

El Korah Shriners EVENT CENTER

FEASIBILITY STUDY

Prepared for: E Korah Shriners

November 7, 2024

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I. PROJECT DISCRPTION

A. Property

The Proposed EL Korah Shriner’s project shall be sited on a 2.208-acre parcel (96,180.48 sq. ft.) located on the Southwest corner of North Westgate Drive and West King Street in Boise, Idaho. The parcel is that portion of land lying in Section 01, T.3 N, R 1 E, as recorded in the records of Boise, Principal Meridian, Ada County, Idaho. (See Exhibit A & Exhibit B). The Property is designated as BLK 2 & N139.91' OF BL 1 of the Westgate Shopping Center.

Westgate Plaza
1755 Westgate Drive
Boise, ID 83704

B. Ownership

The Property (Parcel No. 9322200005) which is a 2.208-acre Parcel with an Existing 43,476 SF Building is owned by Masonic Temple Association.

C. Site Topography

The topography of the site is generally flat with grading to drain in the various existing parking lot underground drain fields retaining water runoff on site. The adjacent Property to the South is approximately the same elevation as that of the subject property as the parking lot is shared.

The Property is not incumbered with easements beyond the typical setback required by the City of Boise.

The Site has frontages on North Westgate Drive and West King Street, both of which are designated as Arterial Streets for Access to the property.

All utilities are located on site at or near the property boundaries.

D. Land Use & Zoning

Current Land Zoning for the subject property is MX-3 Commercial. The entire site is presently fully developed in its current state.

E. The Neighborhood

The general area of the site is an existing developed area of Fairview Avenue (See Vicinity Map Exhibit C & Arial Photo Exhibit D). Fairview Avenue is a Commercial Corridor to the South of the Property, with residential neighborhoods to the West and North-West, and Commercial Developments to the North, North-East and to the East.

F. Proposed Project Development

A Building Addition to the Existing Site and Building is proposed and when complete the total building area shall consist of the Existing 2-story 43,476 SF building and will include the New Addition of approximately 3,000 SF of 'New Space' that will incorporate an Assembly area (with Stage), a Commercial Kitchen, an "Oasis" Bar and supported Men's & Women's Restrooms. (See Exhibit E)

II. LIST OF REGULATORY AGENCIES

Attached hereto is a list of governmental jurisdictions, utility companies, and project contacts involved in this project (See Exhibit F)

III. PROJECT SCHEDULE

Attached hereto is a preliminary estimate of timing to complete this project (See Exhibit G)

IV. PRELIMINARY COST ESTIMATE

Attached hereto is a preliminary estimate of the site and building costs and fees to complete this project (See Exhibit H)

V. PLANNING DEPARTMENT

A. Building Plan Review

The Planning Department's involvement in this project includes a Design Review. The Project will require – at bare minimum – Design Review approval with City of Boise.

B. Site Plan Review

Parking Lot Modifications: Both options for the proposed addition will require some modifications to the existing parking lot. Per City of Boise code Section 11-04-08 Table 11-04.9, minimum parking requirements for buildings including offices, business services, and/or lodges are 1 space per 400sf gross floor area. With a total maximum estimated square footage of 48,900sf, the parking lot requires a minimum of 123 spaces. The existing parking lot contains 144 total spaces including 6 handicap spaces. Therefore, the proposed addition is permitted to remove up to 21 spaces from the existing parking lot and still be compliant with the City of Boise zoning code. Additional spaces may be required to be added based on Ada County Highway District traffic studies as outlined in section XIV.

C. Approvals/Requirements

This requires a preliminary Neighborhood Meeting, Formal Design Review Hearing, appeal period for the public, and associated permit fees and interdepartmental reviews by City of Boise. NOT INCLUDING TIME FOR DEVELOPING THE DESIGN FOR THE REVIEW, the process with the City is estimated to take a minimum of 4-6 weeks; to schedule the neighborhood meeting (letter

required to be posted 10 days prior to meeting), prepare and submit for the Design Review Hearing (plans, elevations, site/landscaping REQUIRED). Design Review hearing is bound to the schedule of City of Boise (first come first served), Interdepartmental reviews by Boise (minimum estimate 2-weeks), appeal period for the public which is 10 days after Design Review Approval.

D. Fees

The Fee associated with the Design Review Process of the Planning Department for 1-5 acres is \$1,002.75. This does not include mailings to the surrounding landowners in the 300-foot radius, the posting of a required sign on the property notifying the General Public of the Hearing or the Design Materials necessary for the Hearing.

VI. BUILDING DEPARTMENT

A. Approvals/Requirements

The Building Department is the coordinator for Building and Civil Plan Reviews. Building and Civil Plans are to be submitted to the Building Department for distribution and control.

The Project will require structural engineering to show structural stability when attaching the new 3,000 SF addition to the existing building OR the addition will need to be considered a “separate building” with its own services, fire safety features, unattached structure, and individual utilities (not likely but possible depending on analysis). Project will require Mechanical, Electrical, & Plumbing engineering (MEP) to show capacity for all new systems (as required), new plumbing and sewer connections (including grease trap for kitchen), and to verify enough power capacity for the 3,000 SF addition to the building.

The City of Boise Building Department uses the Currently Adopted Building Codes Revised and updated to apply to projects submitted on or after January 1, 2021:

- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Energy Conservation Code (IECC)
- 2017 Idaho State Plumbing Code (ISPC)
- 2023 National Electrical Code (NEC)
- 2018 International Fire Code (IFC) (Including Appendices B, C, D, F and L)(2019 NFPA 13 and 2019 NFPA 72 Standards)
- City Code (See Title 9 Building Codes and Regulations)

Mechanical Codes:

- 2018 International Mechanical Code (IMC) (Including Appendix A)
- 2018 International Fuel Gas Code (IFGC) (Including Appendices A, B, C, and D)

The estimated timeframes with the building department is a **minimum** of 4-6 weeks for the review time and will probably be longer given this is an addition to an ageing commercial building. The earlier ‘code version reviews’ are required by the City to confirm the aspects of the existing building meets the ADA and life safety, any structural unknowns, as well as any MEP unknowns, ETC).

B. Fees

The Schedule of permit fees. As referenced in the International Building Code, the International Existing Building Code, the International Residential Code, the International Energy Conservation Code and the International Fire Code, as adopted by Boise City, fees shall be assessed in accordance with this Building Code Fee Schedule and including as set forth in the included fee tables depicted as Table No. 1-A, Table J103.3.1, and Table J103.3.2.

From TABLE NO. 1-A BUILDING PERMIT FEE SCHEDULE -TOTAL VALUATION FEE:
Project valuation from \$100,001.00 and up:

Fee is \$913.09 for the first \$100,000.00 plus \$5.17 for each additional \$1,000.00 or fraction thereof.

VII. CENTRAL DISTRICT HEALTH DEPARTMENT

A. Approvals/Requirements

Ada County Central District Health -Environmental Health Department requires one (1) set of plans and specifications to be submitted for review and approval prior to the construction or alteration of any building with Food Service. The submittal package should include a complete application and guideline checklist. Manufacturers' brochures or cut sheets and equipment lists are required.

A new kitchen space will require a license/permit for the proposed use. The kitchen will need to be designed to meet all the requirements for health, welfare, and safety per the health code. This includes fire safety features, new plumbing features such as water service and a grease interceptor, with mechanical engineering, and the installation of the gas services and exhaust ventilation.

Plans will be reviewed by a Health Official to be in conformance with "Construction Guidelines for New or Remodeled Food Service Establishments. A new license for the commercial kitchen and a new grease interceptor will be required with the new commercial kitchen.

After plans have been reviewed by the Health Department, the applicant will be notified by letter of any plan review comments and/or approval. Plan Review will be concurrent with the Building Department Plan Review.

B. Fees

Fees for the Plan review by the Health Department are \$160.00.

VIII. FIRE DEPARTMENT

A. Approvals/Requirements

Project involvement by the Boise Fire Department is covered through the submittal to the Building Department. The City Fire Marshall will review the plans and said review will be concurrent with the Building Department review.

Requirements by the Fire Department are as follows:

1. Building Commercial Kitchen Hood will need to be sprinkled.
2. Audible alarms may be required depending on occupant load.
3. A Monitoring system if required will need to be tied into the city system.
4. Fire hydrants are to be located within 200 feet.
5. Any installed system requires the review of an independent consultant.

IX. VEOLIA WATER -IDAHO

A. Improvements/Requirements

The Existing Water supply to the building is located in Westgate drive and crosses the parking lot to reach the building at the southeast corner. The water supply lines run under the walkway slabs before turning to connect to the main building. Existing water supply at average demand is 50 PSI. Fire flow from hydrant 629 on Westgate Drive – across from the property – is 2500 GPM at 20 PSI residual pressure.

- **OPTION #1:** Water supply for the addition may “T” off the main line in the parking lot to the addition.
- **OPTION #2:** Connect to the main line in the building and extend service to the addition at the “main entrance” may be more cost effective.

B. Fees

The tenant is responsible for the cost of the connections and improvements. Both the building owner and tenant are to determine splitting the permit cost and monthly usage fees.

X. REPUBLIC SERVICE -TRASH

A. Improvements/Requirements

Verify if existing trash enclosures and provided waste facilities have enough capacity for a new kitchen, ballroom, and bathroom on top of existing waste collection.

- Existing trash collection space is shared by the Tenants of the existing building and is located in front of the Power Transformer in the Enclosure.
- A New Trash enclosure maybe required for any additional trash receptacle deemed necessary (enclosure is required by the City of Boise)

B. Fees

The tenant is responsible for the cost of the connections and improvements. Both the building owner and tenant are to determine splitting the permit cost and monthly usage fees.

XI. WEST BOISE SEWER DISTRICT

A. Improvements/Requirements

The Existing Sewer line that services the building runs through the courtyard space before turning north and connecting to the public line in King Street. There is a private line located in the parking lot to the south that connects to the Coolidge Street main line which is west of Westgate Plaza. Connecting to the line in Coolidge would require an agreement with the owners of said line.

- **OPTION #1:** Connect to the Coolidge sewer line by either directly connecting to one of the existing sewer lines in the 20' wide easement or by installing a new separate sewer line in the parking lot and connecting to Coolidge via the 20' sewer easement on the adjacent property. Using the sewer easement would require an agreement with the neighboring property owners. "**Sanitary Sewer Easement: Tertling Trust #8**"
- **OPTION #2:** Connect new sewer lines to the existing main sewer line running through the courtyard and north to King Street. The new sewer system will need a grease trap sized for the new TI space occupant use (1500 gal. min.) and the new commercial kitchen space.

B. Fees

The Building Owner is responsible for the cost of this connection and installation of the Grease Trap. Both Building Owner and Tenant are to Split the Permit Cost.

XII. INTERMOUNTAIN GAS COMPANY

A. Approvals/Requirements

The Gas line to the existing building has 10PSI and is good for 3.3 million BTUs and the meter is located on the northwest corner of the building. There are roughly 9 rooftop units that are serviced by this main gas line. Hot water supply in the building is serviced by this gas line. Required gas service for HVAC, dedicated water heater, and kitchen equipment will "T" from one of these internal locations to the addition.

- **Existing Service:** The addition may require the existing meter to be replaced. No new lines are required to be installed to the building. The meter shows a delivery pressure of 10PSI and is good for 3.3 million BTUs.
- **Information needed:** New equipment plan for 3,000sf space, breakdown of additional BTU loads on existing service, breakdown of existing BTU load in building.

B. FEES

The Tenant is responsible for the cost of the connections.

XIII. IDAHO POWER COMPANY

A. Improvements/Requirements

Existing Power to the building comes from existing power lines running along the west side of the building within the setback. The existing transformer in the area is at half capacity, however the main line from the overhead power lines to the building may require upgrades for the addition.

