



AGENDA BILL

Agenda Subject: Approve Resolution 1977: Capitol & Main ParkBOI Parking Garage, Membrane Replacement Project. Public Works Construction Contract with Consurco, Inc.		Date: 8/10/26
Staff Contact: Aaron Nelson, Parking & Facilities Manager	Attachments: A. Photos of Capitol & Main Garage Rooftop B. Resolution No. 1977 C. Bid Results	
Action Requested: Adopt Resolution No.1977 Awarding Consurco, Inc. the Public Works contract for the Capitol & Main Membrane Replacement Project		

Background:

The Agency prioritizes reinvestment to extend the service life and improve the appearance of its six public parking garages. A key component of this effort is maintaining traffic-bearing waterproofing membranes that protect the concrete and reinforcing steel from moisture and chloride intrusion, particularly at exposed rooftop levels.

The rooftop membrane at the Capitol & Main Parking Garage was initially installed in 2015 and has received periodic localized patch repairs since summer 2022 to mitigate intentional membrane damage caused by vehicle vandalism (e.g. “burnouts”).

Despite routine maintenance, including twice-annual power washing and periodic localized membrane patch repairs where vandalism has occurred, the membrane has continued to deteriorate. The ongoing vehicle vandalism has accelerated deterioration.

Additionally, areas of ponding water have been observed due to improper parking deck slopes and drain placement. These areas should be repaired by correcting the slope to ensure property drainage.

Given the age and condition of the membrane, along with continued damage and drainage issues, full replacement of the rooftop system is recommended as a more effective and long-term solution than continued localized repairs. The Capitol & Main ParkBOI Parking Garage, Membrane Replacement Project (project) was programmed to address these items.

Project Scope:

In March 2026, KPFF was engaged to evaluate existing conditions, prepare repair bid documents, and provide construction administration for the project, which includes removal and replacement of the rooftop waterproofing membrane and correction of localized drainage issues causing water ponding. The new membrane system is expected to have a 10- to 15-year service life.

Additional work includes repair of damaged Level 6 concrete columns, repair of a cracked masonry wall at the Idaho Street elevator tower, and installation of infrastructure to allow nightly rooftop closures for vehicles at the rooftop level. ParkBOI staff will deploy barricades to restrict vehicle access and reduce vandalism to the rooftop each night once this infrastructure is installed.

An additive alternate would extend a heavy-duty membrane across the entire rooftop deck, increasing durability and service life beyond the base bid, which included applying the heavy-duty membrane only to the vehicle drive-lane.

This project is necessary to protect the structure by preventing moisture and chloride intrusion into concrete and reinforcing steel. The project will preserve the existing structure and minimize further weather-related deterioration.

Procurement Process:

Idaho Code Section 67-2805(2) requires a formal, sealed bid process for public works construction projects anticipated to exceed \$250,000 and selection of the lowest responsive bidder. The Agency advertised an Invitation to Bid for the Capitol & Main Membrane Replacement Project in the Idaho Statesman on July 8 and July 15, 2026. In an effort to receive as many competitive bids as possible, a notice also was emailed to the plan room at the Idaho Association of General Contractors as well as five separate contractors holding the requisite public works license.

Five bids were received by July 29, 3pm deadline as shown in the table below. Consurco, Inc. submitted the lowest responsive bid at \$315,464 for the combined total of the base bid and the Additive Alternative #1.

Contractor	Base Bid	Additive Alternate #1	Total Bid Amount (Base Bid) +(Add Alt #1)
Consurco, Inc.	\$293,054	\$22,410	\$315,464¹
D&R Masonry	\$361,835	\$18,706	\$380,541
Flynn BEC LP	\$468,490	\$30,829	\$499,319
Sawtooth Fortified	\$622,030	\$103,960	\$725,990
Cascade Industries	Non-Responsive ²		

¹ Removing concrete column repair, block wall repair, slab grade repair, and gate mechanism installation, the effective bid unit price for the membrane removal and reapplication work associated with the low bid is \$7.85/SF.

² Cascade Industries has a Class C Public Works license and can only bid up to \$200,000 for a project. Due to that fact they were deemed non-responsive.

Project Schedule and Impacts:

Construction is scheduled to begin in mid-August 2026 and be completed by the end of September 2026. Portions of the rooftop level will be closed at various times during construction, temporarily reducing parking capacity by up to 90 spaces. Project phasing will be coordinated with the contractor to minimize impacts too parkers. ParkBOI will notify monthly parkers in advance and provide on-site signage for hourly parkers in advance of the project.

Fiscal Notes:

The Agency's FY2026 budget includes sufficient funds to proceed with the work for both the Base Bid and the Additive Alternate for heavy duty membrane.

Staff Recommendation:

Adopt Resolution No. 1977 recognizing Consurco, Inc. as the lowest responsive bidder for the Project and awarding the Capitol & Main Membrane Replacement Project for a total Base Bid of \$293,054 with an Additive Alternative #1 bid of \$22,410 for a project total of \$315,464.

Suggested Motion:

I move to adopt Resolution No. 1977 recognizing Consurco, Inc. as the lowest responsive bidder; awarding the Capitol & Main Membrane Replacement Project contract to Consurco Inc for the total Base Bid and Additive Alternate #1 and authorizing the Executive Director to execute the contract and expend funds.

Attachment A: Photos of Capitol & Main Garage Rooftop





RESOLUTION NO. 1977

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, FINDING CONSURCO, INC. IS THE QUALIFIED BIDDER WHICH SUBMITTED THE LOWEST RESPONSIVE BID FOR THE CAPITOL & MAIN GARAGE WATERPROOFING PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PUBLIC WORKS CONSTRUCTION CONTRACT WITH CONSURCO, INC. FOR THE CAPITOL & MAIN GARAGE WATERPROOFING PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THE RESOLUTION INCLUDING THE EXPENDITURE OF FUNDS AND INCLUDING A CONTINGENCY FOR UNFORESEEN EXPENSES; 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, Idaho Code § 67-2805(2)(a) provides for a competitive sealed bidding process for procurement of public works construction valued in excess of \$250,000; and,

WHEREAS, the Agency issued an Invitation to Bid for its Capitol & Main Garage Waterproofing Project (the "Project") on July 8, 2026, and published the requisite public notice of the Invitation to Bid in the *Idaho Statesman* newspaper on July 8 and July 15, 2026; and,

WHEREAS, in an effort to manage Project budget limits, the Agency requested that bidders provide a Base Bid plus one (1) Bid Alternate for the Project; and,

WHEREAS, the Agency received five (5) sealed bids by the due date and time of 3:00 p.m. on July 29, 2026, from the following companies: Cascade Industrial Services; Consurco, Inc.; D&R Masonry Restoration, Inc.; Flynn BEC LP; and Sawtooth Calking, Inc., doing business as Sawtooth Fortified; and,

WHEREAS, the administrative requirements of the bidding process for the Project required that bidders hold a valid Idaho public works license prior to bid opening, and that bidders name the subcontractors who will perform any plumbing, electrical, HVAC work; and,

WHEREAS, the Agency determined the bid received from Cascade Industrial Services ("Cascade") was non-compliant with the administrative requirements of the bidding process for the Project and therefore cannot be considered by the Agency Board because Cascade: a.) did not hold a valid Idaho public works license prior to bid opening, in accordance with Idaho Code

§ 54-1904; and, b.) failed to list the required subcontractors on its bid, in accordance with Idaho Code § 67-2310; and,

WHEREAS, Consurco, Inc., D&R Masonry Restoration, Inc., Flynn BEC LP, and Sawtooth Fortified each held the requisite Idaho public works license prior to bid opening, and the bids received from these companies were in compliance with the Agency's administrative requirements of the bidding process for the Project; and,

WHEREAS, Consurco, Inc. submitted the lowest responsive bid for the Base Bid plus the addition of Bid Alternate #1, which total bid amount is within the Agency's budget limits for the Project; and,

WHEREAS, Agency staff recommends to the Agency Board that the contract award for the Project be made to Consurco, Inc. as the qualified bidder that submitted the lowest responsive bid.

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

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

Section 2: That the Board hereby finds that Consurco, Inc. was the qualified bidder submitting the lowest responsive bid for the Capitol & Main Garage Waterproofing Project.

Section 3: That the Executive Director of the Agency is hereby authorized to negotiate and execute a public works construction contract with Consurco, Inc. for the total bid amount (Base Bid plus Bid Alternate #1) of THREE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED SIXTY-FOUR AND 00/100 DOLLARS (\$315,464), consistent with the Board's stated instructions at the August 10, 2026, Agency Board Meeting; and further, is hereby authorized to execute all necessary documents required to implement the actions contemplated by the contract, subject to representations by Agency legal counsel that all conditions precedent to those actions and the contract or other documents are acceptable and consistent with the comments and discussions received at the August 10, 2026, Agency Board Meeting.

Section 4: That the Executive Director is authorized to expend funds for the total bid amount (Base Bid plus Bid Alternate #1) plus up to 10% of the total bid amount for construction 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 August 10, 2026. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 10, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

Signed by:
By: Commissioner John Stevens
John Stevens, Vice Chair

ATTEST:

Signed by:
By: Lauren McLean
Lauren McLean, Secretary

**Capitol & Main Garage Waterproofing Project****BIDS DUE: July 29, 2026 - 3:00 PM****Bid Results**

CONTRACTOR	PWC License*	Signed Contractor's Affidavit Concerning Taxes	Addendum #1 Acknwdgd	Subcontractor List per Idaho Code § 67-2310	Unit Prices Bid Form 00 43 22 Submitted	Completed Signed Bid Form	BASE BID AMOUNT	ADD ALTERNATE #1	TOTAL BASE BID + ADD ALT
Consurco	PWC-C-14819	X	X	X	X	X	\$293,054.00	\$22,410.00	\$315,464.00
D&R Masonry	4971691	X	X	X	X	X	\$361,835.00	\$18,706.00	\$380,541.00
Flynn BEC LP	034555	X	X	X	X	X	\$468,490.00	\$30,829.00	\$499,319.00
Sawtooth Fortified	051774	X	X	X	X	X	\$622,030.00	\$103,960.00	\$725,990.00
Cascade Ind.	8381316**	X	X	NO	X	X	Non-Responsive		

*Public Works Licenses verified through State of Idaho Division of Occupational and Professional Licenses.

**Public Works License is Class C and not valid for this project.