

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, August 6, 2024

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

The August 6, 2024 meeting was called to order by Chair Dale Reynolds at 1:34 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. Dale Reynolds, Chair
Mr. Dee Jameson, Vice Chair
Representative Mark Sauter (Virtual)
Senator Dave Lent

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. Martin Santoyo, Project Manager, Division of Public Works
Ms. Nicole Bolton, Project Manager, Division of Public Works (Virtual)
Ms. Nicole Gallaher, Project Manager, Division of Public Works (Virtual)
Ms. Jessica Reynolds, Project Manager, Division of Public Works (Virtual)
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)
Mr. John Parham, Project Manager, Division of Public Works (Virtual)
Ms. Wynter Bell, Project Coordinator, Division of Public Works

APPROVAL OF JULY 9, 2024 MEETING MINUTES

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM JULY 9, 2024, AS WRITTEN. Council passed the motion.

ANNUAL ELECTION OF OFFICERS

MOTION: MR. REYNOLDS MOVED COUNCIL APPROVE MR. DALE REYNOLDS TO SERVE AS CHAIR AND MR. CLINT SHIFFLET TO SERVE AS VICE CHAIR OF THE PERMANENT BUILDING FUND ADVISORY COUNCIL. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 25153D 2024 HB768:2A01 \$125,000
Multibuilding Utility Infrastructure / HVAC Study
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to upgrade utility systems and HVAC components and/or systems of multiple buildings on campus. This effort would examine existing systems and develop priorities and strategies for addressing deficiencies. The study was funded in FY 2023 but was repurposed for a higher priority project.

DPW Project No. 25156D 2024 HB768:2A01 \$125,444
Campus Wide Sidewalk Improvements
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to repair several sections of sidewalk on campus. These sidewalks are displaced upwards from tree root growth, along with sections that require replacement due to excessive cracking, spalling, disintegration, and deep surface pitting.

DPW Project No. 25258D 2024 HB768:2A01 \$ 75,000
Fire Suppression Systems Engineering
Analysis, FM Global
University of Idaho (UI)
Moscow, Idaho

The University of Idaho requests delegation of a project to respond to the risk evaluations done by FM Global in 2023. This will include the study of the fire suppression systems in identified facilities and provide an engineering study, recommendations, and cost estimates for solutions to the discovered issues and concerns. The recommendations and cost estimates developed by the work of this project will then be used as the basis of future project requests.

DPW Project No. 25259D 2024 HB768:2A01 \$ 75,000
Surface Water Flooding Engineering
Analysis, FM Global
University of Idaho (UI)
Moscow, Idaho

The University of Idaho requests delegation of a project to respond to the risk evaluations done by FM Global in 2023. This will include the study of FM Global's recommendations for the identified facilities, determine the practicality and feasibility of the recommendations, and provide an engineering study, recommendations, and cost estimates for solutions to the discovered issues and concerns. The recommendations and cost estimates developed by the work of this project will then be used as the basis of future project requests.

<u>DPW Project No. 25260D</u> Facilities Services Fire Suppression Improvements, FM Global University of Idaho (UI) Moscow, Idaho	2024	HB768:2A01	\$ 250,000
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The University of Idaho requests delegation of a project to respond to the risk evaluations done by FM Global in 2023. Specifically, to design and construct improved fire suppression systems in the Facilities Services Building Shop Stores Storeroom as described in FM Global's recommendation.

<u>DPW Project No. 25262D</u> Research Lab Improvements A&E Analysis University of Idaho (UI) Moscow, Idaho	2024	HB768:2A01	\$ 175,000
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The University of Idaho requests delegation of a project to provide feasibility analysis, recommendations, cost estimates, and initial pre-design programming for a series of individual improvement projects as part of an overall initiative to update University of Idaho Research Labs and research capacities on the main campus in Moscow, Idaho.

<u>DPW Project No. 25263D</u> Classroom Improvements A&E Analysis University of Idaho (UI) Moscow, Idaho	2024	HB768:2A01	\$ 125,000
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The University of Idaho requests delegation of a project to provide feasibility analysis, recommendations, cost estimates, and initial pre-design programming for a series of individual improvement projects as part of an overall initiative to update University of Idaho classrooms on the main campus in Moscow, Idaho.

DPW Project No. 25265D
Blake House Video Production Center
Improvements
University of Idaho (UI)
Moscow, Idaho

2024 HB768:2A01 \$ 250,000

The University of Idaho requests delegation of a project to renovate and improve spaces located on the lower level of Blake House to serve as the Video Production Center for the Creative Services unit of University Communications and Marketing. Blake House is located on the east side of the main campus of the university in Moscow, Idaho. It is so named because it formerly served as a residential cooperative, but it has been pressed into use as General Education office space when the cooperative entity disbanded several years ago.

DPW Project No. 25266D
Memorial Gym Locker Room
Improvements A&E Analysis
University of Idaho (UI)
Moscow, Idaho

2024 HB768:2A01 \$ 75,000

The University of Idaho requests delegation of a project to provide feasibility analysis, recommendations, cost estimates, and initial pre-design programming for a series of individual improvement projects to change use, renovate and improve spaces currently developed as locker rooms located on the first floor of Memorial Gymnasium on the main campus in Moscow, Idaho.

Council discussed the evaluations performed by FM Global.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 25156D, 25260D, AND 25265D. Council passed the motion.

MOTION: MR. JAMESON MOVED COUNCIL DENY DELEGATION AND REQUEST DPW STAFF REVIEW FM GLOBAL'S EVALUATIONS OF DPW PROJECT NOS. 25153D, 25258D, 25259D, 25262D, 25263D, AND 25266D. Council passed the motion.

SMALL PROJECTS

DPW Project No. 21428
Restroom Remodel
Satellite Service Center (SSC)
State Hospital South (SHS)
Department of Health & Welfare (DHW)

2021 HB225:2A01 \$ 140,000
2023 SB1197:7A01 100,000
\$ 240,000

Blackfoot, Idaho

DPW Project Manager: Brian Boyd

The scope of work for this project is to remodel/refresh the existing building restrooms in the SSC building. Scope includes removal of existing plumbing fixtures, stall partitions, and room finishes. New code-compliant plumbing fixtures, stall partitions and accessories, along with new wall and floor finishes, will be installed. The project also includes visual examination of the existing drain lines to confirm serviceability. New code-compliant drinking fountains will be installed in the existing restroom vestibules as well.

Regional Architect, JHS Architects P.A., Pocatello, designed the project. The firm's construction cost estimate is \$169,870 (approx. \$250/SF); and the project construction budget is \$201,600. The work of the project is scheduled to commence this summer, and to be completed by the end of the year.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 21428 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD REVIEWS

<u>DPW Project No. 23201</u>	Agency	\$ 4,800,000
Albertson's Stadium North End Zone Addition	<u>Anticipated Agency</u>	<u>52,572,000</u>
Boise State University (BSU)		\$ 57,372,000
Boise, Idaho		

Previous Minutes: 08-01-23

Ms. Berard introduced Mr. Chris Roberts, Opsis Architecture, Portland, Oregon. Mr. Roberts shared plans and presented the project.

DPW Project Manager: Martin Santoyo

The scope of work for this project will infill existing bleacher seating on the north side of Albertson's Stadium with premium seating including loge boxes and field level suites, additional general admission concourse restrooms and concessions, and construction of a dining hall and club room. The intent of the North End Zone project is to address current structural deficits and to improve the fan experience by improving entrance efficiency and limiting or eliminating queues at the stadium gates, expanding premium seating including new field-level suites, improving concourse circulation, and adding additional restroom facilities and concession stands. Operationally, the project will address critical need areas including visiting team facilities, a full training table kitchen and dining area, improved storage and office space, while allowing for premiere access for events.

The project consists of site improvements, required utility infrastructure, and a 96,000 SF two-story structure with multi-tiered levels for seating. The seating grand total is 1,316 seats which includes 10 accessible club seats, 8 loge seat locations, 10 ledge seat locations and 12 field suite locations.

Demolition of the existing bleachers is anticipated to commence with the conclusion of this year's football season in December 2024. The forecasted substantial completion date is April 2026.

The Design-Build team Andersen Construction, Boise, with Opsis Architecture, Portland, OR; HOK, San Francisco; and Gilbane, Sykesville, MD has designed the project. The Design-Build team's construction estimate of \$48,598,501 is consistent with the target budget for construction.

Council discussed the impact of this project on the upcoming football season and its bowl game.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23201. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 22190</u>	2021	SB1172:2A01	\$ 225,000
Replace Roof, Education Bldg.	2022	HB779:7A03	100,000
Boise State University (BSU)	2023	SB1197:7A01	<u>260,000</u>
Boise, Idaho			\$ 585,000

Previous Minutes: 12-06-22

DPW Project Manager: Jessica Rodriguez

This is a project update for the roof replacement at the Education Building at BSU. The original scope of work was to maintain the existing roofing system replacing only the TPO membrane and cover board. Due to unforeseen conditions of insulation breakdown under the TPO membrane the scope of work was revised to remove the existing roof systems to the roof deck and install new Single-Ply Roofing Systems at 5 of the 6 various roof levels at the Education Building. The new single-ply roofing system will cover approximately 15,900 sq. ft. and be fully adhered TPO over (2) layers of 2 ½" Polyiso insulation, over self-adhering vapor barrier. The lower auditorium roof, approx. 680 sq. ft. will replace the single-ply TPO membrane over new ½" cover board only. A State of Idaho 30-year guarantee will be included.

Design Professional, Hutchinson-Smith Architects, updated bid documents and cost estimate. BSU was able to transfer the necessary additional funds to the authorized funding. The original authorized funding of \$325,000 was increased by \$260,000 for a new project budget of \$585,000.

Construction cost estimate was updated to \$510,000, that included a base bid scope to replace roofing on all (6) levels with an add alternate to replace the 2x wood decking with composite decking at the Planetarium Observation Deck.

A responsive low bid was received on June 25, 2024, with a base bid and add alternate total of \$448,480.

THE MATERIAL FOR DPW PROJECT NO. 22190 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 22462</u>	Agency	\$ 20,653,700
Horticulture Building	2022 HB779:7A10	5,000,000
College of Western Idaho (CWI)	<u>2023 SB1197:2B10</u>	<u>5,000,000</u>
Nampa, Idaho		\$ 30,653,700

Previous Minutes: 11-03-22, 08-01-23, 04-02-24

DPW Owner’s Representative: Kody Koebensky

The scope of work for the College of Western Idaho’s Horticulture Building (DPW Project No. 22462), inclusive of two Pre-engineered Metal Buildings (PEMBs) totaling 15,200 SF has one structure fully erected, the other is currently in process. The 8,000 SF storage / maintenance shop has been erected and two, 2,500 SF greenhouses are in the civil stages. The design load for this scope was lighter than that of the Health Sciences Building. The 58,000 SF Health and Sciences Building (DPW Project No. 22461) required a much longer design period and is currently under construction.

Due to the schedule of the Horticulture Building being further along in the design process, it was determined that shifting the site utilities portion of the projects would benefit both schedules. As a result, \$5,653,700 Agency Funds were transferred from DPW Project No. 22461 to DPW Project No. 22462. The overall construction budgets for the projects have not increased.

THE MATERIAL FOR DPW PROJECT NO. 22462 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 24097</u>	Agency	\$ 23,400
N. College Rd. ADA Pedestrian Sidewalk	2021 HB569:2A01	10,000
College of Southern Idaho (CSI)	<u>2023 SB1197:2A03</u>	<u>200,000</u>
Twin Falls, Idaho		\$ 233,400

Previous Minutes: 01-03-24

DPW Project Manager: Nicole Bolton

The scope of work for this project is to complete sidewalk connectivity along the south side of College Road between the two main entrances of the College of Southern Idaho campus. The project also includes additive alternatives to provide solar rectangular rapid flash beacons (RRFB) & pavement markings and to complete connectivity from Cheney Road to the east campus entrance.

Regional Civil Engineer/Surveyor Keller Associates, Meridian, designed the project. The original total project budget was \$200,000, with a construction budget of \$156,000.

The project was bid on April 4, 2024. A total of six bids were received, and the low responsive bid was \$189,650 from Excelsior Construction Company, Boise. In order to proceed with the project, ISU provided an additional \$23,400 Agency Funds and \$10,000 was added from A&R Contingency. The total project budget is now \$233,400.

THE MATERIAL FOR DPW PROJECT NO. 24097 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Ms. Berard presented the lease report.

Request for an Exemption to the Request for Proposal Process

Agency: Idaho State University
Lessor: PHT Real Estate Holdings, LLC
Address: 500 South 11th Avenue, Suite 410, Pocatello

Sq. Ft: 6,028	Cost/Sq. Ft. (1st Year): \$27.00
Cost/Year: \$162,756	Cost/Sq. Ft. (Effective): \$27.82
Lease Type: Full Service	Space Type: Office
Lease Term: 3-Year	Total Contract Value: \$503,063
Cost Ratio: 0.83	Escalations: 3.0%/yr.

Comments: The PBFAC Policies under section 3.a Leasing Standards and Criteria state:

Unless exempted by the PBFAC, no state department, agency, or institution may enter into a lease for a new facility of 3,000 or more usable square feet without using a Request for Proposals (RFP) process to identify and choose the most suitable facility.

Idaho State University is requesting this RFP exemption to lease a 6,028 square foot medical office suite in Pocatello to create a Simulation Lab for Pocatello Health Science students.

The Lease:

The lease rent rate is based on fair market value and has annual escalations. The Lessor, through the Portneuf Health Trust's community contribution shall fully offset ISU's obligation to pay this base rent. Resulting in a net zero lease. Additionally, PHT prior to occupancy will be remodeling the space at no cost to ISU and based on the needs of ISU's health science programs. The PHT will cover the costs of ongoing maintenance and utilities of the premises as the proposed is a full service lease.

No other space exists on the ISU campus to accommodate this Simulation Lab. This particular space is directly adjacent to the campus of ISU making it extremely convenient for faculty, staff, and students to access the simulation lab in close proximity to other academic and teaching lab spaces.

Therefore, there is no rationale to issue an RFP as there are no other offers which would match this opportunity.

If approved, the Leasing Program will create the lease agreement and the Department will work quickly to renovate, move in, and get training underway.

Information about the ISU Simulation Lab:

The PHT has been an invaluable partner by providing in-kind donations to include the remodeling and a net-zero lease to facilitate the development of this lab which will ultimately increase the number of health science students trained at ISU.

This shortened edited article from IDEdNews.org and Dr. Teresa Conner who is the former Dean of the College of Health at Idaho State University helps give a better understanding of what ISU and PHT are trying to accomplish.

"Idaho is facing a critical shortage of healthcare workers. When that happens, pressure mounts on universities to increase healthcare graduates. But, it's not as simple as opening the floodgates and allowing more students to enroll. Faculty availability limited special equipment, and even physical space present significant challenges. ...

One solution is integrating technology into our healthcare education programs. Simulation technology started with pilots in flight schools and expanded into many fields. Within Idaho State University's College of Health Sciences we've adopted a wide array of simulation tools. ...

Beginning this spring and continuing through the next academic year, ISU is introducing future proof, cutting-edge tools to our students including virtual reality, high-fidelity mannequins programmed for various clinical settings, and even 3D holograms.

Thanks to grant funding from the Idaho Workforce Development Council and Portneuf Health Trust, our expanding simulation tools will reach across the state. That means students outside Pocatello receive the benefits of these tools—they can be on our campuses in Meridian, Idaho Falls, Twin Falls, or beyond and receive the best possible education.

... With more than 4,000 students in the College of Health Sciences at ISU, each student can benefit from these tools, allowing us to educate and retain more students. ... It doesn't matter if a student is [studying] nursing, dental hygiene, counseling, physician assistant or other specialties, they can use these tools to safely strengthen their skills. ...

Before students work with real patients, simulation equipment provides detailed feedback on everything from the patient's moment-to-moment vital signs, reactions and whether a procedure was successful or not. This allows professors to track student progress and readiness for real-world clinical settings, but also helps build confidence within students ...

To begin resolving the healthcare workforce challenges in our state, we must first acknowledge the problem. Right now, Idaho is the lowest in the nation per capita for both doctors and nurses. But healthcare workforce shortages reach far beyond those two roles. ...

The lab will include computerized human patient simulators (HPS). These HPS models have variable heart rates, respiration, blood pressure, and display oxygen saturation. They also have palpable pulses, heart sounds, lung sounds, bowel sounds, ... and vocal sounds. The mannequins in the lab have IV arms for subcutaneous and intramuscular injections, and defibrillation/monitoring and external pacing can be used on the HPS. The simulators are used for various trauma and resuscitation scenarios, including procedures like establishing emergency airways and cardiopulmonary resuscitation. The ISU Simulation Lab will be available to ISU academic programs, health professions training programs, first responder/EMS agencies, and health professionals in the community on a space-available basis."

Council discussed the terms of the lease agreement and use of the space by Idaho State University.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE AN EXEMPTION FROM THE REQUEST FOR PROPOSAL PROCESS FOR THE IDAHO STATE UNIVERSITY FOR A LEASE AT 500 SOUTH 11TH AVENUE, SUITE 410, POCA TELLO, IDAHO. COUNCIL PASSED THE MOTION.

OLD BUSINESS

Ms. Berard presented the tentative North Idaho PBFAC Tour. Proposed moving the tour back 1 – 2 weeks. Council directed staff to keep the tour on the current dates.

ADJOURNMENT

The August 6, 2024 PBFAC Meeting adjourned at 2:45 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist