

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, January 6, 2026

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

The January 6, 2026 meeting was called to order by Chair Mr. Clint Shiflet 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. Clint Shiflet, 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, 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 (Virtual)
Mr. John Julian, Project Manager, Division of Public Works
Mr. John Parham, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works
Mr. Dan Horrigan, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works
Mr. Darius Elison, Project Manager, Division of Public Works (Virtual)
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)
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
Ms. Grace Paduano, Leasing Program Assistant, Division of Public Works (Virtual)
Mr. Josh Meadows, Field Representative, Division of Public Works (Virtual)
Mr. Fred Richards, Field Representative, Division of Public Works (Virtual)
Mr. Kim Peterson, Field Representative, Division of Public Works (Virtual)

Director Bailey introduced Kelly Berard as the new Administrator for the Division of Public Works. Administrator Berard introduced Mr. Dan Horrigan as the newest Project Manager for the Division of Public Works.

APPROVAL OF DECEMBER 2, 2025 MEETING MINUTES

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE MINUTES FROM DECEMBER 2, 2025, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 26206D Agency \$437,850
Student Union Bronco Shop Remodel
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to remodel the Student Union Bronco Shop. This project will consist of an interior refresh with new flooring, paint, lighting, and security system replacement.

DPW Project No. 26207D Agency \$353,960
Center for Teaching and Learning
Renovation – Phase 2
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to reconfigure approximately 1,170 square feet of space in the Interactive Learning Center (ILC) building, converting a large classroom into four private offices, a storage room, and a student-focused open office work area at Boise State University (BSU) in Boise.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 26206D AND 26207D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 25265D 2024 HB768:2A01 \$ 250,000
Blake House Video Production Center
Improvements
University of Idaho (UI)
Moscow, Idaho

Previous Minutes: 08-06-24

Administrator Berard introduced Mr. Brent Beaudoin, Castellaw Kom Architects, Lewiston. Mr. Beaudoin shared plans and presented the project.

The intent of this project is to renovate and improve spaces located on the lower level of Blake House to serve as the new Video Production Center for the Creative Services unit of University Communications and Marketing. The scope of this work includes architectural repairs, modifications, and finishes necessary to bring the space up to university standards and to support the work of the Video Production Center. Mechanical and electrical support and renovations as required are also included. In addition, the scope includes a dedicated ten gig server fiber connection to Blake House and Hays Hall linking these facilities with the nearest data distribution backbone node to allow the video team to work more efficiently.

Castellaw Kom Architects, Lewiston has designed the project. The estimates construction cost for the base bid is \$205,000. In addition, two alternates have been identified. Alternate No. 1 to replace existing windows is estimated at \$35,000. Alternate No. 2 to install new suspended ceiling throughout is estimated at \$31,400. The project construction budget is \$206,600.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DELEGATED DPW PROJECT NO. 25265D. Council passed the motion.

DPW Project No. 26202D

Agency \$ 230,750

Capital Village #3, Renovation for Boise
State Entrepreneurship and Economic
Development (BSEED)
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 10-08-25

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

The work of this project is to remove four (4) offices and six (6) workstations, update interior finishes, and reconfigure impacted lights, ceiling grid, and HVAC system ducting. The renovated space will become the new home of the Boise State Entrepreneurship and Economic Development (BSEED) initiative which is a university-wide effort to strengthen Boise State's capacity for innovation, research translation, and venture creation. It will serve as a centralized hub for faculty, staff, students, and partners to access mentorship, commercialization support, startup resources, and interdisciplinary collaboration. The project is located in the Capital Village #3 building at Boise State University (BSU) in Boise.

LKV Architects, Boise has designed the project. The estimated construction cost is \$124,000 (\$22.77 / sq. ft.) which is within the \$191,625 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence in March 2026 and be completed prior to July 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26202D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

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

Agency \$ 294,550

Previous Minutes: 12-02-25

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

The work of this project is to replace corroded metal surfaces and equipment and install new HEPA filtration in the roughly 555 square foot lab space located in the Environmental Research Building (ERB) at Boise State University (BSU) in Boise.

Lombard Conrad Architects, Boise has designed the project. The estimated construction cost is \$250,400 (\$451 / sq. ft.) which is within the \$285,400 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence in March 2026 and be completed prior to August 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26205D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26207D
Center for Teaching and Learning
Renovation – Phase 2
Interactive Learning Center (ILC)
Boise State University (BSU)
Boise, Idaho

Agency \$ 353,960

Administrator Berard introduced Ms. Alexis Townsend, Lombard Conrad Architects, Boise. Ms. Townsend shared plans and presented the project.

The work of this project will reconfigure approximately 1,170 square feet of space in the Interactive Learning Center (ILC) building, converting a large classroom into four private offices, a storage room, and a student-focused open office work area at Boise State University (BSU) in Boise.

Lombard Conrad Architects, Boise has designed the project. The estimated construction cost is \$265,000 (\$226 SF) which is within the \$278,250 construction budget. Work is anticipated to commence in May 2026 and be completed prior to September 2026.

Council discussed furniture costs are not in the project's budget.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26207D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

<u>DPW Project No. 26092</u>	2025	HB425:2A01	\$ 150,000
Replace Expo Center Door Replacement College of Southern Idaho (CSI) Twin Falls, Idaho			

DPW Project Manager: John Julian

The work of this project will replace three (3) large assemblies of exit doors at the Expo Center which are over 48 years old and made of painted steel and have outlived their useful life and require constant repair and adjustments. The doors, frames, and hardware will all need to be replaced completely.

The Expo Center is a 60,000 square foot multi-use facility that houses classroom space for various Agriculture Programs, other various classes, and the CSI Student Rodeo Team. The three (3) large entry door systems occur on three sides of the Center and provide convenient access as well as emergency exiting, and ADA access.

The project has been designed by Myers Andersen Architects of Pocatello to ensure correct exiting designs, and hardware, meet the IBC CODE and ADA standard requirements. The design will require review and approval by Idaho Division of Occupational & Professional Licenses (IDOPL). The project construction budget is \$105,000. The estimated construction cost is \$104,810. Additive alternates will be included to ensure maximum use of the budget funds. The project will utilize a Light Construction Service Contractor to expedite the door replacement system because of the high use of the Expo facility. The work is anticipated to commence in February 2026 and anticipated completion by April 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26092, FINAL DESIGN, SUBJECT TO STAF REVIEW, AND AUTHORIZE AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26255

2025 HB425:2A02 \$ 125,000

Idaho Water Center Chiller Repairs
University of Idaho (UI)
Boise, Idaho

DPW Project Manager: Gary Groff

The work of this project will provide a major Chiller overhaul and refrigerant repairs at the University of Idaho Water Center Building located in Boise, Idaho.

The single building Chiller is in the basement of the Idaho Water Center and is approximately 20 years old, and in need of a major overhaul. In addition, the Chiller currently has a refrigerant leak in the unit and needs to be partially dismantled to address the leak. The overhaul and leak repairs need to be completed by the first of April 2026 to provide chilled water for cooling the building.

Due to the type of overhaul / repairs and an Overall Budget of \$125,000, a DPW HVAC Service Contractor, Cascade Enterprises, was selected. The work is very specialized, and Cascade will be using a subcontractor that is familiar with the Water Centers Chiller with a Not-to-Exceed price of approximately \$118,690. No Design Professional is required. The work is anticipated to commence on about March 2, 2026, and be completed prior to April 1, 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26255 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26334

2025 HB425:2A03 \$ 23,000

Idaho Military Museum
ADA Access & Upgrades
Military (MIL)
Boise, Idaho

DPW Project Manager: Darius Elison

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.

C-2 Construction Inc., Mountain Home, is being contracted to complete the project. The construction estimate is \$23,000 and the project construction budget is \$23,000. The pathway is anticipated to be 365 square feet (\$63 / sq. ft.).

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26334 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26351 2025 HB425:2A01 \$ 250,000
Light Fixture Replacements
State Hospital North (SHN)
Department of Health & Welfare (DHW)
Orofino, Idaho

DPW Project Manager: Andrew Gibler

The work of this project is to replace 117 existing light fixtures at State Hospital North (SHN) in Orofino. SHN has been continuing to correct deficiencies identified by the Joint Commission. The new light fixtures will be anti-ligature and vandal resistant as required. They are located throughout the resident areas where a patient may have access to them. Because the existing light fixtures do not meet the required standards, SHN must monitor and report the condition of each light fixture throughout the day, every day.

The work of the project will be a replacement like-for-like and DOPL has indicated that no plan review is required. A light fixture type that meets the Joint Commission requirements was identified in a previous project. No design professional is needed for this work. DPW and DHW plan to use an electrical service contractor local to the Lewiston and Orofino area to complete the work. The contractor will be required to permit with DOPL for inspection of the work.

The project budget originally requested by DHW is \$250,000, approximately \$2,100 per light fixture. The local electrical service contractor is estimating this work to cost \$150,000, which is less than \$1,300 per light fixture. The work is anticipated to be completed in March 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26351 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26533 Agency \$ 42,000
Secured Lobby, Headquarters
Department of Juvenile Corrections (DJC)
Boise, Idaho

DPW Project Manager: Margie Kennedy

The work of this project is to provide safe and secured office spaces for the Department of Juvenile Correction's downtown Boise office by separating the public and office spaces. To create secure spaces, a new full-height wall with windows will be installed in the public lobby which will require reconfiguring the reception area along with some minor electrical work.

Hutchinson Smith Architects, Boise has designed this project with an estimated construction cost of \$18,000 which is within the overall budget of \$30,000. Work is planned to begin early 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26533 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 24231 2023 SB1197:2B06 \$ 3,000,000
Nuclear Faculty Research Lab
Center for Higher Education (CHE)
Idaho State University (ISU)
Idaho Falls, Idaho

DPW Project Manager: Gary Groff

The work of this project will transform existing tiered classrooms in the Center for Higher Education (CHE), located at the ISU University Place Campus in Idaho Falls, into a state-of-the-art, flexible, laboratory environment dedicated to advanced-energy research. The ISU researchers will join teams from University of Idaho in partnership with Idaho National Laboratories (INL) for expanded nuclear research activities.

The scope of the project is to renovate the University Place space to become a Nuclear Faculty Research Lab Space and repurpose the existing underutilized space in the north wing of the CHE building including room numbers 201-208 (5K square feet) into labs to accommodate new faculty research. The lab space will involve creating modular and flexible lab layouts, office space for lab operators, acoustic improvements, structural improvements to the floor and walls, creation of an exterior access opening, life safety improvements, new high-capacity flexible power supplies, HVAC improvements, and storage space for chemicals tools and equipment.

A Request for Qualifications (RFQ) for Design Professionals was issued on August 11, 2025. Statements of Qualifications were received from five (5) firms on September 25, 2025. The submittals were evaluated and three (3) firms were interviewed on December 11, 2025, by the Selection Committee consisting of Marty Vizcarra, and Daniel LaBrier,

ISU; Scott Lloyd, JHS Architects, Pocatello, as the independent architect; and Fred Richards and Nicole Cecil, DPW.

The final rankings are as follows:

Resin Architecture, Idaho Falls	87.54
Hummel Architects, Boise	86.64
CSHQA, Boise	85.90

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24231. Council passed the motion.

DPW Project No. 26194 2025 HB425:2A02 \$ 1,000,000
Multiple Building Switchgear Replacements
Boise State University (BSU)
Boise, Idaho

DPW Project Manager: John Parham

The work of this project will design and replace aging 277/480V and 120/208V switchgear on four (4) buildings at the BSU main campus.

The scope of the project will focus on four (4) buildings that have electrical switchgear at or near the end of lifecycle. The Administration Building (Bldg. 004) has been identified as priority #1, with the Campus School (Bldg. 007), Morrison Center (Bldg. 013), and the Education Building (Bldg. 071) to follow.

Request for Qualifications (RFQ) for design professional services was issued on October 24th, 2025. Statements of Qualifications were received from three (3) firms on November 18th, 2025. The submittals were evaluated, and all three (3) firms were interviewed on December 15th, 2025, by the selection committee consisting of Katina Dutton and Paul Fleischer, BSU; Wes Baker, Babcock Design, Boise, as independent architect; and John Parham and Reid Harrell, DPW.

The final rankings are as follows:

WSP USA Buildings, Boise	84.80
Cator Ruma, Boise	80.70
Musgrove Architects, Boise	79.00

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT

NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26194. Council passed the motion.

<u>DPW Project No. 26250</u>	Anticipated Agency	\$ 7,840,000
Joint Military Science & Veterans Assistance Center	<u>2025 HB425:2B06</u>	<u>8,000,000</u>
University of Idaho (UI) Moscow, Idaho		\$ 15,840,000

DPW Project Manager: Elaine Hill

The new Joint Military Science and Veterans Assistance Center will be created through significant renovation and addition of the existing Targhee Hall building. A central location will better serve the needs and requirements of the existing Reserve Officer Training Corps (ROTC) detachments of the various branches of the U.S. Armed Forces. These are currently scattered throughout campus. The Veteran’s Assistance Center will provide better customer assistance, support, and access to programs, wellness services, and other services offered by the University of Idaho veterans and their dependents during their academic career at the university.

Request for Qualifications (RFQ) were issued for Architects / Engineer services on September 18, 2025. Statements of Qualifications (SOQ) were received from six (6) firms on November 12, 2025. Three firms were interviewed on December 16, 2025, by a Selection Committee consisting of Jason Nierman and Ethan O'Brien, UI; James Davis, independent Landscape Architect; and Ken Cook and Elaine Hill, DPW.

The final rankings are as follows:

Lombard Conrad, Boise	85.50
Castellaw Kom Architects, Lewiston & AMD, Denver, CO	81.40
Architects West, Coeur d’Alene	68.90

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26250. Council passed the motion.

<u>DPW Project No. 26254</u>	2025 HB425:2A02	\$ 750,000
Buchanan Engineering Lab Civil & Environmental Engineering Hydraulics Lab Pump & Plumbing System Repairs		
University of Idaho (UI) Moscow, Idaho		

DPW Project Manager: Andrew Gibler

The work of this project is to repair and replace failing pumps, valves, piping, and controls specific to the water hydraulics lab at the University of Idaho's Department of Civil and Environmental Engineering in the Buchanan Engineering Lab, built in 1968.

The scope of this project is to repair and upgrade these systems by replacing pumps and associated controls and by renewing the hydraulics plumbing systems and distribution piping elements as needed. A code analysis of the mechanical equipment pits will be necessary to eliminate confined spaces as much as possible. The concrete lid over the pump pit may need to be removed for access and then redesigned to meet current safety standards. There is a constant head tank located in the facility's upper level, and all associated piping and joints for this water hydraulics system will need to be analyzed for deterioration and replaced as necessary. As an additional issue for this lab space, the exterior concrete wall has received finish damage from the intrusion of surface water through the exterior walkway above. The walkway issues have been repaired, but the damage to exterior walls within the lab needs to be addressed as part of this project.

A Request for Qualifications (RFQ) for Architectural and Engineering Services was issued on October 14, 2025. Statements of Qualifications (SOQ) were received from three (3) firms on November 21, 2025. The submittals were evaluated and all firms were interviewed on December 18, 2025, by a Selection Committee consisting of Bret Dillon and Matthew Proctor from the University of Idaho, Rob Sawyer from Covenant Engineering, Lewiston, as the independent reviewer, and Ken Cook and Andrew Gibler from DPW.

The final rankings are as follows:

Design West Architects, Pullman, WA	88.30
CHSQA, Boise	79.90
WSP US Buildings, Boise	78.10

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKINGS OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26254. Council passed the motion.

DPW Project No. 26352
Camera & Proximity Card Reader
Replacements
State Hospital South (SHS)
Department of Health & Welfare (DHW)
Blackfoot, Idaho

2025 HB425:2A01 \$ 900,000

DPW Project Manager: John Parham

The work of this project will replace the camera and card access control systems on the campus of Department of Health & Welfare (DHW), State Hospital South campus in Blackfoot, Idaho.

The scope of project will focus on replacing both systems that have been identified as end-of-life. The new systems will be connected to DHW's network that is managed by the State of Idaho Office of Information Technology Services. As part of an ongoing effort to standardize the DHW systems, the new components for both the camera and card access systems will be Genetec.

A Request for Qualifications (RFQ) for design professional services was issued on November 6th, 2025. Statements of Qualifications (SOQ) were received from three (3) firms on December 3rd, 2025. The submittals were evaluated, and all three (3) firms were interviewed on December 19th, 2025, by the selection committee consisting of Chad Sellman and Mikael Ouwehand, DHW; Wes Baker, Babcock Design, Boise, as independent architect; and John Parham and Fred Richards, DPW.

The final rankings are as follows:

Myers Anderson, Pocatello	85.30
Musgrove Architects, Boise	75.80
WSP USA Buildings, Boise	69.60

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26352. Council passed the motion.

DPW Project No. 26501 2025 HB425:2A01 \$ 1,350,000
Mica Supervisory Area HVAC System
Replacement
Department of Lands, (IDL)
Coeur d' Alene, Idaho

DPW Project Manager: Sydnee Weersing

The Idaho Department of Lands, Mica Supervisory Area's regional facility, located in Coeur d'Alene, Idaho, has been experiencing multiple failures with the mechanical systems in their administrative office.

The administrative office (approximately 26,540 sq. ft.) is comprised of two wings that are connected by a central corridor. The original wing was built in 1998 (approximately 13,726 sq. ft.) with a VAV mechanical system, and the addition wing was built in 2019 (approximately 12,814 sq. ft.) with a VRF mechanical system. The VRF system has had ongoing issues requiring excessive and expensive repairs.

The scope of this project will include investigation of the existing system, and design and construction for either repairing or replacing the mechanical system to provide fully functional systems to the office.

A Request for Qualifications (RFQ) was issued for Design-Build services on November 24, 2025. Five Statements of Qualifications (SOQ) were received, two teams were shortlisted, and one team was found non-responsive. Interviews took place on December 23 and 30, 2025 by a Selection Committee consisting of Derrick Reeves and Eric Valiquette, IDL; Jason Bartels of Core Construction, Boise, independent general contractor; and Andrew Gibler and Sydnee Weersing, DPW.

The final rankings are as follows:

Walker Construction, Spokane	92.80
Quality Contractors, Deary	88.80

Administrator Berard shared Walker Construction is closer to the project site than other in-state firms.

Council discussed VAV stands for Variable Air Volume system.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26501. Council passed the motion.

DESIGN-BUILD REVIEWS

DPW Project No. 23623 Agency \$ 4,000,000
Visitor Center Renovation
Old Idaho Penitentiary
Idaho State Historical Society (ISHS)
Boise, Idaho

Previous Minutes: 05-07-24

Administrator Berard introduced Ms. Jenna Aya, nFusion Services Inc., Orlando, Florida (Virtual). Ms. Aya shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The work of this project will create new interpretive exhibitions at the Old Idaho Penitentiary located in Boise, Idaho. The work will be based on the Old Idaho Penitentiary Interpretive and Experience Masterplan that was created in November 2021. The project

will be broken into two phases under the same design-builder. Phase 1 will create new interpretive exhibitions in the Visitor Center and add signage and sculptures to the Old Idaho Penitentiary grounds. Phase 2 will include the Shirt Factory Survey Gallery, Women's Ward, #4 Cell House, and #5 Cell House.

The scope of Phase 1 interpretive exhibitions within the Visitor Center includes new exhibitions to the Warden's Office, the Visitation Room, and Auditorium. Phase 1 also includes new exterior signage to help orientate and educate visitors, as well as sculptural figures throughout the site.

Phase 2 is still in the design phase due to the agency needing to fundraise additional funds necessary to complete the project. When Phase 2 is fully funded it will be brought back to PBFAC for final approval.

nFusion Services Inc., Orlando, Florida has designed the project. The estimated construction cost for Phase 1 is \$1,366,902, which is within the \$1,486,848 construction budget. Cost per square foot is not applicable to this type of project. The work is anticipated to commence early 2026 and be completed prior to January 2027.

Council discussed this project is a multi-phase project.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23623. Council passed the motion.

<u>DPW Project No. 25063</u>	2023	SB1197:7A01	\$ 10,000,000
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Minimum Security Dormitory 100 Bed
Idaho Correctional Institution Orofino (ICIO)
Idaho Department of Correction (IDOC)
Orofino, Idaho

Previous Minutes: 04-01-25

Administrator Berard introduced Mr. Greg Castellaw, Castellaw Kom Architects, Lewiston. Mr. Castellaw shared plans and presented the project.

DPW Project Manager: Martin Santoyo

This project is for a new 112-bed minimum security dormitory, approximately 14,422 square feet. The facility will include a control room, two (2) day rooms, and ancillary uses. The scope will include all site improvements required for the new facility. The facility is designed with efficiency, durable materials, and low operating costs.

Castellaw Kom Architects has designed the project. The estimated cost for site work, utilities, and substructure is approximately \$1,570,000 and the cost for the superstructure is approximately \$6,467,350 (\$448 / sq. ft.). The total estimated construction cost is \$8,037,350, which is within the construction budget of \$8,200,000. There are three (3) additive alternates: 1) concealed fasteners for metal roof, approximately \$160,000; 2) pave access to west entrance and small gravel lot, approximately \$140,000; and 3) concrete sidewalk at building/site perimeter, approximately \$46,000. The Design-Builder is preparing three additional alternates to ensure maximum use of the budget: repave the existing east parking lot; low voltage technology infrastructure; and a 20'x30' concrete parking pad at the west building access door. The work is anticipated to commence in the spring of 2026 and be completed December 2027.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 25063. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 25355

2024 HB 768:2A01 \$ 500,000

Patient Treatment Facility, Roadway
Asphalt & Dock Concrete,
State Hospital South (SHS)
Department of Health & Welfare (DHW)
Blackfoot, Idaho

Administrator Berard introduced Mr. C. Eric Parker, PE, S&A Engineers, PC, Idaho Falls. (Virtual) Mr. Parker shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The work of this project will replace the drive aisles leading to the staff parking and delivery area of the Patient Treatment Facility (PTF) at State Hospital South (SHS) in Blackfoot. The asphalt, which is original to the building, is deteriorating with significant cracking and needs replacement and widened. There is a sidewalk that has deteriorated and needs to be removed. Pedestrian walkways between the parking lot installed in 2018 and the PTF cross steep asphalt slopes and have been the subject of slips and falls. Part of the existing utility tunnel, which has been abandoned, is also decaying and needs to be remedied, as the top of the tunnel is the sidewalk for pedestrians.

The scope of the project will be to widen roadways onto the SHS campus to accommodate delivery trucks as well as improve drainage by grading the roadway properly and adding curbing. The project will also replace deteriorating asphalt and failed asphalt base. The

abandoned utility tunnel will be decommissioned and demolished, replaced with sidewalk and pathway.

S&A Engineers, PC, Idaho Falls have designed the project. The estimated construction cost is \$400,000, which is within the \$420,000 construction budget. Two Additive Alternates, for the concrete median curb as well as additional loading asphalt near the dock will be included in the project to ensure maximum use of the budget. The work is anticipated to commence in the summer of 2026 and be completed in autumn 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. 25355. Council passed the motion.

DPW Project No. 26191
South Campus Power Loop Connection,
Exterior
Boise State University (BSU)
Boise, Idaho

2025 HB425:2A01 \$ 600,000

Previous Minutes: 07-08-25

Administrator Berard introduced Mr. Connor Davis Spectrum Engineers, Meridian. Mr. Davis shared plans and presented the project.

DPW Project Manager: John Parham

The work of this project will install conductors into a brand-new empty duct bank and make connections to new and existing medium voltage sectionalized switches. All work will be completed at the BSU main campus in Boise.

The scope of this project will be a continuation of DPW project 24201 which provided a new duct bank along Belmont Ave on the south end of the BSU campus. Conductors in the empty duct bank were excluded due to budgetary constraints.

Spectrum Engineers, Meridian has designed the project. The estimated construction cost is \$600,000 which is outside the \$500,000 construction budget. It is planned that approximately \$100,000 will be transferred into this project from DPW 24201, an earlier phase of this same project, upon closeout to increase the project budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence Spring / Summer 2026 and be completed prior to December 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. 26191. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 24261</u>	Agency	\$ 400,000
McCall Field Campus Kitchen / Dining Facility	2023 SB1197:2B08	4,000,000
University of Idaho (UI)	<u>2024 HB768:2B07</u>	<u>2,000,000</u>
McCall, Idaho		\$ 6,400,000

Previous Minutes: 12-05-23

Administrator Berard introduced Mr. Jason McLennan, Perkins&Will - McLennan Design, Bainbridge Island, Washington (Virtual). Mr. McLennan shared plans and presented the project.

DPW Project Manager: Elaine Hill

The work of this project is for the design and construction of the Dining Lodge and Kitchen Facility at the University of Idaho McCall Field Campus, McCall, Idaho. The site serves as the home of a variety of academic programming and research initiatives, including the K-12 Stem Education program, the McCall Outdoor Science School (MOSS).

The scope of this project is to replace the existing Dining facility with a new, state-of-the-art, energy efficient Dining Lodge and Kitchen that will seat up to 150 students and staff at one time. The existing Dining facility is too small, aged, beyond service life, and in need of replacement. The new Dining Lodge and commercial grade kitchen will be 7,620 square feet. This project is coordinated with DPW project 22253, McCall Field Campus Improvements, which will extend a new 8-inch water main to increase the available domestic water supply needed to support the Dining Facility.

The facility features an all-electric kitchen, supports a healthy indoor environment, and is designed to foster a strong connection to nature and place through expansive views and optimized daylight in all primary spaces. The building is designed for net-zero energy performance. Emphasizing water conservation, rainwater is collected, treated, and reused on site, with the system intentionally displayed as a teaching opportunity for all visitors.

Perkins&Will - McLennan Design, Bainbridge Island, WA have designed the project. The construction cost estimate is \$5,476,950 (\$719 / sq. ft.) and falls within the project construction budget of \$5,700,000. The project is on track to bid early spring 2026 with substantial completion scheduled for the spring 2027.

Council discussed the project's sprinkler fire protection system. Further discussion ensued regarding the durability and longevity of the charred wood exterior.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24261. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 24229</u>	Agency	\$ 25,000
Speech Pathology Elevator Replacement	2021 SB1172:2A03	120,000
Idaho State University (ISU)	<u>2023</u> SB1197:2A03	290,318
Pocatello, Idaho	2024 HB768:2A03	267,150
	<u>2025</u> HB425:2A03	<u>68,000</u>
		\$ 770,468

Previous Minutes: 02-04-25, 07-08-25

DPW Project Manager: Darius Elison

The work of this project will provide a new ADA compliant elevator to replace the existing elevator at the Speech Pathology Building on the ISU campus. The existing elevator design is too small and narrow to meet current ADA requirements.

The scope would include the removal of the existing elevator and converting the existing elevator shaft space into a landing area for each floor. The new elevator and shaft would be constructed on the exterior envelope of the building in line with the old elevator.

FFKR Architects, Salt Lake City, Utah have designed the project. The estimated construction cost is \$525,813, which is within the \$548,000 construction budget. The work is anticipated to commence September 2025 and be completed prior to August 2026.

The total project budget has increased from \$677,468 to \$770,468. The agency requested that the funds from a lower priority FY26 project (26231) in the amount of \$68,000 PBF be transferred to support the work of this project. \$25,000 in Agency Funds were also added.

THE MATERIAL FOR DPW PROJECT NO. 24229 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DPW Project No. 25231D
Center for Higher Education Room 214 Renovation
Idaho State University (ISU)
Idaho Falls, Idaho

2024 HB768:2A01 \$ 150,000

This project was originally created to convert the space to a student lounge / study space. ISU has determined that the continued best use of the space will be to maintain the space as a classroom and remodel the space with new cabinet and desk laminates, paint, carpet, acoustic wall treatments, and lighting. Estimated construction costs are \$85,000. The work is anticipated to be completed prior to September 2026.

THE MATERIAL FOR DPW PROJECT NO. 25231D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

Senator Lent requested an update on the ISP building project in Idaho Falls.

CLOSED PROJECT REPORT

Administrator Berard presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

OLD BUSINESS

Administrator Berard shared additional project details on DPW project 25230.

ADJOURNMENT

The January 6, 2026 PBFAC Meeting adjourned at 2:55PM.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant