

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

### **Official Minutes, March 4, 2025**

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

The March 4, 2025 meeting was called to order by Interim Chair Clint Shiflet at 1:39PM 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 (Virtual)  
Representative Mark Sauter  
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. Peggy Birk, Project Coordinator, Division of Public Works  
Ms. Wynter Bell, Management Assistant, Division of Public Works  
Ms. Nicole Cecil, Senior Project Manager, Division of Public Works  
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works  
Mr. Brian Boyd, Project Manager, Division of Public Works (Virtual)  
Mr. Darius Elison, Project Manager, Division of Public Works (Virtual)  
Ms. Laura Alden, Project Coordinator, Division of Public Works (Virtual)  
Mr. Gary Groff, 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 Bolton, 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  
Ms. Grace Paduano, Leasing Program Assistant, Division of Public Works  
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)  
Mr. Josh Overgaard, Field Representative, Division of Public Works  
Melissa VanSlochteren, Project Manager, Division of Public Works

Introductions – Administrative Reynolds introduced new DPW staff.

### **APPROVAL OF FEBRUARY 4, 2025 MEETING MINUTES**

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM FEBRUARY 4, 2025, AS WRITTEN. Council passed the motion.**

## DELEGATED PROJECTS

DPW Project No. 25217D

Agency \$ 250,000

SSC Command Post Expansion  
Boise State University (BSU)  
Boise, Idaho

Boise State University requests delegation of a project to expand the existing control center and adding additional electrical infrastructure in the Stueckle Sky Center. The command center is used by athletics, public safety and other personnel for football games and other major stadium events.

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DPW Project No. 25238D

Agency \$ 195,000

E Sports Arena, Pond Student Union Bldg.  
Idaho State University (ISU)  
Pocatello, Idaho

Idaho State University requests delegation of a project to renovate a portion of the Student Union Building to create an E Sports Arena.

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DPW Project No. 25239D

Agency \$ 279,000

Fine Arts 102 - Remodel  
Idaho State University (ISU)  
Pocatello, Idaho

Idaho State University requests delegation of a project to remodel the existing classroom Room 102 in the Fine Arts Building.

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DPW Project No.25240D

Agency \$ 210,000

Cybersecurity Remodel BA – 413, 414,  
415, 416, 417  
Idaho State University (ISU)  
Pocatello, Idaho

Idaho State University requests delegation of a project to remodel the existing lab spaces of 413, 414, 415, 416, 417 for the Cybersecurity program in the Business Administration Building.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 25217D, 25238D, 25239D, and 25240D. Council passed the motion.**

## DELEGATED PROJECT REVIEWS

DPW Project No. 25229D

Agency \$ 249,305

Math and Stats 301-313 Classroom

Remodel

Idaho State University (ISU)

Pocatello, Idaho

Previous Minutes: 07-06-24

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

Idaho State University received approval for the delegation of a project to remodel classrooms 301-313 as they are all outdated. The requested delegation was approved July 6<sup>th</sup>, 2024.

All rooms will receive new paint, additional electrical receptacles, and whiteboards. Most will have new flooring, lights, and ceiling grid repair. The wall between 303 and 305 will be demolished and rebuilt to make 303 larger to accommodate larger class sizes. 307 will become the new student lounge to serve all Math and Statistics students. We will be installing store fronts on each side of the lounge to make it more visible and create a more open space. 308 will receive an A/V package to allow for distance learning.

Regional design firm FFKR Architects of Salt Lake City, UT has designed the project. The construction budget is \$185,522. The estimated total construction cost is \$171,122. It is anticipated that construction will start May 2025 and be substantially completed in August 2025.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 25229D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 25235D

Agency \$ 132,116

BTC Remodel Phase I

Idaho State University (ISU)

Pocatello, Idaho

Previous Minutes: 01-07-25

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



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

Lombard Conrad/Falcon, Boise	90.2
CSHQA/HOK, Boise	86.4
KMD/CGL, San Francisco, CA	82.9
Treanor/BCRA, Eagle	75.0

Council discussed the total square footage of the project. Mr. Boyd, DPW Project Manager, shared the project would roughly be 20,000 sq. ft. He will confirm the exact square footage and present to the council in the next PBFAC meeting.

