

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, February 4, 2025

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

The February 4, 2025 meeting was called to order by Interim Chair Clint Shiflet at 1:32pm 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. Clint Shiflet, Interim Chair
Mr. Dee Jameson, Vice Chair
Senator Dave Lent

Department of Administration and Division of Public Works Staff Present:

Mr. Steven Bailey, Director, Department of Administration
Mr. Dale Reynolds, Administrator, Division of Public Works
Ms. Kelly Berard, Deputy Administrator, Division of Public Works
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works (Virtual)
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Wynter Bell, Project Coordinator, Division of Public Works
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. John Julian, 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
Ms. Nicole Cecil, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works (Virtual)
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

AMENDED AGENDA

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE AMENDED AGENDA FOR FEBRUARY 4, 2025, AS WRITTEN. Council passed the motion.

APPROVAL OF JANUARY 7, 2025 MEETING MINUTES

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM JANUARY 7, 2025, AS WRITTEN. Council passed the motion.

DELEGATED PROJECT

DPW Project No. 25134D

Agency \$ 250,000

Diesel Program, Bldg. 2 Upgrades
College of Eastern Idaho (CEI)
Idaho Falls, Idaho

College of Eastern Idaho requests delegation of a project to upgrade rooms 205 and 225 at CEI Building 2 to better support their Heavy Diesel Program. The estimated total project budget is \$250,000. The source of the funds for the project will be agency funds through the State Board of Education.

DPW Project No. 25161D

Agency \$ 140,000

SUB-Coolers – Student Union Building
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to replace refrigeration equipment for the walk-in cooler and freezer at the Student Union Building/Center for Student Leadership kitchen. The estimated total project budget is \$140,000. The source of funds for the project will be agency funds.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 25134D and 25161D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 25216D

Agency \$ 175,000

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

Previous Minutes: 01-07-2025

Ms. Berard introduced Ms. Priya Raman, Hummel Architects, Boise, Idaho. Ms. Raman shared plans and presented the project.

The scope of this project is to renovate Classroom 219 in the Science Building to meet the research needs of Biology faculty. The scope of work consists of installing additional laboratory infrastructure such as improved lighting, built-in casework and sinks that will make the space more effective for research.

The design professional for this project is Hummel Architects. The work is expected to be completed by a service contractor for an estimated construction cost of \$140,000. This

estimate is within the \$140,000 construction budget for the project. The work is anticipated to commence in early 2025 and be completed by late spring 2025.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 25216D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT.
Council passed the motion.

TESTING DURING CONSTRUCTION SELECTIONS

DPW Project No. 23201

Agency \$ 57,386,708

Albertson's Stadium North End Zone
Addition
Boise State University (BSU)
Boise, Idaho

Previous minutes: 8-8-23, 8-6-24

DPW Project Manager: Martin Santoyo

This selection is for a Testing and Inspection firm for the BSU North End Zone project. The project includes the selective demolition of existing bleachers and accessory structures for new premium seating including loge boxes and field level suites, additional general admission seating, and construction of a dining hall and club room. The intent of the North End Zone project is to address current structural deficits to improve the fan experience. Scope includes but is not limited to improving entrance efficiency and limiting or eliminating queues at the stadium gates, improving concourse circulation, adding additional restroom facilities, and concession stands.

The current construction budget is approximately \$46,323,818.

A Request for Qualifications (RFQ) was issued for testing and inspection services on December 2, 2024. Statements of Qualifications were received from three firms on December 20, 2024. The submittals were evaluated by a Selection Committee consisting of CJ Vargas and Francisco Ramirez, BSU; TJ Centanni, Civil Engineer with Keller Associates as the independent committee member; and Philip Hobbs and Martin Santoyo, DPW.

The results of the committee's selection are:

Strata, Boise	70
Geotek, Meridian	65.6
Atlas, Boise	64.2

Council discussed the project is all agency funded.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A TESTING AND INSPECTIONS FIRM FOR DPW PROJECT NO. 23201. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 21420</u>	2021 HB225:2A01	\$ 270,000
Lab Site Improvements	<u>2023 SB1197:2A01</u>	<u>150,000</u>
Idaho Department of Health and Welfare		\$ 420,000
Boise, Idaho		

DPW Project Manager: Nicole Bolton

This work of this project will resolve the storm drainage problems that have affected the Idaho Department of Health and Welfare (DHW) Bureau of Laboratories. Original scope included upgraded drainage systems to the building's eastern roof. Roof drains were temporarily rerouted away from the foundation and storm water infiltration remained. Price Consulting was employed through regional firm, The Land Group, to investigate the cause of water infiltration within the exterior basement walls. Water spray and flood testing was conducted. A leak investigation report recommended waterproofing around the foundation walls, specifically around the west end of the south elevation where the electrical systems are located. The Land Group provided an additional fee request for services to incorporate waterproofing into the existing design.

The Department of Health and Welfare requests the continue use The Land Group 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 The Land Group would result in a project cost savings due to the firm's familiarity with the site drainage problems and recommendations for the solution to its problems.

The budget for construction cost for the project is \$330,000.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE USE OF THE LAND GROUP AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 21420. Council passed the motion.

<u>DPW Project No. 21659</u>	Agency	\$ 300,000
College of Tech - Annex A Building	2021 HB225:2A01	149,173
Idaho State University (ISU)	<u>2024 SB197:2A01</u>	<u>624,821</u>
Pocatello, Idaho		\$ 1,103,994

Previous minutes: 09-07-21, 07-11-23

DPW Project Manager: Darius Ellison

The work of this project will construct a new 4,000 S.F. facility to support the growing programs College of Technology Programs encompassing Civil Engineering, Surveying, and Geomatics at of Idaho State University. These programs have been a pivotal part of the school's ability to provide specialized learning in a variety of different fields. The current program space is inadequate for labs and equipment purchased for research and testing. These programs are currently located in the Vocational Arts Building which is scheduled to be replaced as a part of the ISU campus master plan.

A Request for Qualifications (RFQ) was issued for Architectural services on October 31, 2024. Statements of Qualifications were received from four (4) firms on December 12, 2024. The submittals were evaluated by a Selection Committee. Subsequently three (3) firms were interviewed. The Selection Committee consisted of Jason Adams and Michael Wheelock from ISU; Travis Thomsen as an independent design professional from Shannon & Wilson Inc.; and Darius Ellison and Kim Petersen, from DPW.

The results of the Selection Committee are as follows:

Lombard / Conrad Architects, Boise	89.4
MA Architects, Pocatello	85.9
CSHQA, Boise	81

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 21659. Council passed the motion.

<u>DPW Project No. 24229</u>	2022 SB1172:2A03	\$ 120,000
Speech Pathology Elevator Replacement	2024 SB197:2A03	290,318
Idaho State University (ISU)	2025 HB768:2A03	<u>267,150</u>
Pocatello, Idaho		\$ 677,468

Previous minutes: 07-11-23

DPW Project Manager: Darius Ellison

The ISU Speech Pathology and Audiology building on the campus of Idaho State University was constructed in 1970. The existing original elevator design is too small and narrow to meet current ADA requirements. The work of this project would include the removal of the existing elevator and converting the existing elevator shaft space into a landing area for each floor. A new elevator and shaft would be constructed on the exterior

envelope of the building in line with the old elevator. Special consideration should be made to comply with safety and fire codes.

A Request for Qualifications (RFQ) was issued for Architectural services on October 31, 2024. Statements of Qualifications were received from two (2) firms on December 12, 2024. The submittals were evaluated by a Selection Committee. Both firms were interviewed. The Selection Committee consisted of Weylin Richards and Mark Anderson from ISU; Josh Carrell of Hummel Architects as an independent design professional; and Darius Elison and Kim Petersen, from DPW.

The results of the Selection Committee are as follows:

FFKR, Salt Lake City UT	79.8
JHS Architects, Pocatello	73.6

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24229. Council passed the motion.

DPW Project No. 25064
Restroom Remodels,
East Boise – Community ReEntry Center
Idaho Department of Correction (IDOC)
Boise, Idaho

2025 H768:2A01 \$ 1,315,600

DPW Project Manager: Brian Boyd

The Idaho Department of Correction is remodeling six separate existing restrooms serving the EBCRC facility's residents. Scope of services for the work will include flooring, paint, light fixtures, supplemental room ventilation, plumbing fixtures and associated accessories. Remodeled restrooms will be fully code-compliant. Scope will also include schematic design concepts, design development, construction documents, IDOPL review and approval, PBFAC review and approval, bidding assistance, and construction administration (including observation and quality assurance/quality control-QA/QC) for the facility.

A Request for Qualifications (RFQ) was issued for architect/engineer services on November 29, 2024. Statements of Qualifications were received from three (3) firms on December 19, 2024. The submittals were evaluated; and one firm scored far enough out in front of the other two that interviews were deemed unnecessary. A Selection Committee consisting of Justin Freeman and Brent Warner, IDOC; Chris Vondemkamp of Design West Architects, as independent architect; and Darius Elison and Brian Boyd, DPW reviewed the SOQs.

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

HSA, Boise	73.3
Elevatus Architecture, Fort Wayne IN	64.3
EV Studios, Boise	55.8

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25064. Council passed the motion.

Ms. Berard clarified the Request for Qualification ranking process.

<u>DPW Project No. 25135</u>	Agency \$ 1,250,000
Welding Classroom Ventilation Upgrade	
Building 1, Welding Program	
College of Eastern Idaho (CEI)	
Idaho Falls, Idaho	

DPW Project Manager: Martin Santoyo

The work of this project will remodel the instructional spaces in Building 1 on the campus of the College of Eastern Idaho. Scope of services for the work will include design and plan of 50 welding booths, as well as installation of new booths and supporting infrastructure. Scope also includes upgraded electrical work to support new equipment and increase capacity. The ventilation system will be improved to meet all operational needs and will ensure compliance with safety regulations in the newly expanded space.

A Request for Qualifications (RFQ) was issued for architect/engineer services on October 26, 2022. Statements of Qualifications were received from one (1) firm on November 17, 2022. The submittal was evaluated by the CEI selection committee; and it was determined that the proposing team was qualified. A Selection Committee consisting of Greg Horton, Gordon Siepert, and Chuck Bohleke of CEI reviewed and scored the SOQ. No interviews were required.

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

Resin Architecture, Idaho Falls	72.16
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Council discussed possible resubmission for new RFQs due to original over two years old. Ms. Berard clarified this project was properly advertised and the procurement officer sent it to eight local teams to evaluate and only one responded. It was determined to move forward due to a year of reviewing and funding finally received. The submission was deemed adequate to proceed.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25135. Council passed the motion.

DPW Project No. 25154

2025 HB768:2A01 \$ 970,000

Thomas Jefferson Hall Envelope Repairs
Lewiston Clark State College (LCSC)
Lewiston, Idaho

DPW Project Manager: Elaine Hill

The Thomas Jefferson Hall Envelope Repairs project will repair or replace degraded stucco due to water exposure, improper construction detailing and a lack of flashing. Windows and casings will need repair or replacement while masonry requires tuck pointing.

A Request for Qualifications was issued on November 19, 2024. Responses were received from three (3) architect firms on December 10, 2024. A Selection Committee included Redgy Erb and Ed Holthaus; LCSC, Chick Mabbutt, Independent Architect and Andrew Gibler and Elaine Hill, DPW. Two (2) firms were interviewed on January 9, 2025.

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

Castellaw Kom Architects, Lewiston	88.8
Design West Architects, Pullman WA	84.4

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25154. Council passed the motion.

DPW Project No. 25228

2025 HB7682A01 \$ 2,127,109

Plant Science Building Greenhouse Space
Power & HVAC Improvements
Idaho State University (ISU)
Pocatello, Idaho

DPW Project Manager: John Parham

The work of this project will address the HVAC systems and teaching spaces in the Plant Science Building at Idaho State University. Due to age and capacity, the building has been experiencing adverse conditions with the changing seasons. Failed components, inadequate cooling/heating, and in some cases the complete lack of an HVAC system renders some spaces unusable and hindering the use of equipment used for research

and instruction. The scope includes a revamp of the buildings HVAC systems, improvements to the greenhouse research and teaching spaces, and classroom updates to include finishes, technology, and A/V systems.

A Request for Qualifications (RFQ) was issued for architect/engineer services on November 5th, 2024. Statements of Qualifications were received from four (4) firms on December 6th, 2024. The submittals were evaluated by a Selection Committee consisting of Jason Adams and Kathryn Turner, ISU; Max Harrington with Cator Ruma as independent architect; and Fred Richards and John Parham, DPW. Based on the submittals, two (2) firms were shortlisted for interviews, Hummel Architects from Boise ID, and VCBO from Salt Lake City, UT. Interviews were held at ISU on January 14th, 2025.

The results of the Selection Committee's ranking is as follows:

VCBO, Salt Lake City UT	93.7
Hummel Architects, Boise	88

Council discussed all major components of the HVAC system will be replaced due to the severity of failure. Mr. Parham clarified the winning firm is reviewing all the systems and will make their recommendations; however, ISU's expectation is to replace these systems.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRM(S) AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25228. Council passed the motion.

DPW Project No. 25233
ISU TAVPL Lab Renovation
Idaho State University (ISU)
Meridian, Idaho

Agency \$ 2,000,000

DPW Project Manager: John Julian

The work of this project will create additional lab space to support the expansion of health sciences programs, including the Idaho College of Osteopathic Medicine (ICOM) on the Meridian Campus of Idaho State University. With 26 existing stations, this expansion will create a total of 40 stations and a capacity of up to 240 students (6 students/table). The renovations will occur within existing lab and classroom spaces.

A Request for Qualifications (RFQ) was issued for Design Professional services on November 20, 2024. Statements of Qualifications were received from three (3) firms on December 13, 2024. The submittals were evaluated; and all three (3) firms were interviewed on January 23, by a Selection Committee consisting of Jason Adams and

Noah Harper, ISU; John Julian, and Reid Harrell, DPW, and an independent member, Ryan Erstad, Erstad Architects, Boise.

The rankings of the firms are as follows:

VCBO Architects, Salt Lake UT	94
Hummel Architects, Boise	92
CSHQA Architects, Boise	84

CORRECTED RANKING:

CSHQA Architects, Boise	92
Hummel Architects, Boise	84

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR DPW PROJECT NO. 25233. Council passed the motion.

DPW Project No. 25256	2025 H768:2A01	\$ 2,262,800
Paradise Creek Pedestrian Bridge at Hello Walk Alignment University of Idaho (UI) Moscow, Idaho		

DPW Project Manager: Elaine Hill

This project is for two new pedestrian bridges spanning Paradise Creek. One will extend the access of Hello Walk pathway to the City of Moscow. The second bridge will link the university's southeast parking lot and new residential and academic facilities.

A Request for Qualifications was issued on November 25, 2024. Responses were received from three (3) architectural firms on December 19, 2024. A Selection Committee included Celine Acord and Matt Proctor; UI, Alfred Sanchez III P.E., Independent Engineer and Ken Cook and Elaine Hill, DPW. Two (2) firms were interviewed on January 22, 2025. The results of the Selection Committee's rankings are as follows:

Keller Engineering, Clarkston WA	80.76
KPFF, Seattle WA	80.31

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25256. Council passed the motion.

DPW Project No. 25450

2025 HB768:2A01 \$ 1,000,000

French John Comm Site Upgrade
Public Safety Communications (PSC)
Marsing, Idaho

DPW Project Manager: John Parham

PSC has acquired a telecommunications site from a private entity. The existing site infrastructure and guyed tower are insufficient for use by the Agency. The goal of this project will be to upgrade the site to better serve the Agency's mission. The scope of work includes the installation of a new 180' self-supporting tower, propane backup generator system, new perimeter fencing, and demolition of the old tower and foundation components.

A Request for Qualifications (RFQ) was issued for architect/engineer services on November 5th, 2024. Statements of Qualifications were received from one (1) firm on December 6th, 2024. The submittal was evaluated by a Selection Committee consisting of Ben Call and Jeff Hill, PSC; Angela Hansen with Cushing Terrell as independent architect; and Bruce Berry and John Parham, DPW.

The result of the Selection Committee's ranking is as follows:

Land Development Consultants Inc, Woodinville WA	79.6
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There was only one SOQ submission, so the interview portion was not necessary. A letter of acceptance for LDC Inc was received from PSC on January 8th, 2025.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRM AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25450. Council passed the motion.

DPW Project No. 25451

2025 HB768:2A01 \$ 400,000

Grizzly Hill Comm Site Tower Upgrade
Public Safety Communications (PSC)
Leadore, Idaho

DPW Project Manager: John Parham

This project will address a deteriorating antenna structure at the Grizzly Hill communications site near Leadore, Idaho. The existing structure consists of a wood pole that is out of compliance with TIA (Telecommunications Industry Association) standards. The scope of this project includes placing a temporary antenna structure for continued operations during construction, installation of a 100' self-supporting tower, and transfer of all existing communications equipment to new tower structure.

A Request for Qualifications (RFQ) was issued for architect/engineer services on November 5th, 2024. Statements of Qualifications were received from one (1) firm on December 6th, 2024. The submittal was evaluated by a Selection Committee consisting of Ben Call and Jeff Hill, PSC; Angela Hansen with Cushing Terrell as independent architect; and Bruce Berry and John Parham, DPW.

The result of the Selection Committee's ranking is as follows:

Land Development Consultants Inc, Woodinville WA	79.8
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There was only one SOQ submission, so the interview portion was not necessary. A letter of acceptance for LDC Inc was received from PSC on January 8, 2025.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRM AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25451. Council passed the motion.

<u>DPW Project No. 25452</u> Flattop Butte Site Infrastructure Support Equipment Upgrade Public Safety Communications (PSC) Mackay, Idaho	2025 HB768:2A01 \$ 225,000
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DPW Project Manager: John Parham

This project will address much-needed infrastructure improvements at the Flattop Butte communications site near Mackay, Idaho. Ongoing repair costs have significantly increased at this site due to aging infrastructure and failing support equipment. The project scope includes the installation of a new propane generator and tank system, an upgrade to an existing solar panel array, and upgrade/replacement of the existing site batteries, charging system, and DC plant.

A Request for Qualifications (RFQ) was issued for architect/engineer services on November 5th, 2024. Statements of Qualifications were received from one (1) firm on December 6th, 2024. The submittal was evaluated by a Selection Committee consisting of Ben Call and Jeff Hill, PSC; Angela Hansen with Cushing Terrell as independent architect; and Bruce Berry and John Parham, DPW.

The result of the Selection Committee's ranking is as follows:

Land Development Consultants Inc, Woodinville WA	82.1
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There was only one SOQ submission, so the interview portion was not necessary. A letter of acceptance for LDC Inc was received from PSC on January 8th, 2025.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRM(S) AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25452. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

DPW Project No. 25233
ISU TAVPL Lab Renovation
Idaho State University (ISU)
Meridian, Idaho

Agency \$ 2,000,000

DPW Project Manager: John Julian

The project will create additional lab space to support expansion of health sciences programs, including the Idaho College of Osteopathic Medicine (ICOM). With 26 existing stations, this expansion will create a total of 40 stations and a capacity of up to 240 students (6 students/table). The renovations will occur within existing lab and classroom spaces.

A Request for Qualifications (RFQ) was issued for CMGC (Construction Manager/General Contractor) services on November 20, 2024. Statements of Qualifications were received from six (6) firms on December 12, 2024. The submittals were evaluated; and the three (3) firms were interviewed on January 22, by a Selection Committee consisting of Steven Hagler and Jason Adams, ISU; John Julian and Reid Harrell, DPW, and an independent member, Andrew Mitzel, Wright Brothers Construction, Boise, Idaho.

The rankings of the firms are as follows:

Andersen Construction, Boise	93
Okland Construction, Boise	89
CORE Construction, Boise	83

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR DPW PROJECT NO. 25233. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 24090

2024 SB197:2B11 \$ 2,530,000

Emergency Generator & Data Center
Improvement
College of Southern Idaho (CSI)
Twin Falls, Idaho

Previous Minutes: 04-02-24

Ms. Berard introduced Mr. Brandon Lewis, Meyers Andersen Architects, Pocatello, Idaho. Mr. Lewis shared plans and presented the project. (virtual)

DPW Project Manager: John Julian

This project involves the interior renovation of the Data Center, in the Canyon Building, to consolidate data servers to a more secure and central area. The College needs to strengthen its technology infrastructure, cyber security, and protect vital college data and information. The project will require a new server room, creating space for relocation of vital technology equipment, upgrading the HVAC system in the new server room. An additional part of the infrastructure upgrade is the addition of a new emergency generator on the outside of the building with accompanying screen wall, installing a new transfer switch, modifying existing secondary electrical gear, and improving existing electrical and utility spaces. This project is utilizing a Construction Manager General Contractor (CM/GC) delivery method.

Meyers Andersen Architects, Pocatello, Idaho is the project architect, the project construction budget is \$2,086,116. The architect's probable cost of construction is within the project budget.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24090. Council passed the motion.

DPW Project No. 25014

2025 HB768:2A01 \$ 395,000

Ceiling & Lighting Upgrades
Borah Bldg. Floors 2 – 4
Department of Administration
Boise, Idaho

Ms. Berard introduced Ms. Kristin Montgomery, Erstad Architects, Boise, Idaho. Ms. Montgomery shared the plans and presented the project.

DPW Project Manager: Darius Ellison

This project is to replace the existing light fixtures with new LED lighting to the hallways in the Borah Building Floors 2-4.

Regional Design Professional, Erstad Architects, Boise, has designed the project. Their construction cost estimate is \$158,115.51. The project construction budget is \$325,000.

Council discussed possible incentives for switching to LED lights. Ms. Montgomery clarified this has not yet been reviewed, however, she will confirm with the contractor.

MOTION: SENATOR LENT 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. 25014. Council passed the motion.

DPW Project No. 25094
Canyon Building New Elevator Install
College of Southern Idaho (CSI)
Twin Falls, Idaho

2025 HB768-2A03 \$ 600,000

Ms. Berard introduced Mr. Brandon Lewis, Myers Andersen Architects, Pocatello, Idaho. Mr. Lewis shared plans and presented the project. (virtual)

DPW Project Manager: John Julian

The work of this project will construct a new ADA elevator and hoist way, to connect the ground floor and second floor of the Canyon Building at the College of Southern Idaho. This building houses multiple classrooms, offices, restrooms, and storage. The second floor is currently accessed only by a non-compliant 100 foot ramp, and stairways, which violates Section 504 of the Rehabilitation Act of 1964, and Title II of the Americans with Disabilities Act. The installation of the new ADA elevation will place the building in compliance. Work to include demolition of existing stairway for location of the new hoist way.

Regional Architect, Myers Andersen Architects, Pocatello, has designed the project. The firm's construction cost estimate for the work is \$431,238, and the project construction budget is \$492,000.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25094. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 25220</u>	Agency	\$ 8,000,000
Physician Assistant Expansion	2023 HB779:2B04	2,568,100
Idaho State University (ISU)	2025 HB768:2A01	10,510,000
Pocatello, Idaho		<u>\$ 21,078,100</u>

Previous Minutes: 10-02-24;1-07-25

Ms. Berard introduced Mr. Joshua Greene, Method Studio, Salt Lake City, Utah. Mr. Greene shared plans and presented the project.

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), an addition, exterior building façade modification and program identification, and the creation of a mezzanine to connect both programs.

Method Studio is the project architect and Big-D Construction, Idaho Falls, is the Construction Manager (CM) for the project. The construction cost estimate is \$16,253,888 and the project construction budget is \$17,000,000. The estimated cost per square foot is \$685.

Council discussed parking concerns due to net loss of 6 to 7 stalls. Mr. Greene clarified the use of the building is changing and is compliant by IDC standards. The University master plan will be addressing possible improvements for future parking needs.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25220. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 25011</u>	2025 H7682A01	\$ 2,500,000
Chinden Campus Bldg. 6 Replace Roof		
Department of Administration (ADM)		
Boise, ID		

Ms. Berard introduced Mr. Glenn Robinette, HSA Architects, Boise, Idaho. Mr. Robinette shared plans and presented the project.

DPW Project Manager: Matt Sandoval

This project includes removing and replacing the roof system on Building 6 of the Chinden Campus. A description of the Work of this project can be summarized to include: Removal of the existing mechanically attached metal roofing system, ¾" EPS insulation board, original (3) ply – B.U.R. and fiberglass insulation down to the structural steel roof deck. Install a new single-ply roofing system consisting of 80 mil TPO Roofing Membrane (fully adhered), (1) layer of 2.6" polyisocyanurate over mechanically attached self-adhering vapor barrier over (1) layer of 2.6" polyisocyanurate.

HSA Architects, Boise, has designed the project. The firm's construction cost estimate is \$1,628,761.20; and the project construction budget is \$1,920,000.00. The base bid covers approximately 81,344 Square Feet of the roof. Several smaller roof areas are included as bid alternates, which includes an additional 35,780 of roof area. The estimated cost per square foot is approximately \$20.00.

MOTION: MR. JAMESON 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. 25011. Council passed the motion.

DPW Project No. 25012

2025 H7682A01 \$ 2,400,000

Chinden Campus Bldg. 7 Replace Roof
Department of Administration (ADM)
Boise, ID

Ms. Berard introduced Mr. Glenn Robinette, HSA Architects, Boise, Idaho. Mr. Robinette shared plans and presented the project.

DPW Project Manager: Matt Sandoval

This project includes removing and replacing the roof system on Building 7 of the Chinden Campus. A description of the Work of this project can be summarized to include: Removal of the existing mechanically attached metal roofing system, 1/2" EPS insulation board, original B.U.R. and fiberglass insulation down to the structural steel roof deck. Install a new single-ply roofing system consisting of 80 mil TPO Roofing Membrane (fully adhered), (1) layer of 2.6" polyisocyanurate over mechanically attached self-adhering vapor barrier over (1) layer of 2.6" polyisocyanurate.

HSA Architects, Boise, has designed the project. The firm's construction cost estimate is \$1,944,780; and the project construction budget is \$2,200,000. The base bid covers approximately 106,710 Square Feet of the roof. Several smaller roof areas are included as bid alternates, which includes an additional 27,484 of roof area. Also included as a bid

alternative is approximately 800 Linear Feet of gutter repair/replacement. The estimated cost per square foot is approximately \$20.00.

MOTION: SENATOR LENT 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. 25012.
Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 20197</u>	Agency	\$ 85,000
Repair/Upgrade Elevators	2020 SB1198:2A01	500,000
Boise State University	2021 HB225:2A01	330,000
Boise, Idaho		<u>\$ 915,000</u>

Previous Minutes: 12-03-19, 08-03-21, 01-04-22

DPW Project Manager: Margie Kennedy

This elevator project is to address deficiencies identified during building inspections performed by the State Building Inspector in three different buildings. Replacement of pumps, controllers, door operators, lighting and mechanical cooling were all imperative. To contract for all repairs the Agency added funds.

THE MATERIAL FOR DPW PROJECT NO. 20197 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 20363</u>	Agency	\$ 30,000
Door Control System, Campus Wide	2020 SB11982:A01	205,000
Southwest Idaho Treatment Center	2020 SB11982:A01	160,000
(SWITC)	2021 HB3225:A01	175,000
Department of Health and Welfare (DHW)		<u>\$ 570,000</u>
Nampa, Idaho		

Previous Minutes: 05-05-2020

DPW Project Manager: Margie Kennedy

The project scope included installation of a new access control system on the SWITC campus for multiple buildings. The project bid came in almost double the estimated cost in April of 2022. Considering an access control system is important, especially for security reasons, additional funds were added to the project to move forward with the base bid and add alternates for the security gates.

THE MATERIAL FOR DPW PROJECT NO. 20363 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

NON-STATE ENTITY FUNDED PROJECTS

Centennial Cross Country Course
Idaho State University (ISU)
Pocatello, Idaho

Non-State Funds: \$ 866,000
(In-kind Donations)

Ms. Berard introduced Mr. Mark Andersen, Idaho State University, Pocatello, Idaho. Mr. Andersen shared plans and presented the project.

Idaho State University is planning to construct a new alignment for the Centennial Cross Country Course due to the existing course's steep terrain, ongoing erosion issues, and challenging maintenance. These factors have made the course less inviting to other schools, as ISU has not hosted an event with Big Sky Conference competitors at this location since 2019. A redesigned course will address these issues by reducing the slope, controlling erosion, and improving long-term sustainability, making the course more accessible and attractive for future collegiate, high school, and amateur competitions as well as for community use.

The project is completely funded by in-kind donations. Survey work was completed by Knudsen Engineering in Pocatello. Design work is provided by the engineering firm Burgess and Niple, located in Boise. Construction will be a collaboration between McKee Construction and the College of Technology Diesel program students. Equipment and material donations have been secured from other generous donors.

Construction is estimated to occur February through May, 2025.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE NON-STATE ENTITY FUNDED PROJECT TO CONSTRUCT A NEW ALIGNMENT FOR THE CENTENNIAL CROSS COUNTRY COURSE AT IDAHO STATE UNIVERSITY SUBJECT TO STAFF REVIEW. Council passed the motion.

Senator Lent left meeting at 2:46pm.

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

ADJOURNMENT

The February 4, 2025 PBFAC Meeting adjourned at 2:50pm.

Interim Chair

Interim Business Operations Specialist