



**BOARD  
OF  
COMMISSIONERS  
MEETING  
July 13, 2026**

# CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting  
Board Room, Fifth Floor, 121 N. 9th Street  
July 13, 2026, at 12 p.m.

Live stream available at <https://ccdcb Boise.com/board-of-commissioners/>

## A G E N D A

I. **CALL TO ORDER** .....Chair Haney Keith

II. **ACTION ITEM: AGENDA CHANGES OR 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 minutes)

V. **ACTION ITEM: EXECUTIVE SESSION**

*Deliberate regarding hiring a public officer or employee wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need; and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code [Idaho Code Section 74-206(1)(a) and (d)].*

VI. **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://ccdcb Boise.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.*



## **II. AGENDA CHANGES OR ADDITIONS**



# **III. CONSENT AGENDA**





## Paid Invoice Report

For the Period: 6/1/2026 through 6/30/2026

| Payee                      | Description                           | Payment Date | Amount                 |
|----------------------------|---------------------------------------|--------------|------------------------|
| <b>Debt Service:</b>       |                                       |              |                        |
| Total Debt Payments:       |                                       |              | -                      |
| <b>Payroll:</b>            |                                       |              |                        |
| CCDC Employees             | Direct Deposits Net Pay               | 6/10/2026    | 51,726.17              |
| EFTPS - IRS                | Federal Payroll Taxes                 | 6/10/2026    | 20,992.98              |
| Idaho State Tax Commission | State Payroll Taxes                   | 6/10/2026    | 2,939.00               |
| 457(b)                     | Retirement Payment                    | 6/10/2026    | 1,868.44               |
| PERSI/Empower              | Retirement Payment                    | 6/8/2026     | 27,049.16              |
| CCDC Employees             | Direct Deposits Net Pay               | 6/24/2026    | 51,619.40              |
| EFTPS - IRS                | Federal Payroll Taxes                 | 6/24/2026    | 21,108.54              |
| Idaho State Tax Commission | State Payroll Taxes                   | 6/24/2026    | 2,957.00               |
| 457(b)                     | Retirement Payment                    | 6/22/2026    | 1,868.44               |
| PERSI/Empower              | Retirement Payment                    | 6/24/2026    | 27,049.16              |
| Total Payroll Payments:    |                                       |              | 209,178.29             |
| <b>Checks and ACH</b>      |                                       |              |                        |
| Various Vendors            | Check and ACH Payments (See Attached) | 6/30/2026    | 1,357,661.78           |
| Total Cash Disbursements:  |                                       |              | <b>\$ 1,566,840.07</b> |

*I have reviewed and approved all cash disbursements in the month listed above.*

Joey Chen  
Finance Director  
  
7/6/2026  
Date

John Brunelle  
Executive Director  
  
7/6/26  
Date

## Report Criteria:

Summary report type printed  
Check.Voided = no

| Name                                | Check Amount | Check Issue Date |
|-------------------------------------|--------------|------------------|
| <b>Abbey Louie LLC</b>              | 5,750.00     | 06/30/2026       |
| Total Abbey Louie LLC:              | 5,750.00     |                  |
| <b>Absolute Fire Protection LLC</b> | 105.00       | 06/30/2026       |
|                                     | 2,375.00     | 06/30/2026       |
|                                     | 280.00       | 06/30/2026       |
|                                     | 1,630.00     | 06/30/2026       |
|                                     | 975.00       | 06/30/2026       |
| Total Absolute Fire Protection LLC: | 5,365.00     |                  |
| <b>ACCO Engineered Systems</b>      | 11,140.00    | 06/26/2026       |
|                                     | 8,813.00     | 06/26/2026       |
| Total ACCO Engineered Systems:      | 19,953.00    |                  |
| <b>Ada County Treasurer</b>         | 8.18         | 06/26/2026       |
| Total Ada County Treasurer:         | 8.18         |                  |
| <b>Allied Business Solutions</b>    | 212.70       | 06/26/2026       |
| Total Allied Business Solutions:    | 212.70       |                  |
| <b>Blue Cross of Idaho</b>          | 40,163.40    | 06/01/2026       |
| Total Blue Cross of Idaho:          | 40,163.40    |                  |
| <b>Boise City Utility Billing</b>   | 11.78        | 06/26/2026       |
| Total Boise City Utility Billing:   | 11.78        |                  |
| <b>Boise Metro Chamber of Com</b>   | 526.00       | 06/29/2026       |
| Total Boise Metro Chamber of Com:   | 526.00       |                  |
| <b>Boxcast Inc</b>                  | 57.86        | 06/29/2026       |
| Total Boxcast Inc:                  | 57.86        |                  |
| <b>Car Park</b>                     | 178,305.43   | 06/30/2026       |
| Total Car Park:                     | 178,305.43   |                  |
| <b>Caselle Inc.</b>                 | 1,058.00     | 06/01/2026       |
| Total Caselle Inc.:                 | 1,058.00     |                  |

| Name                                | Check Amount | Check Issue Date |
|-------------------------------------|--------------|------------------|
| <b>Cator Ruma &amp; Assoc CO</b>    | 2,675.00     | 06/29/2026       |
| Total Cator Ruma & Assoc CO:        | 2,675.00     |                  |
| <b>City of Boise</b>                | 11,966.05    | 06/02/2026       |
|                                     | 19,748.36    | 06/02/2026       |
|                                     | 1,600.00     | 06/29/2026       |
|                                     | 211.00       | 06/29/2026       |
| Total City of Boise:                | 33,525.41    |                  |
| <b>CSHQA</b>                        | 2,209.32     | 06/30/2026       |
|                                     | 13,163.68    | 06/30/2026       |
| Total CSHQA:                        | 15,373.00    |                  |
| <b>Cushing Terrell Architects</b>   | 6,831.86     | 06/30/2026       |
|                                     | 9,829.06     | 06/30/2026       |
| Total Cushing Terrell Architects:   | 16,660.92    |                  |
| <b>Elam &amp; Burke P.A.</b>        | 28.50        | 06/30/2026       |
|                                     | 1,966.50     | 06/30/2026       |
|                                     | 6,374.08     | 06/30/2026       |
|                                     | 5,041.60     | 06/30/2026       |
| Total Elam & Burke P.A.:            | 13,410.68    |                  |
| <b>Hawkins Companies LLC</b>        | 19,993.22    | 06/30/2026       |
|                                     | 19,993.22    | 06/30/2026       |
| Total Hawkins Companies LLC:        | 39,986.44    |                  |
| <b>Idaho Power</b>                  | 1.90         | 06/18/2026       |
| Total Idaho Power:                  | 1.90         |                  |
| <b>Idaho Records Management LLC</b> | 55.00        | 06/29/2026       |
| Total Idaho Records Management LLC: | 55.00        |                  |
| <b>Jed Split Creative</b>           | 394.79       | 06/26/2026       |
|                                     | 2,844.05     | 06/26/2026       |
| Total Jed Split Creative:           | 3,238.84     |                  |
| <b>KPFF Consulting Engineers</b>    | 1,422.50     | 06/30/2026       |
|                                     | 61,785.00    | 06/30/2026       |
| Total KPFF Consulting Engineers:    | 63,207.50    |                  |
| <b>McAlvain Construction Inc.</b>   | 584,487.16   | 06/30/2026       |

| Name                                      | Check<br>Amount | Check<br>Issue Date |
|-------------------------------------------|-----------------|---------------------|
| Total McAlvain Construction Inc.:         | 584,487.16      |                     |
| <b>McClatchy Company LLC</b>              | 75.05           | 06/29/2026          |
|                                           | 152.68          | 06/29/2026          |
|                                           | 55.03           | 06/29/2026          |
|                                           | 73.64           | 06/29/2026          |
|                                           | 129.88          | 06/29/2026          |
| Total McClatchy Company LLC:              | 486.28          |                     |
| <b>Metro Restoration LLC</b>              | 13,234.95       | 06/26/2026          |
|                                           | 22,737.28       | 06/26/2026          |
| Total Metro Restoration LLC:              | 35,972.23       |                     |
| <b>Okland Construction Company Inc</b>    | 21,323.00       | 06/30/2026          |
| Total Okland Construction Company Inc:    | 21,323.00       |                     |
| <b>Pro Care Landscape Management</b>      | 859.92          | 06/29/2026          |
|                                           | 60.00           | 06/29/2026          |
|                                           | 260.74          | 06/29/2026          |
| Total Pro Care Landscape Management:      | 1,180.66        |                     |
| <b>Redevelopment Association of Idaho</b> | 22,500.00       | 06/26/2026          |
| Total Redevelopment Association of Idaho: | 22,500.00       |                     |
| <b>Rehn &amp; Associates</b>              | 75.00           | 06/29/2026          |
|                                           | 512.79          | 06/29/2026          |
|                                           | 461.36          | 06/29/2026          |
| Total Rehn & Associates:                  | 1,049.15        |                     |
| <b>Security LLC - Plaza 121</b>           | 15,234.17       | 06/01/2026          |
|                                           | 493.74          | 06/01/2026          |
| Total Security LLC - Plaza 121:           | 15,727.91       |                     |
| <b>Stability Networks Inc.</b>            | 4,900.00        | 06/30/2026          |
|                                           | 82.24           | 06/30/2026          |
|                                           | 358.08          | 06/30/2026          |
| Total Stability Networks Inc.:            | 5,340.32        |                     |
| <b>State Insurance Fund</b>               | 797.00          | 06/26/2026          |
| Total State Insurance Fund:               | 797.00          |                     |
| <b>Syringa Networks LLC</b>               | 755.00          | 06/29/2026          |

| Name                               | Check Amount | Check Issue Date |
|------------------------------------|--------------|------------------|
| Total Syringa Networks LLC:        | 755.00       |                  |
| <b>Tai June Properties</b>         | 200,000.00   | 06/30/2026       |
| Total Tai June Properties:         | 200,000.00   |                  |
| <b>The Potting Shed</b>            | 65.00        | 06/26/2026       |
| Total The Potting Shed:            | 65.00        |                  |
| <b>The Trust Dept LLC (W9)</b>     | 150.00       | 06/29/2026       |
| Total The Trust Dept LLC (W9):     | 150.00       |                  |
| <b>Tobin T Rogers</b>              | 1,350.00     | 06/29/2026       |
| Total Tobin T Rogers:              | 1,350.00     |                  |
| <b>Treasure Valley Coffee Inc</b>  | 120.95       | 06/29/2026       |
|                                    | 120.95       | 06/29/2026       |
| Total Treasure Valley Coffee Inc:  | 241.90       |                  |
| <b>United Heritage</b>             | 1,997.95     | 06/01/2026       |
| Total United Heritage:             | 1,997.95     |                  |
| <b>US Bank - Copier Lease</b>      | 187.45       | 06/01/2026       |
| Total US Bank - Copier Lease:      | 187.45       |                  |
| <b>US Bank - Credit Cards</b>      | 20,870.27    | 06/05/2026       |
| Total US Bank - Credit Cards:      | 20,870.27    |                  |
| <b>Westerberg Aston and Assoc.</b> | 2,000.00     | 06/29/2026       |
| Total Westerberg Aston and Assoc.: | 2,000.00     |                  |
| <b>Western Records Destruction</b> | 50.00        | 06/29/2026       |
| Total Western Records Destruction: | 50.00        |                  |
| <b>Western States Equipment</b>    | 1,087.04     | 06/26/2026       |
|                                    | 497.42       | 06/26/2026       |
| Total Western States Equipment:    | 1,584.46     |                  |
| Grand Totals:                      | 1,357,661.78 |                  |

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| Name | Check<br>Amount | Check<br>Issue Date |
|------|-----------------|---------------------|
|------|-----------------|---------------------|

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## Report Criteria:

Summary report type printed

Check.Voided = no

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MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Board Room, Fifth Floor, 121 N. 9th Street  
Boise, ID 83702  
June 8, 2026

**I. CALL TO ORDER:**

Chair Haney Keith, convened the meeting with a quorum at 12:02 p.m.

Roll Call attendance taken:

Present: Commissioner Drew Alexander, Commissioner Todd Cooper, Commissioner Jimmy Hallyburton, Commissioner Haney Keith, Commissioner Lauren McLean, Commissioner Rob Perez, Commissioner Meredith Stead, Commissioner John Stevens, and Commissioner Alexis Townsend.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Joey Chen, Finance & Administration Director; Corrie Brending, Project Manager - Property Development; Alexandra Monjar, Senior Project Manager – Property Development; Toby Norton, Project Manager – Capital Improvements; Lana Graybeal, Director of External Affairs; Zach Piepmeyer, Parking & Mobility Director; Sandy Lawrence, Office Manager; and Mary Watson, General Counsel.

Meghan Conrad, Agency legal counsel, attended the meeting virtually.

**II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS**

There were no changes or additions made to the agenda.

**III. WORK SESSION**

**A. 1010 W. Jefferson St., Commercial Space Disposition RFP Update**

Alexandra Monjar, Senior Project Manager – Property Development, gave a report.

**IV. ACTION ITEM: CONSENT AGENDA**

**B. Expenses**

1. Approve Paid Invoice Report for May 2026

**C. Minutes and Reports**

1. Approve Meeting Minutes for May 11, 2026
2. FY2026 Q2 Financial Report (Unaudited)

**D. Other**

1. Approve Resolution 1973: 3108 W. Bella Street, Residential Infill Development. Type 1 Participation Agreement with Cook Property Management, LLC

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Hallyburton - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye  
Commissioner Perez - Aye  
Commissioner Stead - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 9 - 0.

## **V. ACTION ITEM**

### **A. CONSIDER Resolution 1972: Approval of Shoreline and State Street District Streetscape Design Standards Type 4 Capital Improvement Reimbursement Agreement with City of Boise**

Toby Norton, Project Manager – Capital Improvements, gave a report.

Commissioner Cooper moved to adopt Resolution 1972 approving and authorizing the execution of a Type 4 Agreement with the City of Boise for the Shoreline and State Street District Streetscape Design Standards.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Hallyburton - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye  
Commissioner Perez - Aye  
Commissioner Stead - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 9 - 0.

### **B. CONSIDER Designation: 3150 W. Main St., CWI River District. Type 2 General Assistance Participation Agreement with Ahlquist, LLC**

Alexandra Monjar, Senior Project Manager – Property Development, gave a report.

Commissioner Perez moved to direct staff to negotiate a final Type 2 Participation Agreement with Ahlquist, LLC for future board approval.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye



Commissioner Cooper - Aye  
Commissioner Hallyburton - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye  
Commissioner Perez - Aye  
Commissioner Stead - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 9 - 0.

**C. CONSIDER Designation: 6656 S. Eisenman Rd, Maverik. Type 1 One Time Assistance Participation Agreement with Kum & Go, LC**

Corrie Brending, Project Manager - Property Development, gave a report.

Commissioner McLean moved to direct staff to negotiate a final Type 1 Participation Agreement with Kum & Go, LC for future board approval.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Hallyburton - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye  
Commissioner Perez - Aye  
Commissioner Stead - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 9 - 0.

**VI. MEETING ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Commissioner Stevens to adjourn the meeting. All commissioners agreed to adjourn the meeting.

The meeting adjourned at 12:29 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13TH DAY OF JULY 2026.

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Latonia Haney Keith, Chair

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Joey Chen, Secretary Pro Tem

MINUTES OF SPECIAL MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Board Room, Fifth Floor, 121 N. 9th Street  
Boise, ID 83702  
June 24, 2026

**I. CALL TO ORDER:**

Chair Haney Keith, convened the special meeting with a quorum at 3:03 p.m.

Roll Call attendance taken:

Attended Virtually: Commissioner Drew Alexander, Commissioner Todd Cooper, Commissioner Latonia Haney Keith, Commissioner Rob Perez, Commissioner John Stevens and Commissioner Alexis Townsend.

Absent: Commissioner Jimmy Hallyburton, Commissioner Lauren McLean, and Commissioner Meredith Stead.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Joey Chen, Finance & Administration Director; Zach Piepmeyer, P.E, Parking & Mobility Director; Lana Graybeal, Director of External Affairs; Alexandra Monjar, Senior Project Manager – Property Development; Sandy Lawrence, Office Manager; Mary Watson, General Counsel; and Agency legal counsel, Meghan Conrad.

Attending virtually, Eric Heringer, Piper Sandler & Co., and Parker Schenken, Taft Stettinius & Hollister LLP.

**II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS**

There were no changes or additions made to the agenda.

**III. ACTION ITEM**

**A. CONSIDER: Approving the Pricing Certificate Establishing the Final Terms and Conditions of the Parking System Revenue Bonds, Series 2026, in accordance with the First Supplemental Bond Resolution**

Joey Chen, Finance & Administration Director, Eric Heringer, Piper Sandler & Co., and Parker Schenken, Taft Stettinius & Hollister LLP, each gave a report.

Commissioner Perez moved to approve the Pricing Certificate Establishing the Final Terms and Conditions of the Parking System Revenue Bonds, Series 2026, in accordance with the First Supplemental Bond Resolution.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Cooper - Aye

Commissioner Haney Keith - Aye  
Commissioner Perez - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 6 - 0.

**B. CONSIDER: Ada County Emergency Medical Services' Request to Withdraw from the 30th Street District Urban Renewal Revenue Allocation Area**

John Brunelle, Executive Director and Meghan Conrad, Agency legal counsel, gave a report providing background and information related to action items B through E.

Chair Haney Keith moved to deny the withdrawal request by Ada County Emergency Medical Services (EMS) for the 30th Street District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Haney Keith - Aye  
Commissioner Perez - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 6 - 0.

**C. CONSIDER: Ada County Emergency Medical Services' Request to Withdraw from the Shoreline District Urban Renewal Revenue Allocation Area**

Chair Haney Keith moved to deny the withdrawal request by EMS for the Shoreline District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Haney Keith - Aye  
Commissioner Perez - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 6 - 0.

**D. CONSIDER: Ada County Emergency Medical Services' Request to Withdraw from the Gateway East District Urban Renewal Revenue Allocation Area**

Chair Haney Keith moved to deny the withdrawal request by EMS for the Gateway East District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Haney Keith - Aye  
Commissioner Perez - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 6 - 0.

**E. CONSIDER: Ada County Emergency Medical Services' Request to Withdraw from the State Street District Urban Renewal Revenue Allocation Area**

Chair Haney Keith moved to deny the withdrawal request by EMS for the State Street District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Haney Keith - Aye  
Commissioner Perez - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 6 - 0.

**V. MEETING ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Commissioner Stevens to adjourn the meeting. Commissioner Perez seconded the motion. Motion carried.

The meeting adjourned at 3:38 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13TH DAY OF JULY 2026.

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Latonia Haney Keith, Chair

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Joey Chen, Secretary Pro Tem



## AGENDA BILL

|                                                                                                                                                                                                                                                                       |                                                                      |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------|
| <b>Agenda Subject:</b><br>Assignment of the Pathway License Agreement with Davis Estate Inc. to the City of Boise                                                                                                                                                     |                                                                      | <b>Date:</b><br>June 13, 2026 |
| <b>Staff Contact:</b><br>Mary Watson, General Counsel                                                                                                                                                                                                                 | <b>Attachments:</b><br>1. Resolution 1974<br>2. Assignment Agreement |                               |
| <b>Action Requested:</b><br>Approve the assignment of the Pathway License Agreement between the Agency and the Davis Estate, Inc. for a remnant parcel located within the Boise Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue, to the City of Boise. |                                                                      |                               |

### Background:

The Agency's construction of the Boise Canal Multi-Use Pathway Project from 3rd Street to Broadway Avenue involved easements on a variety of parcels – including the Agency's purchase of a perpetual and irrevocable Pathway License Agreement from Davis Estate, Inc. The inactive and administratively dissolved corporation was the last known owner of the .17 acre remnant that was critical to the Agency's completion of the pathway. By acquiring the license to the remnant parcel, the Agency was able to ensure public access in perpetuity. The license was specifically designed to be transferrable as it was understood by the parties that the City of Boise would maintain and operate the pathway once the Agency's construction was complete.

### Fiscal Notes:

There is no fee associated with assignment of the license. To acquire the license from the Davis Family in 2024, the Agency paid \$100,000 which fee was, in itself, assigned to the City.

### Staff Recommendation:

Assign the Pathway License Agreement with Davis Estate, Inc. to the City of Boise.

### Suggested Motion:

I move to approve assignment of the Pathway License Agreement between the Agency and the Davis Estate, Inc., to the City of Boise.

## **RESOLUTION NO. 1974**

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE ASSIGNMENT OF A PERPETUAL AND IRREVOCABLE LICENSE WITH DAVIS ESTATE, INCORPORATED, TO THE CITY OF BOISE; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE ASSIGNMENT AGREEMENT AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE ASSIGNMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, on July 16, 2024, the Agency Board of Commissioners adopted Resolution 1887 approving the Pathway License Agreement (the "Agreement") between the Agency and Davis Estate, Incorporated, for a perpetual and irrevocable license for public access to and use of a remnant parcel as part of the Boise City Canal Multi-Use Pathway Project; and,

WHEREAS, the Agreement contemplated that once the Agency completed construction of the Boise City Canal Multi-Use Pathway Project, the Agreement could be assigned to the City of Boise without consent by Davis Estate, Incorporated; and,

WHEREAS, attached hereto as EXHIBIT A, and incorporated herein as if set forth in full, is the Assignment of Pathway License Agreement (the "Assignment") with the City of Boise; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the Assignment and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Assignment of Pathway License Agreement, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Assignment and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical corrections to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the June 8, 2026, Agency Board meeting.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on June 13, 2026. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on June 13, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST: By: \_\_\_\_\_  
Latonia Haney Keith, Chair

By: \_\_\_\_\_  
Joey Chen, Secretary Pro Tem



## ASSIGNMENT OF PATHWAY LICENSE AGREEMENT

This ASSIGNMENT OF PATHWAY LICENSE AGREEMENT (the "Assignment") is entered into on \_\_\_\_\_, 2026, by and between the Urban Renewal Agency of Boise City, also known as Capital City Development Corporation, an independent public body, corporate and politic (the "Agency"), and the City of Boise City, Idaho, a municipal corporation (the "City"). Agency and City may each individually be referred to herein as a "**Party**," and may collectively be referred to herein as the "**Parties**."

### RECITALS

A. The Agency holds an irrevocable license over and across an approximate .17 acres remnant parcel of real property legally described and depicted in attachments to the Pathway License Agreement, attached hereto as Exhibit A.

B. The Agency made significant public improvements on the remnant parcel as part of construction of the Boise City Canal Pathway, a pathway that the City of Boise now operates and maintains for the benefit of the public.

C. The Pathway License Agreement concerns property that is located within the River Myrtle-Old Boise District revenue allocation area (the "Project Area") governed by the River Myrtle-Old Boise Urban Renewal Plan (the "Plan") originally adopted by Boise City Council Ordinance No. 5596 on December 6, 1994, which Plan and Project Area were subsequently amended by the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) adopted by City Council Ordinance No. 6868 on November 30, 2004, and the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project adopted by City Council Ordinance No. 24-18 on July 24, 2018 (deannexing certain parcels from the existing revenue allocation area) (collectively, the Plan, as amended is referred to as the "Plan" and the Project Area, as amended is referred to as the "Project Area"). The Project Area terminated September 30, 2025 (the "Termination Date").

D. In consideration of the Termination Date, the Parties desire to enter into this Assignment and provide for the terms and conditions governing the License.

### AGREEMENTS

NOW, THEREFORE, for valuable consideration, the sufficiency of which is agreed and acknowledged, the Parties hereby agree as follows:

**1. ASSIGNMENT.** In accordance with Section 10 of the Agreement, the Agency assigns all of its rights, obligations, and interests under the Agreement to the City, effective as of the date of this Assignment, and the City accepts the assignment and agrees to be bound by all of the rights and obligations set forth in the Agreement from the Agency. The Agreement, with an effective date of July 3, 2024, is attached hereto as **Exhibit A**.

End of Assignment | Signatures appear on the following page.

IN WITNESS WHEREOF, the Parties have executed this Assignment as of the date first written above.

**AGENCY: The Urban Renewal Agency of Boise City**

By: \_\_\_\_\_ Date:  
John Brunelle, Executive Director

**CITY: Boise City**

By: \_\_\_\_\_ Date:  
Lauren McLean, Mayor

**ATTEST:**

By: \_\_\_\_\_ Date:  
Jamie Heinzerling, *Ex-Officio* City Clerk

**EXHIBITS**

A: Pathway License Agreement

**EXHIBIT A**  
**LICENSE AGREEMENT**

**PATHWAY LICENSE AGREEMENT**  
**by and between**  
**THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO,**  
**also known as CAPITAL CITY DEVELOPMENT CORPORATION**  
**and**  
**DAVIS ESTATE, INCORPORATED**

This Pathway License Agreement ("**Agreement**") is made and entered into by and between the Urban Renewal Agency of Boise City, also known as Capital City Development Corporation, an independent public body, corporate and politic (the "Agency"), organized pursuant to the Idaho Urban Renewal Law of 1965, title 50, chapter 20, Idaho Code, as amended (the "Law"), and undertaking projects under the authority of the Law and the Local Economic Development Act, title 50, chapter 29, Idaho Code, as amended (the "Act"), and Davis Estate, Incorporated, an inactive and administratively dissolved Idaho corporation (hereinafter "Davis Estate"). Agency and Davis Estate may each individually be referred to herein as a "**Party**," and may collectively be referred to herein as the "**Parties**."

**RECITALS**

A. Davis Estate owns an approximate .17 acres remnant parcel of real property legally described on **Exhibit A** and depicted in **Exhibit B** (the "License Area").

B. The License Area is located within the River Myrtle-Old Boise District revenue allocation area (the "Project Area") governed by the River Myrtle-Old Boise Urban Renewal Plan (the "Plan") originally adopted by Boise City Council Ordinance No. 5596 on December 6, 1994, which Plan and Project Area were subsequently amended by the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) adopted by City Council Ordinance No. 6868 on November 30, 2004, and the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project adopted by City Council Ordinance No. 24-18 on July 24, 2018 (deannexing certain parcels from the existing revenue allocation area) (collectively, the Plan, as amended is referred to as the "Plan" and the Project Area, as amended is referred to as the "Project Area"). The Project Area will terminate September 30, 2025 (the "Termination Date").

C. The Agency seeks to design and construct a ten-foot wide multi-use public pathway to connect the East End Neighborhood, including the residential areas north and south of Warm Springs, to downtown Boise. Pathway alignment is generally along the Boise City Canal between the Broadway Avenue signalized pedestrian crossing and the intersection of 3<sup>rd</sup> and Grove Streets. The City of Boise's (the "City") Pathway Master Plan and Old Boise Blocks Vision Report identify this pathway as a priority connection. The pathway project is referred to as the Boise City Canal Multi-Use Pathway, 3<sup>rd</sup> Street to Broadway Avenue (hereinafter, the "Boise City Canal Pathway").

D. The Davis Estate's interest in the License Area was discovered while conducting title searches in anticipation of construction of the Boise City Canal Pathway. Due to the Termination Date and that construction in and around the Boise City Canal can only occur during the time the canal is empty of water, time is of the essence to resolve the public use of the License Area. Thereafter, Agency staff and City staff engaged in negotiations with heirs of Thomas Davis and Julia Davis, as the last known shareholders of Davis Estates, for the use of the License Area.

E. The Davis Estate has agreed to grant the Agency permission to make significant, permanent improvements to the License Area as part of construction of the Boise City Canal Pathway. The License Area is necessary to complete the Boise City Canal Pathway. Without use of the License Area, the Boise City Canal Pathway will not proceed.

F. In exchange for the Agency's construction of the Boise City Canal Pathway over the License Area, the Davis Estate has agreed to grant the Agency an irrevocable license (the "License") to use the License Area for a public pathway in perpetuity, subject to the terms and conditions set forth herein.

G. Following completion of construction of the Boise City Canal Pathway, or the Termination Date, whichever is later, the Parties acknowledge and agree that Agency will assign its interests and obligations under this Agreement to the City.

H. The Parties desire to enter into this Agreement and provide for the terms and conditions governing the License.

## **AGREEMENTS**

NOW, THEREFORE, for valuable consideration, the sufficiency of which is agreed and acknowledged, the Parties agree the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein, and hereby further agree as follows:

**1. License Term.** The License is perpetual and is not revocable (the "Term"), which License Term commences upon the effective date, which shall be the date the Agreement is executed by both Parties (last date of execution) (the "Effective Date").

**2. License; Authorized Uses by Agency.** Davis Estate grants Agency an exclusive perpetual License for which a perpetual License fee will be paid by the Agency to Davis Estate for all purposes associated with Agency's construction of the Boise City Canal Pathway and thereafter for the general public to freely occupy and use the License Area as a portion of the Boise City Canal Pathway. Agency's right to occupy and use the License Area extends to use by the public. Davis Estate may not impede the general public's free use of the Boise City Canal Pathway, including the License Area, by signage, fence, barricade, toll, or other barrier. The Davis Estate shall also not modify or damage the License Area.

**3. Hazardous Materials Prohibited on the License Area.** Agency shall not use or permit the License Area to be used for the generating, transporting, treating, storage, manufacture, emission of, or disposal of any dangerous, toxic or hazardous pollutants, chemicals, wastes or substances as defined in any federal, state or local environmental laws, statutes, regulations, requirements and ordinances, hereinafter referred to as "Hazardous Materials," except such non-toxic items used in the ordinary course or business, including alcohol and cleaning solutions, paint, fuel and oil, which are incidental to use and maintenance of a public pathway over the License Area.

**4. License Fee.** Agency will pay a perpetual License fee to a designee of the Davis Estate in the lump-sum amount of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) within sixty (60) days of the Effective Date. No further consideration will be paid by Agency or

its assignees for the License.

**5. Ownership.** The License granted herein is the limited right to enter upon and use the License Area for the purposes stated herein. The License does not constitute an estate, tenancy, or interest in real property. The License is a personal right granted to Agency, or its assignee, for its own use and use by the general public.

**6. Improvements.** Davis Estate grants Agency and its contractors and assigns the right to construct the Boise City Canal Pathway over the License Area, and to carry out any work of structural repairs, additions or alterations to the License Area portion of the Boise City Canal Pathway. Agency, or its assignee, does not need consent from Davis Estate for alterations or additions, structural, or not of a structural type, or of a permanent nature made to the License Area portion of the Boise City Canal Pathway.

**7. Maintenance of the License Area; Assumption of Risk; Insurance.** Agency, or its assignee, shall maintain the License Area in accordance with its routine maintenance processes. Maintenance includes, but is not limited to, landscaping, snow and ice removal, and patching or repainting of striping necessary for functional use of the License Area as a pathway. Davis Estate has no obligation to monitor, protect, secure or insure Agency, or the public using the License Area. Agency retains all risk of loss of such property while using the License Area and will obtain liability insurance on the License Area as it deems desirable. Agency also assumes all risk and responsibility with respect to the use of the License Area. Agency, through its contractor or subcontractors, or its assignee, will obtain a commercial general liability policy in a commercially reasonable amount and Davis Estate will be named an additional insured on such policy.

**8. Recordation of License.** This Agreement will not be recorded.

**9. Representations and Warranties.** F. Phillip Davis and Marcella Diane Myklegard each represent and warrant that to the best of their knowledge, they have full power and authority to execute, deliver, and perform on behalf of Davis Estate under this Agreement, as heirs of Thomas Davis and Julia Davis, the last known shareholders of Davis Estate. Due to time constraints, a court determination confirming F. Phillip Davis and Marcella Diane Myklegard's authority on behalf of the Davis Estate has not been sought; however, the Parties may pursue court determination in the future tied to a conveyance of the License Area to the City, recognizing no additional consideration will be paid to Davis Estate or the heirs of Thomas Davis and Julia Davis for the purchase of the License Area.

**10. Assignment.** Davis Estate may not convey the License Area, or assign its rights or obligations under this Agreement, to any third party, successor in interest, or other without the consent of the Agency or assignee of the Agency. The Parties agree Davis Estate has the absolute right to assign its right to receive the License fee to any other entity designated by Davis Estate. It is expressly agreed by the Parties that Agency has the absolute right to assign its rights and obligations under this Agreement to the City without consent of the Davis Estate.

**11. Indemnity.** Davis Estate, F. Phillip Davis and Marcella Diane Myklegard shall jointly and severally indemnify, defend and hold Agency and City harmless from and against all claims, losses, costs and damages, caused by or arising out of any claims from heirs of Thomas Davis and Julia Davis asserting an interest in the License Area, including but not

limited to attorney's fees and costs incurred by Agency and/or City in defending any such claims. F. Phillip Davis and Marcella Diane Myklegard shall individually indemnify, defend and hold Agency and City harmless from and against all claims, losses, costs and damages, caused by or arising out of any claims from any impairment by F. Phillip Davis or Marcella Diane Myklegard to the public's use of the License Area, or damage or modifications to the License Area by F. Phillip Davis or Marcella Diane Myklegard in violation of Section 2 above. The indemnification is binding on Davis Estate, F. Phillip Davis and Marcella Diane Myklegard to the fullest extent permitted by law. Except as set forth in this Section 11, no claims may be asserted against F. Phillip Davis or Marcella Diane Myklegard by the Agency or the City with respect to this Agreement. This indemnification provision does not negate, abridge, or reduce any other rights or obligations of the persons or entities described herein with respect to indemnity.

**12. Ad Valorem Property Taxes.** Any ad valorem property taxes related only to any 2024 assessed taxable value of the License Area will be prorated between the Parties as of the Effective Date. Agency is not liable for any delinquent property taxes, interest, and penalties for ad valorem property taxes due for tax years prior to the 2024 tax year, whenever such taxes may become due during the Term. However, Davis Estate shall immediately remove any tax lien recorded against the License Area for any such delinquent property taxes, interest, and penalties, whenever such tax lien may be recorded during the Term. Following the Effective Date, and commencing with any ad valorem property taxes related to the 2025 assessed taxable value of the License Area, or later, shall be timely paid by Agency, or its assignee, during the Term of this Agreement. Davis Estate shall provide the Agency, or its assignee, with a copy of the tax bill within ten (10) days of receipt. During the Term of the Agreement, Agency, or its assignee, shall be liable for any penalty or interest added to the ad valorem property tax amount, or for the removal of any property tax lien placed upon the License Area, for any ad valorem property taxes levied on any 2025 assessed taxable values, or later, unless Davis Estate fails to timely provide a copy of the tax bill; or the Parties agree to contest valuation of the License Area.

**13. Dispute Resolution.** If either Party has a claim or dispute under this Agreement, notice of the same shall be sent to the other Party. The notice shall provide a brief description of the dispute. In the event that a dispute arises regarding application or interpretation of any provision of this Agreement or a Party's performance of any obligations under this Agreement, the Parties may first endeavor to settle the dispute in an amicable manner by mediation. If the Parties elect to mediate their dispute, the Parties will select a mediator by mutual agreement and agree to each pay half of the mediator's costs and fees. The mediation will take place in Ada County, Idaho, unless otherwise agreed by the Parties in writing. Should the Parties be unable to resolve the dispute to their mutual satisfaction within forty-five (45) days after such completion of mediation, each Party shall have the right to pursue any rights or remedies it may have at law or in equity. If the Parties do not mutually agree to mediate the dispute, either Party may pursue any rights or remedies it may have at law.

**14. Waiver.** No failure on the part of either Party to insist upon the performance of any covenant, agreement, term, or condition or to exercise any right or remedy contained herein shall constitute a waiver of such breach or of the requirement that such covenant, agreement, term, or condition be complied with or performed by the other party. No waiver of any breach shall affect or alter this Agreement with each covenant, term and condition continuing to be in full force and effect with respect to any then-existing or subsequent breach or performance obligation.

**15. Severability.** If any provision of this Agreement or the application thereof to any person or circumstance shall, to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

**16. Entire Agreement.** This Agreement, its exhibits and/or attachments contain the entire agreement and understanding of the Parties with respect to the subject matter hereof, and supersedes all prior oral or written understandings, agreements, promises or other undertakings between the Parties. This Agreement may be amended only by a written agreement signed by the Parties hereto.

**17. Counterparts.** This Agreement may be executed in counterparts, and each counterpart shall be deemed an original and both of which shall constitute one and the same instrument. Delivery of an executed counterpart of a signature page of this Agreement via facsimile transmission, electronic mail, or by any electronic signature service such as DocuSign shall be as effective as delivery of an executed original.

**18. Heirs and Assigns.** This Agreement shall be binding upon and inure to the benefit of the representatives, agents, officers, directors, successors, and assigns of the respective parties hereto.

**19. Choice of Law.** It is the intention of the parties that this Agreement, the performance hereunder, and all suits and special proceedings hereunder shall be construed in accordance with, under, and pursuant to the laws of the State of Idaho.

**20. Headings.** Headings are provided for the convenience of the parties and shall not be utilized by any court in construing the meaning of this Agreement.

**21. Attorneys' Fees.** Should either of the Parties to this Agreement be required to retain legal counsel to enforce any of the terms and/or conditions of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

**22. Notice.** (a) Addresses. Except as otherwise required by law, any notice required or permitted hereunder will be in writing and will be given by personal delivery, or by deposit in the U.S. Mail, certified or registered, return receipt requested, postage prepaid, addressed to the parties at the addresses set forth below, or at such other address as a party may designate in writing pursuant hereto, or by tested electronic means with a confirmation of receipt by the party, or any express or overnight delivery service (e.g., Federal Express), delivery charges prepaid:

If to Davis Estate: F. Phillip Davis  
19 Warm Lake Road  
Cascade, Idaho 83611  
Tel: (208) 630-3704  
Email: fphillipdavis@gmail.com

Marcella Diane Myklegard  
3100 W. Crescent Rim Drive, Suite 408  
Boise, Idaho 83706



Tel: (208) 484-1299  
Email: [diane.myklegard@gmail.com](mailto:diane.myklegard@gmail.com)

If to Agency: Capital City Development Corporation  
Attn.: John Brunelle, Executive Director  
Attn.: Mary Watson, General Counsel  
121 North 9<sup>th</sup> St, Suite 501  
Boise, Idaho 83702  
Tel.: (208) 384-4264  
Email: [jbrunelle@ccdcboise.com](mailto:jbrunelle@ccdcboise.com)  
[mwatson@ccdcboise.com](mailto:mwatson@ccdcboise.com)

(b) Effective Date of Notices. Notice will be deemed to have been given on the date on which notice is delivered, if notice is given by telex, or telecopies, and on the date of deposit in the mail, if mailed or deposited with the overnight carrier, if used. Notice will be deemed to have been received on the date on which the notice is received if notice is given by personal delivery, the date of receipt by email upon confirmation of receipt, and on the second (2nd) day following deposit in the U.S. Mail, if notice is mailed. If escrow has opened, a copy of any notice given to a party will also be given to Title Company by regular U.S. Mail or by any other method provided for herein.

**23. No Joint Venture or Partnership.** Agency and Davis Estate agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making Agency and Davis Estate a joint venture or partners.

**24. No Tax Advice.** If it so chooses and upon its own initiative, Davis Estate shall consult with a tax advisor with respect to the tax consequences of receiving the License fee or assigning its right to receive the License fee. Agency, and its assignee, do not assume any responsibility to advise Davis Estate on such matters, which shall remain solely the responsibility of the Davis Estate.

**25. Conditions.** Agency's obligations under this Agreement are subject to the following conditions: approval of this Agreement by Agency's Board of Commissioners.

**26. Anti-Boycott Against Israel Certification.** Davis Estate hereby certifies pursuant to § 67-2346, Idaho Code, that Davis Estate, its wholly owned subsidiaries, majority owned subsidiaries, parent companies, and affiliates are not currently engaged in, and will not for the duration of this Agreement, knowingly engage in, a boycott of goods or services from Israel or territories under its control.

**27. Contract With A Company Owned or Operated By the Government of China Prohibited.** Davis Estate hereby certifies pursuant to § 67-2359, Idaho Code, that the Davis Estate is not currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China.

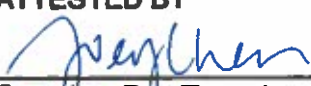
**28. Certification Regarding Prohibition on Contracts with Companies Boycotting Certain Sectors.** Davis Estate hereby certifies pursuant to Idaho Code Section 67-2347A that Davis Estate, its wholly owned subsidiaries, majority owned subsidiaries, parent companies and affiliates, are not currently engaged in, and will not for the duration of this Agreement, engage in, a boycott of any individual or company because

the individual or company (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) Engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in § 18-3302(2)(d), Idaho Code.

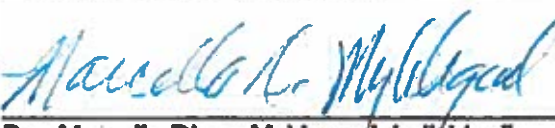
**END OF AGREEMENT**

**[SIGNATURES FOLLOW ON NEXT PAGE]**

IN WITNESS WHEREOF, the undersigned have duly executed this Agreement.

|                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>JULY 17</u> , 2024<br><br><b>ATTESTED BY</b><br><br><b>Secretary Pro Tem Joey Chen</b> | <b>AGENCY</b><br><b>THE URBAN RENEWAL AGENCY OF</b><br><b>BOISE CITY, IDAHO, also known as</b><br><b>CAPITAL CITY DEVELOPMENT</b><br><b>CORPORATION</b><br><br><br><b>By: John Brundelle</b><br><b>Title: Executive Director</b> |
| <u>July 3</u> , 2024                                                                                                                                                       | <b>DAVIS ESTATE</b><br><br><br><b>By: F. Phillip Davis</b><br><b>Title: Authorized Signor</b>                                                                                                                                   |
| <u>July 3</u> , 2024                                                                                                                                                       | <br><b>By: Marcella Diane Mykdegard</b><br><b>Title: Authorized Signor</b>                                                                                                                                                     |

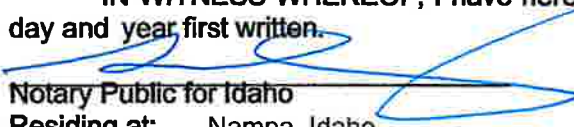
As to Section 11 of the Agreement

|                      |                                                                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <u>July 3</u> , 2024 | <br><b>By: F. Phillip Davis, individually</b>         |
| <u>July 3</u> , 2024 | <br><b>By: Marcella Diane Mykdegard, individually</b> |

STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 3rd day of July, 2024, before me, a notary public in and for said state, personally appeared Marcella Diane Myklegard known or identified to me to be the authorized signor who executed the within instrument and acknowledged to me that Davis Estate executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first written.

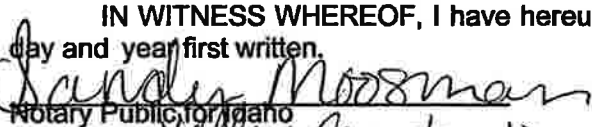
  
Notary Public for Idaho  
Residing at: Nampa, Idaho  
My Commission Expires: 11-13-2025



STATE OF IDAHO )  
 ) ss.  
County of Valley )

On this 3rd day of July, 2024, before me, a notary public in and for said state, personally appeared F. Phillip Davis known or identified to me to be the authorized signor who executed the within instrument and acknowledged to me that Davis Estate executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first written.

  
Notary Public for Idaho  
Residing at: Valley County ID  
My Commission Expires: 7-26-2030



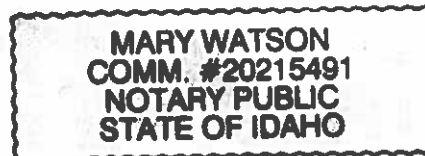
**For Agency**

STATE OF IDAHO     )  
                                  ) ss.  
County of Ada         )

On this 17 day of JULY, 2024, before me, a notary public in and for said state, personally appeared John Brunelle known or identified to me to be the Executive Director who executed the within instrument and acknowledged to me that Capital City Development Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first written.

  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at: BOISE IDAHO  
My Commission Expires: 11-10-2027



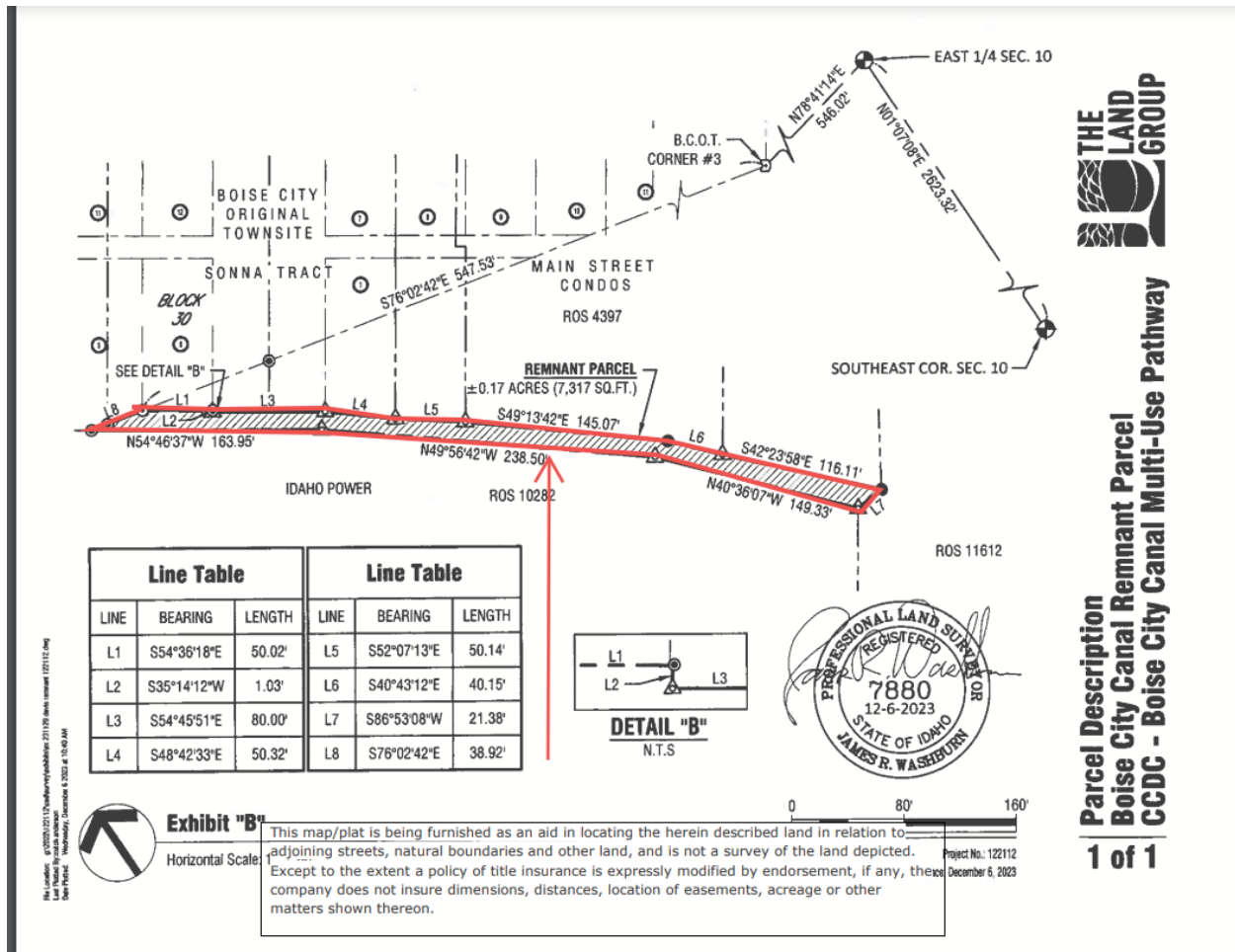
## **EXHIBIT A LEGAL DESCRIPTION OF LICENSE AREA**

### **Legal Description:**

A parcel of land located in the Government Lot 2 of Section 10, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho, being more particularly described as follows:

Commencing at the East quarter corner of Section 10 of said Township 3 North, Range 2 East, (from which the Southeast corner of said Section 10 bears North 01°07'08" East, 2623.32 feet distant); thence from said East quarter corner of Section 10, South 78°41'14" West, 546.02 feet to the found stone monument engraved Corner Number 3 of the Boise City Original Townsite, as same is shown the Plat thereof recorded in Book 1 of Plats at Page 1 of Ada County Records, and as the boundary of said Plat was Resurveyed by the Commission Survey of May 7, 1891 (File 119), and an Amended Plat was filed in 1921 (File 650); thence North 76°02'42" West, a distance of 547.53 feet on the Southerly boundary line of said Boise City Original Townsite to a found 5/8-inch rebar monument on the lot line common to Lots 5 and 6, Block 30 of said Boise City Original Townsite, said point being on the North bank of the Boise City Canal/Ellis Drain, and being the Point of Beginning; thence South 54°36'18" East, 50.02 feet on the North bank of the Boise City Canal/Ellis Drain; thence South 35°14'12" West, 1.03 feet on said North bank; thence South 54°45'51" East, 80.00 feet on said North bank; thence South 48°42'33" East, 50.32 feet on said North bank; thence South 52°07'13" East, 50.14 feet on said North bank; thence South 49°13'42" East, 145.07 feet on said North bank; thence South 40°43'12" East, 40.15 feet on said North bank; thence South 42°23'58" East, 116.11 feet on the North bank of the Boise City Canal/Ellis Drain/Ellis Ditch to a point on the Westerly boundary line of Parcel A as shown on Record of Survey No. 11612, of Ada County Records; thence South 86°53'08" West, 21.38 feet in said Westerly boundary line of Parcel A to a point on the South bank of Ellis Ditch; thence North 40°36'07" West, 149.33 feet (formerly described as 150.00 feet) on the South bank of the Ellis Ditch; thence North 49°56'42" West, 238.50 feet on the South bank of the Ellis Ditch, to a point on the South line of Block 30 of Boise City, extended; thence North 54°46'37" West, 163.95 feet on the South line of Block 30 of Boise City extended and along the South bank of the Ellis Ditch to a 5/8-inch rebar monument marking an angle point on the Southerly boundary line of said Boise City Original Townsite; thence South 76°02'42" East, 38.92 feet on the Southerly boundary line of said Boise City Original Townsite to the Point of Beginning.

# **EXHIBIT B** **MAP OF LICENSE AREA** **(outlined in red)**



4894-6151-6182, v. 3



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## **IV. ACTION ITEMS**



## AGENDA BILL

|                                                                                                                                                                                                                                                                   |                                                                                                                                                    |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>Agenda Subject:</b><br>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.                                                          |                                                                                                                                                    | <b>Date:</b><br>July 13, 2026 |
| <b>Staff Contacts:</b><br>Amy Fimbel<br>Senior Project Manager                                                                                                                                                                                                    | <b>Attachments:</b><br>A: Resolution 1975<br>B. Project Renderings<br>C. Amendment No. 2 to CM/GC Agreement with Okland Construction Company, Inc. |                               |
| <b>Action Requested:</b><br>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. |                                                                                                                                                    |                               |

### Background:

The 1010 W. Jefferson Street Commercial Space and Public Parking Facility (1010 Jefferson) advances the goals of the Westside Urban Renewal District by developing a mixed-use public parking facility at 1010 W. Jefferson Street that will serve existing and future businesses, as well as the surrounding community. The garage includes 446 parking stalls and is expected to become the seventh garage in the Agency's ParkBOI public parking system.

Redevelopment of the site began in November 2024, with KPFF, Inc. selected to provide design services in January 2025. CCDC completed a RFQ process for a Construction Manager/General Contractor (CM/GC) and Okland Construction Company, Inc. (Okland) was approved as the CM/GC for the project in March 2025. Since then, Okland has collaborated closely with the project design team, providing preconstruction services, including cost estimating and constructability review.

1010 Jefferson advances CCDC's goal of catalyzing private investment and strengthening Boise's urban core by delivering a mixed-use public investment that reflects the project's seven guiding principles: catalyzing urban development, providing a welcoming community hub, ensuring a safe and accessible experience, creating lasting public infrastructure, expanding mobility options, cultivating Boise's aesthetic and urban environment, and advancing environmental stewardship. The project includes a six-story, public ParkBOI garage with EV charging stations, and a secure BikeBOI bicycle storage facility; the YMCA's Kissler Family Early Education Center, providing 12,000 square feet of childcare space to serve approximately 124 children; five ground-floor commercial condominiums totaling 9,000 square feet; and a family-friendly public plaza along 11th Street that enhances pedestrian connections and supports active retail. Sustainable design features including geothermal heating and cooling and compliance with the City of Boise's Green Building Code reinforce the project's long-term public value. The project received Design Review

approval in August 2025, and the attached renderings illustrate the approved architectural and site design, and public-realm improvements.

**Guaranteed Maximum Price (GMP):**

On December 8, 2025, the Board approved Resolution 1951 authorizing Amendment No. 1 to the CM/GC agreement with Okland, establishing GMP 1 in the amount of \$747,116 for demolition of the existing 1010 W. Jefferson Street building and design and installation of the rammed aggregate pier foundation system.

The Agency is now seeking approval of Amendment No. 2 to establish the GMP for the remaining scope of work necessary to construct 1010 Jefferson. Okland publicly bid the work contemplated under Amendment No. 2, and public procurement procedures were followed throughout the bidding process in accordance with Idaho Code § 54-4511. Agency staff were present at the bid opening. Amendment No. 2 to the CM/GC agreement with Okland establishes GMP 2 in the amount of **\$36,333,717**. Upon approval of Resolution 1975, Okland will proceed with subcontract awards and commence construction.

**Construction:**

Okland plans to mobilize and begin construction of 1010 Jefferson in July 2026, with completion scheduled 16 months later in November 2027. The remaining hardscapes on the site will be demolished, and the building pad will be excavated to the top of footing grade in preparation for the installation of rammed aggregate piers in early August. Then preparations will be made to erect the tower crane, and Okland will install underground utilities and foundations. Vertical construction will begin in September 2026 with installation of the Level 1 columns.

Okland will utilize CCDC's vacant property at 1111 W. State Street for construction parking, staging, and laydown. Through extensive coordination with CCDC and Ada County Highway District (ACHD), Okland has developed a community-focused site logistics plan that minimizes closures of the bike lane and sidewalk along 11th Street, as well as the 10th Street bike lane, limiting closures only to periods necessary for reconstruction. Okland is actively coordinating upcoming construction activities with the adjacent CapEd Downtown YMCA, which has an anticipated completion in December 2026. Okland will also accommodate tenant improvements in the YMCA Kissler Family Early Education Center and the other five ground floor commercial condominiums once buyers have been identified.

**Next Steps:**

As the project transitions into active construction, several key milestones over the coming months will mark the coordinated progression of remaining approvals, contractor mobilization, major construction benchmarks, and initial facility openings. The anticipated schedule is outlined below.

- July 14, 2026 – Construction Notice to Proceed
- July 16, 2026 – Groundbreaking event
- July 20, 2026 – Mobilization
- July 2027 – Topping out
- July 15, 2027 – Early Learning Center core and shell complete
- October 26, 2027 – Garage opening

**Fiscal Notes:**

Amendment 2 has a multi-year contract term extending into Fiscal Year 2028, with an expiration date of November 17, 2027. The Agency business plan, the draft FY2027 budget, and the current FY2026 budget include sufficient funding to complete 1010 Jefferson. Multiple funding sources

will be used to deliver the project – bond proceeds, parking system funds, and remaining Westside District funds.

| <b>CM/GC Contract</b>                            | <b>Amount</b>       |
|--------------------------------------------------|---------------------|
| Preconstruction Services                         | \$288,161           |
| GMP 1 – Early Site Prep & Rammed Aggregate Piers | \$747,116           |
| GMP 2 – Full Construction                        | \$36,333,717        |
| <b>Total:</b>                                    | <b>\$37,368,994</b> |

**Staff Recommendation:**

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.

**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.

**Attachment A**

**Resolution 1975**

**RESOLUTION NO. 1975**

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING AMENDMENT NO. 2 TO THE CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) AGREEMENT BETWEEN THE AGENCY AND OKLAND CONSTRUCTION COMPANY, INC. FOR THE 1010 W. JEFFERSON STREET COMMERCIAL SPACE AND PUBLIC PARKING FACILITY PROJECT; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 2 TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS INCLUDING A CONTINGENCY FOR UNFORSEEN CIRCUMSTANCES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, the Agency is empowered by the Act, among other things, to construct off-street parking facilities, to finance the construction, operation, and maintenance of such facilities, and to enter into agreements necessary or convenient to the exercise of such powers; and,

WHEREAS, the Agency owns, maintains, and operates the ParkBOI public parking system which includes six (6) public parking garages, in part as a significant investment in implementing the Downtown Urban Renewal Plans and providing for economic growth in downtown Boise; and,

WHEREAS, using the real property it owns, addressed as 1010 W. Jefferson Street, Boise, the Agency intends to develop a mixed-use, multi-story, public parking facility to further enhance economic vitality and achieve the objectives of the Westside Plan; and,

WHEREAS, due to the complexities of constructing a mixed-use, multi-story, public parking facility, the Agency determined that the best approach for construction of the improvements was to hire a Construction Manager/General Contractor ("CM/GC"); and,

WHEREAS, upon approval of Resolution No. 1919 by its Board of Commissioners on March 10, 2025, the Agency entered into a CM/GC Agreement with Okland Construction Company, Inc. for the 1010 W. Jefferson Street Commercial Space and Public Parking Facility Project ("Project"); and,

WHEREAS, the CM/GC construction delivery method contemplates that the construction agreement should be amended from time to time as the construction project moves forward so that the parties to the agreement can best address construction complexities and pertinent financial details including procurement of long lead-time materials and buy-out of subcontracts; and,

WHEREAS, on December 8, 2025, the Agency Board of Commissioners adopted Resolution No. 1951 approving and authorizing the Executive Director to execute "Amendment No. 1 to Standard Agreement and General Conditions Between Owner and Construction Manager" with Okland Construction Company, Inc., in order to establish a Guaranteed Maximum Price (GMP) for the initial phase of construction services for the Project; and,

WHEREAS, the Agency and Okland Construction Company, Inc., desire to amend the CM/GC construction agreement at this time with the execution of Amendment No. 2 to the Standard Agreement and General Conditions Between Owner and Construction Manager, to increase the GMP by THIRTY-SIX MILLION THREE HUNDRED THIRTY-THREE THOUSAND SEVEN HUNDRED SEVENTEEN AND 00/100 DOLLARS (\$36,333,717) to include all costs associated with the construction of the Project; and,

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve Amendment No. 2 and to authorize the Agency's Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That Amendment No. 2 to the Construction Manager / General Contractor construction agreement between the Agency and Okland Construction Company, Inc., attached hereto as Exhibit A and incorporated herein by reference, is approved as to both form and content.

Section 3: That the Agency Executive Director is hereby authorized to execute Amendment No. 2, in the amount of THIRTY-SIX MILLION THREE HUNDRED THIRTY-THREE THOUSAND SEVEN HUNDRED SEVENTEEN AND 00/100 DOLLARS (\$36,333,717), to the Construction Manager / General Contractor construction agreement with Okland Construction

Company, Inc., which will increase the Guaranteed Maximum Price of the Project to THIRTY-SEVEN MILLION EIGHTY THOUSAND EIGHT HUNDRED THIRTY-THREE AND 00/100 DOLLARS (\$37,080,833).

Section 4: That the Agency Executive Director is further authorized to expend funds for the Guaranteed Maximum Price amount plus up to 5% of that amount for contingencies if determined necessary in his best judgment.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on July 13, 2026. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on July 13, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

By: \_\_\_\_\_  
Latonia Haney Keith, Chair

ATTEST:

By: \_\_\_\_\_  
Joey Chen, Secretary Pro Tem



**Attachment B**  
**Project Renderings**



View from 11th Street



View from 11th Street and Jefferson Street





View from Hyatt Place Downtown Boise



View of commercial unit near the corner of Jefferson Street and 11th Street





View of ParkBOI stair entrance and commercial unit near the corner of Jefferson Street and 10th Street



View from 10th Street

**Attachment C**

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

**AMENDMENT NO. 2 TO THE  
STANDARD AGREEMENT AND GENERAL CONDITIONS  
BETWEEN OWNER AND CONSTRUCTION MANAGER  
(WHERE THE CM IS AT-RISK)**

DATED \_\_\_\_\_, 2026

Pursuant to Section 3.4 of the Agreement dated May 14, 2025, between the Owner, Capital City Development Corporation, and the Construction Manager, Okland Construction Company, Inc. for the 1010 W. Jefferson Street Commercial Space and Public Parking Facility Project located in downtown Boise, the Owner and the Contractor desire to establish a Guaranteed Maximum Price (the "GMP") for the Work. The Owner and the Contractor hereby agree as follows:

**ARTICLE 1 GUARANTEED MAXIMUM PRICE**

The Contractor's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Contractor's Fee as set forth in Section 7.3, Amendment No. 1 dated December 8, 2025, and the changes set forth herein is THIRTY-SEVEN MILLION EIGHTY THOUSAND EIGHT HUNDRED THIRTY-THREE AND 00/100 DOLLARS (\$37,080,833).

This Amendment No. 2 increases the GMP in the amount of THIRTY-SIX MILLION THREE HUNDRED THIRTY-THREE THOUSAND SEVEN HUNDRED SEVENTEEN AND 00/100 DOLLARS (\$36,333,717) and is for the performance of the Work in accordance with Exhibit A listed below, which is a part of this Agreement.

**EXHIBIT A:      Guaranteed Maximum Price Rev 2 Proposal dated July 6, 2026**

- Section 1:      Assumptions and Clarifications; includes summary of Commercial Terms, Construction Schedule, Permits/Fees and Code Review, Temporary Facilities and Utilities, Owner Provided Items, Allowances, and Exclusions (2 pages)
- Section 2:      GMP Summary; includes General Conditions and General Requirements (5 pages)
- Section 3:      Bid Recap (2 pages)
- Section 4:      Schedule (23 pages)
- Section 5:      Site Logistics (5 pages)
- Section 6:      Specification Index (3 pages)
- Section 7:      Sheet Drawing Index (3 pages)

**ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION**

The Date of Substantial Completion is October 26, 2027.

### **ARTICLE 3 DATE OF FINAL COMPLETION**

The Date of Final Completion of the Work is Twenty-One (21) Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

[End of Amendment No. 2 | *Signatures appear on the following page.*]

IN WITNESS WHEREOF, OWNER AND CONSTRUCTION MANAGER have executed this Agreement with an effective date as first written above.

**OWNER: Capital City Development Corporation**

BY: \_\_\_\_\_  
John Brunelle, Executive Director

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Mary Watson, General Counsel

**CONSTRUCTION MANAGER: Okland Construction Company, Inc.**

BY: \_\_\_\_\_  
Brett Okland, President

Date: \_\_\_\_\_

**END OF DOCUMENT**

| Budget Info / For Office Use |                  |
|------------------------------|------------------|
| Fund/District                | 303   401        |
| Account                      | 6250   6125      |
| Activity Code                | 25019            |
| PO #                         | 250062           |
| GMP 2 Completion             | October 27, 2027 |
| Contract Term                | November 2027    |



**EXHIBIT A**

Capital City Development Corporation  
1010 W. Jefferson Street Commercial Space & Public  
Parking Facility



Guaranteed Maximum Price Rev 2

July 6<sup>th</sup>, 2026





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## ASSUMPTIONS and CLARIFICATIONS



## ASSUMPTIONS & CLARIFICATIONS Rev 2

1010 W Jefferson Street Commercial Space and Public Parking Facility

Date: July 6, 2026

### NARRATIVE:

1. Guaranteed Maximum Price is based on the following:
  - a. Plans titled 1010 W. Jefferson St. Commercial Space & Public Parking Facility Bid Set Dated 04/30/2026.
  - b. Specifications titled 1010 W. Jefferson Street Commercial Space and Public Parking Facility Dated 04/30/2026.
  - c. Bid Addendum dated 5/22/2026.
  - d. Competitive bidding.
  - e. BP-02 is included.
  - f. Rejecting all metal panel bids and rebidding the scope of work.
2. Construction is based on the attached schedule and site logistics plan.
  - a. Full access to the alley for the duration of the project is a condition for construction.
  - b. Okland shall maintain a 5' wide clear emergency egress pathway from doors to outside of construction zone.
  - c. A date of 9/7/2026 has been identified for the information needed from ELC prior to UG rough in.
3. Direction for trade partners to bid per the International Green Construction Code and Boise Green Construction Code has been stated in the Instructions to Bidders.

### Commercial Terms:

|                                          |        |
|------------------------------------------|--------|
| 1. Subcontractor Default Insurance       | 1.20 % |
| 2. General Liability                     | 1.05 % |
| 3. Payment and Performance Bond - Surety | 0.85 % |
| 4. Escalation                            | None   |
| 5. Design Contingency                    | None   |
| 6. Construction Contingency              | 2.00 % |
| 7. Contractor Fee                        | 5.00 % |

### Construction Schedule – see attached

|                        |                                                |
|------------------------|------------------------------------------------|
| Mobilization           | July 20, 2026 (pending Board Approval July 13) |
| Substantial Completion | October 26, 2027                               |

### Permits / Fees and Code Review:

1. ACHD Lane, Street and Alley closure fees are included.
2. Pedestrian and Bike Traffic Control is included.
3. GMP does not include the cost of any other permits or fees.
4. No development fees, utility surcharges or utility connection fees are included.

### Temporary Facilities and Utilities:

1. Temporary Fencing for the building site and the office trailer/parking/laydown area is included.
2. Temporary Power for work is included.
3. Temporary covered walkways at the Alley and temporary emergency egress at 11<sup>th</sup> street are included.
4. Temporary Lighting for work is included.
5. Dust control will be limited to areas disturbed by Okland construction activities.

### Owner Provided Items (Costs not Included in the GMP):

1. The following items are not included:
  - a. Builders Risk
  - b. 3rd-Party Inspection Fees.
    - o Includes water penetration testing.
  - c. Architect/Engineer submittal re-review fees.
  - d. Design fees (Architectural fees, consultant fees, etc.).
  - e. Architect / Engineer (AE) inspections or reviews.
  - f. Commissioning agent(s) and associated fees.
  - g. Materials testing and special inspections fees including, but not limited to:
    - i. Core testing.
    - ii. Special Inspections.
    - iii. Monitoring of existing columns during excavation activities.
  - h. All Fees & Permits for Building, Site, Off-Site, etc.
  - i. Water & Sewer Development Fees.
  - j. Impact fees, connection fees, special use permits, etc. unless stated otherwise.

- k. Utility Connections Fees & Designs.
- l. Survey / Construction Easements.
- m. Archaeological inspections.
- n. Environmental studies and reports.
- o. Geotechnical report and Geo-technical inspection fees.
- p. Artwork, statues, and pictures.
- q. All inspections including city, county, fire marshal, or private utility inspections.
- r. Survey and removal and disposal of contaminated soils, lead, or asbestos is not included.
- s. Trash compactors.
- t. Interior ParkBoi signage.

## ALLOWANCES:

- 1. ACHD fees for sidewalk and alley shutdowns - \$239,622
- 2. AWP Traffic control for vehicle and pedestrian routing - \$62,284
- 3. Inclement and Cold Weather measures - \$114,000.
- 4. Geothermal lines and Manhole - \$72,738
- 5. Unsuitable soils for hardscape and silica cell: \$32,500
- 6. Metal Panel package: \$1,162,370

## EXCLUSIONS

- 1. Div 01 – 3rd party Commissioning agent.
- 2. Div 01 - Full time security Guards are not included.
- 3. Div 01 – Okland's GC and GR cost are exclusive to Okland. The Tenant Improvement work is excluded and is outside of Okland's costs included in the GMP. Okland does not include 'leave out areas' for TI construction by others. The Tenant Improvement contractor will be responsible for their own staging and staging area, safety and access. Okland does not anticipate sharing construction costs or construction area.
- 4. Div 07 - Traffic Coating – Traffic coating warranty will not cover damage by snowplows, shoveling or any equipment or device used to remove material or debris on top of traffic coating system.
- 5. Div 14 – Elevator operator.
- 6. Div 26 – Lightning Protection.
- 7. Div 28 – Camera Surveillance.

End of Assumptions and Clarifications

## GMP SUMMARY

|                                   |                                 |                   | GUARANTEED MAXIMUM PRICE |         |
|-----------------------------------|---------------------------------|-------------------|--------------------------|---------|
|                                   |                                 |                   | GROSS AREA (SF)          | 191,000 |
| DESCRIPTION                       | RECOMMENDED AWARD               | TOTAL             | /SF                      |         |
| DIV 01 ALLOWANCES                 | Allowances                      | \$ 1,683,514      | 8.81                     |         |
| DIV 02 CRANE & HOISTING           | Okland Construction             | \$ 1,155,125      | 6.05                     |         |
| DIV 02 FINAL CLEAN                | Northwestern Janitorial         | \$ 16,750         | 0.09                     |         |
| DIV 02 SURVEYING                  | Idaho Survey Group              | \$ 27,355         | 0.14                     |         |
| DIV 02 SWPPP                      | Silver Leaf                     | \$ 19,741         | 0.10                     |         |
| DIV 03 CONCRETE FINISHING         | Consurco, Inc.                  | \$ 9,790          | 0.05                     |         |
| DIV 03 CONCRETE - REBAR           | Concrete Frame Assoc.           | \$ 9,105,605      | 47.67                    |         |
| DIV 04 MASONRY                    | M-L Masonry, Inc.               | \$ 1,022,050      | 5.35                     |         |
| DIV 05 STEEL                      | D&D/DMS/NUCOR                   | \$ 3,575,836      | 18.72                    |         |
| DIV 06 FINISHED CARPENTRY         | Paddock Construction            | \$ 583,733        | 3.06                     |         |
| DIV 07 FIREPROOFING               | Spray-on Solutions              | \$ 41,080         | 0.22                     |         |
| DIV 07 METAL PANELS               | REBID                           | REBID             | 0                        |         |
| DIV 07 ROOFING                    | Upson Company                   | \$ 249,150        | 1.30                     |         |
| DIV 07 TRAFFIC COATING            | Consurco, Inc.                  | \$ 749,450        | 3.92                     |         |
| DIV 07 WATERPROOFING - JOINT      | Waterproofing West              | \$ 42,270         | 0.22                     |         |
| DIV 08 DOORS                      | ABS                             | \$ 134,615        | 0.70                     |         |
| DIV 08 OH DOORS                   | Overhead Door Corp              | \$ 21,433         | 0.11                     |         |
| DIV 08 GLASS - GLAZING            | Mission Glass                   | \$ 2,069,365      | 10.83                    |         |
| DIV 09 DRYWALL -INSULATION        | Forte Construction              | \$ 1,203,235      | 6.30                     |         |
| DIV 09 TILE                       | Nampa Floors                    | \$ 15,754         | 0.08                     |         |
| DIV 09 FLOORING                   | Dillabaugh's                    | \$ 92,424         | 0.48                     |         |
| DIV 09 PAINT                      | Merit Professional              | \$ 127,168        | 0.67                     |         |
| DIV 10 SIGNAGE                    | Lytle Signs                     | \$ 69,973         | 0.37                     |         |
| DIV 10 SPECIALTIES                | SBI Contracting                 | \$ 159,675        | 0.84                     |         |
| DIV 11 PARKING CONTROL EQUIPMENT  | Amano McGann, Inc.              | \$ 258,409        | 1.35                     |         |
| DIV 14 ELEVATORS                  | OTIS Elevators                  | \$ 507,200        | 2.66                     |         |
| DIV 21 FIRE PROTECTION            | Treasure Valley Fire Protection | \$ 677,380        | 3.55                     |         |
| DIV 22 PLUMBING                   | DeBest Plumbing                 | \$ 1,042,688      | 5.46                     |         |
| DIV 23 HVAC                       | Advanced Heating                | \$ 666,370        | 3.49                     |         |
| DIV 26 ELECTRICAL                 | Tri State Electric, Inc.        | \$ 2,419,940      | 12.67                    |         |
| DIV 31 EARTHWORK                  | G & S Excavation, LLC.          | \$ 969,482        | 5.08                     |         |
| DIV 32 LANDSCAPE                  | Brightview Landscaping          | \$ 228,435        | 1.20                     |         |
| DIV 32 FENCING                    | Boise River Fence               | \$ 106,500        | 0.56                     |         |
| DIV 32 SITE CONCRETE              | EM Concrete                     | \$ 605,153        | 3.17                     |         |
| DIV 33 STORMWATER MANAGEMENT      | Guho Corp                       | \$ 322,764        | 1.69                     |         |
| GENERAL CONDITIONS                |                                 | 1,939,851         | 10.16                    |         |
| GENERAL REQUIREMENTS              |                                 | 957,514           | 5.01                     |         |
| SUBTOTAL DIRECT CONSTRUCTION COST |                                 | <b>32,876,776</b> | <b>172.13</b>            |         |
| 2.00%                             | CONTRACTOR CONTINGENCY          | 726,674           |                          |         |
| 1.05%                             | GENERAL LIABILITY INSURANCE     | 381,504           |                          |         |
| 1.20%                             | SUBCONTRACTOR DEFAULT INSURANCE | 359,753           |                          |         |
| 0.85%                             | PAYMENT AND PERFORMANCE BOND    | 308,837           |                          |         |
| 5.00%                             | CONTRACTOR FEE                  | 1,680,173         |                          |         |
| TOTAL CONSTRUCTION COST           |                                 | <b>36,333,717</b> | <b>190.23</b>            |         |

**JEFFERSON STREET PARKING BP-02**  
**CCDC**



|                        |           |                                 |      |      |
|------------------------|-----------|---------------------------------|------|------|
| Project Start          | 20-Jul-26 | Project Duration Sub. Complete  | Days | 463  |
| Substantial Completion | 26-Oct-27 | Project Duration Final Complete | Days | 485  |
| Final Completion       | 17-Nov-27 | Project Duration                | Week | 69.3 |
| Building sf            | 191,000   | Project Duration                | Mon  | 15.9 |

| DESCRIPTION                      | COMMENTS                  | QUANTITY |     | DURATION |      |     | LABOR |           | MATERIAL |         | EQUIPMENT |        | TOTAL     |
|----------------------------------|---------------------------|----------|-----|----------|------|-----|-------|-----------|----------|---------|-----------|--------|-----------|
|                                  |                           | Qty      | U/M | Qty      |      | U/M | Rate  | Labor     | Cost     | Matl    | Cost      | Equip  |           |
|                                  |                           |          |     |          |      |     |       |           |          |         |           |        |           |
| JOBSITE MANAGEMENT               |                           |          |     |          |      |     |       |           |          |         |           |        |           |
| Project Management               |                           |          |     |          |      |     |       |           |          |         |           |        |           |
| Director                         | 7.75 HR/week- 537 hours   | 0.19     | EA  | 69.3     | 13.4 | WK  | 8,640 | 116,023   | -        | -       | -         |        | 116,023   |
| Project Manager                  | 38.76 HR/week- 2686 hours | 0.97     | EA  | 69.3     | 67.1 | WK  | 6,120 | 410,914   | -        | -       | -         |        | 410,914   |
| Project/Field Engineer           | 38.76 HR/week- 2686 hours | 0.97     | EA  | 69.3     | 67.1 | WK  | 3,920 | 263,200   | -        | -       | -         |        | 263,200   |
| Field Supervision                |                           |          |     |          |      |     |       |           |          |         |           |        |           |
| Field Director                   | 4 HR/week- 277 hours      | 0.10     | EA  | 69.3     | 6.7  | WK  | 8,720 | 58,549    | -        | -       | -         |        | 58,549    |
| Project Superintendent           | 38.4 HR/week-2661 hours   | 0.96     | EA  | 69.3     | 66.3 | WK  | 6,120 | 405,542   | -        | -       | -         |        | 405,542   |
| Assistant Project Superintendent | 38.8 HR/week-2689 hours   | 0.97     | EA  | 69.3     | 67.1 | WK  | 4,840 | 324,972   | -        | -       | -         |        | 324,972   |
| Support                          |                           |          |     |          |      |     |       |           |          |         |           |        |           |
| Senior Scheduler                 | 7.75 HR/week- 537 hours   | 0.19     | EA  | 69.3     | 13.4 | WK  | 6,240 | 83,795    | -        | -       | -         |        | 83,795    |
| Project Accountant               | 7.75 HR/week- 537 hours   | 0.19     | EA  | 69.3     | 13.4 | WK  | 3,840 | 51,565    | -        | -       | -         |        | 51,565    |
| JOBSITE MANAGEMENT               |                           |          |     |          |      |     |       |           |          |         |           |        | 1,714,560 |
| OFFICES, STORAGE, FURNISH, SETUP |                           |          |     |          |      |     |       |           |          |         |           |        |           |
| Office Trailer                   |                           | 1.0      | EA  | 15.9     |      | MN  |       | -         | 70       | 1,063   | 1,215     | 18,444 | 19,507    |
| Telephone / Internet             |                           | 1.0      | EA  | 15.9     |      | MN  |       | -         | 254      | 3,853   |           | -      | 3,853     |
| Cellular Phones                  |                           | 1.0      | EA  | 72.7     |      | MM  |       | -         | 153      | 11,087  |           | -      | 11,087    |
| IT Equipment & Support           |                           | 1.0      | EA  | 72.7     |      | MM  |       | -         | 1,152    | 83,724  |           | -      | 83,724    |
| Copy Machine                     | Includes toner, etc.      | 1.0      | EA  | 15.9     |      | MN  |       | -         | 99       | 1,498   | 486       | 7,378  | 8,876     |
| Office Furnishings               |                           | 1.0      | EA  | 1.0      |      | LS  |       | -         | 1,000    | 1,000   |           | -      | 1,000     |
| Office Supplies                  |                           | 1.0      | EA  | 69.3     |      | WK  |       | -         | 178      | 11,750  |           | -      | 11,750    |
| OFFICES, STORAGE, FURNISH, SETUP |                           |          |     |          |      |     |       |           |          |         |           |        | 139,797   |
| VEHICLES                         |                           |          |     |          |      |     |       |           |          |         |           |        |           |
| Truck/SUV/Vehicle                |                           | 1.0      | EA  | 51.3     |      | MM  |       | -         | 379      | 19,472  | 1,188     | 60,973 | 80,445    |
| VEHICLES                         |                           |          |     |          |      |     |       |           |          |         |           |        | 80,445    |
| CONTRACT DOCUMENTATION           |                           |          |     |          |      |     |       |           |          |         |           |        |           |
| Contract Documents               |                           | 1.0      | EA  | 1.0      |      | LS  |       | -         | 3,500    | 3,500   |           | -      | 3,500     |
| Mail & Shipping                  |                           | 1.0      | EA  | 15.9     |      | MN  |       | -         | 97       | 1,549   |           | -      | 1,549     |
| Progress Photos                  |                           | 1.0      | EA  | 15.9     |      | MN  |       | -         | 0        | -       |           | -      | -         |
| CONTRACT DOCUMENTATION           |                           |          |     |          |      |     |       |           |          |         |           |        | 5,049     |
| TOTALS                           |                           |          |     |          |      |     | LABOR | 1,714,560 | MAT      | 138,496 | EQUIP     | 86,795 | 1,939,851 |

| STANDARD LABOR RATES              |          | IDAHO     |           |  |
|-----------------------------------|----------|-----------|-----------|--|
| TITLE                             | WEEKLY   | HOURLY    | OVERTIME  |  |
| Senior Project Director           | \$ 9,760 | \$ 244.00 | na        |  |
| Project Director                  | \$ 8,640 | \$ 216.00 | na        |  |
| Senior Project Manager            | \$ 7,400 | \$ 185.00 | na        |  |
| Project Manager                   | \$ 6,120 | \$ 153.00 | na        |  |
| Assistant Project Manager         | \$ 5,160 | \$ 129.00 | na        |  |
| Field Director                    | \$ 8,720 | \$ 218.00 | na        |  |
| Senior Project Superintendent     | \$ 7,560 | \$ 189.00 | na        |  |
| Project Superintendent            | \$ 6,040 | \$ 151.00 | na        |  |
| Assistant Project Superintendent  | \$ 4,840 | \$ 121.00 | na        |  |
| Senior Project Engineer           | \$ 4,400 | \$ 110.00 | na        |  |
| Project Engineer                  | \$ 3,920 | \$ 98.00  | na        |  |
| Assistant Project Engineer        | \$ 3,480 | \$ 87.00  | na        |  |
| Sr. Quality Control Manager*      | \$ 6,560 | \$ 164.00 | na        |  |
| Quality Control Manager*          | \$ 6,000 | \$ 150.00 | na        |  |
| Senior Project Controls Manager   | \$ 7,040 | \$ 176.00 | na        |  |
| Project Controls Manager          | \$ 5,920 | \$ 148.00 | na        |  |
| Senior Field Engineer             | \$ 4,400 | \$ 110.00 | na        |  |
| Field Engineer                    | \$ 3,920 | \$ 98.00  | na        |  |
| Assistant Field Engineer          | \$ 3,480 | \$ 87.00  | na        |  |
| Preconstruction Manager           | \$ 7,080 | \$ 177.00 | na        |  |
| Senior Estimator                  | \$ 6,840 | \$ 171.00 | na        |  |
| Estimator                         | \$ 5,680 | \$ 142.00 | na        |  |
| Cost Engineer                     | \$ 4,560 | \$ 114.00 | na        |  |
| Assistant Estimator               | \$ 3,880 | \$ 97.00  | na        |  |
| MEP Specialist*                   | \$ 8,040 | \$ 201.00 | na        |  |
| Senior Scheduler                  | \$ 6,240 | \$ 156.00 | na        |  |
| Scheduler                         | \$ 5,320 | \$ 133.00 | na        |  |
| Senior BIM Manager*               | \$ 7,760 | \$ 194.00 | na        |  |
| BIM Manager*                      | \$ 6,480 | \$ 162.00 | na        |  |
| BIM Engineer*                     | \$ 5,120 | \$ 128.00 | na        |  |
| BIM Coordinator*                  | \$ 4,440 | \$ 111.00 | na        |  |
| Corporate Safety*                 | \$ 7,640 | \$ 191.00 | na        |  |
| Senior Safety*                    | \$ 6,360 | \$ 159.00 | na        |  |
| Safety*                           | \$ 5,000 | \$ 125.00 | na        |  |
| Senior Project Accountant         | \$ 4,520 | \$ 113.00 | na        |  |
| Project Accountant                | \$ 3,840 | \$ 96.00  | na        |  |
| Project Clerk - Assistant/Intern  | \$ 3,160 | \$ 79.00  | \$ 115.00 |  |
| General Foreman                   | \$ 4,120 | \$ 103.00 | \$ 149.00 |  |
| Carpenter General Foreman         | Hourly   | \$ 90.00  | \$ 131.00 |  |
| Carpenter Foreman                 | Hourly   | \$ 82.00  | \$ 119.00 |  |
| Carpenter                         | Hourly   | \$ 73.00  | \$ 106.00 |  |
| Laborer Foreman                   | Hourly   | \$ 71.00  | \$ 103.00 |  |
| Laborer                           | Hourly   | \$ 62.00  | \$ 90.00  |  |
| Cmnt Mason Superintendent*        | \$ 6,480 | \$ 162.00 | na        |  |
| Cmnt Mason General Foreman        | Hourly   | \$ 86.00  | \$ 125.00 |  |
| Cmnt Mason Foreman                | Hourly   | \$ 77.00  | \$ 112.00 |  |
| Cmnt Mason                        | Hourly   | \$ 70.00  | \$ 102.00 |  |
| Crane Operator                    | Hourly   | \$ 101.00 | \$ 146.00 |  |
| Equipment Operator                | Hourly   | \$ 95.00  | \$ 138.00 |  |
| Survey Manager*                   | Hourly   | \$ 172.00 | \$ 249.00 |  |
| Survey Field*                     | Hourly   | \$ 151.00 | \$ 219.00 |  |
| Mechanic - Crane/Heavy Equipment* | Hourly   | \$ 165.00 | \$ 239.00 |  |
| Mechanic - Service*               | Hourly   | \$ 150.00 | \$ 218.00 |  |
| Delivery Driver*                  | Hourly   | \$ 106.00 | \$ 154.00 |  |

\*Rate includes Vehicle, Cell Phone, Tools, IT Equipment

\*\*Salaried employees that work on the project full-time will be billed to the project at the Weekly Rate.





| DESCRIPTION OF WORK |                                                           |       | QTY        | UM           | UNIT PRICE | FULL GR<br>SUBTOTAL | GEN REQ<br>SUBTOTAL | GENERAL REQ<br>TOTAL |
|---------------------|-----------------------------------------------------------|-------|------------|--------------|------------|---------------------|---------------------|----------------------|
| Z GENERAL           |                                                           |       | 957,514.35 |              |            |                     |                     |                      |
| Z10                 | GENERAL REQUIREMENTS                                      |       |            |              |            |                     |                     |                      |
| Z1020               | ADMINISTRATIVE REQUIREMENTS                               |       |            |              |            |                     |                     | \$ 69,000            |
|                     | PROJECT MANAGEMENT SOFTWARE                               |       | 30,000,000 | ls           | 0.23%      | \$ 69,000           | \$ 69,000           |                      |
| Z1040               | QUALITY REQUIREMENTS                                      |       |            |              |            | per BASF            |                     | \$ 14,546            |
|                     | QUALITY CONTROL                                           |       |            |              |            |                     |                     |                      |
|                     | STRUCTURAL ENGINEER QUALITY CONTROL                       | 6     | ea         | \$ 2,078.00  | \$ 12,468  | \$ 12,468           |                     |                      |
|                     | ENVELOPE CONSULTANT                                       | 1     | ea         | \$ 2,078.00  | \$ 2,078   | \$ 2,078            |                     |                      |
| Z1050               | TEMPORARY MEASURE REQUIREMENTS                            |       |            |              |            |                     |                     | \$ 373,055           |
|                     | TEMPORARY FENCING                                         |       |            |              |            |                     |                     |                      |
|                     | TEMPORARY FENCING                                         | 1,035 | lf         | \$ 10.00     | \$ 10,350  | \$ 10,350           |                     |                      |
|                     | TEMPORARY FENCE MAINTENANCE AND REPAIR                    | 1     | ls         | \$ 6,000.00  | \$ 6,000   | \$ 6,000            |                     |                      |
|                     | TEMPORARY FENCE LAYDOWN AREA                              | 900   | lf         | \$ 10.00     | \$ 9,000   | \$ 9,000            |                     |                      |
|                     | TEMPORARY FENCE MAINTENANCE AND REPAIR LAYDOWN AREA       | 1     | ea         | \$ 6,000.00  | \$ 6,000   | \$ 6,000            |                     |                      |
|                     | FENCE SCREEN                                              | 1,035 | lf         | \$ 7.00      | \$ 7,245   | \$ 7,245            |                     |                      |
|                     | PEDESTRIAN TEMP COVERED WALKWAYS - 11TH STREET            |       |            |              |            |                     |                     |                      |
|                     | Engineering                                               | 1     | LS         | \$ 1,250.00  | \$ 1,250   | \$ 1,250            |                     |                      |
|                     | Ceiling Joists at 24" oc x 14' - 51 each at \$150.00 each | 51    | ea         | \$ 150.00    | \$ 7,650   | \$ 7,650            |                     |                      |
|                     | 2x6 Wall Studs at 16" oc 150 each at \$12.00 each         | 150   | ea         | \$ 12.00     | \$ 1,800   | \$ 1,800            |                     |                      |
|                     | 1/2 Plywood Wall East side 32 sheets at \$30.00 each      | 32    | shts       | \$ 30.00     | \$ 960     | \$ 960              |                     |                      |
|                     | 1/2 Plywood Wall West side 25 sheets at \$30.00 each      | 25    | shts       | \$ 30.00     | \$ 750     | \$ 750              |                     |                      |
|                     | 3/4 Plywood Roof 45 sheets at \$45.00 each                | 45    | shts       | \$ 45.00     | \$ 2,025   | \$ 2,025            |                     |                      |
|                     | Roofing (TPO) Incl install 1400 squares at \$7.00 each    | 1,400 | squares    | \$ 7.00      | \$ 9,800   | \$ 9,800            |                     |                      |
|                     | Lighting METALUX APVT 4' 8 each at \$95.00 each           | 8     | ea         | \$ 95.00     | \$ 760     | \$ 760              |                     |                      |
|                     | Wire 12 AWG LF 300 LF at \$1.00/lf                        | 300   | lf         | \$ 1.00      | \$ 300     | \$ 300              |                     |                      |
|                     | Conduit 3/4 EMT LF 100 LF at \$1.20/lf                    | 100   | lf         | \$ 1.20      | \$ 120     | \$ 120              |                     |                      |
|                     | Titan Anchors 3/4 x 6 - 200 each at \$12.00               | 200   | ea         | \$ 12.00     | \$ 2,400   | \$ 2,400            |                     |                      |
|                     | Holddowns Simpson 4" - 50 each at \$45.00 each            | 50    | ea         | \$ 45.00     | \$ 2,250   | \$ 2,250            |                     |                      |
|                     | Kickers 52 each at \$4.00 each                            | 52    | ea         | \$ 4.00      | \$ 208     | \$ 208              |                     |                      |
|                     | Blocking 50 each at \$22.00 each                          | 50    | ea         | \$ 22.00     | \$ 1,100   | \$ 1,100            |                     |                      |
|                     | Wood fasteners - 3 cartons at \$71.00 each                | 3     | crtns      | \$ 271.00    | \$ 813     | \$ 813              |                     |                      |
|                     | Labor for construction 180 hrs at \$65.00/hr              | 180   | hr         | \$ 65.00     | \$ 11,700  | \$ 11,700           |                     |                      |
|                     | Inspection /Maintenance - 5 hr/wk for 52 weeks            | 260   | hr         | \$ 65.00     | \$ 16,900  | \$ 16,900           |                     |                      |
|                     | Labor for Takedown 180 hrs at \$65.00/hr                  | 180   | hr         | \$ 65.00     | \$ 11,700  | \$ 11,700           |                     |                      |
|                     | Scissor lift - 2 weeks                                    | 2     | wks        | \$ 375.00    | \$ 750     | \$ 750              |                     |                      |
|                     | PEDESTRIAN TEMP COVERED WALKWAYS - ALLEY                  |       |            |              |            |                     |                     |                      |
|                     | Engineering                                               | 1     | LS         | \$ 1,250.00  | \$ 1,250   | \$ 1,250            |                     |                      |
|                     | Ceiling Joists at 24" oc x 14' - 51 each at \$150.00 each | 51    | ea         | \$ 150.00    | \$ 7,650   | \$ 7,650            |                     |                      |
|                     | 2x6 Wall Studs at 16" oc 150 each at \$12.00 each         | 150   | ea         | \$ 12.00     | \$ 1,800   | \$ 1,800            |                     |                      |
|                     | 1/2 Plywood Wall East side 32 sheets at \$30.00 each      | 32    | shts       | \$ 30.00     | \$ 960     | \$ 960              |                     |                      |
|                     | 1/2 Plywood Wall West side 25 sheets at \$30.00 each      | 25    | shts       | \$ 30.00     | \$ 750     | \$ 750              |                     |                      |
|                     | 3/4 Plywood Roof 45 sheets at \$45.00 each                | 45    | shts       | \$ 45.00     | \$ 2,025   | \$ 2,025            |                     |                      |
|                     | Roofing (TPO) Incl install 1400 squares at \$7.00 each    | 1,400 | squares    | \$ 7.00      | \$ 9,800   | \$ 9,800            |                     |                      |
|                     | Lighting METALUX APVT 4' 8 each at \$95.00 each           | 8     | ea         | \$ 95.00     | \$ 760     | \$ 760              |                     |                      |
|                     | Wire 12 AWG LF 300 LF at \$1.00/lf                        | 300   | lf         | \$ 1.00      | \$ 300     | \$ 300              |                     |                      |
|                     | Conduit 3/4 EMT LF 100 LF at \$1.20/lf                    | 100   | lf         | \$ 1.20      | \$ 120     | \$ 120              |                     |                      |
|                     | Titan Anchors 3/4 x 6 - 200 each at \$12.00               | 200   | ea         | \$ 12.00     | \$ 2,400   | \$ 2,400            |                     |                      |
|                     | Holddowns Simpson 4" - 50 each at \$45.00 each            | 50    | ea         | \$ 45.00     | \$ 2,250   | \$ 2,250            |                     |                      |
|                     | Kickers 52 each at \$4.00 each                            | 52    | ea         | \$ 4.00      | \$ 208     | \$ 208              |                     |                      |
|                     | Blocking 50 each at \$22.00 each                          | 50    | ea         | \$ 22.00     | \$ 1,100   | \$ 1,100            |                     |                      |
|                     | Wood fasteners - 3 cartons at \$71.00 each                | 3     | crtns      | \$ 271.00    | \$ 813     | \$ 813              |                     |                      |
|                     | Labor for construction 180 hrs at \$65.00/hr              | 180   | hr         | \$ 65.00     | \$ 11,700  | \$ 11,700           |                     |                      |
|                     | Inspection /Maintenance - 5 hr/wk for 52 weeks            | 260   | hr         | \$ 65.00     | \$ 16,900  | \$ 16,900           |                     |                      |
|                     | Labor for Takedown 180 hrs at \$65.00/hr                  | 180   | hr         | \$ 65.00     | \$ 11,700  | \$ 11,700           |                     |                      |
|                     | Scissor lift - 2 weeks                                    | 2     | wks        | \$ 375.00    | \$ 750     | \$ 750              |                     |                      |
|                     | STAIRS                                                    |       |            |              |            |                     |                     |                      |
|                     | TEMPORARY STAIR INFILL                                    | 150   | ea         | \$ 45.00     | \$ 6,750   | \$ 6,750            |                     |                      |
|                     | TEMPORARY UTILITIES                                       |       |            |              |            |                     |                     |                      |
|                     | CONSTRUCTION WATER                                        | 1     | ls         | \$ 5,000.00  | \$ 5,000   | \$ 5,000            |                     |                      |
|                     | POWER CONSUMPTION - TRAILER                               | 16    | mo         | \$ 750.00    | \$ 11,978  | \$ 11,978           |                     |                      |
|                     | POWER CONSUMPTION - DURING CONSTRUCTION                   | 12    | mo         | \$ 2,500.00  | \$ 31,025  | \$ 31,025           |                     |                      |
|                     | POWER CONSUMPTION - BUILDING START-UP                     | -     | -          | \$ -         | \$ -       | \$ -                |                     |                      |
|                     | POWER BOXES, CHORDS, POLES                                | 16    | mo         | \$ 650.00    | \$ 10,381  | \$ 10,381           |                     |                      |
|                     | TEMPORARY LIGHTING                                        | 1     | EA         | \$ 28,788.00 | \$ 28,788  | \$ 28,788           |                     |                      |
|                     | CHEMICAL TOILETS                                          | 16    | mo         | \$ 4,500.00  | \$ 71,865  | \$ 71,865           |                     |                      |
|                     | HAND WASHING STATIONS                                     | 16    | mo         | \$ 290.00    | \$ 4,631   | \$ 4,631            |                     |                      |
|                     | PROJECT SETUP                                             |       |            |              |            |                     |                     |                      |
|                     | MOVE ON / MOVE OFF TRAILER                                | 1     | ls         | \$ 5,000.00  | \$ 5,000   | \$ 5,000            |                     |                      |
|                     | PROJECT SIGN                                              | 1     | ls         | \$ 1,000.00  | \$ 1,000   | \$ 1,000            |                     |                      |
|                     | SWPP SIGNAGE                                              | 1     | ls         | \$ 410.00    | \$ 410     | \$ 410              |                     |                      |
|                     | ACCESS SIGNAGE                                            | 1     | ls         | \$ 2,300.00  | \$ 2,300   | \$ 2,300            |                     |                      |
|                     | DUST CONTROL                                              |       |            |              |            |                     |                     |                      |
|                     | TEMPORARY WATER SERVICE                                   | 15    | mo         | \$ 325.00    | \$ 5,008   | \$ 5,008            |                     |                      |
|                     | DRINKING WATER & ICE CONSUMPTION                          | 15    | mo         | \$ 250.00    | \$ 3,853   | \$ 3,853            |                     |                      |
| Z1070               | WORK EXECUTION REQUIREMENTS                               |       |            |              |            |                     |                     | \$ 467,913           |
|                     | CLEANING & WASTE MANAGEMENT                               |       |            |              |            |                     |                     |                      |
|                     | PROGRESS CLEAN                                            |       |            |              |            |                     |                     |                      |
|                     | PROGRESS CLEANUP LABOR                                    | 1,120 | mh         | \$ 56.00     | \$ 62,720  | \$ 62,720           |                     |                      |
|                     | RUBBISH REMOVAL                                           | 16    | mo         | \$ 2,000.00  | \$ 32,000  | \$ 32,000           |                     |                      |
|                     | CONCRETE WASHOUT SITE CONCRETE                            | 1     | ls         | \$ 3,500.00  | \$ 3,500   | \$ 3,500            |                     |                      |
|                     | SAFETY MAINTENANCE                                        |       |            |              |            |                     |                     |                      |
|                     | CARPENTER                                                 | 70    | wk         | \$ 2,600.00  | \$ 182,000 | \$ 182,000          |                     |                      |
|                     | FIRST AID SUPPLIES                                        | 15    | mo         | \$ 130.00    | \$ 2,003   | \$ 2,003            |                     |                      |
|                     | START-UP KIT                                              | 1     | ls         | \$ 195.00    | \$ 195     | \$ 195              |                     |                      |
|                     | DRUG TESTING                                              | 20    | ea         | \$ 55.00     | \$ 1,100   | \$ 1,100            |                     |                      |
|                     | GUARD RAILS AFTER FORMING REMOVED                         | 4,300 | lf         | \$ 31.25     | \$ 134,375 | \$ 134,375          |                     |                      |
|                     | PERSONAL PROTECTIVE EQUIPMENT(PPE)                        | 15    | mo         | \$ 2,000.00  | \$ 30,820  | \$ 30,820           |                     |                      |
|                     | FIRE EXTINGUISHERS                                        | 64    | ea         | \$ 300.00    | \$ 19,200  | \$ 19,200           |                     |                      |
| Z1090               | WARRANTY & COMMISSIONING REQUIREMENTS                     |       |            |              |            |                     |                     | \$ 33,000            |
|                     | WARRANTY RESERVE                                          |       |            |              |            |                     |                     |                      |
|                     | WARRANTY                                                  | 1     | ls         | \$ 33,000.00 | \$ 33,000  | \$ 33,000           |                     |                      |
| TOTAL               |                                                           |       |            |              |            | \$ 957,514          | \$ 957,514          | \$ 957,513           |

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

Commercial Space &amp; Garage Breakout

Monday, July 6, 2026



| BID PACK | DIVISION | DESCRIPTION                     | COMMERCIAL   | GARAGE        | TOTAL         |
|----------|----------|---------------------------------|--------------|---------------|---------------|
| 01       | DIV 01   | ALLOWANCES                      | \$ -         | \$ 1,683,514  | \$ 1,683,514  |
| 02       | DIV 02   | CRANE & HOISTING                | \$ -         | \$ 1,155,125  | \$ 1,155,125  |
| 03       | DIV 02   | FINAL CLEAN                     | \$ -         | \$ 16,750     | \$ 16,750     |
| 04       | DIV 02   | SURVEYING                       | \$ -         | \$ 27,355     | \$ 27,355     |
| 05       | DIV 02   | SWPPP                           | \$ -         | \$ 19,741     | \$ 19,741     |
| 06       | DIV 03   | CONCRETE FINISHING              | \$ 9,790     | \$ -          | \$ 9,790      |
| 07       | DIV 03   | CONCRETE - REBAR                | \$ 910,561   | \$ 8,195,045  | \$ 9,105,605  |
| 08       | DIV 04   | MASONRY                         | \$ 629,988   | \$ 392,062    | \$ 1,022,050  |
| 09       | DIV 05   | STEEL                           | \$ 786,684   | \$ 2,789,152  | \$ 3,575,836  |
| 10       | DIV 06   | FINISHED CARPENTRY              | \$ 533,067   | \$ 50,666     | \$ 583,733    |
| 11       | DIV 07   | FIREPROOFING                    | \$ 31,200    | \$ 9,880      | \$ 41,080     |
| 12       | DIV 07   | METAL PANELS                    | \$ -         | \$ -          | \$ -          |
| 13       | DIV 07   | ROOFING                         | \$ 124,575   | \$ 124,575    | \$ 249,150    |
| 14       | DIV 07   | TRAFFIC COATING                 | \$ 344,826   | \$ 404,624    | \$ 749,450    |
| 15       | DIV 07   | WATERPROOFING - JOINT           | \$ 37,795    | \$ 4,475      | \$ 42,270     |
| 16       | DIV 08   | DOORS                           | \$ 33,654    | \$ 100,961    | \$ 134,615    |
| 17       | DIV 08   | OH DOORS                        | \$ -         | \$ 21,433     | \$ 21,433     |
| 18       | DIV 08   | GLASS - GLAZING                 | \$ 455,260   | \$ 1,614,105  | \$ 2,069,365  |
| 19       | DIV 09   | DRYWALL - INSULATION            | \$ 408,396   | \$ 794,839    | \$ 1,203,235  |
| 20       | DIV 09   | TILE                            | \$ 12,764    | \$ 2,990      | \$ 15,754     |
| 21       | DIV 09   | FLOORING                        | \$ 55,477    | \$ 36,947     | \$ 92,424     |
| 22       | DIV 09   | PAINT                           | \$ -         | \$ 127,168    | \$ 127,168    |
| 23       | DIV 10   | SIGNAGE                         | \$ -         | \$ 69,973     | \$ 69,973     |
| 24       | DIV 10   | SPECIALTIES                     | \$ 130,793   | \$ 28,882     | \$ 159,675    |
| 25       | DIV 11   | PARKING CONTROL EQUIPMENT       | \$ -         | \$ 258,409    | \$ 258,409    |
| 26       | DIV 14   | ELEVATORS                       | \$ -         | \$ 507,200    | \$ 507,200    |
| 27       | DIV 21   | FIRE PROTECTION                 | \$ 67,738    | \$ 609,642    | \$ 677,380    |
| 28       | DIV 22   | PLUMBING                        | \$ 784,029   | \$ 258,659    | \$ 1,042,688  |
| 29       | DIV 23   | HVAC                            | \$ 666,370   | \$ -          | \$ 666,370    |
| 30       | DIV 26   | ELECTRICAL                      | \$ 452,359   | \$ 1,967,581  | \$ 2,419,940  |
| 31       | DIV 31   | EARTHWORK                       | \$ 96,948    | \$ 872,534    | \$ 969,482    |
| 33       | DIV 32   | LANDSCAPE                       | \$ 22,844    | \$ 205,592    | \$ 228,435    |
| 34       | DIV 32   | FENCING                         | \$ 10,650    | \$ 95,850     | \$ 106,500    |
| 35       | DIV 32   | SITE CONCRETE                   | \$ 60,515    | \$ 544,638    | \$ 605,153    |
| 36       | DIV 33   | STORMWATER MANAGEMENT           | \$ 32,276    | \$ 290,488    | \$ 322,764    |
|          |          | GENERAL CONDITIONS              | \$ 174,587   | \$ 1,765,264  | \$ 1,939,851  |
|          |          | GENERAL REQUIREMENTS            | \$ 86,176    | \$ 871,338    | \$ 957,514    |
|          |          |                                 |              |               |               |
|          |          | CONTRACTOR CONTINGENCY          | \$ 65,401    | \$ 661,273    | \$ 726,674    |
|          |          | GENERAL LIABILITY INSURANCE     | \$ 34,335    | \$ 347,169    | \$ 381,504    |
|          |          | SUBCONTRACTOR DEFAULT INSURANCE | \$ 32,378    | \$ 327,375    | \$ 359,753    |
|          |          | PAYMENT AND PERFORMANCE BOND    | \$ 27,795    | \$ 281,042    | \$ 308,837    |
|          |          | CONTRACTOR FEE                  | \$ 151,216   | \$ 1,528,957  | \$ 1,680,173  |
|          |          |                                 |              |               |               |
|          |          | PROGRAM TOTALS                  | \$ 7,270,446 | \$ 29,063,272 |               |
|          |          | PROJECT TOTAL                   |              |               | \$ 36,333,717 |

BID RECAP

## 1010 W Jefferson Parking Garage &amp; Commercial Space



Boise, ID  
Bids Received 5/29/2026  
Bid Tabulation - Final

| Bidder                                                                              | Bidder Name                                 | Addendum 1 | PWL | Base Bid   | Alt #1        | Alt #2 | Alt #3 | Alt #4    | Total      |
|-------------------------------------------------------------------------------------|---------------------------------------------|------------|-----|------------|---------------|--------|--------|-----------|------------|
| <b>Bid Package Div. 1 - Final Clean</b>                                             |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Northwest Janitorial                        | N          | Yes | 14,300     |               |        |        |           | 14,300     |
| #2                                                                                  | Capital Cleaning                            | Y          | Yes | 23,270     |               |        |        |           | 23,270     |
| #3                                                                                  | First Class Cleaning, LLC                   | Y          | Yes | 40,091     |               |        |        |           | 40,091     |
| <b>Bid Package Div. 1 - Surveying</b>                                               |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Idaho Survey Group                          | Y          | Yes | 24,855     |               |        |        |           | 24,855     |
| <b>Bid Package Div. 1 - SWPP</b>                                                    |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Silver Leaf SWPP                            | Y          | Yes | 19,241     |               |        |        |           | 19,241     |
| <b>Bid Package Div. 3 - Concrete &amp; Reinforcement</b>                            |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Concrete Frame Associates, LLC.             | Y          | Yes | 9,095,000  |               |        |        |           | 9,095,000  |
| #2                                                                                  | Joseph J Albanese                           | Y          | Yes | 9,963,000  |               |        |        |           | 9,963,000  |
| #3                                                                                  | Okland Contruction                          | Y          | Yes | 11,725,329 |               |        |        |           | 11,725,329 |
| #4                                                                                  | Pence Kelly                                 | Y          | Yes | 12,159,812 |               |        |        |           | 12,159,812 |
| <b>Bid Package Div. 3 - Concrete Finishing (Polished Floors L1)</b>                 |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Consurco, Inc.                              | Y          | Yes | 9,440      |               |        |        |           | 9,440      |
| #2                                                                                  | Concrete Restoration                        | Y          | Yes | 10,764     |               |        |        |           | 10,764     |
| <b>Bid Package Div. 4 - Masonry</b>                                                 |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | M-L Masonry                                 | Y          | Yes | 988,000    |               |        |        |           | 988,000    |
| #2                                                                                  | Slattery Mitchell Inc.                      | Y          | Yes | 990,956    |               |        |        |           | 990,956    |
| #3                                                                                  | TMC Masonry, Inc.                           | Y          | Yes | 1,261,960  |               |        |        |           | 1,261,960  |
| #4                                                                                  | Allens Masonry                              | Y          | Yes | 1,384,900  |               |        |        |           | 1,384,900  |
| #5                                                                                  | Noble Masonry - non-responsive              | Y          | Yes | 980,400    |               |        |        |           | 980,400    |
| <b>Bid Package Div. 5 - Structural Steel &amp; Erection</b>                         |                                             |            |     |            |               |        |        |           |            |
| Solar Panel                                                                         |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | D&D Fab/DMS Erectors/Nucor                  | Y          | Yes | 3,498,436  | \$ 132,708.00 |        |        |           | 3,631,144  |
| #2                                                                                  | Mountain Steel Fabrication                  | Y          | Yes | 3,888,774  | \$ 126,535.00 |        |        |           | 4,015,309  |
| #3                                                                                  | Western Steel/DMC Erectors/Nucor            | Y          | Yes | 4,095,355  | \$ 119,257.00 |        |        |           | 4,214,612  |
| <b>Bid Package Div. 06 - Finish Carpentry T&amp;G Ceilings and Cabinetry / Tops</b> |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Paddock Construction                        | Y          | Yes | 580,408    |               |        |        |           | 580,408    |
| #2                                                                                  | Upson Roofing                               | Y          | Yes | 1,100,000  |               |        |        |           | 1,100,000  |
| <b>Bid Package Div. 07 - Waterproofing &amp; Joint Sealants</b>                     |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Waterproofing West                          | Y          | Yes | 41,370     |               |        |        |           | 41,370     |
| #2                                                                                  | Sawtooth Fortified                          | Y          | Yes | 177,365    |               |        |        |           | 177,365    |
| <b>Bid Package Div. 7 - Metal Panels REBID</b>                                      |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Mission Glass                               |            |     |            |               |        |        |           |            |
| #2                                                                                  | Upson Company                               |            |     |            |               |        |        |           |            |
| #3                                                                                  | Steel Encounters, inc.                      |            |     |            |               |        |        |           |            |
| #4                                                                                  | Centi Mark                                  |            |     |            |               |        |        |           |            |
| <b>Bid Package Div. 7 - Spray Applied Fireproofing/Intumecent Paint</b>             |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Spray On Solutions                          | Y          | Yes | 39,500     |               |        |        |           | 39,500     |
| #2                                                                                  | Precision Steel & Gyp - pulled bid          | Y          | Yes | 83,500     |               |        |        |           | 83,500     |
| <b>Bid Package Div. 7 - Roofing</b>                                                 |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | UpsonCompany                                | Y          | Yes | 246,650    |               |        |        |           | 246,650    |
| <b>Bid Package Div. 7 -Traffic Coating and Sealer</b>                               |                                             |            |     |            |               |        |        |           |            |
| PMMA                                                                                |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Consurco                                    | Y          | Yes | 739,165    |               |        |        | 1,008,480 | 1,747,645  |
| #2                                                                                  | Concrete Restoration                        | Y          | Yes | 845,437    |               |        |        | 1,052,954 | 1,898,391  |
| #3                                                                                  | Sawtooth Fortified                          | Y          | Yes | 1,184,030  |               |        |        | 1,199,235 | 2,383,265  |
| #4                                                                                  | Quest Mark - non-responsive                 | N          | N   | 316,500    |               |        |        | 575,417   | 891,917    |
| #5                                                                                  | Waterproofing West - non responsive         | Y          | Yes | 0          |               |        |        | 715,400   | 715,400    |
| <b>Bid Package Div. 8 - Doors, Frames and Hardware</b>                              |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Architectural Building Supply               | Y          | Yes | 131,265    |               |        |        |           | 131,265    |
| #2                                                                                  | D&A Door                                    | Y          | Yes | 182,070    |               |        |        |           | 182,070    |
| <b>Bid Package Div. 8 - Glass and Glazing</b>                                       |                                             |            |     |            |               |        |        |           |            |
| Nana Wall                                                                           |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Mission Glass                               | Y          | Yes | 1,962,955  |               | 25,530 |        |           | 1,988,485  |
| #2                                                                                  | D&A Glass                                   | Y          | Yes | 1,992,099  |               | -      |        |           | 1,992,099  |
| #3                                                                                  | Steel Encounters, Inc.                      | Y          | Yes | 2,072,925  |               | 39,433 |        |           | 2,112,358  |
| #4                                                                                  | Washington Glass & Glazing - non responsive | N          | Yes | 1,821,395  |               | -      |        |           | 1,821,395  |
| <b>Bid Package Div. 8 - Overhead Doors</b>                                          |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Overhead Door                               | Y          | Yes | 21,433     |               |        |        |           | 21,433     |
| #2                                                                                  | Crawford Door of Idaho                      | Y          | Yes | 45,580     |               |        |        |           | 45,580     |
| <b>Bid Package No.9 - Tiling</b>                                                    |                                             |            |     |            |               |        |        |           |            |
| #1                                                                                  | Nampa Floors                                | Y          | Yes | 15,754     |               |        |        |           | 15,754     |
| #2                                                                                  | Floform Mesa                                | Y          | Yes | 17,832     |               |        |        |           | 17,832     |
| #3                                                                                  | Dillabaugh's Flooring America               | Y          | Yes | 19,200     |               |        |        |           | 19,200     |

**Bid Package Div. 9 - Flooring**

|    |                               |   |     |         |  |  |  |  |         |
|----|-------------------------------|---|-----|---------|--|--|--|--|---------|
| #1 | Dillabaugh's Flooring America | Y | Yes | 89,924  |  |  |  |  | 89,924  |
| #2 | Designer Floors Inc.          | Y | Yes | 94,250  |  |  |  |  | 94,250  |
| #3 | Nampa Floors                  | Y | Yes | 132,010 |  |  |  |  | 132,010 |

**Bid Package Div. 9 - Framing Drywall Insulation**

|    |                             |   |     |           |  |  |  |  |           |
|----|-----------------------------|---|-----|-----------|--|--|--|--|-----------|
| #1 | Forte Construction Services | Y | Yes | 1,183,300 |  |  |  |  | 1,183,300 |
| #2 | Performance Contracting     | Y | Yes | 1,405,245 |  |  |  |  | 1,405,245 |
| #3 | Precision Steel & Gypsum    | Y | Yes | 1,500,000 |  |  |  |  | 1,500,000 |
| #4 | Summit Wall Systems Inc.    | Y | Yes | 1,714,600 |  |  |  |  | 1,714,600 |

**Bid Package Div. 9 - Painting**

Solar Panel

|    |                                        |   |     |         |       |  |  |  |         |
|----|----------------------------------------|---|-----|---------|-------|--|--|--|---------|
| #1 | Merit Now with Stripping               | Y | Yes | 111,403 | 7,018 |  |  |  | 118,421 |
| #2 | Color Craft with Stripping             | Y | Yes | 170,616 |       |  |  |  | 170,616 |
| #3 | Adam Roe Paint with Stripping          | Y | Yes | 198,854 |       |  |  |  | 198,854 |
| #4 | National Coatings, Inc. with Stripping | Y | Yes | 727,913 |       |  |  |  | 727,913 |

**Bid Package Div. 10 - Signage**

|    |                       |   |     |        |  |  |  |  |        |
|----|-----------------------|---|-----|--------|--|--|--|--|--------|
| #1 | Lytle Signs           | Y | Yes | 78,445 |  |  |  |  | 78,445 |
| #2 | Blueprint Specialties | Y | Yes | 84,250 |  |  |  |  | 84,250 |

**Bid Package Div. 10 - Specialties**

|    |                               |   |     |         |  |  |  |  |         |
|----|-------------------------------|---|-----|---------|--|--|--|--|---------|
| #1 | SBI Contracting               | Y | Yes | 157,175 |  |  |  |  | 157,175 |
| #2 | Cannon Sales - non responsive | N | Yes | 102,430 |  |  |  |  | 102,430 |

**Bid Package Div. 11 - Parking Control Equipment**

|    |                    |  |    |         |  |  |  |  |         |
|----|--------------------|--|----|---------|--|--|--|--|---------|
| #1 | Amato McGann, Inc. |  | NO | 238,305 |  |  |  |  | 238,305 |
|----|--------------------|--|----|---------|--|--|--|--|---------|

**Bid Package Div.14 - Elevators**

|    |                                     |   |     |         |  |  |  |  |         |
|----|-------------------------------------|---|-----|---------|--|--|--|--|---------|
| #1 | OTIS Elevator                       | Y | Yes | 495,500 |  |  |  |  | 495,500 |
| #2 | Schindler Elevator - non responsive | Y | Yes | 640,000 |  |  |  |  | 640,000 |
| #3 | Metro Elevator - non responsive     | N | Yes | 493,469 |  |  |  |  | 493,469 |

**Bid Package Div. 21 - Fire Suppression**

|    |                      |  |     |         |  |  |  |  |         |
|----|----------------------|--|-----|---------|--|--|--|--|---------|
| #1 | Treasure Valley Fire |  | Yes | 686,780 |  |  |  |  | 686,780 |
| #2 | Halo Fire Protection |  | Yes | 964,023 |  |  |  |  | 964,023 |

**Bid Package Div. 22 - Plumbing**

|    |                              |   |     |           |  |  |  |  |           |
|----|------------------------------|---|-----|-----------|--|--|--|--|-----------|
| #1 | DeBest                       | Y | Yes | 1,037,500 |  |  |  |  | 1,037,500 |
| #2 | Buss Mechanical              | Y | Yes | 1,044,640 |  |  |  |  | 1,044,640 |
| #3 | King Mechanical              | Y | Yes | 1,095,902 |  |  |  |  | 1,095,902 |
| #4 | Paige Mechanical Group, Inc. | Y | Yes | 1,192,479 |  |  |  |  | 1,192,479 |
| #5 | ACCO                         | Y | Yes | 2,719,300 |  |  |  |  | 2,719,300 |

**Bid Package Div.23 - HVAC**

|    |                              |   |     |         |  |  |  |  |         |
|----|------------------------------|---|-----|---------|--|--|--|--|---------|
| #1 | Advanced Heating and Cooling | Y | Yes | 654,820 |  |  |  |  | 654,820 |
| #2 | ACCO                         | Y | Yes | 959,000 |  |  |  |  | 959,000 |
| #3 | YMC - non responsive         | Y | Yes | 849,351 |  |  |  |  | 849,351 |

**Bid Package Div. 26 - Electrical**

Solar Panel

EV Charger

|    |                         |   |     |           |         |  |         |  |           |
|----|-------------------------|---|-----|-----------|---------|--|---------|--|-----------|
| #1 | Tri State Electric      | Y | Yes | 2,399,990 | 124,340 |  | 90,865  |  | 2,615,195 |
| #2 | Rocky Mountain Electric | Y | Yes | 2,642,690 | 164,742 |  | 157,802 |  | 2,965,234 |

**Bid Package Div.31 - Earthwork & Utilities**

|    |                     |   |     |         |  |  |  |  |         |
|----|---------------------|---|-----|---------|--|--|--|--|---------|
| #1 | G&S Excavation, LLC | Y | Yes | 676,327 |  |  |  |  | 676,327 |
|----|---------------------|---|-----|---------|--|--|--|--|---------|

**Bid Package Div. 32 - Fencing**

|    |                   |   |     |         |  |  |  |  |         |
|----|-------------------|---|-----|---------|--|--|--|--|---------|
| #1 | Boise River Fence | Y | Yes | 106,500 |  |  |  |  | 106,500 |
|----|-------------------|---|-----|---------|--|--|--|--|---------|

**Bid Package Div.32 - Landscape and Site Furnishings**

|    |                         |   |     |         |  |  |  |  |         |
|----|-------------------------|---|-----|---------|--|--|--|--|---------|
| #1 | Brightview              | Y | Yes | 223,185 |  |  |  |  | 223,185 |
| #2 | Sunshine Landscape Inc. | Y | Yes | 271,904 |  |  |  |  | 271,904 |

**Bid Package Div.32 - Site Concrete**

|    |                                    |   |     |         |  |  |  |  |         |
|----|------------------------------------|---|-----|---------|--|--|--|--|---------|
| #1 | EM Concrete - West Valley Builders | Y | Yes | 576,505 |  |  |  |  | 576,505 |
| #2 | Pence Kelly                        | Y | Yes | 826,000 |  |  |  |  | 826,000 |

**Bid Package Div.33 - Stormwater Management System**

|    |                                       |   |     |         |  |  |  |  |         |
|----|---------------------------------------|---|-----|---------|--|--|--|--|---------|
| #1 | Guho Corp                             | Y | Yes | 322,764 |  |  |  |  | 322,764 |
| #2 | Brightview Landscape - non responsive | Y | Yes | 227,960 |  |  |  |  | 227,960 |

# SCHEDULE





















[illegible]

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Current Milestone

This schedule reflects current planning and thinking. Okland reserves the right to make ongoing, but reasonable adjustments thereto by rearranging start dates, sequences, durations, completion dates, etc

Run Date: 04/28/26

Data Date: 01/07/26

Page 8 of 23 Pages

## CCDC Jefferson St. Parking Facility

### Proposed Schedule











































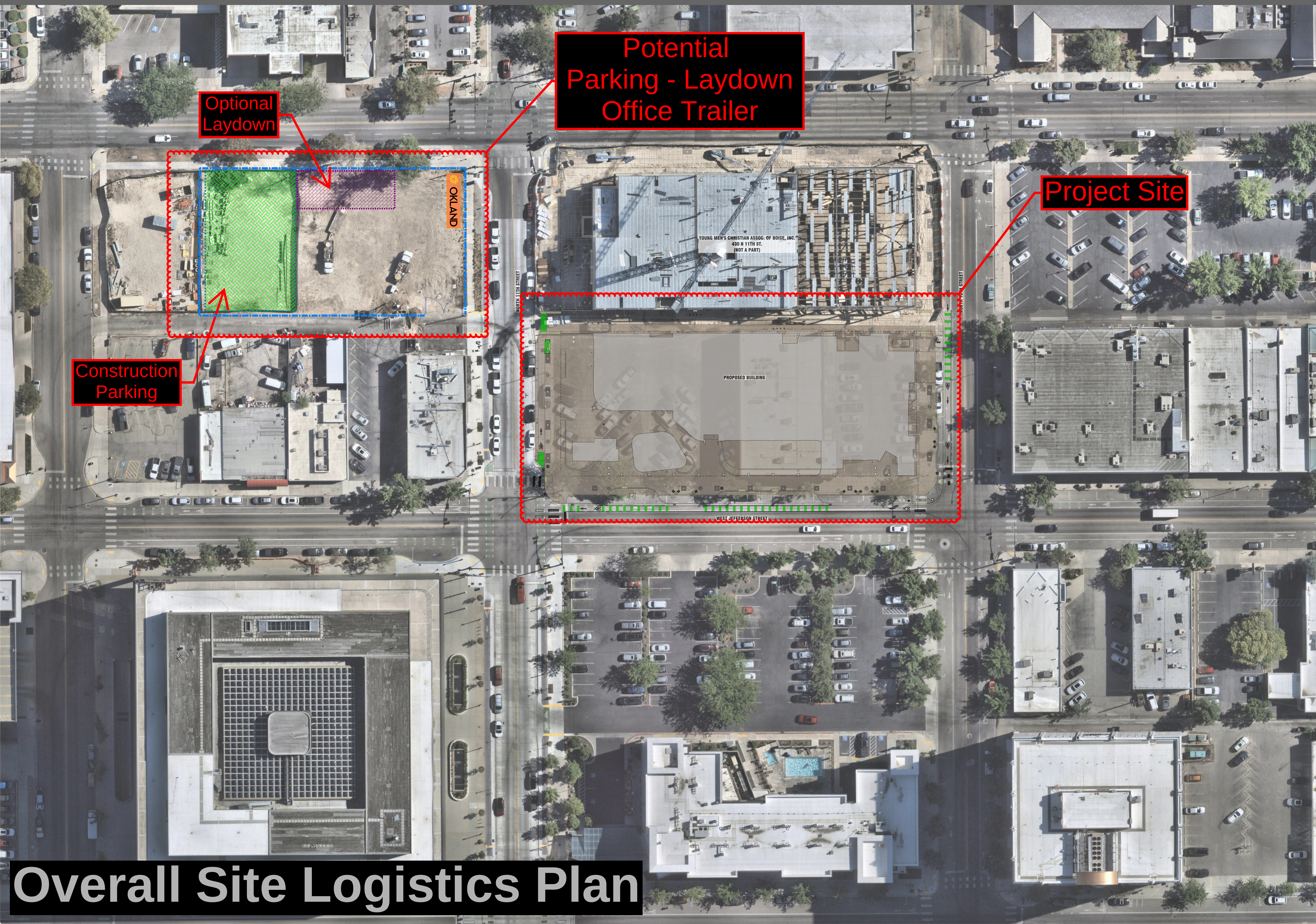




## SITE LOGISTICS



# OKLAND Site Logistics Plan - Jefferson Street Parking

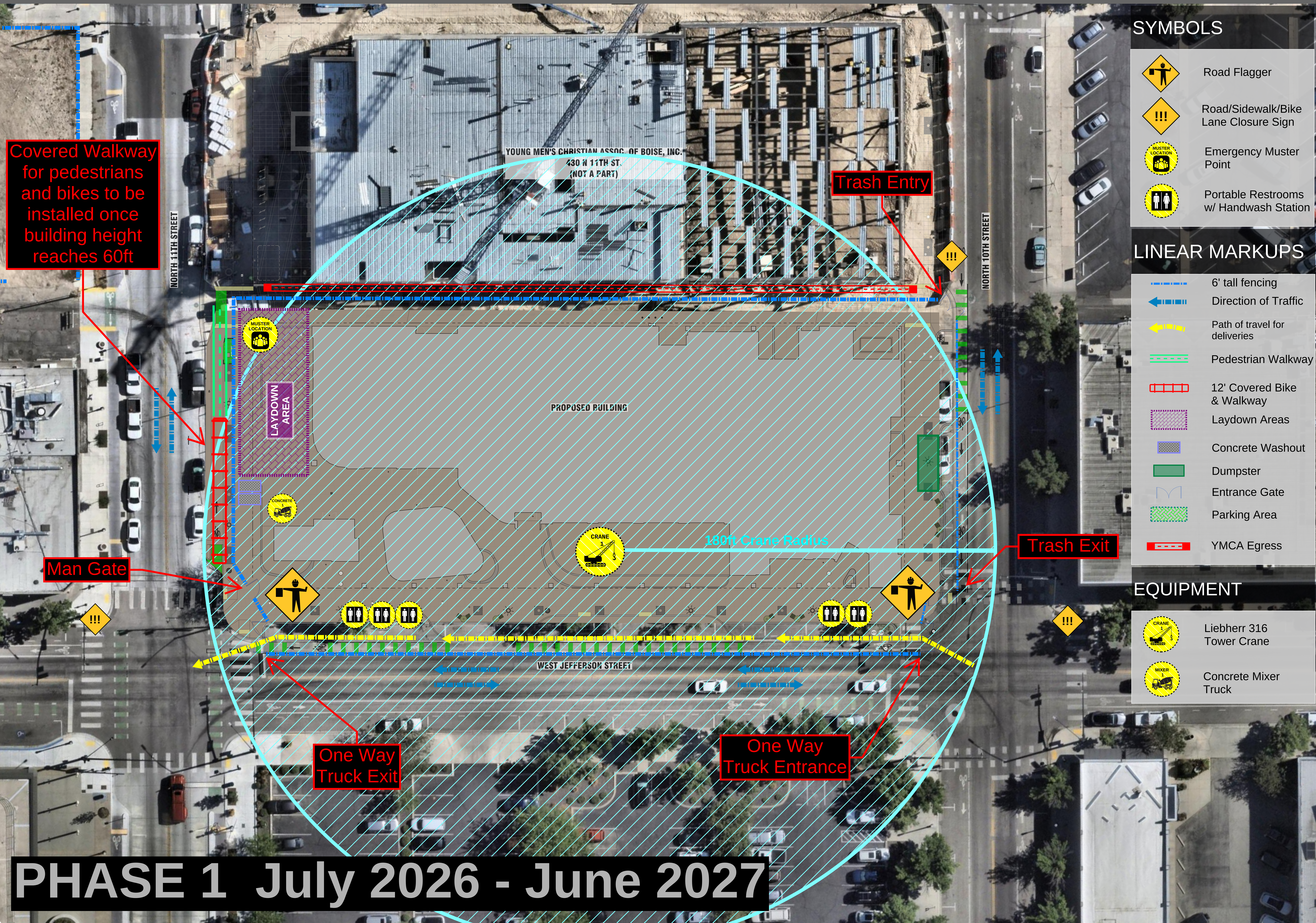


## Overall Site Logistics Plan



 OKLAND

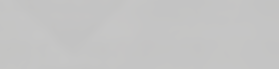
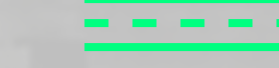
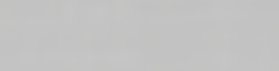
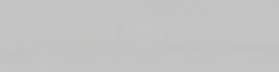
Site Logistics Plan - Jefferson Street Parking



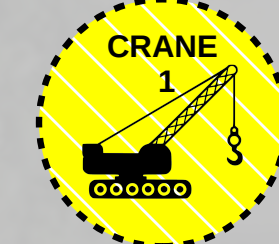
SYMBOLS

-  Road Flagger
-  Road/Sidewalk/Bike Lane Closure Sign
-  Emergency Muster Point
-  Portable Restrooms w/ Handwash Station

LINEAR MARKUPS

-  6' tall fencing
-  Direction of Traffic
-  Path of travel for deliveries
-  Pedestrian Walkway
-  12' Covered Bike & Walkway
-  Laydown Areas
-  Concrete Washout
-  Dumpster
-  Entrance Gate
-  Parking Area
-  YMCA Egress

EQUIPMENT

-  Liebherr 316 Tower Crane
-  Concrete Mixer Truck

PHASE 1 July 2026 - June 2027



 OKLAND

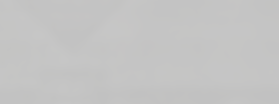
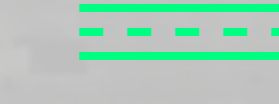
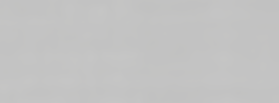
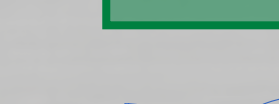
Site Logistics Plan - Jefferson Street Parking



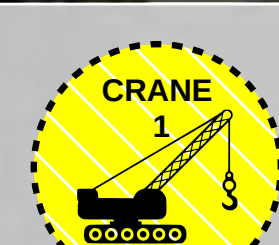
SYMBOLS

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-  Road/Sidewalk/Bike Lane Closure Sign
-  Emergency Muster Point
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LINEAR MARKUPS

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-  Concrete Washout
-  Dumpster
-  Entrance Gate
-  Parking Area
-  YMCA Egress

EQUIPMENT

-  Liebherr 316 Tower Crane
-  Concrete Mixer Truck

PHASE 2 June 2027 - Aug 2027



 OKLAND

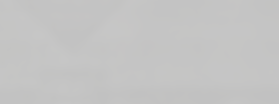
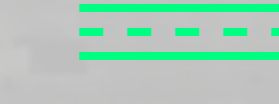
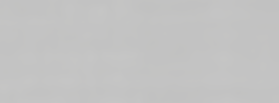
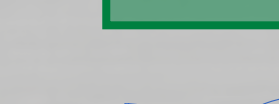
Site Logistics Plan - Jefferson Street Parking



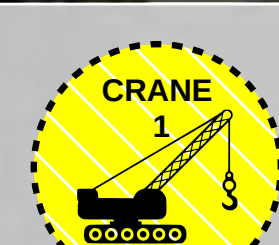
SYMBOLS

-  Road Flagger
-  Road/Sidewalk/Bike Lane Closure Sign
-  Emergency Muster Point
-  Portable Restrooms w/ Handwash Station

LINEAR MARKUPS

-  6' tall fencing
-  Direction of Traffic
-  Path of travel for deliveries
-  Pedestrian Walkway
-  12' Covered Bike & Walkway
-  Laydown Areas
-  Concrete Washout
-  Dumpster
-  Entrance Gate
-  Parking Area
-  YMCA Egress

EQUIPMENT

-  Liebherr 316 Tower Crane
-  Concrete Mixer Truck



 OKLAND

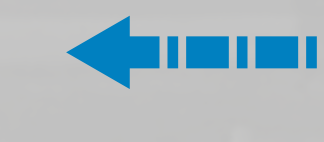
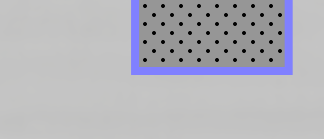
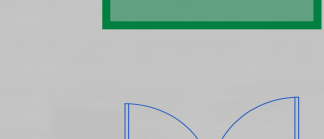
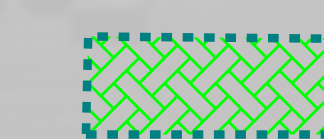
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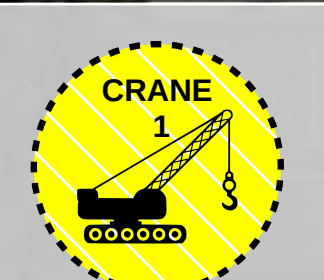
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PHASE 4 Sept 2027 - Oct 2027



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01 3100 PROJECT MANAGEMENT AND COORDINATION  
01 3216 CONSTRUCTION PROGRESS SCHEDULE  
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07 1900 WATER REPELLENTS  
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27 0544 SLEEVES AND SLEEVE SEALS FOR COMMUNICATIONS PATHWAYS AND CABLING  
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# Sheet Drawing Index

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M4.01 MECHANICAL DETAILS  
M5.01 MECHANICAL CONTROLS  
M5.02 MECHANICAL CONTROLS

## ELECTRICAL

E0.01 ELECTRICAL LEGENDS & NOTES  
E0.02 ELECTRICAL SCHEDULES  
E0.11 ELECTRICAL ONE-LINE DIAGRAM  
E1.01 ELECTRICAL SITE PLAN  
E1.11 LEVEL 1 LIGHTING PLAN  
E1.12 LEVEL 2 LIGHTING PLAN  
E1.13 LEVEL 3 LIGHTING PLAN  
E1.14 LEVEL 4 LIGHTING PLAN  
E1.15 LEVEL 5 LIGHTING PLAN  
E1.16 LEVEL 6 LIGHTING PLAN  
E1.21 LEVEL 1 POWER PLAN  
E1.22 LEVEL 2 POWER PLAN  
E1.23 LEVEL 3 POWER PLAN  
E1.24 LEVEL 4 POWER PLAN  
E1.25 LEVEL 5 POWER PLAN  
E1.26 LEVEL 6 POWER PLAN  
E1.31 LEVEL 1 FIRE ALARM PLAN  
E1.32 LEVEL 2 FIRE ALARM PLAN  
E1.33 LEVEL 3 FIRE ALARM PLAN  
E1.34 LEVEL 4 FIRE ALARM PLAN  
E1.35 LEVEL 5 FIRE ALARM PLAN  
E1.36 LEVEL 6 FIRE ALARM PLAN  
E3.01 ELECTRICAL PANEL SCHEDULES  
E3.02 ELECTRICAL PANEL SCHEDULES  
E4.01 ELECTRICAL DETAILS  
E4.02 ELECTRICAL DETAILS  
E4.03 ELECTRICAL COMCHECK  
E5.01 LEVEL 1 - LIGHTING PHOTOMETRICS  
E5.02 GARAGE LEVEL 2 - LIGHTING PHOTOMETRICS  
E5.03 GARAGE LEVEL 6 - LIGHTING PHOTOMETRICS  
E5.04 TYPICAL STAIR - LIGHTING PHOTOMETRICS

## TECHNOLOGY

T0.01 TECHNOLOGY LEGENDS & NOTES  
T0.02 TECHNOLOGY SCHEDULES  
T1.01 TECHNOLOGY SITE PLAN  
T1.02 ONE-LINE DETAILS AND RISER DIAGRAMS  
T1.11 LEVEL 1 TECHNOLOGY PATHWAY PLAN  
T1.12 LEVEL 2 TECHNOLOGY PATHWAY PLAN  
T2.11 LEVEL 1 TECHNOLOGY FLOOR PLAN

T2.12 LEVEL 2 TECHNOLOGY FLOOR PLAN  
T2.13 LEVEL 3 TECHNOLOGY FLOOR PLAN  
T2.14 LEVEL 4 TECHNOLOGY FLOOR PLAN  
T2.15 LEVEL 5 TECHNOLOGY FLOOR PLAN  
T2.16 LEVEL 6 TECHNOLOGY FLOOR PLAN  
T3.01 TECHNOLOGY ENLARGED PLAN SERIES  
T4.01 TECHNOLOGY DETAILS  
T4.02 SECURITY DETAILS  
T4.03 SINGLE DOOR SECURITY DETAILS - CONDO ASSOCIATION  
T4.04 SINGLE DOOR SECURITY DETAILS - TENANT SPACES





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# **V. EXECUTIVE SESSION**





**DATE:** July 13, 2026

**TO:** Latonia Haney Keith, Chair  
Board of Commissioners

**FM:** John Brunelle, Executive Director

**RE:** CCDC Monthly Report



#### FEATURED HIGHLIGHT FOR JUNE 2026

*The Agency was in the spotlight at June's Idaho Business Review "Icon Awards" event. Executive Director John Brunelle was among the 12 honorees who spoke: "CCDC is a small agency, but we do big things," Brunelle said. "Just look out your window downtown, you'll see our work. In fact, look around this room. [Boise Centre was] made possible through our financing with the auditorium district. Over the years we've put close to \$8 billion in construction value in downtown, and we're not done yet. Although I will be soon." Click links below for more details:*

<https://idahobusinessreview.com/2026/06/23/john-brunelle-retire-shaping-downtown-boise/>

<https://idahobusinessreview.com/2026/06/19/52-honored-boise-event-idaho-career-achievements/>



# Westside District



*The North End Lofts (formerly 16th and State) Type 2 Participation Program project is now complete.*

## ECONOMIC DEVELOPMENT

**1010 W. Jefferson St. – Commercial Space and Public Parking Facility:** The Agency is redeveloping 1010 W. Jefferson St. into a multi-story, mixed-use building with approximately 446 parking stalls and active ground-floor uses. The project is in permitting with the City of Boise and ACHD, and demolition of the site was completed in April 2026. Invitations to bid were issued on April 30, 2026, and the team is on track to begin construction in Summer 2026.

The Treasure Valley YMCA will own and occupy one of the ground-floor condominiums for the Kissler Family Early Education Center. The Board approved an Amended and Restated Reservation Agreement with the YMCA in February 2026. In November 2025, the Board approved a real property disposition policy and authorized a Request for Proposals (RFP) for the remaining five ground-floor commercial condominiums. The RFP was issued on January 7, 2026, with responses due April 7, 2026. One response was received by the deadline and was deemed incomplete. The RFP process has been closed, and the Agency is preparing next steps for disposition to present to the Board at a future meeting.

In March 2026, the Board approved selection of BofA Securities for underwriting services to prepare to issue parking system revenue bonds to finance construction of the parking facility. The Agency has been working with its municipal advisor, Piper Sandler, bond counsel, Taft Law, underwriter, BofA Securities, and external counsel, Elam & Burke, to prepare bond resolutions and documents that will be considered by the Board in May 2026 with the intent to price and sell the bonds in June 2026. *Project Lead: Alexandra Monjar*

**1010 W. Jefferson St. – Existing Facilities:** The Agency operates public parking on a portion of the property, with a daily fee of \$8. The parking facilities are managed by The Car Park, and payment is processed through ParkMobile. The Agency continues to coordinate with the adjacent YMCA construction project north of the property. Demolition of the building was completed in April 2026, and that portion of the site will remain fenced until construction begins in July 2026. *Project Lead: Aaron Nelson*



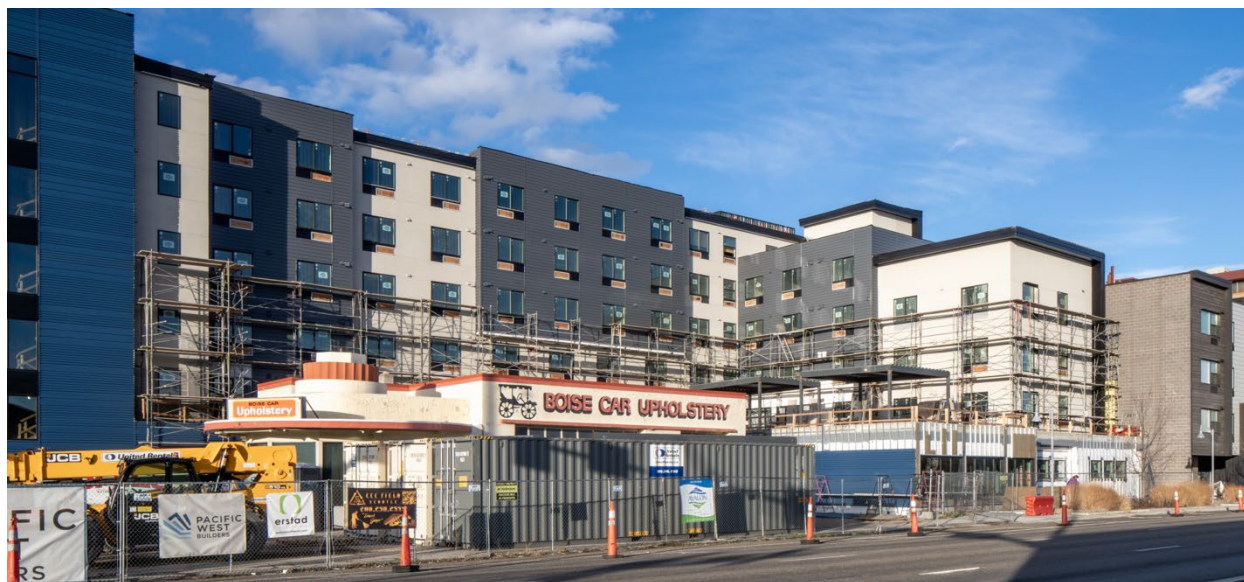
**1111 W. State St. (Agency Owned Property):** Formerly known as Block 69 North, this half-block parcel was acquired by the Agency through a land exchange with the YMCA in September 2024. Prior to the exchange, the previous owner cleared the property of all improvements. The property is currently vacant, and the Agency is using the property as a construction staging area in support of multiple Agency Capital Improvements Projects throughout downtown. *Project Lead: Aaron Nelson*

**821 W. State St. – Idaho Wheat Commission – PP Type 1:** The Agency received a Type 1 application from the Idaho State Building Authority for a four story, mixed-use building which will replace the Idaho Wheat Commissions existing office building and provide space for additional tenants. Public improvements include new sidewalks, trees, silva cell systems, streetlights, and bike racks. The Board approved the Type 1 Agreement on August 11, 2025, and the project remains on schedule for completion later this summer. *Project Lead: Kassi Brown*

## INFRASTRUCTURE

**Bannock Streetscape Improvements - 12th Street to 16th Street:** This project includes streetscape improvements on both sides of Bannock Street between 12th Street and 16th Street to support connectivity for all modes of travel from the West Downtown neighborhood into downtown. The design aligns with ACHD's Bannock Street Neighborhood Concept. To maximize public investment, the Agency has entered into an Interagency Agreement with ACHD to include ACHD's planned pavement rehabilitation and the replacement of the underground Boise City Canal crossing under Bannock Street east of 14th Street in the project scope. CSHQA led the design effort, and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). The improvements on Bannock Street between 13th Street and 16th Street were completed in September 2025 as part of the first phase of the project. The Agency obtained approval of GMP 2 for the final phase of improvements between 12th Street and 13th Street at the March 9 Board meeting. Construction of the final phase began in April. Work on 13th Street is complete, and the roadway and sidewalks have reopened. Work on Bannock Street between 12th and 13th Street is ongoing. Remaining work includes pouring the remaining streetscape concrete, installing lighting, completing landscaping, and installing site furnishings. At the 12th Street intersection, curb and gutter installation is underway, with lighting and site furnishings scheduled for installation later this month. Work is anticipated to be completed by August 2026. *Project Lead: Megan Pape*

# 30th Street District



*New Path 2, a Type 3 Participation Program partnership with Pacific Companies is nearing completion. The road closure on 23rd Street, between Main Street and Fairview Street, has been removed.*



## ECONOMIC DEVELOPMENT

**2618 W. Fairview Ave. - LOCAL Fairview - PP Type 2:** Subtext plans to construct this seven-story, 271-unit, mixed-use project. The development will have approximately 8,500 square feet of ground floor commercial space with the existing Capri Restaurant retained and incorporated into the design. The public improvements eligible for CCDC reimbursement include streetscapes along Fairview Avenue and 27th Street. Utility upgrades and expansion work include upgrading and undergrounding power, new underground fiber, and phone lines, and expanding the sewer mainline. Total Development Costs are estimated at \$81 million, and Eligible Expenses are \$1.2 million. The Board approved a final agreement in April 2023. This project did not move forward to construction, and the associated participation agreement is no longer in effect. *Project Lead: Corrie Brending*

**114 N. 23rd St. - New Path 2 - PP Type 3:** This second phase of New Path, a permanent supportive housing development, is comprised of 96 multi-family units and space for ancillary support services. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and support from the City of Boise. This development will provide housing for individuals and couples exiting homelessness or facing homelessness and earning less than 60% of the area median income for Ada County, though residents will be earning substantially below this. There is an estimated \$250,000 in eligible expenses for streetscape and public utility upgrades. The Board approved a final agreement in October 2023, and construction of New Path 2 began in October 2024. *Project Lead: Corrie Brending*

**170 S. 28th St. - Finch – PP Type 1: Roundhouse:** The Agency received an application for Type 1 assistance from Roundhouse Affordable for a 40-unit affordable housing development that consists of two four-story, wood-frame walk-up residential buildings. The Finch is a Low-Income Housing Tax Credit (LIHTC) project that includes a mix of unit types and affordability levels ranging from 30% to 60% AMI, with 10% of units at market rate. Public improvements will include scored concrete sidewalks, silva cells, street trees, and historic streetlights along W. Fairview Avenue and S. 27th Street. The Board designated the project for Type 1 assistance at the August 11, 2025, meeting. The Board approved the final agreement on November 3, 2025, and construction is underway. *Project Lead: Corrie Brending*

## INFRASTRUCTURE

**West End Commercial Blocks:** The West End Commercial Blocks project is a multi-year strategic investment developed through collaboration with public and private stakeholders. The project is focused on building the public infrastructure and transportation facilities necessary to support the evolving neighborhood's continued growth. The initial phase of this project centers on a comprehensive assessment to identify where infrastructure improvements are most needed. Specifically, the assessment will evaluate opportunities to better support existing commercial businesses and upgrade transit and mobility options throughout the area. The Agency published the Request for Qualifications in April to procure a pre-qualified design team and has since selected a preferred team. The Agency is currently finalizing contract negotiations, and the consultant will be formally announced upon execution of an agreement. Over the following nine months, the team will conduct a structured assessment culminating in a final report that recommends public investment opportunities and helps CCDC prioritize future construction projects within the area. *Project Lead: Megan Pape*

# Shoreline District

## ECONOMIC DEVELOPMENT

**1025 S. Capitol Blvd. – Capitol Campus:** J. Fisher Companies plans to construct a mixed-use project on property owned by the City of Boise. The project will include approximately 360 income-restricted housing units at 60% of Area Median Income, 12,000 square feet of Lusk Street retail or light food and beverage space, and a public parking garage with at least 330 stalls. The J. Fisher team has been working with the Agency on a Type 3 Participation Program application. The project was presented to the Board during a work session on April 14, 2025. A letter of intent outlining the proposed partnership was approved by the Board at the February meeting. The letter of intent includes the purchase of a 250-stall parking condominium for \$16 million and reimbursement of eligible public improvements up to an estimated \$3.4 million. In May, the Board designated the project eligible for Type 3 Transformative Assistance and directed



Agency to negotiate a Type 3 agreement. On May 13th, the project received design review approval from the City of Boise. *Project Lead: Carrie Brending*

## INFRASTRUCTURE

**Shoreline District Streetscape Design Standards.** The Agency is partnering with the City of Boise Planning & Development Services Department to update the Downtown Boise Streetscape Standards Manual. The update will include all streets within the Shoreline District Project Area and establish required streetscape design standards to guide redevelopment within the district. *Project Lead: Toby Norton*

## MOBILITY

**Downtown Riverfront Improvements, Greenbelt, 9th St. to Americana Boulevard:** This project will construct a second parallel pathway adjacent to the existing greenbelt to spur economic development, increase safety and capacity, and provide separate facilities for pedestrians and cyclists. This project will be a partnership with the City of Boise Parks and Recreation Department and adjacent property owners. The Request for Qualifications (RFQ) was published last month to hire a design team that will develop alignment concepts and conduct community engagement. Two RFQ's were received and reviewed, and the Agency is negotiating scope and costs with GGLO. *Project Lead: Toby Norton*

# Gateway East District

## ECONOMIC DEVELOPMENT

**2392 E. WinCo Ct. - Eastport Logistics - PP Type 4:** Eastport Logistics is a 44-acre industrial development project located in the Gateway East District at 2392 East WinCo Court. The planned uses are a mix of warehouse, distribution, and manufacturing for a total of approximately 687,000 square feet between four buildings, and approximately 800 on-site parking stalls with 90 of those stalls for truck/trailer parking. The developer, Lincoln Property Company, estimates total development costs will be \$101,500,000. Lincoln Property Company has requested assistance under the Type 4 Program for the nearly \$8.7 million of public utility and roadway infrastructure planned for the project. The Board approved the Type 4 Designation in October 2024, and construction is underway. *Project Lead: Carrie Brending*

**951 E. Gowen Rd. - Red River Logistics and Commerce Centers - PP Type 2:** The Board approved an Agreement to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. Construction of the project is now complete, and the Agency is completing cost documentation. *Project Lead: Carrie Brending*

**2500 W. Freight St. - Boise Gateway 3 - PP Type 2:** In December 2022, the Board designated this Boyer Company project to receive Type 2 Participation assistance for utility and roadway improvements. The project is a 185,000 square foot speculative warehouse building designed to accommodate up to four tenants per lot bound by Eisenman Road, WinCo Court, and Freight Street. The agreement was approved by the Board in February 2024 and includes the option for the developer to construct an additional building on the site within the term of the agreement to further catalyze development in Gateway East. An amendment was approved by the Board in October 2025 to include Building 4. Construction is now complete, and the Agency is completing cost documentation. *Project Lead: Carrie Brending*



# State Street District



*Request for Proposals for Roe Street Multi-Family Homes (8306 W. State Street) were due on June 30, marking a milestone for the Agency owned property.*

## ECONOMIC DEVELOPMENT

**8306 W. State St. – Roe Street Multi-Family Homes– PP Type 5:** The Agency acquired the property located at 8306 W. State Street in April 2025 to facilitate the redevelopment of the site through the Type 5 Participation Program. Initial site preparation work has been completed, and the Board approved the Roe Street Multi-Family Homes Request for Proposals at its April 2026 meeting. The proposal submission deadline was June 30, 2026, and the Agency received multiple proposals. Agency is conducting a preliminary review of the submissions and has begun coordinating with the selected review committee as part of the evaluation process *Project Lead: Corrie Brending*

**1711 N. 31 St. - Residential Development – PP Type 1:** The Agency received a Type 1 application from Cook Property Management, LLC for an infill residential development at 1711 N. 31 Street. The project consists of three new single-family homes, each with three bedrooms and three and a half bathrooms, and a detached garage with second story ADU. Public improvements include new sidewalks, trees, alleyways, and utility upgrades. Cook Property Management, LLC, will also construct additional sidewalks to the south of their property, on the west side of 31st Street, to connect to the current sidewalks at Bella Street. Making this connection will provide safer pedestrian routes to nearby public transit and businesses along State Street. The Board approved the Type 1 Agreement at the September 22, 2025, meeting and the townhomes were completed in December 2025, with the additional streetscapes anticipated to be complete later this year. *Project Lead: Kassi Brown*

**3108 W. Bella St. – Residential Development – PP Type 1:** The Agency received a Type 1 application from Cook Property Management, LLC for a residential development at 3108 W. Bella Street. This development is to the south of 1711 N. 31 Street and includes the construction of four single family homes, with detached garages and additional second story space. Further streetscape and utility improvements are required, beyond the expanded scope of work undertaken by Cook Property Management, LLC as part of the 1711 N. 31 Street project. The Board approved the Type 1 Agreement at the June 8, 2026, meeting and construction is anticipated to begin in August. *Project Lead: Kassi Brown*

## INFRASTRUCTURE

**State Street District Streetscape Design Standards.** The Agency is partnering with the City of Boise Planning & Development Services Department to update the Downtown Boise Streetscape Standards



Manual. The update will include all streets within the State Street District Project Area and establish required streetscape design standards to guide redevelopment within the district. *Project Lead: Toby Norton*

# Agency Wide – All Districts

## PARKING & MOBILITY

**ParkBOI Rate and Product Analysis:** Current hourly and monthly pass rates were implemented in spring 2022. The Agency retained Kimley-Horn to evaluate current rates and provide guidance on future pricing. Kimley-Horn is supporting a customer satisfaction survey, analysis of local Boise market trends, and benchmarking against comparable cities to inform agency recommendations on rates and product offerings. Agency previewed the proposed rates and new products with the Board at the March 2026 Board meeting and solicited public feedback from stakeholders and the community through April 10, 2026. The Agency held a public hearing on the proposed rates April 13, 2026. The Board adopted a modified Resolution 1963, approving adjustments for all rates except the Hotel Guest rate and the Reserved Monthly Pass rate, with an effective date of August 1, 2026. The Board then adopted Resolution 1970 at the May 2026 Board meeting, approving adjustments to the Hotel Guest rate and Reserved Monthly Pass programs. Marketing materials are currently being prepared ahead of the August 1 go-live date for new products. *Project Lead: Zach Piepmeyer*

**ParkBOI Security Camera Upgrades:** Current security camera coverage in ParkBOI garages is limited to vehicle gate locations, the BikeBOI storage facility, and select pay-on-foot stations. Existing camera technology is outdated, and the current video management system has limited functionality and relies on on-site video storage. The Agency plans to replace the existing system, expand camera coverage across all facilities, and implement a cloud-based video management system with enhanced video search, access, and sharing capabilities. Cator Ruma has been selected to support development of system specifications, system acquisition, and installation. Services include assessing existing facilities, preparing construction documents, assisting with a Request for Proposals (RFP) for camera vendors, supporting vendor interviews and selection, and supporting installation of the new system. Cator Ruma submitted Preliminary Design documents to the Agency on April 30, 2026. The RFP is anticipated to be released in summer 2026, with installation expected to be completed by late 2026 or early 2027. *Project Lead: Zach Piepmeyer*

**ParkBOI Marketing Campaign:** With the adoption of new and expanded ParkBOI pass products at the April 2026 Board meeting, the Agency is developing a marketing campaign to increase awareness and educate individual parkers, business owners, and prospective downtown commercial tenants about the ParkBOI system parking opportunities and the value that ParkBOI provides to the community. This effort will include revisions to the ParkBOI.com website and targeted outreach to various audience groups. Agency is currently working with JedSplit to create marketing collateral. *Project Lead: Zach Piepmeyer & Lana Graybeal*

**ParkBOI 2026 Structural Condition Assessment:** Every five years, the Agency engages a structural engineer to visually inspect all ParkBOI garages. Under this effort, the engineer evaluates all observable forms of deterioration present in the garage, generates a report of their findings, and prepares a list of recommended repair work. This list of repair work then informs the Agency's parking capital improvements program. The most recent condition assessment was performed in 2021/2022. Out of that effort came numerous projects such as structural concrete repair work at 10th & Front. The Agency prepared a Request for Qualifications (RFQ) for a structural engineer to provide condition assessment services to the agency and distributed the RFQ to two consultant firms from the Agency's On-Call Structural Engineering roster. Both firms submitted responses to the RFQ, which are currently being reviewed and scored. The Agency anticipates selecting a firm in July/August with the condition assessment being completed in the fall/winter 2026 timeframe. *Project Lead: Zach Piepmeyer*

**ParkBOI Parking Operator Procurement:** The current parking operator contract will expire on September 30, 2026. In anticipation of this, the Agency released a Request for Qualifications for Parking Operator to on May 6, 2026. Statements of Qualifications (SOQ) from prospective operators were due to the Agency on June 16, 2026. Four (4) firms submitted SOQ by the deadline. An evaluation committee consisting of



Agency employees, a City of Boise representative, a BSU representative and the ownershare partner at the 11th & Front garage is evaluating all SOQ and will rank respondent firms. Agency anticipates bringing a recommendation to the Board for awarding the highest-ranked firm at the August 2026 Board meeting. The new contract is set to take effect October 1, 2026. *Project Lead: Zach Piepmeyer*

**9th & Front Stair Tower Enclosure and Elevator Modernization:** This two-part project at the 9th & Front ParkBOI parking garage consists of the modernization of three elevators and the enclosure of the two stair towers. An assessment completed in early 2024 determined that the three existing parking garage elevators are approaching the end of their service life and need modernization. The garage also exhibits two external stair towers with open-air designs that require regular maintenance to ensure the structural integrity and safety of the towers. This project aims to protect and extend the lifespan of CCDC's assets, while improving the functionality of the property and ensuring a safe environment for all users.

In 2025, Cushing Terrell was selected as the design professional of record and Andersen Construction as the CM/GC. Cushing Terrell has submitted the stair tower enclosure plans for permit review to the City of Boise. Bids for the stair tower enclosure scope of work were due on June 11, and the Agency will seek Board approval for Amendment No. 3 to the CM/GC agreement with Andersen Construction for GMP 3 and the associated stair tower enclosure scope of work at a future meeting.

The building permit for the elevator modernization scope of work has been approved, with work anticipated to begin later this summer. Andersen Construction will start on the west stair tower, with necessary electrical upgrades in the mechanical room. *Project Lead: Kassi Brown*

**Capitol & Main Garage Membrane Project:** KPFF is the design engineer for this project and will also provide construction administration services until project completion. In the design, a roof top closure gate is being added to help prevent nighttime vandalism via burnouts on the roof. Level 5 of the garage will receive a full membrane replacement, and new parking line striping as well as structural repairs to the elevator tower walls and roof top columns, as well as water ponding repairs on the roof deck. Work will take place in summer 2026. *Project Lead: Aaron Nelson*

## CCDC EMPLOYEE UPDATES

### May in Motion Awards



On June 25, CCDC received a Silver Award in ACHD Commuteride's May in Motion Awards, recognizing the Agency's commitment to sustainable commuting practices. Fourteen agency employees logged an average of 15 days of alternative transportation in the month of May, reducing single-occupancy vehicle trips.

### CCDC Summer Celebration

CCDC employees and their families came together for the annual Summer Celebration at Club Meadow, the home of JoJo and John Brunelle, for an evening of great food, conversation, music, face painting, and yard games. The event serves as an opportunity to recognize the team's outstanding accomplishments over the past year while celebrating the people behind the work. Looking ahead, the gathering also marked an exciting moment to reflect on upcoming milestones, including the start of construction on the 1010 W. Jefferson Street Commercial Space and Public Parking Facility in July and the successful sunset of the Westside District in September.





## CONDOMINIUM ASSOCIATIONS

| <b>Building Eight Condominiums Association</b><br>CCDC Contact: Aaron Nelson |                                                                                                                                                                                                              |                   |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Member                                                                       | Unit                                                                                                                                                                                                         | Percent Interest  |
| CCDC                                                                         | Capitol & Myrtle Parking Garage (Unit 2)                                                                                                                                                                     | 35%               |
| Raymond Management                                                           | Hampton Inn & Suites (Unit 1)                                                                                                                                                                                | 62.5%             |
| Hendricks                                                                    | Retail Units (Units 3 & 4)                                                                                                                                                                                   | 2.5%              |
| Condo Board Meetings                                                         |                                                                                                                                                                                                              |                   |
| Last Meeting                                                                 | Next Meeting                                                                                                                                                                                                 | Next Report Due   |
| December 16, 2025                                                            | December 2026                                                                                                                                                                                                | December 31, 2026 |
| <b>Issues/Comments:</b>                                                      | A meeting was held, and the main topic of discussion was the current painting project being done by the Hampton Hotel, elevator project and new membrane on roof level and level 2 were completed Fall 2025. |                   |

| <b>Front Street Condominium Association</b><br>CCDC Contact: Aaron Nelson |                            |                  |
|---------------------------------------------------------------------------|----------------------------|------------------|
| Member                                                                    | Unit                       | Percent Interest |
| CCDC                                                                      | 9th & Front Parking Garage | 25.76%           |
| GBAD                                                                      |                            | 2.00%            |
| Aspen Condominiums                                                        | Aspen Lofts                | 52.17%           |
| Hendricks                                                                 | BoDo Retail Units          | 20.07%           |
| Condo Board Meetings                                                      |                            |                  |
| Last Meeting/Report                                                       | Next Meeting               | Next Report Due  |



|                         |                                                                                                                                                                       |                   |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| November 25, 2025       | November 2026                                                                                                                                                         | November 30, 2026 |
| <b>Issues/Comments:</b> | The meeting was held November 25 at 1pm, ParkBOI provided a parking update, CCDC provided an update for the elevator modernization project and stair tower enclosure. |                   |

| <b>U.S. Bank Plaza Condominium Association</b><br>CCDC Contact: Mary Watson |                                                                                                                                           |                         |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Member</b>                                                               | <b>Unit</b>                                                                                                                               | <b>Percent Interest</b> |
| LN City Center Plaza/<br>Clearwater Analytics                               | A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A,<br>7A, 8A, 9A                                                                                  | 77.372%                 |
| CCDC                                                                        | 1F, 1G, 1J, 2B, 4B, 5B                                                                                                                    | 6.861%                  |
| GBAD                                                                        | 4A                                                                                                                                        | 3.040%                  |
| Boise State University                                                      | 1D, 1E, 2A, 3A, 3B                                                                                                                        | 6.131%                  |
| Valley Regional Transit                                                     | B1, B2, B3                                                                                                                                | 6.429%                  |
| Sawtooth Investment<br>Mgmt.                                                | 10A                                                                                                                                       | 0.167%                  |
| <b>Condo Board Meetings</b>                                                 |                                                                                                                                           |                         |
| <b>Last Meeting/Report</b>                                                  | <b>Next Meeting</b>                                                                                                                       | <b>Next Report Due</b>  |
| October 23, 2025                                                            | October 2026                                                                                                                              | TBD                     |
| <b>Issues/Comments:</b>                                                     | The condo was under budget this year, and a \$2 million dollar project is in the works for fiscal year 2026 to apply protective coatings. |                         |



| <b>Capitol Terrace Condominium Association</b><br>CCDC Contact: Aaron Nelson |                                                                                                                                                                                                                                                  |                  |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Member                                                                       | Unit                                                                                                                                                                                                                                             | Percent Interest |
| CCDC                                                                         | Capitol & Main Parking Garage                                                                                                                                                                                                                    | 50%              |
| Hawkins Companies                                                            | Main + Marketplace                                                                                                                                                                                                                               | 50%              |
| Condo Board Meetings                                                         |                                                                                                                                                                                                                                                  |                  |
| Last Meeting/Report                                                          | Next Meeting                                                                                                                                                                                                                                     | Next Report Due  |
| September 24, 2025                                                           | November 12, 2026                                                                                                                                                                                                                                | February 2026    |
| <b>Issues/Comments:</b>                                                      | CCDC is having four fan units replaced on the roof top of the Main Market place; these fans remove CO2 from the garage. Fans were installed February 2026, CO2 sensors are being updated to work with new fans, this work will be done in April. |                  |

| <b>Downtown Parking Condominiums Association</b><br>CCDC Contact: Aaron Nelson |                                                              |                  |
|--------------------------------------------------------------------------------|--------------------------------------------------------------|------------------|
| Member                                                                         | Unit                                                         | Percent Interest |
| CCDC                                                                           | 9th & Main Parking Garage                                    | 93.51%           |
| Les Bois Holdings, LLC                                                         | Commercial, Main Street side                                 | 2.03%            |
| Eastman Building, LLC                                                          | Commercial, Idaho Street side                                | 4.46%            |
| Condo Board Meetings                                                           |                                                              |                  |
| Last Meeting/Report                                                            | Next Meeting                                                 | Next Report Due  |
| September 23, 2025                                                             | September 2026                                               | September 2026   |
| <b>Issues/Comments:</b>                                                        | The annual meeting was held on September 23, 2025, at 2 p.m. |                  |



| <b>ACME Fast Freight Condominium Association</b><br>CCDC Contact: Zach Piepmeyer      |                                                                                 |                         |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------|
| <b>Member</b>                                                                         | <b>Unit</b>                                                                     | <b>Percent Interest</b> |
| CCDC                                                                                  | 11th & Front Parking Garage, 30.1%<br>(Units 402, 403, 501, 502)                | 28.485%                 |
| Stoddard 1101 Front, LLC<br>(Ahlquist sold their portion of the garage in April 2026) | 11th & Front Parking Garage, 69.9%<br>(Units 104, 105, 201, 202, 301, 302, 401) | 66.490%                 |
| Boise Metro Chamber                                                                   | Boise Chamber Offices<br>(Units 101, 102, 203)                                  | 5.025%                  |
| <b>Condo Board Meetings</b>                                                           |                                                                                 |                         |
| <b>Last Meeting/Report</b>                                                            | <b>Next Meeting</b>                                                             | <b>Next Report Due</b>  |
| Last meeting in 2023; last report filed 12/5/2024                                     | TBD                                                                             | TBD                     |
| <b>Issues/Comments:</b>                                                               |                                                                                 |                         |

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# **VI. ADJOURN**





**END**