

## **PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING**

### **Official Minutes, June 7, 2022**

A regular meeting of the Permanent Building Fund Advisory Council (PBFAC) was held on this date in Boise, Idaho.

The June 7, 2022 meeting was called to order by Ms. Cindy Bateman at 1:32 PM in the West Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

#### **Council Members Present:**

Mr. Dee Jameson, Chair (Virtual)  
Ms. Cindy Bateman  
Mr. Dale Reynolds  
Representative Jason Monks

#### **Department of Administration and Division of Public Works Staff Present:**

Mr. Keith Reynolds, Director, Department of Administration  
Mr. Pat Donaldson, Administrator, Division of Public Works  
Mr. Barry Miller, Deputy Administrator, Division of Public Works  
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works  
Ms. Peggy Birk, Project Coordinator, Division of Public Works  
Ms. Kelly Berard, Senior Project Manager, Division of Public Works  
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works  
Mr. Brian Boyd, Project Manager, Division of Public Works (Virtual)  
Mr. Gary Groff, Project Manager, Division of Public Works  
Mr. John Julian, Project Manager, Division of Public Works  
Mr. Martin Santoyo, Project Manager, Division of Public Works (Virtual)  
Ms. Lindsay Erb, Project Manager, Division of Public Works  
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)  
Mr. Josh Lewis, Roofing and Asbestos Program Manager, Division of Public Works  
Mr. Richard Brien, Leasing Program Manager, Division of Public Works (Virtual)  
Mr. David Merrell, Field Representative, Division of Public Works

### **APPROVAL OF MAY 3, 2022 MEETING MINUTES**

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE MINUTES FROM MAY 3, 2022, AS WRITTEN. Council passed the motion.**

### **RECOGNITION OF OUTGOING MEMBER**

Mr. Donaldson recognized Councilmember, Ms. Bateman, for her seven years of dedicated service to Council.

## DELEGATED PROJECTS

DPW Project No. 21432D 2021 HB225:2A01 \$70,000  
Upgrade LED Lights, SSC/TH  
Department of Health and Welfare (DHW)  
Blackfoot, Idaho

The Department of Health and Welfare requests delegation of a project to remove or retrofit existing incandescent and florescent lighting to install LED lighting. An Idaho Power rebate incentive has been filled out and will be refunded to DPW upon project completion.

The estimated total project cost is \$70,000. It is anticipated that the project will be substantially complete by 2022.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE DELEGATION, APPROVE FINAL PLANS AND SPECIFICATIONS, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21432D. Council passed the motion.**

## SMALL PROJECTS

DPW Project No. 22320 2021 SB1172:2A01 \$97,000  
Repair-Improvement Sewer-Drain  
Idaho State Liquor Division (ISLD)  
Boise, Idaho

Previous Minutes: 05-03-22

DPW Project Manager: Jessica Rodriguez

This project was originally submitted to PBFAC in May, where Council requested additional information be provided to further explain the repairs to the waste line and new interior floor drain system being provided.

The damage to the sewer line, where a grounding rod punctured a line near a generator, was discovered 12 years after the incident occurred. Due to the amount of time, the original contractor was not notified. They believe the contractor was Rocky Mountain Cummins and QEI completed the electrical work.

The repair to the existing 4" diameter waste line will involve, the removal of the existing transformer grounding rod and relocating it away from the existing waste line. The contractor is to repair the damaged waste line at the current location.

In addition to the waste line repair, a new floor drain system will be installed to provide an interior dump location for the auto scrubber used to clean the warehouse floors. A new 500-gallon multi-cell (5'-10"L X 4'-6"W X 4'-6"D) grease interceptor will be installed near the existing overhead door where it can be regularly serviced by a license grease hauler. At this location an approximate 8'-0" X 7'-0" floor area will be removed and new concrete will be poured to slope to the new grease interceptor lid w/ 18" dia drain grate / covers. The new drain line will tie into the existing 2" diameter sanitary sewer line in the adjacent room and a new hose bibb will be installed near the new floor drain system.

Regional Architect Leatham Krohn Van Ocker (LKV), Boise, has designed the project. The firm's construction cost estimate is \$70,000; and the project construction budget is \$84,000

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE DPW PROJECT NO. 22320 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

**DESIGN PROFESSIONAL SELECTIONS**

<u>DPW Project No. 19224</u>	2018	HB691:2A01	\$149,050
Replace Ceilings & HVAC Modifications	2019	<u>SB1198:2A01</u>	<u>196,750</u>
Tingey Administration Building (TAB)			\$345,800
Idaho State University (ISU)			
Idaho Falls, Idaho			

Previous Minutes: 07-10-18

DPW Project Manager: John Julian

Project consists of replacing portions of existing hard ceiling to eliminate the open-air plenums and replace with new ducted supply and returns, and partial replacement of HVAC systems in limited areas of the building. The TAB Building, built in the early 1970's, comprises approximately 50,000 square feet of floor area on three levels. The first level is a basement level with mechanical room, shop space, electrical main panels, and classrooms; the first floor has a ground floor entrance, an auditorium and administrative space, library/conference room, and the third floor with administrative offices, and upper portion of auditorium, etc.

A preliminary investigation determined that the initial renovation approach for limited ceiling and HVAC replacement was not a practical or economical approach, and that a complete HVAC system, with a new ducted system, was the most viable cost - effective approach, short and long term. However, a three (3) phase approach was proposed due to low initial project funding, and based on a phased implementation approach, each phase integrated into previous completed phases. Prior to any approved construction phasing, there will be a HVAC and electrical systems schematic design, pre-engineering evaluation and analysis done, along with full costing estimates. This evaluation and

analysis will include only a HVAC and electrical building systems building evaluation and no major architectural upgrades are planned. Some minor fire sprinkler code issues may be addressed as they may arise. Once the evaluation and systems analysis is complete, reviewed, and approved, approval will be requested to begin the first HVAC/Electrical system upgrades based on approved funding.

That first phase will address the basement renovation to include replacement of electrical main panel system, separation of the air handler room from maintenance shop, replace air handler, and creation of new fire exit corridor. It would also include the rough-in for vertical chases for subsequent HVAC phases for main floor and second floor.

A Mid-Range Selection Committee consisting of Travis Sommer, and Ray Hart, ISU, and Nathan Powers, and John Julian, DPW; met on April 27, 2022, to evaluate the current submittals on file with DPW. The Committee reviewed four (4) southeast and southwest Idaho mechanical engineering firms.

The rankings of the firms are as follows:

Musgrove Engineering, Pocatello / Boise	97.50
McClure Engineering, Twin Falls	85.50
AEPC, Boise	82.00
ESA, Pocatello	75.75

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 19224. Council passed the motion.**

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DPW Project No. 22201  
Student Residence Hall  
Boise State University (BSU)  
Boise, Idaho

Agency \$4,207,500

DPW Project Manager: Barry Miller

The Student Residence Hall will be located between the library and Keiser Residence Hall. The facility is anticipated to be 7 floors with a footprint of 15,500 s.f. The project includes space to house approximately 450 first year students. The housing units will consist of a mixture of single and double occupancy rooms with central bathrooms. Support spaces will include units for resident advisors, the resident director, other resident staff office functions as well as common spaces such as kitchens, study areas, lounges, etc.

A Request for Qualifications was issued on March 30, 2022. Responses were received from five design-build teams on April 26, 2022. Three firms were selected for interviews

on May 24, 2022, by a Selection Committee including Brittany Austin and Evan Danforth, BSU; John Maulin, CSHQA, independent architect; and Bruce Berry and Nicole Cecil, DPW.

The results of the selection interviews are:

Hummel, Boise with Anderson Mason Dale, Denver	80.2
Lombard/Conrad Architects, Boise with NAC, Spokane	79.8
Treanor HL with HSA, both of Boise	78.8

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22201. Council passed the motion.**

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<u>DPW Project No. 22382</u>	Agency	\$1,845,000
Maintenance Building Remodel		
State Hospital North (SHN)		
Department of Health and Welfare (DHW)		
Orofino, Idaho		

DPW Project Manager: Sydnee Weersing

Under its regional design agreement with DPW, Pivot North Architects provided a feasibility study for the Department of Health and Welfare to evaluate options for a new maintenance building at the Orofino campus. In a comprehensive effort, new construction was evaluated against renovation opportunities. The current maintenance building has substantial deferred maintenance needs to the mechanical and electrical systems. The floor plan is inefficient, and the finishes are worn out. Additionally, the staff has requested some programmatic changes and safety and security upgrades.

The final study showed that new construction cost was almost 60% more than remodeling the existing building. Therefore, consistent with the findings of the study, this project will remodel the existing maintenance building.

DHW requests to continue using Design Professional, Pivot North Architects, for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Continued involvement of Pivot North Architects will result in a project cost savings due to the firm’s familiarity with the program requirements and previous design efforts.

The budget for construction cost for the project is \$1,568,250.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE USE OF PIVOT NORTH ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22282. Council passed the motion.**

## **MID-RANGE REVIEWS**

DPW Project No. 22192 2021 SB1172:2A01 \$300,000  
Radio System, Campus Wide  
Boise State University (BSU)  
Boise, Idaho

Mr. Miller introduced Mr. Nick Schafer, Musgrove Engineering, Boise, Idaho. Mr. Schafer shared plans and presented the project.

DPW Project Manager: Jessica Rodriguez

The existing radio communication systems for the Boise State University campus is out of date and will not support additional user groups. This project will update to new technology and allow BSU to expand radio infrastructure and communication capabilities to cover all user groups on campus.

The scope of work is to install a radio antenna array on the roof of the Education building with a new 400Mhz Tier 3 DMR (Digital Mobile Radio) system installed in the Penthouse. A tie to the BSU Central dispatch will also be incorporated to allow for system management. Three new FCC licenses will be secured for the BSU system. In addition, equipment will be provided to expand capability at the existing tower on Shafer Butte which will use another new FCC licensed frequency. The project is being coordinated with Idaho Public Safety Communications (PSC) which oversees and maintains state owned DMR systems.

Regional Electrical Engineer Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimates are consistent with the construction budget of \$252,000.

Council discussed how the system integrates with other local communication systems.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22192. Council passed the motion.**

DPW Project No. 22211  
Recreation Center Shower Remodel, Ph 2  
Boise State University (BSU)  
Boise, Idaho

Agency \$235,000

Mr. Miller introduced Mr. Glenn Robinette, Hutchison Smith Architects, Boise, Idaho. Mr. Robinette shared plans and presented the project.

DPW Project Manager: Gary Groff

The showers in the Boise State University Recreation Center and Aquatic Center (both male/female/all user) have some serious structural issues. Over time, water has seeped into the walls and rusted the internal metal framing. Because of the metal framing deterioration and the lack of adequate wall and floor waterproofing the perimeter and internal shower walls along with the flooring need to be replaced. The first summer phase included the Aquatic Center (men's and woman's) showers which are complete. This summer, phase 2, will include the men's Recreation Center showers. Phase 3 next summer will be the woman's Recreation Center showers

Hutchison Smith Architects of Boise have designed the project. The Service Contractor, JP2 Construction, Not to Exceed Construction Cost Estimate is \$184,912 for the men's Recreational Center showers. There are two remaining shower areas and only one will be remodeled this summer. The project construction budget is \$184,912.

Council discussed when the work on phase 1 of this project was done.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22211. Council passed the motion.**

### **PRELIMINARY REVIEWS**

<u>DPW Project No. 19205</u>	2018	HB691:2A01	\$1,500,000
Renovations, Liberal Arts Space and Infrastructure	2019	SB1198:2A01	700,000
Boise State University (BSU)	2021	HB225:2A01	542,590
Boise, Idaho			<u>\$2,742,590</u>

Previous Minutes: 07-07-20

Mr. Miller introduced Ms. Amy Lindgren, Cushing Terrell, Boise, Idaho. Ms. Lindgren shared plans and presented the project.

DPW Project Manager: Lindsay Erb

The scope of this project is to include approximately 22,000 SF of renovation to the existing and recently vacated Liberal Arts Space to provide academic teaching and office space needs for the university. The project initiated with total building report to help set priorities for various building system upgrades that will start in the east wing of the building in this phase of the overall building updates. There will be some abatement required and coordinated with the upgrades to the HVAC system and some finishes. Renovation includes demolition of existing walls, ceilings, lighting, and casework and fixtures. The new programmed spaces will be built out with standard finishes and energy efficient fixtures.

A new building program was added to the scope of work on the first floor of the east wing which includes the relocation of the Makers Space studio that will be moving from the Library into the Liberal Arts building. Funds have been transferred into this project to cover this added scope and the existing space to be occupied by the Makers Space is well suited for this use.

Cushing Terrell, Boise is the project architect and has valued the base bid cost estimate at \$2,230,823; and the DPW project construction budget is \$2,250,000.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 19205. Council passed the motion.**

### **PRELIMINARY AND FINAL REVIEWS**

<u>DPW Project No. 21013</u>	2021	HB225:2A01	\$ 838,459
Replace Roof, Building 3	2021	SB1172:2A01	361,541
Chinden Campus		<u>Pending Deferred Maintenance</u>	<u>600,000</u>
Department of Administration (ADM)			\$1,800,000
Boise, Idaho			

Mr. Miller introduced Mr. Glenn Robinette, Hutchison Smith Architects, Boise, Idaho. Mr. Robinette shared plans and presented the project.

DPW Project Manager: Josh Lewis

This project will remove the existing mechanically attached metal roofing system and original B.U.R. system down to the structural steel roof deck. Install new 80 MIL TPO, single-ply roofing system mechanically attached over half inch cover board, two (2) layers of 2.6-inch rigid polyisocyanurate insulation board, vapor barrier and half inch substrate board. Improve parapet wall flashing by removing the corrugated metal wall panels and installing full height membrane and new metal coping.

Bid Alternates included are the two (2) mechanical pit areas to remove the existing coated B.U.R. roofing system down to the steel structural roof deck, raise the existing mechanical curbs, install a new mechanically attached 80 MIL TPO, single-ply roofing membrane over half inch cover board over two (2) layers of 2.6-inch rigid polyisocyanurate insulation, vapor barrier and half inch substrate board.

A second Bid Alternate will be included to reroof two adjacent connecting wings.

A State of Idaho 30-year guarantee will be included.

The project is being designed by Hutchison Smith Architects, Boise. The construction cost estimate is \$1,638,400; and the project construction budget is \$1,700,000.

Council discussed how many campus buildings have had this system replaced.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJCT NO. 21013. Council passed the motion.**

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<u>DPW Project No. 21014</u>	2021	HB225:2A01	\$ 400,000
Replace Switch Gear, Relocate Transformer	2022	HB779:7A03	600,000
Borah Building			\$1,000,000
Department of Administration (ADM)			
Boise, Idaho			

Mr. Miller introduced Mr. Nick Schafer, Musgrove Engineering, Boise, Idaho. Mr. Schafer shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The electrical system in this building does not meet the tenant’s requirements for the long term without changes. There have been many upgrades since the original building was constructed in 1902. The service to the building is 208/120 volt, three phase four wire service fed with underground oil filled transformers housed in a vault just west of the building.

This project will install a new service on the east side of the building fed from a new Idaho Power owned pad mounted transformer. The existing vault transformers will be removed. The existing Main switchboard and main MCC will be removed and replaced. New branch panels will also be provided throughout the building to replace the existing panels.

Musgrove Engineering has designed the project. The firm’s construction cost estimate is \$580,170; and the project construction budget is \$829,500.

Council discussed the look and placement of the vault transformers and its associated cabling.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO 21014. Council passed the motion.**

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<u>DPW Project No. 21111</u>	2021	SB1172:2A01	\$ 300,000
Replace Fire Alarm System	2021	HB225:2A01	400,000
Idaho Educational Services for the Deaf and Blind (IESDB) Gooding, Idaho		<u>Anticipated Deferred Maintenance</u>	<u>1,000,000</u>
			\$1,700,000

Previous Minutes: 10-06-21

Mr. Miller introduced Mr. Thad Mason, Musgrove Engineering, Boise, Idaho. Mr. Mason shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The scope of this project would be to replace the old Gamewell Fire Alarm System with a new system that is more commonly used and more user friendly. Gamewell is an uncommon brand in the area, and there are few local technicians who can program or repair the Gamewell system. The agency has to use out of state contractors to work on, repair or program any additions to the existing system. The system is no longer reliable; it gives many false alarms and does not give dependable information on locations of alarms or troubles.

