

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, September 9, 2025

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

The September 9, 2025 meeting was called to order by Vice Chair David Bills at 1:30pm in the West Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

Mr. David Bills, Vice Chairman
Representative Mark Sauter
Senator Dave Lent
Ms. Bonnie Layton

Department of Administration and Division of Public Works Staff Present:

Mr. Dale Reynolds, Administrator, Division of Public Works
Ms. Kelly Berard, Deputy Administrator, Division of Public Works
Ms. Wynter Bell, Management Assistant, Division of Public Works
Ms. Peggy Birk, Senior Project Coordinator, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Mr. Brian Boyd, Senior Project Manager, Division of Public Works
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)
Mr. Gary Groff, Project Manager, Division of Public Works
Mr. John Parham, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Ms. Cora Krishnek, Leasing Program Manager, Division of Public Works
Ms. Grace Paduano, Leasing Program Assistant, Division of Public Works
Ms. Allison Farren, Project Manager, Division of Public Works
Mr. Scott Tucker, Project Manager, Division of Public Works
Ms. Erin Bostwick, Project Coordinator, Division of Public Works
Ms. Stephanie Burger, Project Coordinator, Division of Public Works
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Mr. Davis Peterson, Project Manager, Division of Public Works

Administrator Reynolds introduced our newest DPW Project Coordinators, Ms. Stephanie Burger, Ms. Erin Bostwick, and Project Manager, Mr. Davis Peterson.

AMENDED AGENDA

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE AMENDED AGENDA FOR SEPTEMBER 9, 2025, AS WRITTEN. Council passed the motion.

APPROVAL OF AUGUST 5, 2025 MEETING MINUTES

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM AUGUST 5, 2025, AS WRITTEN. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 22196D
Restroom Upgrades ADA
Albertsons Library
Boise State University (BSU)
Boise, Idaho

2021 SB1172:A203 \$149,000

Previous Minutes: 07-13-21

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

The work of this project will remodel restrooms 120A, 120B, 220A and 220B. Scope will also provide new signage, pipe wrap and grab bars in several other bathrooms to address ADA deficiencies in the Albertsons Library at Boise State University in Boise.

Erstad Architects, Boise, has designed the project. The estimated construction cost is \$104,214.00 (\$69/sf), which is within the \$125,000 construction budget. Additive Alternates will be included in the project to ensure maximum use of the budget. The work is anticipated to commence over Winter Break and be completed prior to May 10, 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 22196D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

Ms. Bonnie Layton joined the meeting.

DPW Project No. 24156D
South Patio Access, Student Union
Building / Center for Student Leadership
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Agency \$ 209,615

Previous Minutes: 12-05-23

Ms. Berard introduced Mr. Redgy Erb, Lewis-Clark State College, Lewiston. Mr. Erb shared plans and presented the project. (Virtual)

The work of this project will replace a section of aluminum storefront window with an operable glass wall assembly. This improvement will allow for indoor-outdoor events at the Student Union Building. This project will provide a more enhanced student-centric space and allow for extended use of the dining hall and patio throughout the year.

Knit Studios, Moscow, has designed the project. The design work is complete, and we are ready to commence with bidding and construction. The estimated construction cost is \$209,615 which is within the construction budget. Construction is anticipated to start in October 2025 and be completed by early January 2026.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 24156D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT.
Council passed the motion.**

DPW Project No. 25157D

Agency \$ 290,000

Healthcare Immersive Learning Lab
Renovation, Sacajawea Hall
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Previous Minutes: 12-03-24

Ms. Berard introduced Mr. Redgy Erb, Lewis-Clark State College, Lewiston. Mr. Erb shared plans and presented the project. (Virtual)

The work of this project will renovate two existing classrooms to provide hands-on laboratory and classroom space for our Physician's Assistant program. Components of the project include four patient simulation rooms, a group projects space, and a distance-learning capable classroom. This distance learning capability will allow the college to work in synergy with our sister institutions at Idaho State University and North Idaho College as part of a healthcare education consortium.

Knit Studios, Moscow, has designed the project. Through the design process we identified the Sam Glenn Complex as a better fit for these laboratory functions. Sam Glenn is an overall better fit for our growing and emerging healthcare program needs. We are therefore requesting a change of venue for this project to be located in Sam Glenn Complex rooms 224 and 225 rather than Sacajawea Hall.

The estimated construction cost is \$230,000 which is within budget. Construction is anticipated to start in October 2025 and be completed by May 2026.

Council discussed through the design it was determined the original complex did not best fit for the project and moved to Sam Glenn Complex.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 25157D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25161D

Agency \$ 140,000

Sub-Coolers

Student Union Building

Lewis-Clark State College (LCSC)

Lewiston, Idaho

Previous Minutes: 02-04-25

Ms. Berard introduced Mr. Redgy Erb, Lewis-Clark State College, Lewiston. Mr. Erb shared plans and presented the project. (Virtual)

The work of this project will replace refrigeration equipment in two walk-in coolers in the Student Union Building kitchen. This will include fan coil units inside the coolers as well as the exterior condenser coil units located on the roof.

This equipment replacement is a like-for-like replacement. DOPL does not require a plan review. A design professional wasn't engaged for the design. The project equipment has been specified by LCs Physical Plant HVAC shop personnel. The estimated construction cost is \$141,700, which is slightly over budget. Additional Agency funds will be provided as needed. We anticipate construction to start in late September 2025 and be completed by late October 2025.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25161D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25241D

Agency \$ 163,000

Pond Student Union Water Heater

Idaho State University (ISU)

Pocatello, Idaho

Previous Minutes: 05-06-25

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

The work of this project will replace the failing water heater system in the Pond Student Union in Pocatello.

The proposed work will be a like-for-like replacement. Shop drawings are provided by the manufacturer (Armstrong). It is anticipated that an ISU Service Contractor will complete the work. The estimated construction cost is \$163,000, which is within the \$163,000 construction budget. Due to the critical need for this replacement, the work is anticipated to commence immediately pending approval and be completed prior to Mid-November.

Council discussed the project's more accurately estimated construction cost of \$149,000 and the source of energy is an electric water heater.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 25241D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26154D
Administration Building Front Doors
Lewis-Clark State College (LCSC)
Lewiston, Idaho

2025 HB425:2A03 \$ 30,000

Previous Minutes: 07-08-25

Ms. Berard introduced Mr. Redgy Erb, Lewis-Clark State College, Lewiston. Mr. Erb shared plans and presented the project. (Virtual)

The scope of this project will replace the failing aluminum storefront door, transom windows, and side-lite windows at the north, main entrance to provide improved ADA compliant access.

The estimated construction cost is \$25,000 and is within the agency's bid limit. LC solicited a quote from Touch of Glass, Clarkston, Washington, and have received a bid of \$24,796. We anticipate construction to start early October 2025 and be completed by the end of October 2025.

Council discussed possible structural sagging due to weight of the glass. The doors were examination by a vendor and deemed the building to have no structural issues. Council further discussed the lack of an ADA ramp.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26154D AND AUTHORIZE AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26224D
Owen Redfield 5 RTU Replacements
Idaho State University (ISU)
Pocatello, Idaho

2025 HB425:2A02 \$ 133,000

Previous Minutes: 07-08-25

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

The work of this project will be to replace five roof top units at Owen Redfield (ISU) in Pocatello.

Gate City Engineering Services, Pocatello, has designed the project. The estimated construction cost is \$74,600 (\$14,920 per unit), which is within the \$120,000 construction budget. The work is anticipated to commence Mid-September and be completed prior to Mid-December.

Council discussed project scope to include replacing and upgrading curbs.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26224D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26234D
Accelerator Center Chiller
Idaho Accelerator Center
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 347,000

Previous Minutes: 08-05-25

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

The work of this project will be a like-for-like replacement of the chiller at the Idaho Accelerator Center. The existing chiller is at the end of its useful life and is failing. The new chiller will be more reliable and more efficient for the Accelerator Center.

Gate City Mechanical has designed the project. The estimated construction cost is \$315,500 which is within the \$337,000 construction budget. The work is anticipated to commence in November 2025 and be completed Mid-March 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26234D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 22622

Agency \$ 280,000

Mechanical Revision, Syringa Gallery
Idaho State Museum
Idaho State Historical Society (ISHS)
Boise, Idaho

DPW Project Manager: Allison Farren

The work of this project will upgrade the current mechanical system to improve the temperature and humidity control in the Syringa Gallery of the Idaho State Museum.

The scope of this project includes upgrading the humidifiers for the Syringa Gallery to improve the humidity controls of the room. Additionally, the scope will upgrade the rooftop unit for the Syringa Gallery improving the heating, cooling and humidification modulation capabilities and control. Additional improvements to the surrounding zones will reduce the influence of these zones on the Syringa Gallery while the doors are open. Lastly, the temperature and humidity control in the lower-level secure storage room will also be improved by a new fan coil unit with greater modulation capabilities. As part of overall project, a controls upgrade will be implemented to coordinate all the new equipment.

Musgrove engineering has designed this project. The estimated construction cost of \$240,000, which is within the overall budget of \$280,000. Work is planned to begin early 2027.

Council discussed project scheduled to commence in 2025 and complete in 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 22622 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 25601

2024 HB768:2A01 \$ 70,000

Blackfoot Cemetery Electrical Work
Idaho Division of Veterans Services (IDVS)
Blackfoot, Idaho

DPW Project Manager: Martin Santoyo

The existing cemetery burial grounds where services are conducted require electrical power, especially for winter services when heated blankets are necessary; however, there are no outdoor outlets except at the committal shelter. Currently, extension cords are utilized to provide electrical power, which cause tripping hazards and the chance of being accidentally unplugged.

The scope of this project is to install four electrical outlets on pedestals along the south side of the cemetery's central driveway. Electrical power will be from a junction box near the existing committal shelter. The conduit, which is sized at 2" for future conductors, will be installed by boring under the existing driveway. The outlets will be mounted on pedestals that match the cemetery markers and spaced at convenient locations along the driveway: beginning at a new junction box, there will be three outlets at approximately 25-30 ft. apart, and a fourth at approximately 200 ft. towards the southeast.

Wheeler Electric, Idaho Falls, electrical service contractor, has designed the project. The estimated construction cost is \$20,000. An additive alternate, estimated at \$20,000, for four additional pedestal outlets west of the proposed junction box along the driveway is included. Note: the work of this project is being coordinated with a separate project for the Administration Building expansion (Alan Clark Construction). It is anticipated that \$20,000 from this project will be transferred to the Administration Building project for the pedestal work. The work is anticipated to commence in fall of 2025 and be completed in late fall of 2025.

Council discussed the project funding.

Senator Lent encouraged the Division of Public Works to verify our bidding processes are efficient and reflect the State's expectation of managing projects budgets responsibly.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25601 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26173

2025 HB425:2A02 \$ 20,000

Parker Tech Building Eyewash Mixing
Valve Replacement
North Idaho College (NIC)
Rathdrum, Idaho

DPW Project Manager: Sydnee Weersing

The work of this project will replace the mixing valve at the eyewash unit in the Parker Technical building for NIC in Rathdrum, Idaho. The current mixing valve is leaking.

DPW intends to hire a local contractor under a miscellaneous contract to complete the work. No design is necessary. Work will be completed as soon as possible.

Council discussed the project includes replacement of 9 mixing valves and possibly replacement of failing parts of the valves due to the age of the valves. The council has requested a follow-up on the project construction cost once finalized.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26173 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT CONTINGENT ON A FOLLOW-UP TO COUNCIL ON CONSTRUCTION COST. Council passed the motion.

DPW Project No. 26178

2025 HB425:2A03 \$ 20,000

Meyer Health Science Building North
Entrance ADA Door Openers
North Idaho College (NIC)
Coeur d'Alene, Idaho

DPW Project Manager: Sydnee Weersing

This project will replace the ADA door opener at the Meyer Health Science building at the north entrance on the NIC campus in Coeur d'Alene, Idaho. The current opener does not work.

DPW intends to hire a local contractor under a miscellaneous contract to complete the work. No design is necessary. Work will be completed as soon as possible.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26178 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

TESTING DURING CONSTRUCTION SELECTIONS

DPW Project No. 22064

Female Prison, Medical Annex & Sewage
Lagoon Expansion
Idaho Department of Corrections (IDOC)
Kuna, Idaho

Agency	\$ 10,000,000.00
Agency	499,879.93
2022 HB791:2A04	112,400,000.00
2022 HB791:2A03	35,100,000.00
<u>2024 HB768:2B01</u>	<u>25,000,000.00</u>
	\$ 182,999,879.93

Previous Minutes: 02-07-23, 05-06-25, 07-08-25

DPW Project Manager: Margie Kennedy

This project will consist of a new 560-beds female prison including administrative and support buildings (approximately 165,300 sf) located near the IDOC prison complex south of Boise. The project will also consist of a new 280-beds medium custody male housing

unit (approximately 50,500 sf) located within the ISCI secured fence. Construction is anticipated to commence November 2025 and be completed prior to December 2027.

An RFQ for Construction Testing Services was issued on June 26, 2025. Statements of Qualifications were received from two firms on July 24, 2025. The submittals were evaluated; and two firms were interviewed on August 21, 2025, by the Selection Committee consisting of Justin Freeman and Brent Warner, IDOC; Justin Maffey, GeoProfessional Engineers, as the independent consultant; and Stephanie Florence and Margie Kennedy, DPW.

The final rankings are as follows:

STRATA, Boise	93
Atlas Technical Consultants, LLC, Boise	87

Council discussed the project funding is listed as a reference and clarified the action requested of the council.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION TESTING FIRM FOR DPW PROJECT NO. 22064. Council passed the motion.

DESIGN-BUILD SELECTIONS

<u>DPW Project No. 25727D</u> SPEC Fire Curtain System Special Events Center Boise State University (BSU) Boise, Idaho	Agency \$184,725
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Previous minutes: 06-03-25

Agency Project Manager: Daniel Mathews

The Boise State Special Events Center requests a Design-Build team to design and modify or install a replacement fire safety curtain (FSC) system in the Special Events Center. The new system shall meet all current code and AHJ requirements. The current FSC system is comprised of rigging equipment installed in 1974. There have been modifications and partial replacements in the 1990's and in following years. The balance of the rigging is original including the pulleys, cables, fittings, smoke pockets, edge guides, lattice track, arbor, counterweights, and stay chains. Rigging equipment has a serviceable life expectancy of 25-30 years so the existing FSC rigging at 50 years old is well-beyond its serviceable life.

A Request for Qualifications was issued on July 15th, 2025. Responses were received from one (1) Design-Build team on August 4th, 2025. The Selection Committee including Daniel Mathews, Grace Price and Erik Holinka, BSU evaluated the submittal and determined the team qualified.

The final rankings (maximum of 30 points) are as follows:

Stagecraft Industries Inc, Portland, OR	17
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Council discussed the process of scoring the project.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 25727D. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 24230</u> Health Science Campus Property Development Idaho State University (ISU) Meridian, Idaho	2023 SB1197:2B06 \$ 5,388,000
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DPW Project Manager: Gary Groff

The work of this project will address Idaho State University development of approximately 23 acres of property located on South Locust Grove Road in Meridian Idaho. In preparation for this development, existing structures located on the property must be demolished in accordance with the City of Meridian Development Agreement. Existing structures currently house Idaho State University Facilities service vehicles and storage building.

The scope of the project is divided into three phases:

- Phase 1 – Includes the design and construction of a maintenance, operations, and storage facility for landscape equipment and vehicles, including shop area for carpentry & welding, and facilities office space. Also includes demolition of the site's existing structures.
- Phase 2 – Design and partial construction of site access from S Locust Street and Central Drive, encasement of existing irrigation canal, and site utilities in preparation for future development.

- Phase 3 – Design and possible construction of a new pedestrian crossing on Central Drive. Additional site development may also be carried out in support of the Meridian Campus Master Plan

A Request for Qualifications (RFQ) for Architectural and Development Services was issued on May 12, 2025. Statements of Qualifications were received from six (6) firms on June 11, 2025. The Selection Committee consisted of Marty Vizcarra, and Tom O’Berry, ISU; Caleb Hood, City of Meridian, as the independent reviewer; Gary Groff and Josh Overgaard, DPW. The submittals were evaluated with several additional reviews to discuss scoring results. Due to the large difference in scores between the high scoring firm, the second, third, and fourth ranked firms were contacted to see if they wanted to move forward with interviews. All three firms elected to not move forward to the Interview Phase.

The final rankings (maximum of 70 points) are as follows:

Hummel Architects, Boise	65.30
VCBO Architecture, Salt Lake City	58.20
CSHQA	56.00
GGLO Architecture	55.20

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24230. Council passed the motion.

DPW Project No. <u>26170</u> Hedlund Hall Diesel Bay Remodel, Phase 2 North Idaho College (NIC) Coeur d’Alene, Idaho	2025 HB425:2A01 \$ 1,300,000
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DPW Project Manager: Sydnee Weersing

Originally built in 1976, Hedlund Hall, on the NIC campus in Coeur d’Alene, was designed to house career technical education programs such as diesel mechanics, auto mechanics, auto body, machining, industrial mechanics, classrooms, and office space. Most of these programs moved to the Parker Technical Education Center, in Rathdrum, when it opened in 2017. Since then, Hedlund Hall has become oriented towards collaborative programs and activities including the Idaho Small Business Development Center, Gizmo, Coeur d’Alene’s Makerspace, the Venture Center, Avista Center for Entrepreneurship, Computer Science, and the Culinary Arts Program.

In 2022, Architect’s West was hired under a professional service agreement to complete Phase 1 of this project (DPW#22171). Phase 1 was designed to remodel approximately

13,000 sf of the existing diesel bays to accommodate flexible space for lecture seating, worktable seating, or presentations for up to 200 occupants. Phase 1 will be bid in fall of 2025. Phase 2 (this project) will remodel more spaces adjacent to the diesel bays as well as the exterior of the building.

NIC requests to continue using Design Professional, Architects West, for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Continued involvement of Architects West will result in a project cost savings due to the firm’s familiarity with the program requirements and previous design efforts.

The construction budget for the project is \$1,000,040.

Council discussed clarification of the action requested to only approve the use of Architects West.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF ARCHITECTS WEST AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26170. Council passed the motion.

DPW Project No. 26253
Janssen Engineering Building,
HVAC Phase 4
University of Idaho (UI)
Moscow, Idaho

2025 HB425:2A02 \$ 1,250,000

DPW Project Manager: Scott Tucker

This project is the continuation of the fourth phase of a systems modernization project in the Janssen Engineering Building to upgrade heating, ventilation, air conditioning (HVAC), electrical, and control systems. The first phase began in 2006, and the first portion of the fourth phase was completed in December 2023. MW Engineering and Design West Architects, Spokane, were the design professionals for the first four phases at the Janssen Engineering Building at the University of Idaho (UI) in Moscow.

The work of this project will complete the mechanical improvements serving laboratories and classrooms that were not included in the previous four phases. It will include upgraded air conditioning, air filtration, variable volume HVAC for existing air handler systems, improvements to existing hydronic heating systems, digital controls systems, new distributed ductwork, etc.

UI requests to use MW Engineering, for this project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional

services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Continued involvement of MW Engineering will result in project cost savings due to the firm’s familiarity with the program requirements and previous design efforts on multiple phases of the project.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE USE OF DESIGN WEST AND MW ENGINEERING AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26253. Council passed the motion.

DPW Project No. 26300

2025 HB425:2A01 \$ 1,190,000

HVAC / Refurbish Air Handlers, Phase 2
Industrial Administration Building (IAB)
Department of Labor (LABOR)
Boise, Idaho

DPW Project Manager: Allison Farren

The work of this project will repair and replace the existing HVAC systems at the Labor IAB Building in Boise, Idaho. The current HVAC system is original to the building construction in 1955. Many components within the current system have exceeded their expected service life, and this work aims to restore the system to full operational condition.

The scope of this project is to continue the HVAC improvements initiated under DPW Project 20300, as well as Deferred maintenance project 23885: Deferred Maintenance, Treasure Valley Region 1. That earlier project implemented several system upgrades but could not be fully completed due to funding constraints. This phase will pick up where the previous effort left off by replacing coils in four air handling units to align with the efficiency of the central plant chiller, replacing fans and fan wall assemblies in those units, and replacing two heat pumps. These upgrades will address aging infrastructure and improve the overall performance and reliability of the HVAC system.

The Department of Labor requests to use Musgrove Engineering, Boise, for the continued design requirements of this associated project based on the provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Continuing the involvement of Musgrove Engineering will result in cost savings due to their familiarity with the project requirements and their prior work on past phases. The project is currently budgeted at \$1,190,000.

Council discussed the action requested of the council to only approve the use of a Design Professional at this time.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE USE OF MUSGROVE ENGINEERING AND AUTHORIZE PROCEEDING WITH CONTRACT

**NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT
NO. 26300. Council passed the motion.**

DPW Project No. 26310

Agency \$ 3,626,700

Salmon Office Remodel

Salmon Regional Office

Idaho Department of Fish and Game (IDFG)

Salmon, Idaho

DPW Project Manager: Nicole Gallaher

The work of this project includes a new 6,557 sf addition to the existing Fish and Game Salmon Regional Office, remodeling 1,750 sf of the existing office. The addition will replace the older regional office that is currently being used as storage. The work also includes a new 60' x 34' equipment service / mechanic shop attached to a storage building with thirteen (13) 20' x 34' enclosed storage units. The addition will include eleven (11) offices, a large meeting room for public meetings, two restrooms, a fisheries room, a necropsy space with a large walk-in freezer and partial remodel of the existing building.

A Request for Qualifications (RFQ) was issued for architect services on June 27, 2025. Statements of Qualifications were received from seven firms on July 24, 2025. The submittals were evaluated; and three short-listed firms were interviewed on August 19, 2025, by a Selection Committee consisting of Ryan Hilton and Tim Eddy, IDFG, Brook Thornton, as independent architect, Bruce Berry and Nicole Gallaher, DPW.

The final rankings are as follows:

Resin Architecture, Idaho Falls	94.25
Hummel Architects, Boise	93.5
Erstad Architect, Boise	86.35

Council discussed the building addition is expected to be a pole barn design.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26310. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

DPW Project No. 25228

2024 HB768:2A01 \$ 2,127,109

Plant Science Building Greenhouse Space

Power & HVAC Improvements

Idaho State University (ISU)

Pocatello, Idaho

Previous Minutes: 02-04-25

DPW Project Manager: John Parham

The work of this project will focus on enhancing HVAC systems throughout the building, particularly in the greenhouses and growth chamber room, which currently face significant issues at the Plant Science Building (ISU), Pocatello. Due to age and capacity, the building has been experiencing adverse conditions with the changing seasons. Failed components, inadequate cooling / heating, and in some cases the complete lack of an HVAC system renders some spaces unusable and hinders the use of equipment used for research and instruction.

The scope of work includes replacing or upgrading the existing HVAC systems and improving the teaching and research spaces. Upgrades will also include optimizing existing greenhouse spaces, remodeling the growth chamber room, head house, and storage spaces, and improvements to classroom technology, furniture, and finishes.

ISU is requesting the use of a Construction Manager / General Contractor (CM/GC). A Request for Qualifications (RFQ) was issued on June 24th, 2025. Statements of Qualifications (SOQ) were received from two (2) firms on July 15th, 2025. The submittals were evaluated by the selection committee consisting of Jason Adams and Kathryn Turner, ISU; John Parham and Fred Richards, DPW; and Max Harrington, Cator Ruma, Boise, as independent design professional.

The final rankings are as follows:

Big-D Construction, Idaho Falls	89
Alpine Construction Management, Boise	67

Due to the gap in scoring, the interview was deemed unnecessary.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 25228. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 25016</u>	2024	HB768:2A01	\$ 700,000
LED Light Fixture Replacement			
Len B. Jordan (LBJ) Building			
Department of Administration (ADM)			
Boise, Idaho			

Ms. Berard introduced Mr. Nathan Cleaver, Keller Associates, Meridian. Mr. Cleaver was not available. Ms. Berard presented the project.

DPW Project Manager: Stephanie Florence

The work of this project is to enhance the interior lighting system throughout the building, focusing on the LBJ building for the Dept. of Administration in Boise. The current lighting infrastructure is outdated, leading to several issues such as inadequate illumination, higher energy consumption, and increased maintenance costs. Note: The second floor is being addressed through another DPW project.

The scope of the project will include replacement of the existing lighting system with energy-efficient LED fixtures throughout the basement, first, and third floors. The installation process will be carefully phased to minimize disruption. Training and documentation will be provided to maintenance staff to ensure the longevity and proper upkeep of the new lighting system.

Keller Associates, Boise has designed the project. The estimated construction cost is \$550,435 approximately \$216 per fixture, which is within the \$591,000 construction budget. The work is anticipated to commence in December 2025 with substantial completion mid-March 2026.

Council discussed construction phase would be disruptive and requested moving work to nights or weekends instead of during the day. Also discussed, a report back to council showing the Idaho Power Rebate value for the project.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25016. Council passed the motion.

DPW Project No. 25213
Dish Room Upgrade
Honors College
Boise State University (BSU)
Boise, Idaho

Agency \$ 362,580

Previous Minutes: 07-08-25

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

DPW Project Manager: Melissa VanSlochteren

The work of this project will consist of remodeling approximately 1,422 sf of the South Fork Dish Room of the Honors College at Boise State University in Boise Idaho.

The scope of the project includes expanding the dish room into the adjacent office, storage room, and alcove. This includes extending the dish line and installing a larger, owner-furnished dishwasher as specified by Boise State University. The current ice machine alcove will be converted into a custodial closet with a mop sink and storage shelves. Additionally, the convenience store will be modified to include dedicated spaces for a custodial closet, ice machine room, and office. Extra – footage will be added to the main dining area, with new walls matching existing heights and no additional ceilings required.

CORE Construction, Boise, in coordination with Lombard Conrad Architects, Boise, has designed the project. The estimated construction cost is \$299,873 (\$210.88 / sf), which is within the \$303,447 construction budget. The work is anticipated to commence March 2026 and be completed June 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25213. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 25269</u>	2024	HB768:2A01	\$ 950,000
Campus Drive Repairs, Phase 3	2025	<u>HB425:2A01</u>	<u>1,200,000</u>
University of Idaho (UI)			\$ 2,150,000
Moscow, Idaho			

Previous Minutes: 10-2-24

Ms. Berard introduced Mr. Gary Groff, DPW, Boise. Mr. Groff shared plans and presented the project in place of Mr. Bill LaRue, Bernardo Wills, Spokane, Washington.

DPW Project Manager: Gary Groff

The work of this project is Campus Drive Repairs, Phase 3 and is the last phase of the reconstruction of Campus Drive at the University of Idaho Moscow Campus. It is intended to be a continuation of campus pedestrian walkway system and will replace the last section of deteriorating road surface with new concrete and decorative brick pavers that complement the collegiate gothic architectural features of the administration building. The new drive will be developed in a “Woonerf” style configuration that is intended as “barrier-free” design focused on pedestrian traffic over vehicular use. It will be inclusive for all

users including removal of the metal pipe barriers intended to keep students off the administration lawn.

The scope of this project will be to replace the existing concrete paving, walkways, curbs, and gutters. Subgrades will be re-engineered and constructed in an appropriate manner. Areas of the existing concrete paving are alligatored, failure of existing substrates, pavement patches for utilities, with curbs and gutters broken, spalled, and crumbling. New drives, curbs, gutters, walkways, and amenities will be part of the scope. The new pavement will be concrete with accent bands, brick pavers, upgraded historic lighting, new site furnishings, along with benches. All walkways and sidewalks, where feasible, will comply with the University's design standards, ADA accessibility requirements and principles.

Bernardo Wills, Spokane, along with Keller Associates, has designed the project through the Design Development Phase. The estimated construction cost is \$1,308,000 which is within the \$1,718,000 construction budget. No additive alternates are being developed currently. The work is anticipated to commence in May 2026 and be completed prior to September 15, 2026.

Council discussed budget discrepancy due to the economy when the project was originally bid. Also clarified "woonerf" is type of barrier-free pathway that's made for pedestrians with some vehicle access.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25269. Council passed the motion.

FINAL REVIEWS

DPW Project No. 24310
Addition / Remodel Regional Office
Idaho Department of Fish & Game (IDFG)
Pocatello, Idaho

Agency \$ 4,450,000

Previous Minutes: 09-04-24, 04-01-25, 08-05-25

DPW Project Manager: Margie Kennedy

The work of this project will consist of constructing a new 9,457 sf two-story addition to the existing Fish and Game Pocatello Regional Office to accommodate a large accessible public meeting space and additional office space to meet current spacing needs and the future needs of department staff.

Included with the addition is a 1,543 square foot remodel of the existing structure for more efficient office layouts, ADA upgrades and new finishes throughout, such as carpet, paint and restroom updates. Design for the public areas should consider how best to reconfigure the entry reception to accommodate public circulation, queuing, and wayfinding.

Hummel Architects, Boise / Idaho Falls, has designed the project. The estimated construction cost is \$3,775,000 (\$ 345 / sf), which is within the \$3,800,000 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence October 2025 and be completed prior to September 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24310. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 22899</u>	2021	HB779:7A03	\$ 94,000,000
Deferred Maintenance Program	2022	HB779:2B04	150,000,000
Department of Administration (ADM)	2022	<u>SB1179:7A01</u>	300,000,000
Statewide			\$ 544,000,000

Previous Minutes: 07-12-22, 07-11-23, 09-06-23, 01-03-24, 09-04-24, 03-04-25

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

DPW Project Manager: Nicole Gallaher

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

There are **423 tasks** that are currently being executed as part of Design-Build Deferred Maintenance Projects 23880-23888. Progress, as of 08-15-2025, is summarized below:

- **18** tasks are currently in the validation phase
- **76** tasks are currently in the design phase
- **39** tasks are currently in the procurement phase
- **119** tasks are currently in the construction phase

- **171** tasks have been completed

Council discussed possible plans to avoid getting behind on large volume of deferred maintenance projects for the state in the future.

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

<u>DPW Project No. 24215D</u> Arena Rigging Grid Fall Protection Boise State University (BSU) Boise, Idaho	Agency \$ 369,011.57
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Previous Minutes: 01-03-24, 01-07-25, 04-01-25

The work for this project is to design and install a fall protection system in the rigging grid of the ExtraMile Arena at Boise State University in Boise.

The cost to complete the full scope of the project came in higher than anticipated. The original funding amount was able to cover work for the east portion of the arena and central stage. The additional \$69,012.57 in agency funding will cover the completion of the west portion.

THE MATERIAL FOR DPW PROJECT NO. 24215D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 19607</u> Southwest Vets Home Idaho Division of Veterans Services (IDVS) Boise, Idaho	<table border="0" style="width: 100%;"> <tr> <td style="width: 10%;"></td> <td style="width: 40%;">Agency</td> <td style="width: 50%; text-align: right;">\$ 395,290.45</td> </tr> <tr> <td></td> <td>Anticipated Agency</td> <td style="text-align: right;">77,026,096.62</td> </tr> <tr> <td>2019</td> <td>HB691:2A01</td> <td style="text-align: right;">261,033.45</td> </tr> <tr> <td>2021</td> <td>HB225:2A01</td> <td style="text-align: right;">404,000.00</td> </tr> <tr> <td>2022</td> <td>HB791:2A01</td> <td style="text-align: right;">40,770,117.19</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right; border-top: 1px solid black;">\$ 118,856,537.71</td> </tr> </table>		Agency	\$ 395,290.45		Anticipated Agency	77,026,096.62	2019	HB691:2A01	261,033.45	2021	HB225:2A01	404,000.00	2022	HB791:2A01	40,770,117.19			\$ 118,856,537.71
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Previous Minutes: 08-06-19, 02-01-22, 09-07-22, 10-05-22, 06-06-23, 11-14-23, 06-04-24

Boise's current Veterans Home is predominately double-occupancy resident rooms within an aging building that is split-level and has limited resident amenities. The new replacement building will house 122 single-occupancy, private bath resident rooms within a four-story facility.

In 2022 HB 791 appropriated \$75,000,000 as a Capitol line item for Veterans Homes Private Room Conversions. The funds were distributed into three separate DPW Projects by IDVS leadership based on the goals for each home location.

- 19607: Boise Home = \$37,333,013
- 22602: Lewiston Home = \$18,483,675
- 22603: Pocatello Home = \$19,183,313

The Boise Home project utilizes Hoffman Construction, Portland as a CM/GC. The project has been designed by Orcutt | Winslow / Grace Designs, Arizona with HSA Architects, Boise. The estimated cost of construction was \$105,000,000. Although the project was reduced in scope and value engineered, the recent bidding process finds the project cost in excess of the anticipated budget. The revised construction cost is estimated at \$119,500,000. To compensate for this budget shortfall, the Idaho Division of Veterans Services is requesting the unused appropriations from DPW Project 22603 (Pocatello) in the anticipated amount of \$15,334,282.26, be transferred into DPW Project 19607 (Boise). This will allow the project to continue forward as part of the state matching fund requirements to secure \$77M in federal matching funds. The revised project budget would be \$134,190,819.97.

Council discussed design phase funding and clarified the purpose of the request to transfer funds.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE AUTHORIZATION OF THE TRANSFER OF FUNDS FOR DPW PROJECT NO. 19607. Council passed the motion.

SERVICE CONTRACT REQUESTS

<u>DPW No.</u>	<u>Agency</u>	<u>Work Category</u>	<u>Initial Amount</u>
26850D	BSU	Electrical	\$ 200,000

MOTION: MS. LAYTON MOVED COUNCIL APPROVE SERVICE CONTRACT NO 26850D. Council passed the motion.

CLOSED PROJECT REPORT

Ms. Berard shared there were no closed projects since the August 5, 2025, meeting.

LEASE REPORT

Ms. Krishnek presented the lease report and clarified the cost ratio for the council. Ms. Krishnek clarified the reason for the increase for the Idaho Military Division.

NEW BUSINESS

Ms. Berard presented the revised 2025 Meeting Schedule.

ADJOURNMENT

MOTION: SENATOR LENT MOVED COUNCIL to ADJOURN. Council passed the motion.

The September 9, 2025 PBFAC Meeting adjourned at 3:45pm.

Mr. David Bills, Vice Chairman

Ms. Wynter Bell, Management Assistant