**MOTION: SENATOR LENT MOVED COUNCIL THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25061. Council passed the motion.**

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<u>DPW Project No. 25230</u>	2024 H768:2A01	\$ 450,000
Beckley Nursing Remodel & Equip	<u>Anticipated FY26 Funding</u>	<u>792,839</u>
Tiered Classroom 209		\$ 1,242,839
Idaho State University (ISU)		
Pocatello, Idaho		

DPW Project Manager: Nicole Cecil

The scope of work includes the remodel of a tiered auditorium classroom #209 in the Beckley Nursing Building. Fixed swivel chairs are from the 1960’s and 1970’s and multiple tiers with asbestos tile with mastic need to be abated. Integrated outlets need to be installed in the new table and floor system. The current capacity of the room is 72, and the current five tiers need to be reduced to as few as possible. The desire is to accommodate up to 65 students. Ideally the arrangement would include moveable tables and chairs. The classroom finishes will include new paint, carpet, and acoustic wall treatments. The improved classroom must be fully equipped for distance learning for collaboration with three other sites.

The abatement of the asbestos containing material in the ceiling (fireproofing) and lighting removal is being completed as part of a separate project. However, there will be coordination between the individual projects that will be required by the design team. Abatement would still occur as part of this project timeline by a third-party contractor hired by the State for floor tiles and mastic.

A Request for Qualifications (RFQ) was issued for architectural services on November 27, 2024. Statements of Qualifications were received from four firms on January 7, 2025. The submittals were evaluated; and three short-listed firms were interviewed on February 5, 2025, by a Selection Committee consisting of Weylin Richards

and Cheryl Hanson, ISU; Nick Hansen from NBW Architects, as independent architect; and Nicole Cecil and Kim Peterson, DPW.

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

Studio LP, Salt Lake City, UT	84.75
HSA, Boise	80.90
Resin, Idaho Falls	79.40

Council discussed the highest-ranking firm, Studio LP, Salt Lake, UT has no current projects in Idaho, however, is close to the project’s location in Pocatello, Idaho.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25230. Council passed the motion.**

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DPW Project No. 25572 Agency \$ 2,750,000  
District 1 Laboratory to Office Space  
Conversion  
Idaho Transportation Department (ITD)  
Haden, Idaho

DPW Project Manager: Sydnee Weersing

Under their regional design agreement with DPW, Meyers Anderson Architects provided a feasibility study for the Idaho Department of Transportation to evaluate options for converting the existing laboratory space (approx. 2,500 sq. ft) to office space at the District 1 Office in Haden, Idaho. In a comprehensive effort, Meyer’s Anderson met with ITD District 1 staff to outline current and future staff needs. They also provided a structural analysis of the current space to determine if adding a second story would be feasible. The second floor would match the adjacent second floor in height and materials. This would double the total square feet to approximately 5,000 sq. ft.

ITD requests to continue using Regional Design Professional, Meyers 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.” Continued involvement of Meyers Anderson Architects will result in a project cost savings due to the firm’s familiarity with the program requirements, staff relationships, and previous design efforts.

The construction budget for the project is \$2,200,000.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE USE OF MEYERS ANDERSON ARCHITECTS AND AUTHORIZE PROCEEDING WITH**

**CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW  
PROJECT NO. 25572. Council passed the motion.**

**MID-RANGE REVIEWS**

DPW Project No. 24152 2023 SB1197:2A01 \$ 490,000  
Clark Hall, Music Bldg., and Physical  
Plant Parking Lot Resurfacing  
Lewis-Clark State College (LCSC)  
Lewiston, Idaho

Ms. Berard introduced Ms. Angela Taylor, Keller Associates, Clarkston, Washington. Ms. Taylor shared plans and presented the project. (Virtual)

DPW Project Manager: Andrew Gibler

LCSC has several parking lots in various advanced stages of deterioration and in need of repairs. Parking lots at three buildings were identified for this project. LCSC has prioritized them as follows: Living Learning Center (the former Music Building), Clark Hall, and Physical Plant.

The base bid for this project will be to rebuild the parking lot and to increase stormwater drainage at the Living Learning Center. The stormwater will be routed via valley gutters to inlets and then infiltration facilities. This will reduce the stormwater fees assessed by the City of Lewiston to LCSC. The sidewalks around the perimeter of the parking lot will also be replaced with new ADA compliant slopes and a new access ramp. As a bid alternate, the parking lot at Clark Hall will include adding an additional stormwater inlet to prevent water from entering the Clark Hall building. This inlet will be routed to an infiltration facility.

