

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, August 5, 2025

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

The August 5, 2025 meeting was called to order by Interim Chair Mr. Clint Shiflet at 1:31PM 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
Ms. Bonnie Layton (Virtual)
Mr. David Bills
Representative Mark Sauter

Department of Administration and Division of Public Works Staff Present:

Mr. Dale Reynolds, Administrator, Division of Public Works
Ms. Kelly Berard, Deputy Administrator, Division of Public Works
Mr. Steve Bailey, Director, Department of Administration (Virtual)
Ms. Wynter Bell, Management Assistant, Division of Public Works
Ms. Peggy Birk, Senior Project Coordinator, Division of Public Works
Ms. Nicole Cecil, Senior Project Manager, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Mr. Brian Boyd, Senior Project Manager, Division of Public Works
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)
Mr. Darius Elison, Project Manager, Division of Public Works
Mr. John Parham, Project Manager, Division of Public Works (Virtual)
Mr. Martin Santoyo, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works (Virtual)
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Ms. Cora Krishnek, Leasing Program Manager, Division of Public Works
Ms. Grace Paduano, Leasing Assistant, Division of Public Works
Ms. Allison Farren, Project Manager, Division of Public Works
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Ms. Scott Tucker, Project Manager, Division of Public Works
Ms. Stephanie Florence, Project Manager, Division of Public Works
Mr. Josh Meadows, Field Representative, Division of Public Works (Virtual)

Administrator Reynolds introduced our newest Project Managers, Ms. Allison Farren, Mr. Scott Tucker, Ms. Stephanie Florance, and our new Leasing Manager, Ms. Cora Krishnek.

APPROVAL OF JULY 8, 2025 MEETING MINUTES

MOTION: MR. DAVID BILLS MOVED COUNCIL APPROVE THE MINUTES FROM JULY 8, 2025, AS WRITTEN. Council passed the motion.

ANNUAL ELECTION OF OFFICERS

MOTION: MR. DAVID BILLS MOVED COUNCIL APPROVE MR. CLINT SHIFLET TO SERVE AS CHAIR AND MR. CLINT SHIFLET MOVED COUNCIL APPROVE MR. DAVID BILLS TO SERVE AS VICE CHAIR OF THE PERMANENT BUILDING ADVISORY COUNCIL. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 26155D Agency \$ 380,000
Video Boards Infrastructure Improvements
P1FCU Activity Center
Lewis-Clark State College (LCSC)
Lewiston, Idaho

The Lewis-Clark State College requests delegation of a project to upgrade structural and electrical components of the building to support new video board scoreboards in the main gymnasium.

DPW Project No. 26234D Agency \$ 347,000
Accelerator Center Chiller
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to remove and replace an outdated and undersized Chiller in the Idaho Accelerator Center Building.

MOTION: MR. DAVID BILLS MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 26155D AND 26234D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 24197D 2023 SB1197:2A01 \$ 150,000
Campus Wide Fiber Loop Connection
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 07-11-23

Ms. Berard introduced Mr. John Schindele, Cator Ruma & Associates, Boise, Idaho. Mr. Schindele shared plans and presented the project.

The work of this project will design a conduit path to provide and install single mode fiber optic to increase network resiliency at Boise State University in Boise.

Cator Ruma & Associates, Boise, has designed the project. The estimated construction cost is \$90,000, which is within the \$117,000 construction budget. The work is anticipated to commence in October 2025 and be completed prior to January 31, 2026.

MOTION: MR. DAVID BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 24197D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25204D
Campus Wide Dedicated Cooling for
Communication Rooms
Boise State University (BSU)
Boise, Idaho

2024 HB768:2A01 \$ 200,000

Previous Minutes: 11-07-25

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

The work of this project will provide dedicated cooling for multiple communication rooms across campus to support critical network equipment at Boise State University in Boise.

TJK Consulting Engineers, Boise, has designed the project. The estimated construction cost is \$160,000, which is within the \$170,000 construction budget. The work is anticipated to commence in September 2025 and be completed prior to January 1, 2026.

MOTION: MR. DAVID BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 25204D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26200D
University Plaza Suite 100 Remodel,
Phase 2
Boise State University (BSU)
Boise, Idaho

Agency \$ 374,944

Previous Minutes: 07-08-25

Ms. Berard introduced Ms. Samina Amina, Hummel Architects, Boise, Idaho. Ms. Amina shared plans and presented the project.

The work of this project will renovate approximately 6,000 square feet of office space to create a space to house the Human Resource Services department at University Plaza (BSU) in Boise.

Hummel Architects, Boise, has designed the project. The estimated construction cost is \$298,780 (\$51.67/sf), which is within the \$310,044 construction budget. The work is anticipated to commence September 2025 and be completed prior to the end of December 2025.

Representative Sauter joined the meeting at 1:46PM.

Council discussed concern the project did not include replacing florescent lighting with LED lighting during this project. Ms. Amina shared Boise State University requested replacing light fixtures as an alternate.

MOTION: MR. DAVID BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 26200D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 25354

2024 HB768:2A01 \$ 275,000

PTF Secure Walkway / Visitation Area
Department of Health & Welfare (DHW)
Blackfoot, Idaho

DPW Project Manager: Martin Santoyo

Patients residing at the State Hospital South (SHS) do not have a secure outdoor space.

The work of this project will install an access door from the secured recreation facility into a new secured outdoor yard. The yard will include anti-climb fencing, walkways, shade structures, benches, and a variety of landscape plant material.

JHS Architects has designed the project. The estimated construction cost and the construction budget are \$200,000. The work is anticipated to commence early fall of 2025 and be completed in early winter 2025.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25354 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 24153</u>	2022	HB779:7A03	\$ 217,244.87
Living & Learning Community	2023	SB1197:7A01	41,312.50
Fire & Accessibility Code Update	2023	SB1197:2B07	<u>1,070,000.00</u>
Lewis-Clark State (LCSC)			\$ 1,328,557.37
Lewiston, Idaho			

Previous Minutes: 12-05-23

DPW Project Manager: Elaine Hill

The work of this project will upgrade Lewis-Clark State's four standalone homes within the Living and Learning Community (LLC). This project will add fire sprinklers and fire alarm systems to satisfy the fire code as dictated by the Idaho State Fire Marshal. The second priority will improve entries and egress along with upgrading restrooms to satisfy Americans with Disabilities Act (ADA) within the homes. This will be a Design-Bid-Build project.

This project was originally proposed as a Design-Build for tenant improvements to the Living Learning Community residency hall. This contract was not carried out. Lewis-Clark State requested and was granted by the DPW Administrator to change the scope of the project to address the fire sprinklers and fire alarm systems for multiple standalone homes.

Request for Qualifications (RFQ) were issued for Architects / Engineer services on June 9, 2025. Statements of Qualifications (SOQ) were received from three (3) firms on July 10, 2025. Two firms were interviewed on July 30, 2025, by a Selection Committee consisting of Redgy Erb and Ed Holthaus, LCSC; Tim Lynch, as independent architect; and Josh Meadows Ken Cook and Elaine Hill, DPW.

The final rankings are as follows:

Design West Architect, Pullman, WA and Morrison-Maierle Spokane, WA	89.6
Castellaw-Kom Architects and Covenant Engineering, Lewiston and Morrison-Maierle, Spokane, WA	86.4

Council discussed the Idaho State Fire Marshal requesting fire suppression be added due to converting buildings from residential homes to commercial housing units for students.

MOTION: MR. DAVID BILLS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24153. Council passed the motion.

DPW Project No. 26256

2025 HB425:2A02 \$ 875,000

Life Science South Cold Room Systems

Repairs & Replacement

University of Idaho (UI)

Moscow, Idaho

DPW Project Manager: Andrew Gibler

The work of this project will make necessary repairs and additions to the cold room systems at Life Science South (UI) in Moscow, Idaho. Several stand-alone walk-in cold rooms are well past life expectancy and require immediate attention. One of these cold rooms failed completely and is currently offline.

The scope of the project is to continue the upgrades to HVAC and building infrastructure systems within Life Sciences South that were started in DPW 17254. Under that earlier project, Castellaw Kom Architects with Musgrove Engineering addressed multiple cold rooms in Life Sciences South (LSS) and in the adjoining Gibb Hall facility. However, three of the planned cold rooms in LSS were not included at the time due to budget limitations. DPW 17254 was able to add future plumbing points of connection to support the installation of these rooms at a future date. The intent of this new project is to now make the necessary repairs to the existing system, to include repairs to the existing heat exchanger, and to install those long-desired and previously planned cold room systems improvements.

The University of Idaho requests to use Castellaw Kom Architects for the continued design requirements of this associated project based on the provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Continued involvement of Castellaw Kom Architects with Musgrove Engineering will result in a project cost savings due to the firm’s earlier design work within this facility and their familiarity with the existing systems. The anticipated budget for construction costs for the project is \$723,200.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF CASTELLAW KOM ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26256. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

DPW Project No. 24217

Agency \$ 1,350,025

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

Previous Minutes: 01-07-25

DPW Project Manager: Darius Elison

The work of this project will remodel the existing restrooms to provide more fixtures as well as adding single user ADA restrooms and Mother's rooms to the Morrison Center at BSU.

The scope of the project will remodel the lobby restrooms on all three levels, approximately 2,700 square feet total, to increase restroom capacity, provide adequate ADA accommodations, and add a single use Family/ADA restroom and Nursing room. Design considerations are to be made to alleviate challenges and consider restroom access and queuing at each level. The remodeled restrooms when completed will be in full compliance with current ADA standards.

To successfully implement these improvements, Boise State seeks the expertise of a Construction Manager / General Contractor (CM/GC). A Request for Qualifications (RFQ) was issued on May 12, 2025. Statements of qualifications were received from nine (9) firms on June 4, 2025. Interviews of the top four (4) firms were held on June 23, 2025, by the selection committee consisting of Daniel Mathews and Geoff Parks, BSU; Brent Davies, Treanor Design; Reid Harrell and Darius Elison, DPW.

The final rankings are as follows:

CORE, Boise	96.91
HC Company, Boise	95.29
Andersen Construction, Boise	93.42
McAlvain, Boise	89.65

MOTION: MS. BONNIE LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 24217. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 25300

2024 HB768:2A01 \$ 524,000

Conference Room Relocation
Annex Building

Department of Labor (LABOR)
Boise, Idaho

Ms. Berard introduced Mr. Josh Carrell, Hummel Architects, Idaho Falls, Idaho. Mr. Carrell shared plans and presented the project. (Virtual)
DPW Project Manager: Darius Ellison

The work of this project will remodel portions of the first floor and basement at the Annex Building for the Department of Labor in Boise.

The scope of the project will involve relocating the existing first-floor conference room to the basement, making space for additional offices and cubicles. It will also include the construction of a new staircase connecting the two levels to improve the egress and increase natural light in the basement.

Hummel Architects, Boise, has designed the project. The estimated construction cost is \$419,022 (\$97/sf), which is within the \$425,000 construction budget. Additive Alternatives will be included in the project to ensure maximum use of the budget. The work is anticipated to commence October 2025 and be completed prior to February 2026.

Council discussed bidding date clarification will take place in October of 2025.

MOTION: MR. DAVID 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. 25300. Council passed the motion.

DPW Project No. 25512
District 3 Headquarters Building 3
Training Facility Roof
Idaho State Police (ISP)
Meridian, Idaho

2024 HB768:2A01 \$ 350,000

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

DPW Project Manager: John Julian

The work of this project will replace the roof at the ISP Headquarters Building 3 Training Facility at the Idaho State Police site in Meridian, Idaho.

The scope of the project is to replace the silicone coating on the roof installed in 2017 under a previous DPW project. The roof has developed active leaks at the failure points of the coating system in numerous areas of the roof. The coating has a 10-year material warrantee and a 5-year labor warranty which are almost up. Full design, tear off, and re-

roof are expected to be needed. The new roof system will be a single-ply, 80 mil fully adhered Thermoplastic Polyolefin (TPO), over two (2) layers of 2.6 Polyiso fully adhered, over self-adhering vapor barrier over a structural roof deck.

HSA Architects, Boise, has designed the project. The estimated construction cost for the most severely damaged roof areas under the base bid is \$81,950 for 2,992 square feet (\$27.38/sf), which is within the \$280,000 construction budget. Three (3) Additive Alternatives will be included in the project to ensure maximum use of the budget. The work is anticipated to commence mid-September 2025 and be completed in late October 2025.

Council discussed the previous roof coating completed in 2017.

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. 25512. Council passed the motion.

PRELIMINARY REVIEWS

DPW Project No. 24310

Agency \$ 4,450,000

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

Previous Minutes: 09-04-24, 04-01-25

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

DPW Project Manager: Margie Kennedy

The work of this project will construct a new 9,457 square foot two-story addition at 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 1,543 square foot 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.

Hummel Architects, Boise / Idaho Falls, has designed the project. The estimated construction cost is \$3,800,000 (\$345/sf), which is within the \$3,800,000 construction budget. Additive Alternatives will be included in the project to ensure maximum use of the budget. The work is anticipated to commence October 2025 and be completed prior to September 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24310. Council passed the motion.

FINAL REVIEWS

DPW Project No. 22382

Agency \$ 1,845,000

Maintenance Building

State Hospital North (SHN)

Department of Health & Welfare (DHW)

Orofino, Idaho

Previous Minutes: 06-07-22, 05-06-25

DPW Project Manager: Andrew Gibler

The work of this project will replace the existing maintenance shop with a new building and will remodel an existing, former supply building for maintenance staff to occupy at the State Hospital North (DHW) facility in Orofino. The current shop facility was designated around 1940 for laundry service for the various hospital facilities on the original campus. Over the years there have been projects to upgrade infrastructure and to expand the building into a makeshift maintenance building, but the layout was not designed for the maintenance and repair tasks that are now carried out daily and the electrical system is limited, requiring upgrades when new equipment is installed.

This project's original intent was to provide a new maintenance facility with maintenance and support staff offices in the building. During the early planning processes, it was determined that the new building was too large, and the design could not meet budget constraints. To meet the budget, this project now has two scopes: the remodel of an existing supply storage building to serve as an office building for the maintenance staff (Building A) and a new pre-engineered metal building (PEMB) that will serve as the maintenance shop (Building B). Building A is an existing 1,800 SF brick building that is largely empty with some existing services. The remodel work adds one closed office, a unisex bathroom, small kitchenette, combined electrical/mechanical room, and an open workstation area. The existing doors and windows will be replaced, and four new windows will be added. There are minor site improvements associated with this building to address site drainage and ADA accessibility.

Once this new office space is occupied by the SHN maintenance staff, the existing maintenance shop will be demolished, and construction can begin on the new shop. Building B is a new 3,600 SF steel building with a locker area, janitor's room, ADA compliant unisex restroom, key and plan room, and enclosed carpentry shop along the north third of the building and a large open room on the south that has been programmed for material storage, daily work tasks and adequate storage room for SHN service vehicles and other equipment. Two large overhead doors on the south provide direct access into the work area. The site around this building will be improved for adequate drainage and accessibility. A parking area with an ADA stall is provided on the west side of the building at the main entry door.

Pivot North Architects, Boise, has designed the project. The estimated construction cost is \$1,351,201 which is within the \$1,400,000 budget. Building A is estimated at \$307,541 (\$171/sf) for the building remodel work and \$30,114 for the associated site work which totals \$337,655. Building B is estimated at \$910,799 (\$253/sf) for the demo and new building work and \$102,747 for the associated site work which totals \$1,013,546. In addition to this, three (3) Additive Alternatives estimated to be \$35,466 are included in the project to give the team flexibility on bid day. The bid documents are heading to DOPL this month for a plan review and the work is anticipated to commence in December 2025 and be completed in June 2026.

MOTION: MS. BONNIE LAYTON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22382. Council passed the motion.

<u>DPW Project No. 24624</u>		Agency	\$ 318,651.13
Infrastructure Improvements	2023	SB1197:2A01	340,000.00
Old Idaho Penitentiary	2025	HB425:2A01	<u>1,480,000.00</u>
Idaho State Historical Society (ISHS)			\$ 2,138,651.13
Boise, Idaho			

Previous Minutes: 03-04-25, 05-06-25

DPW Project Manager: Nicole Gallaher

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

The scope of the project involves furring out the interior side of exterior walls and providing new walls as indicated by the exhibit designers, as well as the installation of a new ground mounted RTU at the south end of building with supply and return ductwork. Other improvements include a new fully operational fire sprinkler system, fire alarm upgrades, electrical improvements to allow for new exhibit lighting, plumbing to install a new mop sink, new doors and openings, and repairing the existing concrete floors. Minor ADA improvements will also be included. There is one alternate located in the Visitor Center that will remove a portion of wall to create an opening in an existing storage space to connect the main vestibule to the Theater. A concrete ramp will be constructed to allow ADA access to the Theater that currently does not exist.

LKV Architects, Boise, has designed the project. The estimated construction cost is \$1,580,000 (\$289/sf), which is within the \$1,800,000 construction budget. One alternative will be included in the project to ensure maximum use of the budget. The work is anticipated to commence October 2025 and be completed prior to May 2026.

Council discussed scope of the ramp alternate.

MOTION: MR. DAVID 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. 24624. Council passed the motion.

PROJECT UPDATES

DPW Project No. 23155D
Pi'aamkinwaas Renovation
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Agency \$ 500,000

The Pi'aamkinwaas renovation seeks to convert an existing residential duplex into an R-3 dormitory. The building consists of a ground floor and basement floor. Major improvements will include life safety components such as a fire sprinkler system and fire alarm system, as well as ADA accessibility improvements.

CKA Architects, Lewiston has designed two phases for the project, the ground floor as Phase 1, and the basement floor as Phase 2, with an estimated construction cost of \$437,000. Lewis-Clark State College has identified a source of funds for both phases and would therefore like to commence with the construction of both phases this year. Our original delegation request was for \$300,000 to accomplish the Phase 1 work only. Lewis-Clark State College requested and was granted by the DPW Administrator approval to increase our delegation to the maximum limit of \$500,000 in order to accomplish Phase 2. This amount accounts for the construction estimate as well as project soft costs, architect fees, and project contingencies. The work will be bid in accordance with state

statutes and bidding guidelines. The work is anticipated to be completed prior to December 2025.

THE MATERIAL FOR DPW PROJECT NO. 23155D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DPW Project No. 24155D

Agency \$ 500,000

Student Union Building / Center for Student
Leadership, Landscape Improvements
Lewis-Clark State College (LCSC)
Lewiston, Idaho

The work of this project will improve the building's landscape by adding tiered seating areas, sunshades, and planting beds, and will replace an existing concrete patio with pavers. An additional benefit will be improved site stormwater drainage. Materials used will be low maintenance, and the plantings will require minimal water, with the goal of reducing Lewis-State State College's maintenance costs while enhancing the student experience.

The initial project delegation approved the use of the design-build delivery method, and the team of Landscapes by Design of Lewiston, and Architects West of Coeur D'Alene, were selected through a request for qualifications advertisement. Architects West has designed the project. The construction is estimated at \$496,000. Our original delegation request was for \$300,000. Lewis-Clark State College requested and was granted by the DPW Administrator approval to increase our delegation to the maximum limit of \$500,000, due to the project estimate exceeding the original delegated amount. Lewis-Clark State College has identified a source of funds to account for the price increase. The work will be bid in accordance with state statutes and bidding guidelines. The work is anticipated to be completed prior to November 2025.

THE MATERIAL FOR DPW PROJECT NO. 24155D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

NON-STATE ENTITY FUNDED PROJECTS

Albertsons Stadium Turf Replacement
Boise State University (BSU)
Boise, Idaho

Agency-Donor \$ 1,500,000

Ms. Berard introduced Mr. Evan Danforth, Boise State University, Boise, Idaho. Mr. Danforth shared plans and presented the project.

The work of this project consists of a like-for-like replacement of the Blue Turf in Albertsons Stadium. This type of athletic turf has a typical lifespan of 6-8 years, and the last replacement occurred in 2019.

Design services are not required for this project, as it is a like-for-like replacement based on what was installed in spring of 2019. The estimated construction cost is \$1,200,000 (\$11.08/sf), which is within the \$1,500,000 construction budget. Work will be contracted through the Boise State University Foundation, as this project is fully donor funded. Work is expected to commence in spring 2026 and be completed prior to August 2026.

Council discussed how turf color may impact UV degradation, however, Mr. Danforth explained how NCAA performance standards require replacement of the underlayment.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW FOR BSU ALBERTSONS STADIUM TURF REPLACEMENT PROJECT. Council passed the motion.

ESports Arena
Idaho State University (ISU)
Pocatello, Idaho

Agency-Donor \$ 468,000

Previous Minutes: 03-04-25

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

The work of this project will repurpose underutilized space in the Student Union Building and create an ESports arena that will be open to all students and will be home to our four Varsity and JV Esports teams on the Pocatello campus of Idaho State University. The new space will also allow us to host high school tournaments.

ISU had originally requested that this as a delegated project (25238D), but since then, a donor has come forward to fund the construction project. ISU has cancelled our delegation request and requested a non-state entity funded project in its place. This request was granted by the DPW Administrator.

Meyers Anderson has designed the project. The estimated construction cost is \$438,000, which is within the \$468,000 construction budget. Construction is scheduled to begin October 2025 and be Substantially Complete February 2026.

Council discussed project funding is provided by an agency-donor.

MOTION: MS. BONNIE LAYTON MOVED COUNCIL APPROVE PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW FOR ISU ESPORTS ARENA PROJECT. Council passed the motion.

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

OLD BUSINESS

Ms. Berard presented the Agenda Southwest Idaho Tour.

ADJOURNMENT

The August 5, 2025 PBFAC Meeting adjourned at 2:36PM.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant