

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, October 8, 2025

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

The October 8, 2025 meeting was called to order by Vice Chairman David Bills at 9:01a.m. in the Legislative Meeting Room EW40, Capitol Building 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
Mr. Brian Boyd, Senior Project Manager, Division of Public Works (Virtual)
Ms. Nicole Cecil, Senior Project Manager, Division of Public Works (Virtual)
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 (Virtual)
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. Allison Farren, Project Manager, Division of Public Works (Virtual)
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Mr. Scott Tucker, Project Manager, Division of Public Works (Virtual)
Ms. Garce Paduano, Leasing Program Assistant, Division of Public Works (Virtual)
Mr. Darius Elison, Project Manager, Division of Public Works
Ms. Stephanie Florence, Project Manager, Division of Public Works

APPROVAL OF SEPTEMBER 9, 2025 MEETING MINUTES

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM SEPTEMBER 9, 2025, AS WRITTEN. Council passed the motion.

MEETING SCHEDULE

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE 2026 MEETING SCHEDULE WITH AMENDED SEPTEMBER MEETING MOVED TO 1ST AND 2ND. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 26201D Agency \$ 472,500
Student Union Boiler Replacement
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to replace two domestic hot water boilers, both installed in 2003, at the Student Union Building.

DPW Project No. 26202D Agency \$ 230,750
CPV3 Renovation for BSEED
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to remove four (4) offices to create an open office environment along with a general refresh of the entire space.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 26201D AND 26202D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 24203D 2023 SB1197:2A01 \$ 250,000
Multi Building Rooftop Fall Protection
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 07-11-23

Ms. Berard introduced Mr. Paul Fleischer, Boise State University, Boise. Mr. Fleisher shared plans and presented the project.

The work of this project will install various fall protection solutions on the rooftops of up to ten buildings at Boise State University (BSU) in Boise. Most of the locations selected do

not meet current code or workplace safety standards, and these upgrades will greatly improve safety for Boise State maintenance staff.

No design work is required for this project. The estimated construction cost is \$225,000, which is within the \$250,000 construction budget. The work is anticipated to commence March 2026 and be completed prior to June 2026.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 24203D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT.
Council passed the motion.**

DPW Project No. 25158D

Agency \$ 223,500

Medical Lab Technologist Renovation
Mechanical-Technical Building
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Previous Minutes: 12-03-24

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

The work of this project will renovate three existing classrooms into a hands-on instructional laboratory space for training medical lab technologists. This laboratory renovation will include a skills lab, a micro-equipment room, and will be designed to accommodate distance learning.

We engaged Knit Studios Architects from the regional design professionals roster to design the project for us, and the design work is complete. Through the design process we identified the Sam Glenn Complex as a better fit for these laboratory functions, and 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 121, 122, and 123 rather than the Mechanical-Technical Building.

Initial project delegation was set at \$223,500. Through the design process, Knit Studios advised the construction estimate should be increased to \$380,000 and the total project budget should be increased to \$410,000 to account for added scope of work. The agency has identified a source of funds for this increase to the project budget. The work is anticipated to commence in November 2025 and be completed by March 2026.

**MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 25158D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT.
Council passed the motion.**

DPW Project No. 25205D
Campus Wide Upgrade All Communication
Room Doors to Badged Entry
Boise State University (BSU)
Boise, Idaho

2024 HB768:2A01 \$ 125,000

Previous Minutes: 11-07-24

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

The work of this project will install card readers on ten communication room doors to improve security and management of access to critical network equipment at Boise State University (BSU) in Boise.

No design services were needed for this project. The estimated construction cost is \$101,036 which is within the \$108,250 construction budget. The work is anticipated to commence November 2025 and be completed prior to February 2026.

Council requested total count doors requiring new badge readers units.

MOTION: SENATOR LENT MOVED COUNCIL TABLE THIS AGENDA ITEM UNTIL LATER IN THE MEETING GIVING THE PRESENTOR MORE TIME TO OBTAIN REQUESTED INFORMATION. Council passed the motion.

Ms. Berard re-introduced Ms. Shay O'Connor, Boise State University, Boise. Ms. O'Connor shared additional requested information – a total of 10 doors and 3 head-end control units.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 25158D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 26334
ADA Access & Upgrades
Idaho Military Museum
Division of Military (MIL)
Boise, Idaho

2025 HB425:2A03 \$ 23,000

DPW Project Manager: Darius Ellison

This project is designed to add concrete walkways around the outdoor exhibits of the Idaho Military Museum. Currently the area is all road base gravel and can be difficult to navigate for adaptive patrons. The concrete path is designed to go from the building and loop around through the exhibits and then return back.

Leonard Hillman with C2 Construction has designed the project. The estimated construction cost is \$23,000 and the project construction budget is \$23,000.

Council required additional information on this project and decided to postpone this request.

DPW Project No. 26335
ADA Access & Upgrades
Lewiston Readiness Center
Division of Military (MIL)
Lewiston, Idaho

2025 HB425:2A02 \$ 125,000

DPW Project Manager: Andrew Gibler

The work of this project is to address an immediate ADA parking need at the Lewiston Readiness Center (RC) and to perform other ADA improvements in the interior of the facility, including entry door operators. This Lewiston facility is one of four (4) Idaho locations for the Defense Enrollment Eligibility Reporting System (DEERS) and provides service member and family support. ADA access is critical for their clientele.

The work of this project is to provide a new ADA parking pad at the main entrance. Recent work by the Deferred Maintenance Program (DMP) provided new sidewalks, concrete curb, and storm drainage improvements along the public right-of-way in front of the Lewiston RC. Changes required by the City of Lewiston left specific work at the ADA parking pad undone due to a funding shortfall for this specific DMP task. This project will pick up the remainder of that work. The secondary scope of this project is to make improvements within the building to meet ADA accessibility requirements, including modifications to door access, drinking fountains, and restroom accessories.

Keller Associates, Inc, Clarkston, Washington, has designed the ADA parking pad, which has an estimated construction cost of \$35,000. Castellaw Kom Architects, Lewiston, has been assembling the drawings for the interior ADA work with an estimated construction cost of \$70,000. These two scopes combine to fit within the \$105,000 construction budget. DPW and MIL intend to use a Light Construction Service Contractor for this work to expedite construction this fall for the parking pad with interior work to follow. The ADA parking pad has previously received DOPL approval, while the interior work will still need to be submitted for plan review. All work should be completed by May 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26335 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26532

2025 HB425:2A02 \$ 75,000

Window Replacements

Juvenile Corrections Center

Department of Juvenile Corrections (DJC)

Lewiston, Idaho

DPW Project Manager: Andrew Gibler

The Juvenile Corrections facility in Lewiston has several exterior windows with failed seals. This has become evident in tarnished window glazing and warped interior plastic laminate sills from apparent moisture / condensation issues.

The work of this project will replace the glazing in 15 existing hollow metal windows and 4 existing aluminum storefront windows. The aluminum windows serve office spaces and will have a low-e high performance glazing. The hollow metal windows serve secured spaces and will have a low-e shatter proof / safety glazing along with one way privacy tinting at select locations.

Castellaw Kom Architects, Lewiston, has designed the project. The firm's construction cost estimate for the window replacement is \$29,000. In addition, two (2) Additive Alternates have been identified. Alternate #1 to repaint the hollow metal frames is estimated at \$10,424. Alternate #2 to replace the storefront interior sills with solid surface is estimated at \$5,560. The base bid and alternate costs total \$44,984 and are within the project construction budget of \$60,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26532 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 25726

Agency \$ 1,410,000

COEN Grant Lab Upgrades

Ruch Engineering Building

Boise State University (BSU)

Boise, Idaho

DPW Project Manager: John Parham

The work of this project will renovate existing space to allow effective expansion of clean room instruction for students in the Ruch Engineering Building on the BSU main campus in Boise.

The scope of the project will include renovation of Room 109 to Class 1000 (ISO 6) clean room standards, including HEPA filtration systems to maintain air cleanliness levels of a maximum of 1,000 particles ($\geq 0.5\mu\text{m}$) per 1m^3 of inside air; HVAC upgrades to accommodate the needs of Room 109 and the two adjacent existing clean room labs #105 & #107; and construction of a mechanical room similar to an existing space for rooms #105/107, including upgrade or installation of compressed air, chilled water, and vacuum to serve the newly created clean room.

A Request for Qualifications (RFQ) was issued on July 28, 2025. A Statement of Qualifications (SOQ) was received from one (1) firm on August 22, 2025. The submittal was evaluated by the selection committee consisting of Francisco Ramirez and Paul Robertson, BSU; John Parham and Reid Harrell, DPW; and Kevin Thibault with Edwards & Daniels Architects as independent design professional.

The final rankings are as follows:

McAlvain / Cushing Terrell, Boise	96
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Council discussed the reason for a single design firm submission.

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. 25726. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 24331</u>	Agency	\$ 750,000
Lewiston Readiness Center Repairs	<u>2024 HB768:2A01</u>	<u>750,000</u>
Division of Military (MIL)		\$ 1,500,000
Lewiston, Idaho		

DPW Project Manager: Andrew Gibler

The work of this project will repair the existing Lewiston Readiness Center (RC), to improve operational readiness, and to extend the life of the facility. The scope of the work will focus on interior modifications and improvements on both the main floor and the basement level lower floor. The total occupiable area on both floors combined is about 15,800 square feet.

The number one priority for this project is to increase the size of the main floor vault up to 600 square feet and include an Intruder Detection System as dictated by the Agency. Increasing the size of the vault will displace a large conference room that may need to be

located elsewhere on the main floor. The second priority for this project is to address lower-level restroom needs. This Lewiston RC location has a higher female to male ratio (20% to 80%) than other readiness centers and the facility was originally designed primarily for men. An FY16 project remodeled the main floor and provided a female restroom and shower space on the main floor. This project will address the lower-level deficiency and provide female or single-user restrooms and shower rooms on the lower-level. As budget allows, a third priority would be to capture other finishes upgrades throughout the lower level. Upgrades may include flooring, windows, doors, LED lighting, and other HVAC, plumbing and electrical items.

A Request for Qualifications (RFQ) for Architectural and Engineering Services was issued on August 11, 2025. Statements of Qualifications were received from four (4) firms on August 28, 2025. The submittals were evaluated by a Selection Committee consisting of Ron Cecil and Matthieu Medrano from MIL; Brent Beaudoin from Castellaw Kom Architects as the independent reviewer; and Josh Meadows and Andrew Gibler, DPW. The top two ranked firms were interviewed on September 10, 2025.

The final rankings are as follows:

Myers Anderson, Pocatello	96.2
Design West Architects, Pullman, WA	89.9

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKINGS OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24331. Council passed the motion.

DPW Project No. 25218
Riverfront Plaza
Boise State University (BSU)
Boise, Idaho

Agency \$ 1,160,275

DPW Project Manager: Melissa VanSlochteren

The work of this project will consist of constructing an outdoor space that activates the area behind the Albertsons Library, establishing a direct connection to Syringa Hall and the Greenbelt. This new park-like plaza will provide amenities for all Greenbelt users and the university community, fostering a vibrant “third space” where students and visitors can gather, collaborate, and enjoy the riverfront in a safe and engaging environment.

The scope of the project may include an accessible deck on the north side of the library and extended paved areas from Cesar Chavez toward the building to accommodate food truck service. Planned infrastructure may support future development, including underground utilities for restrooms, food service, and fire pits, while tiered seating, bike parking, and integration with existing topography may create a flexible, welcoming

environment that enhances daily activity and safety along the Greenbelt corridor.

A Request for Qualifications (RFQ) for Design Professional Services was issued on July 10, 2025. Statements of qualifications were received on August 14, 2025, from eight (8) firms. The submittals were evaluated; all submitting firms were interviewed on September 22, 2025, by the selection committee consisting of Daniel Mathews and Katina Dutton, BSU; Scott Mizee, Jacobs as independent architect; Phil Hobbs and Melissa VanSlochteren, DPW.

The final rankings are as follows:

The Berger Partnership, Seattle WA	94.72
CSHQA, Boise	93.33
Hummel, Boise	92.29
Stack Rock Group, Boise	89.26
The Land Group, Boise	89.13
PORT, Chicago IL	86.23
Breckon Land Design, Boise	84.44
GSBS Architects, SLC UT	78.57

Council discussion ensued as follows:

- Out-of-state firm ranked higher than the qualified Boise firms due to specific qualifications and work history closely related to type of project.
- Contract negotiations regarding travel expenses do not take place until after council approves final rankings.
- No Idaho preference law - follow-up with council on ideas and future action to support local community firms.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25218. Council passed the motion.

DPW Project No. 26012
Replace Chillers 8-1 and 8-2
Chinden Campus - Building 8
Department of Administration (ADM)
Boise, Idaho

2025 HB425:2A02 \$ 2,375,000

DPW Project Manager: Gary Groff

The work of this project will combine the scope of two existing DPW projects, 26012 and 26014, because of their like mechanical disciplines. They will be consolidated under DPW 26012. This will maximize efficiency and make the most out of the available resources. These projects are located on the Chinden Campus in Boise. DPW 26012 replaces two

chillers (8-1 and 8-2). Both chillers experience significant operational issues, are past the end of their useful life (30 years old) and need to be replaced. The scope being added from DPW 26014 replaces two aging rooftop Air Handling Units (AHUs) on the Chinden Cafeteria building. These AHUs are over 35 years old and are past their useful life. Structural revisions to the roof structure are anticipated.

The Department of Administration requests to use Musgrove Engineering, Boise to design 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.” Musgrove Engineering has designed the replacement of other chillers and roof top units on the campus since the state acquired the property. Musgrove has provided mechanical and electrical designs on major Chinden Campus mechanical projects requiring significant separations and reconfigurations. Continued involvement from Musgrove Engineering would result in project time and cost savings due to the firm’s familiarity with the systems and specific details associated with the campus and the scope of this project.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE USE OF MUSGROVE ENGINEERS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26012. Council passed the motion.

DPW Project No. 26093

2025 HB425:2A02 \$ 1,600,000

Roof Replacement

Fine Arts Building

College of Southern Idaho (CSI)

Twin Falls, Idaho

DPW Project Manager: Melissa VanSlochteren

The work of this project will repair and replace select roof areas at the CSI Fine Arts Building in Twin Falls Idaho. Through the Idaho Deferred Maintenance Program, a campus-wide roof assessment was commissioned to identify and prioritize roofs in critical condition, with corresponding cost estimates.

This project will address the Fine Arts Building roof sections identified in that assessment under Deferred Maintenance Program Project 23887 – Twin Falls Region. LKV Architects of Boise completed the 2024 roof assessment, provided cost estimates, and identified the critical areas requiring attention.

CSI requests approval to continue with LKV Architects for design services in accordance with Idaho Statute §67-2320, which permits negotiation of extended or new professional services contracts with firms previously awarded contracts for associated or phased projects. LKV’s ongoing involvement offers clear benefits, including time and cost

savings, as they possess in-depth knowledge of the Fine Arts Building and its roofing needs.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF LKV ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26093. Council passed the motion.

DPW Project No. 26110

2025 HB425:2A01 \$ 1,400,000

Backup Generation Systems

Idaho Educational Services for the Deaf and

Blind (IESDB)

Gooding, Idaho

DPW Project Manager: Nicole Gallaher

The scope of work will be to design and construct a new backup generation system for the Idaho School for the Deaf and Blind Campus in Gooding, Idaho. The Residential campus is prone to power grid failures, and these outages jeopardize the administrations' ability to maintain essential functions for the students. The Generation System will include diesel generators for the kitchen and the IT closet of the Main Building, and gas generators to power six (6) residential cottages and the Administration Building. If the budget permits, the generators would be interconnected with remote monitoring.

A Request for Qualifications (RFQ) was issued for architect services on July 31, 2025. Statements of Qualifications were received from two (2) firms on August 4, 2025. The submittals were evaluated; and two short-listed firms were interviewed on September 23, 2025, by a Selection Committee consisting of Paula Mason and Guy Jackson, IESDB; John Hatten, as independent engineer; Reid Harrell and Nicole Gallaher, DPW.

The final rankings are as follows:

CSHQA Inc., Boise	88.55
Resin Architecture, Idaho Falls	87.80

Council discussed how design evaluates the need for future campus capacity, however, the budget keeps the single cottage a priority due to safety concerns.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26110. Council passed the motion.

DPW Project No. 26111

2025 HB425:2A02 \$ 850,000

Residential Cottages Fire Suppression
Systems Replacement
Idaho Educational Services for the Deaf
and Blind (IESDB)
Gooding, Idaho

DPW Project Manager: Nicole Gallaher

The existing dry fire suppression systems in the six (6) Residential Cottages have developed pinhole leaks and show significant deterioration in the piping and valves. This project will remove the failing infrastructure and replace it with a modern, code-compliant fire suppression system across all six residential cottages. The work will be carefully integrated with the existing building layouts in order to minimize disruption to the day-to-day use of the cottages. The design and installation will focus on durability, life safety, and compliance with current fire protection standards, while also accommodating the occupancy requirements of the residents

The Idaho Educational Services for the Deaf and Blind requests to use HSA Architects 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.” HSA Architects recently completed phase 1 of fire protection upgrades at the School for the Deaf and Blind, which replaced the fire alarm system in many of the campus buildings, including the cottages. Continued involvement from HSA Architects would result in a project cost savings due to the firm’s familiarity with the systems and specific details associated with the campus and the scope of this project.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF HSA ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26111. Council passed the motion.

DPW Project No. 26195
Yanke Irrigation System
Boise State University (BSU)
Boise, Idaho

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

DPW Project Manager: Stephanie Florence

The work of this project will upgrade the foundation plantings and irrigation system at the Yanke Family Research Park, located at 220 E. Parkcenter Boulevard, Boise for Boise State University (BSU). The existing irrigation system, which utilizes a dedicated irrigation well as its primary water source, was partially upgraded in 2023 with improvements to the well and control panel. The remainder of the irrigation system has significantly deteriorated and has exceeded its functional lifespan.

Maintenance staff have reported ongoing issues including crumbling pipes, broken control wires, and general dysfunction throughout the antiquated system. As a result, BSU intends to abandon the existing irrigation infrastructure, excluding the recently upgraded well and control panel and install a new, modern irrigation system that aligns with BSU's current irrigation standards.

BSU is requesting to use The Land Group for this project under the provisions of Idaho Statute §67-2320, which permits 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." TLG has provided site analysis and design/build improvements estimating for the Yanke Family Research Facility site in 2010, 2018, and 2022.

Council discussed previous surveys done prior to purchase of the land and the age of the irrigation system of 30-40 years. Council further discussed details regarding project scope and budget.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE USE OF THE LAND GROUP AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26195. Council passed the motion.

DPW Project No. 26220
Life Sciences Complex
Idaho State University (ISU)
Pocatello, Idaho

2025 HB425:2B05 \$ 14,000,000

DPW Project Manager: Margie Kennedy and John Parham

The work of this project will construct a new state-of-the-art Life Sciences Complex designed to attract and retain top students and world-class faculty to Idaho State University, replacing the programs which are currently located in the 50-year-old Gale Life Science building on the ISU Pocatello campus. The new Complex will be located in the middle of campus at Memorial Drive and MLK Jr. Way.

The new Complex will create academic, teaching and research facilities. Programs include Anatomy & Physiology, Biology, Organismal, Microbiology / Biochemistry / Molecular Classrooms, Greenhouses, Animal Care, Molecular Research, and Administration. The Complex is anticipated to be 108,000 square feet with construction starting in 2028.

Funding will be a combination of Agency / Donor, PBFAC, and Bonds secured by ISU.

A Request for Qualifications (RFQ) was issued for architect services on July 21, 2025. Statements of Qualifications were received from fifteen (15) firms on August 12, 2025. The submittals were evaluated, and five short-listed firms were interviewed on September 12, 2025, by a Selection Committee consisting of Jason Adams and Cheryl Hanson, ISU; Greg Castellaw, as independent architect; John Parham and Margie Kennedy, DPW.

The interview rankings are as follows:

Cannon Design/Myers Anderson, Portland/Pocatello	91
VCBO, Salt Lake City UT	91
Hummel Architects/AMD, Boise/Denver	89
Perkins&Will/GHM, Seattle/Boise	88
SmithGroup/Lombard Conrad, Phoenix/Boise	86

The scores for the top two firms resulted in a tie. On September 18, 2025, virtual interviews were held between Cannon Design and VCBO.

The final rankings are as follows:

Cannon Design/Myers Anderson, Portland/Pocatello	27
VCBO, Salt Lake City UT	25

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26220. Council passed the motion.

OWNER'S REPRESENTATIVE SELECTIONS

DPW Project No. 25021 2017 1422:4A01 \$ 200
Owner's Representative Services
Department of Administration
Boise, Idaho

DPW Project Manager: Kelly Berard

The Owner's Representative will work in conjunction with the Division of Public Works to oversee projects as needed to support the work of the division.

A Request for Qualifications (RFQ) for Owner's Representative Services was issued on June 6, 2025. Statements of Qualifications were received from eleven (11) firms on July 10, 2025. The submittals were evaluated by the Selection Committee consisting of Dale Reynolds, Margie Kennedy, Nicole Gallaher, John Parham and Bruce Berry of DPW.

The scoring from the initial evaluation of the Statements of Qualifications indicated a significant lead by the top-ranked team, making it highly unlikely that the second- or third-ranked teams could surpass them. As such, proceeding with interviews would not serve the best interests of the state or the submitting firms.

The final rankings are as follows:

Jacobs Project Management Co., Boise	66.6
Keller Associates, Meridian	59.4
Core Construction Management, Boise	58.4
Lombard Conrad Architects, Boise	58.2
Paradigm of Idaho, Boise	49.8
HMH Engineering, Meridian	42.8
Petra General Contractors, Boise	42.6
Tait & Associates Inc., Boise	37.0
KTech, Omaha, NB	36.0
Musgrove Engineering, Boise	32.6
AXIOM, Boise	28.8

Council discussed the Owner's Representative Selection process.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25021. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 25543 2024 HB768:2A03 \$ 400,000
Hells Gate State Park ADA Restroom
Remodel
Department of Parks and Recreation (IDPR)
Lewiston, Idaho

DPW Project Manager: Andrew Gibler

Ms. Berard introduced Mr. Drew Davis, Knit Architects, Moscow. Mr. Davis shared plans and presented the project. (Virtual)

The work of this project is to remodel a 900 square foot restroom / shower building to meet ADA requirements for restrooms and showers without expanding the footprint. Built in 1976, this standalone building serves one of the three camping loops at Hells Gate State Park along the Snake River in Lewiston, Idaho.

The scope of the project will correct current life-safety and disabled accessibility code deficiencies in the existing restroom/shower facility. The existing toilets, sinks, and

showers along with most of the interior finishes and concrete slab will be completely demoed to accommodate the new work. The building exterior and the existing utility room will remain intact with reconfigured restroom access and minor service upgrades. The remodel will upgrade all interior finishes and light fixtures. Plumbing fixtures and all restroom accessories will be fully compliant with current ADA standards.

Knit Architects, Moscow and Resolut Engineers, Spokane, Washington, have designed the project. The estimated construction cost is \$318,372, approximately \$354 / sq ft, which is within the \$320,000 construction budget. There are currently no additional alternates planned. The construction work is anticipated to commence March 2026 and be completed prior to August 2026.

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. 25543. Council passed the motion.

Representative Sauter left the meeting.

PRELIMINARY REVIEWS

DPW Project No. 24217
Morrison Center Lobby Restroom Remodel
Boise State University (BSU)
Boise, Idaho

Agency \$ 1,350,025

Previous Minutes: 1-7-25, 8-5-25

Ms. Berard introduced Ms. Samantha Boucher, Lombard Conrad Architects, Boise. Ms. Boucher shared plans and presented the project.

DPW Project Manager: Darius Elison

The work of this project will renovate the first-floor Men's and Women's restrooms at the Morrison Center on the Boise State University campus. The renovation will modernize the facilities to create a more functional, accessible, and welcoming environment for patrons. Updated layouts will incorporate ADA-compliant bathroom design standards to improve accessibility for individuals with disabilities, ensuring the restrooms are inclusive and usable by all guests. In addition, the redesign will increase overall capacity and improve circulation to help alleviate the heavy congestion that typically occurs during intermissions and large events. By upgrading finishes, fixtures, and lighting, the project will also enhance comfort, cleanliness, and efficiency, contributing to a better overall visitor experience at the Morrison Center.

Lombard Conrad Architects, Boise has designed the project; CORE Construction, Boise is the Construction Manager for the project. The estimated construction cost is \$988,327 (\$1,013 / sf) which is within the \$1,000,000 construction budget. Additive Alternates will be included in the project to ensure maximum use of the budget. The work is anticipated to commence Spring 2026 and be completed prior to Mid-September 2026.

Council discussed the project budget.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24217. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

DPW Project No. 25010

2024 HB768:2A01 \$ 1,050,000

Supreme Court Floors 1 & 2

Asbestos Abatement

Department of Administration (ADM)

Boise, Idaho

Ms. Berard introduced Mr. Pat Klein, Hutchison Smith Architects, Boise. Mr. Klein shared plans and presented the project.

DPW Project Manager: Darius Ellison

The work of this project will remove the asbestos fireproofing located above the Chief Justice Office on the second floor of the Idaho Supreme Court Building in Boise.

The scope of the project will include the asbestos abatement from the roof decking, overspray on the HVAC and plumbing located within the ceiling plenum and replacing the existing ceilings and lighting.

Hutchison Smith Architects, Boise has designed the project. The estimated construction cost is \$825,000 which is within the \$850,000 construction budget. Additive Alternates will be included in the project to ensure maximum use of the budget. The work is anticipated to commence January 1, 2026, and be completed prior to April 1, 2026.

Council discussed reason for abatement and ceiling grid torn out and replaced.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25010. Council passed the motion.

PROJECT UPDATES

Ms. Berard suggested we move to the Service Contracts and return to Project Updates until the end of the meeting due to the time restraint with council members having to leave the meeting early. Council agreed.

<u>DPW Project No. 21336</u>		Agency	\$ 1,330,000
Idaho Youth Challenge Academy Dorms	2021	HB225:2B04	7,417,500
Military (MIL)	2023	SB1197:2B04	6,000,000
Pierce, Idaho			<u>\$ 14,747,500</u>

Previous Minutes: 10-05-21; 03-01-22; 05-02-23

DPW Project Manager: Sydnee Weersing

The scope of this project is to design and construct a permanent three-story dormitory facility, approximately 17,680 square feet, to accommodate up to 180 cadets (3 pods of 60 cadets) that will replace the current temporary modular barracks at the Idaho Youth Challenge Academy located in Pierce, Idaho. The new facility will include sleeping quarters, office and interview rooms, activity areas, and supporting ancillary spaces.

Castellaw Kom Architects, Lewiston, designed the project into 3 phases since the preliminary cost estimates were much higher than the project budget. The first phase included the shell and build out of the first floor. The second phase included the build-out of the second floor. The third phase included the build-out of the third floor. Phase 2 and 3 were designed as bid alternates, in case additional funds came available.

In the 2023 legislative year, the Division of Military requested, and was given, \$6,000,000 of additional Capital funds to complete this project, in full. The project bid on December 6, 2023, with a base bid of \$9,298,900 and bid alternates equaling \$3,737,440; for a total bid of \$13,036,340.

THE MATERIAL FOR DPW PROJECT NO. 21336 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 24171</u>		Agency	\$ 31,400
Exterior Learning Spaces	2023	SB1197:2A01	150,000
North Idaho College (NIC)			<u>\$ 181,400</u>
Coeur d' Alene, Idaho			

Previous Minutes: 05-07-24

DPW Project Manager: Sydnee Weersing

The work of this project is to create exterior spaces around the NIC campus that will lend themselves to be used as exterior classrooms.

The base bid construction budget for the project was \$127,000. While the base bid focused on one large area adjacent to the Student Union, there was also a bid alternate for another space. Architects West, Coeur d'Alene, designed the project with a construction base bid estimate of \$122,000.

The project was bid on April 30, 2025. The low and responsive bidder, Dardan Enterprises, bid the base bid at \$91,000 and the bid alternate at \$39,500. In order to accept the base bid and the bid alternate, NIC requested to add \$31,400 of Agency funds to the project.

THE MATERIAL FOR DPW PROJECT NO. 24171 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 25170</u>	2023	SB1197:2A01	\$ 37,500
McLain Hall Restroom Remodel	2024	HB768:2A01	<u>95,000</u>
North Idaho College (NIC)			\$ 132,500
Coeur d' Alene, Idaho			

Previous Minutes: 04-01-25

DPW Project Manager: Sydnee Weersing

The scope of this project is to remodel two restrooms, men's and women's, in McLain Hall on the North Idaho College campus. Regional Architect, Architects West, Coeur d'Alene, designed the project. The firm's estimated construction cost is \$78,000.

The project was bid on May 17, 2025. The low and responsive bidder, Stan Craft Construction Group, bid the project for \$115,100. To accept the bid, NIC requested to move funds in the amount of \$37,500 from a cancelled NIC project.

THE MATERIAL FOR DPW PROJECT NO. 25170 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 25723D</u>	Agency	\$ 148,535
South End Zone Staircase Addition		
Boise State University (BSU)		
Boise, Idaho		

Previous Minutes: 05-06-25

The project scope consists of installing a new staircase at the south end zone in Albertsons Stadium from the ground to the first row of bleachers. This staircase is needed to allow the band access from the bleachers to the field.

Boise State University is providing an additional \$24,300 for the project to cover excavation and concrete work for new footings for the bleacher landing as required by IDOPL.

THE MATERIAL FOR DPW PROJECT NO. 25723D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

SERVICE CONTRACT REQUESTS

<u>DPW No.</u>	<u>Agency</u>	<u>Work Category</u>	<u>Initial Amount</u>
26849D	BSU	Electrical	\$ 200,000
26851D	BSU	Electrical	\$ 200,000
26852D	BSU	Electrical	\$ 200,000
26853D	BSU	Access Control	\$ 200,000
26854D	BSU	Access Control	\$ 200,000
26855D	BSU	Access Control	\$ 200,000
26856D	ISU	Asbestos	\$ 200,000
26857D	ISU	Asbestos	\$ 200,000

MOTION: SENATOR LENT MOVED COUNCIL APPROVE SERVICE CONTRACT NO. 26849D, 26851D THROUGH 26857D. Council passed the motion.

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

October 8, 2025

DPW #	Agy.	Project Description	Approved Budget (\$)	Total Expenditures (\$)	Variance (\$)	Variance (%)
SMALL & STUDIES						
24451	PSC	Paps Peak, Upgrade Infrastructure Support	90,000.00	70,316.33	-19,683.67	-21.87%
MID-LARGE						
21360	DHW	Flooring/Paint, Whitehall, SWITC	210,000.00	221,333.47	11,333.47	5.40%
21516	ISP	AV at Meridian Campus, Phases 1 and 2	693,840.00	679,671.32	-14,168.68	-2.04%
TOTALS:			993,840.00	971,321.12	-22,518.88	

NOTES:

MID-LARGE

21360 Agency Funds = \$11,333.47
21516 All Agency Funds

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

Council discussed new lease changed from a triple net to a modified gross which increased the base rent.

Senator Lent left the meeting.

OLD BUSINESS

Ms. Berard presented 4 items for follow-up from the September 9th meeting:

- 25016 (ADM) Lighting – Existing number of lights are 1196. Replacing with 835 LED and removing 361. Rebate estimate at \$59,000, energy savings over 20 years estimated at \$456,000.
- 26154D (LSCS) ADA Door Project – Cancelled and will be managed by LCSC directly.
- 26173 (NIC) Mixing Valves – Clarified replacement quantity of ten (10) not one (1) for \$16,550.
- 26178 (NIC) Door Openers – Clarified replacement of two (2) openers and related push buttons for \$13,510.

ADJOURNMENT

The October 8, 2025 PBFAC Meeting adjourned at 10:54 a.m.

Mr. David Bills, Vice Chairman

Ms. Wynter Bell, Management Assistant