Regional Engineer Keller Associates has designed the project. If approved, the project would be in April with construction to follow. The design process has identified the amount of parking lot improvements that will fit within the budget. The construction cost estimate for the base bid work is \$374,000 which is within the project construction budget of \$400,000. The bid alternate work is estimated at another \$40,000.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24152. Council passed the motion.**

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DPW Project No. 24176  
Lakeside Stage Replacement  
North Idaho College (NIC)  
Coeur d'Alene, Idaho

2023 SB1197:2A01 \$ 550,000

Ms. Berard introduced Mr. James Colburn, H2A Architects, Coeur d'Alene, Idaho. Mr. Colburn shared plans and presented the project. (Virtual)

DPW Project Manager: Sydnee Weersing

The scope of work for this project is to replace the Lakeside Stage at North Idaho College. The old stage was hit by a tree during a strong windstorm in 2021 and needed to be demolished.

The new stage replacement will include a classroom, storage, and a stage, approximately 940 sq. ft. of indoor space and 400 sq. ft. of covered exterior space. The new space will also provide better accessibility than previously. H2A Architects has designed the project. The firm's construction cost estimate is \$449,000; and the project construction budget is \$460,000.

Council discussed location of the stage and confirmed the most recently built stage was knocked down by a tree.

**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. 24176. Council passed the motion.**

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DPW Project No. 24624  
Infrastructure Improvements  
Old Penitentiary  
Idaho State Historical Society (ISHS)  
Boise, Idaho

Agency \$ 284,409.13  
2024 SB1197:2A01 340,000.00  
\$ 624,409.13

Ms. Berard introduced Ms. Brook Thornton, LKV Architects, Boise, Idaho. Ms. Brook Thornton shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The existing shirt factory at the Old Idaho Penitentiary requires infrastructure improvements to accommodate a new immersive exhibit that will tell the history of the Old Idaho Penitentiary. The original 1923 building has been subject to years of deterioration, and this has resulted in structural deficiencies, material degradation, and general wear and tear.



The scope of work involves furring out the interior side of exterior walls and providing new walls as indicated by the exhibit designers, as well as the installation of a new ground mounted RTU at the south end of building with supply and return ductwork. Other improvements include a new fully operational fire sprinkler system, fire alarm upgrades, new doors and openings, and repairing the existing concrete floors. Minor ADA improvements will also be included

Regional Architect, LKV Architects, Boise has designed the project. The firm's construction cost estimate is \$507,500.00; and the project construction budget is \$525,000.00. Additive Alternates will be included in the project to ensure maximum use of the budget.

Council discussed the projects total square footage of 5,000 sq. ft.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DESIGN DEVELOPEMENT PLANS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH CONSTRUCTION DOCUMENTS FOR DPW PROJECT NO 24624. Council passed the motion.**

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<u>DPW Project No. 25065</u>	2025	H768:2A01	\$ 781,000
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New Building for Visiting & Programming  
Idaho Department of Correction (IDOC)  
Nampa, Idaho

Previous Minutes: 10-02-24

Ms. Berard introduced Mr. Jimmy O'Connor, Hutchison-Smith Architects, Boise, Idaho. Mr. O'Connor shared plans and presented the project.

DPW Project Manager: Martin Santoyo

This project is for a new visiting & programming office building located at the IDOC Nampa re-entry center. The proposed building is a one-story, 2,400 sq. ft., and will include four training spaces, office spaces, restrooms, and site improvements to support the facility. Utility infrastructure exists and will be extended to the new facility. Parking is also existing and will be modified as needed for site drainage and improved driveway circulation. Note: the proposed building is based on the same design as the recently constructed facilities: two at Kuna and one in construction in Idaho Falls.

Hutchison-Smith Architects, Boise, is the project architect. The firm's construction cost estimate of \$630,000 is consistent with the project construction budget.

Council discussed concern for the project's high construction cost.

**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. 25065. Council passed the motion.**

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DPW Project No. 25151

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

Williams Conference Center Fire  
Sprinkler System  
Lewis-Clark State College (LCSC)  
Lewiston, Idaho

Ms. Berard introduced Mr. Greg Castellaw and Mr. Ben Larsen, Castellaw Kom Architects, Lewiston, and Mr. Rob Sawyer, Covenant Engineering, Lewiston, Idaho, to share plans and present the project. (Virtual)

DPW Project Manager: Andrew Gibler

The Williams Conference Center has been occupied for decades without a fire sprinkler system; the requirement for a fire sprinkler system was waved by the AHJ at the time of construction. LCSC is now converting the original bookstore space into an additional assembly space and a fire sprinkler system is required to be installed throughout the building. In addition, an increase to the occupancy load of the building requires an increase to the number of restroom fixtures in the building. LCSC has identified this project as a high priority as it presents a life safety issue.

The scope of work for this project includes designing, providing and installing a new fire sprinkler system and modifying the restrooms in the existing Williams Conference Center. The sprinkler system design and installation will include new wet piping with an estimated 115 wet sprinkler heads throughout the building; it will also include underground piping and a new water connection to the City of Lewiston water main as well as a new backflow preventer, post indicator valve, and fire department connection. The existing restrooms are being enlarged and remodeled to accommodate additional fixtures.

Regional Engineer Covenant Engineering and Regional Architect Castellaw Kom Architects, both from Lewiston, have designed the project. The construction cost estimate is \$843,870 which is within the project construction budget of \$850,000.

Council discussed how the conference center did not require installation of sprinkler system when the building was built in the 1987.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25151. Council passed the motion.**

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DPW Project No. 25155  
Multibuilding ADA Improvements  
Lewis-Clark State College (LCSC)  
Lewiston, Idaho

2024 H768:2A03 \$ 400,000

Ms. Berard introduced Mr. Ben Larsen, Castellaw Kom Architects, Lewiston, Idaho. Mr. Larsen shared plans and presented the project. (Virtual)

DPW Project Manager: Elaine Hill

This project is to provide ADA upgrades at various locations throughout the LCSC campus, as per the program documents forwarded by LCSC from the Office of Civil Rights (OCR), and additional findings by the Architect during further field-observations. Improvements include new ADA drinking fountains, accessibility ramps, restroom compliance, improved access and signage. The project is scheduled to bid in the Spring, work starting this Summer, 2025 with Substantial Completion prior to start of Fall Class Semester.

Regional Architects CKA, Lewiston, ID have designed the project. The firm's construction cost estimate is \$294,536. The project construction budget is \$340,000.

**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. 25155. Council passed the motion.**

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DPW Project No. 25234  
Mail Room/Copy Center Remodel  
Pond Student Union Building  
Idaho State University (ISU)  
Pocatello, Idaho

Agency \$ 440,200

Ms. Berard introduced Mr. Josh Hoffer, Hummel Architects, Boise, Idaho. Mr. Hoffer shared plans and presented the project.

DPW Project Manager: Nicole Bolton

This work of this project will relocate the Copy Center to the existing Mailroom in the basement of the Pond Student Union Building, integrating both uses in the southern corner. The work includes removing existing mailboxes, storage, and related structures, as well as creating an opening in the concrete masonry wall of the adjacent barbershop. The barbershop's door and windows will be sealed, and mailboxes will be relocated to the hallway. Additionally, the exterior walls will be insulated and the exterior windows replaced.

The project will also install new electrical and data connections to support Copy Center equipment and upgrade the mechanical system to accommodate increased heat and humidity requirements. These improvements will optimize space utilization and enhance operational efficiency.

The Design Professional for this project is Hummel Architects of Boise. The construction cost estimate is \$393,000, and the construction budget is \$393,000. The project will consist of approximately 2,340 sq. ft., for a total estimated cost per square foot of \$167.

**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. 25234. Council passed the motion.**

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<u>DPW Project No. 25570</u>	Agency	\$ 1,000,000
Dist. 4 Admin Replace Roof and Windows		
Idaho Transportation Department (ITD)		
Shoshone, Idaho		

Ms. Berard introduced Mr. Richard Creason, Meyers Anderson, Pocatello, Idaho. Mr. Creason shared plans and presented the project.

DPW Project Manager: Nicole Bolton

This project includes removal of 2,500 sq. ft. of existing ballasted roof membrane, and 6,800 sq. ft. of fully adhered single-ply roof membrane down the existing roof deck. The existing roof deck will be covered with 6" of rigid insulation with an 80-mil single-ply roof membrane. Full roof replacement also includes new metal coping, flashings and terminations. The new roof system will be provided with a 30-year manufacturer's warranty. Roof replacement is estimated at \$566,774.

The project also includes four (4) add alternates to replace the existing weather damaged windows with new more energy efficient storefront window systems. Window replacement on the building is currently estimated at \$207,300.

Myers Anderson, Pocatello, has designed the project. The firm's construction cost estimate is \$774,074 and within the project construction budget of \$800,000.

Council discussed clarification of ballasted roof material and how the new single-ply membrane will help obtain a 30-year roof warranty required for Idaho State roof projects.

**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. 25570. Council passed the motion.**

**PRELIMINARY REVIEWS**

<u>DPW Project No. 24009</u>	2023	SB1197:2A01	\$ 1,150,000
Replace Domestic Water Service	2023	SB1197:2A03	350,000
Renovate Restrooms			<u>\$ 1,500,000</u>
Lewiston State Office Building (ADM)			
Lewiston, Idaho			

Previous Minutes: 03-05-24

Ms. Berard introduced Mr. Brent Beaudoin, Castellaw Kom Architects, Lewiston, Idaho. Mr. Beaudoin shared plans and presented the project. (Virtual)

DPW Project Manager: Andrew Gibler

Constructed in 1978, the Lewiston State Office Building carries with it outdated restroom facilities lacking complete accessibility as well as a failing galvanized pipe domestic water service. At 3 stories tall plus basement, the facility has ten (10) existing restrooms requiring work. Over the years, simple updates have taken place to better meet accessibility but still fall short of being fully compliant.

The proposed design will replace all the existing galvanized piping with new copper piping. At the same time, the project will take advantage of the required demolition for pipe access and make adjustment to the existing restroom layout to meet full accessibility. In addition to bringing the existing restrooms up to current standards, a new Family Restroom will be constructed as well as a new Lactation Room. Final improvements include updated, code compliant drinking fountains on each floor and replacement of three (3) breakroom sinks.

Phasing will play a big role in the heavily occupied building. The current water service enters the building at the basement level. The work will be phased per floor running from bottom to top. At the beginning of each phase, new isolation valves will be installed in-line of the existing system with a 'T' to the new piping run. This approach will create the need for only minimal full building water shutdowns throughout the project.

Castellaw Kom Architects of Lewiston, Idaho has designed the project. The firm's construction cost estimate for the remodel is \$1,241,896. The project construction budget is \$1,250,000.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN SUBJECT TO STAFF REVIEW AND AUTHORIZE PROCEEDING WITH THE DEVELOPMENT OF FINAL PLANS AND**

**SPECIFICATIONS FOR DPW PROJECT NO. 24009. Council passed the motion.**

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DPW Project No. 24246

2022 HB779:7A03 \$ 1,200,000

Repair Utility Tunnels, Replace Steam and  
Condensate Lines  
Idaho State University (ISU)  
Pocatello, Idaho

Previous Minutes: 03-05-24

Ms. Berard introduced Mr. Kris Wiese, Keller Associates, Pocatello, Idaho (Virtual). Mr. Wiese shared plans and presented the project.

DPW Project Manager: Gary Groff

The work of this project will replace the steam and condensate lines in the utility tunnel system on the ISU Campus in Pocatello. This project will replace some of the 60-year-old and heavily corroded steam and condensate lines, insulation, steam valves, and steam specialties. The 80+ year old tunnel structure is also in need of major repair and or replacement due to deterioration of the concrete and access restrictions. The tunnels also include NetCom and high voltage Idaho Power lines in some sections. The project will include replacement of the tunnel floors, walls, lid, and access hatches.

This project is the third phase of a multi-phased program that will repair the next priority sections of the failing subsurface utility tunnels on the ISU Pocatello Campus. It will include removal of the tunnel lid, failing walls and flooring, replacement of steam and condensate lines, associated valves, drip legs, hangers, etc.

Keller Associates of Pocatello has designed the project. This project contains initial funds for Repairing Utility Tunnel Phase with an Overall Budget of \$1,200,000. In DPW 21654 there is a reserve of \$5,073,706 that will be transferred upon its completion. The transfer will increase the Overall Budget to \$6,273,706 along with an approximate Construction Budget of \$5,195,000. The Design Development Construction Cost Estimate for the Phase is \$6,361,296. In the next Design Phase, the Construction Costs will be reviewed and either the funding will be increased by ISU, or Alternates will be used.

Due to the complexity of this project, an RFQ for Construction Management/General Contractor Services is currently being advertised.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24246. Council passed the motion.**

## PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 24245</u>	Agency	\$ 656,600
Albion Hall Learning Lab	<u>Anticipated Agency</u>	<u>800,000</u>
Idaho State University (ISU)		\$ 1,456,600
Pocatello, Idaho		

Ms. Berard introduced Mr. Scott Lloyd, JHS Architects, Pocatello, Idaho (Virtual). Mr. Lloyd shared plans and presented the project.

DPW Project Manager: Nicole Bolton

The project consists of the demolition of the existing curriculum library at Albion Hall (approximately 5,070 sq. ft.) and remodel of the space into a new simulation classroom, manipulatives lab, digital immersion space, and student study lounge. Originally replacement of the three existing roof top units was not included. Upon project inspection, roof top units were deemed past their useful life and requested to be added to the project scope.

Additional Agency Funds in the amount of \$800,000 have been committed to the project for a new project budget of \$1,456,600.

JHS Architects, Pocatello, was selected under the Regional Agreement based on original scope and has designed the project. The firm's construction cost estimate of \$1,243,912 with the addition of the roof top unit replacements is within the updated project construction budget of \$1,250,000. There are currently no additive alternates proposed.

Idaho State University requests to use JHS Architects, Pocatello, 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 JHS who designed the project under the original scope would result in a project cost savings due to the firm's familiarity with the system and recommendations for the roof top unit design.

Council discussed clarification of a manipulatives lab. Mr. Lloyd of JHS Architects, shared these labs allow students a more hands on approach to learning associated with stem class tools and toys.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF JHS ARCHITECTS, AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS, AND PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24245. Council passed the motion.**

**DEFERRED MAINTENANCE PRGRAM**

<u>DPW Project No. 22899</u>	2022	HB779:7A03	\$ 94,000,000
Deferred Maintenance Program	2023	HB779:2B04	150,000,000
Department of Administration (ADM)	2023	<u>SB1179:7A01</u>	<u>300,000,000</u>
			\$ 544,000,000

Previous Minutes: 07-12-22, 07-11-23, 09-06-23, 01-03-24, 09-04-24

Ms. Berard introduced Mr. Travis Casch, Jacobs Project Management Co., Boise, Idaho. Mr. Casch shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

In July 2022 Jacobs Project Management Co. (Jacobs) was brought on as the Owner’s Representative for the Deferred Maintenance Program. Jacobs then reviewed the list of deferred maintenance tasks provided by each agency and developed a strategy to address the needs statewide. The strategy consisted of grouping agencies and tasks regionally and selecting a design-build team to execute tasks in each region. The state was divided into six regional projects and three university projects.

Currently, there are 494 tasks that are being executed as part of Design-Build Deferred Maintenance Projects 23880-23888. Progress, as of 1-31-2025, is summarized below:

- 78 tasks are currently in the validation phase
- 106 tasks are currently in the design phase
- 55 tasks are currently in the procurement phase
- 83 tasks are currently in the construction phase
- 172 tasks have been completed

Council discussed clarification of the accumulative actual line of the presented graph.

THE MATERIAL FOR DPW PROJECT NO. 22899 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

Senator Lent left the meeting at 3:00pm.

**PROJECT UPDATES**

<u>DPW Project No. 14244</u>		Agency	\$ 120,000
Repair Walkway, Ramps and Railings,	2013	HB313:2A05	90,000
University Place	2013	HB313:2A03	68,995
Idaho State University (ISU)	2014	HB635:3A01	12,000
Idaho Falls, Idaho	2023	<u>SB1197:7A01</u>	<u>382,000</u>
			\$ 672,995



Previous Minutes: 04-07-15

DPW Project Manager: John Julian

The work of this project will remedy various walkway and access issues around the Tingey Administration Building (TAB) and the Center for Higher Education (CHE).

The walkway conditions around the TAB are primarily two types. The first is an exterior elevated walkway of wood construction that was protected by a sheet vinyl product that has worn through and is causing water damage to the wood substructure. The second, at the east side, is an exposed aggregate slab on grade where the rock is spalling heavily and requires a new walking surface. A single solution to solve both conditions was desired by ISU and a trowel applied waterproof neoprene composition traffic bearing deck surfacing was selected.

The deteriorating conditions surrounding the CHE include the various concrete walks, ramps and steps that have spalled and/or heaved creating inconsistent conditions which will be included in the project via Additive Alternates to maximize available funding.

THE MATERIAL FOR DPW PROJECT NO. 14244 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 19380</u>	2018	HB691:2A01	\$ 185,000
Replace Low Slope Roof	2023	<u>SB1197:7A01</u>	<u>612,908</u>
State Hospital North			\$ 797,908
Department of Health and Welfare (DHW)			
Lewiston, Idaho			

Previous Minutes: 02-07-23

DPW Project Manager: Sydnee Weersing

This work of this project removed the existing R-Mer Lite metal roof in the low slope areas on two wings of the hospital building, approximately 10,200s.f. The roof was aging and leaking in several areas. The north wing was the base bid, and the south wing a bid alternate. The new roof construction is a mechanically fastened 80 mil PVC single-ply roof, over new rigid polyisocyanurate insulation to meet current energy code requirements. The new roof will have a 30-year warranty.

The project bid on June 6, 2023. One bid was received from K&G Construction, Lewiston. The base bid was \$427,545, and the bid alternate was \$299,545. \$612,908 of deferred maintenance funds were added to the project in order to accept the base bid and alternate #1, bringing the total project budget to \$797,908.

THE MATERIAL FOR DPW PROJECT NO. 19380 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 20232</u>	2019	HB1198:2A01	\$ 301,000
Custodial Building	2023	<u>SB1197:7A01</u>	<u>330,000</u>
Idaho State University (ISU)			\$ 631,000
Pocatello, Idaho			

Previous Minutes: 01-05-21

DPW Project Manager: John Julian

The work of this project creates new office support and conference space for Custodial Department Maintenance and Weld Shops in Building #24, for the maintenance, support staff, and custodial department's leadership team. The existing manager's office and administrative support spaces will be re-purposed and redesigned as part of the new plan layout for more efficient use of spaces. Approximately 1,200 sq. ft. will be renovated in the former warehouse along with approximately 450 square feet in the manager's office and a total of eight (8) new offices, plus support areas.

The project was bid and the bids came in over budget. A revised two-phase floor plan redevelopment was designed and re-bid out with bids coming in within budget. Additional funds were added to replace the roof which had deteriorated.

THE MATERIAL FOR DPW PROJECT NO. 20232 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 21662</u>		Agency	\$ 70,349
Graveley / Albion Hall Testing	2021	HB3225:2A01	1,213,340
Counseling Center Relocation	2021	<u>SB1172:2A01</u>	<u>116,000</u>
Idaho State University (ISU)			\$ 1,399,689
Pocatello, Idaho			

Previous Minutes: 11-03-22, 03-05-24

DPW Project Manager: John Julian

This project calls for expanding the Testing and Counseling Center and relocate it from Graveley Hall to Albion Hall on the upper campus. The new testing location will provide expanded facilities space to accommodate the increasing numbers of students using the facility. The new expanded physical space needs will be comprised of three testing areas. One is for the private Prometrics testing area for (5) persons and one ADA station. Then ISU needs to have one Academic Testing area for (70) persons and another one for 30 Vendor Testing areas. ADA accommodations have been made to all testing areas. The

project also includes check-in and reception areas, private offices for staff, and one (1) private testing space for ADA accommodation. Also included is a relocated and upgraded I.T. infrastructure support component to handle increased on-line testing and campus support for academic programs.

THE MATERIAL FOR DPW PROJECT NO. 21662 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 22234</u>	2022	HB779:7A07	\$ 3,000,000
Pedestrian Crossing Over Railway			
Separating ISU / INL			
Idaho State University (ISU)			
Idaho Falls, Idaho			

Previous Minutes: 12-06-22

DPW Project Manager: Margie Kennedy

The Idaho State University (ISU) Idaho Falls campus and Idaho National Laboratory (INL) are currently separated by an active Union Pacific railroad, creating safety and accessibility challenges for students, faculty, and researchers traveling between the campuses. While an initial concept considered a pedestrian bridge, neither ISU nor INL support this option due to the need for vehicle access, high maintenance costs, and budget constraints that prevent achieving a satisfactory outcome. Instead, an at-grade crossing is the preferred solution to enhance connectivity while maintaining safety and efficiency.

The project team is actively evaluating the feasibility of an at-grade crossing, which involves securing regulatory approvals, meeting accessibility requirements, and coordinating with multiple agencies. The design professional is leading efforts to navigate entitlement processes and ensure compliance with all necessary permitting requirements. ISU remains committed to pursuing a solution that prioritizes safety, accessibility, and long-term sustainability for all stakeholders.

A significant challenge in advancing the at-grade crossing is the Union Pacific Railroad (UPRR) policy requiring the removal of three existing at-grade crossings for each new one constructed. Negotiations are ongoing to find a feasible solution that aligns with this requirement while meeting project objectives. The team will continue to update the Permanent Building Fund Advisory Council (PBFAC) as the project progresses and remains dedicated to ensuring the best possible outcome for all stakeholders.

THE MATERIAL FOR DPW PROJECT NO. 22234 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 22383</u>	2022	Agency	\$	300,000
Nursing Station Safety Upgrades	2024	Agency		906,500
Department of Health and Welfare (DHW)	2025	Agency		266,100
Orofino, Idaho				<u>\$ 1,472,600</u>

Previous Minutes: 09-06-23

DPW Project Manager: Andrew Gibler

The work of this project included modifications to the existing nursing stations and several rooms throughout State Hospital North with safety upgrades that were required for the hospital to receive accreditation through the Joint Commission’s federal program. The original budget was enough to get the design team started, but DHW knew they would have to commit additional funds at bid time.

The project bid in March of 2024 for \$1,077,000 and DHW added the necessary funds at that time to start construction. Additional funds were also added during construction to cover unforeseen existing conditions, to expedite fabrication and installation of several systems, and to capture additional work required for State Hospital North to receive accreditation.

THE MATERIAL FOR DPW PROJECT NO. 22383 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 23331</u>		Agency	\$	80,000
Vehicle Bay Addition, Building 580	2022	Other		58,000
Idaho Division of Military (MIL)	2023	Other		262,500
Boise, Idaho	2022	HB779:2A01		87,500
				<u>\$ 488,000</u>

Previous Minutes: 06-06-23

DPW Project Manager: John Julian

This project calls for the construction of a pre-engineered metal building addition to the north of the existing Vehicle Bay Building 580 at Gowen Field, in Boise, Idaho. The new addition will comprise approximately 1,275 square feet and will include a new 14’-0” high overhead door to accommodate a new emergency vehicle. The existing end wall of Building 580 will be modified to include a larger access opening into the new vehicle bay addition. A new exhaust fan and ducting, along with upgraded electrical systems will be required. Additive alternates have been included to ensure bid costs can remain within the construction budget guidelines.

THE MATERIAL FOR DPW PROJECT NO. 23331 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

## SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
25851D	ISU	Plumbing	\$ 200,000

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE SERVICE CONTRACT NO. 25851D. Council passed the motion.**

## NON-STATE ENTITY FUNDED PROJECTS

Chick-fil-A Brand Refresh  
Boise State University (BSU)  
Boise, Idaho

Non-State Funds \$ 1,040,000

Ms. Berard introduced Mr. Daniel Mathews, Project Manager, Boise State University, Boise. Mr. Mathews shared plans and presented the project.

The scope of work for this project is to remodel the Chick-fil-A located in the Student Union Building on the campus of Boise State University. The project scope consists of updating finishes and branding as well as reconfiguring and expanding the existing kitchen and dining space.

The project is completely funded by Non-State Entity funds. Design services for the project are being provided by Nviro. Construction will be completed by Leger Corp. and is set to commence in spring 2025 and be completed in fall 2025.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE NON-STATE ENTITY FUNDED PROJECT TO REMODEL THE CHICK-FIL-A AT BOISE STATE UNIVERSITY SUBJECT TO STAFF REVIEW. Council passed the motion.**

## CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

## LEASE REPORT

Mr. Brien introduced new lease program assistant Ms. Grace Paduano and presented the lease report.

## NEW BUSINESS

Ms. Berard presented the Tentative Agenda Southeast Idaho Tour.

Administrator Reynolds discussed the importance of coming on the tour.

## **ADJOURNMENT**

The March 4, 2025 PBFAC Meeting adjourned at 3:26PM.

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Mr. Clint Shiflet, Interim Chair

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Ms. Wynter Bell, Management Assistant