State of Idaho
Department of Administration
Division of Public Works

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September 18, 2025

REQUEST FOR QUALIFICATIONS (RFQ)

TO: Design Professionals

FROM: Dale Reynolds, Division of Public Works Administrator

SUBJECT: DPW PROJECT NO. 26250
Joint Military Science & Veterans Assistance Center
University of Idaho (UI)
Moscow, Idaho

Statement of Qualifications (SOQ) packages will be received at the Division of Public Works (DPW) office, located at 502 N. 4th Street, PO Box 83720 Boise, ID 83720-0072, on **October 28, 2025, 3pm/MT, DPW Boise** for furnishing design services to the State of Idaho. Questions that arise as a result of this Request for Qualifications should be addressed to:

Elaine Hill, Project Manager
Division of Public Works
502 N. 4th St.
PO Box 83720
Boise ID 83720-0072
(208) 332-1925
Elaine.Hill@adm.idaho.gov

An informational meeting and walkthrough of the existing Targhee Hall building will be held on **October 15, 2025, at 1:30pm/PT**. The meeting will start at UI Facilities, 875 Perimeter Drive, Moscow. It is highly recommended to attend the meeting and walkthrough.

This project will be funded by the State. The Division of Public Works (DPW) will administer the project according to the terms and conditions of the award, State laws and guidelines. The Design Professional will receive general instructions through the State. A Project Manager from DPW will be assigned to serve as project manager and liaison between the Department of Administration, the University of Idaho, and the Design Professional.

The Design Professional shall warrant that it does not knowingly hire or engage any illegal aliens or persons not authorized to work in the United States as required by Title 67, Chapter 79 of the Idaho Code. The Design Professional shall take steps to verify that it does not hire or engage any illegal aliens or persons not authorized to work in the United States; and that any misrepresentation in this regard or any employment of persons not authorized to work in the United States constitutes a material breach and shall be cause for the imposition of monetary penalties and/or termination of any Contract resulting from this RFQ.

Pursuit to Title 54, Chapter 3 of the Idaho Code, the Design Professional shall specifically identify an individual architect or engineer licensed in the State of Idaho who will supervise all professional services contained in this Request for Qualifications.

DPW reserves the right to investigate and confirm the candidate's financial responsibility and past project management for the design firm and/or subconsultants. Unfavorable responses regarding financial statements, bank references, interviews with past consultants, employees, creditors, past or current litigation, or design professionals and/or consultants that were cause of improperly managing a DPW project in the past seven years are grounds for rejection of the RFQ submittal.

Modifications (addenda) to this RFQ, if any, will be posted on the Division of Public Works website at dpw.idaho.gov/professional_services/. It is recommended the responders to this RFQ check this page prior to making their submittal. Only answers contained in the formal written Addenda will be binding.

DESCRIPTION OF PROJECT

This project seeks to create a facility which will serve as a Joint Military Science Education & Training Center facility and Veterans Assistance Center facility. This new facility will both better serve the needs and requirements of the existing Reserve Officer Training Corps (ROTC) detachments of the various branches of the U.S. Armed Forces which are currently hosted at the University of Idaho and provide an improved center to serve the needs of Veterans of the U.S. Armed Forces and their dependents during their time at the University of Idaho. The Joint Military Science Education & Training Center facility will provide opportunities for academic, educational, and training synergy, and will raise the profile of the university's ROTC programs. The Veteran's Assistance Center will provide better customer assistance, support, and access to programs, wellness services, and other services offered by the University of Idaho to veterans and their dependents during their academic career at the university. It is the intent of this project that the new Joint Military Science Education & Training Center facility and Veterans Assistance Center facility is created by converting the existing Targhee Hall residential facility through significant renovations, and potentially an addition of new square feet.

The project seeks to build upon the new Military Science Education & Training Center and Veterans Assistance Center to leverage the investment by making additional improvements in the Nez Perce neighborhood, increasing functionality, improving aesthetics and the environment of the neighborhood, increasing the vitality of the neighborhood, and providing greater connections to the academic heart of the campus. These additional investments include the development of a new parking lot on the existing "Band Field" located to the west of the existing

Targhee Hall. The new parking lot will integrate recreational amenities and opportunities such as courts and an open turf field which can be used by the ROTC programs as an area for PT and Drill, as well as by other campus community users. The scope of the project's elements is further described in the attached **Exhibit B: UI Targhee Hall Feasibility Study dated August 14, 2024**

In addition, the design team civil engineer will need to make an initial investigation regarding interplay with existing stormwater, sanitary sewer, reclaimed water and domestic water utilities. An independent yet related project being contracted through the University of Idaho will address utilities. This project will be designed to minimize impacts to existing utilities.

REQUIRED SERVICES

The State is requesting proposals for complete design services including observation during construction. The university of Idaho has established a total budget of $15,840,000 for the greater, overall initiative. The budget for the greater initiative is comprised of two components:

1. State of Idaho Permanent Building Fund Allocation $8,000,000
2. University of Idaho Commitment of Funds $7,840,000

The greater initiative includes two separate, yet parallel and related projects:

1. **The conversion of Targhee Hall to create the new Military Science Education & Training Center and Veterans Assistance Center and the new adjacent parking lot:** This project is the subject of this Request for Proposals and will be administered by the Division of Public Works.

2. **An Independent Utilities Infrastructure Support project:** This infrastructure support project will be administered separately by the University of Idaho under a separate contract. A/E consulting services for this separate project will be made by the University of Idaho in consultation with the UI's Utilities Concessionaire under a separate solicitation. The team ultimately selected for this project will need to coordinate requirement with UI's Utilities Concessionaire team.

The University of Idaho will reserve an amount of the overall initiative budget sourced from the UI commitment of funds to support the design and construction costs of the Utilities Infrastructure Support project. The amount necessary to be reserved for the Utilities Infrastructure Support project will be determined during the Conceptual Design Phase of the new Military Science Education & Training Center and Veterans Assistance Center and adjacent Parking Lot project with the input, consultation, and advice of the design professional for this project.

The budget to support the new Military Science Education & Training Center and Veterans Assistance Center and adjacent Parking Lot project will therefore be established at $14,840,00, less the agreed upon budget necessary to support the Utilities and Infrastructure support project. This budget will be established to include fees, reimbursables, construction, permits, contingencies, tests, and other project related expenses. A relatively complete construction cost estimate will be required following the programming phase and must be updated at each

subsequent phase. Professional services require coordination with the University of Idaho Utilities Concessionaire and the design team selected by the University of Idaho are required. An exhibit titled "Scope of Services, Coordination with UI Utilities Concession" is attached to this RFQ.

At the time of the submittal, the Design Professional and required consultants shall be licensed to practice in the State of Idaho for their specific disciplines.

The Design Professional will be responsible for programing, schematic design, design development, construction documents, approvals by the authorities having jurisdiction and construction administration.

The Design Professional will be required to upload all documents to owner's web-based (OMS) project management system, ProjectMates. Documents may include, but are not limited to meeting minutes, sketches, diagrams, programming analysis, photographs relevant to the project, drawings, project manual, schedules, cost estimates, field reports, closeout documents, warranties, etc.

The Design Professional will be required to meet monthly with the Owner's Project Manager, the Owner's Field Representative, Agency, and other team members for the purpose of providing a verbal and written report regarding the previous month's progress. Such monthly meetings will show funds expended in the completion of the project and specific accomplishments related to the completion of the project.

The Design Professional shall keep in mind that during all phases, code compliance, energy efficiency, and maintenance concerns should be incorporated into the design.

The Design Professional shall develop all necessary presentation materials for, at minimum, one (1) presentation to the Permanent Building Fund Advisory Council (PBFAC).

In addition, the UI Long-Range Campus Development Plan and other pertinent documents are available on the University's website. Items of specific interest include:

- UI Long-Range Campus Development Plan: https://vision2050-uidaho.webflow.io/
- Facilities Design Guidelines and Construction Standards: https://www.uidaho.edu/-/media/uidaho-responsive/files/division-of-finance-and-administration/budget-and-planning/aes/standards/ui-design-construction-standards.pdf?la=en&rev=bbcced95a631425bbedb3b85031eb088

STATEMENT OF QUALIFICATIONS (SOQ) PROPOSAL CONTENT

A. Cover Letter and Basic Qualifications: Include two (2) double-sided pages with **only** the following information (no photos). Points will be deducted for missing information:

1. Name and title of the Primary Point of Contact (no more than one), phone number (include area code), mail and email addresses. The Primary Point of Contact provided will be notified of all shortlist rankings (if interviews are required), schedule updates, final rankings, and general Request for Qualification information. Firm's location, size, history, number of years in business, etc. Please Acknowledge Addenda on the Cover Sheet if applicable. Failure to include the specific primary contact information may result in your firm being found non-responsive.

2. Short firm description of unique qualifications and expertise.

B. Team Member Qualifications: Provide the team's individual qualifications based on the RFQ's outlined "DESCRIPTION OF PROJECT." Only include members who would be assigned to this project. List the licensed professionals, registered in the State of Idaho, and key personnel who will be onsite throughout the contract and warranty period. Include the following team members: Project Architect, Project Manager, Interior Designer, Civil, Structural, Mechanical, Electrical, Plumbing and Fire Suppression Engineers and Landscape Architect. Limit to half page for each person. (photos are optional), double-sided acceptable.

1. Name, title and number of years in current role. Location of office(s) preforming work from design through construction administration.
2. Provide a single-page matrix identifying each team member's responsibilities and the percentage of involvement per phase of the project from design and construction administration through close out.
3. Identify members' experience and involvement in past projects applicable to this project and their experience with Construction Managers / General Contractors delivery method.

C. Approach to Project: Describe your team's understanding of and approach for the following items. Points will be deducted for missing information. Limit to four (4) double-sided pages (no photos). Include a specific explanation of the following elements as outlined in the DESCRIPTION OF PROJECT:

1. Design approach to repurpose the existing Targhee Hall for the Joint Military Science Education and Training Center.
2. Design approach to developing parking and open green space.
3. Approach to developing welcoming campus entry.
4. Coordinate overall design to minimize utilities impact within UI's utility concessioner.
5. Working within UI's stakeholders, Long-Range Campus Development Plan and UI's Facilities Design Guidelines and Construction Standards.
6. Working within DPW's criteria as outlined in REQUIRED SERVICES.
7. Describe interaction with Construction Managers / General Contractors (CM/GCs) from the start of the project through the one-year warranty.
8. Designing to maximize the Budget / Schedule.

D. Examples of Work: Provide three (3) projects of relevant work in which construction has been completed. If projects represented are completed with a collaboration, please include full credit of the other firm name(s). Projects should be similar in size and budget as this project. Limit each project to one (1) page (single-sided page).

Include the following information for each example:

1. Project name, location, square footage, and date of substantial completion of construction. List delivery method of construction.
2. Project photo(s) with short project summary.
3. Name(s), title, and firm name of the design team members that completed the project. If the team members are the same as in Section C – TEAM MEMBER QUALIFICATIONS, additional points will be awarded. Please identify next to the

individual's name that they meet this requirement if applicable.

4. Project owner (name, current phone number' and current email address). This individual may be contacted as part of the selection process.
5. Initial projected construction budget and final construction cost (include explanation of discrepancies).

    a. Project #1: Comprehensive renovation of similar 10,000 sq.ft. building of 1958 era.
    b. Project #2: Developing outdoor space for parking while maximizing campus life.
    c. Project #3: Connecting building into University's infrastructure using facilities Design Guidelines and Construction Standards.

F: Format: To assist evaluation, it is desirable to format the submittal similar to the headings listed above. Number the pages within the SOQ. The submittals should be clear and to the point, following the page length guidelines provided. Pages should be no larger than 8-1/2 x 11 and the font size no smaller than 10 points. If information requested is not addressed in the numerical section or corresponding lettered subsection in which it is requested, points will NOT be awarded for those criteria.

SUBMITTAL

Submit five (5) copies of the submittal; include one USB drive containing a PDF of the submittal.

EVALUATION, INITIAL RANKING

A selection committee consisting of two (2) persons from DPW, two (2) persons from The University of Idaho, and an independent Design Professional will rank the submittals to be the most highly qualified to perform the required services. The Selection Committee may choose to interview any, all or none of the respondents as may be in the best interest of the State.

The design team may be invited for a presentation - interview. If interviews are conducted, a final score will be based on the sum of the written submittal score and the selection committee's interview score. Interviews, if conducted, will be worth 30 points.

Initial Ranking, Written Point Scoring		
Criteria	**Maximum Possible Points**	**Criteria**
A	Cover Letter and Basic Qualification	6
B	Team Member's Qualifications	12
C	Approach to Project	32
D	Examples of Work	18
E	Format	2
TOTAL INITIAL WRITTEN Points		**70**
Presentation – Interview Point Scoring		
Criteria	**Maximum Possible Points**	**Criteria**
Comprehensive renovation - Approach to Project		10
Site Improvements - Approach to Project		10
Selection Committee's Q & A		10
PRESENTATION INTERVIEW TOTAL		**30**

AWARD

Based on the results of the Statement of Qualifications and Interviews, DPW will recommend a course of action to the PBFAC at their next regularly scheduled meeting. If recommended, a notice of intent to negotiate will be issued by DPW.

PROPOSED DATES:

Informational Meeting	October 15, 2025, 1:30pm/PT, Meeting starts at UI Facilities at 875 Perimeter Drive, Moscow with walkthrough of the existing Targhee Hall building to follow
Receive SOQ Submittals	**October 28, 2025, 3pm/MT, DPW Boise**
Shortlist Issued	November 6, 2025
Oral Interviews at UI	Week of November 18-20th, 2025
PBFAC Selection Approval	December 2, 2025
Negotiate Contract	December 2025
Notice to Proceed (NTP) with Design	January 2026
Project out to Bid	January – February 2027
Start Construction	Summer Break 2027

SELECTION

The State will attempt to select a firm at the next scheduled Permanent Building Fund Advisory Council meeting. Upon selection of a firm, the State will issue a letter of intent. However, final award is contingent upon the successful negotiation of an Agreement.

The contents of the submittal may be used in a legal contract or agreement. Candidates should be aware that methods and procedures proposed could become contractual obligations. The successful firm will be required to sign an agreement including the State's standard terms, including a requirement to carry and maintain a minimum of $1,000,000 professional liability insurance coverage, except in special circumstances.

The State reserves the right to reject any or all proposals received as a result of this request.

The State may also negotiate separately with any source in any manner necessary to serve the best interests of the State of Idaho. Awards will be made on the basis of submittals resulting from this request and subsequent interviews and the associated ranking criteria noted above.

Attachment for Reference:

Exhibit A: Scope of Services, Coordination with UI Utilities Concession
Exhibit B: UI Targhee Hall Feasibility Study dated August 14, 2024

End 26250 Design Professional RFQ

Exhibit A

Scope of Services
Coordination with UI Utilities Concession

Coordination with UI Utilities Concession:
In 2021, the University of Idaho entered into a Public Private Partnership (P3) concession agreement for the operations, maintenance, and capital development of the university's utilities systems with Sacyr Plenary Utilities Partners, Idaho (SPUPI). Under this concession agreement, the university retains ownership of the 8 utility systems involved in the concession, while SPUPI, and SPUPI's suboperators, provide for the daily operations and maintenance of the utility systems. In addition, SPUPI is granted the exclusive concession to the planning, design, and construction implementation of capital improvements to the utility systems up to a point of demarcation for the service delivery of the utility as defined in the concession agreement for each of the 8 utility systems. The term of the concession agreement is 50 years.

The university owned utilities covered by the concession agreement and operated by SPUPI are:

- UI Central Steam Distribution and Condensate Return
- UI Central Chilled Water Distribution and Return
- UI Electrical Energy Distribution
- UI Domestic Water Distribution
- UI Sanitary Sewer Collection
- UI Storm Water Runoff and Collection
- UI Reclaimed Water Distribution
- UI Campus Compressed Air Distribution

SPUPI, as the utilities concessionaire for the University of Idaho, is responsible for the planning, design, and construction implementation of any necessary utilities development project necessary to deliver campus utilities services to this project. SPUPI is also responsible for the selection of the design and engineering team, and the construction delivery team for the campus utilities services project required to support the project defined in this RFQ.

As part of the base scope of services, the Architectural and Engineering design team selected for this project will coordinate the design effort for this project with that of the design team selected by the concessionaire to ensure that campus and site utilities, and the building services, integrate in a unified, efficient, cohesive manner. This includes:

1) Develop and share building load calculations. The concessionaire may use to size service and distributions lines.
2) Work as a team in a coordinated and integrated fashion during the design process to develop the site and site concepts which accommodate the installation of campus level utilities to, and through, the site. Provide the necessary service with the necessary capacity to the points of demarcation.
3) Develop and coordinate construction documents and specifications for this project and for the concessionaires' utilities project which allow the contractors and installers of both projects to be successful.
4) Coordination and sequencing of the construction phases of both projects.

Exhibit B

University of Idaho

TARGHEE HALL FEASIBILITY STUDY/PROGRAM

August 14, 2024

Architects West

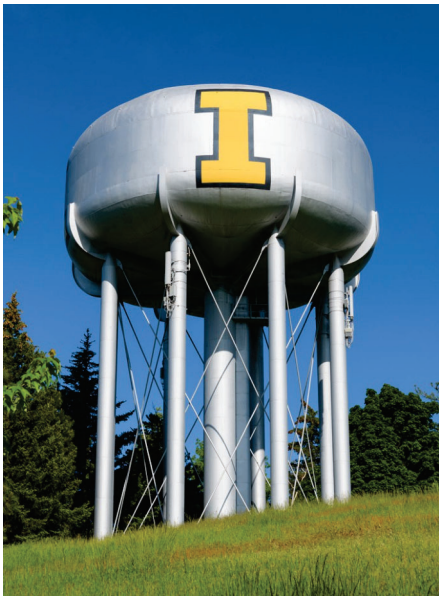
TABLE OF CONTENTS

1.0 | INTRODUCTION

The University of Idaho has commissioned Architects West to conduct a feasibility study to explore renovation options for the existing Targhee Hall, aiming to repurpose it for the ROTC and Veterans Services programs. This summary outlines the current conditions and potential challenges and opportunities with the existing building. It is also recognized that an addition of similar size will be necessary to accommodate the proposed university programs.

The 10,000 square foot 2-story with basement Targhee Hall initially constructed in 1958 has served various residential purposes in the past, from fraternal housing to dormitory-style living. Most recently, in 2020, it was used as a quarantine facility for students who tested positive for COVID-19. The building has remained vacant since the last use.

The last major renovation, including a kitchen remodel, was completed in 1991. A minor classroom renovation, primarily involving offices and electrical updates, was completed in 1996. The existing building will require a comprehensive interior renovation to support the intended uses and address code and organizational deficiencies.



2.0 | EXECUTIVE SUMMARY

Feasibility

Results of research and study contained within this report, have led our team to determine that **It is feasible, reasonable, and recommended to retain the main portion of the existing Targhee Hall building and convert it into a new University of Idaho ROTC/Veterans Services Center.** Recommended improvements to the 65-year-old existing Targhee Hall building, along with anticipated cost and time are described in detail on the following pages. Below is a summary.

Existing/Current Conditions

- Aging Infrastructure: The building shows significant architectural wear and all finishes are aged and outdated. The mechanical, electrical, and plumbing (M/E/P) systems are also outdated.
- Code Compliance: Numerous ADA compliance issues exist, including narrow corridors, non-compliant restrooms, inadequate door clearances, and lack of an elevator.
- Floor-to-Floor Height: The existing Targhee Hall has a very short floor-to-floor height, limiting the types of spaces or functions it can support.

Suggested Upgrades to Existing Building

1. Roof: The 1977 roof needs complete replacement due to leaks and age.
2. Window and Exterior Finishes: Install new energy-efficient windows and refresh exterior finishes with new materials and paint.
3. ADA Compliance: Renovate to meet current ADA standards, including updating restrooms and installing an elevator.
4. Interior Renovations: Create new office spaces, meeting rooms, and classrooms tailored for ROTC and Veterans Services.
5. M/E/P Overhaul: Replace all plumbing fixtures, install new HVAC systems, and upgrade to LED lighting.
6. Safety Enhancements: Install a sprinkler system to comply with current fire protection standards and improve building safety.
7. Hazardous Material Abatement: Safely remove any hazardous materials found during the renovation process.

Cost

The cost of the conversion project, based on the desired program is expected to be in the range of $12.7 million - $13.2 million, depending on many factors, including quality of construction, the state of the economy and the construction cost climate at the time of bid. Costs to demolish and build a new building of equal magnitude and quality are anticipated to be 30% higher than the cost to save Targhee Hall.

Time

It is expected that the project will take between 30 and 34 months from the beginning of design to grand opening, based on the currently desired program, and anticipated scope of work.

Design

Some design recommendations and suggestions are included within this report. The design suggestions are intended to demonstrate of the feasibility of inserting a new space program into the existing structure, and a potential vision for the complete conversion of the existing building into the new modern ROTC and Veteran's Services Center.

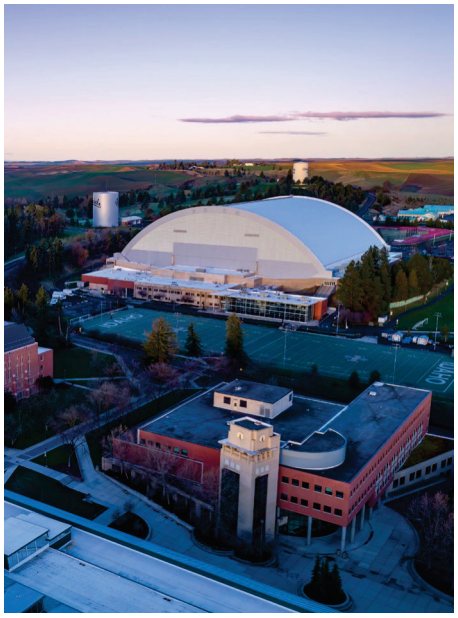
Conclusion / Recommendation

It is our recommendation that the University of Idaho retain the main large section of the existing Targhee Hall structure and proceed with a remodel /addition project in lieu of a full demolition and new construction. The existing building has sufficient value to provide a viable and cost-effective foundation for development of the new ROTC and Veteran's Services Center, while retaining and respecting a symbol of the University of Idaho's history and evolution.

3.0 | EXISTING CONDITIONS

3.0.1 EXISTING CONDITIONS - ARCHITECTURE

The University of Idaho's Targhee Hall, a 2-story building with a basement totaling approximately 10,000 square feet, was constructed in 1958/1959. With a 65 year history, Targhee Hall now exhibits significant wear and aging, including mechanical, plumbing, and electrical systems. The last renovations occurred in 1990/1991, mainly focusing on a kitchen update. The exterior finishes and materials are outdated and require refreshing. There are substantial concerns regarding the building's envelope, including potential air leakage issues and non-compliance with current energy codes, particularly concerning windows/glazing and insulation values. It is unlikely that the building would pass an air leakage test in its current state. The roof, last replaced in 1977, has exceeded its lifespan and needs a full replacement. All hazardous materials must also be abated and safely removed.



Challenges:

- The east side grade elevations and access to the existing entry level do not meet ADA requirements.
- The existing floor-to-floor heights create a shallow ceiling height, which can feel uncomfortable, especially in larger spaces. Currently, the small spaces help mitigate this issue.
- The floor level of the existing north section does not align with the remaining floors of the building. The north wing is three steps lower, causing an inefficient use of space.
- The outline of the existing north section does not accommodate any necessary additions to meet the required square footage.
- There are extremely limited daylighting opportunities for any large program space needs.
- The north addition is in the prime location for expansion, especially for a multi-story addition.
- Visible water damage exists from various fenestrations throughout the building. The worst case would be penetrations in the kitchen area.
- All finish materials are extremely outdated and need replacement.
- The current condition of the mechanical, plumbing, and electrical services. These services have outlived their lifespan.
- A lack of an existing elevator - required with any large renovation and/or addition.
- Fenestrations are outdated and are a source of large energy loss. Conditions are beyond use and are unsightly.

Please refer to Appendix B for the existing floor plans.

3.0.2 EXISTING CONDITIONS - SITE

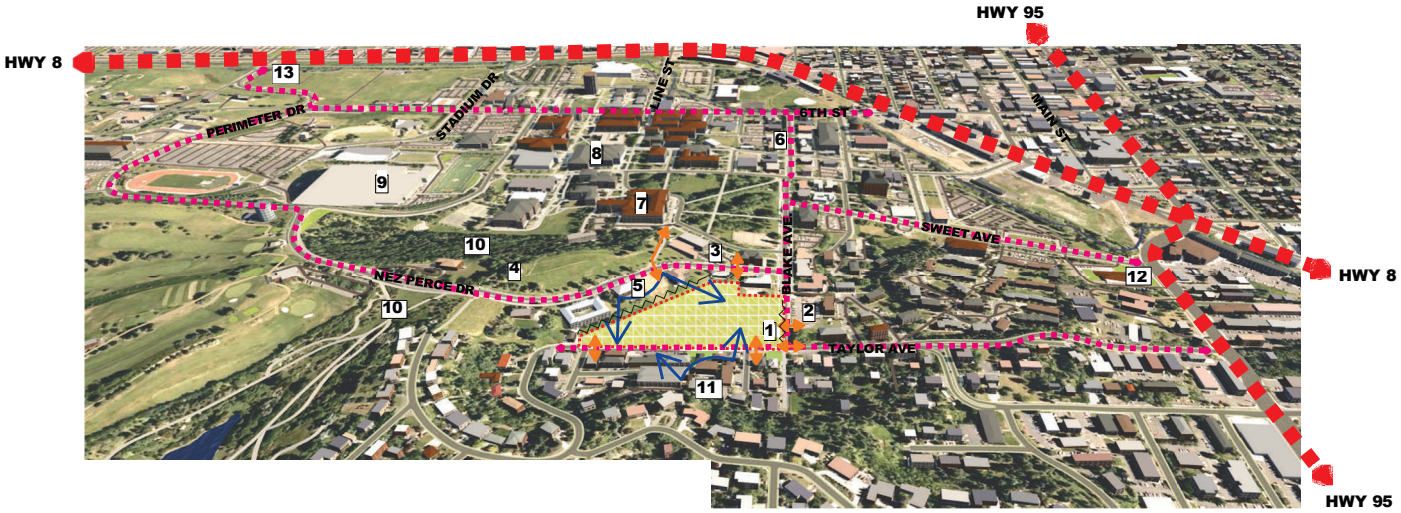
The Targhee Hall site is located on the southern border of campus near the University of Idaho's Administration building and new Greek Row. The parcel is primarily turfgrass with a series of underused basketball courts. Targhee Hall itself sits at the immediate corner of Taylor Drive and Blake Ave. The site surrounding the building has mature trees in varying degrees of health and stature. It has no developed outdoor plaza or gathering spaces and provides minimal parking for the existing Targhee Hall. There is no programmed use for the large expanse of lawn on the remainder of the site. Most site activities consist of students crossing the lawn from the other nearby housing to campus.

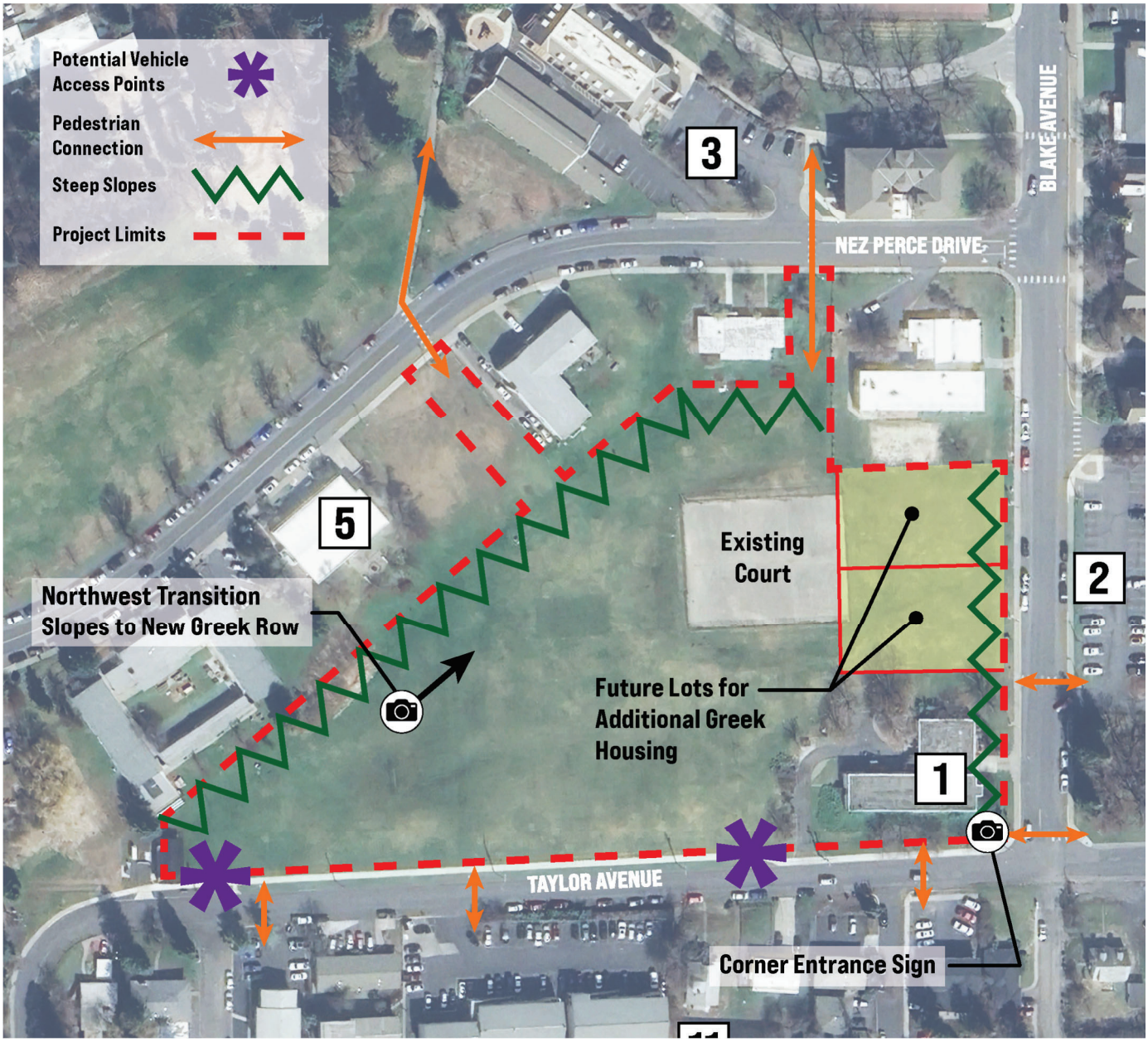
LEGEND

- Targhee Hall Site
- Highway
- Vehicle Connection
- Pedestrian Connection
- Steep Slopes
- View Into Site

KEYED NOTE

1 - Targhee Hall
2 - Red Lot Parking
3 - Gold Lot Parking
4 - Water Tower
5 - New Greek Row
6 - Old Greek Row
7 - Administration Building
8 - Student Union Building
9 - Kibbie Dome
10 - Arboretum
11 - Residential Neighborhood
12 - Sweet Ave. Entry
13 - Perimeter Dr. Entry





Northwest Transition Slopes to New Greek Row

Corner Entrance Sign

3.1 Site

3.1.1 SITE CONSTRAINTS & OPPORTUNITIES

The parcel's shape is unconventional for many uses, but this can lend itself to a unique design. The existing Targhee Hall floor elevation sets the transition of grades to the rest of the site, presenting both a challenge and an opportunity. One advantage of this elevation is that it will anchor the site as a focal point for all Greek housing as this housing is positioned well above the site. Additionally, the grade change can provide a way to blend in the trash enclosures required for the housing, greatly improving Nez Perce Drive. One challenge of the existing building is the roughly ten feet of elevation difference from the street to the front door. This can, however, create a place of visual impact for both pedestrians and passing cars that are welcomed to the campus by the use of possible seat walls and other vertical elements.

Pedestrian paths connecting the site to campus will require navigating significant grades through use of stairs and/or ramps. This necessity offers the opportunity for more dramatic views and allows the new Greek Row to overlook the site, which will also provide more safety through visual security. Improvements on the east side of Targhee Hall will require the creative use of ramps and stairs to create more interesting plaza spaces. These enhancements will include ADA-accessible paths, that ensure the area is accessible to all students while enhancing its functionality and visual appeal.

Constraints

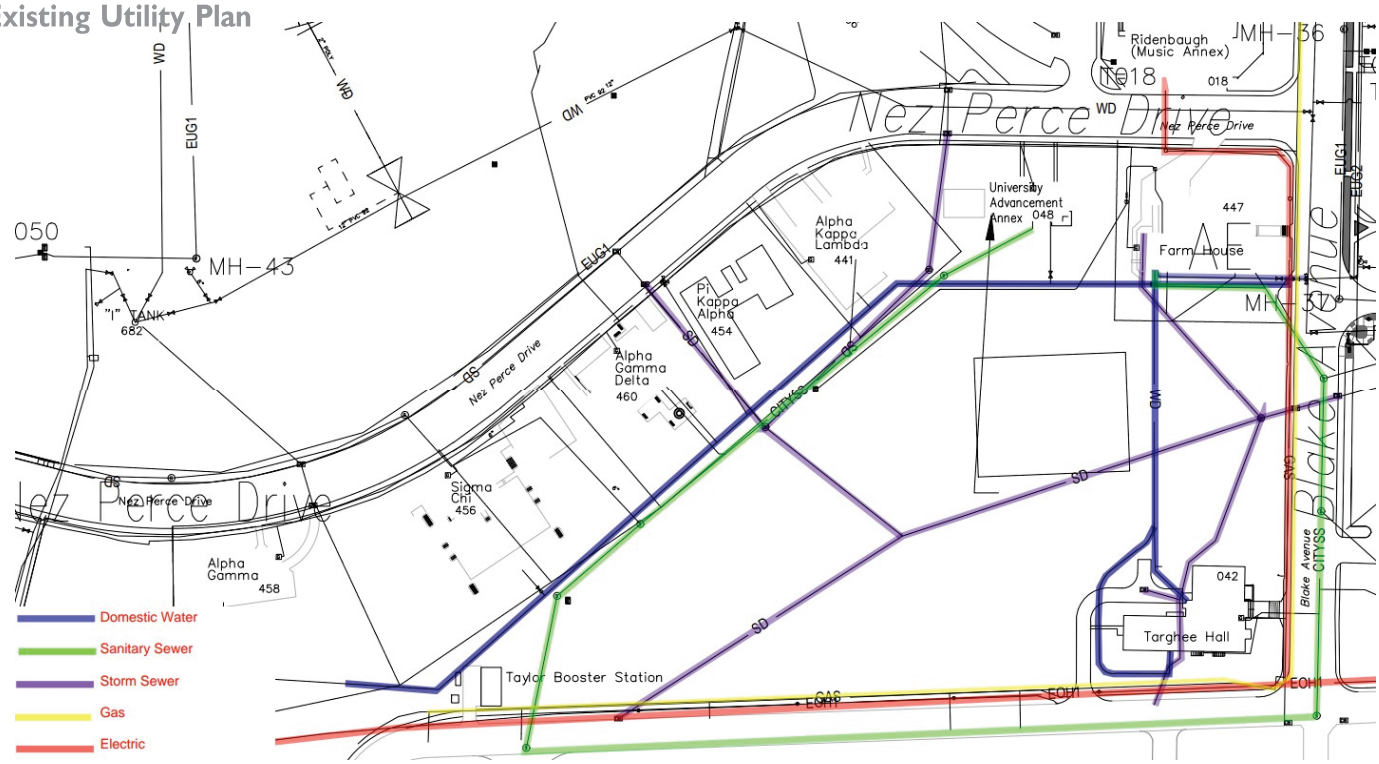
- Steep grades on the northwest portion of open green space
- Dumpster locations for Greek Row
- Vehicle access only from Taylor Avenue
- Providing back of house services in highly visible locations
- Maximizing parking while creating large turf areas and sports courts

Opportunities

- Open green area and parking to west/northwest
- Strong connection to new Greek row
- Connection to planned parking
- Bring up to ADA compliance
- Welcoming location to enter the campus

3.2 Civil

Existing Utility Plan



Sewer

Targhee Hall is served by City of Moscow's sewer service via an 8-inch trunkline along Taylor Avenue and Blake Avenue. This sewer can accommodate additional flows from Targhee Hall and future development north of it.

Domestic Water

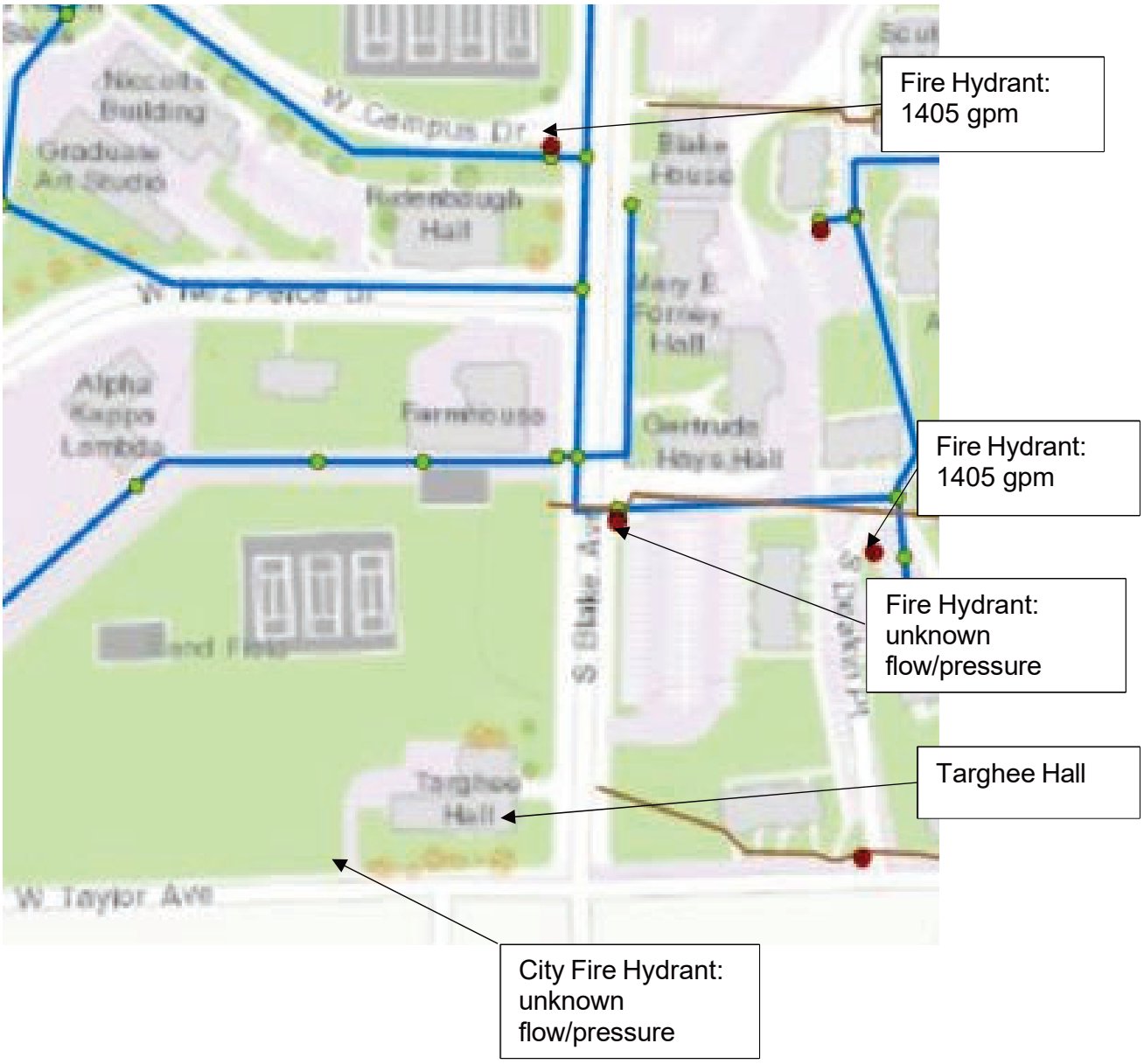
UI owns and operates its own water system that is maintained by McKinstry. Targhee Hall is served by a north lateral branch connecting to a 4-inch line, which ties into a 6-inch looped system serving the Greek Housing along Perimeter Drive.

Fire

Recent fire hydrant testing records from the hydrant at Blake Ave. and Campus Dr. indicate that it was tested on 7/12/2023 and field technicians recorded a static pressure of 70 psi and a residual of 68 psi. The flow recorded was 70 psi which equates to 1405 gpm. Another hydrant is located on Deaken Street by the South Hill Apartments. This hydrant was tested on 6/21/2023, and field technicians recorded a static pressure of 88 psi and a residual of 86 psi. The flow recorded was 70 psi which equates to 1405 gpm.

Fire sprinkler systems are anticipated to be required for the Targhee Hall additions, as the current fire suppression system is limited to fire extinguishers throughout the building. The sprinklers will allow a 75% reduction in required flow rates from adjacent fire hydrants. The final design will need to coordinate with both the City of Moscow Fire Chief and the State of Idaho Fire Marshal to determine if additional fire hydrants will be required at the site.

There are also City of Moscow fire hydrants located along Taylor Avenue that could be utilized in the final calculations after coordination with the City.



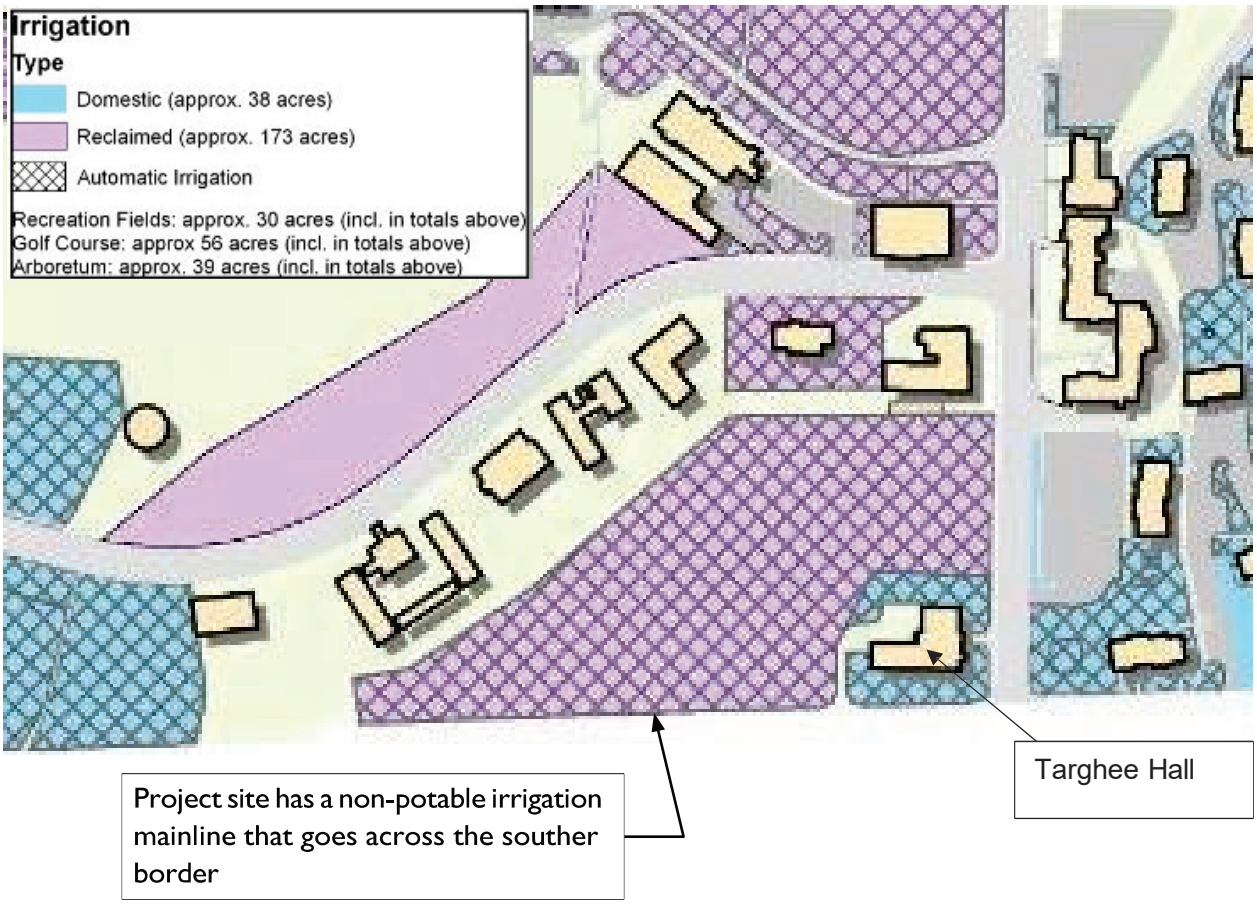
Electric and Gas

Avista provides electric and gas services. Power is overhead, three-phase, and runs north-south along Black Avenue and east-west along Taylor Avenue. Gas is buried underground and follows the same routes.

Reclaimed Water

UI owns and operates its own stormwater system and has its own MS4 permit for discharge into Paradise Creek. The storm drains run diagonally across the project site and serves Targhee Hall. A review of UI mapping, the Stormwater Program Plan prepared for Moscow by Aspect Consulting and previous engineering reports reveals the exact size of the storm pipes is undetermined so far.

Approximately 115,000 sf (2.6 acres) of impervious area with parking, sidewalks, roof, etc. will be added to the site. With the amount of new impervious surfacing proposed with the improvements stormwater conveyance and flow control will be necessary for the project. As Palouse soils do not accommodate infiltration of stormwater into the subgrade, a detention system will be required to control the release of stormwater to the pre-existing flow rate into the stormwater infrastructure downstream.



3.3 Structural

Structural Condition Assessment – Evaluation Report

Targhee Hall
1305 Blake Ave
Moscow, ID 83843

Building Data

Date of Visual Observation: May 22, 2024

Current Standards:

- 2021 International Building Code
- 2021 International Existing Building Code
- ASCE/SEI 7-16 Minimum Design Loads for Buildings and Other Structures
- ASCE/SEI 41-17 Seismic Evaluation and Retrofit of Existing Buildings

Building Name: Targhee Hall
Historical Building: No
Building Use: Unoccupied
Year Built: 1958

Structural Alterations: NA

Height: 2 Stories with Basement

Construction Type:
The building consists of cast-in-place one-way slabs at roof, 2nd floor, and main floor. The exception is the low roof over the entry lobby and kitchen is framed with steel joists. The roofs and floors are supported by cast-in-place concrete beams and columns. Basement walls consist of restrained concrete retaining walls and the basement floor consists of a slab on grade. All columns and walls are supported by traditional shallow foundations. Interior CMU walls are non-load bearing partitions.

Reference Documents:

- 6-13-1958 Original Design Drawings by Hicks – James Architects & Culler – Gale – Martell – Norrie Engineers
- 08-09-1958 Rebar Shop Drawings by Joseph T. Ryerson & Son, Inc.
- 09-03-1958 Steel Joist Shop Drawings by Dix Steel Co.

Executive Summary

Scope:
The purpose of this report is to better understand required structural upgrades and code implications for the renovation of an existing building located at 1305 Blake Avenue in Moscow, Idaho. This report provides a summary of the evaluation procedures used and the level of investigation conducted. A site survey of the existing structure was conducted to assess the building condition. Based on this survey and existing drawings, the gravity and lateral systems were evaluated using ASCE 41-17. This evaluation method is a nationally accepted provision for the seismic evaluation and retrofit of buildings. The objective is to provide a building that will perform at a level that meets the selected Performance Objectives when subjected to selected earthquake(s). However, compliance with this standard does not guarantee such performance; rather, it represents the current standard of practice in designing to attain this performance.

The visual observation and evaluation consist of the following scope of work:

- On-site survey of the building to ascertain the lateral and gravity structural framing systems, and the general condition of the building.
- General assessment of the structure to support environmental loads including snow and seismic based upon engineering judgment and the codes listed.

- Identify structural vulnerabilities of both the gravity and seismic resisting systems using ASCE 41-17 methods.
- Development of our professional opinion on the adequacy of the structure to support new gravity and lateral loads based on change of occupancy and a new addition.

Limitations:
This report has been prepared using the same level of competency for professional structural engineering services presently maintained by other practicing professional consultants performing similar work in the region. This report has been prepared to meet the needs of Architects West and may not meet the needs of other parties.

This review is based on a combination of existing drawings and on-site observations. The visual observations were performed by GLR Engineers on May 22, 2024. Code-related issues not pertaining to the structural system such as Means of Egress, ADA requirements, energy efficiencies, fire ratings, etcetera have not been explored and were not part of the scope of this report.

Existing Conditions

Building Layout and Framing Systems:
Foundation: The building is supported by conventional shallow foundations. Walls are supported by continuous strip footings, and columns are supported by isolated pad footings. The existing structural drawings list the allowable soil bearing press as 2,000psf.

Basement: The basement floor is slab-on-grade. Basement walls consist of cast-in-place concrete which are restrained by the floor above. Existing drawings show basement walls 10" thick. Interior columns supporting the floor above are cast-in-place concrete. Interior columns are generally 12" x 12".

Main Floor: The lounge and kitchen area to the north is slab-on-grade. This slab elevation is 1'-9" lower than the dormitory areas. The western dormitory area is also slab-on-grade. The eastern half of the dormitory is an elevated 5" one-way slab. This slab has three spans with the two outside spans supported by basement walls and the interior span supported by cast-in-place concrete beams. The outside slab spans are approximately 14'-11" and the interior span is 4'-10". Concrete beams are supported by concrete columns which are continuous to the foundation. Beam spans range from 10'-11" to 21'-0".

2nd Floor & Low Roof: The second-floor framing matches the first-floor in the dormitory area. Based on existing drawings, the low roof to the north is framed with 14" steel joists at 24" on center spanning east-west. These steel joists are supported by concrete beams and columns. Architectural drawings indicate the diaphragm is a 4" vermiculite slab.

High Roof: The high roof framing matches the first-floor and second-floor dormitory framing except the existing drawings specify a 4½" slab in lieu of a 5" slab.

General Assessment

Structurally the building appears to be in great shape compared to other buildings of its era. All concrete slabs, beams, columns, and foundation walls are in good shape with little to no cracking or spalling. Generally, the only visible cracking was one or two vertical shrinkage cracks in the foundation walls. No exposed rebar or staining was observed on site. No signs of settlement were observed in the main structure. No cracking or settlement was observed for the interior CMU partition walls.

It should be noted that no observations were made on site relating to concrete reinforcing. Nor was it possible to observe the existing steel joists and their connections in the northern low roof.

The observed deficiencies are as follows:
The covered exit on the western side of the dormitory appears to be showing some signs of settlement. This brick wall has a diagonal staircase crack indicative of settlement. Some spalling is also visible in the main building columns near the west exit where the canopy ties in. The ceiling of the janitor's closet has bubbling in the paint which might indicate excess moisture.

Tier I Screening

The primary intent of the Tier I screening is to evaluate and, where warranted, reduce seismic risk efficiently, where possible and appropriate, by using simplified procedures targeted to specific building types. The Tier I screening procedure is used only to demonstrate compliance with a Basic Performance Objective for Existing Buildings. The Tier I screening process consists of several sets of checklists that allow rapid evaluation of the structural, nonstructural, and foundation elements. GLR feels this is appropriate to get a better understanding of issues and upgrades that may be enforced if certain triggers in the IEBC are activated. At this time our understanding of building alterations is based on a Revit model received from Architects West on 07/25/24. Building alterations and their subsequent triggers are discussed in more detail later in the report.

Site and Building Data

- Seismic Use Group = I
- Risk Category = II
- Soil Bearing = 2,000 PSF (Existing Drawings)
- Soil Site Class = D (Assumed)
- Seismic Design Category = C

Performance Objectives:

- Risk Category = II
- Level of Seismicity = Moderate
- Building Type = Concrete Moment Frames (C1)
- Target Building Performance Levels = Life Safety Level (3-C) *
  *Life Safety Level is an overall damage level of Moderate. Structural components have some residual strength and stiffness left in all stories. Gravity-load-bearing elements function. No out-of-plane failures of walls. Some permanent drift. Damage to partitions. Continued occupancy might not be likely before repair. Building might not be economical to repair. Non-structural components will be falling hazards, such as parapets, mitigated but many architectural, mechanical, and electrical systems are damaged. Compared with the performance of new building codes, there will be somewhat more damage and slightly higher life safety risk. This goal is standard for this Risk Category, building type and seismic levels. Should the owner desire a higher Performance Level, such as Immediate Occupancy Levels, this should be discussed with the Engineer of Record and addressed prior to Construction Document design starts. Additional construction costs should be allocated if higher levels of performance are desired.

Tier I Screening Findings:

Screening generally conformed to the checks performed. We were not able to identify non-structural items, so we focused on the structural portion of the screening. The only non-conforming item is interfering walls. Infill masonry walls can become an unintended part of the seismic-force-resisting system. Typically, these walls are not designed and detailed to participate in the seismic-force-resisting system, and they may be subject to significant damage during an earthquake. To make the building fully conforming, these masonry infill walls should be isolated from the concrete frames, or removed completely.

Checklists items related to geologic hazards are unknown at this time. A geotechnical report would be needed to confirm these checklist items.

3.4 Architecture

3.4.1 ARCHITECTURAL

Relevant Code Information

Targhee Hall, constructed in 1958, was originally designed as an Occupancy Type R (residential) building. The University of Idaho plans to repurpose this building for office space, reclassifying it as a Type B (business). Under today's codes, it would be identified as Type 1 construction. According to the 2018 IBC code, the allowable buildable area for Targhee Hall under B occupancy is "Unlimited" with or without a sprinkler system. Code also allows for the 2 stories above grade level as planned. However, it is strongly recommended to include a sprinkler system with any major renovations and/or additions. Type 1 construction requires enhanced fire protection, and installing sprinkler systems can help meet these requirements and reduce costs. Modifying or adding to the building may also necessitate strengthening the existing structure to comply with current code standards. Architects West will provide professional recommendations to address these challenges and ensure compliance.

Targhee Hall has numerous accessibility compliance issues. Accessibility codes have changed significantly over the lifespan of this building. While existing buildings are often granted some flexibility in meeting updated requirements, provided they complied with the codes in effect at the time of construction, major renovations typically require full compliance with current standards and the International Existing Building Code (IEBC). Since Targhee Hall is not a historically significant building and is undergoing a major change in use—from Residential (R) to Business (B-Higher Education) for the ROTC and Veterans Services programs—it must meet these current standards.

Key ADA concerns include corridor widths, restroom layouts, some door clearances, and vertical circulation. Most of these issues can be addressed in the redesign of new spaces per the proposed program. However, significant challenges include the absence of an elevator and fire sprinklers. The IEBC mandates that primary public functions in an existing building must be accessible during a major renovation. If the original construction occurred under the International Building Code (IBC) or Uniform Building Code (UBC), the original standards could still apply, unless there is a change in use and occupancy classification. Since the proposed plan for Targhee Hall involves such a change, the building must comply with current codes and standards.

3.4.2 ARCHITECTURAL CONSTRAINTS & OPPORTUNITIES

Constraints

- **Existing North Portion of the Building:** This section is three steps down, making it non-compliant with ADA standards.
- **Lack of Fire Protection:** The existing building does not have a fire protection system.
- **Outdated Kitchen Facilities:** The kitchen is outdated and exceeds the current needs.
- **Aging Building Systems:** Mechanical, plumbing, and electrical systems are outdated and in need of replacement.
- **Non-compliant Building Envelope:** The building envelope does not meet current energy codes, particularly in terms of windows/ glazing and insulation values.
- ((What else do you think should be included here?))

Opportunities

- **Shared Vertical Circulation:** Integrating shared vertical circulation between the existing building and the new addition can result in cost savings.
- **Strong Street Connection:** The building's location offers a strong connection to both the street and the intersection, which has been considered the front of the building.
- **Connection to Open Space and Parking:** There is a strong connection to the open space and parking area to the northwest.
- **Fire Protection Enhancement:** Adding fire sprinklers to both the new and existing portions of the building will significantly enhance safety and may reduce insurance costs. Fire protection can also alleviate the need for alternative construction and design methods.
- **Energy Efficiency Upgrades:** Upgrading to energy-efficient LED lighting and improving insulation can meet current energy codes and reduce operating costs.
- **Modernized Facilities:** Renovating outdated areas, such as the kitchen, to better suit current needs and usage patterns.

3.5 Mechanical/Plumbing/Fire Protection

Mechanical Narrative

Targhee Hall Building Assessment
1305 Blake Avenue, Moscow, Idaho 83843
June 7, 2024

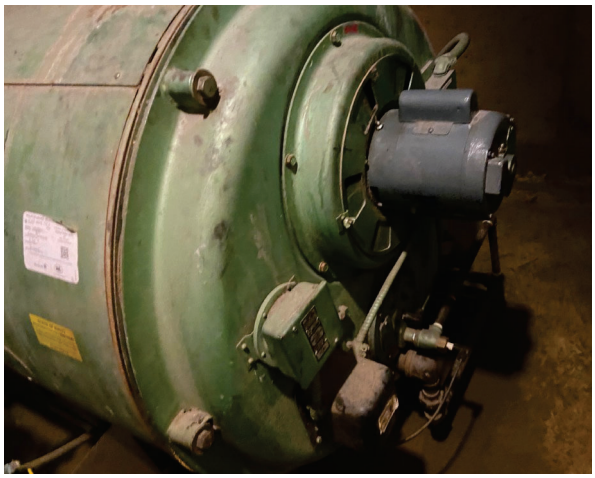
General

The University of Idaho is looking to pursue a remodel and addition project to convert the Targhee Hall facility into the University's ROTC facility. This future project would include a complete remodel of the existing 10,000 square foot (SF) building, as well as an approximately (~) 5,000 SF addition.

This assessment includes an evaluation of existing HVAC systems, plumbing systems, and fire suppression systems with the intent to identify any major concerns or building deficiencies and provide recommendations for work that will need to be performed to maintain the building in context with the design process of the master plan.

Drawings of the existing mechanical systems were not available. The information in this narrative is based on observations and information obtained during a site visit on May 22, 2024. Building mechanical design will comply with:

- Idaho Building Code (IBC) 2018
- Idaho Mechanical Code (IMC) 2018
- Idaho Plumbing Code (UPC) 2021
- Idaho Fire Code (IFC) 2018
- Idaho Energy Conservation Code (IECC) 2018



Mechanical Systems

The existing HVAC systems at Targhee Hall are extremely primitive and aged. The entire building is served by a gas fired boiler located in the basement, and passive radiant heater located throughout the building connected by a network of hot water piping. The facility has minimal active ventilation and is limited to restroom exhaust, kitchen exhaust (no longer in service), and an exhaust fan located in the window well of the basement that served what was assumed to be a workout room. It was not clear if this fan is still operational. The dorm rooms all have operable windows to allow for passive ventilation of the facility.

Targhee Hall is not currently equipped with mechanical cooling (air conditioning).

The kitchen has two exhaust fans (one from the kitchen hood, and another assumed to be from the removed dishwasher. There are several capped ducts and an unused gas line on the roof that are assumed to be from an already moved makeup air unit.

Plumbing Systems

Targhee Hall is served by a 2" domestic water main. It enters the building in the southwest storage room at approximately 4' above the finished basement floor. The irrigation main tees off from the water main in this room with a backflow assembly and is routed back outside the building to the irrigation valve box. The 2" domestic main looks to be fairly recently installed and is much newer than the rest of the domestic plumbing within the facility. The elbows up to the ceiling and the 2" main continues into the boiler room where it connects to the original piping. There is a pressure reducing valve (PRV), and the water supply pressure downstream of the PRV was 85 psi at the time of the site visit.

The rest of the domestic water piping is galvanized steel and aged. Additionally, the domestic water piping insulation looks to be aged with a high probability of containing asbestos. It is highly recommended the piping insulation be tested and properly abated.

The domestic water heater is located in the boiler room. The water heater is much newer than the domestic piping. It is a gas-fired RUUD model RFD76-200 -1 water heater with a 76 gallon storage tank. While the water heater appeared to be in good working order and well maintained, based on the serial number (0394G03349) it is assumed this water heater was manufactured in 1994. Despite its good physical condition, being 30 years old the water heater is likely near the end of its useful life. Both the water heater and boiler flues are routed up to the roof through the existing chimney of the original coal burning furnace.

The domestic waste and vent piping is hub and spigot cast iron piping. There were multiple sanitary sewer inverts leaving the building. The first exited the north wall of the boiler room at approximately 53" above the basement floor. This appeared to be the line that the larger restrooms on the 1st and 2nd level feed into. There is another sanitary sewer invert leaving the south wall in the basement (Room 003). This invert is approximately 48" above the basement floor. There is a utility sink in the boiler room that drains down through the basement floor. The laundry drain on the opposite side of the wall also looks to tie into the utility sink drain. These were the only two noted waste connections that didn't tie into one of the sewer inverts that were above the basement floor. It is unclear how the utility sink and laundry drainage leaves the building. No lift station was found on site.

The waste coming out of the kitchen was more difficult to identify as it has a concrete slab and no accessible space below. A grease trap was not identified on site.

Existing Fire Protection Systems

Targhee Hall does not currently have a fire sprinkler system. The current fire protection systems are limited to fire extinguishers located throughout the facility.

Refer to Appendix F for existing Plumbing/Fire Protection photos.

3.6 Electrical

Electrical Engineering Narrative

University of Idaho – Targhee Hall Conversion
Division 26 – 28
Performed May 22, 2024
By: Kelly Waterman, PE, LEED AP, MBA – Principal Engineer

General

KWR Electrical Consulting & Design participated in a multi-discipline building observation of the existing Targhee Hall building located at 1305 Blake Avenue and Taylor Avenue on the campus of the University of Idaho in Moscow, Idaho. The existing facility is a total of approximately (~) 10,000 square feet (SF) and includes a main level, 2nd level, and basement. The purpose of the observation is to assist the University in determining the feasibility of converting the facility into the University's ROTC facility. That project is understood to include a remodel of the existing ~10,000 SF of interior floor area, as well as constructing an ~8,000 SF addition. This report will summarize KWR's observations of the facility regarding the condition of existing mechanical, electrical, and plumbing (MEP) systems, as well as identify deficiencies and design options that could be mitigated and developed, respectively, to ensure that the project will meet the University's operational requirements. All observations performed were 'non-destructive', and the disassembly of all electrical distribution equipment was not performed for the purposes of this report. Any new electrical design assuming the use of the existing distribution equipment would require more thorough field observation.

Power

The facility is powered by a pole-mounted 37.5kVA utility transformer (Avista #AVA06264) that is located on a utility pole off the southwest corner of the building on the north side of Taylor Avenue, just east of the rear entry drive to the kitchen loading area. The utility meter (Avista #C12152940) is installed on the north exterior wall of the dormitory wing near the exterior stairway to the basement. There is a separate smaller pole (Avista #168490) adjacent to the transformer pole, that has a riser conduit that routes the secondary conductors underground and into the basement where they terminate into a utility CT enclosure on the east wall of the basement entry corridor. There is an overhead aerial cable from the transformer pole to a weather head on the southwest corner of the roof that appears to be communications fiber-optic cable that extends through the rooftop weather head to telecommunications demarcation closet on the second floor of the dorm wing (refer to Telecommunications section for additional information).

The main service disconnect for the facility is a 400 Amp (A), 240/120 Volt (V), single-phase (1PH), 3-wire (W) fused disconnect that is rated as suitable for use as service equipment (manufactured by Bulldog Electric Products). This main disconnect is installed on the left side of the CT enclosure on the east wall of the entry corridor to the basement from the stairwell entering the basement from the loading area north of the dorm and west of the kitchen / dining area. The service conductors are tapped inside the CT enclosure and terminated on the line side of the main service disconnect. There is a 400A feeder (3-sets of 3#3/0 aluminum (AL) conductors rated for 465A) tapped from the load side of the service disconnect routed into a 400A, 240/120V, 1PH, 3W distribution panelboard located on the right side of the CT enclosure. The feeder is routed via a wireway installed underneath the CT enclosure connecting the service disconnect to the distribution panel.

The 400A distribution panel (manufactured by Bulldog Electric Products) serves as the primary distribution for the entire facility and contains (11) fused switches as over-current devices; (1) with a 200A frame size, (6) with 100A frame size, and (4) with 60A frame size. Five (5) of these fused switches are 'ON' (energized / closed) and serve branch panels located throughout the facility. Six (6) of these over-current devices are 'OFF' (de-energized / open) and appear to have originally fed kitchen equipment in the kitchen area. It appears that these fused switches are now spares. The (5) active over-current devices feed branch panels as follows:

- Panel TA – 100A / 2-pole, assumed 80A fuses, 3#3 AWG copper feeder, 24-space, 100A bus, 240/120V, 1PH, 3W, located in laundry area of the basement, manufactured by Square D.
    - Serves laundry and portable air conditioning loads in the basement.
- Panel K - 100A / 2-pole, 3#2 AWG copper feeder, 24-space, 100A bus, 240/120V, 1PH, 3W, located in the Kitchen, manufactured by Coast Electric.

    - Serves kitchen equipment and HVAC loads in the kitchen area, vending machines, and limited convenience power and lighting in the kitchen / dining area.
- Panel A - 100A / 2-pole, assumed 100A fuses, 3#2 AWG copper feeder, 24-space, 100A bus, 240/120V, 1PH, 3W, located in 1st floor hallway of dormitory wing, manufactured by Coast Electric.
    - Serves convenience power and lighting loads on the first floor of the dormitory wing.
- Panel B - 100A / 2-pole, assumed 100A fuses, 3#2 AWG copper feeder, 24-space, 100A bus, 240/120V, 1PH, 3W, located in 2nd floor hallway of dormitory wing, manufactured by Coast Electric.
    - Serves convenience power and lighting loads on the second floor of the dormitory wing. It is also assumed to provide power in the telecommunications closet.
- Panel BR - 60A / 2-pole, assumed 60A fuses, 3#6 AWG copper feeder, 24-space, 200A bus, 240/120V, 1PH, 3W, located in Boiler Room in basement, manufactured by Coast Electric.
    - Serves mechanical loads in boiler room, and limited 120V receptacles in the basement.

There are other feeders inside the panelboard that appear to have been abandoned in place, such as the #2/0 AWG copper feeder connected on the line side of the 200A range fused switch. Similar conditions occur for the other devices, such as the fused switch labeled 'dishwasher' has #6 AWG copper conductors abandoned inside the panel, but the switch is off and no fuses are installed in the device. All the panels except for Panel TA appear to be original to initial building construction and are past their expected useful life. All except Panel TA are physically full and likely operating at their full electrical capacity. Panel TA appears much newer and has physical spaces available. However, it is currently serving two residential washer and dryers, and two 120V air conditioning units, which would result in a calculated load of approximately 67 Amps. As such, there is only roughly 13 Amps of spare capacity on Panel TA for any future branch circuit loads. Coast Electric is no longer manufacturing electrical equipment, and acquiring new over-current devices for these panels may be difficult. The panels are showing wear and appear in poor condition.

Lighting

The lighting system in the building utilizes linear fluorescent, compact fluorescent, and self-ballasted compact fluorescent light sources on the interior of the building, with select analog high intensity discharge (HID) lamp sources used for building mounted area lighting. The common area adjacent to the kitchen and main entry has recessed down lights that appear to have originally used incandescent lamps which have now been replaced with compact fluorescent sources. Each dorm room has a single surface / flush mounted fixture, with the fixture style varying from room to room. Some rooms appear to have the original surface fixture with glass diffusers and compact fluorescent lamps, with some rooms that appear to have a flush mounted LED disc style replacement fixture. The Kitchen, corridors and stairwells utilize primarily 1x4 surface mounted wrap-around lens fixtures, lamped with (2) 32W T8 linear fluorescent lamps. The basement recreation room area has surface mounted 2x4 fluorescent troffers in surface mount housings and are lamped with (3) 32W T8 linear fluorescent lamps. The dorm restroom areas also used fluorescent surface mounted wrap-around lensed fixtures by the water closets, while the shower areas utilize surface mounted vapor tight fluorescent fixtures, with (2) 32W T8 linear fluorescent lamps. Utility spaces have screw-in lamp holders that are lamped with either incandescent type A screw-in lamps, or self-ballasted / self-driven compact fluorescent or LED replacement lamps. The correlated color temperature (CCT) for general lighting in common areas appeared to be between 3500K and 4000K (degrees Kelvin), with 3000K CCT sources used in the dorm room fixtures. The facility does not appear to have any sort of automatic lighting control system, and all interior lighting appeared to be controlled through local line voltage toggle switches. Exterior lighting appears to be controlled via a line-voltage contactor with a mechanical timeclock or photocell input. There are limited exterior lights on the wall of the building, one visible per building façade, which are industrial style with horizontal HID lamps. Life safety / emergency lighting is provided in limited locations through integral battery packs in surface mounted lensed fixtures (i.e. in stairwells) or stand-alone wall mounted emergency lighting units (aka bug eyes). Based on our observations, there does not appear to be adequate emergency lighting provided throughout the facility.

Technology Network Cabling System

The building is wired throughout with a mix of Category 5 and 5E (Cat-5 / Cat-5E) cable, with structured cabling coming back to the main telecommunications closet located on the 2nd floor of the dormitory wing adjacent to the stairwell on the west end of the building. The service provider cabling comes down into the closet from a weather head and conduit installed on the roof that accepts the overhead communications cables from the utility pole to the southwest of the building. The roof riser conduit contains a bundled cable with analog phone lines that terminate onto a standard 110 protected punch down block installed on the backboard. An additional cable from the roof appears to terminate in rack mounted equipment, which is likely the active communications line for the facility currently. There is a 2-rail wall-

mounted open equipment rack mounted to a fire treated backboard on the back wall of the closet. There appear to be (9) rack mounted 24-port category 5 patch panels installed in the rack for termination of the distributed structured cabling throughout the building. There appears to be one 48-port active network switch installed in a swinging arm in the bottom of the rack, which had both patch cables from the patch panel, as well as other cabling from the building that terminates directly into the switch. There is a 750W uninterruptable power supply (UPS) that sits on the floor of the closet next to the rack that is providing battery backed power and surge protection for the network switch.

The building also has a network of coaxial cable (RG6) distributed throughout the building for distribution of cable TV. All the coaxial cables come into the closet through conduit sleeves, and there are multiple splicing devices bundled and hanging freely from the backboard. There is equipment on the backboard with cabling to the roof that suggests there was satellite television in the facility in the past, but this equipment no longer appears to be functional.

There are limited data outlets located throughout the facility, installed in surface mounted outlet boxes, with cabling that is routed throughout the facility in surface mounted raceways. The larger recreation room in basement has multiple 3-port data outlets distributed throughout, with single 3-port devices installed in the adjacent common space and laundry room. Each dorm room appears to have (3) data device locations, (1) at each desk area, and one adjacent to the entry door. One of these devices in each room appears to have a wall mounted wireless access point to distribute wireless internet throughout the dormitory area. Other data outlets are installed in the kitchen dining areas, limited locations in the corridors, and for specific purposes, such as serving equipment in the boiler room (i.e. the access control system).

Fire Alarm System

The fire alarm system is new relative to the rest of the building (Silent Knight #6808) and is a constantly supervised, battery backed addressable type system. The main fire alarm control panel is located on the basement corridor wall opposite the main electrical service equipment and distribution panel. There is a manual pull station that sits immediately to the right of the main control panel. There is a remote fire alarm annunciator located in the vestibule of the main entry doors coming into the building off Blake Avenue. The system provides automatic smoke detection and facilitates manual initiation via pull stations. The system provides standard audio and visual notification through horns, strobes, and/or horn-strobes located throughout the facility. Smoke detectors appear to be installed in all common spaces, including corridors of the dormitory wing. Individual dorm rooms do not appear to have smoke detection, but detectors are installed near the dorm room entries in the corridor. The corridors also have horn strobes that will be audible in dorm rooms. Other common spaces, such as the kitchen and dining area have both smoke detectors and horn strobes for automatic detection and audible-visual notification to occupants. The system is connected to a UL listed central reporting service. The fire alarm system controller is not capable of facilitating voice evacuation.

Audio Visual

No special audio-visual equipment was observed in the facility. Audio visual infrastructure appears to be limited to the coaxial cable network which likely distributed cable TV to the dorm rooms and limited locations in common areas. Outside of the coaxial splicing devices, no other audio-visual display or switching equipment was observed in the facility.

Security Electronics

The building has electronic access control for select exterior doors at the facility. There is a backboard installed on the east wall of the boiler room that has (2) door controllers (manufactured by CBRD) that are powered by an Altronix power supply cabinet. Each door controller is connected to the building local area network (LAN) via cat5e patch cables to a data outlet located on the wall of the boiler room. Magnetic strip style card readers with numerical keypads were observed at the main entry off Blake Avenue, and the entry into the kitchen from the west.

Intercommunication / Clock System

The building does not have an intercommunications or paging system.

Refer to Appendix G for existing electrical photos.

4.0 | SPACE REQUIREMENTS

4.1 General Center Requirements

This center will provide space for both the ROTC and VA Services programs to carry out their daily activities and to create opportunities, synergy and greater visibility in effort to enhance recruitment and retention. It is desireable for this facility to become a strong anchor to this end of campus. Inside, there will be private and semi-private offices, meeting rooms, and classrooms for both organizations. The facility will also feature large and small social gathering spaces, along with shared dining and a Wellness Center. The private offices and meeting spaces for each department shall be able to be closed/locked during non-business hours while the public space remains accessible.

The building's exterior will create a strong sense of place, offering areas for informal gatherings and spaces suitable for conducting special ceremonies in a formal manner. Additionally, adjacent fields will be available for various program drills.

4.1.1 OVERALL NEEDS

Facility Needs:

- More meeting spaces
- Offices
- Dining hall
- Wellness center

Wish List:

- Combined entry for both ROTC and Veteran Services
- Better lighting
- Natural light
- Usable exterior facilities
- Connection from wellness spaces to exterior

4.1.2 REQUIREMENTS FOR ROTC

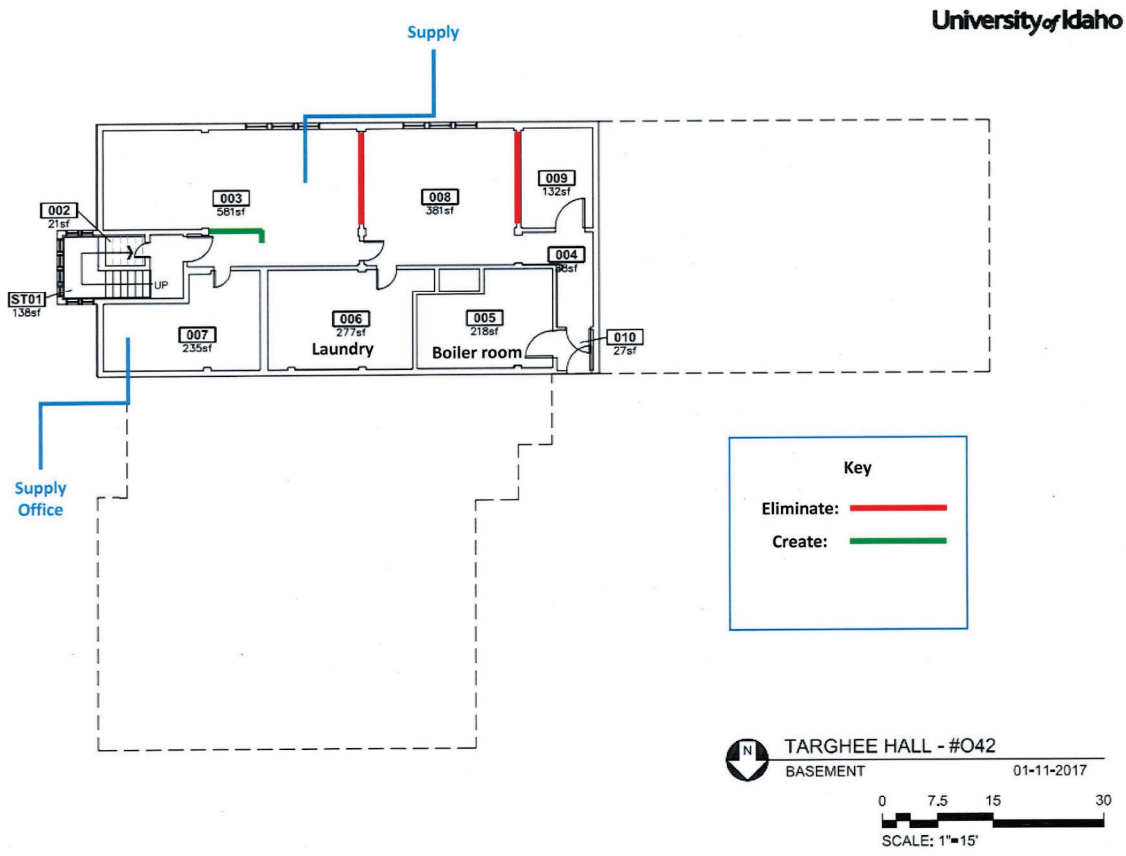
The ROTC program trains students to become commissioned officers in the US Armed Forces. Classroom instruction, physical fitness and practical exercises are used to develop college students in to leaders. While there will be some shared program needs between specific branches, the required meeting and work areas shall be grouped together within the USMC, USAF or USN in support of the their goals.

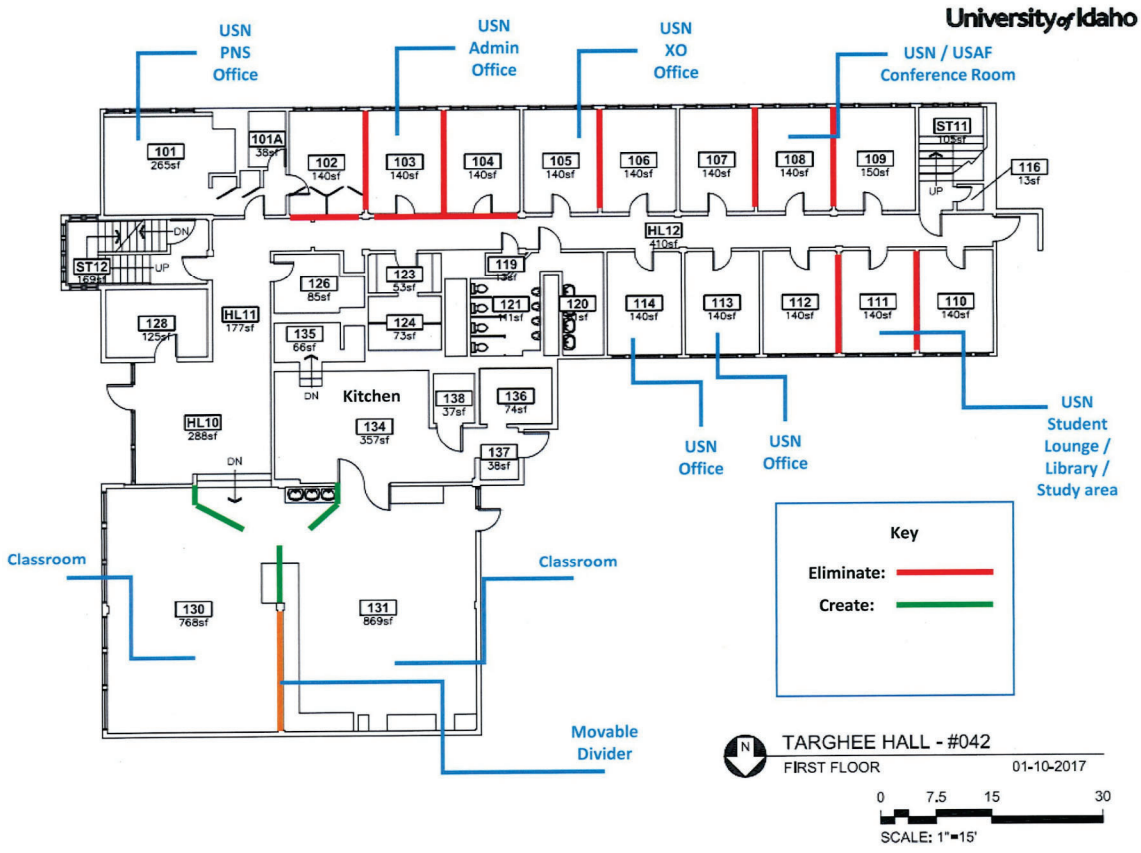
4.1.3 REQUIREMENTS FOR VETERANS SERVICES

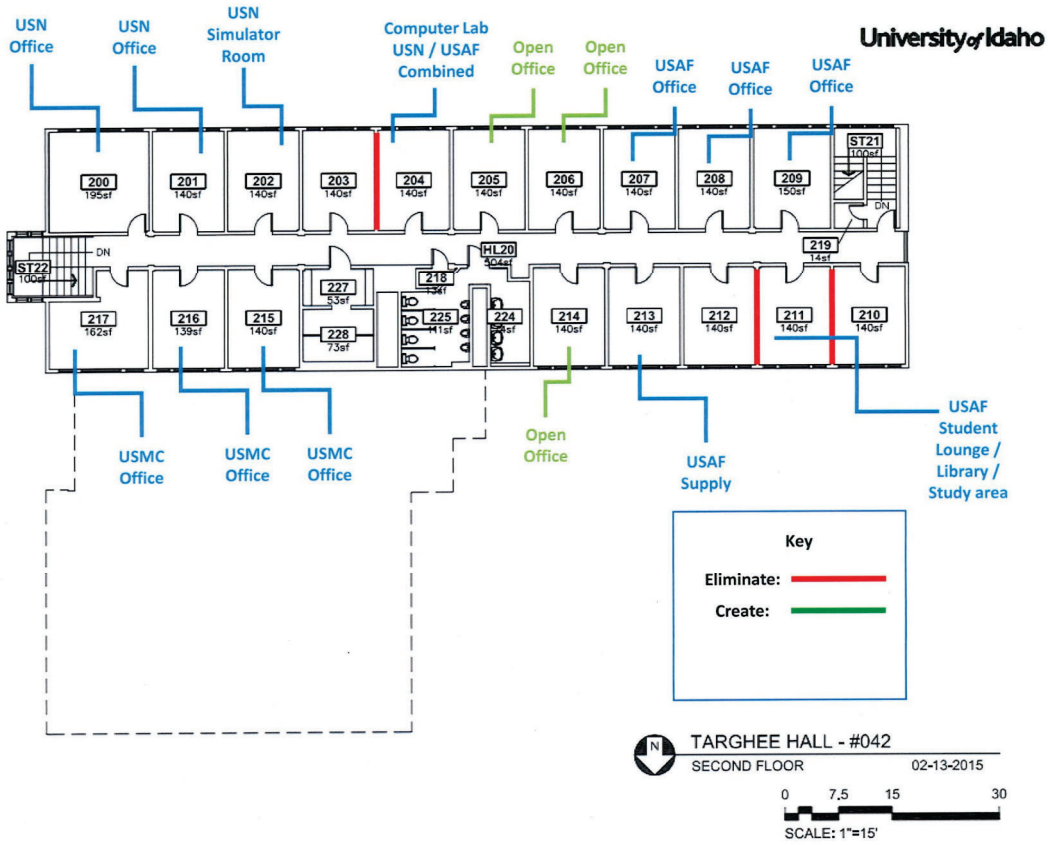
The VA specific meeting spaces and offices shall be grouped together, ideally all in the same area of a floor in the building. There are a few large group shared spaces within the building that will group the VA along with the ROTC. These spaces include classrooms, dining hall and a wellness center and shall remain accessible during non-business hours.

4.2 Initial Thoughts from Program Leaders

ROTC/VA Services Original Existing Plan Layouts

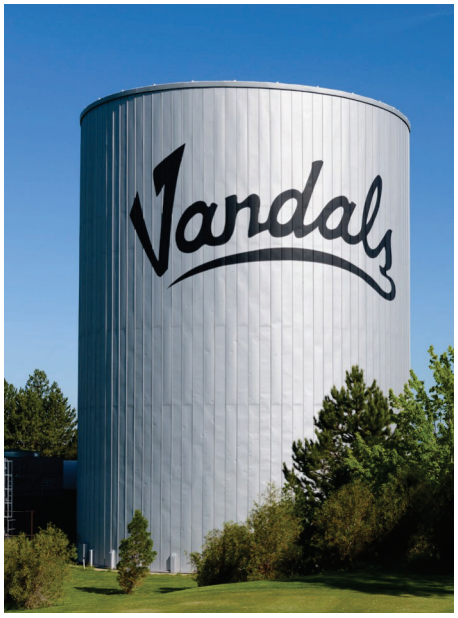


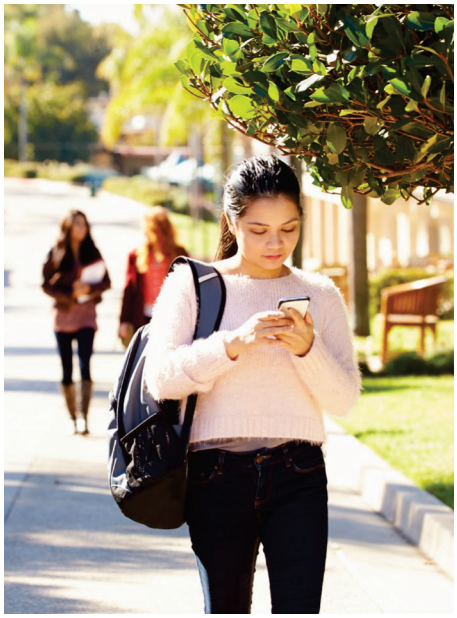


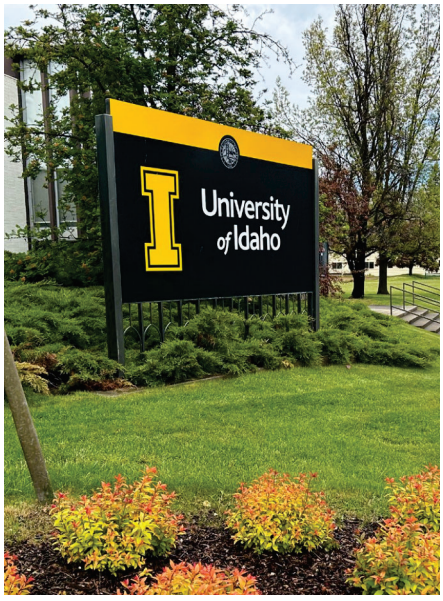

University of Idaho
USN Office
USN Office
USN Simulator Room
Computer Lab USN / USAF Combined
Open Office
Open Office
USAF Office
USAF Office
USAF Office
200 195sf
201 140sf
202 140sf
203 140sf
204 140sf
205 140sf
206 140sf
207 140sf
208 140sf
209 150sf
ST21 100sf
DN
ST22 100sf
DN
219 14sf
HL20 404sf
227 53sf
218 34sf
225 41sf
224 48sf
217 162sf
216 139sf
215 140sf
228 73sf
214 140sf
213 140sf
212 140sf
211 140sf
210 140sf
USMC Office
USMC Office
USMC Office
Open Office
USAF Supply
USAF Student Lounge / Library / Study area
Key
Eliminate:
Create:
N
TARGHEE HALL - #042
SECOND FLOOR
02-13-2015
0 7.5 15 30
SCALE: 1"=15'

4.3 Area Summary

BUILDING AREA SUMMARY - Targhee Hall Use: VA / USN / USAF / USMC	
Building Spaces	**Program Area**
1.0 VA Gathering Spaces	
1.1 Student Lounge	800
1.2 Student Study / Work Area	400
1.3 Dining Hall / Kitchenette (shared ALL)	400
1.4 Conference Room (shared ALL)	400
1.5 Future Wellness Center (shared ALL)	800
Total Area 1.0	**2,800**
2.0 VA Private Spaces	
2.1 Offices (5 @ 120sf)	
Director	120
Assistant Director	120
School Certifying Officials (2)	240
Work-Study Office	120
2.2 Counseling	120
2.3 Future Offices (5 @ 120sf)	
VSOC Dept VA VR&E Counselor (future)	120
Trio Granted Program - Veteran's Upward Bound (2-3 ofcs)	360
Third SCO (1/125 students using benefits)	120
Total Area 2.0	**1,320**
3.0 USN	
3.1 General Offices (3)	615
PNS Office	265
Admin Office	420
XO Office	280
3.2 Simulator Room	140
3.3 Student Lounge / Library / Study Area	420
Total Area 3.0	**2,140**
4.0 USAF	
4.1 Offices (3 @140)	420
4.2 Supply	140
4.3 Student Lounge / Library / Study Area	420
Total Area 4.0	**980**
5.0 USN and USAF Shared	
5.1 Computer Lab	280
5.2 Conference Room	430
5.3 Classrooms (2) - shared ALL?	1,637
Total Area 5.0	**2,347**
6.0 USMC	
6.1 Offices (3)	441
Total Area 6.0	**441**
7.0 Support	
7.1 Open Offices (3 @ 140sf)	420
7.2 Restrooms	800
7.3 Supply Storage	1,329
7.4 Custodial	200
7.5 Mechanical / Electrical	1,000
7.6 Laundry	277
Total Area 7.0	**4,026**
TOTAL PROGRAM AREA	**14,054**
Existing Stairs (407 + 205)	612
Vertical Circulation (new Elevator)	360
General Circulation @ 20%	2,811
TOTAL AREA SUMMARY: VA / USN / USAF / USMC	**17,837**







5.0 | RECOMMENDATIONS

5.1 Recommendations - Architecture

- **Recommendation of the Current Construction Arrangement:** The existing main and second floors feature a double-loaded corridor with small dorm-style rooms flanking each side of a very narrow hall. The University of Idaho's ROTC concept shows removal of specific walls between the rooms. The basement level has the same structural column alignment, but spaces are currently larger is size.
- **Roof Replacement Recommendation**: Replace the existing 45+ year-old roof. The current roof, installed in 1977, has reached the end of its lifespan. Signs of leakage in the kitchen area, likely due to flashing issues at the hood's vent, and moisture damage in the janitor's closet ceiling necessitate this replacement to avoid future problems and protect new finishes.
- **Window Replacement**: Replace the existing low-quality, inefficient window glazing with new energy-efficient windows that meet current energy codes.
- **Exterior Finish Updates:** Replace and refresh exterior finish materials that are wearing down considerably. Repainting is necessary, and other outdated areas should be updated as well.
- **Code Compliance Update Recommendations:** Address all existing code violations, both interior and exterior. A complete gut and redesign will resolve most current code violations, with a primary focus on exiting and ADA compliance.
    - Door Jamb Clearances: Ensure 12" clearances on one side and 18" on the other side of door jambs.
    - Toilet Rooms: Update existing toilet rooms to meet accessibility requirements.
    - Sinks: Ensure sinks meet wheelchair accessibility requirements.
    - Exiting: Addition requires a new stair - this can be located in the connector.
    - Elevator: An elevator is required. And due to the short height of the existing building 1st to 2nd floor, plus the basement level a 4 stop, 2 sided elevator is required.
    - Accessible travel: Wheelchair accessible ramping and other requirements.
    - ADA Compliance: Bring both the existing building and the new addition into full ADA compliance.
    - (What else do you think should be included here?)
- **Security and Access Control:** Update security and access control systems.
- **Interior Lighting Upgrade:** Upgrade all interior lighting to energy-efficient LED fixtures in compliance with the new energy code.
- **North Portion Removal:** For ease of construction and planning, remove the north portion of the existing building. This area is ideal for the circulation connector and new addition.
- **Brick Veneer Repointing:** Repoint the existing brick veneer where minor cracking has occurred, depending on the planned new finish material.
- **Canopy Removal:** Remove the existing canopy for a new design.
- **North Wing Removal:** Remove the existing north wing (old dining hall) to address ADA compliance and facilitate better vertical circulation and connection to the new addition.
- **Floor-to-Floor Height:** Our internal programming exercise suggests allocating smaller spaces, such as offices and support areas, to the 3 levels of Targhee Hall. We also recommend renovating the first and second-floor restrooms to create more efficient and code-compliant facilities. Additionally, the basement should be utilized for support and storage spaces, as well as mechanical and electrical rooms. Our initial design concept for the vertical circulation connector between the existing Targhee Hall and the addition includes adjustments to the second-floor heights to achieve a higher floor-to-floor ratio, thereby supporting larger programmed spaces.

Challenges and Opportunities

- Challenge: East Side Grade Elevations.
  Opportunity: We can address this by implementing tiered ramping and enhancing the area with landscaping. This elevated east side also presents an opportunity by giving the building a commanding height, establishing hierarchy and prominence over neighboring structures.
- Challenge: Existing Floor to Floor heights.
  Opportunity: The existing floor-to-floor height in Targhee Hall allows for the addition to feature increased floor heights, particularly in the connector, which can incorporate multi-level landings and approaches. This connector, with a higher roofline, will also offer daylighting opportunities on all elevations.

- Challenge: The 4 step level difference between the existing Targhee Hall main building block and the north wing.
  Opportunity: Removing the existing north section creates a clean slate, reducing seismic loads and providing a seismic separation between the existing and new sections.

5.2 Recommendations - Site

As the University of Idaho progresses and hopes to attract more students, Targhee Hall will need to be a positive reflection of how the University wants to be perceived by those students—a modern and exciting environment in which all Vandals can succeed. In addition to creating parking for both Targhee Hall and adjacent Greek housing, the new design will connect the indoors and outdoors with plaza spaces, providing students with diverse study venue options close to home. Site amenities are to include a new tennis court with pickleball striping and a new basketball court that sits comfortably on the site. In addition, a large turf area with enough space to accommodate ROTC, Veteran Services programs, or multiple sports and groups at once.

Parking lot improvements will surround the recreation spaces and will involve grading and catch basins to direct runoff to the current storm drainage infrastructure, incorporating collection, conveyance, detention, and release mechanisms. Modernizing Targhee Hall and expanding ROTC facilities will result in minimal increases in utility demands. The primary change will be the addition of stormwater controls, including roof drains and connections to the existing stormwater system. UI's use of a reclaimed water system for irrigation will ensure a minimal impact on the domestic water supply.

Irrigation infrastructure will require some modifications but will save on overall costs relative to other locations. With the addition of paving and courts, the overall demand on the campus irrigation system will be further reduced.

The design will create a functional and cohesive layout for both pedestrians and drivers. Together, these design elements will renovate Targhee Hall. It will bring it to the present and set it up for a long future for the Vandals who stay there and for the University of Idaho.

Further enhance the street presence of the intersection to better welcome students and visitors.

Create better pedestrian connections to campus in locations such as this.

Demolish most outdated and out of compliance site elements such as asphalt, concrete, stairs, railing, and vegetation in poor condition. Other site elements that do no contribute to final design would also be removed.

5.3 Recommendations - Structural

Potential Building Alterations

The existing building was used as a dormitory which would fall under the Group R-2 Occupancy Classification. Based on conversations with Architects West, the University may want to convert parts of the building to Group B Occupancy.

Based on a rendering from Architects West, the roof of the dormitory wing may require a new penthouse approximately 200 square feet in size. The north wing of the building is a single-story lounge and kitchen area. Based on a rendering shared by Architects West, this entire wing might be demolished and replaced with a new two-story addition.

International Existing Building Code (IEBC) Implications

The proposed changes to Targhee hall include alterations, additions, and change of occupancy. These changes must comply with one of three methods within the IEBC. Generally, the most flexible method is the Work Area Compliance method. The work area for this project appears to exceed 50 percent of the building area. Thus, the work would be classified as a Level 3 Alteration by the IEBC.

It is our understanding that the occupancy category of the existing building may change from R (residential) to B (business). The original structural plans list the design floor live load as 40psf. Due to change of occupancy, the floor system would need to be capable of supporting a 50psf live load. Because the new live load is more than a 5% increase, the EOR for the renovation would need to verify the existing floor system meets the current code. GLR has run a preliminary analysis of the floor slab and beams. Most of the floor system appears to be capable of supporting the increased live load. However, there are areas of the one-way slab which appear to have inadequate reinforcing. It is possible the change in occupancy would require slab reinforcement for sections of slab between column strips. One possible solution for strengthening the slab would be a fiber reinforced polymer coating. Reinforcement of columns and foundations would likely not be necessary due to live load area reductions that are permitted at interior columns. Slab calculations are based on an assumed yield strength of 20ksi. Selective demolition and testing of the actual rebar yield strength might reduce the need for slab reinforcement completely.

Similarly to the floor, the roof was designed for a smaller snow load than what is currently required by code. The existing drawings indicate the roof was designed for a snow load of 30psf, while the City of Moscow requires a minimum 40psf snow load. Any area of the roof in which an alteration causes an increase in gravity or snow loads, including snow drift, of more than 5% shall be replaced or altered as needed to carry the loads required by the IBC for new structures. Based on Architectural renderings, a new penthouse would need to be supported by the existing roof. Additionally, the penthouse and taller addition will create drifting snow. Preliminary loading calculations show the new snow drift combined with balanced snow could be more than 2.5 times higher than the original snow load. If so, more than half of the roof slab could require reinforcement. Like the floor slab, the roof system could be reinforced with a fiber reinforced polymer coating. Alternatively, a steel skeleton could be constructed to support the penthouse and shield the existing roof from higher snow loads. New MEP units should not be placed on the existing roof, if possible. These observations are based on engineering judgment. No calculations have been run on the roof slab itself.

To avoid mandatory seismic upgrades, a seismic separation joint will be needed between the new addition and the older dormitory. The new portion would be designed according to IBC requirements for new buildings. The gap between the buildings would need to be between 3% and 4% of the building height. The demolition of the original low roof will reduce the seismic demand on some of the existing concrete frames. Thus, no mandatory upgrade and analysis are triggered by the IEBC. The footings for the new addition should be placed at an elevation such that they avoid surcharge loading the existing basement walls and footings that are to remain.

Under Level 3 alterations, unreinforced masonry partitions within the work area and adjacent to egress paths shall be anchored, removed, or altered to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. The attachment of the masonry partitions is not shown in the existing structural drawings. Destructive field investigation may be required to observe and justify the existing conditions.

The architecture team should investigate if an automatic sprinkler system will be needed to comply with the IEBC Work Area Method. The additional weight of a sprinkler system would have an impact on the floor and roof slab analysis and upgrades.

Conclusions and Summary

Voluntary Upgrades Based on Existing Site Observations:

1. Repoint brick veneer where minor cracking has occurred.
2. Replace canopy over west exit & patch concrete columns where spalling is occurring.

Required Upgrades Based on Tier 1 Screening:

1. Existing masonry infill walls placed in moment frames be isolated from structural elements or analyzed to confirm compliance with performance objective.

Upgrades Triggered by Change of Occupancy, Alterations, and Additions

1. Slab strengthening of one-way floor slab between column strips.
2. Above-roof steel framing to support new penthouse and shield existing roof from increased snow loads.
3. Seismic separation joint between existing dormitory building and new addition.

Refer to Appendix E for Site Visit Photos and Map of Deficiencies and Upgrades.

5.4 Recommendations - Mechanical/Plumbing/Fire Protection

Assessment

HVAC

The existing HVAC systems are aged and inadequate by today's construction standards. It is highly recommended to remove the boiler, radiators and all associated piping and replace it with a new HVAC system. A Variable Refrigerant Volume (VRV) heat pump system is recommended for this application. Its utilization of refrigerant piping rather than large duct work coupled with its high efficiency, make this system a great application for retrofits such as this. The diverse selection of indoor fan coil types will allow individual control of each zone and a fan coil or cassette that will fit within the special constraints and aesthetics of each space. The outdoor heat pumps can be roof or grade mounted.

Energy Recover Ventilators (ERVs) can be used for providing the code required levels of ventilation to the facility. ERVs can be roof mounted or installed in ceiling spaces or closets within the facility. The ERVs can also provide exhaust air out of the restrooms and recovery the heat and conditioning the incoming fresh air through a fixed plate heat exchanger.

There are some significant spatial and construction restraints within the facility, so natural ventilation options may be considered in lieu of mechanical ventilation where feasible. Natural ventilation requires the operable window area be greater than four (4) percent of the floor area. The existing dorm rooms currently have ~10% operable window area to floor area.

PLUMBING

The existing plumbing infrastructure is aged and utilizes materials that are no longer the industry standard. The galvanized water pipe is susceptible to corrosion and mineral build up within the pipe. Given the age of the facility, it is highly likely there is significant building up in domestic water piping. The existing 2" copper main is in good condition and can be maintained for reuse. All other domestic water pipes are recommended to be replaced with copper or pex depending on the owner's preferences and standards.

The cast iron domestic waste and vent piping appears to be in good working order and is a very durable material. However, the waste piping currently uses hub and spigot fittings rather than no-hub couplings. If the plumbing layout is to remain relatively unchanged, the existing waste piping could be reused. Hub and spigot cast iron piping is not readily available so it would be recommended to use no-hub cast iron pipe for any new or revised domestic waste and vent piping.

The existing plumbing fixtures are aged and efficient in their water consumption. It's recommended that all plumbing fixtures be replaced with water conserving type fixtures and flush valves.

The existing water heater appears to be in good working order but is at the end of its expected useful life. A new water heater is recommended. With natural gas available on site, and an existing path for the exhaust flue, a high efficiency, gas-fired water heater is recommended for its replacement.

As noted, there was not an existing grease trap observed on site. Depending on the appliances and fixtures used in the future kitchen design, it is highly likely a grease trap will be required. Point of use grease traps are available if the demand is minimal, otherwise a new hydro mechanical grease trap installed outside on site is recommended.

The existing basement has limited plumbing fixtures and there are no floor drains in the laundry and boiler rooms. Drainage out of these types of rooms is recommended. Given that the basement floor is well below grade, a sewer lift station may be required. A lift station would also all for additional plumbing to be added to the basement spaces provide more flexibility with potential plumbing modifications.

FIRE PROTECTION

With the proposed change of use and expected additions to the facility, a fire sprinkler system is an anticipated requirement for the facility. A location for the fire riser will need to be determined. The installation of the fire sprinkler piping and sprinkler heads will need to be closely coordinated with other disciplines due to the spatial constraints of the existing building.

5.5 Recommendations - Electrical

Summary and Conclusions

The building, and the systems within it, are showing their age and are largely outdated. The 400A single phase electrical service is already small for a 10,000 SF building, and not currently supporting mechanical equipment that is found in modern facilities. The main distribution panel is past its useful life, and new overcurrent devices for the board are difficult to procure. The original branch panels are full, both in terms of physical and electrical capacity. The one newer panel in the facility is likely near its maximum allowable electrical load. The lighting system is obsolete, using fluorescent lamps that are no longer being manufactured. The building does have electronic access controls, but it utilizes outdated technology with magnetic strips being used for credential verification. The fire alarm system is newer than all other systems, but provides limited coverage through smoke detectors, and does not meet current standards for facilities on educational campuses.

If the building were to be completely remodeled, and an 8,000 SF addition were constructed, it is our recommendation that the electrical systems throughout the facility be completely replaced. The main electrical service should be upgraded to a new three-phase, 208/120V, 4-wire system to support modern mechanical equipment that is largely electrically driven. We estimate that a new three-phase service would be sized between 800A and 1200A at 208V. The lighting system would need to be replaced to meet current energy codes, as well as to provide a more energy-efficient and maintenance friendly facility. New code-compliant lighting controls that provide time and occupancy-based automatic control of new lighting should also be installed. New telecommunications distribution should be installed throughout the facility, including a new telecommunications room that has more space for equipment, and new category 6 (minimum) structured cabling throughout. Finally, new special systems, including fire alarm and security electronics, should be installed to utilize modern, more secure technology for access control, and to meet current codes and standards for life safety for facilities on educational campuses.

6.0 | DESIGN CONCEPTS

Architects West aimed to re-imagine Targhee Hall by integrating a new building addition, with the goal of creating a cohesive environment for the ROTC and Veterans Services programs within the Nez Perce neighborhood. This approach balances the preservation of Targhee Hall's architectural character with the modernization needed to create a state-of-the-art facility, and ensures it meets future needs while honoring its historical significance.

6.1 Design Guidelines

- **Enhance Iconic Features:** Build upon the positive characteristics of the iconic Targhee Hall Building.
- **Create a Welcoming Entrance:** Establish a welcoming and prominent sense of entry at the south edge of the University of Idaho campus.
- **Provide Functional Spaces:** Offer working, meeting, gathering, and wellness spaces for both the ROTC program and VA Services.
- **Right-Sized Spaces:** Design appropriately sized private, semi-private, and public spaces to meet program needs.
- **Remodel with Purpose:** Remodel and expand Targhee Hall in a fiscally responsible, durable, and timeless manner while creating a sense of place for the programs housed within.
- **Provide Parking:** Provide maximum parking to support adjacent and future Greek housing while also maximizing recreational space and aesthetics.
- **Serve Current and Future Needs:** Integrate trash enclosures to serve all adjacent and future housing needs.

6.2 Site Concept

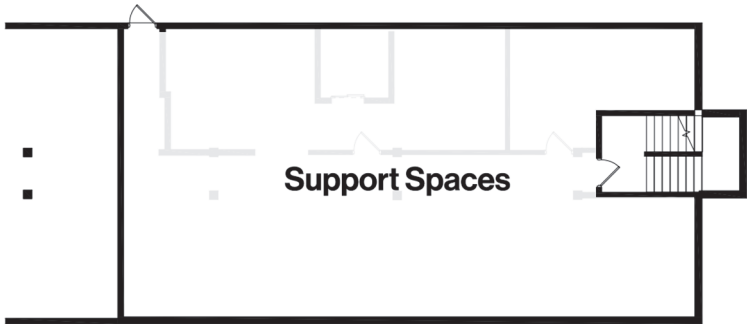
The proposed site design aims to significantly enhance Targhee Hall's functionality and provide resources for students and the new Greek Row, such as sports courts, 200+ parking stalls, and relocating all trash enclosures from Nez Perce Drive. Additionally, the site will improve pedestrian circulation for all students walking through the area to campus. From a wayfinding perspective, the southeast corner sign and building will announce to people driving to the site they have arrived on campus. Outdoor spaces adjacent to Targhee Hall will include plazas and seating that create gathering spaces for the ROTC and Veteran Services programs. The large open lawn in the center of the site will be maintained to allow ample space for the campus recreation department and cadet training.

See Appendix H for larger site plan.

6.3 Conceptual Floor Plans

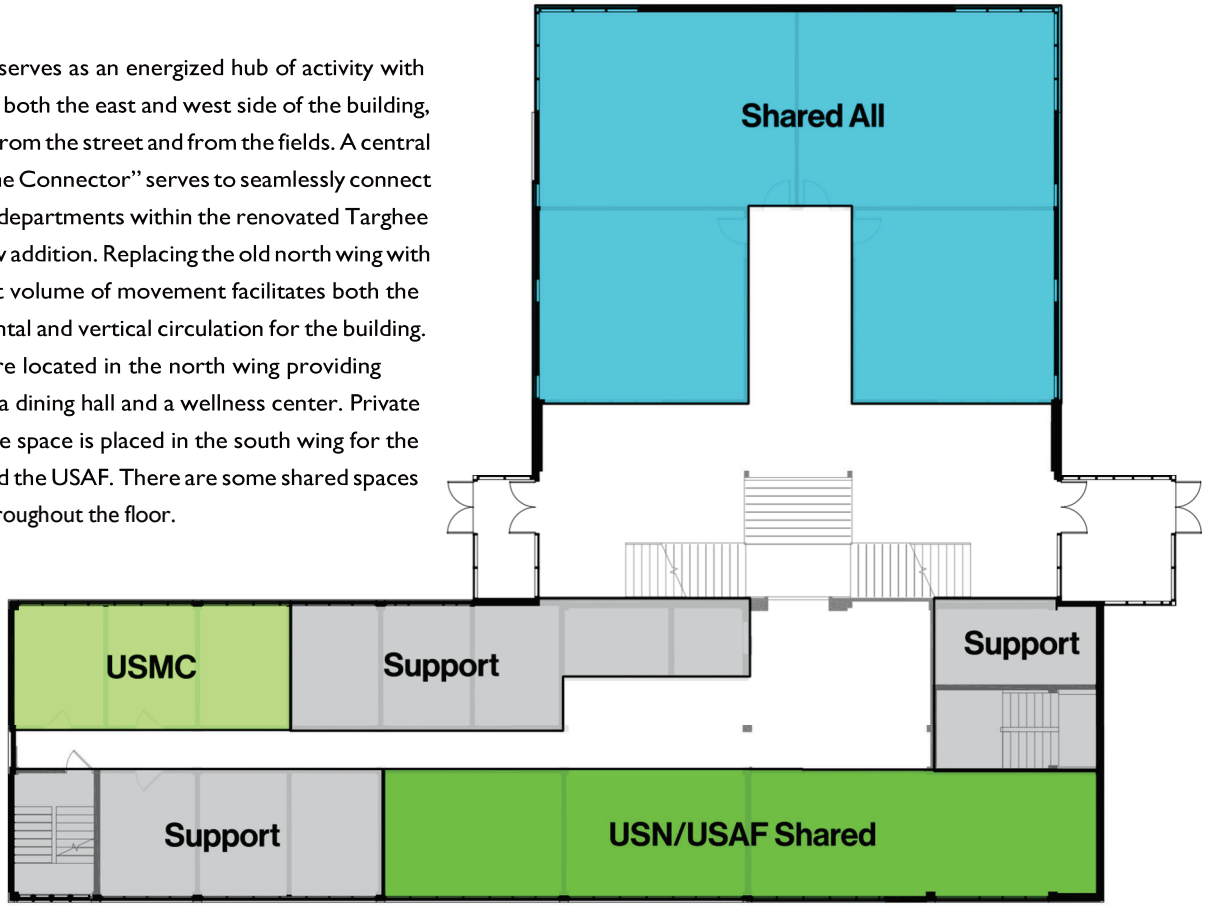
Lower Level

The lower level of the renovated Targhee Hall is accessible via separate stairs and is connected to the central 'Connector' by a proposed four-stop, two-sided elevator. Similar to their past use, the space(s) are targeted for use as support spaces for the building users in the form of supply storage, laundry facilities, and mechanical/electrical space.



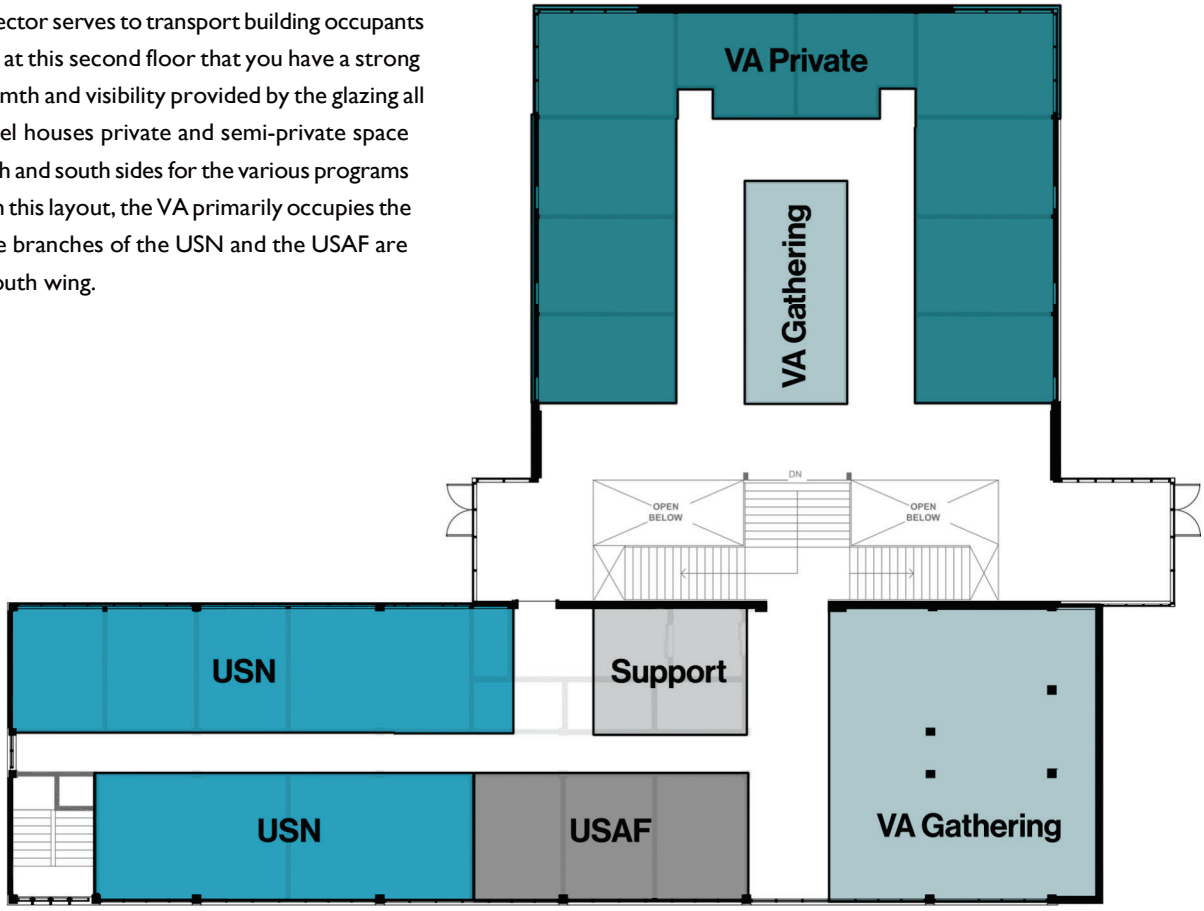
First Floor

The main level serves as an energized hub of activity with entry points on both the east and west side of the building, drawing you in from the street and from the fields. A central spine we call "the Connector" serves to seamlessly connect ROTC and VA departments within the renovated Targhee Hall and the new addition. Replacing the old north wing with this transparent volume of movement facilitates both the primary horizontal and vertical circulation for the building. Public spaces are located in the north wing providing meeting space, a dining hall and a wellness center. Private and semi-private space is placed in the south wing for the USMC, USN and the USAF. There are some shared spaces for everyone throughout the floor.



Second Floor

While the Connector serves to transport building occupants to this floor, it is at this second floor that you have a strong sense of the warmth and visibility provided by the glazing all around. This level houses private and semi-private space on both the north and south sides for the various programs housed within. In this layout, the VA primarily occupies the north wing while branches of the USN and the USAF are located in the south wing.



6.4 Renderings

Site plan rendering of proposed site improvements.

View from Sigma Chi: The close proximity of courts and parking to new Greek row will better appeal to students where currently parking and other recreational opportunities are further away.

View from Northwest Corner of New Greek Row Hill: Site amenities such as parking, and trash enclosures will help support Nez Pierce Drive.

View from Southeast Corner of Blake and Taylor: Entry plaza and corner monument sign upgrades will welcome students and visitors to the campus. These improvements will also serve as a way finding point to better define campus extents.

Exterior Architectural Concepts

The exterior character of the renovated Targhee Hall is crafted to be a prominent and welcoming landmark on campus, reflecting the strength and resilience of its occupants. The façade will be rejuvenated with a mix of modern and timeless architectural elements, ensuring it remains a symbol of pride and importance for years to come.

The design approach for the exterior finishes of Targhee Hall seeks to create harmony with the proposed new addition and its east-west circulation connection. Feedback from the University of Idaho's program leaders emphasized the importance of the building's prominence over adjacent structures, which is achieved through its two-story height and central circulation mass. The design concept features three distinct masses that define the building, with access points from both the east and west. The southeast corner of the site, which marks the southeastern edge of campus and includes one of the campus's main entry signs, is preserved as the "front door" with the east side entry. Additionally, a west side entry is incorporated to align with parking and a large open space designated for various outdoor functions.

SE Concept: *Campus entry sign and the east side entry. Floor height above pedestrian path will be accessed through the use of tiered ramping.*

NW Concept: *Entry access from what is proposed as parking and the open space that involves several functions.*

NE Concept: *East side entry. Floor height above pedestrian path will be accessed through the use of tiered ramping. This provides opportunities for landscaping.*

Interior Renderings

The interior design emphasizes elements that honor the legacy of military service, incorporating dedicated spaces for reflection and recognition. The re-imagined center will be a place where occupants feel valued, inspired, and proud to be part of a community that respects their commitment and service.

The approach for the interior leverages the existing Targhee Hall's structure to create functional solutions. Due to the shorter floor-to-floor heights and concrete post-and-beam construction, the renovated space is well-suited for smaller offices and support areas. Some of these smaller rooms can be combined to create mid-sized conference spaces if needed. The proposed addition to the north benefits from higher floor-to-floor heights, allowing for larger programmed spaces, such as the Dining Hall or Wellness Center, as depicted in the renderings. The core of the building serves as a circulation hub, connecting all programs within both the existing and new sections, along with the main vertical circulation.

First Floor: *Both the street-side and courtyard entrances lead into a welcoming lobby featuring a café, study, and gathering areas, which seamlessly connect the existing building to the new addition. This 'Connector' serves as the primary circulation space across multiple floors, highlighting key functions that Architects West aimed to showcase. The space will feature abundant natural daylight, scenic views, and will act as a conduit to all departments and common areas. The first rendering offers a perspective of the experience as you enter the building from the west, with a similar experience at the east entry, though with different functions to the north and south. The rendering's north side provides a glimpse of the Wellness Center, while the south side highlights vertical circulation, including a four-stop, two-sided elevator.*


VETERANS

***Second Floor**: The second-floor connector includes open balcony lounges at each end, offering views of the new lobby, flag wall, and grand staircase, creating relaxed spaces that bridge the old and new sections of the building, and facilitate simple and convenient circulation. The second interior rendering illustrates how vertical circulation can be optimized. The floor-to-floor height in the addition is utilized to create visual interest through the stair design, offering opportunities for common areas where students can gather, study, or socialize.*

7.0 | COST ESTIMATE AND SCHEDULE

7.1 Estimated Construction Costs

The project scope includes selective demolition of architectural elements, new interior and exterior finishes, a new roof, new windows, partition framing, new doors and frames, and access hardware.

It is assumed that the existing electrical service is adequate for the renovation portion.

The project also includes major mechanical, electrical, and plumbing (M/E/P) demolition and renovation. The plumbing scope involves a complete overhaul, including rerouting piping and replacing all plumbing fixtures. Existing toilet rooms do not meet ADA requirements and will require new services for new locations. The scope also encompasses all new heating, ventilation, and air conditioning upgrades; plumbing and fixture replacements; and upgrades to lighting, electrical, security, and information technology systems.

University of Idaho Targhee Hall Renovation/Addition Cost Estimate			Building Square Footage Costs **$568.00**
		TOTAL	**$13,099,690**
Building Spaces	**Program Area**	**Est. $ Cost/SF**	**Est. Total $**
1.0 GATHERING SPACES			
1.1 Entries/Vestibules/Lobby (concentrated areas)	500	$385	$192,500
1.2 Student Lounge	800	$370	$296,000
1.3 Student Study / Work Area	400	$370	$148,000
1.4 Dining Hall / Kitchette (shared all)	400	$400	$160,000
1.5 Wellness Center (shared all)	800	$485	$388,000
1.6 Conference Room (shared all)	400	$400	$160,000
Total Area	**3,300**	**$407**	**$1,344,500**
2.0 VA PRIVATE SPACES			
2.1 Counseling	120	$310	$37,200
2.2 Offices (5 @ 120sf)	600	$310	$186,000
2.3 Offices (5 @ 120sf)	600	$310	$186,000
Total Area	**1,320**	**$310**	**$409,200**
3.0 USN			
3.1 General Offices (3)	615	$310	$190,650
3.2 PNS Office	265	$320	$84,800
3.3 Admin Office	420	$320	$134,400
3.3 XO Office	280	$320	$89,600
3.3 Simulator Room	140	$440	$61,600
3.3 Student Loung / Library / Study Area	420	$410	$172,200
Total Area	**2,140**	**$343**	**$733,250**
4.0 USAF			
4.1 Offices (3 @ 140sf)	420	$310	$130,200
4.2 Supply	140	$150	$21,000
4.3 Student Lounge / Library / Study Area	420	$410	$172,200
Total Area	**980**	**$330**	**$323,400**
5.0 USN and USAF SHARED			
5.1 Computer Lab	280	$380	$106,400
5.2 Conference Room	430	$400	$172,000
5.3 Classrooms (2) - shared all	1,637	$410	$671,170
Total Area	**2,347**	**$405**	**$949,570**
6.0 USMC			
6.1 Offices (3 @ 147sf)	441	$310	$136,710
Total Area	**441**	**$310**	**$136,710**
6.0 SUPPORT SPACES			
7.1 Open Office (3 @ 140sf)	420	$295	$123,900
7.3 Public & Staff Restrooms	800	$310	$248,000
7.5 Supply Storage Area	1,329	$150	$199,350
7.2 Custodial	200	$160	$32,000
7.4 Mechanical/Electrical	1,000	$150	$150,000
7.6 Laundry	277	$170	$47,090
Total Area	**4,026**	**$199**	**$800,340**

Programmed Building Area	**14,554**		**$4,696,970**
Vertical Circulation (Stairs x 2) in sf	612	$300	**$183,600**
Vertical Circulation (Elevator: 4 stop/2 side opening) 1 LS	360	$160,000	**$160,000**
Circulation 20% (minus 500sf Entry)	2,311	$220	**$508,376**
Total Circulation Area	**3,283**		**$851,976**
Total Building Area	**17,837**		**$5,548,946**
Existing Selective Demolition (West Ssection)	2,500	$55	**$137,500**
Existing Roof Replacment/ Improvements	4,000	$75	**$300,000**
Existing Exterior Building/Finish Improvements	1	$300,000	**$300,000**
MECHANICAL	1	$700,000	**$700,000**
PLUMBING	1	$250,000	**$250,000**
FIRE PROTECTION *Avg. btwn existing and new*	17,478	$5	**$87,390**
ELECTRICAL	1	$960,000	**$960,000**
Site Work Related to the Building Area Only to Determine Building Area Square Footage Costs (LS)	**1**	$450,000	**$450,000**
Total Building Cost			**$8,733,836**
Building Design Contingency		15%	$1,310,075
Building: Escalation to 2026 (1% a year)		1.0%	$87,338
Total Building Costs			**$10,131,250**
		COST PER SQUARE FOOT (BUILDING AREA Only)	**$568.00**
6.0 SITE & CIVIL			
6.1 *Targhee Hall Plaza, Landscape, Stairs, & Furnishings (around Bldg. site)*	*1*	$345,000	**$345,000**
6.2 *Site Stair Systems*	*1*	$250,000	**$250,000**
6.3 *Earthwork: Stripping, grubbing, cut/fill, rough & fine Grading*	*1*	$800,000	**$800,000**
6.4 *Utilities, Stormwater, Erosion & Sediment Control + 10% mobilization* ***(CIVIL)***	*1*	$304,000	**$304,000**
6.5 *Parking / Asphalt Paving / Courts*	*1*	$540,000	**$540,000**
6.7 *Site Lighting (LS = Lump Sum)*	*100,000*	$1	**$100,000**
6.8 *Concrete Flatwork*	*1*	$170,000	**$170,000**
6.9 *Planting and irrigations*	*1*	$210,000	**$210,000**
6.10 *Site Furnishings (excluding bldg Furnishings)*	*1*	$100,000	**$100,000**
6.11 *Site Retaining Walls*	*1*	$40,000	**$40,000**
6.12 *Site Fencing, Trash Enclosures, and Rails*	*1*	$150,000	**$150,000**
Large Area of Site Work Removed to Determine Building Square Foot Costs	**1**	($450,000)	**($450,000)**
Total Costs for Site Improvements			**$2,559,000**
Site Design Contingency		15%	$383,850
Site Escalation to 2026 (1% a year)		1.0%	$25,590
GRAND TOTAL ESTIMATED COST			**$13,099,690**

Rennovation (3 floors) and Addition (2 floors)

Note:

Project costs are estimated based on recent bids for similar higher education projects in the locality. The current market remains unstable with some material shortages and potential supply chain issues. These estimates are not a guarantee of the probable bid price but are intended for estimating and budgeting purposes.

7.2 Anticipated Schedule Durations