

Live Streaming and Audio Recording Now in Progress



Board of Commissioners

July 13, 2026

Agenda

- I. Call to Order Chair Haney Keith
- II. Action Item: Agenda Changes/Additions Chair Haney Keith
- III. Action Item: Consent Agenda
 - A. Expenses
 - 1. Approve Paid Invoice Report for June 2026
 - B. Minutes and Reports
 - 1. Approve Meeting Minutes for June 8, 2026
 - 2. Approve Special Meeting Minutes for June 24, 2026
 - C. Other
 - 1. Approve Resolution 1974: Assignment of Pathway License Agreement to City of Boise
- IV. Action Item
 - A. **CONSIDER: Resolution 1975: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Amendment No. 2 to the CM/GC Agreement with Okland Construction Company, Inc.Alexandra Monjar, Amy Fimbel (10 mins)**
- V. Action Item: Executive Session
- VI. Adjourn

Consider: Resolution 1975



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

**Amendment No. 2 to the CM/GC Agreement with
Okland Construction Company, Inc.**

Alexandra Monjar – Sr. Project Manager

Amy Fimbel – Sr. Project Manager

Project Progress



Ground Floor Update



- Ground floor disposition process ongoing
- Kissler Family Early Education Center
- RFP for broker services

Project Team



Construction Overview



- 16-month construction duration
- Community-focused site logistics
- Coordination with adjacent CapEd Downtown YMCA
- Future tenant improvements

Amendment No. 2 to the CM/GC Agreement with Okland Construction Company, Inc.



Okland Contract Summary	
Construction Management: Pre-Construction Services	\$ 288,161
December 8, 2025 – Amendment 1: GMP 1: Early Site Prep & Rammed Aggregate Piers	\$ 747,116
TODAY – Amendment 2: GMP 2: Full Construction	\$ 36,333,717
Amended CM/GC Contract Total	\$ 37,368,994



Upcoming Schedule Milestones



☐ TODAY:

Approval of GMP 2

☐ July 14, 2026:

Construction Notice to Proceed

☐ July 16, 2026:

Groundbreaking event

☐ July 20, 2026:

Mobilization

☐ July 2027:

Topping out

☐ July 15, 2027:

Early Education Center core and shell complete

☐ October 26, 2027:

Substantial Completion

Consider: Resolution 1975



Suggested Motion:

I move to adopt Resolution 1975 approving and authorizing the execution of Amendment No. 2 to the CM/GC agreement with Okland Construction Company, Inc. for the 1010 W. Jefferson Street Commercial Space and Public Parking Facility project.



Executive Session

Please stand by.

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://ccdcboise.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.