – B2

1,944 total square feet

INDOOR SPACE: 1,832 SQUARE FEET
PATIO SEATING/OUTDOOR AREA: 112 SQUARE FEET

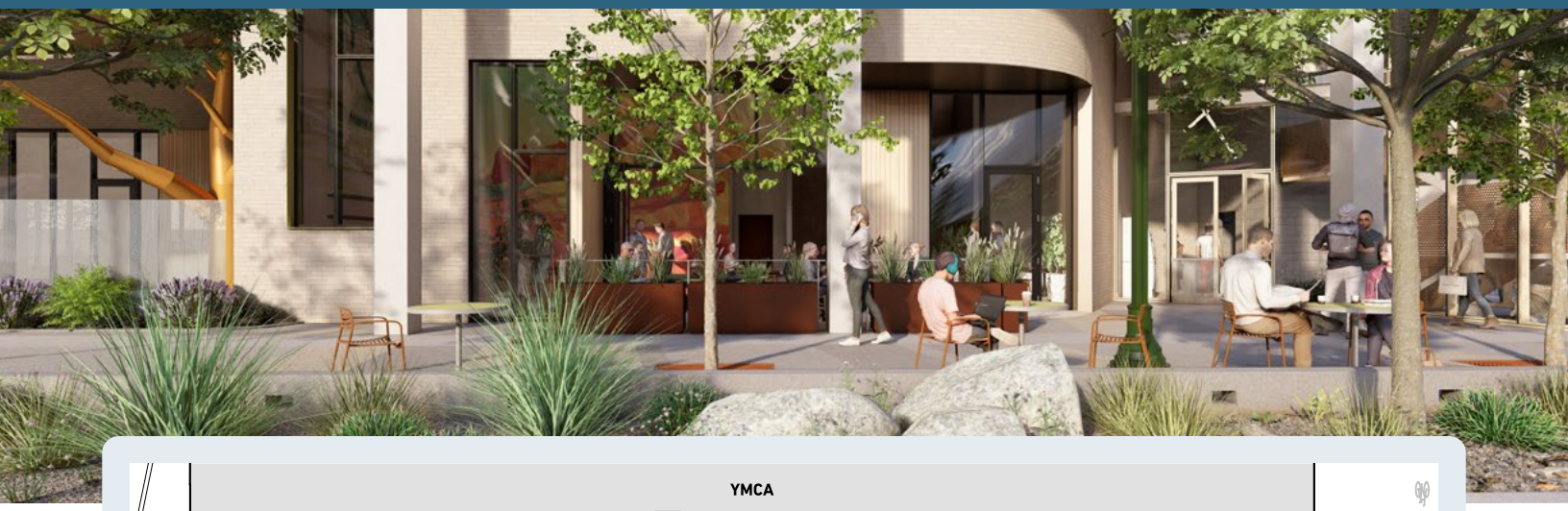
INCLUDES OWNERSHIP IN INTERIOR AND EXTERIOR COMMON AREAS AND LIMITED COMMON AREAS (SEE EXHIBIT F)

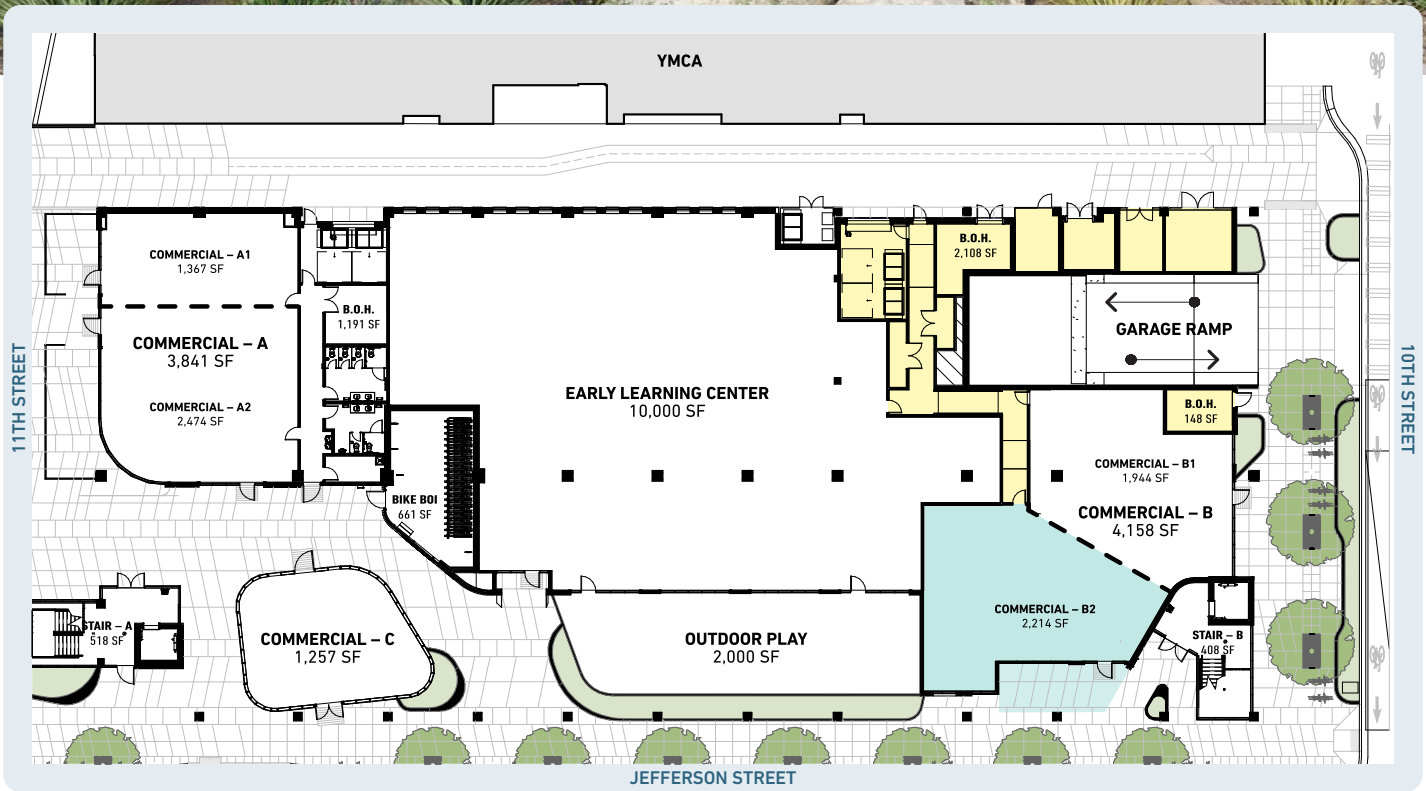
FRONTS 10TH STREET AND IS HIGHLY VISIBLE FROM THE GARAGE VEHICLE ENTRANCE

ACCESS TO SHARED GREASE INTERCEPTOR

CEILING AREA RESERVED FOR HOOD VENTING

COMMERCIAL – B2





OPTION TO UPGRADE GLAZING TO INCLUDE FOLDING NANAWALL OR SIMILAR FOR PATIO DINING

OWNER RESPONSIBLE FOR BUILDING RESTROOMS WITHIN THE SPACE

MAY BE COMBINED WITH COMMERCIAL – B1

2,214 total square feet

INDOOR SPACE: 1,874 SQUARE FEET
PATIO SEATING/OUTDOOR AREA: 340 SQUARE FEET

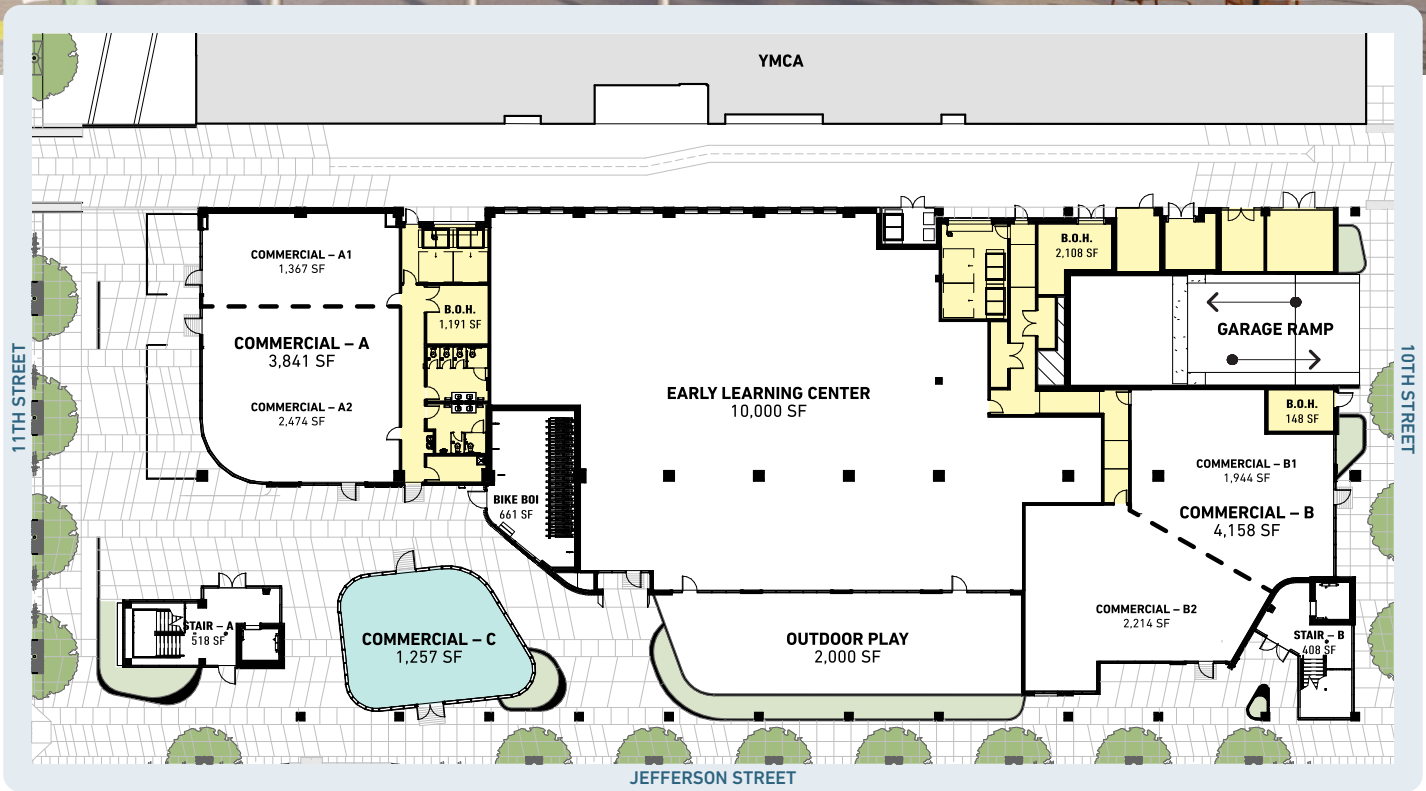
INCLUDES OWNERSHIP IN INTERIOR AND EXTERIOR COMMON AREAS AND LIMITED COMMON AREAS (SEE EXHIBIT F)

FRONTS JEFFERSON STREET AND IS HIGHLY VISIBLE FROM THE GARAGE ELEVATOR AND STAIRWELL AT 10TH AND JEFFERSON CORNER

ACCESS TO SHARED GREASE INTERCEPTOR

CEILING AREA RESERVED FOR HOOD VENTING

COMMERCIAL – C



UNIQUE ARCHITECTURAL SPACE ENCLOSED BY CURTAINWALL GLASS ON ALL SIDES

SHARED RESTROOMS IN LIMITED COMMON AREA AVAILABLE FOR OCCUPANT'S USE

CEILING AREA RESERVED FOR VENTING
(ADEQUATE FOR A HEATING KITCHEN BUT NOT COMPATIBLE WITH A GAS RANGE)

1,257 total square feet

INCLUDES OWNERSHIP IN INTERIOR AND EXTERIOR COMMON AREAS AND LIMITED COMMON AREAS (SEE EXHIBIT F)

FRONTS JEFFERSON STREET AND IS ACCESSIBLE VIA THE BREEZEWAY. HIGHLY VISIBLE FROM THE YMCA KISSLER FAMILY EARLY EDUCATION CENTER ENTRANCE

ACCESS TO SHARED GREASE INTERCEPTOR

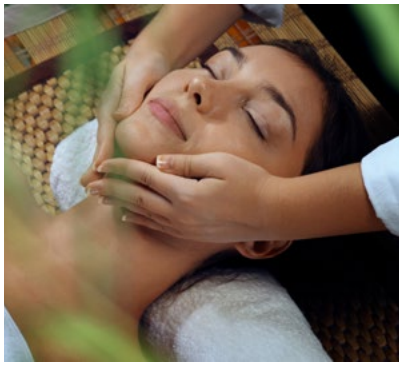
CONCRETE SLAB ON GRADE

Visual Precedents

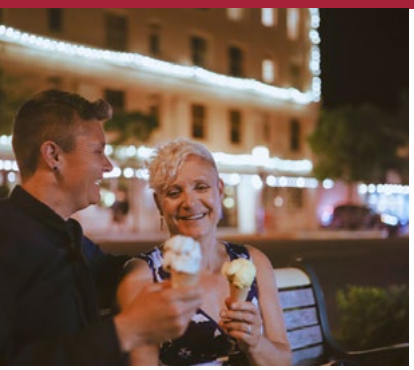
IMAGES IN THIS SECTION ILLUSTRATE THE AGENCY'S DESIRED CHARACTER AND ATMOSPHERE FOR THE COMPLETED AND OCCUPIED PROJECT.

Visual Precedents - Look and Feel

Visual Precedents - Day Activation



Visual Precedents - Night Activation



COMMERCIAL CONDOMINIUMS FOR DISPOSITION

CONDOMINIUM CONDITION AT DISPOSITION AND BUYER BUILDOUT REQUIREMENTS

CCDC will deliver core and shell units with the base building elements as described in this section. Buyers will be responsible, either directly or by their tenants, for buildout of their unit(s) including obtaining all permits and approvals and ensuring compliance with all applicable codes and building standards, including the Boise Green Building Code in addition to the requirements stated in this RFP. Buyer will also provide a Functional & Performance Testing Plan and Commissioning Plan per Boise Green Building Code for their unit(s). Any building elements or furnishings and fixtures not addressed in this section should be assumed to be the responsibility of the buyer.

After closing, utilities with individual meters will be billed directly to each buyer while utilities on shared meters will be billed to the condominium owners association and then billed to each buyer on a pro rata basis or by using submeters monitored by a building automation system ("BAS") provided by CCDC. Buyers will ensure any submeters they install are compatible with the BAS.

PROJECT AREA	CCDC WILL PROVIDE AND BE RESPONSIBLE FOR:	BUYER WILL PROVIDE AND BE RESPONSIBLE FOR:
Structure	• Up to (16) embed plates into the post-tensioned slab structure above to support items weighing more than 500 up to 1,500 pounds such as kitchen hoods, ERV's, and other HVAC equipment above the ceiling • Slab on grade ribbon around the perimeter of the exterior walls in Commercial spaces A and B and full slab on grade in Commercial C • Threaded inserts at uniform spacing not to exceed 5'-0" o.c. spacing for fire sprinkler support	• Installation of interior non-bearing stud walls using post-installed anchors limited to a ¾" maximum embedment as to not damage existing reinforcement or tendons. • Support structure for ceilings, ductwork, etc. that will be hung from the ceiling with post-installed anchors limited to a ¾" maximum embedment. • Slab on grade and attachment to slab ribbon at the exterior walls in Commercial A and B
Core and Shell	• Insulated exterior walls (unfinished on tenant side) • 16" (5 1/2" R21 Foil faced batt over 10" R30 unfaced batt) insulation pinned to underside of the Level 2 parking deck • Exterior glazing and doors • Doors to common areas • Demising walls for common areas (unfinished on tenant side) • Structural elements such as columns and beams will be exposed • Finished common areas shown in yellow in Figure 4	• Interior demising walls • Interior finishes including flooring and ceiling systems • Upgrades or modifications to as-designed exterior glazing or doors and hardware • Outdoor fencing if desired • Signage, including any required "no smoking" signs • Provisions for occupants to provide glare control devices capable of reducing specular visible transmittance to ≤3% per Boise Green Building Code *Note: any exterior improvements will be subject to design review and approval by CCDC or the condominium owners association once established and any authorities having jurisdiction*

COMMERCIAL CONDOMINIUMS FOR DISPOSITION

PROJECT AREA	CCDC WILL PROVIDE AND BE RESPONSIBLE FOR:	BUYER WILL PROVIDE AND BE RESPONSIBLE FOR:
Entrances and Door Hardware	• 3-foot scraper surface outside of door to meet Boise Green Building Code entrance requirements • Hollow metal doors • Grade 2 heavy-duty/commercial hardware at aluminum storefront • Storeroom function locks with pulls and levers as required, with electrical pathways roughed in • Rim exit devices where required for egress per code • Fire rated door compliant hardware where required per code	• Entrances must comply with the requirements of Boise Green Building Code and include a 3-foot absorptive surface inside of the door and a 4-foot finishing surface past the absorptive surface • Upgraded doors and hardware and associated exterior improvements, if any • Additional locks or access controls
Electrical	• 200 amp metered service for condominiums with empty conduit pathways stubbed into each shelled space for electrical service • No interior distribution, lighting, outlets, or finished electrical work within the shelled space • Each condominium unit shall comply with the requirements of the 2018 International Green Construction Code, IGCC 2018, for electrical systems and energy use monitoring	• Electrical service from building main breaker box • Electrical panels, disconnects, transformers, and other equipment within shelled condominium space • Interior electrical distribution, outlets, and lighting • Electrical fit-out shall be designed and installed in accordance with the National Electrical Code NEC, IGCC 2018 (including but not limited to submetering, lighting power densities and controls, etc.), Boise Green Building Code, and all applicable local codes and utility standards
Fire Alarm	• Provisions for connection to and integration with the base building fire alarm system	• Design, installation, and testing of fire alarm extensions in compliance with the National Fire Alarm and Signaling Code NFPA 72, the National Electrical Code, NEC Article 760, and all applicable local building and life safety regulations
Internet and Technology	• 2-inch conduit stubbed to each unit from the common area telecommunications entrance facility for incoming services	• Technology/data systems and infrastructure including security and telecommunications

COMMERCIAL CONDOMINIUMS FOR DISPOSITION

PROJECT AREA	CCDC WILL PROVIDE AND BE RESPONSIBLE FOR:	BUYER WILL PROVIDE AND BE RESPONSIBLE FOR:
Plumbing	• 2-inch stubbed cold water service • No hot water • 4-inch sewer stubbed into each area for general waste within the condo • 4-inch stubbed grease waste piping to one of two shared 1,000-gallon grease interceptors located on the north side of the building • No interior plumbing distribution or fixtures • Gas manifold at the exterior of the building	• Individual water heaters • Water submetering compatible with BAS and low-flow fixtures complying with IGCC 2018 requirements • Individual gas meter(s) at the manifold and associated gas piping to each unit(s) • Interior plumbing distribution and fixtures • Waste and vent piping to the stubbed in locations • Domestic piping distribution
Fire Protection	• Sprinkler system	• Fire sprinkler modifications required for the new layout
Mechanical	The Project will be conditioned with a Water Source Heat Pump system using the City of Boise's Geothermal System as the heat injection and a fluid cooler for heat rejection to the loop. Units will be provided with: • Branch piping from the central heat pump loop tapped off into the unit for future connection • Electric unit heaters for freeze protection • No make-up air or exhaust systems • Building louvers for make-up air and exhaust systems sized to accommodate future connection from condominium buyers	• Water Source Heat Pump(s) and interior HVAC distribution, equipment, and controls. See Exhibit H, example spec sheet. Confirm Water Source Heat Pump is compatible with BAS • Make-up air and exhaust systems and their ductwork connecting to existing louvers • Grease ducts and grease fan located on roof, if required • ERV(s) and associated duct distribution to meet the ventilation and heating/cooling needs of the space • Any items, as needed, per the Boise Green Building Code, including: air curtains, ventilation controls for densely occupied spaces, kitchen exhaust systems, outdoor air delivery monitoring, and energy star qualified appliances • BTU meters for use of geothermal for water heaters, ERVs, and make-up air compatible with the BAS

CCDC PARTICIPATION

CCDC is offering condominiums for sale to the highest-ranked proposer(s) based on the evaluation criteria in this RFP. CCDC is not offering financial participation, incentives, or subsidies. State statute governing CCDC limits the Agency's ability to participate in private development activities, such as condominium build out and tenant improvements. CCDC understands that its inability to financially participate in such improvements may be reflected in the fair market value of the proposed purchase prices for the units offered in this RFP.