- **Existing Service:** The power supply comes from the transformer located in the parking lot near the southwest corner of the building inside the Trash Enclosure. The desired power requirement is 800-1200 amps to be verified by an Electrical Engineer. Idaho Power has already had an initial review of the proposed request for power and indicated the existing transformer is only at half capacity in the area.
- **Information Needed:** Breakdown of total electrical loads for the building. It may be determined that the power line to the building is sufficient **OR** that the main line is too small and requires an upgrade to provide power to the addition.

B. FEES

The Tenant is responsible for the cost of the connection **IF REQUIRED**.

XIV. ADA COUNTY HIGHWAY DISTRICT

A. Improvements/Requirements

The Highway District will need to verify if the proposed addition requires a traffic study due to the additional use on the building. This will be based on the estimated size of gatherings to determine if there is enough on-site parking and how it may impact existing traffic patterns, if at all. The proposed project is inside the "Boise West Bench" sub-district/project area within ACHD. No future improvements are noted in the immediate vicinity.

- Verify if traffic study is required for the additional load on the parking lot. Verify if enough spaces are provided after removing spaces for the addition.

B. FEES

None unless a Traffic Study is required.

XV. CENTURY LINK PHONE / SPARKLIGHT (Fiber Optic)

A. Improvements/Requirements

Verify with the service provider if an additional server room, modem, or any other additional upgrades are required to provide adequate coverage for the addition. Verify if there are any

special features required such as projector screens, stage lighting, surround sound speakers, or any other features that may require their own dedicated IT service.

- Owner to work with the Wi-Fi provider and what they want to install in the ballroom space. (Bar POS, Kitchen POS and ordering system, ballroom lights, ballroom sound system, ballroom projectors or other displays)

B. Fees

None noted at this time. The Tenant is responsible for the cost of the connection **IF REQUIRED**.

XVI. SUMMARY

A. Impact

The Proposed project has been presented to all the applicable Regulatory Agencies with the intent of determining the feasibility and possible location(s) where the requested 'New Space' could exist within the Existing Westgate Plaza property boundaries.

The Concept of the proposed project to each Agency was received in a positive manner. As the Project naturally progresses forward residence in the surrounding area also be made aware of the proposed project at a Neighborhood public meeting. At that time, it will be necessary to present one of the 2 Options noted in the study. Both Options are feasible, and each have their own unique conditions to be satisfied.

Option 1: Located in the Southeast corner, this option provides for the addition to be connected directly adjacent to the Masonic Temple's Main entrance. The location of this footprint will require additional work to engineer a new 300'+ sewer line to an easement to the west through the adjacent empty lot and connect to the public sewer line located in Cooledge Street. This will need to be designed by a civil engineer. Parking modifications will need to be designed for on-site traffic flow as well as access to the South Entry of the Existing Building. This footprint will be the least detrimental to the existing operation of the Existing Building and can be designed to keep from blocking any 2nd floor windows.

Option 2: Located in the Northeast corner, this option requires the modification of the 'official' Front Entry of the Existing Building. The Location of this footprint is the only other location with access to the Boise City Public Sewer. The Existing building sewer line exits the building thru the 'entry courtyard' out to the the public sewer line in King Street. This footprint will pose challenges for egress access in and out of the existing building through the courtyard as well the need to incorporate or replace the 2nds floor exterior stairway and addressing the rooftop egress located to each side of the courtyard. Parking modifications will be necessary to the northeast of the addition on the corner of King St and Westgate Drive.

Both locations offer opportunity to connect toe the Masonic Temple space within the Existing building.

<<END>>

EXHIBITS

Exhibit A – Plat Map

Exhibit B – Vicinity Map

Exhibit C – Assessor Map

Exhibit D – Aerial Map

Exhibit E - Site Assessment Plan (Option 1 & 2)

