

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, April 1, 2025

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

The April 1, 2025 meeting was called to order by Interim Chair Clint Shiflet at 1:30p.m. 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 (Virtual)
Representative Mark Sauter

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. Wynter Bell, Management Assistant, Division of Public Works
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Ms. Nicole Cecil, Senior Project Manager, Division of Public Works
Mr. Brian Boyd, Project Manager, Division of Public Works
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 (Virtual)
Mr. John Parham, Project Manager, Division of Public Works
Ms. Melissa VanSlochteren, 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. Lisa Makin, Project Coordinator, Division of Public Works (Virtual)
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)
Mr. John Julian, Project Manager, Division of Public Works (Virtual)
Ms. Grace Paduano, Leasing Program Assistant, Division of Public Works (Virtual)
Ms. Laura Alden, Project Coordinator, Division of Public Works (Virtual)

AMENDED AGENDA

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE AMENDED AGENDA FOR APRIL 1, 2025, AS WRITTEN. Council passed the motion.

APPROVAL OF MARCH 4, 2025 MEETING MINUTES

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM MARCH 4, 2025, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 25219D

Agency \$ 155,555

Ruch 101 Remodel
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to remodel room 101 in the Ruch building to create four new office spaces. Preliminary design work and cost estimates were obtained in a previous phase of the project. Construction documents still need to be completed, and the design services will be procured from the regional list. Construction services are anticipated to be procured using an approved Service Contractor.

DPW Project No. 25720D

Agency \$ 130,000

RESPCARE HSRV 208 Remodel
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to remodel Classroom 208 in the Health Science Riverside (HSRV) building to create a flexible space that can support both lab and lecture-based courses for the Respiratory Care program. The project scope includes installing new VCT flooring, casework, and upgrading power and data to accommodate a new smart board. The remodel does not require a design professional. The work is anticipated to commence in May 2025 and be completed by Fall 2025.

DPW Project No. 25721D

Agency \$ 180,950

Nampa Business Accelerator Roof
Replacement
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project for Nampa Business Accelerator Roof Replacement. The project scope consists of replacing the existing roof that is failing and requiring frequent patching to stop leaks. It is anticipated that construction for the project will be completed by fall 2026. Design services are anticipated to be provided by a Regional Design Professional. Construction services are anticipated to be procured using an approved Service Contractor.

DPW Project No. 25722D
HSRV Office Space Redesign
Boise State University (BSU)
Boise, Idaho

Agency \$ 110,000

Boise State University requests delegation of a project to create four new office spaces within the Health Science Riverside (HSRV) building. This will be accomplished by adding walls in an open office area, dividing an unused lab/storage room into additional offices, constructing a hallway and installing new doors to provide access to the new office spaces. Design services are anticipated to be provided by a Regional Design Professional. Construction services are anticipated to be procured using an approved Service Contractor.

DPW Project No. 25723D
South End Zone Staircase Addition
Boise State University (BSU)
Boise, Idaho

Agency \$ 112,500

Boise State University requests delegation of a project for the South End Zone Staircase Addition. The project scope consists of adding a permanent double staircase from the ground to the first row of bleachers at the south end zone of Albertson's Stadium to allow the band direct access onto the field. It is anticipated that construction for the project will be completed by Fall 2025.

DPW Project No. 25724D
Morrison Center Balcony Lighting
Boise State University (BSU)
Boise, Idaho

Agency \$ 183,000

Boise State University requests delegation of a project for the Morrison Center Balcony Lighting. This project will install new lighting trusses at the front of the balcony. This provides easy access to hang and focus lighting equipment for productions while improving the aesthetics for the audience. Design was completed in a previous phase of the project. It is anticipated that construction for the project will be completed by Summer 2025 during a pre-scheduled black-out for events. Construction services are anticipated to be procured using an approved Service Contractor.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 25219D, 25720D, 25721D, 25722D, 25723D, 25724D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 23247D
ICCU Dome Equipment Storage Facility
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 299,900

Previous Minutes: 06-06-23

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

Idaho State University received approval for delegation of this project June 6, 2023, under the name Holt Arena Storage Shed. The project will build a Storage Facility near the ICCU Dome to be able to store turf and other athletics equipment. ISU will be utilizing a pre-designed steel building that has been structurally engineered and has coordinated civil and electrical drawings.

The Design Professional for this project is FFKR Architects of Salt Lake City, UT. The construction cost estimate is \$198,000, and the project's construction budget is \$215,000. The facility is planned to be 4,000 sq. ft., for an estimated cost of \$50 per sq. ft. It is anticipated that the project will have a construction start date of June 2025 and be substantially complete by November 2025.

Council discussed how the turf is transported by trailers and forklifts for the project.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23247D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

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

Agency \$ 299,999

Previous Minutes: 01-07-25

Ms. Berard introduced Mr. Mike Christy, Boise Rigging Supply, Boise, Idaho. Mr. Christy shared plans and presented the project.

The Boise State Extra Mile Arena needs to install a new fall protection system to support technicians 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 and will also include a retrieval system plan.

The Design-Build team of NNAC Inc. (General Contractor); Evan Fall Protection (Design Lead); Cushing Terrell (Architect/Structural Engineer); Boise Rigging Supply (Installer) and B&B Steel Erectors (Installation Specialists) have designed the project. The team's estimated Design-Build cost is \$277,754. The project is estimated to be complete by Summer 2025.

Council discussed the Areana was built in the 1980's and the current system is no longer supported by the Manufacturer. The new system will be inspected annually as required by OSHA.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 24215D. Council passed the motion.

DPW Project No. 25208D	Agency	\$ 60,000
Copper Basin Roof Replacement	2024 HB768:2A01	100,000
Boise State University (BSU)		\$ 160,000
Boise, Idaho		

Previous Minutes: 11-07-24

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

The existing roof on the Copper Basin building was installed in 1996 and is in need of replacement. This project will install a new single-ply roof membrane across the entire building. Additionally, the scope includes the removal of defunct HVAC and electrical systems on the roof, which were associated with the building's former use as the Culinary Arts Program. Boise State's team has identified and marked this rooftop equipment for demolition and will be responsible for disconnecting all MEP utilities before the Contractor is scheduled to remove the units.

The Design Professional for this project is Hummel Architects. The work is expected to be completed using an approved Service Contractor. The estimated construction cost is \$141,000 and is within the \$150,000 construction budget for the project. The work is anticipated to commence in May and be completed by July 2025.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25208D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25720D
RESPCARE HSRV 208 Remodel
Boise State University (BSU)
Boise, Idaho

Agency \$ 130,000

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

Classroom 208 in the Health Science Riverside (HSRV) building needs a remodel to create a flexible space that can support both lab and lecture-based courses for the Respiratory Care program. The project scope includes installing new VCT flooring, casework, and upgrading power and data to accommodate a new smart board.

The scope of work for this remodel does not require a design professional. The work is expected to be completed by a service contractor for an estimated construction cost of \$104,000. This estimate is within the \$111,500 construction budget for the project. The work is anticipated to commence in May 2025 and be completed by Fall 2025.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25720D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

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

Agency \$ 295,000

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

This work of this project will expand the Counseling and Mental Health Center with new counseling offices into areas previously vacated during the Testing Center relocation project. The work includes reconfiguring larger spaces into individual offices, abatement of asbestos containing flooring, installation of new carpet tiles, and new paint and casework. Existing lighting and HVAC systems are to be modified to fit the new space configuration.

The Design Professional for this project is JHS Architects of Pocatello. The firm's construction cost estimate is \$195,000; and the project construction budget is \$215,000. The project will consist of approximately 2,450 sq. ft., for an estimated cost of \$80 per sq. ft.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25236D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25239D
Fine Arts Rm 102 Remodel
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 279,000

Previous Minutes: 03-04-25

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

Idaho State University received approval for delegation of a project March 4, 2025, to remodel a classroom in the Fine Arts building as it is out of date and not able to be used to its full capacity due to the seating and layout of the room.

The work of the project will extend the tiers of the classroom to make larger and more functional areas for students to move around and perform. We will also be adding sound panels, new ceiling grid, paint, and flooring to update the space.

The design professional for this project is JHS Architects, Pocatello. The firm's construction cost estimate is \$176,294; and the project construction budget is \$254,851, equating to approximately \$117 per sq. ft. It is anticipated that construction will begin in June 2025 and be substantially complete by August 2025.

Council discussed ISU to investigate possible water damage to some ceiling tiles.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25239D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25240D
Business Admin Cybersecurity Lab
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 210,000

Previous Minutes: 03-04-25

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

Idaho State University received approval for delegation of a project March 4th, 2025 to remodel the cybersecurity space as it is currently out of date and does not meet the department needs.

The work of this project will remove walls to create a more open space that allows for more collaborative work between students and professors. We will also be condensing the receptacles and data along the walls. The space will also be abated, painted, and have new flooring installed.

The design professional for this project is Myers Andersen Architects, Pocatello. The firm's construction cost estimate is \$150,000; and the project construction budget is \$170,000, equating to approximately \$133 per sq. ft. It is anticipated that construction will begin in June 2025 and will be substantially complete by August 2025.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25240D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

<u>DPW Project No. 25170</u>	2024	HB768:2A01	\$ 95,000
McLain Hall Restroom Remodel and Refresh			
North Idaho College (NIC)			
Coeur d'Alene, Idaho			

DPW Project Manager: Sydnee Weersing

This project will remodel two restrooms, men's and women's, in McLain Hall on the North Idaho College campus. The current restrooms have the original 1975 finishes and need to be remodeled to accommodate accessibility requirements. The project will entail slight location modifications to toilets and new finishes throughout.

Regional Architect, Architects West, Coeur d'Alene, has designed the project. The firm's construction cost estimate is \$78,000; and the project construction budget is \$80,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25170 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 25513</u>	Agency	\$ 15,793.27
District 3 HQ Campus ADA Upgrades	2024	HB768:2A03
Idaho State Police (ISP)		70,000.00
Meridian, Idaho		\$ 85,793.27

DPW Project Manager: Nicole Cecil

The Idaho State Police is seeking to install additional ADA actuators and electrical on four (4) buildings on their District 3 Head Quarter Campus.

Regional Architect Erstad, Boise, has designed the project. The project construction budget is \$76,000 to upgrade four (4) buildings with ADA actuators and associated electrical and patch back work.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25513 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25571

Agency \$ 200,000

District 1 Server Room CRAC Replacement
Idaho Department of Transportation (ITD)
Coeur d'Alene, Idaho

DPW Project Manager: Sydnee Weersing

This project will replace the Computer Room Air Conditioner (CRAC) unit in the basement of the District 1 Administration Building in Hayden, Idaho. The Administration building is a two-story, 24,000 sq. ft. building. All information technology equipment for the building is housed in the 650 sq. ft. data center, that the CRAC unit currently serves. The unit is 14 years old and has experienced multiple compression failures, making it difficult to maintain the cooling of the computer equipment. Unfortunately, the manufacturer is no longer in business and the system is near its life expectancy of 15 years, according to ASHRAE, so new parts are not an option.

Regional Electrical Engineer, Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimate is \$175,000; and the project construction budget is \$176,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25571 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 25063

2023 SB1197:7A01 \$ 10,000,000

ISCI Minimum Security Dormitory 100 Bed
Idaho Department of Correction (IDOC)
Orofino, Idaho

DPW Project Manager: Martin Santoyo

This project is for a new 100-bed minimum security dormitory, approximately 20,000 sq. ft. The facility will include a control room(s), day room(s), and ancillary uses. There are four potential site locations at the ICIO facility, and the final selected site may determine the proposed building's footprint, number of stories, and character. The scope will include all site improvements required for the new facility. The facility will be designed with efficiency, durable materials, and low operating costs.

A Request for Qualifications (RFQ) was issued for design-build services on January 29, 2025. Statements of Qualifications were received from three (3) teams on February 25, 2025. The submittals were evaluated; two teams will be interviewed on March 25, 2025, by a Selection Committee consisting of Justin Freeman and Brent Warner, IDOC, Scott McCarty, Okland Construction Preconstruction Director, as the independent selection committee member; and Josh Meadows and Martin Santoyo, DPW.

Due to the timing of the date for interviews, the results of the selection will be presented at the April 1, 2025, meeting. The two firms interviewed were:

Quality Construction, Deary Idaho with CKA Architects, Lewiston	86.15
Big-D Construction, Idaho Falls with Hummel Architects, Boise	82.45

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25063. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 25267</u>	2024	HB768:2A01	\$ 1,580,000
Admin Building Convert Former NOC to Offices & Renovate Southeast Entry University of Idaho (UI) Moscow, Idaho			

DPW Project Manager: Nicole Cecil

The work of this project renovates the former Network Operating Center (NOC) in a portion of the 1st floor of the Administration Building on the campus of the University of Idaho. As technology has advanced and systems and servers have decreased in size, the footprint needed for the NOC has reduced significantly. Most of these spaces are no longer required to serve as part of the NOC and they can be converted back to much needed office space. In addition, the project includes the renovation of the southeast

entrance to the Administration Building and the hallway leading to it. A portion of the current NOC infringes on this hallway and closes off the entryway. The objective is to reclaim space from the former NOC and re-establish the full width of the main hallway through to the exterior vestibule. This renovation and restoration of the hallway to its original state is documented as a major goal and objective within the Master Historic Preservation Plan for the building. The project is approximately 5,500 sq. ft.

A Request for Qualifications (RFQ) was issued for architectural services on January 20, 2025. Statements of Qualifications were received from two firms on February 25, 2025. The submittals were evaluated; and both firms were interviewed on March 25, 2025, by a Selection Committee consisting of Bret Dillon and Aaron Rice, (UI); Victoria Cousino from Knit Studios Architects, as the independent architect; and Nicole Cecil and Ken Cook, DPW.

Due to the timing for the interviews, the results of the selection will be presented at the April 1, 2025, meeting. The two firms interviewed were:

Design West Architects, Pullman WA	94.10
CSHQA, Boise ID	93.50

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25267. Council passed the motion.

DPW Project No. 25600	2024	HB768:2A01	\$ 800,000
Boise Cemetery Expand Office Space & Secure Records Storage Idaho Division of Veterans Services (IDVS) Boise, Idaho			

DPW Project Manager: Nicole Cecil

The work of this project is to expand the existing maintenance building with a 2-story addition. The maintenance building is located behind the Boise Veterans Cemetery Administration Office on the Eastern storage yard edge. The purpose of this expansion is to create additional office space, storage, restrooms, and a common area for training and planning.

A Request for Qualifications (RFQ) was issued for architect/engineer services on February 14, 2025. Statements of Qualifications were received from three (3) firms on March 5, 2025. The submittals were evaluated; and all teams were interviewed on March 19, 2025, by a Selection Committee consisting of Jacob Faulkner and Nicole Cooper, IDVS; Ian Hoffman, as the independent architect; and Nicole Bolton and Reid Harrell, DPW.

The final rankings are as follows:

ZGA	95.50
EV Studio	92.70
Cushing Terrell	86.20

Council discussed the low project cost due to the small size of the maintenance building.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25600. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

DPW Project No. 22513 2022 HB779:7A01 \$ 29,000,000
Combined Labs, Meridian Campus
Idaho State Police (ISP)
Meridian, Idaho

DPW Project Manager: Brian Boyd

The work of this project is to design an approximately 20,000 sq. ft. facility on land owned by Idaho State Police at their Meridian campus. This will be a combined facility for ISP Forensic Services, Digital/Cyber Forensics, Criminal Intelligence Center, and Bureau of Criminal Identification. The scope of work includes design and construction of lab spaces for the forensic science laboratory facilities, with remaining square footage consisting of related office space, lab support spaces, mechanical/plumbing/electrical/IT space, restrooms, lunchroom, library, and facility circulation, along with full civil and landscaping design for the site, and all associated utilities serving the new facility. Lombard Conrad, Boise, is the design professional for this project and has provided the initial design package which includes the current phase (Phase 1) design development documents. This also includes a programming master plan that identifies future phasing concepts. Current scope of work is for the construction of phase one of the program within the current funding level.

The Construction Manager/General Contractor (CM/GC) will provide: CM/GC Services, beginning with Design Development phase/preconstruction services through project construction, including the two-year period of correction following project completion.

A Request for Qualifications (RFQ) was issued for construction manager/general contractor (CM/GC) services on January 7, 2025. Statements of Qualifications were received from ten firms on February 18, 2025. The submittals were evaluated; and five short-listed firms were interviewed on March 26, 2025, by a Selection Committee

consisting of Marc French and Matthew Gamette, ISP; Mark Heazle, Lombard Conrad; and Brian Boyd and Reid Harrell, DPW.

Due to the timing for the interviews, the results of the selection will be presented at the April 1, 2025, meeting.

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

Hoffman Construction	91.8
Andersen Construction	86.4
Core Construction	85.8
Kreizenbeck Constructors	77.8
HC Company	74.5

Council discussed how Hoffman Construction is not an Idaho firm, however, they do work in the Boise area.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 22513. Council passed the motion.

DPW Project No. 24246
Repair Utility Tunnel, Phase 2
Idaho State University (ISU)
Pocatello, Idaho

2022 HB7797:A03 \$ 1,200,000

DPW Project Manager: Gary Groff

The work of this project will replace some of the 60-year-old and heavily corroded steam and condensate lines, insulation, steam valves, and steam specialties located in the utility tunnel systems on the ISU Campus in Pocatello. 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, DPW 24246, is 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.

A Request for Qualifications (RFQ) was issued for Construction Manager/General Contractor (CM/GC) Services on February 3, 2025. On March 6, 2025, two (2) Statements

of Qualifications were received. The Submittals were evaluated by a Selection Committee consisting of Cole Elquist and Alexis Wilson, ISU, Fred Richards and Gary Groff, DPW, and an independent member, Jim Schnittgen, Rivers West Construction. Due to the proposal scoring, Jacobsen Construction, Salt Lake City, UT decided not to proceed with an interview.

The final ranking of firms based on only a proposal score with a maximum of 70 points is:

Starr Corporation, Pocatello	63
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MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR DPW PROJECT NO. 24246. Council passed the motion.

DPW Project No. 24310

Agency \$ 2,500,000

Addition / Remodel Regional Office
Idaho Department of Fish and Game (IDFG)
Pocatello, Idaho

DPW Project Manager: Margie Kennedy

The work of this project will consist of constructing a new approximately 5,200 sq. ft. two-story addition to the existing Fish and Game Pocatello Regional Office to accommodate a large accessible public meeting space and additional office space to meet current spacing needs and the future needs of department staff.

Included with the addition is a remodel of the existing structure for more efficient office layouts, ADA upgrades and new finishes throughout, such as carpet, paint and restroom updates. Design for the public areas should consider how best to reconfigure the entry reception to accommodate public circulation, queuing, and wayfinding.

A Request for Qualifications (RFQ) was issued for construction management services on January 22, 2025. Statements of Qualifications were received from five (5) firms on February 18, 2025. The submittals were evaluated; and two short-listed firms were interviewed on March 13, 2025, by a Selection Committee consisting of Clint Worthington and Dan Garren, from IDFG; Margie Kennedy and Fred Richards from DPW.

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

Big-D, Meridian	80
Headwaters, Rexburg	76

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH

**CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR
DPW PROJECT NO. 24310. Council passed the motion.**

DESIGN-BUILD REVIEWS

DPW Project No. 23450
Replace Communications Tower,
Yahoo Creek Comm Site
Public Safety Communications (PSC)
Hagerman, Idaho

2022 HB779:2B02 \$ 500,000

Previous Minutes: 05-02-2023

Ms. Berard introduced Ms. Karen Diack, NeuComm Solutions, Aurora, CO and Brian Villalba, Legacy Towers. Ms. Diack shared plans and presented the project.

DPW Project Manager: John Parham

The work of this project will replace and upgrade the communication tower at the Yahoo Creek communications site, located approximately (7) seven miles southwest of Hagerman ID. The existing tower is not up to Telecommunications Industry Association (TIA) standards, and the tower's foundation has evidence of deterioration and cracking.

The planned scope of work includes relocation of the existing microwave and antenna arrays to another tower inside the compound, removing the existing tower and foundations, removing additional abandoned concrete foundations within the telecom compound, and installation of a new four sector 80' tower. Once the new tower is in place, the previously relocated existing equipment will be installed on the new tower. This project will also demo the existing compound fence and install a new fence and gates to serve the site.

The project was submitted for DOPL approval in January of this year and was approved for construction on February 20th, 2025.

The Design-Build team of NeuComm Solutions, Aurora CO, and Legacy Towers, Nampa ID, has designed the project. The team's construction cost estimate is \$410,365.93; and the project construction budget is \$440,000.

Council discussed how the towers are designed to accommodate future growth.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE
PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS,
SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH
THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW
PROJECT NO. 23450. Council passed the motion.**

DPW Project No. 24620	2023	SB1197:2B15	\$ 15,000,100
Preservation Facility Addition	2024	HB768:2A01	6,200,000
Idaho State Historical Society (ISHS)			\$ 21,200,100
Boise, Idaho			

Previous Minutes: 3-5-24

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

DPW Project Manager: Brian Boyd

The work of this project is to build a Collections and Archives Preservation Facility Storage Building on land owned by Idaho State Historical Society (ISHS) located at 2205 E. Old Penitentiary Road, Boise. The anticipated building is being envisioned as a two-story addition to the south of the existing Archives building. The new addition, along with the existing archive facility will serve as the main repository for State historical artifact collections, records, documents and related materials.