PARKING

CCDC will own approximately 446 parking stalls in the Project which will be operated as part of the Agency's ParkBOI public parking system. Condominium purchase does not include guaranteed or reserved parking stalls in the ParkBOI garage. Monthly or hourly parking will be available for purchase on a first-come, first-served basis. Businesses may choose to purchase monthly passes or hourly parking validations for employees or customers. CCDC currently intends to offer the first hour of parking free at this garage, consistent with other ParkBOI garages. BikeBOI passes will also be available for purchase for employees working in the building. Learn more about BikeBOI at www.parkboi.com/bikeboi

DEVELOPMENT PROCESS

CCDC is developing core and shell, ground floor commercial condominiums to be sold upon final plat recordation, anticipated to occur near Project completion in fall 2027. Selected buyer(s) must complete buildout(s) and tenant improvements to obtain occupancy permits within 18 months of closing or as negotiated in the Purchase and Sale Agreement. CCDC anticipates buyers will begin buildout and tenant improvements after receiving title to their unit(s), but CCDC is open to allowing earlier access, subject to negotiation. CCDC's selection and disposition process including a phased agreement process is described in the "Evaluation & Selection" section of this RFP.

CCDC will coordinate with buyer(s) regarding any allowed upgrades to CCDC's base building construction, to be made at the buyers' expense (e.g., installation of Nanawalls™). Respondents should speak to their ability to coordinate effectively with CCDC's design and construction team, KPFF, Inc. and Okland Construction.

CONSTRUCTION COORDINATION

The selected buyer will be expected to coordinate design, permitting, and construction activities with CCDC and its construction team. The buyer will be responsible for all costs associated with its improvements but must work through and in collaboration with the CCDC team to maintain consistency with building systems, structure, construction logistics and phasing, and safety protocols.

COMMERCIAL CONDOMINIUM PRIORITIES

Proposals will be evaluated, in part, based on their alignment with CCDC's priorities for the commercial condominiums described in this section.

PURCHASE PRICE AND TERMS

CCDC encourages respondents to propose a purchase price and terms they believe to be competitive for their intended use, and which accounts for their anticipated development costs based on the condition of the condo as described in this RFP. Escalations will not be considered and CCDC will not select any proposal in which the proposed purchase price is lower than the Agency's anticipated development costs for the unit.

CCDC received a broker price opinion estimating market value of the commercial condominiums. This opinion assumed disposition in "retail ready" condition, which differs from the disposition condition described earlier. Estimated per-square-foot values are listed below and are based on interior square footage (excludes outdoor area and common areas).

- Commercial A1 or A2: $378 - $413 per square foot
- Commercial B1 or B2: $390 - $422 per square foot
- Commercial C: $495 - $540 per square foot

ACTIVATION THROUGHOUT THE DAY

CCDC seeks uses that generate consistent pedestrian activity from early morning through evening hours, throughout the week. CCDC will select proposals such that proposed uses will collectively activate the space from 6:00 a.m. to 8:00 p.m. Proposals will be evaluated on:

- Projected operating hours and days
- Commitment to exterior visibility and streetscape engagement (lighting, window displays, outdoor seating, etc.)
- Strategies to maintain an inviting presence during non-operating hours
- Track record of, or potential for, consistent operations and maintaining attractive storefronts

CREATING COMPLEMENTARY USES

Proposed uses should create synergies with anchor owners and/or tenants in and adjacent to the Project, including the YMCA Kissler Family Early Education Center (within the Project), and the nearby YMCA, CapEd branch, and St. Luke's clinic that will be completed next year. Strong proposals will demonstrate how the proposed use:

- Captures and serves demand generated by these anchors
- Creates cross-promotional or partnership opportunities that benefit multiple businesses
- Contributes to a cohesive commercial ecosystem that will make the Project a destination

<u>Note:</u>

- *CCDC reserves the right to refuse proposals for uses it deems counter to the Project priorities and Guiding Principles including smoke or vape shops and sexually-oriented businesses.*

COMMERCIAL CONDOMINIUM PRIORITIES

SERVING THE NEIGHBORHOOD

Proposed uses should be accessible and responsive to the daily needs of nearby residents, downtown workers, Boise High School students and staff, YMCA visitors and staff, and/or visitors to downtown Boise. Proposals will be evaluated on:

- Demonstrated understanding of local needs
- Commitment to affordability and accessibility
- Strategies for community engagement

FILLING MARKET GAPS

Strong proposals will identify and respond to specific gaps in goods, services, or experiences not currently available in the Westside District and blocks surrounding the Project site. Proposals may address this priority by:

- Bringing new or unique offerings to the area's commercial landscape
- Articulating what makes the concept distinct
- Explaining why the proposed use fills an unmet need
- Demonstrating both community benefit and market viability

CONTRIBUTING TO ECONOMIC DEVELOPMENT

CCDC seeks proposals from owners and businesses with the ability to create enduring economic value and employ locally oriented business practices and workforce investment. Proposals should speak to their long-term commitment to the Westside District and relevant strategies such as:

- Local economic participation – doing business with local suppliers, vendors, service providers, or financial institutions
- Employment creation and wages supporting economic opportunity for Boise residents with competitive compensation and benefits and employee training and advancement
- Demonstrated long-term operation and financial success in the Treasure Valley region or similar market
- Engagement with the community and responsiveness to neighborhood input
- Capital expense and investment planning for long-term business operations and real property maintenance

DESIRED CHARACTER AND AESTHETIC

Proposed businesses should advance and align with the design intention and Project character visually depicted in the precedent images. Strong proposals will demonstrate their ability to contribute to a unique sense of place.

SUBMISSION INSTRUCTIONS

All submissions, expressions of interest, requests for information, questions, or requests for clarification must be submitted in writing by email to **Kathy Wanner, Contracts Manager, at kwanner@ccdcboise.com**

REQUEST FOR CLARIFICATIONS OR QUESTIONS

To receive email updates from CCDC when additional information pertaining to the RFP is made available, express your interest in writing by email to Kathy Wanner and provide the email address or email addresses that wish to receive updates. Only questions received in writing will receive a response and the responses will be distributed to contacts who have expressed interest and will be posted on the Agency website at ccdcboise.com/rfps/1010condominiums.

Requests for information, questions, or requests for clarification must be received prior to 5:00 p.m., MDT March 17, 2026, and must be submitted in writing to Kathy Wanner.

PROPOSAL SUBMISSION

Please follow these instructions for submitting a proposal prior to the submission deadline of 3:00 p.m., MDT on April 7, 2026.

Submit your proposal using a commonly available file-share service such as DropBox, WeTransfer, or Google Drive. Email the link to your proposal to Kathy Wanner. CCDC takes no responsibility for proposals received late or incomplete in any way. Respondent assumes full responsibility for the timely submittal of all proposal documents.

The required submittal documents (some of which must be signed and dated) must be organized into separate PDF files for each of the five (5) items listed below in "Required Submission Materials". Name each PDF with a unique identifier for that section. EXAMPLE: the first file should be named "1_Acknowledgement & Release.pdf", the next file "2_Proposal Form.pdf", and so on.

Modification or Withdrawal of Proposal

A proposal may be modified or withdrawn prior to the submission deadline.

REQUIRED SUBMISSION MATERIALS

The Proposal format described here is meant to allow uniform review and easy access to information by CCDC. Proposals must conform to the requested format. Please include the following five (5) items arranged in the order below. Respondents proposing for more than one unit only need to submit one set of submission materials for items 1 through 4, but should submit separate Business Plans (item 5) for each potential business.

1. **Acknowledgement & Release**
   Complete and sign the Acknowledgement & Release (Exhibit A).

   Page limit: As provided

2. **Proposal Form**
   Complete and sign the Proposal Form (Exhibit B). The individual listed on the form will be the point of contact if additional information or clarification on the submitted proposal is required. Provide supporting documentation as required and be sure to include the proposed purchase price(s) of each unit included in your proposal,

payment terms and any conditions to the offer(s). To the extent permitted by law, including the Idaho Public Records Act, Chapter 1 Title 74, Idaho Code, and applicable case law, financial information may be considered confidential. See section entitled "Public Nature of RFP Submissions".

Page limit: As provided, no limit for supporting documentation

3. **Cover Letter**

Provide a signed cover letter referencing this RFP by name and including:

- A concise summary of proposer's interest and plans with the unit(s)
- Proposer's organizational structure, name of entity, and overview of its capability
- Primary point of contact and their name, role in the entity, phone number, physical address, and email address
- Indication that the information in the RFP, including any clarifying information contained in the Exhibits, has been taken into consideration in the preparation of the submitted proposal

Page limit: Two (2) pages

4. **Proposer Description and Experience**

Describe and demonstrate the proposer's structure, ownership, and experience launching successful commercial businesses of similar scope and scale. Include:

- The identity of all potential business partners including the name, address, telephone number, and email address for each. All business entities that are not publicly traded companies must identify their owners, members, shareholders, and all others financially interested in such business.
- Proposer's experience and ability to open new locations or bring a new business from concept to realization
- Examples of similar completed projects (if possible)
- Contact information for three (3) references including name, title, phone number, and email address
- Organizational charts and resumes of key personnel (excluded from page limit)

Page limit: Four (4) pages (excluding organizational charts and resumes)

5. **Business Plan**

Explain the proposed business and its plans for operation. Clearly describe how the business will contribute to the Commercial Condominium Priorities described earlier in this RFP. Include:

- Introduction to the business and its history including the company name, owner(s) and management team, the business activity, products, or services offered and their price points and target customers, and if applicable the number of locations, historic financial performance, etc.
- Proposed operations at the Project location including a description of why this location is strategic for the business, planned hours and days of operation, estimated daily or weekly customer volume, projected annual revenues and expenses, and any programming or strategies designed to attract customers or activate the streetscape
- Proposed development plan for buildout of the unit(s) including: a schedule including due diligence, entitlements, design and permitting, construction, and target opening date(s); a description and list of the proposed improvements or modifications to both interior and exterior areas; and a budget for design and construction including necessary buildout and interior improvements

SUBMISSION INSTRUCTIONS

- Brand image with descriptions and visual depictions of brand identity, feeling and personality, associations, experiences, and values. This may also include product images and architectural precedent imagery or images of existing locations, if any.

If applicable, proposer must provide information regarding any arbitration or litigation in which the business or its owner(s) is currently involved, as well as the dates and resolution of any reorganization or bankruptcy for which the company or its owner(s) have filed within the past five (5) years.

Page limit: Twenty (20) pages per plan

EVALUATION & SELECTION

EVALUATION PROCESS

Proposals received prior to the submission deadline will be reviewed by CCDC to confirm they meet the RFP's submittal requirements. Respondents will be notified in writing if their proposal is deemed incomplete and no further review will occur. Qualified proposals will be evaluated by a selection committee which may include CCDC employees and consultants.

By submitting a proposal, proposers authorize CCDC to conduct reference investigations as needed and to conduct interviews with the proposer where the proposer will be evaluated based on the information described in this RFP. If interviews are held, they will likley be in the second half of April or first half of May in 2026.

After reviewing proposals, CCDC will deliver an evaluation and suggested ranking to the Board at a public meeting for its consideration. The Board is the deciding authority and reserves the right to approve, modify, or reject any proposal at its sole discretion and to determine the final rankings of all qualified proposals and select the proposals to advance to the next steps.

EVALUATION CRITERIA

The evaluation factors below represent the Agency's requirements and priorities for disposition and will be used as a basis for selection of the most favorable proposal for each unit. Proposals will be scored across three categories: price, proposer qualification and financial capability, and alignment with project priorities. The highest possible score in each category will be 100 points for a total highest possible score of 300 points. Proposals will be ranked by total score, highest to lowest, and CCDC will recommend the Board select the highest ranked proposal for each unit.

EVALUATION & SELECTION

1. PRICE	100 POINTS
Proposed Unit Price • The proposal with the highest bid will receive 100 points and other bids will receive points as a percentage of the highest bid. • To compare proposals with combined units (e.g., combining units A1 and A2 for one use) with proposals that do not combine units, the proposed price will be compared on a per square foot basis using interior area measurements. • Escalations will not be considered. Bids should be the proposer's highest and best offer. • Prices should be at fair market values, and CCDC will not accept any price less than its anticipated cost to develop the unit.	**100 points**

2. PROPOSER QUALIFICATIONS AND FINANCIAL CAPABILITY	100 POINTS
Team Qualifications • Quality and depth of team experience • Experience and ability to open new locations or bring a new business from concept to realization in an urban setting • Strength of examples and references	**50 points**
Financial Capability • Strength of demonstrated financial capability to develop unit(s) as proposed • Track record of completing projects on time and on budget • Proposed purchase terms absent of conditions or contingencies creating transaction risk for CCDC	**50 points**

3. ALIGNMENT WITH PROJECT PRIORITIES	100 POINTS
Activation Throughout the Day • Hours/days of operation complement and expand on active hours of nearby uses • Strategies for consistent streetscape visibility and activation • Experience or ability to maintain consistent operations and attractive storefronts	**30 points**
Creating Complementary Uses • Enhancement of, and synergy with existing neighborhood destinations or assets • Contribution to creating a destination	**20 points**
Serving the Neighborhood • Accessibility and desirability of goods/services to local populations • Welcoming presence and plans for neighborhood engagement	**15 points**
Filling Market Gaps • Business concept offering goods or services not available nearby with evidence of unmet demand • New or unique offerings to the area's commercial landscape	**15 points**
Contributing to Economic Development • History of and/or potential for creating positive economic impact and opportunities • Commitment to long-term property stewardship and business operations	**10 points**
Desired Character and Aesthetic • Demonstrated alignment with the design and intended character of the Project • Ability to contribute to a unique sense of place	**10 points**

COMBINED TOTAL POSSIBLE POINTS	300 POINTS

EVALUATION & SELECTION

SELECTION PROCESS

The Board will authorize CCDC to negotiate with the highest-ranked proposer(s) and negotiate Letters of Intent ("LOI"s) with selected proposer(s) for each unit. CCDC and the selected proposer(s) will then follow the process outlined below. A timeline overlaying this disposition process with CCDC's design and construction milestones follows. This process and timeline are provided for reference and subject to change by CCDC. CCDC will not be held liable for changes to the process described below.

1. **Letter of Intent ("LOI")**
    a. Executed within 45 days of CCDC Board approval of RFP rankings
    b. Establishes framework for negotiations
    c. Includes basic deal terms and timelines for each party (see example: Exhibit I)
2. **Option Agreement**
    a. Executed within 120 days of LOI execution
    b. Secures selected proposer's intention or right to purchase the unit(s) with a non-refundable option fee in the amount of 3-5% of the agreed-upon unit(s) purchase price, which will be credited toward the purchase of the unit(s) at Closing
    c. Includes CCDC's commitment to delivering the unit(s) as specified
3. **Predevelopment Access Agreement**
    a. Executed as negotiated, during Project construction
    b. Enables buyer to influence specific base building elements and/or begin tenant improvements before taking ownership
    c. Includes financial obligations, safeguards, or cost-share mechanisms, any buyer-requested modifications to base building, design and construction coordination protocols and milestones, and site access
4. **Purchase and Sale Agreement ("PSA")**
    a. Executed no later than 15 days after final plat recordation (anticipated fall 2027)
    b. Official contract facilitating transfer of ownership
    c. Includes final purchase price, closing timeline, and obligations
5. **Closing**
    a. Transact within 30 days of PSA execution

EVALUATION & SELECTION

TIMELINE

This timeline is provided for reference only. CCDC will not be held liable for changes to the listed dates. CCDC and buyer(s) will agree to any binding deadlines in the agreements listed above.

PROJECT DEVELOPMENT	CONDO DISPOSITION	DATE
	RFP Published	January 7, 2026
	Request for Information Deadline	March 17, 2026
	RFP Submission Deadline	April 7, 2026
	Proposal Evaluation	April-May 2026
Permitting & Bidding		May 2026
	Proposal Selection	May/June 2026
	Letters of Intent Executed	Within 45 days of proposal selection
Construction Start		Summer 2026
	Option Agreements Executed	Within 120 days of LOI execution
	Predevelopment Agreement	Fall 2026/as needed
Construction Complete		Fall 2027
	Purchase and Sale Agreements Executed	No later than 15 days after final plat recordation
	Closing	Within 30 days of PSA execution, contingent upon final plat recordation
	Buyer Completes Buildout (Occupancy Permit)	Witihin 18 months of Closing

CCDC DISCRETION AND AUTHORITY; DISCLAIMERS

CCDC will not pay costs incurred in responding to this RFP. CCDC may, in its discretion, cancel this process at any time without liability.

CCDC will evaluate proposals for each condominium unit separately. Proposers may propose for one or more units and may propose combining units A1 and A2 or B1 and B2. However, proposing for multiple units does not guarantee CCDC will select a proposer for all units in their submission. CCDC reserves the right to select a proposer for one or more, but not necessarily all, of the units included in a multi-unit proposal. All selections are at the discretion of CCDC's Board of Commissioners (the "Board"). Proposers submitting for multiple units should indicate their willingness to proceed if they are not selected for all the units in their proposal. Such information is requested in the required Proposal Form.

CCDC reserves the right to act in the public best interest and in furtherance of the purposes of the Idaho Code Title 50, Chapter 20 (Idaho Urban Renewal Law), Idaho Code Title 50, Chapter 29 (Local Economic Development Act). CCDC reserves the right to waive any formalities or defects as to form, procedure, or content with respect to its Request for

EVALUATION & SELECTION

Proposals and any irregularities in the submittals received, to request additional data and information from any and all Respondents, to reject any submissions based on real or apparent conflict of interest, to reject any submissions containing inaccurate or misleading information, to reject all submittals, and to accept the submittal that is in the best interest of CCDC and the public. The issuance of this RFP and the receipt and evaluation of submittals does not obligate CCDC to select a firm nor award a contract. CCDC may in its discretion cancel, postpone, or amend this RFP at any time without liability.

PUBLIC NATURE OF RFP SUBMISSIONS

CCDC is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Chapter 1, Title 74, Idaho Code. The Public Records Act contains certain exemptions – one of which that is potentially applicable to part of your response is an exemption for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique or process that derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. Prices quoted in a proposal are not trade secrets.

If any Respondent claims any part of a submittal is exempt from disclosure under the Idaho Public Records Act, the Respondent must: 1.) Indicate by marking the pertinent document "CONFIDENTIAL"; and 2.) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as "Confidential" is not in accordance with Idaho Public Records Act and will not be honored.

CCDC, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming materials to be exempt from disclosure under the Idaho Public Records Act, Respondent expressly agrees to defend, indemnify, and hold CCDC harmless from any claim or suit arising from CCDC's refusal to disclose such materials pursuant to the Respondent's designation. Any questions regarding the applicability of the Public Records Act should be addressed to your own legal counsel prior to submission.

EXHIBITS

REQUIRED FOR SUBMISSION:

- **A –** Acknowledgement and Release
- **B –** Proposal Form

REFERENCE MATERIALS:

- **C –** Guiding Principles
- **D –** Applicable Construction Drawings
- **E –** Demographic and Income Profile
- **F –** Condominium Floor Plan with Owner Matrix
- **G –** Draft Condominium Declaration of Covenants, Conditions and Restrictions
- **H –** Water Source Heat Pumps Example Spec Sheet
- **I –** Sample Letter of Intent