Replacement of the existing system will bring the facility in compliance with the current codes, improve the reliability and available support of the system. The main school building on the campus requires a Voice Evacuation based Fire Alarm system on the current codes. The project is to replace the horn/strobe-based fire alarm system with a with a new Voice Evacuation Fire Alarm system in the main school, administration, gymnasium, round, and all cottage buildings. Each of these buildings will have standalone systems that will also operate as an integrated campus wide system to improve system reliability. The Storage buildings on the campus will not have a fire alarm system since nothing is required based on the current use and code requirements.

Hutchison-Smith Architects with Musgrove Engineering has designed the project. The firm's construction cost estimate is \$1,400,000; and the project construction budget is \$1,500,000.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21111. Council passed the motion.**

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<u>DPW Project No. 21130</u>	2020	HB569:2A01	\$1,067,000
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Replace Roof, Christofferson Building  
College of Eastern Idaho (CEI)  
Idaho Falls, Idaho

Mr. Miller introduced Mr. Scott Lloyd, JHS Architects, Pocatello, Idaho (Virtual). Mr. Lloyd shared plans and presented the project.

DPW Project Manager: Josh Lewis

The project will remove the existing roof membrane down to the existing insulation. Wet or damaged insulation will be removed and replaced. New half inch high density rigid polyisocyanurate insulation will be installed. A new, mechanically fastened 80 mil single-ply membrane will be installed. The roofing system will have a 30-yr warranty. All associated flashings will be removed and replaced. There are numerous existing RTUs, vents, and conduits which will be reinstalled after the new roof membrane installation. The total roof area is approximately 37,390 square feet. The age of the existing roof system is unknown.

This project is being designed by JHS Architects, Pocatello. The construction estimate is \$467,300 and falls within the project construction budget of \$761,250.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS, AND SPECIFICATIONS; SUBJECT TO STAFF REVIEW AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21130. Council passed the motion.**

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<u>DPW Project No. 21132</u>	2021	HB225:2A01	\$260,000
Repair/Replace Roof,	2021	<u>SB1172:2A01</u>	490,000
Health Care Education, Bldg. 6			\$750,000

College of Eastern Idaho (CEI)  
Idaho Falls, Idaho

Mr. Miller introduced Mr. Scott Lloyd, JHS Architects, Pocatello, Idaho (Virtual). Mr. Lloyd shared plans and presented the project.

DPW Project Manager: Josh Lewis

The project will remove the existing roof membrane down to the existing insulation. Wet or damaged insulation will be removed and replaced. A new, mechanically fastened 80 mil single-ply membrane will be installed. The roofing system will have a 30-yr warranty. All associated flashings will be removed and replaced. There are numerous existing RTUs, vents, and conduits which will be reinstalled after the new roof membrane installation. The total roof area is approximately 24,250 square feet. The age of the existing roof system is unknown.

This project is being designed by JHS Architects, Pocatello. The construction estimate is \$351,600 and falls within the project construction budget of \$630,000.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS, AND SPECIFICATIONS; SUBJECT TO STAFF REVIEW AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21132. Council passed the motion.**

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DPW Project No. 21213  
Replace Roof, Boulder Hall  
Boise State University (BSU)  
Boise, Idaho

2021 HB225:2A01 \$200,000

Mr. Miller introduced Mr. Glenn Robinette, Hutchison Smith Architects, Boise, Idaho. Mr. Robinette shared plans and presented the project.

DPW Project Manager: Josh Lewis

This project will remove the existing mechanically attached single-ply roofing membrane, one (1) layer of one inch perlite, quarter inch gypsum board, one (1) layer of one inch perlite and two (2) layers of half inch perlite down to the existing wood roof deck. Install new mechanically attached 80 MIL TPO, single-ply roofing membrane over half inch cover board, two (2) layers of 2.6-inch rigid polyisocyanurate insulation board, vapor barrier and quarter inch substrate board.

A State of Idaho 30-year Guarantee will be included.

The project is being designed by Hutchison Smith Architects, Boise. The construction cost estimate is \$175,000; and the project construction budget is \$183,750.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21213. Council passed the motion.**

## FINAL REVIEWS

<u>DPW Project No. 21336</u>	Agency	\$1,205,000
Idaho Youth Challenge Academy Dorms	2021 HB225:2B04	<u>7,417,500</u>
Division of Military (MIL)		\$8,622,500
Pierce, Idaho		

Previous Minutes: 10-05-21; 03-01-22

DPW Project Manager: Sydnee Weersing

The scope of this project is to design for construction a permanent three-story dormitory facility to accommodate up to 180 cadets (3 pods of 60 cadets) that will replace the current temporary modular barracks at the Idaho Youth Challenge Academy located in Pierce, Idaho. The new facility will include sleeping quarters, office and interview rooms, activity areas, and supporting ancillary spaces.

CKA Architects, Lewiston, is designing the project. The current project construction budget is \$7,120,000. The firm's construction cost estimate is \$9,125,500. Because the cost estimate exceeds the budget by a little over \$2,000,000 and the agency does not want to reduce the scope of work, they have decided to complete the project in 3 phases.

The first phase (estimated at \$6,400,000) will complete all site work, the building shell, and the first floor. The building shell will include all exterior walls, the roof, and the covered exterior exit stair for all three floors. The first floor will include all finishes, fixtures, and MPE equipment necessary for occupancy. The second phase (estimated at \$1,500,000) will complete the second floor, including all finishes, fixtures, and MPE equipment necessary for occupancy as well as the elevator for all three floors. The third phase (estimated at \$1,225,500) will complete the third floor including all finishes, fixtures, and MPE equipment necessary for occupancy. If funding becomes available to complete the second and third phase together, they will be combined.

Due to harsh, elongated winter conditions, Orofino has a very short construction window. The ground is sometimes not thawed until May and the first snow fall comes as early as September; only leaving four months of solid construction time. Therefore, the Agency request to bid a preliminary site package to allow the roadwork, utility sets, and building pad to be completed in Fall of 2022. The remainder of phase one will be bid in early Spring of 2023. This will give CKA Architects the opportunity to finish the construction documents and submit the final design to the PBFAC towards the end of 2022.

Council discussed the phases for this project and their estimated costs.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE FINAL DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR THE SITE WORK BID PACKAGE FOR DPW PROJECT NO. 21336. Council passed the motion.**

## PROJECT UPDATES

<u>DPW Project No. 18062</u>		Agency	\$ 135,000.00
HVAC, Fire Sprinkler Upgrades and	2017	SB1194:2A01	819,036.00
Roof Replacement	2019	SB1198:2B04	628,324.84
Idaho Correctional Institution-Orofino (ICIO)	2021	SB1172:2A01	1,170,000.00
Idaho Department of Correction (IDOC)	2022	HB779:7A03	2,650,000.00
Orofino, Idaho			<u>\$5,402,360.84</u>

Previous Minutes: 09-12-17, 02-06-18, 03-06-18, 05-01-18, 01-08-19, 07-09-19, 07-07-20, 12-07-21

DPW Project Manager: Gary Groff

This project was established to replace/update the HVAC system and roof. The project will also add a fire protection system to the unprotected wood roof overbuild discovered during the design of the HVAC system.

The project was approved by Council (PBFAC Minutes 01-08-19). Bids were received that greatly exceeded the available funding. Subsequently all the bids were rejected.

The leaking roof was replaced by a service contractor, utilizing the funding available at the time (PBFAC Minutes 07-07-20).

Additional funding in the amount of \$1,802,324.84 was added to the project in 2019 and 2021. The total project funding was \$2,756,360.84. The final project scope of work which included HVAC and fire sprinklers was bid on March 31, 2022. We received one bid for \$4,437,000 which was over the construction budget of \$2,228,000. Based on market conditions, the fact that it is a prison and the remoteness of the site it was decided to move forward with the single bid.

**THE MATERIAL FOR PROJECT NO. 18062 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

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<u>DPW Project No. 19239</u>	Agency	\$17,560,500
Holt Arena Seating		
Idaho State University (ISU)		
Pocatello, Idaho		

Previous Minutes: 10-03-18, 08-03-21, 11-04-21, 01-04-22

DPW Project Manager: Margie Kennedy

Holt Arena was built prior to seismic building codes being enforced. After additional building code evaluation of the existing Holt Arena Seating and enlarged President's

Deck structure, a seismic study of the seating and deck structure for lateral forces was triggered. With the new President's Deck weighing more than the existing, the requirement of structural seismic upgrades are being installed below all the seats and deck. This includes steel columns, beams, and cross bracing.

In addition, additional transparent wall panels and ceiling liner panels will be installed in 2023. The transparent wall panels will bring in more daylight. The ceiling liner panel will be below the existing sprayed on foam to clean up, hold in place, and keep particles from falling onto the floor.

This request has already been presented and approved by SBOE.

**THE MATERIAL FOR DPW PROJECT NO. 19239 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

<u>DPW Project No. 21062</u>	Agency	\$ 25,875.29
Repair Hydronic Pipes, C/B Blocks, Ph 3	2013 HB313:2A01	37,400.00
Idaho Maximum State Institution (IMSI)	2015 SB1172:2A01	21,000.00
Idaho Department of Correction (IDOC)	2020 HB569:2A01	<u>220,000.00</u>
Kuna, Idaho		\$304,275.29

Previous Minutes: 02-02-21

DPW Project Manager: Gary Groff

The IMSI Hydronics Heating System has Victaulic Grooved fittings are worn out and leaking. This is causing damage to walls, ceilings, and other parts of the structure. The project would replace all Victaulic fittings with welded junctions, added expansion joints, and install butterfly valves for area isolation.

The repair work was performed by a DPW Service Contractor, RM Mechanical. The scope of work, the location, and complexity proved to be more difficult than originally anticipated. Additional funds in the amount of \$84,275.29 were added to the project to complete the work.

**THE MATERIAL FOR PROJECT NO. 21062 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

<u>DPW Project No. 22206D</u>	Agency	\$207,700
HVAC Air Circulation		
Pioneer Hall		
Boise State University (BSU)		
Boise, Idaho		

Previous Minutes: 01-04-22

Boise State University's original request for delegation was approved by PBFAC on January 4, 2022, authorizing a total budget of \$121,400. Recent estimates reflect a price increase of \$86,300 to the initial budget presented to PBFAC.

This project is to provide fresh air to some existing spaces which currently do not have any. The function of these areas is currently limited to storage space due to the lack of ventilation; adding a new rooftop unit and new split furnace system will allow for a new classroom and offices. A mechanical engineer will select the new equipment; a structural engineer will evaluate the additional loads to the roof; and an electrical engineer will provide power for the new components. The new HVAC systems will be tied into the existing building DDC system. The project also encompasses some demolition of existing exhaust systems which are no longer used as well as a gas fired unit heater.

The estimated total project cost is \$207,700. It is anticipated that the project will be substantially completed by Fall 2022.

**THE MATERIAL FOR DPW PROJECT NO. 22206D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

#### **SERVICE CONTRACT REQUESTS**

<u>DPW No.</u>	<u>Agency</u>	<u>Work Category</u>	<u>Initial Amount</u>
22860D	ISU	Flooring	\$200,000
22861D	ISU	Flooring	\$200,000
22862D	ISU	Electrical	\$200,000

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBER 22860D THROUGH 22862D. Council passed the motion.**

#### **NON-STATE ENTITY FUNDED PROJECTS**

Remodel Convenience Store  
Interactive Learning Center (ILC)  
Boise State University (BSU)  
Boise, Idaho

Non-State Funds \$143,750

Mr. Miller introduced Mr. Evan Danforth, Boise State University, Boise, Idaho and Mr. Christopher Collins, Nvironment Design, Columbus, Ohio. (Virtual) Messrs. Danforth and Collins shared plans and presented the project.

Boise State University selected a new dining services food vendor, Chartwells, as part of a multi-year agreement in February 2022. As part of the agreement, Chartwells is responsible for upgrading food service venues across the University on a scheduled basis. As part of this agreement, an existing Market, located in the Interactive Teaching and Learning Center, will be renovated.

The proposed work includes the renovation of an existing Market with an area of 1,158SF. This renovation will convert the space to a Chartwells branded Market. The scope includes reconfiguration of existing interior partitions, foodservice equipment, retail fixtures, and associated utilities. Structural work is not applicable.

Work on this project is scheduled to start in the summer of 2022. The construction budget for the project is estimated at \$143,750 and will be paid entirely by Chartwells. They plan to use Leger Corp, a preferred Chartwells general contractor.

Council commented on BSU's informative presentation regarding this project for Council.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW FOR THE EXISTING MARKET IN THE INTERACTIVE TEACHING AND LEARNING CENTER AT BOISE STATE UNIVERSITY. Council passed the motion.**

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Remodel Convenience Store  
Student Union Building (SUB)  
Boise State University (BSU)  
Boise, Idaho

Non-State Funds \$316,250

Mr. Miller introduced Mr. Evan Danforth, Boise State University, Boise, Idaho and Mr. Christopher Collins, Nvironment Design, Columbus, Ohio. (Virtual) Messrs. Danforth and Collins shared plans and presented the project.

Boise State University selected a new dining services food vendor, Chartwells, as part of a multi-year agreement in February 2022. As part of the agreement, Chartwells is responsible for upgrading food service venues across the University on a scheduled basis. As part of this agreement, an existing Market, located in the Student Union Building, will be renovated.

The proposed work includes the renovation of an existing Market with an area of 941SF. This renovation will convert the space to a Chartwells branded Market. The scope includes reconfiguration of existing enclosing and interior partitions, foodservice equipment, retail fixtures, ceiling, flooring, and associated utilities. Structural work is limited to minor scope associated with the support of a new security gate enclosure.

Work on this project is scheduled to start in the summer of 2022. The construction budget for the project is estimated at \$316,250 and will be paid entirely by Chartwells. They plan to use Leger Corp, a preferred Chartwells general contractor.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW FOR THE EXISTING MARKET IN THE STUDENT UNION BUILDING AT BOISE STATE UNIVERSITY. Council passed the motion.**

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Renovate Sous Vide Kitchen  
Student Union Building (SUB)  
Boise State University (BSU)  
Boise, Idaho

Non-State Funds \$313,806

Mr. Miller introduced Mr. Evan Danforth, Boise State University, Boise, Idaho and Mr. Christopher Collins, Nvironment Design, Columbus, Ohio. (Virtual) Messrs. Danforth and Collins shared plans and presented the project.

Mr. Danforth stated that once plans and specs are complete, BSU can return to present those to Council.

Boise State University selected a new dining services food vendor, Chartwells, as part of a multi-year agreement. As part of the agreement, Chartwells is responsible for upgrading food service venues across the University on a scheduled basis. As part of this agreement, Moe’s Southwest Grill, located in the Student Union Building, will be renovated.

The proposed work includes the renovation of an existing Moe’s Southwest Grill branded food concept with an area of 792 SF. This renovation will convert the space to Chartwells branded Sous Vide Kitchen concept. The scope includes reconfiguration of existing enclosing and interior partitions, foodservice equipment, ceiling, flooring, and associated utilities. Structural work is not applicable.

Work on this project is scheduled to start in the summer of 2022. The construction budget for the project is estimated at \$454,715 and will be paid entirely by Chartwells. They plan to use Leger Corp, a preferred Chartwells general contractor.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW FOR THE SOUS VIDE KITCHEN OF STUDENT UNION BUILDING AT BOISE STATE UNIVERSITY. Council passed the motion.**

## **CLOSED PROJECT REPORT**

Mr. Miller presented the closed project report.

Mr. Miller noted DPW Project No. 19339 Division of Military: Roof Replacement, Burley. This project finished \$124,201 (20.7%) under budget and received the Sarnafil National Roof of the Year award for renovated roofs. Mr. Miller congratulated DPW Roofing Program Manager, Josh Lewis, and the State's Roofing Program which is nationally recognized.

## **LEASE REPORT**

Mr. Brien presented the lease report.

## **NEW BUSINESS**

Mr. Miller presented the first reading of proposed PBFAC Policy Revisions.

## **OLD BUSINESS**

Mr. Miller presented the second review of the tentative itinerary for the Southeast Idaho PBFAC Tour.

## **ADJOURNMENT**

The June 7, 2022 PBFAC Meeting adjourned at 3:51 PM.

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Mr. Dee Jameson, Chair

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Ms. Nicole Hanson, Business Operations Specialist