

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

### **Official Minutes, July 9, 2024**

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

The July 9, 2024 meeting was called to order by Chair Dale Reynolds at 1:45 PM in the Legislative Meeting Room EW40, Capitol Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

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

Mr. Dale Reynolds, Chair  
Mr. Dee Jameson, Vice Chair (Virtual)  
Mr. Clint Shiflet  
Representative Mark Sauter (Virtual)

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

Mr. Steven Bailey, Director, Department of Administration  
Mr. Pat Donaldson, 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. Andrew Gibler, Project Manager, Division of Public Works  
Mr. Brian Boyd, Project Manager, Division of Public Works  
Ms. Elaine Hill, Project Manager, Division of Public Works  
Ms. Jessica Rodriguez, Project Manager, Division of Public Works (Virtual)  
Mr. John Parham, Project Manager, Division of Public Works (Virtual)  
Mr. Martin Santoyo, Project Manager, Division of Public Works  
Mr. Matthew Sandoval, Project Manager, Division of Public Works  
Ms. Nicole Bolton, Project Manager, Division of Public Works (Virtual)  
Ms. Nicole Cecil, Project Manager, Division of Public Works  
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)  
Mr. Richard Brien, Leasing Program Manager, Division of Public Works (Virtual)

## **INTRODUCTION OF NEW DPW STAFF**

Ms. Kennedy introduced new DPW staff Wynter Bell, Zach Nadeau, and Kim Peterson.

## **APPROVAL OF JUNE 4, 2024 MEETING MINUTES**

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM JUNE 4, 2024, AS WRITTEN. Council passed the motion.**

## DELEGATED PROJECTS

DPW Project No. 25015D 2024 HB768:2A01 \$ 45,000  
JRW Perimeter Sidewalk Brick Replacement  
Department of Administration (DOA)  
Boise, Idaho

The Department of Administration requests delegation of a project to remove and replace broken and missing pavers in the sidewalk pattern at the JRW Building in downtown Boise.

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DPW Project No. 25018D 2024 HB768:2A03 \$ 55,000  
Garage #1 Basement Office & Postal Add  
ADA Restrooms  
Department of Administration (DOA)  
Boise, Idaho

The Department of Administration requests delegation of a project to engage design professionals to identify and design ADA restrooms in the basement of Parking Garage #1 to support postal services, document services, Security, and Facilities Services.

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DPW Project No. 25227D 2024 HB768:2A01 \$ 287,500  
Lillibridge Bldg ECE Core Teaching Labs  
9, 26, & 126  
Idaho State University (ISU)  
Pocatello, Idaho

Idaho State University requests delegation of a project to abate asbestos and repair water leaks within the ceiling and cracks in the wall. Walls and floors need to be repainted.

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DPW Project No. 25229D 2024 HB768:2A01 \$ 249,305  
Math & Stats Classrooms 301 – 313 Remodel  
Idaho State University (ISU)  
Pocatello, Idaho

Idaho State University requests delegation of a project to do classroom upgrades on the Math and Statistics classrooms. This includes new flooring, paint, whiteboards, lights, ceiling tiles, and moving of walls to make classrooms bigger.

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DPW Project No. 25231D  
Center for Higher Education (CHE)  
Room 214 Renovation  
University Place  
Idaho State University (ISU)  
Idaho Falls, Idaho

2024 HB768:2A01 \$ 150,000

Idaho State University requests delegation of a project to remodel an underutilized tiered classroom into a student lounge and study space. There is currently no space for students to use between or before classes. Project will level the floor to match the main level. The room will need new paint, carpet, technology, lighting, electrical outlets, and furnishings.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 25015D, 25018D, 25227D, 25229D and 25231D. Council passed the motion.**

### **DESIGN PROFESSIONAL SELECTIONS**

DPW Project No. 24190  
Science Research Building  
Boise State University (BSU)  
Boise, Idaho

2023 SB1197:2B05 \$ 17,936,000

DPW Project Manager: Martin Santoyo

This project is for a new science research building located on the BSU campus. There are currently two proposed sites: one is in the vicinity of Capitol Boulevard and University Drive and the second location is in the vicinity of the Environmental Research Building (ERB) at the block encompassed by University Drive, Euclid Ave., and Denver Ave. It is anticipated that the new facility will be approximately 90,000 – 110,000 gross sq. ft.

Boise State's objective is to create a state-of-the-art research facility that will support recruitment of top researchers, attract new grant funding, and preserve needed academic space. In addition, the following elements will be evaluated for the program: faculty offices, graduate student spaces, informal learning areas, teaching labs, a large lecture hall, active learning classrooms, and interdisciplinary research and programs that will include the life sciences, as well as other programs overlapping with areas of research. Research labs will be designed to have systems with ample capacity, be flexible, modular and ideally suited to support collaborative research.

It is anticipated that a Construction Manager / General Contractor (CM/GC) and Commissioning Agent will provide pre-construction services throughout the design phases.

A Request for Qualifications (RFQ) was issued for Design Professional services on April 3, 2024. Statements of Qualifications (SOQs) were received from ten firms on May 7,

2024. The submittals were evaluated and two firms were interviewed by the selection committee consisting of Brittany Austin and Katina Dutton, BSU; Andy Erstad, architect, as the independent selection committee member; and Nic van Diepen and Martin Santoyo, DPW.

The results of the Selection Committee’s rankings are as follows:

Lombard Conrad, Boise / Smith Group, Various U.S. Locations	86.05
Hummel Architects, Boise / Gensler, San Francisco, CA	83.60

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24190. Council passed the motion.**

**MID-RANGE REVIEWS**

<u>DPW Project No. 23231</u>	2022	HB779:2A01	\$ 196,683
Replace Floor & Understructure, Lobby, Reed Gym	2022	<u>SB1197:7A01</u>	<u>253,000</u>
Idaho State University (ISU)			\$ 449,683
Pocatello, Idaho			

Ms. Kennedy introduced Mr. Richard Creason, Myers Anderson, Pocatello, Idaho (Virtual). Mr. Creason shared plans and presented the project.

DPW Project Manager: Brian Boyd

The scope of work includes removing and replacing the failing floor structure of the foyer, room 247 of the ISU Reed Gym. Work includes new finishes throughout the foyer, including electrical replacement of effected light fixtures. Work in the basement includes removal and replacement of structural supports for the new foyer floor and replacing ceiling, lighting, and removal and reinstallation of casework at storage room #124A.

Myers Anderson Architects, Pocatello, designed the project. The firm's construction cost estimate for the work is \$378,830; and the project construction budget is \$382,000.00.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23231. Council passed the motion.**

DPW Project No. 24131

2023 SB1197:2A01 \$ 415,000

Roof Replacement

Eastern Idaho Workforce Training Center (EIWC)

College of Eastern Idaho (CEI)

Idaho Falls, Idaho

Ms. Kennedy introduced Mr. Richard Creason, Myers Anderson Architects, Pocatello, Idaho (Virtual). Mr. Creason shared plans and presented the project.

DPW Project Manager: Martin Santoyo

The College of Eastern Idaho's offsite facility, the Eastern Idaho Workforce Training Center (EIWC), located at 101 Technology Drive, Idaho Falls, is an existing one-story facility, approximately 31,650 sq. ft. The building is "L" shaped with two roof planes; the building height at the lower roof plane is 26'8" and the parapets vary in height from roughly 1'-0" to 3'-0" in height. The ballasted EPDM membrane roof is the original roof of the facility, which was constructed in 1996. The roof is at the end of the life cycle and there are areas throughout the building where the roof has been leaking.

The scope of the work includes adding 2" rigid insulation over the existing 4" rigid insulation and an 80 mil singly-ply membrane (30-year warranty), new metal coping, flashings, and terminations. The base bid scope is for the upper roof area, approx. 230 squares and an additive alternate is for the lower roof area, approx. 67 squares.

Regional architect, Myers Anderson, Pocatello, is the design professional for the project. The firm's construction base bid cost estimate is \$360,678, the construction budget is \$365,000, and the add. alt. estimate is \$109,027. The work is anticipated to commence in late summer 2025 and be completed in autumn 2025.

Council discussed the alternate for the lower roof area.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24131. Council passed the motion.**

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DPW Project No. 24300

2023 SB1197:2A01 \$ 590,567

POC Office Renovation

Department of Labor (LABOR)

Pocatello, Idaho

Ms. Kennedy introduced Mr. Josh Carrell, Hummel Architects, Idaho Falls, Idaho (Virtual). Mr. Carrell shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The Pocatello Office of the Department of Labor has not had a major renovation in over 20 years. Some light fixtures and finishes have not been updated since the state acquired the facility in 1971. Bathrooms do not meet required code fixture counts, flooring and paint are in severe need of renovation. This office also suffers from a poor configuration that requires customers to walk past the employee area to get to the reception desk and public use area of the building.

The project will include new painting and replacement of flooring and base throughout. The project does require asbestos abatement of the base and some flooring which will be completed as part of a separate contract. The main restrooms will be demolished and remodeled to comply with current code requirements. The break room will also be reconfigured and refinished. There are add alternates to add a sink and counter to the large conference room, relocate the computer lab, and to add roller shades at the front storefront windows.

Regional Architect Hummel Architects, Idaho Falls, has designed the project. The firm's construction cost estimate is \$439,011.19 (\$28.32/sf). The three add alternates total \$31,675. The project construction budget is \$455,000.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24300. Council passed the motion.**

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<u>DPW Project No. 24354</u>	2023	SB1197:2A01	\$ 750,000
Expand Unit Fence, Patient Treatment Facility			
State Hospital South (SHS)			
Department of Health & Welfare (DHW)			
Blackfoot, Idaho			

Ms. Kennedy introduced Mr. Paul Scoresby, S&A Engineers, Idaho Falls, Idaho (Virtual). Mr. Scoresby shared plans and presented the project.

Project Manager: Martin Santoyo

This project is for fencing that encloses the remaining unimproved three patient exercise/outdoor areas at the SHS treatment facility in Blackfoot. DPW Project No. 18362 improved one of the four exercise/outdoor areas. The existing 6 - 8 foot-high fence is not per the required higher security fencing needed for the hospital.

The scope of work will include the demolition of approximately 920 lineal ft. of fence at three areas and the construction of 752 lineal ft. of new 12-foot-high fencing with a

security mesh. Each area of the new fence will include a man gate and a 10-foot-wide maintenance gate. The work will also include gate automation for fire escape areas, mow strips, 38 lineal feet of sidewalk, and landscape improvements at the affected areas.

Regional Civil Engineer, S&A Engineers, Idaho Falls, has designed the project. The firm's construction cost estimate is \$422,730 and the construction budget is \$475,000. The work is anticipated to commence in late summer 2024 and be completed in autumn 2024.

Council discussed the design of the new fence.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24354. Council passed the motion.**

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<u>DPW Project No. 24357</u>	2023	SB1197:2A01	\$ 352,000
Repave Parking Lot & Replace Concrete Walkways	2023	SB1197:7A01	<u>160,000</u>
Department of Health & Welfare (DHW)			\$ 512,000
Blackfoot, Idaho			

Ms. Kennedy introduced Mr. Eric Parker, S&A Engineers, Idaho Falls, Idaho (Virtual). Mr. Parker shared plans and presented the project.

DPW Project Manager: Martin Santoyo

The subject paved area has experienced significant cracking and settling, indicating failure of the pavement section. In addition, sections of sidewalk show spalling and significant cracking, indicating failure and non-compliance with ADA requirements.

The project will replace 35,7300 sq. ft. of asphalt and base materials in the parking lot of the Medical and Financial Assistance building, construct 2,260 sq. ft. of concrete sidewalks adjacent to the building, and install ADA ramps and required signage at sidewalk terminations. In addition, installation of 456 linear feet of valley gutters, a drainage swale, and modifications to curb design will enhance drainage and storm storage capacity. There is approximately 3,240 sq. ft. of landscape improvements and 450 sq. ft. of perimeter fencing that will be repaired.

Regional Civil Engineer, S&A Engineering, Idaho Falls, has designed the project. The firm's construction cost estimate is \$310,729 (the paving scope is approx. \$148,385, or \$8.70 per sq. ft.; the remaining costs are for selective site demo., sidewalk, curb & gutter, drainage, landscaping, fencing, etc.); the cost estimate is within the project construction budget of \$349,051. The scope of work includes one additive alternate for the access drive aisle; the

cost estimate for this work is \$43,813. The work is anticipated to commence in late summer 2024 and be completed in autumn 2024.

Council discussed design elements for sufficient drainage of the parking lot.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24357. Council passed the motion.**

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<u>DPW Project No. 24540</u>	2023	SB1197:2A01	\$ 300,000
Hells Gate SP Manager’s House Renovation	2023	SB1197:7A01	50,000
Idaho Parks & Recreation (IDPR)			<u>\$ 350,000</u>
Lewiston, Idaho			

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

DPW Project Manager: Andrew Gibler

The Hells Gate State Park Manager’s House is a one-story residence built in the 1970s. The building footprint is about 3,500 sf including a breezeway, small garage and a small basement utility room. The house has many maintenance items that are overdue.

This project will replace the asphalt shingled roof over the whole structure. The 1972 furnace and 2001 air conditioning unit will also be replaced. A new electrical panel will replace the old panel and the utility company will be rerouting the power feed to the house. The water heater and some galvanized plumbing lines will also be replaced.

Regional Architect, Hutchison-Smith Architects, Boise, has designed the project. The construction cost estimate is \$175,000 (\$50/sf). The project construction budget is \$285,000.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24540. Council passed the motion.**



## PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 18257</u>		Agency	\$ 25,766,800
Idaho Center for Agriculture Food and the Environment (CAFE)	2017	SB1194:2B08	10,000,000
College of Agriculture and Life Science (CALIS)			\$ 35,766,800
University of Idaho (UI)			
Rupert, Idaho			

Ms. Kennedy introduced Mr. Nathan Cleaver, Keller Associates, Boise, Idaho. Mr. Cleaver shared plans and presented the project.

Previous Minutes: 05-05-20, 01-04-22, 03-01-22

DPW Project Manager: Elaine Hill

The Idaho Center for Agriculture, Food and the Environment (CAFE) will be the largest and most advanced Research Dairy. It will be located on approximately 640 acres near Rupert, Idaho and have a milking herd of 800-2,000 cows. This PBFAC request is for approval of Phase Two which is scheduled to start July 15, 2024.

Phase One: McAlvain cut/fill earthwork and roads along with the Milking Parlor building is currently under construction with a substantial completion date for December 2024.

Phase Two: McAlvain will start construction soon for Earthwork & Utilities, Truck Scale, Calving & Research Barn, Commodity Barn, Classroom-Office Building. Scheduled for substantial completion February 25, 2026.

Future Phase: Bid ready design of shade structures and corrals pending funding.

Future Phase: Bid ready design of Manure Management Buildings & Equipment with Federally Funded Grants.

Keller Associates is the project engineer; and McAlvain, Boise, is the Construction Manager / General Contractor (CM/GC) for the project. The design for the entire project and construction costs for Phases 1 and 2 are currently within the budget of \$35,766,800.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 18257. Council passed the motion.**

<u>DPW Project No. 22511</u>	2021	SB1172:2B01	\$ 800,000
District 6 Facility	2022	HB779:2B01	11,200,000
Idaho State Police (ISP)	2023	SB1197:2B03	4,841,700
Idaho Falls, Idaho			<u>\$ 16,841,700</u>

Ms. Kennedy introduced Mr. Nick Hansen, NBW Architects, Idaho Falls, Idaho (Virtual). Mr. Hansen shared plans and presented the project.

Previous Minutes: 10-06-21, 12-06-22, 03-07-23, 02-06-24

DPW Project Manager: Elaine Hill

This project involves the remodel of an existing 38,000 square foot building; 24,000 square feet will be fully finished out into an office/headquarters building for the Idaho State Police. The other 14,000 square feet will be left as a building shell with minimal heating, lighting and fire sprinkler. This project will provide the Idaho State Police with their own building to house the administrative functions for District #6. The building is broken down as follows:

- 9 sergeant's offices, 2 lieutenant's offices, 1 captain's office, 24 trooper workstations, 31 detective workstations
- 1,800-sf training/community meeting room
- 140 sf of high-density records storage plus 800 sf of high-density evidence storage
- Gun cleaning room
- 1,900 sf of workout space
- 910 sf of front office space
- 2 secured interview rooms with associated monitoring room
- 450 sf briefing room

The existing building is built of load bearing concrete masonry with a combination of concrete and steel roof structure. The existing structure must be structurally upgraded to meet the current building code. Some footings and most concrete masonry walls will require new reinforcement. This will involve adding additional rebar and grout to the masonry walls. Existing window and door openings will be kept and utilized as much as possible. Some new openings will be added. The existing brick veneer will be cleaned and painted/stained to blend the old and new construction together into a cohesive whole. Glazing, walls, and doors in critical areas are designated for ballistic protection. Security mesh will be utilized in key walls to deter unauthorized entrance. The secure interview rooms will be designed for maximum privacy and safety. The site will include a radio communications tower and a backup generator. An accessory vehicle storage building has been designed as an alternate to be constructed as funds permit. The site will allow for 23 public and 119 secured parking spaces.

NBW Architects, Idaho Falls is designing the project. The 38,000 sq ft building at 1155 Foote Dr., Idaho Falls was purchased on March 6, 2024, for \$3,251,485. The construction budget for the tenant improvement is \$10,575,000. The construction estimate for the

24,000 sq ft fully finished office/headquarters building is \$413.88/sq ft and 14,000 sq ft shelled out / future growth space is \$33.90/sq ft for a total estimate of \$10,407,883. The timeline for bidding this project is November 2024.

Council discussed the future use of the shell space, the construction cost estimate, and refrigeration needs for evidence processing.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22511. Council passed the motion.**

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DPW Project No. 23460  
Remodel Central Receiving  
Nampa Micron Education Center (NMEC)  
College of Western Idaho (CWI)  
Nampa, Idaho

2022 HB779:2A01 \$ 936,000

Previous Minutes: 12-06-22, 09-06-23

Ms. Kennedy introduced Mr. Keith Tasker, Hutchison Smith Architects, Boise, Idaho. Mr. Tasker shared plans and presented the project.

DPW Project Manager: Matthew Sandoval

This project is to enclose and modify an existing outdoor covered space within the CWI NMEC facility and create a central receiving area (approximately 4,200 square feet). The new central receiving area will support receiving large deliveries, packages, and mail for distribution throughout the Nampa campus.

Hutchison Smith Architects, Boise, designed the project. The firm's construction cost estimate is \$794,011.60, and the project's construction budget is \$800,000. The anticipated cost per square foot is approximately \$189.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23460. Council passed the motion.**

## FINAL REVIEWS

<u>DPW Project No. 23193</u>	2016	SB1422:4A01	\$ 300,000
Active Learning Classroom Improvements	2022	HB779:2A01	1,000,000
Multiple Buildings, Ph 2			\$ 1,300,000
Boise State University (BSU)			
Boise, Idaho			

Previous Minutes: 11-03-22, 05-07-24

DPW Project Manager: Nicole Cecil

A number of large-format classrooms at Boise State have a sloped floor design, with compact seating arranged in rows. These rooms do not allow for active learning, a format of instruction encouraging engagement and active participation. They also present various Americans with Disabilities Act (ADA) compliance concerns. Work includes, but not limited to, redesigning the spaces to allow for tiered/platform seating arrangements, where students can collaborate with moveable furniture and equipment. The goal will be similar to recent improvements in the Multi-Purpose Classroom Building (MPCB), Room 101, Education 112, and Engineering 103 & 110.

The base bid consists of renovating classrooms 101, 102A, and 102B at Riverfront Hall. Work includes construction of three tiers in room 101 to accommodate tables and chairs for active learning. Rooms 102A and 102B will be combined into one large classroom with no tiers. An add alternate consists of renovating the existing lecture hall 113 in the Math Building. The existing stepped slab on grade will be modified to create three tiers to accommodate tables and chairs for active learning. The cost for this room is higher due to the intricacies of the shape of the room and tiered platform. All finishes, utilities, lighting, and mechanical will be modified to facilitate the remodel of these rooms.

Hummel Architects is the project architect. The construction budget for the project is \$1,040,000. The construction cost estimate is \$823,914.

Base bid area: 4,070 sf	Add alternate area: 2,400 sf
Base bid estimate: \$823,914	Add alternate estimate: \$599,686
Base bid cost/sf: \$202/sf	Add alternate cost/sf: \$250/sf

The anticipated schedule for the project is as follows:

Bidding: July 2024

Procurement: August through December 2024

Base Bid work Construction: January through April 2025

Add Alternate work construction if accepted: May through July 2025

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE**

**PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW  
PROJECT NO. 23193. Council passed the motion.**

Chairman Reynolds asked Evan Danforth, Boise State University to introduce new BSU Project Coordinator, Gracie Price.

**PROJECT UPDATES**

<u>DPW Project No. 20621</u>	2020	SB1198:2A01	\$ 100,000
Replace Roof / Gutter Restore	2022	HB779:7A03	50,000
Guard House, Old Penitentiary	<u>2023</u>	<u>SB1197:7A01</u>	<u>150,000</u>
Idaho State Historical Society (ISHS)			\$ 300,000
Boise, Idaho			

Previous Minutes: 07-11-23

DPW Project Manager: Matthew Sandoval

This project addressed a leaking roof on the Guard House, which lays directly North of the front entrance of the Old Penitentiary.

Four bids were received, which all fell below the \$250,000 construction cost estimate. The successful low bid was \$134,150, or \$33 per square foot. Material availability and pricing were less than anticipated after a shortage and long lead time were witnessed during the past several years.

The total project budget has decreased from \$300,000 to \$145,455, which were all Permanent Building Funds.

THE MATERIAL FOR DPW PROJECT NO. 20621 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 21268</u>	2021	HB225:2A01	\$ 249,900
Campus Drive Repairs, Ph 2	2022	HB779:2A03	774,000
University of Idaho (UI)	2023	HB779:2A01	488,000
Moscow, Idaho	<u>2023</u>	<u>SB1197:2A01</u>	<u>230,000</u>
			\$ 1,741,900

Previous Minutes: 07-12-22, 03-07-23, 04-04-23

DPW Project Manager: Gary Groff

This project is the second phase of a three-phase effort to restore and improve Campus Drive and the Administration Building Circle at the University of Idaho.

The project was initially bid on June 20, 2023, with no bidders responding. Concerned about not having enough funds was the reason that on August 29, 2023, an additional \$230,000 was added to the project for a total of \$1,741,900. The project was rebid on February 6, 2024, and four bids were received with Germer Construction, Moscow providing the low responsive bid of \$1,285,996. The award included the base bid and four alternates with an NTP issued on March 26, 2024.

THIS MATERIAL FOR DPW 21268 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

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<u>DPW Project No. 21653</u>		Agency	\$ 2,430,240
Laboratory Buildouts, Ph 1	2021	HB225:2A01	3,195,000
Micron Center for Materials Research (MCMR)	2022	HB779:2A01	1,150,000
Boise State University (BSU)	2023	<u>SB1197:2A01</u>	<u>1,100,000</u>
Boise, Idaho			\$ 7,875,240

Previous Minutes: 09-07-21, 11-04-21, 11-03-22, 12-06-22

DPW Project Manager: Martin Santoyo

This is a project update for the Micron Center for Materials Science facility located on the Boise State campus. The original scope of work for this project was to finish the previously shelled labs on the Third Floor, an area of approximately 19,927 sq. ft. (the west side of the corridor) and 8,971 sq. ft. located in the penthouse. A CM/GC provided cost estimates during the design phase and it was determined that additional funding was needed to complete the entire scope, as well as for additional agency requested scope-of-work at the first floor for a metalorganic chemical vapor deposition (MOCVD).

The project is now approximately 80% complete with a substantial completion date in early August 2024.

The project budget was increased from \$4,595,000 to \$7,875,240.

THE MATERIAL FOR DPW PROJECT NO. 21653 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 22512</u>		Agency	\$ 593,275.18
Manufactured Housing, Glens Ferry			
Idaho State Police (ISP)			
Glens Ferry, Idaho			

Previous Minutes: 11-03-22, 07-11-23

DPW Project Manager: Gary Groff

Idaho State Police (ISP) requested assistance in purchasing and installing a manufactured home for a remote resident trooper in Glens Ferry, Idaho.

After the project bid, the septic tank system was changed by connecting to the Three Island State Park Sewer System. ISP added funding to the project in the amount of \$72,000 for a new project total of \$593,275.18.

THIS MATERIAL FOR DPW PROJECT NO. 22512 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

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<u>DPW Project No. 23256</u>	2019	SB11982A01	\$ 120,283
HVAC Upgrade, Ph 2	2020	HB569:2A01	1,929,000
Agricultural Science Bldg	2022	HB779:7A03	9,322,600
University of Idaho (UI)	<u>2023</u>	<u>SB1197:7A01</u>	<u>3,000,000</u>
Moscow, Idaho			\$ 14,371,883

Previous Minutes 05-02-23, 12-05-23, 03-05-24

DPW Project Manager: Gary Groff

The replacement of all HVAC systems in the Agricultural Sciences Building is being done in phases to accommodate both the staff and budget. Construction for phase one is complete. Phase two is under construction.

The project was bid on May 23, 2024, with (3) three bidders responding. Wright Brothers, Boise submitted the low responsive base bid of \$11,320,000 with an alternate #1 bid of \$1,218,000 for a total of \$12,538,000. To award the construction contract, the University of Idaho transferred \$3,000,000 out of their Deferred Maintenance projects. The Notice of Intent was issued to Wright Brothers on June 12, 2024, for the base bid and alternate #1.

Council discussed how this project did not utilize the University's deferred maintenance.

THIS MATERIAL FOR DPW PROJECT NO. 23256 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

### **LEASE REPORT**

Mr. Brien presented the lease report (Virtual).

## **NEW BUSINESS**

Ms. Kennedy presented the Southeast Idaho PBFAC Tour itinerary for August and the North Idaho PBFAC Tour Tentative Itinerary. Council agreed to cancel the Southeast Idaho PBFAC Tour this year due to numerous scheduling conflicts.

## **ADJOURNMENT**

The July 9, 2024 PBFAC Meeting adjourned at 3:16 PM.

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Mr. Dale Reynolds, Chair

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Ms. Nicole Hanson, Business Operations Specialist