Exhibit F – List of Agencies

Exhibit G – Project Schedule

Exhibit H - Project Cost

EXHIBIT A

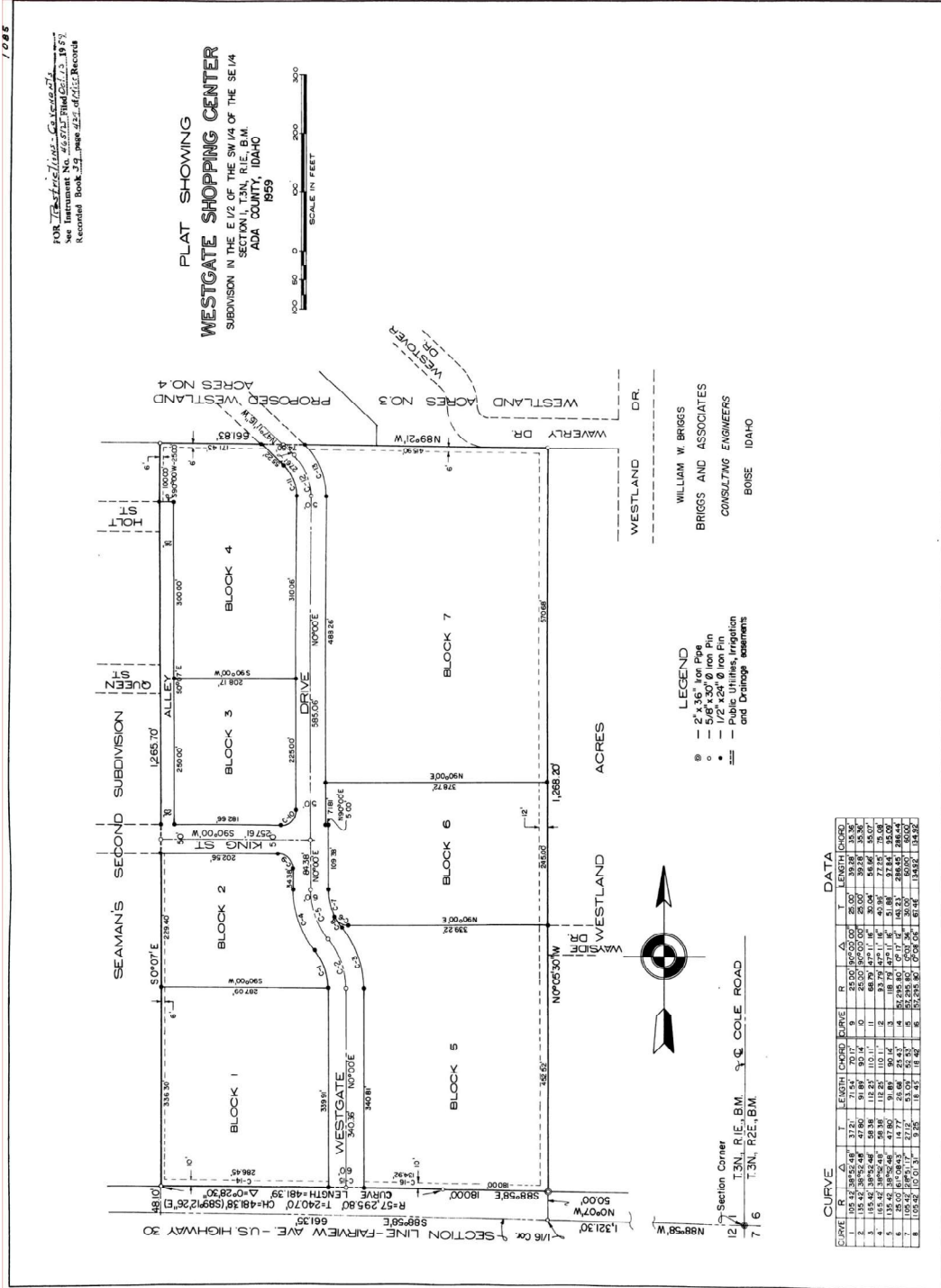


EXHIBIT B

Ada County Assessor

R9322200005

I want to...

