

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

### **Official Minutes, January 7, 2025**

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

The January 7, 2025 meeting was called to order by Chair Dale Reynolds at 1:31 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, Vice Chair  
Mr. Dee Jameson (Virtual)  
Representative Mark Sauter

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

Mr. Steven Bailey, Director, Department of Administration  
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  
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)  
Ms. Elaine Hill, Project Manager, Division of Public Works  
Mr. Darius Elison, Project Manager, Division of Public Works  
Mr. Gary Groff, Project Manager, Division of Public Works  
Mr. John Julian, Project Manager, Division of Public Works  
Mr. John Parham, Project Manager, Division of Public Works (Virtual)  
Mr. Matthew Sandoval, Project Manager, Division of Public Works  
Ms. Nicole Cecil, Project Manager, Division of Public Works  
Ms. Nicole Gallaher, 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

### **APPROVAL OF DECEMBER 3, 2024 MEETING MINUTES**

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM DECEMBER 3, 2024, AS WRITTEN. Council passed the motion.**

## **EMERGENCY CONTRACT AUTHORIZATIONS**

### ECA 2501

University Heights Broken Sewer Line  
Boise State University (BSU)  
Boise, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to repair a broken sewer line at the University Heights housing complex. The complex has consistent issues with sewer backup and has had flooding in one of the units. Five Star Service Pros were hired to repair the broken sewer line, but upon further evaluation, they discovered necessary repairs which were much more extensive than anticipated. The line does not meet the grade at the City sewer line, and thus needs to be expanded to include a four-pump system to address the grade and backup issues. This is a significant unforeseen increase in scope and cost. The sewer line needs urgent repair to prevent further backup and flooding from impacting students living in University Heights. Evan Danforth already corresponded with Pat Donaldson about this work and received approval to move forward with this emergency authorization letter. Boise State intends to contract with Five Star Service Pros to complete the repair. The estimated project cost is \$105,000.

Council discussed concern using pump system as they are very maintenance heavy, suggested using a gravity system instead.

THE MATERIAL FOR ECA 2501 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

## **DELEGATED PROJECTS**

### DPW Project No. 25216D

Science Building Lab Renovation  
Boise State University (BSU)  
Boise, Idaho

Agency \$ 175,000

Boise State University requests delegation of a project to renovate the labs in the Science Building. Work includes adding additional laboratory infrastructure such as improved lighting, built-in casework and sinks to existing labs so they can be more effective as a biology research space.

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DPW Project No. 25235D  
Business Tech Center Remodel  
Idaho State University (ISU)  
Pocatello, Idaho

Agency \$ 132,000

Idaho State University requests delegation of a project to add a couple of walls within a large room to convert into office spaces in the Business Tech Center. The work will include replacing flooring, lights, and paint throughout offices and corridors. In addition, doors will be replaced with doors that have windows for more daylight and better security.

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DPW Project No. 25236D  
Graveley Hall Testing Center Remodel  
Idaho State University (ISU)  
Pocatello, Idaho

Agency \$ 295,000

Idaho State University requests delegation of a project to remodel the existing University Testing space to allow for additional counseling offices. This will entail the remodel or refresh of the following rooms in Graveley Hall: 250, 250A, 255, 350A, 353A, 355, and 350.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 25216D, 25235D, AND 25236D. Council passed the motion.**

### **DELEGATED PROJECT REVIEWS**

DPW Project No. 24243D  
Phys Sci Classroom 232 / 234 Remodel  
Idaho State University (ISU)  
Pocatello, Idaho

	Agency	\$ 50,000
<u>2023</u>	<u>SB1197:2A01</u>	<u>149,000</u>
		\$ 199,000

Previous Minutes: 10-04-23

Ms. Kennedy introduced Mr. Jason Adams, Idaho State University, Pocatello, Idaho. Mr. Adams shared plans and presented the project.

Idaho State University received approval for delegation of a project to remodel classroom 232 and computer lab 234 for the Geoscience program.

Classroom 232 is used by the Geosciences department to teach up to 12 different classes that require the use of high-performance desktop computers capable of running GIS and remote sensing software. The size of the classroom has created an enrollment bottleneck for years, so the classroom expansion will enable ISU to better serve the enrollment requests from students across ISU including outside programs from Biological Sciences,

Anthropology, History, Geomatics, Political Science, and other programs who work with spatial datasets.

The project will shift the non-load bearing wall separating classroom 232 and lab 234 by six feet allowing for an increase of 7 classroom seats in classroom 232. Lab 234 will be remodeled utilizing a more efficient layout without losing any existing seats. The scope of work for both rooms includes new furniture, classroom technology, paint, flooring, suspended ceilings, and lighting.

The design professional for this project is Myers Andersen Architects, Pocatello. The project construction budget is \$180,000. The estimated total construction cost is \$140,000. It is anticipated that the project will have a construction start date of February 2025 and will be substantially complete by June 2025.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 24243D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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

Previous Minutes: 11-07-24

Ms. Kennedy introduced Ms. Shay O'Connor, Boise State University, Boise, Idaho. Ms. O'Connor shared plans and presented the project.

The Yanke Family Research Park (YFRP) building has four Kalwall skylights providing natural light into the facility that are original to the building, two of which have not yet been refurbished. Over time, the skylights have deteriorated and need refurbishment to address aging, UV damage and leaking concerns.

Refurbishing skylights is a fraction of the cost of replacement and work will be less impactful to building occupants. The project scope will cover the refurbishment and sealing of the skylights in pods 7 & 9. By completing the last two skylights, Boise State will have the entire roof structure under warranty on this building.

No design services are necessary for this project. The work is expected to be completed by a service contractor. The work is anticipated to be completed in summer 2025.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25201D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

## DELEGATED PROJECT DESIGN-BUILD SELECTIONS

DPW Project No. 24215D  
ExtraMile Arena Rigging Fall Protection  
Boise State University (BSU)  
Boise, Idaho

Agency \$ 299,999

Previous Minutes: 01-03-24

Boise State University's Extra Mile Arena needs to install a new fall protection system to support crews of technicians working and installing lighting, sets and mobile structure for concerts and special events.

The work for this project will include the design and installation of a fall protection system in the rigging grid of the Arena, including the installation of horizontal lifelines. The fall protection system(s) will be placed in an area where overhead work is performed in the arena and the system will ideally support two users per span. The project must also include a retrieval system plan.

A Request for Qualifications (RFQ) was issued on October 18, 2024. Responses were received from three design-build teams on November 1, 2024. Three firms were selected for interviews on November 15, 2024, by a Selection Committee including Shay OConnor, Francisco Ramirez-Gil, Sam Dores, and Nate McGregor, all with BSU.

The results of the Selection Committee are as follows:

NNAC Inc., Boise	79.0
RRC Contractors Inc., Nampa	64.0
Beal Corporation, Boise	59.0

Council discussed RFQ which covered just the design of the project.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS, PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 24215D. Council passed the motion.**

## SMALL PROJECTS

<u>DPW Project No. 25113</u>	2021	HB779:7A03	\$ 68,810.24
Campus Sidewalk Replacement & Classroom	2024	HB768:2A03	140,000.00
Emergency Exit Wheelchair Access			\$ 208,810.24
Idaho Educational Services for the Deaf and Blind (IESDB)			
Gooding, Idaho			

DPW Project Manager: Nicole Gallaher

The classroom emergency exits are currently concrete landings that do not link to campus sidewalks and at times are elevated several inches above the grass. This makes it difficult to safely move a wheelchair away from the building in the event the emergency exits need to be used. The campus also has several sidewalks in which the edges are not cane detectable and the blind or visually impaired users have a difficult time navigating the sidewalks.

The Base Bid of this project will address the classroom emergency exits by removing the existing concrete landings and replacing them with new sidewalks to tie into the existing campus sidewalk. Bid Alternative 1 will improve the sidewalk along 14<sup>th</sup> street by removing and replacing the sidewalk. Bid Alternative 2 will install new cast-in-place directional tiles on existing sidewalks at the residential cottages.

Keller Associates, Meridian has completed the design. The estimated construction cost for the base bid is \$97,975 (\$17.56 SF), which is within the \$154,750 construction budget. The estimate construction cost for Bid Alternative 1 is \$59,540 and the estimated construction cost for Bid Alternative 2 is \$72,450.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 25113 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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<u>DPW Project No. 25500</u>		Agency	\$ 12,000
Payette Lakes Supervisory Area	2024	HB768:2A01	60,000
Office Carpet Replacement			\$ 72,000
Department of Lands (IDL)			
McCall, Idaho			

DPW Project Manager: Nicole Cecil

The scope of the work for this project is to provide flooring removal and replacement of approximately 5,400 SF of flooring and base in portions of the IDL Payette Lakes Area Office in McCall. The existing flooring being removed is worn beyond its useful life and in need of replacement.

New materials include carpet tile, vinyl tile in the break room, and rubber base. It is expected the work will be completed in three phases (after hours/weekend work) in May 2025. The intent is to hire a Department of Administration Service Contractor to manage the flooring installation that will need to be completed.

As per IDOPL, the project does not require plan review. The DPW Project Manager will act as the design professional on the project and will work with the agency on final material selections. The initial project budget did not cover the estimated cost. The agency provided additional funds in order to proceed with the project. The cost estimate is \$ 61,236 (\$11.34/sf), which is within the construction budget of \$62,000.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 25500 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

### **DESIGN PROFESSIONAL SELECTIONS**

DPW Project No. 24217

Agency \$ 1,350,025

Morrison Center Lobby Restroom Remodel  
Boise State University (BSU)  
Boise, Idaho

DPW Project Manager: Darius Elison

The Morrison Center for the Performing Arts at Boise State University has existing Women and Men restrooms on each of the three levels that are original to when the building was constructed in 1984. This project will remodel the lobby restrooms on all three levels, approximately 2,700 square feet total, to increase restroom capacity, provide adequate ADA accommodations, and add a single use Family/ADA restroom and Nursing room. Today more shows are full to capacity (2,002 seats), which makes it a challenge to accommodate the attendees' use of the restrooms during intermissions. Design considerations are to be made to alleviate these challenges and consider restroom access and queuing at each level.

The construction cost estimate is approximately \$407/sq. ft.

A Request for Qualifications (RFQ) was issued for Architectural services on October 29, 2024. Statements of Qualifications were received from 5 firms on November 19, 2024. The submittals were evaluated by a Selection Committee consisting of Daniel Mathews and Shay O'Connor, BSU; Mandy Boam as an independent design professional from Hummel Architects; and Jessica Rodriguez and Bruce Berry, DPW. Based on the rankings and scoring from the Selection Committee the decision was made, due to the significant point spread between the top two firms, that interview scores would not impact the final outcome.

The results of the Selection Committee are as follows:

Lombard / Conrad Architects, Boise	74
LKV, Boise	68
CSHQA, Boise	64
Studio H, Meridian	54
GHM, Boise	33

Council discussed how committee awards points.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24217. Council passed the motion.**

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DPW Project No. 25072 2021 HB791:2A03 \$ 2,500,000  
Unit 7 Remodel  
Idaho Department of Correction (IDOC)  
Kuna, Idaho

DPW Project Manager: John Parham

As part of the ongoing effort to improve the State's correctional facilities, IDOC partnered with inmate advocacy groups (Vera Institute of Justice, MILPA Collective, and Arnold Ventures) to develop a concept for the housing and rehabilitation of new inmates. This concept focuses on treatment, healing, and personal growth. It seeks to break the paradigm of traditional correctional systems to assist and educate the offender while in custody.

This project will focus on the Unit 7 building, built in the late 1960's/early 1970's. The design will reduce the current housing plan from 80 beds to 40, revising the existing space to accommodate individual bedrooms instead of double-bunked cells. Providing communal spaces for dining, gathering, and learning will be part of the design. Upgrades to existing lighting, plumbing, and mechanical systems will also be needed. A proof-of-concept project is in progress at another building on the ISCI property.

A Request for Qualifications (RFQ) was issued for architect/engineer services on October 18, 2024. Statements of Qualifications were received from one (1) firm on November 19, 2024. The submittals were evaluated by a Selection Committee consisting of Justin Freeman and Brent Warner, IDOC; Angela Hansen with Cushing Terrell as independent architect; and John Parham and Dan Thacker, DPW.

The results of the Selection Committee are as follows:

Lombard/Conrad Architects, Boise	69
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Council discussed submission of only one SOQ.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRM(S) AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25072. Council passed the motion.**

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<u>DPW Project No. 25090</u>	2024	HB768:2A01	\$ 1,100,000
Desert Building Welding & Automotive Program Retrofit			
College of Southern Idaho (CSI)			
Twin Falls, Idaho			

DPW Project Manager: Gary Groff

This project improves existing student laboratories and shop space. The work includes upgrading electrical infrastructure, improving ventilation, and installing agency-owned shop equipment. The general form and layout of the building will remain the same. No significant structural or architectural work will occur. Minor cosmetic improvements will be made that contribute to the functionality of the facility or extend its useful life cycle. Examples include applying shop floor coatings and replacing worn-out overhead doors.

DPW is proposing to use Myers Anderson Architects for Design and Construction Administration Services. Myers Anderson is very familiar with CSI and the CSI Desert Building, in which they are currently working on an Entry Access Control system. They are also working on the attached CSI Canyon Building which includes a new elevator, emergency backup generator, and currently houses the Automotive Shop that will be moved into the Desert Building. Currently Myers Anderson is on CSI Campus performing construction administration services for the new Diesel Mechanics facility, DPW Project No. 22091, which is being moved out of the Desert Building. The project originally involved the Automotive Shop relocation in which Myers Anderson was involved in the upfront programming phases. However, due to funding the Automotive Shop was deleted from the scope of work only leaving the Diesel Shop.

DPW requests to use Myers Anderson 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.” Myers Anderson knows the project area, the existing conditions, the objectives, and the constraints.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF MYERS ANDERSON ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25090. Council passed the motion.**

## CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

<u>DPW Project No. 25220</u>		Agency	\$ 8,000,000
Physician Assistant Expansion	2022	HB779:2B04	2,568,100
Idaho State University (ISU)	2024	HB768:2A01	3,510,000
Pocatello, Idaho	2024	HB768:2B05	<u>7,000,000</u>
			\$ 21,078,100

Previous Minutes: 10-02-24

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 on the ISU campus, 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. The total budget for the project is \$21,078,100, and the construction budget is \$17,000,000.

The Construction Manager/General Contractor (CM/GC) will provide pre-construction services for the design phases, programming through construction documents, and subsequent general contracting upon successful bidding.

A Request for Qualifications (RFQ) was issued for CM/GC services on October 22, 2024. Statements of Qualifications (SOQs) were received from eight firms on December 3, 2024. The submittals were evaluated by a Selection Committee consisting of Weylin Richards and Jason Adams, ISU; Colin Okada, Hoffman Construction as the independent selection committee member; and Fred Richards and Matthew Sandoval, DPW. Three firms were shortlisted and two elected to interview.

The results of the Selection Committee are as follows:

Big-D Construction, Idaho Falls	82
CM Company, Boise	73

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 25220. Council passed the motion.**

## DESIGN-BUILD REVIEWS

DPW Project No. 23031  
Invasive Species Watercraft Stations  
Department of Agriculture (AGRI)  
Statewide, Idaho

Agency \$ 600,000

Previous Minutes: 04-02-24

Ms. Kennedy introduced Mr. Matt Sterland, CV Construction, Inc., Plummer, Idaho. Mr. Sterland shared plans and presented the project.

DPW Project Manager: Elaine Hill

The scope of work for this project is to provide prototype modular constructed stations with helical anchors, HVAC, electrical, Wi-Fi, interior/exterior lighting, and an internal ADA staff restroom with potential for 24/7 operations. A secure storage bay with garage doors, on demand water heater, and 220V power have been included. Facility accessibility has been provided for Agriculture's staff who will use each facility to perform inspections of vehicles and watercraft supporting the Invasive Species Water Check program.

Each site utilizes current check station locations located on established ITD property. The prioritized sites are as follows:

1. Cotterell (I-84)
2. Cherry Creek Rest Area, (I-15N) Malad
3. Cedars (I-90W)

CV Construction, Inc., Plummer, is the Design-Builder for the project. Castellaw Kom Architects, Lewiston, has designed the project. The construction budget for the work is \$528,000 which falls within the total project budget of \$600,000.

Council discussed concern for construction budget, snow load, and access. Reassured council site work is half completed, and snow load is high capacity so it can go anywhere in the state.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASES OF THE CONTRACT FOR DPW PROJECT NO. 23031. Council passed the motion.**

## **MID-RANGE REVIEWS**

DPW Project No. 25008  
Len B. Jordan (LBJ) Flooring  
Department of Administration (ADM)

2024 HB768:2A01 \$ 400,000

Boise, Idaho

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

DPW Project Manager: Nicole Cecil

The scope of the work for this project is to provide asbestos abatement, removal, and replacement of approximately 4,800 SF of flooring and base in portions of the basement, first floor and central stairwell in the LBJ Building. The existing flooring being removed is asbestos-containing 12-inch beige vinyl floor tile and black mastic over concrete substrate.

New materials include vinyl tiles, minimal walk off carpet, stair treads, and rubber base. It is expected the work will be completed in multiple phases throughout Spring 2025. The intent is to hire a Department of Administration Service Contractor to manage the flooring installation that will need to be completed. DPW will contract separately for the abatement and air monitoring that will be required. Facilities will remove the existing base and repaint the halls where the flooring work is being completed.

As per IDOPL, the project does not require plan review. The DPW Project Manager will act as the design professional on the project and will work with the agency on final material selections. The cost estimate, which includes abatement, is \$126,000 (\$26/SF), which is within the construction budget of \$325,000.

**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. 25008. Council passed the motion.**

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<u>DPW Project No. 25196</u> Data Facilities Fire Suppression & Mechanical Updates Boise State University (BSU) Boise, Idaho	2024	HB768:2A01	\$ 300,000
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Ms. Kennedy introduced Mr. Chris Dyke, Musgrove Engineering, Boise, Idaho. Mr. Dyke shared plans and presented the project.

DPW Project Manager: Darius Elison

This project is to protect communication and data wiring located in the Heat Plant and Science buildings at Boise State University. The project will consist of using a waterless fire suppression system. This system will minimize damage to the property and equipment,

provide faster fire suppression and lower clean-up costs. The system will use Novec 1230 fluid that would flood the space as a gas when discharged.

Regional Design Professional, Musgrove Engineering, Boise, has designed the project. Their construction cost estimate is \$248,050. The project construction budget is \$252,000.

Council discussed automatic door and visual alarms are tied into fire alarm systems.

**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. 25196. Council passed the motion.**

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<u>DPW Project No. 25352</u>	Anticipated Agency Funds	\$ 91,278.26
State Hospital South (SHS)	<u>2024 HB768:2A01</u>	<u>400,000.00</u>
Patient Treatment Facility (PTF)		\$491,278.26
C&D Wing Bathroom Remodel		
Department of Health and Welfare (DHW)		
Blackfoot, Idaho		

Ms. Kennedy introduced Mr. Scott Lloyd, Jensen Hayes Shropshire, Pocatello, Idaho (Virtual). Mr. Lloyd shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The Patient Treatment Facility (PTF) has recently undergone the remodel of bathrooms in A & B Wings as part of a separate project (Phase 1, DPW Project No. 23351). This project is to include the remodel of bathrooms in the C & D Wings of the PTF.

This project will replace an obsolete ventilation system, remove broken tile in the showers and walls, replace vinyl flooring, repaint the walls and ceilings, and refurbish plumbing fixtures. It also includes the removal flooring and wall finishes in their entirety. The gypsum board ceiling will remain and refinished. The existing CMU surfaces will be prepped for new finish and ceramic tile flooring will be removed. Existing tile and CMU will remain in place and the finish will be ground off to prepare for new resinous wall system and floor finish. The concrete substrate will be removed in a portion of the area to install a new drain. The ventilation system will be replaced with a central unit for all bathrooms. Doors will remain, but the door hardware will be replaced. The project affects 1,050 square feet of restrooms.

Regional Architect Jensen Hayes Shropshire (JHS), Pocatello, has designed the project. The firm's construction cost estimate is \$326,920 (\$311/sf). The project construction budget is \$336,000. The project will be submitted to IDOPL in February 2025 and is expected to be bid in March 2025. Construction is expected to take 6 months and will be completed in four phases. Construction is expected to be completed in October 2025.

**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. 25352. Council passed the motion.**

## **PRELIMINARY REVIEWS**

<u>DPW Project No. 22362</u>		Agency	\$ 13,150,000
Assessment, Observation, and Stabilization (AOS) Unit / Step Down Housing	2022	SB1197:2A01	275,000
Southwest Idaho Treatment Center (SWITC)			\$ 13,425,000
Department of Health and Welfare (DHW)			
Nampa, Idaho			

Previous Minutes: 01-03-23, 04-04-23, 05-02-23, 12-05-23, 04-02-24

Ms. Kennedy introduced Mr. Jim Otradosky, CSHQA, Boise, Idaho. Mr. Otradosky shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The Assessment, Observation, and Stabilization (AOS) Unit will be designed for individuals who are in an acute behavioral/psychiatric crisis or for those individuals whose clinical team has determined that this environment is the most therapeutically appropriate. The primary population will be individuals with intellectual disabilities who also experience a severe mental illness or complex medical needs. The building program is a single story secured residence building that will be 7,800 square feet. The Step-Down Housing will be two-bedroom settings designed for individuals who have stabilized from an acute behavioral/psychiatric crisis or for those who congregate care is not an option. The building program is a village concept with individual units organized in groups of two that resemble duplex or townhome living units. The goal is to build four duplexes (approximately 2,500 sf each) and a Common Building for a total of 2,550 square feet. Site improvements, including a courtyard, benches and landscaping will be part of the project.

The project previously included the demolition and abatement of eight buildings on the campus. That work was completed under a separate Design-Build Contract with Alpine Construction Management (ACM) in Fall 2023.

CSHQA, Boise, is the design professional and Layton, Boise is the Construction Manager/General Contractor (CM/GC) for the new build portion of the project. Construction is expected to begin in June 2025 with a June 2026 completion date. The

construction cost estimate for the new construction project is \$9,683,233. There are two add alternates which consist of Partial Exterior Site Improvements estimated at \$250,000 and AOS Exterior Improvements estimated at \$65,600. The project construction budget is \$9,632,500. The project team will review further value engineering opportunities as Construction Documents are developed.

AOS	\$3,105,592 (\$398/sf)
Step Down (2B/1B)	\$942,878 (\$188/sf) (2 buildings that consist of 2 units each)
Step Down (2B/2B)	\$1,194,179 (\$230/sf) (2 buildings that consist of 2 units each)
Common Building	\$968,936 (\$358/sf)
Site Improvements	\$1,170,323
General Conditions	<u>\$2,301,325</u>
	\$9,683,233
Add Alternate #1	\$250,000 (partial exterior improvements)
Add Alternate #2	<u>\$65,600</u> (AOS Exterior improvements)
	\$9,998,833

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22362. Council passed the motion.**

**PRELIMINARY AND FINAL REVIEWS**

<u>DPW Project No. 24110</u>	2023	SB1197:2A01	\$ 1,235,000
East Parking Lot & Asphalt Driveways	2024	HB768:2A01	<u>275,000</u>
Resurfacing			\$ 1,510,000
Idaho Educational Services for the Deaf and Blind (IESDB)			
Gooding, Idaho			

Previous Minutes: 01-03-24

Ms. Kennedy introduced Mr. TJ Centanni, Keller Associates, Meridian, Idaho. Mr. Centanni shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The existing asphalt in the East Parking Lot and the interior Campus driveways of the Idaho School for the Deaf and Blind have developed potholes and sunken areas, creating a safety hazard for cars, buses, and pedestrians. This project also includes building a new Administration Building Parking Lot. This is due to the campus having limited parking for parents and visitors near the Main Building entrance, which for safety reasons is the

only public entrance to the school. The existing lot for visitors only has nine spots. The other parking available is along Main Street/State Highway 46; however, this parking is limited because it's shared with staff.

The base bid includes replacing the existing asphalt and repairing soft spots and constructing a new parking area on the west side of the Admin Building to allow for more visitor parking along Main Street and near the front of the school. Bid Alternate 1 will be a full depth reclamation and regrading of asphalt pavement and base in lieu of base bid asphalt rehabilitation for the west entrance lot. Bid Alternate 2 will be a full depth reclamation and regrading of asphalt pavement and base in lieu of base bid asphalt rehabilitation for the Gymnasium parking lot. Bid Alternate 3 will install a concrete island. Bid Alternate 4 will be a full depth reclamation and regrading of asphalt pavement and base in lieu of base bid asphalt rehabilitation for the Media Freight Driveway.

Keller Associates, Meridian has completed the design. The estimated construction cost for the base bid is \$1,233,445. (\$20.16 SF), which is within the \$1,280,000 construction budget. Construction will take place this summer during the academic break.

Council discussed removal and replacement asphalt.

**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. 24110. Council passed the motion.**

## FINAL REVIEWS

<u>DPW Project No. 24199</u>	2023	SB1197:2A01	\$ 500,000
Emergency Operations Center (EOC),	2024	HB768:2A01	475,000
CPV#2 Remodel			\$ 975,000
Boise State University (BSU)			
Boise, Idaho			

Previous Minutes: 05-07-24

Ms. Kennedy introduced Ms. Adrienne Lane-Martin, Erstad Architects, Boise, Idaho. Ms. Lane-Martin shared plans and presented the project.

DPW Project Manager: John Julian

This project will encompass alterations and repairs to the Emergency Operations Center (EOC) in CPV#2., and any other priorities as may be identified if budget allows. BSU has reviewed their project scope priorities and decided to increase the project work scope and



renovate the entire space of the EOC to prepare for increased operations to accommodate the needs of BSU emergency operations preparedness.

The EOC provides support for university programs and assesses, coordinates, and mitigates emergency events. The alterations will provide programming opportunities for 2-3 permanent staff in the under-utilized open space, and better defined offices for the permanent personnel, thus providing clearer open space for the EOC activations. Asbestos abatement will be required.

Regional Architect, Erstad Architects, Boise, has designed the project. The firm's revised construction cost estimate for the work is \$655,615; and the project construction budget is \$722,622.

Council discussed added security and breakroom to include millwork.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24199. Council passed the motion.**

## PROJECT UPDATES

<u>DPW Project No. 23170</u>	2023	HB779:2A01	\$ 390,000
Replace Windows and Doors	2023	<u>SB1197:7A01</u>	<u>225,000</u>
Boswell Hall			\$ 615,000
Northern Idaho College (NIC)			
Coeur d'Alene, Idaho			

Previous Minutes: 09-06-23

DPW Project Manager: Sydnee Weersing

This project replaced glazing in windows and doors at Boswell Hall that failed and were showing moisture between the glass panes. Where frames were rusted out, frames were also repaired and painted or completely replaced.

The project bid on December 19, 2023. A total of four bids were received, and the low responsive bid was \$371,700 from Ginno Construction, Coeur d'Alene. \$125,000 of deferred maintenance funds were added to the project in order to accept bid alternate #1 Replace Doors, bringing the total project budget to \$615,000.

THE MATERIAL FOR DPW PROJECT NO. 23170 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DPW Project No. 23204D  
Landscape Yard Relocation  
Boise State University (BSU)  
Boise, Idaho

Agency \$ 160,000

Previous Minutes: 06-06-23, 04-02-24

Boise State University received approval for delegation to relocate the current Landscape Yard from the 2500 Boise Ave location to a new location on Belmont St. Costs of bringing power and electrical to the carports came in \$20,000 higher than anticipated, therefore the agency added the additional funds.

THE MATERIAL FOR DPW PROJECT NO. 23204D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

### **SERVICE CONTRACT REQUESTS**

<u>DPW No.</u>	<u>Agency</u>	<u>Work Category</u>	<u>Initial Amount</u>
25850D	ISU	Low Voltage / Tele-Data Cabling	\$200,000

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE SERVICE CONTRACT NO. 25280D. Council passed the motion.**

### **CLOSED PROJECT REPORT**

Ms. Kennedy presented the closed project report.

### **LEASE REPORT**

Mr. Brien presented the lease report.

Director Bailey announced Chairman Reynolds to step down as Chair since accepting Administrator position for Division of Public Works. Director Bailey presented Chairman Reynolds with framed Capital building artwork to thank him for his time served on the council.

### **ADJOURNMENT**

The January 7, 2025 PBFAC Meeting adjourned at 3:00 PM.

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Interim Chair

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Interim Business Operations Specialist