

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, November 7, 2024

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

The November 7, 2024 meeting was called to order by Chair Dale Reynolds at 1:30 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. Clint Shiflet (Virtual)
Representative Mark Sauter (Virtual)
Senator Dave Lent (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
Mr. Barry Miller, Deputy Administrator, Division of Public Works
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Kelly Berard, Senior Project Manager, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)
Mr. Brian Boyd, Project Manager, Division of Public Works (Virtual)
Mr. Darius Elison, Project Manager, Division of Public Works
Mr. John Parham, Project Manager, Division of Public Works (Virtual)
Ms. Nicole Bolton, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works (Virtual)
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

APPROVAL OF OCTOBER 1, 2024 AND OCTOBER 2, 2024 MEETING MINUTES

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM OCTOBER 1, 2024 AND OCTOBER 2, 2024, AS WRITTEN. Council passed the motion.

FY2026 PERMANENT BUILDING FUND – PROJECTED REVENUES AND FY2026 CAPITAL BUDGET REQUESTS

Council discussed the Idaho State University's revised Capital Request.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FY26 BUDGET REQUESTS FOR CAPITAL, ALTERATION & REPAIR, AND DEFERRED MAINTENANCE PROJECT RECOMMENDATIONS WITH THE ADDITION OF \$14 MILLION TO ISU CAPITAL PROJECT REQUEST FOR THE LIFE SCIENCES COMPLEX AS OUTLINED NOVEMBER 7, 2024. CHANGE Council passed the motion.

Chairman Reynolds announced this is Administrator Pat Donaldson's last PBFAC meeting prior to his retirement.

DELEGATED PROJECTS

DPW Project No. 25201D 2024 HB768:2A01 \$ 80,000
Yanke Family Research Park
Skylight Refurbish
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to refurbish existing skylights to address UV damage and leaking concerns.

DPW Project No. 25203D 2024 HB768:2A01 \$ 225,000
Gage St Warehouse Data Center Upgrade
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to upgrade the failing cooling system, backup generator, and aging power supply for this data center that is critical to business and operation of campus.

DPW Project No. 25204D 2024 HB768:2A01 \$ 200,000
Campus Wide Dedicated Cooling for Comm Rooms
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to install dedicated HVAC systems for comm rooms in several buildings on campus to prevent the overheating of network equipment.

DPW Project No. 25205D 2024 HB768:2A01 \$ 125,000
Campus Wide Upgrade All Comm Room
Doors to Badge Entry
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to install electronic card readers on communication room doors to enhance security for critical network equipment.

DPW Project No. 25208D 2024 HB768:2A01 \$ 100,000
Copper Basin Roof Replacement
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to replace the existing 28-year-old roof of the Copper Basin Building that is beyond its useful life.

DPW Project No. 25215D Agency \$ 242,000
MCMR Geothermal Integration
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to work with the City of Boise to bring the geothermal service to the site and hire a contractor to complete the tie-in to the building system itself.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 25201D, 25203D, 25204D, 25205D, 25208D, AND 25215D. Council passed the motion.

SMALL PROJECTS

DPW Project No. 25172 2024 HB768:2A01 \$ 30,500
Damaged Building Demolition
North Idaho College (NIC)
Coeur d'Alene, Idaho

DPW Project Manager: Sydnee Weersing

This project will demolish an existing dilapidated wood framed house owned by NIC. The house was built in the early nineteen hundreds and NIC previously rented it out to students. The house has been vacated for some time because it has several life safety hazards

including a crumbling foundation, rotten floor and roof joists, and other structural failures. The demolition will remove the house entirely and leave a flat vacant lot. There are no immediate plans for the use of this lot. The work will be performed under a miscellaneous contract.

The demolition cost estimate is \$29,500; and the project budget is \$30,500.

Council discussed whether the building is on the historic registrar which NIC verified it is not.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 25172 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 25252</u> North Campus Entrance, Hwy 8 Frontage Improvements University of Idaho (UI) Moscow, Idaho	2024	HB768:2A01	\$ 825,000
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DPW Project Manager: Elaine Hill

This project will improve the University of Idaho frontage on State Highway 8 from Stadium Drive to Line Street in Moscow, Idaho. The project limits are defined by State Highway 8 to the north, Stadium Drive to the west, Line Street to the east, and the Paradise Creek Ecosystem and Riparian Zone to the south.

A Request for Qualifications was issued on September 11, 2024. Responses were received from five landscape architects / civil engineers on October 1, 2024. A Selection Committee including Celine Acord and Craig Carson, UI, Anne Hanenburg, SPVV Independent Landscape Architect and Ken Cook and Elaine Hill, DPW. Two firms were interviewed on October 29, 2024.

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

Bernardo Wills, Landscape Architects, Spokane, WA	79.2
Groundcubed Landscape Architects, CdA, ID	76.0

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25252. Council passed the motion.

DPW Project No. 25270
West Campus Entry Gateway Improvements
Idaho Ave
University of Idaho (UI)
Moscow, Idaho

2024 HB768:2A01 \$ 508,200

DPW Project Manager: Andrew Gibler

The scope of this project is a continuation of the recently completed DPW Project No. 21250 that provided for the replacement of the domestic water system main and for the repairs and replacement of Idaho Avenue from the Kibbie Dome to the Facility Services building. The basis of this new project is a set of scope items which were bid as add alternates in the previous project, but which were unable to be funded at that time. This work generally includes a masonry gateway structure, UI standard banner poles, and additional enhanced landscaping with planters, street trees and irrigation. This scope was designed and detailed in the construction documents for DPW 21250.

DPW and UI are requesting to use Bernardo Wills Architects along with Keller Associates for this new 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 original documents and have the design and details in hand. We desire to continue with the same design firm to provide continuity, consistency, and continuation of the same type of architectural features. DPW and UI can achieve significant efficiencies and savings by making use of the services of the team which led the former project.

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. 25270. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 24174</u>	Anticipated Agency	\$ 400,000
American Indian Student Center Remodel	<u>2023 SB1197:2A01</u>	210,000
Northern Idaho College (NIC)		\$ 610,000
Coeur d’Alene, Idaho		

Ms. Kennedy introduced Ms. Debbie Bravo, Architects West, Coeur d’Alene, Idaho (Virtual). Ms. Bravo shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

This project will remodel an area (approximately 1,500 s.f.) inside the Edminster Student Union Building on the 2nd floor to accommodate a new American Indian student service area and student learning space. The space will include a conference room, an office, a kitchen area, and student learning space for team and individual collaboration.

Once programming began, NIC realized that the original request of 700 s.f. was too small thus they are increasing the square footage and adding agency funds.

Regional Architect, Architects West, Coeur d'Alene, has designed the project. The firm's construction cost estimate is \$498,359; and the project budget is currently \$210,000. NIC has committed to adding \$400,000 of agency funds to complete the build-out. This will bring the total project funding to \$610,000.

MOTION: REPRESENTATIVE SAUTER 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. 24174. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 22171</u> Diesel Bay Remodel, Hedlund Hall Northern Idaho College (NIC) Coeur d'Alene, Idaho	2022	HB779:7A11	\$ 3,325,000
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Previous Minutes: 09-07-22

Ms. Kennedy introduced Ms. Debbie Bravo, Architects West, Coeur d'Alene, Idaho (Virtual). Ms. Bravo shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

Originally built in 1976, Hedlund Hall, on the NIC campus in Coeur d'Alene, was designed to house career technical education programs such as diesel mechanics, auto mechanics, auto body, machining, classrooms, and office space. Most of these programs moved to the Parker Technical Education Center, in Rathdrum, when it opened in 2017. Since then, Hedlund Hall has become more oriented towards collaborative programs and activities including the Idaho Small Business Development Center, Gizmo, Coeur d'Alene's Makerspace, the Venture Center, Avista Center for Entrepreneurship, Computer Science, and the Culinary Arts Program.

This project will remodel approximately 8,550 s.f., of existing diesel bay space to accommodate a flexible space for lecture seating, worktable seating, or presentations for up to 200 occupants. The new space will also require support areas like administration offices, classrooms, storage, additional plumbing facilities, additional parking, etc. Some of these items will be included in a second phase of this project, due to budget restrictions.

The Design Professional, Architects West, Coeur d'Alene, has designed the first phase of this project. The construction cost estimate for the base bid is \$1,902,841 and the project's construction budget is \$2,770,000. Several bid alternates will be included in the final design to be accepted as the budget allows.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22171. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

DPW Project No. 23321

2022 H7797:A04 \$ 7,850,240

Tenant Improvement

Chinden Campus, Building 4, 2nd Floor
Office of Information Technology Services
Boise, Idaho

Ms. Kennedy introduced Ms. Kelly Berard, Division of Public Works, Boise, Idaho. Ms. Berard shared plans and presented the project.

DPW Project Manager: Darius Ellison

The scope of work for this project is to build new office space at the State of Idaho, Chinden Campus in Boise for the Office of Information Technology Services. This Agency is growing due to statewide consolidation and requires a larger footprint to support the work of their agency.

The project will build a secure suite on the entire second floor (58,255 SF) of the currently vacant second floor of Building 4. It will create an entry lobby and reception/service desks, management offices, huddle, conference area, install doors and security access hardware; replace flooring, ceilings and other finishes; upgrade to LED lighting and upgrade HVAC systems and controls; provide power and data to support workstations, IT connectivity and wireless access. The project will renovate and upgrade core rooms for use as a break area, mail/workroom, and board rooms for the agency. A new electrical room will also be created. The Agency will provide all furnishings and technology separately.

McAlvain Design Build with CSHQA and Musgrove Engineering, Boise have designed the project. The firm's construction cost estimate for the work is \$6,891,382 (\$118/sf); the project original construction budget was \$6,250,000. Additional funding will be added to the project as needed to award the contract.

Council discussed the continued enhancement of the fire alarm system and Ms. Berard in response to Council's question, clarified that this was not the original space to be renovated for ITD.

MOTION: REPRESENTATIVE SAUTER 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. 23321. Council passed the motion.

UPDATES

<u>DPW Project No. 20150</u>	2019	SB1198:2A01	\$ 75,000
Repairs, Reid Centennial Hall Tower	2022	HB779:7A03	50,000
Lewis-Clark State College (LCSC)	2023	SB1197:7A01	78,000
Lewiston, Idaho			<u>\$ 203,000</u>

DPW Project Manager: Andrew Gibler

The scope of this project has been to replace the cement roof tiles on LCSC's Reid Centennial Hall. In 2021, a proposal request from a service contractor was higher than the budget. Further investigation led to additional work that was not originally anticipated, including improvements to the structural supports that are aged and previously damaged in a fire. Also, while reviewing conditions on site, the design professional recommended repointing masonry because numerous areas were deficient and nearing critical failure.

In an effort to repair all known damages and address high bids, additional deferred maintenance funds were added to the project. Additional construction documents were required which delayed the project.

The project has recently been re-approved by DOPL and K&G Construction, Lewiston has provided an updated cost proposal through their light construction service contract. The Not-To-Exceed cost proposal for this work is \$190,000 and that fits within the current total project budget of \$203,000.

THE MATERIAL FOR DPW PROJECT NO. 20150 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

CLOSED PROJECT REPORT

Ms. Kennedy presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

ADJOURNMENT

The November 7, 2024 PBFAC Meeting adjourned at 2:34 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist