



REQUEST FOR PROPOSALS
REAL ESTATE BROKER SERVICES
1010 W. JEFFERSON STREET COMMERCIAL SPACE AND PUBLIC PARKING FACILITY

ADDENDUM NO. 1

Issued June 23, 2026

NOTICE TO PROPOSERS

- A. This addendum serves to clarify, revise, and supersede information in the Request for Proposals.
- B. The date for receipt of proposals has been changed. The new due date is as follows:

1. Due date: June 26, 2026, by 1:00 p.m. local Boise time.

- C. The following questions were asked by Proposers. The following answers are provided by CCDC to assist Proposers:

Q1: Value objective – To help align our Broker Opinion of Value and pricing recommendation with the Agency's cost-recovery objective, is CCDC able to share its development cost basis for the commercial condominiums, or any target aggregate or per-unit value or appraisal it has prepared?

A1: CCDC estimates the gross per square foot cost of the commercial ground floor to be \$360 and estimates the total development cost of the ground floor to be roughly \$8 million. The total cost of \$8 million includes costs to develop the core and shell of the YMCA Kissler Family Early Education Center (which unit is not included for disposition via the RFP for Broker Services).

Q2: Selection of offers – When evaluating offers, how will the Agency weigh a buyer's alignment with the activation objectives (use, pedestrian generation, long-term commitment) relative to purchase price? Are there defined buyer-eligibility, local-preference, or development-capacity criteria the broker should screen against?

A2. CCDC will work with the selected broker to define any buyer screening criteria. CCDC's prior request for proposals from buyers included scoring criteria which may be used as a basis for reviewing and selecting buyers identified by a broker. The

prior RFP for condominium buyers is available to review here:
<https://ccdcboise.com/development/rfps/rfp-1010-w-jefferson-st-condominium-disposition/>

- Q3:** Shell condition and use restrictions – Beyond the cold, dark shell delivery, will the Agency provide any tenant-improvement allowance, or are buyers responsible for all build-out (including restrooms in Units B1/B2)? Are there any use restrictions tied to the adjacent YMCA Kissler Family Early Education Center (for example, regarding alcohol service, operating hours, or permitted uses)?
- A3:** CCDC will not provide any tenant improvement allowance. Buyers will be responsible for all build-out including restrooms in Units B1 and B2. There will be certain use restrictions in the condominium documents including sexually oriented businesses and smoke and/or vape shops. Neither CCDC nor the condominium documents will restrict alcohol service or hours of operation.
- Q4:** Is TOK permitted to submit a proposal on this? With John Stevens as a board member for CCDC it would seem hard to believe they won't win the business if they are able to compete.
- A4:** This is a public process and if CCDC receives a submittal from TOK, Commissioner Stevens will be required to recuse himself from any actions in this process including board decisions.

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