The scope of work would include the design and construction of an approximately 50,000 sq. ft. two-story storage building consisting of spaces for artifact and archive storage utilizing compact mobile shelving systems for the majority of the storage floor spaces, a loading area/dock for moving truck loading/unloading, a freight elevator and lift servicing each floor, collections and records receiving, wet & dry processing area, staff breakroom, code required restroom facilities, a fire suppression system for the addition designed specifically to protect archive level material, and utility support spaces (mechanical, electrical, fire suppression system, fire riser room with pump, etc.). The entire building addition will have a mechanical system designed to maintain a stable environment, standard for this type of facility. A HEPA or equivalent museum quality air filtration system to remove particulates and pollution will be provided. The scope of work will also include full civil and landscaping design for the site. The design of all associated utilities serving the new facility will also be part of the project scope.

The Design-Build team of Okland Construction, Boise; and HSA, Boise; has designed the project. The team's current Design-Build cost estimate is \$20,889,375, approximately \$418 per sq. ft.; and the project Design-Build budget is \$20,900,000.

Council discussed an appropriation bill was recently passed to move all artifacts to prevent damage due to risk of flooding.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH

**THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW
PROJECT NO. 24620. Council passed the motion.**

MID-RANGE REVIEWS

<u>DPW Project No. 24201</u>	2021 SB1172:2A01	\$ 50,000
South Campus Power Loop Connection	2023 SB1197:2A01	625,000
Boise State University (BSU)		<u>\$ 675,000</u>
Boise, Idaho		

Ms. Berard introduced Mr. Pat Corun, Spectrum Engineers, Boise, Idaho. Mr. Corun shared plans and presented the project.

DPW Project Manager: John Parham

The work of this project will extend the existing medium voltage power loop from the North side of Belmont Street to the South side and will provide provisions for future building projects. The project will include trenching between Vermont Avenue and Grant Avenue, installation of conduits in a medium-voltage ductbank and concrete manhole vaults to tie into the existing system. There will not be any medium-voltage cable or equipment as part of this project.

The Engineering firm of Spectrum Engineers, Meridian, has designed the project. The firm's construction cost estimate is \$602,000; and the project construction budget is \$602,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24201. Council passed the motion.

<u>DPW Project No. 24225</u>	2023 SB1197:2A01	\$ 479,723
Heat Plant, Parking Lot Storm Water		
Drainage System		
Idaho State University (ISU)		
Pocatello, Idaho		

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

DPW Project Manager: Darius Elison

The work of this project includes removing the asphalt and aggregate. Install new drop inlet basins and routing the surface water through a sediment separator into a new sub-surface

water retention system. The asphalt will be replaced with appropriate grading to resolve standing water issues.

Keller Associates, Pocatello, has designed the project. The firm's estimated cost for the base bid is \$385,736; and the construction budget \$406,323. Additive alternates have been included to maximize the available funding.

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. 24225. Council passed the motion.

DPW Project No. <u>24623</u>	2023	SB1197:2A03	\$ 290,000
Interior Museum to Pioneer Village ADA	2024	HB768:2A03	184,000
Public Access			\$ 474,000
Idaho State Historical Society (ISHS)			
Boise, Idaho			

Ms. Berard introduced Mr. Ron Polintan, LKV Architects, Boise, Idaho. Mr. Polintan shared plans and presented the project.

DPW Project Manager: Darius Elison

The work of this project is to add ADA Push-Button Access to the Idaho Room, Syringa Gallery, and Treasures Gallery. In addition, there will be a new vestibule design for ADA access to Pioneer Village with additional hardscapes around Pioneer Village for ADA use.

LKV Architects, Boise, has designed the project. The Construction Budget for the project is \$390,000. The Design Team's Estimated Cost is \$350,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24623. Council passed the motion.

DPW Project No. <u>25017</u>	2023	SB1197:2A04	\$ 100,000
Borah 2 nd Floor, Single Use ADA	2024	HB768:2A03	150,000
Restroom Upgrade			\$ 250,000
Idaho Department of Administration (ADM)			
Boise, Idaho			

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

DPW Project Manager: Darius Elison

The work of this project is to remodel the existing men's restroom, upgrading the women's restroom to be accessible, and adding one (1) accessible single user restroom for public use.

Regional Design Professional, Erstad Architects, Boise, has designed the project. The firm's construction cost estimate is \$179,035; and the project construction budget is \$200,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25017. Council passed the motion.

DPW Project No. 25270

2024 HB768:2A01 \$ 508,200

West Campus Entry Gateway Improvements
Idaho Ave
University of Idaho (UI)
Moscow, Idaho

Previous Minutes: 11-07-24

Ms. Berard introduced Mr. Bill LaRue, Bernardo Wills, Spokane, Washington. Mr. LaRue shared plans and presented the project. (Virtual)

Project Manager: Andrew Gibler

DPW and the University of Idaho initiated a project in 2020 to improve Idaho Avenue, replace and add new utilities, and create a new entry gateway into campus from the west, at Perimeter Drive. The gateway was intended to provide wayfinding and to improve the arrival experience for campus visitors, concerts, sporting events, and prospective students by adding branding and landscaping along Idaho Avenue to the ICCU Arena and the Kibbie Dome. Some of the components of that project included a monument sign at the intersection of Idaho Avenue and Perimeter Drive and custom banner poles along Idaho Avenue that unfortunately were not included in the construction effort at that time due to budgetary constraints.

The scope of work allows some of the components that were previously envisioned to finally be incorporated into the original project. This project will repackage the monument signage at Perimeter Drive and the branding, landscaping, irrigation, and banner poles into a new construction package to be bid in the spring of 2025. The curved monument sign wall, configured to be welcoming, will retain a smooth concrete finish with the "Joe Vandal" logo

and "IDAHO VANDALS" lettering. The lettering will match the lettering found on the North Campus Gateway signage fronting Highway 8 in font style, materials, and installation method. Energy efficient LED flood lighting will be incorporated in the landscape planter bed to illuminate the logo and lettering for the sign. Decorative wrought iron railing in the gothic motif and redbrick pilasters will be incorporated to provide continuity with other architecture language on campus.

The DPW construction budget has been set at \$420,000. The current estimated construction cost at the design development stage is estimated at \$420,000.

MOTION: REPRESENTATIVE SAUTER 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. 25270. Council passed the motion.

DPW Project No. 25531

2024 HB768:2A01 \$ 550,000

St. Anthony Perimeter Fence, Phase 3
Department of Juvenile Corrections (DJC)
St. Anthony, Idaho

Ms. Berard introduced Mr. Paul Scoresby, S&A Engineers, PC, Idaho Falls, Idaho. Mr. Scoresby shared plans and presented the project. (Virtual)

DPW Project Manager: Gary Groff

This project will continue to extend the perimeter fence to encompass the entire JCCS campus as budget allows. The current fence is on the Northern, Eastern and part of the South perimeter. Phase 3 should be the final Phase at the Juvenile Correction Center in St. Anthony. This Phase is for approximately 2,780 lineal feet of metal fencing which includes three canal crossings.

S&A Engineers, PC, of Idaho Falls have designed the project and submitted 99% Construction Documents. The Construction Documents do not need to be submitted to DOPL. The firm's construction cost estimate for a Base Bid is \$447,000; and the construction budget is \$461,200. The bid documents also include Alternate #1 which is for 568 lineal feet of fence. If budget allows, Alternate #1 would encompass the entire campus with security fencing. Anticipate starting construction in the summer depending on fence fabrication.

Council discussed two canal crossings and a small ditch crossing contains a steel structure designed to make passage of the canals possible.

MOTION: REPRESENTATIVE SAUTER 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.
25531. Council passed the motion.**

PRELIMINARY REVIEWS

<u>DPW Project No. 24030</u>			Agency	\$ 1,003,207.23
Weights & Measures Lab HVAC System	2021	SB1172:2A01		135,189.41
Replacement	2022	HB779:7A03		311,922.85
Idaho State Department of Agriculture (AGRI)	2023	SB1197:7A01		500,000.00
Boise, Idaho	2023	SB1197:2A01		362,500.00
				<u>\$ 2,312,819.49</u>

Previous minutes: 04-02-24

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

DPW Project Manager: John Julian

The work of this project involves replacements and renovations for both the Weights and Measures Building and the Main Administration Building of the Idaho State Department of Agriculture (AGRI), Boise.

The Weights and Measures Building will require a full roof replacement, replacement of the existing HVAC system. The current system is tied to the geothermal water boilers and chiller supply. Additional work will replace the suspended ceiling systems, provide new LED lighting, and new flooring finishes. A survey will be conducted to identify suspected potential asbestos containing materials. Any asbestos identified would be abated as a part of the project. Also included is replacement of Weights and Measures Lab overhead access doors and pulley systems, miscellaneous millwork and work sinks. The existing restrooms will be replaced by a new ADA compliant restroom. An independent electrical metering system will be required to replace the current joint metering system serving Health and Welfare's Lab (DHW), the Necropsy Building and the ISDA Seed Lab.

The Weights and Measures Building, Necropsy Building, and the Administration Building LED lighting/ceiling upgrade will be bid together, but constructed in two phases, with the Weights and Measures Building and Necropsy Building being renovated in a first phase priority and completed first due to the existing roof damage and building operation schedules. The renovation of the Administration Building LED/ceiling/insulation upgrade will be completed in the second phase construction. The Main ISDA Administration Building will require renovation and upgrade to LED lighting, replacing water damaged ceiling insulation, and new suspended ceilings throughout.

Regional Architect, Hutchison Smith Architects, Boise, has designed the project. The firm's construction cost estimate for both phases is \$1,500,000; and the project construction budget is \$1,650,000. The approximate cost per sq. ft. for the Necropsy Building with 1,689 sq. ft., is \$45.77 sq. ft., with a cost of \$77,311. The cost per sq. ft. for the Weights & Measures Building with 3,291 sq. ft., is \$203.20 sq. ft. at \$668,742, and the Administration Building with 37,428 sq. ft., is \$20.09 sq. ft. at \$749,636.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24030. Council passed the motion.

DPW Project No. 24062	Agency	\$	28,847.29
Unit 2 and School Restroom Remodel,	2023	SB1197:2A01	2,128,000.00
North Idaho Correctional Institution (NICI)			\$ 2,156,847.29
Idaho Department of Correction (IDOC)			
Cottonwood, Idaho			

Previous Minutes: 10-02-24

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

The restrooms and showers in Unit 2 and in the School House at North Idaho Correctional Institution (NICI) in Cottonwood are well past their functional life expectancy. The buildings were built in the 1950's and have been previously remodeled to their current layouts, which do not meet PREA standards. Additionally, the ventilation is poor, and the floors and in-wall shower valves leak causing visible and hidden water damage. Unit 2 has two floors with a total of 10 toilets, 8 urinals, 12 sinks, and 16 showers. The School House has 2 toilets, 2 urinals, and 2 sinks.

The scope of work will include a complete remodel of the restroom and shower areas in Unit 2 and in the School House. The work involves creating PREA compliant shower and toilet areas as well as replacing the old plumbing fixtures and piping and providing new flooring, wall finishes, paint, lights, ventilation, flow devices, and accessories throughout each restroom area.

Castellaw Kom Architects, Lewiston, has provided the design for the remodel. At completion of the design development drawings, the firm's construction cost estimate for the remodel work is \$1,634,874. This is within the project construction budget of \$1,700,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND

**AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS
FOR DPW PROJECT NO. 24062. Council passed the motion.**

DPW Project No. 24091

2023 SB1197:2B12 \$ 9,000,000

Evergreen Building Physical Science Remodel
College of Southern Idaho (CSI)
Twin Falls, Idaho

Previous Minutes: 04-02-24

Ms. Berard introduced Ms. Alexis Townsend, Lombard Conrad Architects, Boise, Idaho. Ms. Townsend shared plans and presented the project.

DPW Project Manager: John Parham

This project aims to create adaptable lab spaces for biology and physical science programs in the Evergreen A and C Wings, supporting face-to-face, hybrid, and remote instruction with upgraded electrical and HVAC systems designed to accommodate new technology and future expansion.

Working with CSI staff to refine their needs, the team identified laboratory upgrades as a priority, particularly for chemistry labs, including new casework, sinks, emergency equipment, lab-resistant countertops, and modern fume hoods. Electrical, HVAC, and ADA upgrades will be implemented throughout both wings.

Lombard Conrad Architects has designed the project; Andersen Construction, Boise, is the Construction Manager General Contractor (CM/GC). Andersen's Design Development cost estimate is \$7,110,818 (\$234/sq. ft.); and the project construction budget is \$7,110,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24091. Council passed the motion.

DPW Project No. 25252

2024 HB768:2A01 \$ 825,000

North Campus Entrance Hwy 8 Frontage
Improvements
University of Idaho (UI)
Moscow, Idaho

Previous Minutes: 11-5-24

Ms. Berard introduced Mr. Bill LaRue, Bernardo|Wills, Landscape Architects, Spokane, Washington. Mr. LaRue shared plans and presented the project. (Virtual)

DPW Project Manager: Elaine Hill

The work of this project is intended to improve the University of Idaho frontage on State Highway 8 from Stadium Drive to Line Street in Moscow, Idaho. The project area is defined by +State Highway 8 to the north, Stadium Drive to the west, Line Street to the east, and the Paradise Creek Ecosystem and Riparian Zone to the south. It is the vision of the university that this area is developed as a green transition between the City of Moscow and the University's campus.

The design includes a 10' wide by 940' asphalt pedestrian pathway for cyclists and pedestrians along the former railroad bed. The landscaping is intended to be a xeriscape landscape with fescue grasses and native prairie wildflowers and forbs for pollinators which then blend into the existing Paradise Creek Ecosystem zone. Interpretive nodes with concrete plaza spaces and interpretive signage structures, by the University, are included to bring attention to specific areas of interest. Earth berming within the design will replicate the hills of the Palouse and create interest to an otherwise mundane, abandoned railroad bed alignment as well as fill over the old creosote rail bed. It is the intent that the old railbed remains undisturbed. Other amenities include solar lighting along the path to promote safety.

Bernardo|Wills with Keller Engineering are the design professionals for the project. Their construction cost is estimated to be \$701,250; and the project construction budget is \$725,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25252. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 22170</u>	2019	SB1198:2A01	\$	4,354.67
Steam Plant Elimination Phase 2	2021	SB1172:2A01		336,643.98
North Idaho College (NIC)	2022	HB779:7A03		1,000,000.00
Coeur d'Alene, Idaho	2022	HB779:2B04		<u>2,790,740.00</u>
				\$ 4,131,738.65

Previous Meeting Minutes: 06-06-23

Ms. Berard introduced Ms. Amy Lindgren, Cushing Terrell, Boise, Idaho. Ms. Lindgren shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

Several buildings on the North Idaho College (NIC) campus historically used steam from the campus steam plant, located in the SE wing of McLain Hall, for powering their heat systems. The steam plant's boilers and the associated steam heating equipment located in other buildings are aged and deteriorating. Many buildings have experienced leaks and other significant failures in their heating systems that are becoming more difficult to maintain. After some research, it was determined that the best solution would be to remove all buildings from the steam plant's service and put them on stand-alone HVAC systems to serve each building's heating and cooling needs independently.

The first phase of this project addressed several buildings on campus and was completed in 2023. This project, Phase 2, will remove the remaining four buildings from the steam plant's service and decommission the steam plant. The abandoned steam plant space will undergo a shell remodel for a future occupancy type, most likely storage, or office space.

Cushing Terrell, Boise, has designed the project. The firm's construction cost estimate is \$3,092,704; and the project construction budget is \$3,250,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22170. Council passed the motion.

DPW Project No. 25351

2024 HB768:2A01 \$ 900,000

Replace VCT Flooring

State Hospital North

Department of Health and Welfare (DHW)

Orofino, Idaho

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

DPW Project Manager: Sydnee Weersing

The scope of this project is to replace approximately 60,000 sq. ft. of flooring throughout State Hospital North, in Orofino. The existing flooring is original to the building, 1995, and is worn, discolored from light, and broken in some areas. Most of the flooring to be replaced is vinyl composite tile (VCT), but there are also several offices where carpet tile will be replaced with new carpet tile. The VCT will be replaced with sheet vinyl to meet the Hospital's accreditation requirements concerning infectious control. All areas where flooring is replaced will also receive new vinyl floor base.

The project will need to be phased to accommodate the moving of patients. The work will be performed by a Department of Administration Flooring Service Contractor. Flooring is being selected by the Agency.

Regional Architect, Castellaw Kom Architects, Lewiston has designed the project. The firm's construction cost estimate is \$652,000; and the project construction budget is \$765,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25351. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 23251</u>	2022	HB779:2A01	\$	724,500
Replace Chiller, College of Natural	2023	SB1197:7A01		700,000
Resources (CNR)	2023	SB1197:7A01		861,850
University of Idaho (UI)				
Moscow, Idaho				\$ 2,286,350

Previous Minutes: 06-06-23, 10-02-24

DPW Project Manager: Gary Groff

The work of this project is to repair and replace chiller systems located in the fisheries research unit of the College of Natural Resources (CNR) Building on the University of Idaho Campus in Moscow Idaho. The CNR wet facility is comprised of approximately 3,200 sq. ft. of floor space. Within this facility there are five isolation rooms that have individual control over air temperature and length of photo period. The laboratory is supplied with dechlorinated, pathogen-free well water available on-demand from three temperature sources to provide a range of temperatures from 6 to 30 degrees C by allowing blending of water to meet any required experimental temperature. To provide this array of temperatures the lab is equipped with a) chilled water from a centrifugal chiller, b) on-demand hot water from steam heaters, and c) ambient temperature water. The Chiller Systems supporting the CNR wet lab facility and other water delivery systems are past their useful service life. The CNR Chiller Systems and associated equipment was analyzed to determine the extent of need repairs, renovations, and replacements of both piping and equipment.

Coffman Engineers, Spokane, WA, has designed the project. The estimated construction project budget is \$1,750,000; and the project budget is \$2,286,350. The 50% Construction Document construction cost estimate is \$1,688,000. There is one Bid Alternate with a construction estimate of \$212,000 for a free cooler.

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. 23251. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 19205</u>	Agency	\$ 520,000
Renovations, Liberal Arts Space and	2018 HB691:2A01	1,500,000
Infrastructure	2019 SB1198:2A01	700,000
Boise State University (BSU)	2021 HB225:2A01	542,590
Boise, Idaho	2024 SB1197:2A01	1,000,000
		<u>\$ 4,262,590</u>

Previous Minutes: 07-07-20, 06-07-22, 10-05-22

DPW Project Manager: Margie Kennedy

The renovation of the 1967 Liberal Arts Building has been under construction since September of 2023. During this timeframe, multiple unforeseen conditions and system upgrades were discovered thus requiring additional agency and PBFAC funds to be added to the project. Additional scope of work included masonry wall patch back, mechanical unit replacements, new cable trays, dust collection controls, water suppression systems, new cabinets, new flooring and replacing existing windows with new curtain wall window systems.

THE MATERIAL FOR DPW PROJECT NO. 19205 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 24063</u>	2023 SB1197:2A01	\$ 2,994,344.68
Intercom System & Door Station Upgrade,	2024 HB768:2A01	<u>512,253.00</u>
Pocatello Women's Correctional Center		\$ 3,506,597.68
(PWCC)		
Idaho Department of Correction (IDOC)		
Pocatello, Idaho		

Previous Minutes: 12-05-23

DPW Project Manager: John Parham

The work of this project will be upgrading the PA and door control systems at the Pocatello Women's Correctional Center in Pocatello. It was paired with a similar project #24060 at

ISCC in Kuna under the same DB team. When the SD level cost estimates came in, both projects were significantly over budget. IDOC decided that PWCC's needs were greater and requested transfer of all unexpended budget from DPW 24060 to 24063, allowing it to continue through design. Additionally, the interior lighting upgrade scope and budget from project 25069 was added to 24063, which will allow the integration of the new lighting controls to be part of the PA/door control systems.

The Design-Build team of Quality Electric Inc and Apex Integrated Security Solutions, Boise, are preparing project design drawings and specifications. Construction is scheduled to be completed by January 2027.

The total project budget has been increased from \$1,426,458.00 to \$3,506,886.68.

THE MATERIAL FOR DPW PROJECT NO. 24063 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>
25852D	ISU	Elevator	\$ 200,000
25853D	BSU	Plumbing	\$ 200,000
25854D	BSU	Plumbing	\$ 200,000
25855D	BSU	Plumbing	\$ 200,000
25856D	BSU	Plumbing	\$ 200,000
25857D	BSU	HVAC	\$ 200,000
25858D	BSU	HVAC	\$ 200,000
25859D	BSU	HVAC	\$ 200,000
25860D	BSU	HVAC	\$ 200,000
25861D	BSU	Light Construction	\$ 200,000
25862D	BSU	Light Construction	\$ 200,000
25863D	BSU	Light Construction	\$ 200,000
25864D	BSU	Light Construction	\$ 200,000
25865D	BSU	Concrete	\$ 200,000

25866D	BSU	Concrete	\$ 200,000
25867D	BSU	Flooring	\$ 200,000
25868D	BSU	Flooring	\$ 200,000
25869D	BSU	Flooring	\$ 200,000
25870D	BSU	Flooring	\$ 200,000

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE SERVICE CONTRACTS NO. 25852D through 25870D. Council passed the motion.

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

OLD BUSINESS

Ms. Berard presented the Agenda Southeast Idaho Tour and the Updated 2025 PBFAC Meeting Schedule.

ADJOURNMENT

The April 1, 2025 PBFAC Meeting adjourned at 4:32pm.

Mr. Clint Shiflet, Interim Chair

Ms. Wynter Bell, Management Assistant