

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, June 3, 2025

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

The June 3, 2025 meeting was called to order by Interim Chair Senator Dave Lent at 1:30pm 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:

Senator Dave Lent, Interim Chair
Mr. David Bills
Mr. Dee Jameson, Vice Chair (Virtual)
Mr. Clint Shiflet (Virtual)

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
Ms. Dee Aguilar, Project Coordinator, Division of Public Works
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Mr. Brian Boyd, Project Manager, Division of Public Works (virtual)
Ms. Elaine Hill, Project Manager, Division of Public Works (virtual)
Mr. Darius Elison, Project Manager, Division of Public Works
Mr. John Julian, Project Manager, Division of Public Works
Mr. John Parham, Project Manager, Division of Public Works
Mr. Martin Santoyo, 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 (virtual)
Ms. Lisa Makin, Facilities, Division of Public Works (virtual)
Mr. Andrew Gibler, Project Manager, Division of Public Works (virtual)

Administrator Reynolds introduced new Division of Public Works staff members, Mr. Scott Wesner, Facilities Manager, and Ms. Dee Aguilar, Project Coordinator.

APPROVAL OF MAY 6, 2025 MEETING MINUTES

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM MAY 6, 2025, AS WRITTEN. Council passed the motion.

EMERGENCY CONTRACT AUTHORIZATIONS

DPW Project No. ECA2501

District 1 Administrative Office – 25571
Idaho Transportation Department (ITD)
Coeur d'Alene, Idaho

Idaho Transportation Department is requesting Emergency Contracting Authority to repair a failing air conditioning unit located at the District 1 Administration office.

MOTION: MR. BILLS MOVED COUNCIL APPROVE EMERGENCY CONTRACTING AUTHORITY FOR DPW PROJECT NO. ECA2501. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 25727D

SPEC Fire Curtain System
Boise State University (BSU)
Boise, Idaho

Agency \$ 184,725

Boise State University requests delegation of a project to replace the existing fire curtain system in the Special Events Center (SPEC) that is past the end of its useful life.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DELEGATION FOR DPW PROJECT NO. 25727D. Council passed the motion.

DPW Project No. 25728D

Yanke Pod 5 Media Studio
Boise State University (BSU)
Boise, Idaho

Agency \$ 227,850

Boise State University requests delegation of a project to create a soundproof video studio for the Extended Studies program in pod 5 of the Yanke Family Research Park (YFRP) building.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DELEGATION FOR DPW PROJECT NO. 25728D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 21650D
Emergency Equipment Upgrades,
Campus Wide
Boise State University (BSU)
Boise, Idaho

2021 HB225:2A01 \$ 100,000

Previous Minutes: 07-13-21

Ms. Berard introduced Mr. Josh Brown, TJK Consulting Engineers, Boise, Idaho. Mr. Brown shared plans and presented the project.

Boise State University has identified custodial closets in need of eyewash stations to increase safety precautions for facilities staff. The project scope consists of installing new eyewash stations at ten locations on campus, focusing on the areas greatest need.

TJK Consulting Engineers, Boise has designed the project. It is anticipated that the work will be completed by a BSU Service Contractor. The estimated construction cost is \$84,500 which is within the \$89,000 construction budget. The work is anticipated to commence in Summer 2025 and be completed by Fall 2025.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 21650D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 21280
Len B. Jordan (LBJ) Bldg.,
Office Remodel Multiple Floors
Career Technical Education (CTE)
Boise, Idaho

Agency \$ 247,115.70

DPW Project Manager: Darius Elison

The work of this project is to remodel areas of the LBJ Building to support the space needs of Career Technical Education (CTE). Scope will convert a conference room on the 3rd floor into two offices. The Agency will be adding square footage to their lease agreement and renovating that space with walls to create three additional offices and reconfigure some of their existing space to create new work areas.

Hutchison-Smith Architects, Boise, has designed the project. The estimated construction cost is \$180,000 (\$85/sf) which is within the \$210,000 construction budget.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 21280 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25133

2024 HB768:2A01 \$ 295,000

Sessions Building Upper Floor Fire
Sprinklers
College of Eastern Idaho (CEI)
Idaho Falls, Idaho

DPW Project Manager: Melissa Vanslochteren

The College of Eastern Idaho (CEI) is undertaking an expansion of its fire sprinkler system in the John O. Sessions Mechanical Building. While the basement level currently has an existing fire sprinkler system, CEI seeks to enhance fire protection by extending the system to the first floor.

The project scope includes upgrading the fire riser to provide comprehensive coverage for the upper level, ensuring compliance with fire safety standards. The enhanced system will feature a tamper switch, flow switch, alarm bell, fire department connection, and a post indicator valve (PIV), delivering full functionality for emergency response.

Musgrove Engineering, Boise, has designed the project. The construction budget is \$276,000. A phased approach has been created to install sprinklers in areas with the most fire hazards first. The base bid will include the Welding Shop, with an estimated construction cost of \$121,000. Alternate #1 will include sprinkler installation for the Automotive Shop with an estimated construction cost of \$110,000. Alternate #2 will include sprinkler installation for three remaining classrooms for an estimated construction cost of \$116,000. The construction schedule is contingent upon successful bidding and CEI's internal scheduling requirements.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 25133 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 25062

Training & Development Center
Idaho Department of Correction (IDOC)
Meridian, Idaho

2019	SB1198:2B05	\$ 2,000,000
2021	HB225:2B03	7,200,000
		<u>\$ 9,200,000</u>

DPW Project Manager: Gary Groff

The Idaho Department of Correction (IDOC) has acquired a single-story building in Meridian to serve as a Training and Development Center near the Idaho State Police Main Office complex. The building is located at 1090 E. Watertown, Meridian, Idaho and is approximately 33,000 sf. To make the building functional for its intended use virtually all the interior space will need to be remodeled. The scope of work for tenant improvements will include demolition of existing walls, ceilings, bathrooms etc. Mechanical, electrical, fire sprinklers and alarms will have to be adjusted for a new wall layout. Bathrooms will be rebuilt and some will be remodeled.

The project budget of \$9,200,000 was reduced by the building purchase cost of \$5,558,759 leaving \$3,641,241 remaining for the tenant improvement. The anticipated construction budget is estimated at \$3,040,000.

A Request for Qualifications (RFQ) was issued for Design Professional – Tenant Improvement Team on April 7, 2025. An informational meeting was held on April 17, 2025. Statements of Qualifications were received from six (6) firms on May 1, 2025. The submittals were evaluated; two interviews took place on May 20, 2025.

The Selection Committee consisted of Justin Freeman and Whitney Ascuena-Bolt, IDOC, Gary Groff and Josh Overgaard, DPW, and Gary Sorensen, Pivot North Architecture, as the independent design professional. The Committee interviewed two Design Professional Teams and scored both firms out of 100 for both Proposals and Presentations.

The final rankings are as follows:

CSHQA, Boise	91.0
Erstad Architects, Boise	86.4

MOTION: MR. BILLS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25062. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

<u>DPW Project No. 24090</u>	2023 SB1197:2B11	\$ 2,530,000
Emergency Generator & Data Center Improvements		
College of Southern Idaho (CSI)		
Twin Falls, Idaho		

Previous Minutes: 04-02-2024, 02-04-2025

DPW Project Manager: John Julian

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

A Request for Qualifications (RFQ) was issued for Construction Manager / General Contractor services on March 04, 2024. Statements of Qualifications were received from two (2) firms on April 04, 2024. The submittals were evaluated; and one firm was declared unresponsive due to invalid licensing, leaving only one firm. The responsive firm's qualifications were reviewed again and found to qualify for consideration for approval and award. The Committee determined there would be no need for a scored ranking, or oral interview. The Selection Committee consisted of John Julian, and Bruce Berry, DPW, Theo Schut and Clinton Keller, CSI, and Dax Mickelson, independent IT Specialist.

The final selection is as follows:

Anderson Construction, Boise, Idaho

MOTION: MR. BILLS MOVED COUNCIL APPROVE THE FIRM AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 24090. Council passed the motion.

