

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, December 2, 2025

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

The December 2, 2025 meeting was called to order by Chair Mr. Clint Shiflet at 1:37pm in the Legislative Meeting Room EW40, Capital Building in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

Mr. Clint Shiflet, Chair
Mr. David Bills, Vice Chair
Representative Mark Sauter
Senator Dave Lent (Virtual)
Ms. Bonnie Layton

Department of Administration and Division of Public Works Staff Present:

Mr. Steve Bailey, Director, Department of Administration
Mr. Steve Walker, Deputy Director, Department of Administration
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
Ms. Nicole Cecil, 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
Mr. John Julian, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Ms. Allison Farren, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works
Ms. Dee Aguilar, Project Coordinator, Division of Public Works
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)
Ms. Cora Krishnek, Leasing Program Manager, Division of Public Works (Virtual)
Ms. Grace Paduano, Leasing Program Assistant, Division of Public Works (Virtual)
Mr. Fred Richards, Field Representative, Division of Public Works (Virtual)

APPROVAL OF NOVEMBER 4, 2025 MEETING MINUTES

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM NOVEMBER 4, 2025, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 26204D Agency \$ 436,435
Beacon Street Sidewalk Improvements,
Phase 2
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to widen the street and add curbs, gutters, and detached sidewalks on Beacon Street. Design services will be procured from the regional list. A contractor will be procured through a public low-bid process. It is anticipated that construction for the project will be completed by Fall 2026.

DPW Project No. 26205D Agency \$ 294,550
Environmental Research Building 5108
Lab Repairs
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to replace corroded metal surfaces and equipment in the roughly 555 square feet lab space located in the Environmental Research Building (ERB). Design was completed in a previous phase of the project by LKV Architects. A contractor will be procured through a public low-bid process. It is anticipated that construction for the project will be completed by Fall 2026.

Council discussed the delegation process and how the agencies are required to follow statutes concerning all phases of construction and will provide all documentation upon completion of the project. Additional discussion ensued regarding the work and scope of the Beason Street Sidewalk Improvements.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE
DELEGATION OF DPW PROJECT NO. 26204D AND 26205D. Council
passed the motion.**

DELEGATED PROJECT REVIEWS

DPW Project No. 24205D 2023 SB1197:2A03 \$ 100,000
Multi Building Interior Access Deficiencies
Bronco Gym
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 07-11-23

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

The work of this project will renovate an existing building to make ADA improvements to circulation and access at Bronco Gym (BSU) in Boise.

Erstad Architects, Boise has designed the project. The estimated construction cost is \$70,012 (\$700/sq. ft.), which is within the \$77,000 construction budget. The first phase of work is anticipated to commence in December 2025 and be completed prior to March 20th, 2026. The second phase of work is anticipated to commence in May 2026 and be completed prior to July 30th, 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 24205D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT.
Council passed the motion.

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

Previous Minutes: 09-09-25

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

DPW Project Manager: Andrew Gibler

The work of this project will upgrade structural and electrical infrastructure to support new video board scoreboards in the main gymnasium.

Knit Studios Architects, a regional design professional has designed the project. The design work is complete. A separate, but related, effort is underway by LC State's Department of Purchasing to purchase the replacement equipment using LC State's procurement process. LC State wishes to replace only the video boards at the end walls of the gym at this time in order to have them ready for 2026 commencement ceremonies. The center court scoreboard will not be replaced until FY27.

The estimated construction cost for the infrastructure improvements to support the end wall video boards is estimated at \$64,854, which is within budget. Construction is anticipated to start in February 2026 and be completed by May 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 26155D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 25330 2024 HB768:2B03 \$ 345,000
Utility Design, Bonneville Readiness Center
Military Division (MIL)
Idaho Falls, Idaho

DPW Project Manager: Darius Elison

The work of this project provides the civil design required to extend and establish utilities for the future Bonneville County Readiness Center in Idaho Falls, Idaho.

The scope includes new power service, a water system supplied by an on-site well, an on-site septic drain field for sewer service, and communications infrastructure to support future facility development. The project site encompasses approximately 592 acres on the north side of the Arco Highway. These utility improvements will establish the foundational infrastructure necessary to support the Readiness Center's construction and long-term operational needs.

A Request for Qualifications (RFQ) was issued for civil engineering services on September 30, 2025. Statements of Qualifications were received from two (2) firms on October 6, 2025. The submittals were evaluated; and both firms were interviewed on October 22, 2025, by a Selection Committee consisting of Matt Medrano and LTC Williams, MIL; Josh Carrell, Carrell Architecture, as the independent architect; and Davis Peterson and Darius Elison, DPW.

The final rankings are as follows:

Keller Associates, Inc., Boise	90.40
QRS Consulting, LLC, Boise	83.40

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25330. Council passed the motion.

DPW Project No. 26196 2025 HB425:2A02 \$ 1,000,000
Multiple Building HVAC R-22 Replacements
Boise State University (BSU)
Boise, Idaho

DPW Project Manager: Allison Farren

The work of this project will replace the outdated R-22 HVAC systems serving the Boise State University Children's Center and Campus School buildings, as the existing equipment has reached the end of its service life and no longer meets current EPA standards.

The project scope includes replacing eight rooftop units at the Children's Center and ten rooftop units at the Campus School. Work will involve the safe removal and proper disposal of the existing R-22 systems, followed by the installation of new high-efficiency equipment. The project will also include full system commissioning to verify proper operation, efficiency, and overall performance.

A Request for Qualifications (RFQ) for Design Professional Services was issued on September 15, 2025. Statements of qualifications were received on October 29, 2025, from four (4) firms. The submittals were evaluated; two (2) submitting firms were interviewed on November 17, by the selection committee consisting of Katina Dutton and Teresa Vidales, BSU; Richard Servoss, Jacobs, as independent engineer; Reid Harrell and Allison Farren, DPW.

The final rankings are as follows:

Cushing Terrell, Boise	87.10
CSHQA, Boise	80.70

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26196. Council passed the motion.

DPW Project No. 26233

Agency \$ 5,662,000

Eames Building 96 Remodel

William M. and Karin A. Eames Advanced
Technical Education & Innovation Complex
Idaho State University (ISU)
Pocatello, Idaho

DPW Project Manager: John Parham

The work of this project will renovate approximately 25,000 square feet of space within the William M. and Karin A. Eames Advanced Technical Education and Innovation Complex (Eames Building #96) on the Idaho State University (ISU) campus in Pocatello.

The scope of the project will focus on the NE corner of the building. The renovated areas will accommodate labs, offices, and classrooms to support several programs, including Cyber Security, Information Technology, and Robotics & Laser Tech.

A Request for Qualifications (RFQ) for design professional services was issued on September 18th, 2025. Statements of Qualifications were received from eight (8) firms on October 10th, 2025. The submittals were evaluated, and three (3) firms were interviewed on November 4th, 2025, by the selection committee consisting of Cheryl Hanson and Cole Elquist, ISU; Tom Brennan, Edwards & Daniels Architects, as independent architect; and John Parham and Fred Richards, DPW.

The final rankings are as follows:

JHS Architects, Pocatello	82.70
Method Studio, Salt Lake City	82.00
Hummel Architects, Boise	81.20

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26233. Council passed the motion.

<u>DPW Project No. 26332</u>	Agency	\$ 320,000
Edgemeade Readiness Center Personal	<u>2025</u>	<u>HB425:2A01</u> <u>320,000</u>
Vehicle Parking		\$ 640,000
Military Division (MIL)		
Mountain Home, Idaho		

DPW Project Manager: Gary Groff

The work of this project will be to repair asphalt parking lots, create a personal connection between buildings on the East side of the facility, repair the site access road, and repair the main gate.

The scope of the project includes crack filling, sealcoating, striping and possible extension of the asphalt parking lots, a concrete sidewalk extension between the two buildings on the east side of the facility, site access road crack filling, sealcoating and striping, and repairs to main security gate. The repairs will extend the usable life of the facility.

DPW is proposing to use Myers Anderson Architects of Pocatello for Design and Construction Administration Services based on the provisions of Idaho Statute §67-2320. The Statute 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." Myers Anderson has been providing services for the Edgemeade Readiness Center in Mountain Home dating back to the first major renovation of the facility in 2016, DPW 15330. Since that time Myers Anderson has

provided upgrades including paving of the parking areas, DPW 15337, along with site lighting upgrades, DPW 15335. Currently they are providing services on increasing the facility vault size and relocating/expanding the supply, DPW 25335, and adding a storage facility to the site, DPW 25334. Additionally, they are currently working directly with the Idaho Military Division on long term planning for the Readiness Center and surrounding site. Myers Anderson is very knowledgeable on the aspects of the facility, can perform scopes of work in a more cost effect manner, and will allow for an expedited design and construction process. The work is anticipated to commence in August 2026 and be completed in November 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE THE USE OF MEYERS ANDERSON ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26332. Council passed the motion.