Description
1755 N WESTGATE DR BOISE, ID 83704-0000
[View in the Assessor Online Property System](#)

Details

Parcel Number
R9322200005

Zoning Code
MX-3

Tax Code Area
01-24

Total Assessed Value
4720700

Assessed Acres
2.208

Property Tax Year
2024

Parcel Type
Commercial

Address
1755 N WESTGATE DR BOISE, ID 83704-0000

Assessor ID
BLK 2 & N139.91' OF BL 1 WESTGATE SHOPPING CENTER

Property Details

Primary Owner: MASONIC TEMPLE ASSN
Address: 1755 N WESTGATE DR BOISE, ID 837040000
Instrument #: 2021121470
Subdivision: WESTGATE SHOPPING CENTER
Assessor ID: BLK 2 & N139.91' OF BL 1 WESTGATE SHOPPING CENTER
Township/Range/Section: 3N1E01
Land Group Type: SUB
Zone Code: MX-3
Total Acres: 2.208
Tax Code Area: 01-24

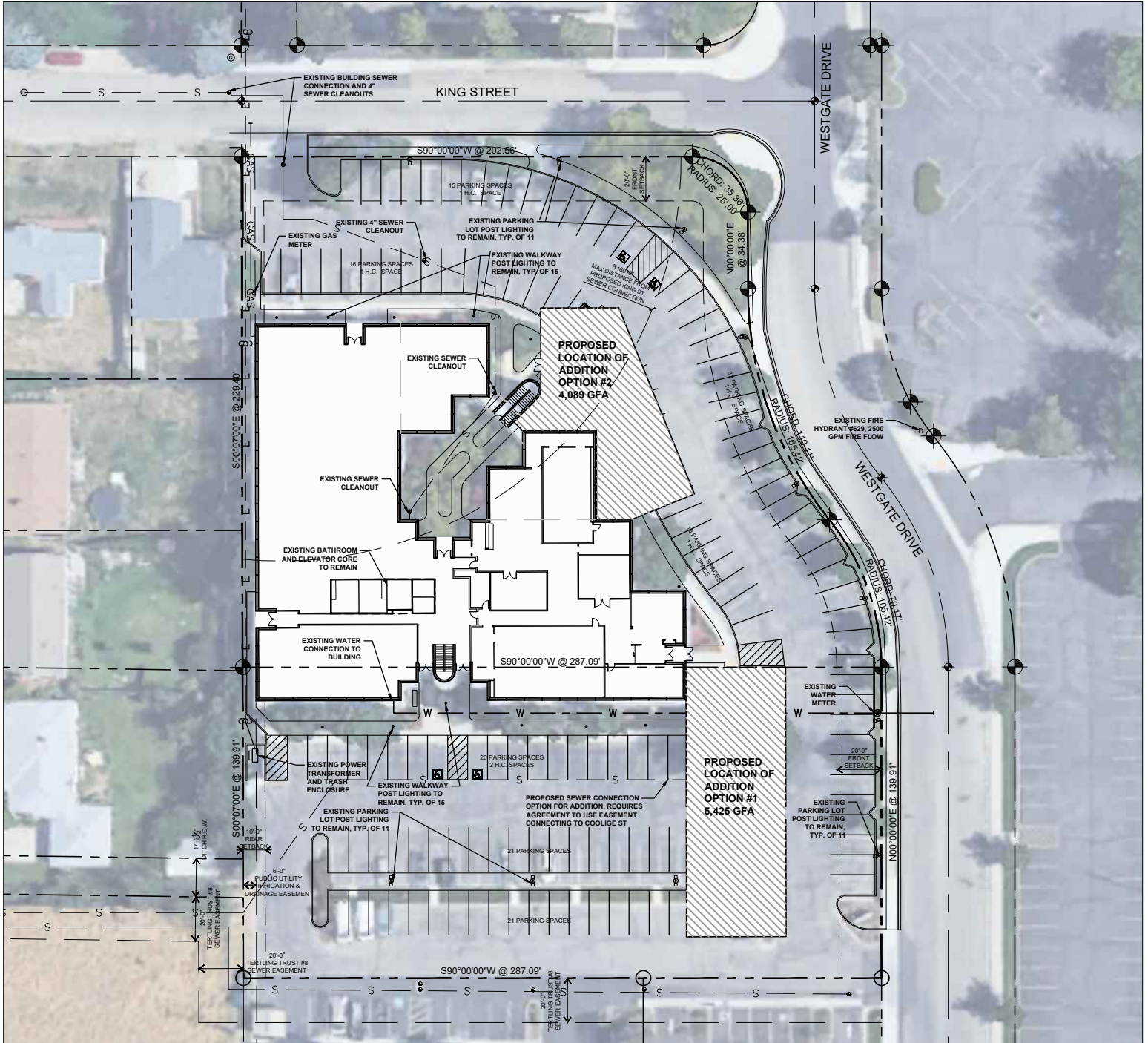
Need help? Email the Appraiser assigned to this parcel.



EXHIBIT D



EXHIBIT E



1 PROPOSED ADDITION CONCEPTS

1/64" = 1'-0"

TOTAL EXISTING PARKING SPACES = 144, 6 H.C. SPACES
 REQUIRED PARKING: 1 SPACE/400 SF GFA
 48,901 SF / 400 SF = 122.25 SPACES
 +/-12 SPACES PROPOSED TO BE REMOVED
 FOR BOTH OPTIONS = 132 TOTAL SPACES

EXHIBIT F

LIST OF AGENCIES

Idaho Power:

Rachel Liggett, 208-388-2200 (Main Phone), 208-388-2881 (Direct), rliggett@idahopower.com

Intermountain Gas:

Greg Wegner, 208-377-6802 (Direct),
greg.wegner@intgas.com

West Boise Sewer District: Contact Information:

David Filkins, 208-375-8521 (Main Phone)
David@westboisesewer.com

Veolia Water ID, Inc.:

Mary Ann Michaelson, (208) 362-7354 (Direct),
maryann.michaelson@veolia.com, 8248 W
Victory Road, Boise, ID 83709, 208-362-7320
(Main Office), vwidengineering@veolia.com
(Office email)

Republic Services (Trash):

11101 W Executive Dr., Boise, ID 83713, 208-345-1266 (Customer Service), 208-608-7460 (City of Boise)

Central District Health:

Contact Information: TBD

Ada County Highway District:

Ada County Highway District, 3775 Adams St, Garden City, ID 83714 (HQ Address), 208-387-6100 (Main Phone),

Telephone and Wi-Fi Services (VERIFY):

TBD

EXHIBIT G

PROJECT SCHEDULE

The Project schedule is based on information acquired during the preliminary site investigation and is subject to future timing revisions. Using the assumption that each task will be timely authorized and completed, dates have been added (corresponding with the task duration) to give calendar reference only.

Design Development

- Contract and Cost Proposals from applicable Engineers for Project. +/- 3weeks
- Authorization to proceed 4 weeks
- Initial Design Concepts 3 weeks

Site Plan Review

- Preliminary site plans and elevations 4 weeks
- Approval by El Kora/Masonic Temple 2 weeks

City of Boise Design Review

- Develop Design Review Documents 2 weeks
- Create Project portal 1 week
- Conduct Public Neighborhood Meeting 4 weeks
- File Documents for Design Review Hearing 6 weeks
- Post property 2 weeks
- Public Hearing 4 weeks
- Design Review Approval -
- Appeal period 10 days

Construction Documents/Permits

- Working Drawings 9 weeks
- Check Set to El Kora/Masonic Temple 3 weeks
- Submittal for plan review and permit 2 weeks
- Permit Available 6-8 weeks

Construction

- Authorization to Proceed -
- On-Site Improvements 90 days
- Pad Ready -
- Building Construction 20 weeks
- Off-site improvements 3 weeks
- Substantial Completion -
- Occupy New Space. -

Total Estimated Weeks

- Estimated timeline in weeks +/-94 Weeks

EXHIBIT H

PROJECT COST

El Kora Shriners Event Center
Westgate Plaza
1755 Westgate Drive
Boise, ID 83704

The Project cost is based on information acquired during the preliminary site investigation and is subject to future cost refinements & revisions. Using the assumption that each task will be timely authorized and completed, rough estimates have been developed (corresponding with the task involved) to give estimates to the general construction only.

Construction Cost can be FINILIZED with selection of Option 1 or2.

- **Estimated Project Cost for an Addition to a Commercial Class A Assembly/Kitchen in a Type 1 Building: \$350.00 to \$450.00 per square foot.**