COMMISSIONING SERVICES SELECTIONS

<u>DPW Project No. 24190</u>	2023	SB197:2B05	\$ 17,936,000
Science Research Building	2024	HB768:2B04	13,000,000
Boise State University (BSU)			\$ 30,936,000
Boise, Idaho			

Previous minutes: 07-09-24, 12-02-24

DPW Project Manager: Martin Santoyo

This project is for a new science research building located on the Boise State University (BSU) campus, located on the same block as the Environmental Research Building (ERB), which is bounded by University Drive, Euclid Ave., Denver Ave. and Belmont Street. It is anticipated that the new facility will be approximately 90,000 – 110,000 gross

sq. ft. The construction budget is estimated at \$100,000,000, with a total projected project budget of \$130,000,000.

Boise State's objective is to create a state-of-the-art research facility that will support recruitment of top researchers, attract new grant funding, and preserve needed academic space. The program is anticipated to also include faculty offices, graduate student spaces, informal learning areas, teaching labs, a large lecture hall, active learning classrooms, and interdisciplinary research and programs that will include the life sciences, as well as other programs overlapping with areas of research.

The Commissioning firm will provide the design and construction commissioning services for the proposed research facility.

A Request for Qualifications (RFQ) was issued for CM/GC services on April 3, 2025. Statements of Qualifications (SOQs) were received from ten firms on May 2, 2025. The submittals were evaluated by the selection committee consisting of Katina Dutton and Nic van Diepen, BSU; Chris Dyke, Professional Mechanical Engineer, Musgrove Engineering as the independent selection committee member; and Dan Thacker and Martin Santoyo, DPW.

Due to the timing of the interviews, the results of the selection will be presented at the June 3, 2025, meeting.

The final rankings are as follows:

Affiliated Engineers, Seattle, WA	87.05
EEL, Liberty Lake, WA	86.65
Cator Ruma, Boise, ID	83.35

MOTION: MR. BILLS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 24190. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 24202</u>	2023	SB1197:2A01	\$ 430,000
Multiple Bldg. Access Controls			
Boise State University (BSU)			
Boise, Idaho			

Ms. Berard introduced Mr. Nick Schafer, Musgrove Engineering, Boise, Idaho. Mr. Schafer shared plans and presented the project.

DPW Project Manager: John Parham

This project will modify or add card access to seven (7) existing buildings on the BSU campus. This will include the installation of new access control door hardware and surface mounted card readers, and replacement of existing card access components. There are two (2) additional buildings that have been identified for Add Alternate installations, including the Bronco Gym and Annex #2 on the corner of University Dr and Chrisway Dr.

Musgrove Engineering, Boise, has designed the project. The estimated base bid construction cost is \$323,191, which is within the \$372,600 construction budget. An Add Alternate estimated at \$140,795 is also included.

Council discussed poor condition of the Annex 3 wooden doors and felt it necessary to replace them with commercial grade metal doors before adding card access hardware and components. Mr. Schafer, Musgrove Engineering, and Evan Danforth, Boise State University, shared replacing the doors was not in the original scope of work, however, they would get the doors replaced at the request of the council.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT CONTINGENT UPON BOISE STATE UNIVERSITY REPLACING ANNEX 3 SOUTHWEST AND SOUTHEAST WOODEN DOORS WITH COMMERCIAL STEEL OR ALUMINUM METAL DOORS FOR DPW PROJECT NO. 24202. Council passed the motion.

DPW Project No. 24626
Joe R. Williams (JRW) Bldg.,
2nd Floor Remodel
Department of Commerce (COMM)
Boise, Idaho

Agency \$ 794,200

Ms. Berard introduced Mr. Keith Tasker, Hutchison-Smith Architects, Boise, Idaho. Mr. Tasker shared plans and presented the project.

DPW Project Manager: Darius Elison

The work of this project is to renovate 12,750 sf. of the Department of Commerce space on the 2nd floor of the JRW building. It will include furniture, and a new layout designed for noise reduction and collaboration spaces.

Hutchison-Smith Architects, Boise, has designed the project. The estimated cost of construction is \$708,000 (\$56/sf) which is within the \$713,700 construction budget.

MOTION: MR. BILLS 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. 24626. Council passed the motion.

DPW Project No. 25068

2024 HB768:2A01 \$ 345,000

Idaho State Correctional Institution,
Upgrade Exterior Perimeter & Exterior
Bldg. Lighting
Idaho Department of Correction (IDOC)
Kuna, Idaho

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

DPW Project Manager: John Parham

This project will replace the institution's existing light fixtures with LED fixture equivalents, saving energy and operational cost. IDOC has identified four (4) priorities around the institution, and the design reflects the different fixture types and areas accordingly. A service contractor will be used to replace the fixtures by priority up to the SC limit.

Keller Associates, Meridian, has designed the project. The firm's construction cost estimate is \$292,096.25 which is within the construction budget of \$293,000.

Council discussed new light fixtures will be mounted to the existing poles, and this project is a continuation of a former project to complete replacing all light fixtures on campus.

MOTION: MR. BILLS 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. 25068. Council passed the motion.

DPW Project No. 25070

2023 HB768:2A01 \$ 790,000

South Idaho Correctional Institution,
Main Dorm HVAC
Idaho Department of Correction (IDOC)
Kuna, Idaho

Ms. Berard introduced Mr. Jason Rice, Musgrove Engineering, Boise, Idaho. Mr. Rice shared plans and presented the project.

DPW Project Manager: Melissa Vanslochteren

The current HVAC system at the South Idaho Correction Institution (SICI) relies on swamp coolers for air conditioning, which require significant maintenance and consume large amounts of water. These units are inefficient, making temperature control difficult, placing additional burdens on staff and residents. The existing system does not consistently meet the temperature standards set by the Bureau of Prisons, leading to operational challenges.

To address these issues, the project will replace outdated evaporative cooling units and pressure relief exhaust fans in each wing with two new packaged rooftop units. These units will be mounted on new rooftop curbs and integrated into the existing supply and return ducting. A gas line will be extended from the existing meter to the new units, and electrical service will be routed from the basement switchgear. Additionally, as a bid alternate, the roof-mounted evaporative cooling unit in the upper common area will be removed and a multi-split ductless system will be installed.

Musgrove Engineering, Boise has designed the project. The firm's construction cost estimate is \$510,400 which is within the construction budget of \$640,000.

Council discussed return ducting will be installed across the roof since there is no space within the building due to very short ceilings and pitched caps will protect it against weather.

MOTION: MR. BILLS 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. 25070. Council passed the motion.

DPW Project No. 25152
Multibuilding Fire Alarm System
Lewis-Clark State College (LCSC)
Lewiston, Idaho

2024 HB768:2A01 \$ 685,000

Ms. Berard introduced Mr. Nick Schafer, Musgrove Engineering, Boise, Idaho. Mr. Schafer shared an update with the council regarding previous concerns about the project.

DPW Project Manager: Andrew Gibler

The work of this project is to add / update fire alarm systems in buildings on the LCSC campus that do not currently have systems or have a system that is not code compliant. The scope of work is to add fire alarm systems to the Physical Plant building, the Tennis Center, the College Advancement building, the Music building, and the President's house. The existing system in the Administration building will be updated to comply with current code.

The overall intent of the project is to create a safer environment for the staff and students as well as add capability to dial out to the fire department and the school in order to facilitate faster response in a fire event and provide better property protection.

The Lewiston Area deputy fire marshal, Josh Masterson, has been consulted, and the scope of the project has been discussed with him including project scope and design intent. The results of the conversation are as follows:

1. Regardless of occupancy or code requirements stated in the IFC, the fire marshal will allow a system to be installed as long as it meets the full requirements of the NFPA for fire alarm installations. Meaning if you have full area detection, it needs to meet requirements for full area detection. If you have a manual system, it needs to meet the full requirements of a manual fire alarm system. If a building does have a fire alarm systems requirement based on the IFC for the given occupancy, we will need to meet these requirements.
2. Each building was discussed for occupancy and design intent and based on his feedback all of the current designs meet his requirements.
3. A formal review will be completed in two stages, first at the IDOPL plan submittal stage where they will review the bid documents and again at the full fire alarm permit submittal where the successful vendor will provide stamped plans to obtain a permit.

Musgrove Engineers, Boise, has completed the preliminary design of the project. The firm's construction estimate is \$515,303 which is within the construction budget of \$575,400.

Council discussed the Fire Marshal recommendation to upgrade fire alarm protection in existing buildings, however, not a requirement. The Agency's purpose of the project was to add higher level of fire protection for physical assets, state buildings, and the contents of the buildings.

MOTION: MR. BILLS 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. 25152. Council passed the motion.

DPW Project No. 25211
Extra Mile Arena Surveillance System,
Bldg. 015
Boise State University (BSU)
Boise, Idaho

2024 HB768:2A01 \$ 750,000

Ms. Berard introduced Mr. Brent Davies, Trenor Design, Eagle, Idaho. Mr. Davies shared plans and presented the project.

DPW Project Manager: Darius Elison

The project replaces and adds cameras to the Extra Mile Arena to enable security to have visible access to all key areas of the building both inside and outside. It will include upgrades to the control switches and new cables.

Trenor Design, Eagle, has designed the project. The construction budget is estimated at \$636,114 which is within the construction budget of \$647,000.

Council discussed no established standards for adding surveillance systems besides electrical codes. The new surveillance system will provide full visibility to the arena and catwalk.

MOTION: MR. BILLS 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. 25211. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 25072</u> Idaho State Correctional Institute, Unit 7 Remodel Idaho Department of Correction (IDOC) Kuna, Idaho	2022 HB791:2A03 \$ 2,500,000
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Previous Minutes: 01-07-25

Ms. Berard introduced Mr. Ben Bernier, Lombard-Conrad Architects, Boise, Idaho. Mr. Bernier shared plans and presented the project.

DPW Project Manager: John Parham

This project will remodel the ISCI Unit 7 building, built in the late 60's / early 70's. The space is approximately 15,000 sf. The design will reduce the current housing plan from 80 beds to 40, revising the existing space to accommodate individual bedrooms instead of double-bunked cells. Providing communal spaces for dining, gathering, and learning will be part of the design. Upgrades to existing lighting, plumbing, and mechanical systems will also be needed.

Lombard-Conrad Architects, Boise, is designing the project. Working with IDOC and DPW, Lombard-Conrad has produced a preliminary design that meets all criteria. The

construction cost estimate is \$1,902,500 (\$126.83/sf) which is within the construction budget of \$2,100,000.

Council discussed concerns about the impact of going from 80 to 40 beds in this facility.

MOTION: MR. BILLS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25072. Council passed the motion.

FINAL REVIEWS

DPW Project No. 22362	Agency	\$ 13,150,000
AOS / Step Down Housing,	2023 SB1972:A01	275,000
SWITC Campus	<u>Anticipated Agency Funds</u>	<u>635,000</u>
Department of Health and Welfare (DHW)		\$ 14,060,000
Nampa, Idaho		

Previous Minutes: 01-03-23, 04-04-23, 05-02-23, 12-05-23, 04-02-24, 01-07-25

DPW Project Manager: Nicole Cecil

The Assessment, Observation, and Stabilization (AOS) Unit will be designed for individuals who are in an acute behavioral / psychiatric crisis or for those individuals whose clinical team has determined that this environment is the most therapeutically appropriate. The primary population will be individuals with intellectual disabilities who also experience a severe mental illness or complex medical needs. The building program is a single story secured residence building that will be 7,600 sf. The Step-Down Housing will be two-bedroom settings designed for individuals who have stabilized from an acute behavioral/psychiatric crisis or for those who congregate care is not an option. The building program is a village concept with individual units organized in groups of two that resemble duplex or townhome living units. The goal is to build four duplexes (approximately 5,100 sf. per building) and a Common Building for a total of 2,184 sf. One of the housing units is only a shelled space in the base bid due to budget. Site improvements, including a courtyard, benches and landscaping will be part of the project.

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

CSHQA, Boise, is the design professional and Layton, Boise is the Construction Manager/General Contractor (CM/GC) for the September 2026 completion date. The construction cost estimate for the new construction project is \$9,694,188. The construction budget is \$9,700,000. There is one Add Alternate that finishes out the shelled Step-Down Housing unit.

AOS	\$ 2,772,836 (\$364/sq. ft.)
Step Down (2B/1B)	1,317,291 (2 bldgs. consisting of 2 units each) (\$260/sq. ft.)
Step Down (2B/2B)	1,658,598 (2 bldgs. consisting of 2 units each) (\$325/sq. ft.)
Common Building	745,748 (\$341/sq. ft.)
Site Improvements	1,036,311
General Conditions	<u>2,163,404</u>
	\$ 9,694,188
Add Alternate #1	\$ 275,000 (Finishing out shelled Step-Down Housing unit)

Council discussed how many units there are in total. Ms. Nicole Cecil, DPW, clarified four (4) duplexes, eight (8) units total.

MOTION: MR. BILLS MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22362. Council passed the motion.

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

Previous Minutes: 03-05-24, 03-04-25

DPW Project Manager: Andrew Gibler

This project updates domestic water service and restroom in the Lewiston State Office Building. Constructed in 1978, the building has outdated restroom facilities lacking complete accessibility as well as a failing galvanized pipe domestic water service. At three (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 scope of work 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, Lewiston, has designed the project. The firm's construction cost estimate is \$1,249,220 which is within the construction budget of \$1,250,000.

MOTION: MR. BILLS MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24009. Council passed the motion.

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

Previous Minutes: 10-02-24, 04-01-25

DPW Project Manager: Andrew Gibler

This project remodels restrooms and showers in Unit 2 and the School House at North Idaho Correctional Institution (NICI) in Cottonwood. These facilities 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, the floors and in-wall shower valves are leaking which causes moisture and water damage. Unit 2 has two floors with a total of 10 toilets, 8 urinals, 12 sinks, and 16 showers. The schoolhouse has 2 toilets, 2 urinals, and 2 sinks.

The scope of work will include a complete remodel of the restroom and shower areas in Units 2 (Base Bid) and the School House (Alternate 1 & 2). The work involves creating PREA compliant shower and toilet areas and includes replacing old plumbing fixtures and piping, flooring, paint, lights, ventilation, flow devices, all finishes and accessories.

Castellaw Kom Architects, Lewiston, has provided the remodel design. The firm's construction cost estimate for base bid is \$1,612,649, \$140,738 for Alternate 1 and \$24,263 for Alternate 2 which is within the project construction budget of \$1,700,000.

MOTION: MR. BILLS MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24062. Council passed the motion.

<u>DPW Project No. 24628</u>	Agency	\$ 118,807
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Len B. Jordan (LBJ) Bldg. Renovation,
2nd Floor, Phase 2
State Department of Education (SDE)
Boise, Idaho

2024 HB768:2A03 1,327,362
\$ 1,446,169

Previous Minutes: 09-04-24, 12-03-24, 05-06-25

DPW Project Manager: Nicole Cecil

The current location is used for the daily operation of the agency. The furniture and offices were last updated 15 years ago, and they do not efficiently serve the current needs. Over the years, the space has seen normal wear and tear that needs to be repaired.

The project scope of work is to remodel, update, and improve a section of the 23,086 sf. of office space used by SDE on the 2nd floor of the Len B. Jordan building on the Capitol Mall. This work will focus on the northeast portion of the floor, encompassing approximately 5,900 sf. These improvements include, but are not limited to, interior wall reconfigurations, HVAC improvements, power and data infrastructure installation and upgrades. Furnishings, fixtures, and equipment will be purchased separately by the State Department of Education. Cubicle panels purchased by the agency are 50" high.

Hummel Architects, Boise is the project architect; and Kreizenbeck Constructors, Boise; is the Construction Manager (CM) for the project. Kreizenbeck Constructors' construction estimate is \$1,241,500 (\$210/sf.) which is just under the project construction budget of \$1,242,000. If funding allows, there are three add-alternates, which add more area to the project. Add-alternate #1 is estimated at \$80,280; Add-alternate #2 is estimated at \$96,800; Add-alternate #3 is estimated at \$51,840.

MOTION: MR. BILLS MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24628. Council passed the motion.

PROJECT UPDATES

DPW Project No. 24090
Emergency Generator & Data Center
Improvements
College of Southern Idaho (CSI)
Twin Falls, Idaho

2023 SB1197:2B11 \$ 2,530,000

Previous Minutes: 04-02-2024, 02-04-2025

DPW Project Manager: John Julian

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

The project was submitted to PBFAC on February 4, 2025, under the Mid-Range category. The project was approved at that time. However, the project funds determine this should have been issued as a Preliminary Review with a follow-up Final Review since it is a large project.

The PBFAC request for approval for the Construction Manager / General Contractor (CM/GC) was inadvertently left off the PBFAC calendar during the selection process in April 2024. The PBFAC Request for Approval is on June 03, 2025, PBFAC agenda.

THE MATERIAL FOR DPW PROJECT NO. 24090 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

PROJECTS CLOSED SINCE MAY PBFAC MEETING
(Does Not Include Project Set Up and Closed)

June 3, 2025

DPW #	Agy.	Project Description	Approved Budget (\$)	Expenditures (\$)	Variance (\$)	Variance (%)
DELEGATED						
21249D	ISU	Pulling Courts Tree Removal	148,000.00	138,222.00	-9,778.00	-6.61%
23197D	BSU	Greenhouse Landscaping, Science Bldg.	240,000.00	252,882.70	12,882.70	5.37%
24223D	ISU	Owen Redfield Area, Replace Irrigation System	123,000.00	144,808.00	21,808.00	17.73%
23224D	ISU	Exterior Lighting, Read & Cadet Field	50,378.00	32,035.00	-18,343.00	-36.41%
SMALL & STUDIES						
21364	DHW	Upgrade HVAC, Whitehall, SWITC	230,000.00	185,864.01	-44,135.99	-19.19%
21432	DHW	Upgrade LED Lights, SCC/TH	70,000.00	50,399.00	-19,601.00	-28.00%
21510	ISP	Roof Repair, Bldg. 4	225,000.00	68,354.12	-156,645.88	-69.62%
23197	BSU	Greenhouse Landscaping, Science Bldg.	240,000.00	252,882.70	12,882.70	5.37%
23223	ISU	Remove/Replace Carpet, 2nd Flr & RR, Estec	128,106.00	99,034.83	-29,071.17	-22.69%
23353	DHW	Repair Parking Lot, Lewiston	270,000.00	234,755.88	-35,244.12	-13.05%
23622	ISHS	Admin. Offices, Boise	205,000.00	170,757.90	-34,242.10	-16.70%
MID-LARGE						
21014	ADM	Replace Switch Gear, Relocate Transformer, Borah	1,000,000.00	862,124.92	-137,875.08	-13.79%
21192	BSU	Replace Roof, Hemingway Bldg.	400,000.00	314,241.53	-85,758.47	-21.44%
22252	UI	Accessible Curb Ramps, Main	370,000.00	361,193.12	-8,806.88	-2.38%
23110	IESDB	Repair/Resurface Track	595,000.00	575,785.10	-19,214.90	-3.23%
23111	IESDB	Replace Playground Equipment & Surface, ADA	715,000.00	629,706.02	-85,293.98	-11.93%
23131	CEI	Replace Roof, Sessions Bldg.	810,000.00	683,473.94	-126,526.06	-15.62%
23246	ISU	Campus Master Plan	540,000.00	530,235.70	-9,764.30	-1.81%
23350	DHW	Replace HVAC Heat Pumps & Air Handlers, SHN	1,665,157.00	1,547,166.86	-117,990.14	-7.09%
23355	DHW	Re-Roof Aspen, Pine, Birch Client Units, SWITC	305,000.00	302,627.89	-2,372.11	-0.78%
TOTALS:			8,329,641.00	7,436,551.22	-893,089.78	

NOTES:

DELEGATED

21249D All Agency Funds
23197D All Agency Funds
24223D Agency Funds = \$21,808

MID-LARGE

22252 Agency Funds = \$30,503.62

SMALL & STUDIES

21432 Agency Funds = \$8,322.80
23622 All Agency Funds

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

Administrator Reynolds announced today was Councilman Jameson's last PBFAC meeting and invited him to the July meeting to accept a gift in honor of his many years of service.

OLD BUISNESS

Ms. Berard presented the N. Idaho PBFAC Tour Itinerary.

ADJOURNMENT

MOTION: MR. BILLS MOVED COUNCIL APPROVE ADJOURNMENT. Council passed the motion.

The June 3, 2025 PBFAC Meeting adjourned at 3:17pm.

Mr. Senator Dave Lent, Interim Chair

Ms. Wynter Bell, Management Assistant