

#520 Major Tenant Improvement Application

Case #: BLD19-01927

Property Information

Address

|                                   |                                |                           |                |                |             |                  |
|-----------------------------------|--------------------------------|---------------------------|----------------|----------------|-------------|------------------|
| Street Number:<br>1290            | Prefix:<br>W                   | Street Name:<br>MYRTLE ST | Unit #:<br>    |                |             |                  |
| Subdivision name:<br>SEC 10 3N 2E | Block:<br>0                    | Lot:<br>6                 | Section:<br>10 | Township:<br>3 | Range:<br>2 | Zoning:<br>C-5DD |
| Parcel Number:<br>S1010223280     | Additional Parcel Numbers:<br> |                           |                |                |             |                  |

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

|  |                                 |              |               |
|--|---------------------------------|--------------|---------------|
| First Name:<br>Tom                         | Last Name:<br>Ahlquist          | State:<br>ID | Zip:<br>83702 |
| Company:<br>BVA Dev                        |                                 |              |               |
| Address:<br>2775 W. Navigator Dr., Ste 220 | City:<br>Meridian               | State:<br>ID | Zip:<br>83702 |
| E-mail:<br>tom@bvadev.com                  | Phone Number:<br>(208) 616-1050 | Cell:<br>    | Fax:<br>      |

Agent/Representative Information

Role Type: ☒ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

|   |                                 |              |               |
|---|---------------------------------|--------------|---------------|
| First Name:<br>Tucker                   | Last Name:<br>Anderson          | State:<br>ID | Zip:<br>83702 |
| Company:<br>Babcock Design Group        |                                 |              |               |
| Address:<br>800 W. Main Street, Ste 940 | City:<br>Bois                   | State:<br>ID | Zip:<br>83702 |
| E-mail:<br>tucker@babcockdesign.com     | Phone Number:<br>(208) 861-0814 | Cell:<br>    | Fax:<br>      |

Owner Information

Same as Applicant? ☐ No ☒ Yes (If yes, leave this section blank)

|                 |                   |              |          |
|-----------------|-------------------|--------------|----------|
| First Name:<br> | Last Name:<br>    | State:<br>ID | Zip:<br> |
| Company:<br>    |                   |              |          |
| Address:<br>    | City:<br>         | State:<br>ID | Zip:<br> |
| E-mail:<br>     | Phone Number:<br> | Cell:<br>    | Fax:<br> |

**1. Project Name:**

USAO/GSA Tenant

**2. Project Description:**

Office tenant improvement to include: offices, conference room, lobby, file and work areas, and other supporting spaces. To include the entire 5th level of Pioneer

**3. Planning & Zoning Information****A. Land Use Zone:****B. Design Review Number:****C. Conditional Use Number:****D. Zoning Certificate Number:****E. Other:****4. Building Information****A. Existing Use:**

Building Shell Space

**B. Proposed Use:**

Office/Business

**C. Occupancy Groups:**

B A3

**D. Construction Type:**

(IBC/IRC) IIB

**E. What floor is the tenant improvement located on?**

Full floor 5 and 1600sf on 4th level

**F. Existing occupant load:**

0

**G. Proposed occupant load:**

260

**H. Was a preliminary plan review conducted?**☒ Yes ☐ No

Plans Examiner: Carl Madsen

**I. Square footage of the original tenant space:**

0

**J. Are you adding new/additional square footage?**☐ Yes ☒ No

Total amount of new square footage: 27500

Are you creating new residential units? ☐ Yes ☒ No

How many residential units? 0

Are you creating Assisted Living Units? ☐ Yes ☒ No

Your development activity may be exempt from City impact fees.

Type of Development?

Office

Please provide brief description of intended use:

Office use for GSA tenant.

Would you like to file a request for the City Impact Fee exemption?

☒ **No - City Impact Fees will be applied**

☐ **Yes - Complete the section that below and include/upload any supporting documents**

### Development Impact Fees Exemptions Request

*"Development Impact Fee Ordinance," Per Boise City Code: "Exemptions"*

**IMPORTANT:** The developer must apply for impact fee exemption at the time of application for a building permit. Any exemption not claimed prior to the issuance of a building permit shall be deemed waived by the fee payer.

#### Exemptions -Standard:

- ☐ Rebuilding the same amount of floor space of a structure destroyed by fire or other catastrophe, provided the structure is rebuilt and ready for occupancy within two (2) years of destruction;
- ☐ Remodeling or repairing a structure which does not increase the number of square footage or residential units;
- ☐ Replacing a residential unit, including a manufactured home, with another residential unit on the same lot, provided the number of residential units does not increase;
- ☐ Placing a temporary construction trailer or office on a lot;
- ☐ Constructing an addition on a residential structure which does not increase the number of residential units;
- ☐ Adding uses that are typically accessory to residential uses, such as tennis courts or clubhouses, unless it can be clearly demonstrated that the use creates a significant impact on the infrastructure capacity of the Parks & Recreation, Fire, and Police Departments;

Applicant's added comments:

Your exemption will be reviewed by the impact fee administrator within 24 hours and a determination made no longer than seven (7) working days from date of application; provided sufficient supporting documentation has been provided.

**5. Fire Information**

A. Fire Flow:

B. Static Pressure:

C. Is there a fire alarm system? ☒ **Yes** ☐ **No**

D. Is the building fully sprinklered? ☒ **Full** ☐ **No** ☐ **Partial**

If yes, will the sprinklers be used for:

Allowable Area Increase? ☒ **Yes** ☐ **No**

Story Increase? ☒ **Yes** ☐ **No**

Fire-resistive Substitution? ☒ **Yes** ☐ **No**

Other?

If partially sprinklered, where?

**6. Public Works Information**

Site drainage area (acres):



Certificate of Value

Permit Types

Valuation

Project Value:

Used to calculate fees for the Structural permit. Project Value is the total value of all construction work for which the permit is issued (including overhead and profit), as well as finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent equipment.

\$: 2960000

Owner Supplied Equipment? ☒ Yes ☐ No

Electrical Value:

Total value of all work performed (including overhead and profit) on the job, including the electrical contract and any change orders.

\$: 390000

Owner Supplied Equipment? ☒ Yes ☐ No

Plumbing Value:

Total value of all work performed (including overhead and profit) on the job, including the plumbing contract and any change orders.

\$: 100000

Owner Supplied Equipment? ☒ Yes ☐ No

Mechanical Value:

Total value of all work performed (including overhead and profit) on the job, including the mechanical contract and any change orders.

\$: 320000

Owner Supplied Equipment? ☒ Yes ☐ No

Fire Sprinkler:

\$: 43000

Please select one as it applies to fire sprinklers (Phone: 395-7813): ☐ Remodel ☒ Addition ☐ New System

Fire Alarm System:

\$: 43000

Please select one as it applies to fire alarms (Phone: 395-7809): ☐ New system in new building ☐ New system in existing building ☒ Modification to existing system

☒ I certify that the Values and Scope of Work given is the most accurate available at this time.

Erosion & Sediment Control

The work performed under a tenant improvement permit is subject to construction site erosion and sediment control requirements per Boise City Code.

1. If your project meets any of the criteria below, an Erosion and Sediment Control permit is required:
- Exterior work is involved
  - Removal of more than 115 square feet of interior ground floor or basement
  - Placement of more than 115 square feet of concrete in the interior
  - Work involving more than 40 linear feet of trench for saw cutting of an existing interior concrete slab for new underground piping

2. Area Disturbed (must list within 0.25 acres):

**Note:** Area disturbed is the total area impacted by human induced change to improved or unimproved land.

0

square feet = 0 acres

The following items require approval by PDS Erosion and Sediment Control

- Permit Variance Waiver Request
- Plan Waiver Request for Erosion & Sediment Control Plan requirement

**Involved Parties (Please list any parties not included on the first page)**Role Type: ☒ Tenant ☐ Architect ☐ Structural Engineer ☐ Contractor ☐ Other

First Name: Beth Last Name: Haynes

Company: General Services Administration

Address: 550 W Fort, Ste. 387 City: Boise State: ID Zip: 83702

E-mail: mary.haynes@gsa.gov Phone Number: (208) 334-1242 Cell: Fax:

Role Type: ☐ Tenant ☒ Architect ☐ Structural Engineer ☐ Contractor ☐ Other

First Name: Tucker Last Name: Anderson

Company: Babcock Design Group

Address: Babcock Design Group City: Boise State: ID Zip: 83702

E-mail: tucker@babcockdesign.com Phone Number: (208) 947-5990 Cell: (208) 861-0814 Fax:

Role Type: ☐ Tenant ☐ Architect ☐ Structural Engineer ☒ Contractor ☐ Other

First Name: Dave Last Name: Wall

Company: Oakland Construction

Address: City: State: ID Zip:

E-mail: dave.wall@okland.com Phone Number: (208) 576-6077 Cell: Fax:

**Energy Efficiency Incentive Programs**

Your project may qualify for an energy efficiency incentive program from Idaho Power.

For more information visit their website: [idahopower.com/EnergyEfficiency/](http://idahopower.com/EnergyEfficiency/)

To find a customer service rep for your area: Call their Customer Service Center at (208) 388-2860

**Required Documentation and Drawings**

See the Major Tenant Improvement Submittal Checklist for details.

Staff will perform a review for completeness prior to accepting Major Tenant Improvement applications.

**Additional Required Permits**

An erosion and sediment control permit may be required, depending on the scope of project.

Trade permits for mechanical, plumbing and electrical work are obtained separately, if applicable.

Fire alarm and fire sprinkler permits are obtained separately, if applicable.

**WARNING:** Renovation, repair and painting projects that disturb lead-based paint in pre 1978 homes, childcare facilities and schools must be performed by an EPA Certified Renovator and specific work practices must be implemented to prevent lead contamination. For more information please call 1-800-424-LEAD [5323] or see [www.epa.gov/lead/pubs/renovation.htm](http://www.epa.gov/lead/pubs/renovation.htm).

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date: