

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

### **Official Minutes, October 2, 2024**

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

The October 2, 2024 meeting was called to order by Chair Dale Reynolds at 9:01 AM 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. Clint Shiflet, Vice Chair  
Mr. Dee Jameson  
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  
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. Wynter Bell, Project Coordinator, Division of Public Works  
Ms. Kelly Berard, Senior Project Manager, Division of Public Works  
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)  
Mr. Brian Boyd, Project Manager, Division of Public Works  
Mr. Darius Elison, Project Manager, Division of Public Works  
Mr. Gary Groff, Project Manager, Division of Public Works  
Ms. Jessica Rodriguez, Project Manager, Division of Public Works  
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  
Ms. Nicole Cecil, Project Manager, Division of Public Works  
Ms. Nicole Gallaher, Project Manager, Division of Public Works  
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

### **APPROVAL OF OCTOBER 2, 2024 AMENDED AGENDA**

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE AMENDED AGENDA FOR OCTOBER 2, 2024, AS WRITTEN. Council passed the motion.**

## APPROVAL OF SEPTEMBER 4, 2024 MEETING MINUTES

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

## ANNUAL MEETING SCHEDULE

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE 2025 MEETING SCHEDULE. Council approved the motion.**

Mr. Miller introduced new DPW staff, Darius Elison, Project Manager.

## DELEGATED PROJECTS

DPW Project No. 25214D Agency \$171,600  
Communication Bldg Envelope Repairs  
Boise State University (BSU)  
Boise, Idaho

Boise State University requests delegation of a project to repair the envelope of the Communication Building on campus. The envelope requires work on the brick and mortar, siding repair, and window replacement. The project scope will include a design to address the existing envelope issues and completing the necessary updates and repairs.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 25214D. Council passed the motion.**

## SMALL PROJECTS

DPW Project No. 22350 2021 SB1172:2A01 \$ 50,000  
Rebuild #3 Air Handler System  
Department of Health and Welfare (DHW)  
Boise, Idaho

DPW Project Manager: Matthew Sandoval

This project is to replace a failing pump on the Number 3 air handler at the State Laboratory, located at Old Penitentiary Rd, Boise. The pump is well past its service life, and experiences frequent maintenance issues and diminished efficiency. The State Laboratory requires highly precise temperature-controlled spaces, further increasing the necessity to replace the pump before complete failure occurs.

The construction cost estimate is \$4,654, and the projects construction budget is \$4,654.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 22350 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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<u>DPW Project No. 24007</u>	2023	SB1197:2A01	\$ 70,000
Chinden Campus Camera Installation	2023	SB1197:2A04	14,000
Department of Administration (ADM)			<u>\$ 84,000</u>
Boise, Idaho			

DPW Project Manager: Matthew Sandoval

This project includes the installation and programming of 13 security cameras on building 2 of the Chinden Campus. These are intended to increase security and safety in and around the building, which currently houses the Tax and Industrial Commissions, as well as ITS and their associated data centers. The scope also includes the purchase of new switchgear to power and enable connectivity from the cameras to the current security system.

The construction cost estimate is \$72,870, and the projects construction budget is \$76,570.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 24007 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion. Council passed the motion.**

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<u>DPW Project No. 24630</u>	Agency	\$ 75,000
Capitol Annex, 4 <sup>th</sup> Floor Remodel		
Office of the Attorney General Office (OAG)		
Boise, Idaho		

DPW Project Manager: Nicole Cecil

This project is adding four (4) new enclosed offices in an area that is currently open office located on the 4<sup>th</sup> floor of the Capitol Annex. The Office of the Attorney General is short on enclosed office space. This project ensures that attorneys have hard walled offices to keep work confidential, including attorney-client conversations and to better concentrate without interruption, rather than being in an open cubicle area. The addition will require some changes to the ceilings. There will be minimal alterations to existing mechanical and electrical systems.

Regional Architecture firm HSA Architects, Boise, has designed the project. IDOPL review will begin in October. The intention is to hire a Department of Administration Service Contractor in November. Construction is expected to last 2 months and should be completed by February 2025. The construction cost estimate is \$41,000 and the project construction budget is \$62,000.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 24630 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 25541 2024 HB768:2A01 \$ 45,000  
Lake Cascade SP Reroof Shop  
Idaho Parks and Recreation (IDPR)  
Cascade, Idaho

DPW Project Manager: Matthew Sandoval

This project is to replace the shop roof at the Poison Creek Campground at Lake Cascade. The existing roof is a cedar shingle, which is past its useful service life. The new system will be a 24-gauge standing seam roof with non-exposed fasteners and fully hemmed eaves and ridge cap. It is anticipated that up to 75% of the roof sheathing will need to be replaced and is accounted for in the cost estimate.

The construction cost estimate is \$42,545.00, and the projects construction budget is \$42,870.00

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 25541 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

### **DESIGN PROFESSIONAL SELECTIONS**

DPW Project No. 24062 Agency \$ 28,847.29  
Unit 2 & School Restroom Remodel 2021 SB11972:2A01 2,218,000.00  
North Idaho Correctional Institution (NICI) \$ 2,156,847.29  
Idaho Department of Correction (IDOC)  
Cottonwood, Idaho

DPW Project Manager: Gary Groff

The project is located at the North Idaho Correctional Institution in Cottonwood, Idaho. The scope of work includes remodeling restroom/shower combinations in Housing Unit #2 and remodeling a restroom in the school.

- Unit #2, a two-floor housing unit, has a total of 4 restrooms and shower combinations. Two (2) restroom/shower combinations are upstairs and two (2) are downstairs. They do not meet PREA standards in their current condition and configuration.

- The school restroom is outdated and has the original 1950 layout. The restroom fixtures are outdated and at the end of their useful life. Over the years, existing use and multiple water flooding events have caused the floor to deteriorate. The restroom is unsanitary and is considered a health risk.
- The remodels would include possible floor structure replacement, flooring, new walls and paint, lights, ventilation, plumbing fixtures, and accessories. Some walls may need to be reconfigured for piping chases with a new layout for functionality and PREA compliance. There may be some abatement involved.

A Request for Qualifications (RFQ) was issued for Architectural Services on August 5, 2024. Statements of Qualifications (SOQs) were received from five (5) firms on September 5, 2024. The submittals were evaluated; three (3) interviews took place on September 26, 2024. The Selection Committee consisted of Justin Freeman and Brent Warner, IDOC; Gary Groff and Andrew Gibler, DPW; and Robert Schmidt, Architects West, as the independent design professional.

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

Castellaw Kom Architects, Lewiston	91.3
HSA Architects, Boise	86.4
Lombard Conrad Architects, Boise	86.2

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24062. Council passed the motion.**

DPW Project No. 24571 Agency \$ 32,500,000  
 Renovate Admin H.Q. Office, State Street  
 Idaho Transportation Department (ITD)  
 Boise, Idaho

DPW Project Manager: Kelly Berard

The work of this project is to conduct a detailed survey of the existing 3-story, 102,000 S.F. structure, infrastructure, equipment, the utilities that serve it and the surrounding area. for the Idaho Transportation Department (ITD) former headquarters facility, located at 3311 W. State Street, Boise, Idaho 83703. This effort will inform the scope of necessary construction activity and rough order of magnitude cost required to rehabilitate and reoccupy the structure.

A Request for Qualifications (RFQ) was issued for architect/engineer services on July 31, 2024. Statements of Qualifications were received from 6 firms on September 12, 2024. The submittals were evaluated; and three short-listed firms were interviewed on

September 25, 2024, by a Selection Committee consisting of David Tolman and Todd Sorenson, ITD; Glenn Robinette, as independent architect; and Dan Thacker and Kelly Berard, DPW.

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

CSHQA, Boise	90.0
Lombard Conrad Architects, Boise	89.3

Council discussed the overall project budget, including insurance costs. Mr. Miller clarified when asked by Council that there was no design estimate at this time. Council also asked for a review of the funding process for project requests, in particular for projects like these that came straight from the legislature.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24571. Council passed the motion.**

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DPW Project Nos. 25065 & 25066  
Background Information

DPW Projects No. 19078 and 21082 have previously constructed three office and training center buildings located in Kuna and Idaho Falls. All three were designed by HSA Architects, Boise. The buildings are all 40’ x 60’ with gable roof. The structural frame and exterior design are the same for all three. The essential interior elements (restrooms, HVAC/electrical systems, IT, etc.) however there are some minor differences in site layout and interior build-out between the three.

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<u>DPW Project No. 25065</u>	2024	HB768:2A01	\$ 781,000
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New Building for Visiting & Programming  
Nampa Community Reentry Center (NCRC)  
Idaho Department of Correction (IDOC)  
Nampa, Idaho

DPW Project Manager: Martin Santoyo

This project will provide a new building for the visiting and programming operations to be located at the Nampa IDOC facility. The building will have training spaces, office spaces, restrooms, and site improvements.

DPW is requesting to use HSA 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.”

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF HSA ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25065. Council passed the motion.**

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<u>DPW Project No. 25066</u>	2024	HB768:2A01	\$ 1,006,250
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New Building for Training & Programming  
North Idaho Correctional Institution (NICI)  
Idaho Department of Correction (IDOC)  
Cottonwood, Idaho

DPW Project Manager: Andrew Gibler

This project will provide a new building to create a multi-use space for training, programming, and other needs that can help with NICI’s increasing capacity of residents. This building would be divided up into a large meeting/event room and a large staff wellness room. This project will require site improvements and is currently proposed outside the secure resident area. It is intended that this facility would be primarily for staff and outside use and not for resident use.

DPW is requesting to use HSA 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.”

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF HSA ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25066. Council passed the motion.**

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<u>DPW Project No. 25202</u>	2024	HB768:2A01	\$ 1,500,000
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3rd Floor Labs West Side Finish Out, Ph 1  
Micron Center for Materials Research (MCMR)  
Boise State University (BSU)  
Boise, Idaho

DPW Project Manager: Martin Santoyo

This project is for the construction of research labs in the MCMR facility, a facility that had initial occupancy for the fall semester of 2020. The third floor, approximately 8,470 sq. ft., was left as shell & core due to budgetary limitations (utilities and MEP systems were

roughed-in and stubbed to tentative lab spaces). The third floor is being completed in phases as funding becomes available and most recently the west half of the floor had substantial completion on July 30, 2024.

The scope of work for this project is to complete the remaining shell & core spaces at the east half of the third floor. With the completion of this project, the entire building will be completed. The scope of work will include the improvements for fully operational research labs: walls and ceiling finishes, electrical power, lighting, HVAC, plumbing, data, laboratory cabinets and chemical fume hoods to create advanced wet labs, which are in high demand on Boise State’s campus.

Hummel Architects was the architect of record for the original project and for the recently completed third floor, west half spaces; therefore, DPW is requesting to use Hummel 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.”

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE USE OF HUMMEL ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. ~~25192~~ 25202. Council passed the motion.**

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<u>DPW Project No. 25220</u>	Anticipated Agency	\$ 8,000,000
Physician Assistant Expansion	2023 HB779:2B04	2,568,100
Idaho State University (ISU)	2024 HB768:2B05	<u>7,000,000</u>
Pocatello, Idaho		\$ 17,568,100

DPW Project Manager: Matthew Sandoval

This project modifies existing space to relocate two ISU Health programs, the Physician Assistant Program and the Medical Laboratory Program. Both programs are to be located in the Roy F. Christensen Complex, at the ISU campus in Pocatello. The existing structure (built in 1966) will require extensive modifications, which will include a new mechanical system, interior tenant improvement(s), exterior building façade modification and program identification, and the creation of a mezzanine to connect both programs.

A Request for Qualifications (RFQ) was issued for architect/engineer services on July 23, 2024. Statements of Qualifications were received from 5 firms on August 22, 2024. The submittals were evaluated; and two short-listed firms were interviewed on September 12, 2024, by a Selection Committee consisting of Steven Hagler and Weylin Richards, ISU; Arrin Holt of FFKR as the independent Architect; and Margie Kennedy and Matthew Sandoval, DPW.



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

Method Studio, Rexburg, ID/ Salt Lake, UT	90.77
Hummel Architects, Boise	89.25

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25220. Council passed the motion.**

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<u>DPW Project No. 25269</u>	2024	HB768:2A01	\$ 950,000
Campus Drive Repairs, Phase 3			
University of Idaho (UI)			
Moscow, Idaho			

DPW Project Manager: Gary Groff

This project is the third phase of a four-phase series of efforts to restore and improve Campus Drive and the Administration Building Circle at the University of Idaho. This project, restores Campus Drive from the Northeast corner of the Administration Building to the Northwest corner of the Administration Building. Phase 4 will complete the remainder of Campus Drive to the intersection of Line Street and University Ave. The intent of Phase 3 and 4 is to create a true pedestrian mall experience.

The pavements of Campus Drive have deteriorated/failed over time. Existing concrete paving, walkways, curbs, and gutters will be demolished. Subgrades will be re-engineered and constructed in an appropriate manner. New drives, curbs, gutters, walkways, and amenities will be part of the scope. The new pavement will be concrete with accent bands and concrete pavers.

DPW is requesting to use Bernardo Wills Architects along with Keller Associates 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.” Bernardo Wills and Keller designed the first phase Administration Circle in front of the Administration Building. They also designed the second phase connecting the Administration Circle with Blake Ave. We desire to continue with the same design firm to provide continuity, consistency, and continuation of the same type of architectural features. The designer is familiar with the existing conditions, objectives, and constraints for the project area.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF BERNARDO WILLS ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25269. Council passed the motion.**

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DPW Project No. 25560  
Office Space Remodel, E205/E242  
Idaho State Capitol  
Secretary of State (SOS)  
Boise, Idaho

2024 HB768:2A01 \$ 933,000

DPW Project Manager: Kelly Berard

The scope of this project remodels and repurposes existing spaces within the Secretary of State's second floor office suite in the Idaho State Capitol Building, Boise. As the population of our state increases, so do the staffing needs of our elected officials. The Secretary's staff has grown in response and needs additional work areas and offices created within their existing suite. They will need to create new offices; repurpose existing areas and space plan the open office environment. Work will include specific millwork details, marble and plaster detailing, electrical, lighting, low-voltage, mechanical and plumbing design. As architect of the restoration, CSHQA staff have the knowledge, drawings, specifications and details to most efficiently evaluate and complete the design changes requested.

The Office requests to use CSHQA 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 CSHQA would result in a project cost savings due to the firm's familiarity with the systems and specific details associated with the Capitol Building and the scope of this request.

The budget for construction cost for the project is \$700,000.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE USE OF CSHQA AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25560. Council passed the motion.**

### **CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS**

DPW Project No. 25202  
3rd Floor Labs West Side Finish Out, Ph 1  
Micron Center for Materials Research (MCMR)  
Boise State University (BSU)  
Boise, Idaho

2024 HB768:2A01 \$ 1,500,000

DPW Project Manager: Martin Santoyo

This project is for the construction of research labs in the MCMR facility, a facility that had initial occupancy for the fall semester of 2020. The third floor, approximately 8,470 sq. ft., was left as shell & core due to budgetary limitations (utilities and MEP systems were roughed-in and stubbed to tentative lab spaces). The third floor is being completed in phases as funding becomes available and most recently the west half of the floor had substantial completion on July 30, 2024.

The scope of work for this project is to complete the remaining shell & core spaces at the east half of the third floor. With the completion of this project, the entire building will be completed. The scope of work will include the improvements for fully operational research labs: walls and ceiling finishes, electrical power, lighting, HVAC, plumbing, data, laboratory cabinets and chemical fume hoods to create advanced wet labs, which are in high demand on Boise State's campus.

Hoffman Construction Company, Boise, was the Construction Manager/General Contractor (CM/GC) for the original project and for the recently completed third floor, west half spaces; therefore, DPW is requesting to use the same Hoffman Construction Company team 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."

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE USE OF HOFFMAN CONSTRUCTION COMPANY AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25192 25202. Council passed the motion.**

## **DESIGN-BUILD REVIEWS**

DPW Project No. 24208  
Climbing Gym Reno  
Student Recreation Center  
Boise State University (BSU)  
Boise, Idaho

Agency \$ 559,400

Previous Minutes: 01-03-24

Mr. Miller introduced Mr. Joe Perkins, JP2 Construction, Boise, Idaho. Mr. Perkins shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The existing Climbing Gym located at the Boise State University Student Recreation Center was built in 2003. The Climbing Gym walls have reached the end of their useful life and have begun to deteriorate.

This project will replace the 20-year-old Climbing Gym surfaces and secondary structure to create an improved topography to better accommodate the existing structural design. The existing steel columns will remain in place, while the secondary structure and climbing walls are to be demolished. The new climbing walls will be constructed of individual panels that allow for easier maintenance than the existing walls. There will be a total of 2,907 square feet of climbable surface, with 23 belay bars and a bouldering area. The existing 2” padded flooring will be replaced with a 12” bouldering pad throughout the facility and new carpet at the entrance of the climbing gym.

The Design-Build team of JP2 Construction, Boise; GGLO Architects, Boise; EP Climbing, Bend, OR; has designed the project. The team’s estimated Design-Build cost is \$564,965 (\$194 SF). Additional agency funds of \$25,575 are anticipated to be added to the project, bringing the total project to \$584,975. The project is estimated to be complete by April 2025.

Council discussed the issues with the current climbing wall and the project’s funding source. Senator Lent commented that if the funds were coming from PBF he would be more hesitant to fund the project at the current estimate.

**MOTION: MR. SHIFLET MOVED COUNCIL PPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 24208. Council passed the motion.**

## **MID-RANGE REVIEWS**

DPW Project No. 24013 2023 SB1197:2A03 \$ 725,000  
ADA Family Restroom Renovation  
Pete T. Cenarrusa Office Building (PTC)  
Department of Administration (ADM)  
Boise, Idaho  
Previous Minutes: 04-02-24

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

DPW Project Manager: Jessica Rodriguez

This project will renovate the existing 130 sq. ft. janitor room on 6 of the 10 levels of the Pete T. Cenarrusa Office Building (PTC) located at 450 W. State Street in Boise. The janitor’s room is located in the common central corridor on each level, the rooms are stacked and the layout identical. This project will involve reconfiguring the existing janitor room to provide a combination of room types (alternately):

- (3) Unisex/Multipurpose/Single-use Family Restrooms
- (3) Single Use Nursing Rooms

The scope of the work will involve demolition of some of the elements in the spaces such as flooring and wall finishes. The new work will consist of new architectural finishes, plumbing, HVAC, furring out the walls, and electrical work. In the nursing rooms casework and countertops will be provided.

Hutchison-Smith Architects, Boise has completed the design. The estimated construction cost is \$397,590 (\$591 per square foot) which is within the \$620,000 construction budget. It is anticipated to have the project out to bid in January 2025 and construction complete in Fall 2025.

Council discussed the cost of the base bid and project funding. Chairman Reynolds reiterated the review process and PBFAC policies on Mid-Range Reviews and when project updates are needed.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT AT THE BASE BID OF \$500,000 FOR DPW PROJECT NO. 24013. Lent – Nay; Shiflet – Nay Council failed to pass the motion.**

**MOTION: MR. SHIFLET 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. 24013. Council passed the motion.**

### PRELIMINARY REVIEWS

<u>DPW Project No. 23251</u>	2023	HB779:2A01	\$ 724,500
Replace Chiller	2023	<u>SB1197:7A01</u>	1,561,850
College of Natural Resources (CNR)			\$ 2,286,350
University of Idaho (UI)			
Moscow, Idaho			

Previous Minutes: 06-06-23

Mr. Miller introduced Mr. Mark Boyer, Coffman Engineers, Spokane, Washington (Virtual). Mr. Boyer shared plans and presented the project.

DPW Project Manager: Gary Groff

This project is to repair and replace chiller systems located in the fisheries research unit of the College of Natural Resources (CNR) Building on the University of Idaho campus in Moscow, Idaho. The CNR wet facility consists of approximately 3,200 square feet of floor space. Within this facility are five isolation rooms that have individual control over air

temperature and length of photoperiod. The laboratory is supplied with dechlorinated, pathogen-free well water available on-demand from three temperature sources to provide a range of temperatures from 6°C to 30°C by allowing blending of water to meet any required experimental temperature. To provide this array of temperatures the lab is equipped with a) chilled water from a centrifugal chiller, b) on demand hot water from steam heater and c) ambient temperature water.

The chiller systems supporting the CNR wet lab facility and other water delivery systems are past their useful service life. The CNR chiller systems and associated equipment was analyzed to determine the extent of need repairs, renovations, and replacements of both piping and equipment.

Coffman Engineers, Spokane, has designed the project. The budget is \$2,286,350 with a construction budget of \$1,750,000. There is one bid alternate that is included in the construction estimate of \$1,690,000.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 23251. Council passed the motion.**

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<u>DPW Project No. 24010</u> Renovate 12 Restrooms Joe R. Williams (JRW) Department of Administration (ADM) Boise, Idaho	2023 SB1197:2A01 \$ 1,500,000
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Previous Minutes: 04-02-24

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

DPW Project Manager: Matthew Sandoval

The scope of the project includes remodeling 12 restrooms in the Joe R. Williams office building. Each of the six floors has two restrooms included in the scope. This includes six identical Men’s and Six Women’s restrooms, for a total estimated area of 2,346 square feet. Nearly all the scope includes replacing finishes and modernizing the spaces, which includes wall and floor finishes, partitions, mechanical and electrical work, and fixtures.

As the building is to be fully occupied throughout construction, phasing, access, and security will be a prime consideration.

HSA Architects, Boise, has designed the project. The construction cost estimate is approximately \$802,000.00, and the projects construction budget is \$1,200,00.00, for an estimated cost of \$341 per Square Foot.

Council discussed the water supply line, the base bid, and the overall project budget, including how budgets are based in the initial FY project recommendations.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24010. Council passed the motion.**

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<u>DPW Project No. 24253</u>	2023	SB1197:2A01	\$ 2,097,400
Nez Perce Dr. Parking Rebuild / Reconfiguration	<u>2024</u>	<u>HB768:2A01</u>	<u>1,100,000</u>
University of Idaho (UI) Moscow, Idaho			\$ 3,197,400

Previous Minutes: 12-05-23

Mr. Miller introduced Ms. Angela Taylor, Keller & Associates, Pullman, Washington. Ms. Taylor shared plans and presented the project.

DPW Project Manager: Nicole Bolton

This project will improve the traffic flow, parking, as well as the visual and pedestrian connections between the University of Idaho Arboretum and Botanical Garden, the Charles H. Shattuck Arboretum, and the “new” Greek Row on Nez Perce Drive. The intent of these efforts is to improve the Nez Perce neighborhood through increased functionality, improved aesthetics, increased safety, traffic calming, enhanced pedestrian crossings, and strengthening connections to the central core of the University of Idaho campus. This section of roadway improvements includes approximately 2,100 lineal feet of roadway length.

Design Development (DD) pricing estimates for the project in its entirety are \$4,200,000. Based on budget, the project has been broken into two phases. The delineation of phases will occur at the “Walenta Path” that connects the residential area to the south and occurs directly east of the President’s Residence. From this point, west is Phase 1 and east is Phase 2. Both phases will be taken to 50% Construction Document (CD) level design and Phase 1 will be taken to final design for bidding/construction.

Phase 1 includes two tabled crossings and angled parking to the north for access to the President’s Residence and the Arboretum. The estimated cost of construction for Phase 1 based on DD is approximately \$1,500,000.

Phase 2 includes angled parking to the south with a small section of parallel parking to the north that is situated south of the Nicholls Building and the Administration Pathway. It includes one tabled crossing and 3 at-grade crossings. Dumpster pads are also included for the Greek Row residences on the south. A new sidewalk to the north will connect the Administration pathway west to the Walenta Pathway. The estimated cost of construction for Phase 2 based on DD is approximately \$2,700,000.

Council discussed additional safety features for the pedestrian crosswalk and project funding sources for additional funds. Mr. Miller reiterated the policies and procedures for the final review.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24253. Council passed the motion.**

## **PRELIMINARY AND FINAL REVIEWS**

<u>DPW Project No. 25460</u>	2024	HB768:2A01	\$ 1,500,000
Welding Expansion			
Nampa Micron Education Center (NMEC)			
College of Western Idaho (CWI)			
Nampa, Idaho			

Mr. Miller introduced Mr. Brandon Weholt, Design West Architects, Meridian, Idaho. Mr. Weholt shared plans and presented the project.

DPW Project Manager: Brian Boyd

The scope of work for this project is to expand the existing capacity of welding booths and preparation areas within the existing building. This will facilitate doubling the capacity for students within the program in the Nampa Micron Education Center building at the College of Western Idaho (CWI) campus. Currently there are waiting lists for the welding program, and doubling the capacity will better serve the demand for welding instruction in the Treasure Valley. The scope will include a remodel of approximately 5,800 s.f. of existing interior space, including new welding booths, upgraded electrical, and enhanced mechanical systems to provide clean and filtered air.

CWI has separately contracted with Design West Architects to provide design and construction documents services for this project. CWI selected Design West Architects via an RFQ process that meets Statute requirements. Design West Architects have produced a construction documents package that is 95% complete and ready for submittal to DOPL for review/approval. DPW requests continuing to use Design West Architects, Meridian 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”.

Design West Architects, Meridian, has designed the project. The firm’s construction cost estimate is \$1,218,757.08; and the project construction budget is \$1,260,000.00. CWI has committed to adding an additional \$500,000.00 to the project.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, CONTINUING WITH DESIGN WEST ARCHITECTS AS THE DESIGN PROFESSIONAL, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25460. Council passed the motion.**

**FUND TRANSFERS**

<u>DPW Project No. 25062</u>	2020	SB1198:2B05	\$ 2,000,000
Training and Development Center	2021	HB225:5B03	5,000,000
Idaho Department of Correction (IDOC)			<u>\$ 7,000,000</u>
Meridian, Idaho			

Previous Minutes: 09-06-23

IDOC entered into a lease agreement with an option to purchase a 33,067 S.F. building at 1090 E. Watertower St., Meridian, Idaho. The lease was approved at the September 6, 2023 meeting.

In the last legislative session funding to purchase the building was repurposed from two previously funded IDOC projects. \$5,000,000 from DPW Project No. 21083 and \$2,000,000 from DPW Project No. 20072. The option to purchase was for \$5,495,000. The owner has agreed to sell with completed tenant improvements for \$8,874,693 (\$268 S.F.).

IDOC has requested moving an additional \$2,200,000 of unutilized funding from DPW Project No. 21083 to provide the required funding to purchase a fully renovated building for their Training and Development Center.

Council discussed DPW Project No. 21083, the option to do a commercial appraisal although the purchase price has been set and due to timing, IDOC determined that it was not necessary to seek the approval.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE REALLOCATION OF UNUTILIZED \$2,200,000 FROM DPW PROJECT NO. 21083 TO DPW PROJECT NO. 25062 AND APPROVE THE PURCHASE OF 1090 E. WATERTOWER ST., MERIDIAN, IDAHO. Council passed the motion.**

## PROJECT UPDATES

<u>DPW Project No. 21101</u>	2021	HB225:2A01	\$ 140,000
Upgrade Windows/Doors	2023	SB1197:7A01	100,000
Shields Building			<u>\$ 240,000</u>
College Southern Idaho (CSI)			
Twin Falls, Idaho			

Previous Minutes: 10-06-21, 02-01-22

DPW Project Manager: Nicole Cecil

This project is to replace the existing building entry doors at the two north-side vestibules of the Shields building. Most of the doors and windows in this building were replaced under an earlier project. The doors under this project were listed as an alternate in the bid documents for the earlier project, but the alternate was not taken due to funding shortfall. The existing door hardware is wearing out and the doors are not thermally efficient.

Scope of work for this project will include the replacement of the doors/hardware and associated side windows not picked up in the earlier project, and coordination with a separate ongoing project for door access controls.

Cole Architects has completed the revised design of the project. The base bid construction estimate is \$137,068. There are two alternates on the project. Alternate #1 will include upgrades for (2) first floor vestibule doors and is estimated at \$42,429. Alternate #2 will include upgrades for (2) second floor interior doors and is estimated at \$42,429. The total project construction budget is \$190,000. It is anticipated that the IDOPL submittal will occur in October 2024, bidding in November, and construction beginning in December 2024.

The project was bid on June 23, 2022. A total of two bids were received, and the low responsive bid was \$128,475 from Twin Falls Glass. The bids were not accepted due to being over budget at that time. The agency determined some cost savings solutions, and those items were incorporated into an updated construction document set. There was also \$100,000 in Deferred Maintenance funding added to the project. The total project budget is now \$240,000.

THE MATERIAL FOR DPW PROJECT NO. 21101 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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DPW Project No. 23110	2023	HB779:2A01	\$ 330,000
Repair / Resurface Track	2023	HB779:2B04	100,000
Idaho Educational Services for the Deaf & the Blind (IESDB)	2023	SB1197:7A01	90,000
Gooding, Idaho	2022	HB779:7A03	75,000
			<u>\$ 595,000</u>

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

The existing track asphalt surface in the main track as well as the shot-put and long jump areas is well past its anticipated design life. The pavement is exhibiting signs of failures, including cracks as large as 3 inches wide. These are not only a hazard to users but have allowed water to contaminate the base materials on a continuous basis. The entire track surface needs to be replaced and base material rehabilitated. The scope of this project would include pulverization of the existing asphalt surface and mixing the pulverized material into the existing base on the track, runways, and jumping areas. The mixed material will then be regraded and recompact and have a new asphalt surface laid. The project would also include a new rubberized all weather surface, lane striping and pavement markings.

Regional Civil Engineers Keller Associates, Inc., Meridian, has designed the project. The original total project budget was \$430,000, with a construction budget of \$357,200.

The project was bid on July 13, 2023. A total of two bids were received, and the lowest responsive bid was \$559,492. It was decided at that time to reject the bids, revise the project scope to reduce costs, bid at a different season given the type of work. The project was rebid on December 13, 2023. A total of four bids were received with the lowest responsive base bid being \$429,475 from Summit Construction, LLC. To proceed with the project, none of the alternates were accepted and an additional \$90,000 in Deferred Maintenance funds were added to the project. The total project budget was then \$520,000 and the contract was awarded. After demolition it was determined that the soil conditions required additional work to ensure a 30-year installation. Funds of \$75,000 were transferred from another project at IESDB that had excess funds, and now the construction contract is \$500,525 with the total project budget at \$595,000.

THE MATERIAL FOR DPW PROJECT NO. 23110 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

### **CLOSED PROJECT REPORT**

Mr. Miller advised Council that the closed project report for this month will be provided to Council at the next meeting.

### **LEASE REPORT**

Mr. Brien presented the lease report.

Council provided their goodbyes to Mr. Miller during his last PBFAC meeting before retiring.

## **ADJOURNMENT**

The October 2, 2024 PBFAC Meeting adjourned at 10:51 a.m.

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Mr. Dale Reynolds, Chair

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Ms. Nicole Hanson, Business Operations Specialist