<u>DPW Project No. 26500</u>	2025	HB425:2B01	\$ 6,500,000
Ponderosa Supervisory Area Office			
Upgrades / Expansion			
Department of Lands (IDL)			
Deary, Idaho			

DPW Project Manager: Sydnee Weersing

The Idaho Department of Lands, Ponderosa Supervisory Area's regional facility, located in Deary, Idaho, has several buildings that support IDL's administrative staff, fire operations staff, and the general public on their 3.89-acre lot. Currently the main buildings on site include the administration office, the fire hand crew/cache building, miscellaneous storage buildings, a temporary office trailer, and a tree seedling storage building. The main fire crew operates out of the garage bays in the administration building. There are approximately 22 full-time employees and 36 seasonal employees that use this facility throughout the year.

The existing administrative office, approximately 4,100 square feet, was built in the 1980's and had one addition in the 2000's. The building does not have enough office space for all the full-time employees, hence the temporary office trailer. There are only three single-user restrooms in the administration building that serve the entire site, which is not adequate for the number of occupants. It has outdated and inefficient mechanical systems, ADA deficiencies, and a poor space layout that negatively impacts staff operations. The parking area has spalling concrete and cracked asphalt, which also pose ADA concerns.

The scope of this project is to remodel the existing administrative office and build a new fire/hand crew building to support the IDL administrative and fire operations staff who serve the public in the Ponderosa Area.

A Request for Qualifications (RFQ) was issued for Architectural services on September 22, 2025. Eight (8) Statements of Qualifications were received, and three (3) teams were shortlisted. Interviews took place on November 18, 2025, by a Selection Committee consisting of Derrick Reeves and Chris Tretter, IDL; Gary Sorenson of Pivot North Architecture, independent architect; and Ken Cook and Sydnee Weersing, DPW.

The final rankings are as follows:

Architects West, Coeur d'Alene	95.90
Castellaw Kom Architects, Lewiston	88.45
Design West Architects, Pullman, WA	85.40

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26500. Council passed the motion.

COMMISSIONING SERVICES SELECTIONS

<u>DPW Project No. 25150</u> Mechanical Technical Building & Wittman Complex System Updates Lewis-Clark State College (LCSC) Lewiston, Idaho	2024 HB768:2B08 \$ 6,115,000 2025 HB425:2A02 5,600,000	\$ 11,715,000
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Previous Minutes: 12-02-24, 07-08-25, 11-06-25

DPW Project Manager: Andrew Gibler

The work of this project will update mechanical and electrical systems in the Mechanical Technical Building (MTB) and Wittman Complex (WITT) at the Lewis-Clark State College (LCSC) in Lewiston.

The scope of the project will update HVAC and electrical systems in the MTB building including boiler & chiller replacements, roof top and exhaust fan replacements, electrical service and branch panel replacements. In the WITT complex the building will be equipped with a full fire sprinkler system, updates of the existing fire alarm system, HVAC equipment replacement, and electrical service & branch panel replacements.

A Request for Qualifications (RFQ) for Commissioning Firms was issued on October 1, 2025. Statements of qualifications were received from five (5) firms on October 30, 2025. Two (2) firms were interviewed on November 13, 2025, by a selection committee consisting of Redgy Erb and Ed Holthaus, LCSC; Rick Stewart of Pivot North as the independent design professional, and Josh Meadows and Andrew Gibler, DPW.

The final rankings are as follows:

Engineering Economics, Inc., Liberty Lake, WA	87.60
Musgrove Engineering, P.A., Boise	83.10

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 25150. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 25271 2024 HB768:2A01 \$ 425,000
Facilities Services Construction Documents
Archive Expansion and Lobby Improvements
University of Idaho (UI)
Moscow, Idaho

Ms. Berard introduced Mr. Ned Warnick, Design West Architects, Pullman, Washington (Virtual). Mr. Warnick shared plans and presented the project.

DPW Project Manager: Elaine Hill

The work of this project will expand the Construction Documents Archive at the University of Idaho Facilities Services Complex and provide architectural improvements to the main Lobby, including the construction of a new office space. The existing archive, built in 2000, covers 500 square feet and it is now beyond capacity. Due to shift in staff and administrative support that no longer exists, an area of approximately 400 square feet adjacent to the existing archive has become available. Expanding the archive to this area will increase its size by 80%, providing adequate space for staff to care and maintain the stored Construction Documents.

The scope of the project will improve the main lobby also include repurposing available space to create a new office for future staff of Architectural and Engineering Services (AES) or Facilities Maintenance and Operations (FMO). The reception area, originally designed to accommodate two staff members, currently only serves one. Modifications to the casework and finishes will help create an adequate space that is welcoming to visitors to the building.

Design West Architects, Pullman, has designed the project, and the estimated cost of construction is \$272,000, well within the \$350,000 construction budget. The work is anticipated to commence May 2026 and be completed by September 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW,

AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25271. Council passed the motion.

DPW Project No. 26090

2025 HB425:2A03 \$ 320,000

Hepworth Room 195 & Fine Arts Room 87,
Replace Lecture Hall Seats
College of Southern Idaho (CSI)
Twin Falls, Idaho

Ms. Berard introduced Mr. Kevin Thibault, Edwards & Daniels Architects, Twin Falls. Mr. Thibault shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The work of this project will replace the lecture hall seating and carpet in Hepworth Room 195 and Fine Arts Room 87. The rooms are heavily used, and the existing seating is more than 20 years old. The cushions and upholstery are worn out, and the hinges and swing arms are breaking. The project will also retrofit the teaching lecterns to be ADA compatible as they currently do not accommodate instructors with physical limitations. This work will take place in the Hepworth Building and the Fine Arts Building at the College of Southern Idaho, in Twin Falls.

The scope of the project will replace the seats and work surfaces to allow for more flexibility in the lecture halls, replace the carpet and provide new teaching lecterns with presenter desks, and integrated power and data.

Edwards & Daniels Architects, Twin Falls, has designed the project. The estimated construction cost is \$268,748 (\$116 /sq. ft.), which is within the \$270,400 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence May 2026 and be completed prior to the start of the 2026 Fall Semester.

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. 26090. Council passed the motion.

DPW Project No. 26530

2024 HB768:2A03 \$ 400,000

Nampa Exterior Paint / Seal
Juvenile Corrections Center
Department of Juvenile Corrections (DJC)
Nampa, Idaho

Ms. Berard introduced Ms. Kara Parce, Lombard Conrad Architects, Boise. Ms. Parce shared plans and presented the project.

DPW Project Manager: Allison Farren

The work of this project includes repainting the exterior of the Department of Juvenile Corrections building, completing minor EFIS repairs, and refreshing the interior paint in the IT, administrative, and gym spaces.

The scope of work consists of a full exterior repaint, including repairs to any deteriorated EFIS surfaces. Interior painting will also be completed in the IT, administrative, and gym areas to ensure consistent finishing throughout the facility.

Lombard Conrad Architects of Boise, Idaho, designed the project. The estimated construction cost is \$250,800, which is within the \$287,500 construction budget. Construction is anticipated to begin in spring 2026 and be completed by summer 2026.

Council discussed the Exterior Insulation and Finishing System (EFIS) and how repairing and painting the current system will be the best solution over replacing the EFIS due to cost restraints.

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. 26530. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 25090</u> Desert Building Welding & Automotive Program Retrofit College of Southern Idaho (CSI) Twin Falls, Idaho	2024 HB768:2A01 \$ 1,100,000
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Previous Minutes: 01-07-25

Ms. Berard introduced Mr. Brandon Lewis, Myers Anderson Architects, Pocatello, Idaho (Virtual). Mr. Lewis shared plans and presented the project.

DPW Project Manager: Gary Groff

The work of this project will remodel and repurpose the existing CSI Diesel Shop which is moving to a new location into a new Automotive Shop. Additionally, the Welding Shop electrical system will include additional conduits for future electrical expansions.

The scope of the project improves and repurposes existing student laboratories and shop space. The work includes upgrading electrical infrastructure, improving ventilation, and installing agency-owned shop equipment. The general form and layout of the building will remain the same. No significant structural or architectural work will occur. Minor cosmetic improvements will be made that contribute to the functionality of the facility or extend its useful life cycle. The Welding Shop will receive additional conduit in anticipation of future expansion. If funding allows bidding alternates could provide installation of additional owner provided automotive lifts, unit heater replacements, destratification fans, and sectional overhead door replacements.

Myers Anderson Architects of Pocatello has completed the Design Development Phase for the project. The estimated base bid construction cost is \$685,000 (\$74.28 / sq. ft.) for 9,222 square feet, which is within the \$895,000 construction budget. Additive Bid Alternates will be included in the project to ensure maximum use of the budget. The work is anticipated to commence in June 2026 and be completed in December 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR PROJECT NO. 25090.
Council passed the motion.

DPW Project No. 25267 2024 HB768:2A01 \$ 1,580,000

Administration Building Convert Former Network Operating Center to Offices & Renovate Southeast Entry
University of Idaho (UI)
Moscow, Idaho

Previous Minutes: 04-01-25

Ms. Berard introduced Mr. Ned Warnick, Design West Architects, Pullman, Washington (Virtual). Mr. Warnick and Ms. Isadora shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The work of this project will renovate the former Network Operating Center (NOC) into office space within portion of the first floor of the Administration Building at the University of Idaho. With the advance in technology, servers and systems have decreased in size and the required area for the NOC has been reduced significantly while more offices are in demand. The project will also renovate and restore hallway 12, re-establishing the full width of the main hallway through the southeast vestibule currently occupied by a portion of the NOC. This is a major goal within the Master Historic Preservation Plan for the building.

The scope of the project in the NOC area includes all demolition, construction, architectural finishes, replacement windows, HVAC, mechanical and electrical systems, and controls. It also includes the demolition of the existing raised floor and returning floor level to that of the adjacent hallways. In hallway 12 the scope includes the re-establishment of the corridor width, replacement of non-original doors with keyholes entries with tall, wood-panel type doors with transom windows and double oak doors to vestibule to match the Neo-Gothic building details.

Design West Architects, Pullman, WA has designed the project. The estimated construction cost for the base bid is \$1,016,225 (\$443 / sq. ft.), which is within the \$1,300,000 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence April of 2026 and be completed prior to November of 2026.

Council discussed the scope of the project includes HVAC work which supports the budget for Bid Alternate #1 of \$244,000. Additionally, the remodel allows the corridor to be opened up and more adequate public circulation space.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25267. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 25230</u>	2024	HB768:2A01	\$ 450,000
Beckley Nursing Remodel Classroom and	<u>2025</u>	<u>HB425:2A01</u>	<u>793,000</u>
Equip Tiered Classroom 209			\$ 1,243,000
Beckley Nursing Building			
Idaho State University (ISU)			
Pocatello, Idaho			

Previous Minutes: 03-04-25

Ms. Berard introduced Ms. Bailee Rushton, Studio LP Architects, Salt Lake City, Utah. Ms. Rushton shared plans and presented the project.

DPW Project Manager: Darius Elison

The work of this project will combine two classrooms into a single, larger space and introduce an accessible single-user restroom to improve overall usability and accessibility for students and faculty at the ISU Beckley Nursing building in Pocatello.

The scope of the project raises the existing classroom floor to match the main building level, eliminating interior stairs and ensuring ADA accessibility throughout the teaching space. The work also includes replacement of classroom windows to improve energy efficiency, and the construction of a new ADA-compliant single-user restroom.

Studio LP Architects, Salt Lake City, Utah, has designed the project. The estimated construction cost is \$809,157 (\$367 / sq. ft.), which is within the \$850,000 construction budget. The work is anticipated to commence March 2026 and be completed prior to October 2026.

Council discussed previous window replacement project or future plans to replace the building's remaining windows. Ms. Berard will follow up with council to share status of remaining windows in the building.

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. 25230. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 24091</u>	Agency	\$ 1,000,000
Evergreen Building Physical Science	<u>2023 SB1197:2B12</u>	9,000,000
Remodel		\$ 10,000,000
College of Southern Idaho (CSI)		
Twin Falls, Idaho		

Previous Minutes: 04-02-24, 04-01-25, 11-06-25

DPW Project Manager: John Parham

The work of this project will remodel two wings (Wings A & C) of the Evergreen Building on the College of Southern Idaho campus in Twin Falls, Idaho. Wing C is approximately 10,000 square feet and was the original building constructed in 1989. Wing A is approximately 20,000 square feet and was an addition to the building constructed in 1992.

Both wings currently contain a mixture of Classrooms, Lecture Halls, Laboratories, and Faculty Office spaces. Existing laboratory equipment, miscellaneous finishes, electrical & HVAC systems are original to the building construction. With Laboratory improvements a priority, updates to the two existing chemistry labs include new casework, sinks, emergency equipment, lab resistance counter tops, and modern fume hoods along with the associated utility work. In addition, electrical and HVAC system improvements along with ADA upgrades will need to occur throughout the two wings.

Lombard Conrad Architects, Boise, has designed the project. The estimated construction cost is \$8,505,814 (\$280 / sq. ft.), which is within the \$8,600,000 construction budget. Three (3) Additive Alternates will be included in the project to ensure maximum use of the budget. The work is anticipated to commence January / February 2026 and be completed prior to February 2027.

MOTION: MR. BILLS MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24091. Council passed the motion.

<u>DPW Project No. 25202</u>	2023	SB1197:2A01	\$ 1,474,446.40
Building 393, 3rd Floor Labs East Side	2024	HB768:2A01	3,750,000.00
Finish Out, Phase 2	2025	HB425:2B04	2,500,000.00
Micron Center for Materials Research			\$ 7,724,446.40
Boise State University (BSU)			
Boise, Idaho			

Previous Minutes: 10-02-25, 07-08-25

DPW Project Manager: Martin Santoyo

This project is for the construction of research labs on the third floor of the MCMR facility, a facility that had initial occupancy during the fall semester of 2020. The third floor, approximately 8,470 square feet, was left as shell & core due to budgetary limitations and is being completed in phases as funding becomes available. Most recently the west half of the floor had substantial completion on July 30, 2024. This project is for the east half, approximately 3,762 square feet, and will complete the buildout for the MCMR facility.

The scope of work is for five (5) research wet lab modules with improvements that will include wall and ceiling finishes, electrical power, lighting, HVAC, plumbing, data, laboratory cabinets, and chemical fume hoods.

Hummel Architects, Boise, has designed the project. The estimated construction cost is \$5,234,009 (\$1,391.28 / sq. ft), which is within the \$6,000,000 construction budget. The work is anticipated to commence fall of 2026 with a tentative substantial completion date of summer 2027.

Council discussed the project was originally completed in Fall of 2020, and how the pandemic may have impacted the construction of the project. Additional discussion ensued regarding the current specialized needs for this space, as well as the current project's State funding and the previously completed project was Agency and Donor provided.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25202. Council passed the motion.

CLOSED PROJECT REPORT

Ms. Berard shared there are no projects closed since November 6, 2025, PBFAC meeting.

LEASE REPORT

Ms. Krishnek presented the lease report.

Council discussed Rexburg lease appears high. Ms. Krishnek shared research proves a triple net lease comes to \$27 / sq. ft. and is within current market standard.

NEW BUSINESS

FY2027 RECOMMENDATION TO THE IDAHO DEPARTMENT OF TRANSPORTATION

Idaho Code §40-310(14) establishes a program for the construction, alteration, repair, and maintenance of roadways in, through, and around the grounds of state institutions. The Idaho Transportation Board has authorized an amount up to \$30,000 annually for this program under ITD Board Policy B-05-15.

DPW accepts requests from any appropriate board, commission, governing body, or official head of any state institution that is seeking access to funds for such projects. DPW processes project requests annually, obtains the Governor's approval of recommended projects, and then passes on the recommendation(s) to the Idaho Transportation Board through the ITD Maintenance Engineer on or before March 1 annually.

DPW staff is recommending to the Council a Department of Health and Welfare (DHW) project for FY2027 funding.

The project is for ongoing roadway pavement replacement and repairs, curb, gutter and pavement markings for the main hospital drive, central plant drive and main parking lot at State Hospital North in Orofino.

PBFAC recommendation for FY2027 A&R included \$416,000 for this project; the \$30,000 ITD grant funds will bring the total budget to \$446,000.

Council discussed the ITD grant funds are recommended and awarded annually.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE RECOMMEND THE DHW PROJECT TO THE IDAHO TRANSPORTATION BOARD FOR FY2027 FUNDING. Council passed the motion.

Ms. Berard wished the council and DPW staff a very happy holiday.

ADJOURNMENT

The December 2, 2025 PBFAC Meeting adjourned at 3:10pm.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant