

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, February 3, 2026

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

The February 3, 2026 meeting was called to order by Chair Mr. Clint Shiflet at 1:32pm 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
Mr. David Bills, Vice Chair
Representative Mark Sauter
Senator Dave Lent

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, (Virtual)
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 (Virtual)
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 (Virtual)
Mr. John Parham, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works (Virtual)
Mr. Dan Horrigan, Project Manager, Division of Public Works
Mr. Darius Elison, 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)
Ms. Dee Aguilar, Division of Public Works (Virtual)

APPROVAL OF JANUARY 6, 2026 MEETING MINUTES

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM JANUARY 6, 2026, AS WRITTEN. Council passed the motion.

EMERGENCY CONTRACT AUTHORIZATIONS

ECA 2602

Health House Dormitory Water Supply Pipe
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to repair a burst water supply pipe at the Health House Dormitory on the Lewiston Campus of Lewis-Clark State College. The release of water caused flooding on both floors of the building. In order to stave off further damage to the building, LCSC called in Service Master, a local flood response vendor, to remove the water and place fans to dry out the building. Emergency Contracting Authority is requested to address safety concerns and mitigate the imminent threat to property and state resources.

Council requesting the total cost of the damage. Administrator Berard will provide the total in next month's meeting.

THE MATERIAL FOR ECA 2602 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECTS

DPW Project No. 26236D

Agency \$199,000

Administration Building Elevator
Refurbishment & Modernization
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to refurbish and modernize the elevator in the Administration Building on the Pocatello Campus.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 26236D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 23235D

Agency \$ 398,300

Grounds Environmentally Compliant Wash Bay
Building 19 Grounds Shop
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Ms. Berard introduced Mr. Kris Wiese, Keller Associates, Pocatello, Idaho (Virtual). Mr. Wiese shared plans and presented the project.

This project will create a semi-enclosed wash bay for ISU maintenance staff to clean vehicles while meeting the requirements for ISU's stormwater permit. The scope includes a new water service and floor drain system connected to the city sewer through separator vaults. It will also add a pressure washer system featuring an overhead hose swivel with pressure wand, as well as a wall-mounted house and pressure wand.

The original delegation request was for \$193,050. Idaho State University (ISU) requested and was granted by the DPW Administrator approval to increase our delegation to \$398,300, due to the project estimate exceeding the original delegated amount. ISU has identified a source of agency funds to account for the price increase.

Keller Associates, Pocatello, has designed the project. The estimated construction cost is \$295,000, with \$161,000 (179/sf) allocated for the structure. This is within the \$335,000 construction budget. The work is anticipated to commence in the Spring of 2026 and be completed by late Fall 2026.

Council discussed the additional water meter, trench drain, and grate to address the heavy washdown, as well as disposal process for sediment.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23235D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

<u>DPW Project No. 25091</u>	2024	HB768:2A01	\$ 250,000
Campus Wide Exterior Security Cameras Phase 1 College of Southern Idaho (CSI) Twin Falls, Idaho			

DPW Project Manager: Brian Boyd

The work of this project will establish the network and server infrastructure that will service new exterior security cameras across the entire campus. 20 cameras will be installed to observe high activity areas and parking lots to deter inappropriate activity and increase the safety of students.

The scope of this project is to add exterior cameras and all necessary supporting equipment to create a surveillance system integrated with CSI's existing interior camera

network. This includes installing cameras on the exteriors of Eagle Hall, the Expo Center, the Fine Arts Building, the Health Science and Human Services Building, the Taylor Admin and Student Union Building (Taylor Building), and the plaza between the Fine Arts and Taylor Buildings. Additionally, one camera will be installed on a light pole in the Taylor Building parking lot, which will be powered by a standalone battery backup supplied from the light pole and will connect to CSI's existing system via a point-to-point wireless link.

Musgrove Engineering, Boise, has designed the project. The estimated construction cost is \$209,000 which is within the \$210,000 construction budget. The work is anticipated to commence Summer 2026 and be completed prior to October 15, 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 25091 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26602
Boise Road Construction
Idaho State Veterans Cemetery
Idaho Department of Veterans Services (IDVS)
Boise, Idaho

Agency \$ 110,931

DPW Project Manager: Nicole Gallaher

The work of this project will create a new access road to help maintenance staff manage the grounds and minimize disruption or damage to burial plots at the Idaho State Veterans Cemetery in Boise.

The scope of the project will create a new access road for maintenance staff. To save cost, the road will be shallow but engineered to support the weight and operation of a backhoe. The road will be closed to civilian traffic.

Keller Associates, Meridian, has designed the project. The estimated construction cost is \$86,700 (\$11.96/sf), which is within the \$87,681 construction budget. The total square footage for the project is 7,250 sq ft. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence March 2026 and be completed prior to May 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 26602 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 26061

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

Idaho State Correctional Institute, Unit 7 &
Education Building Roof Replacement
Idaho Department of Corrections (IDOC)
Kuna, Idaho

2025 HB425:2C01 1,100,000
\$ 2,350,000

DPW Project Manager: Dan Horrigan

The work of this project will replace the aging ballast Thermoplastic Polyolefin (TPO) roofs at both the ISCI Unit 7 and Education Building. The roofs are failing due to rain, snow, and the harsh desert climate causing unfixable leaks inside the buildings and if the problem is not addressed quickly it could lead to mold issues or structural failures. Additionally, the existing roofs are out of warranty.

The scope of the project is to replace the ballast and failing existing TPO roofs with new TPO roofs under a 30-year warranty.

IDOC requests to use Hutchison Smith Architects, Boise, for the project based on the provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Continued involvement of Hutchison Smith Architects would result in project cost savings due to the firm’s familiarity with the roofing issues and the recommendations for the solutions to the problems. The budget for construction cost for the project is \$1,974,000.

Council discussed TPO roof is best solution and if any interior damage is identified the design team will include in the bid documents.

Senator Lent joined the meeting at 1:54pm.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF HUTCHISON SMITH ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26061. Council passed the motion.

DPW Project No. 26600
Boise Cemetery Memorial Road Edging /
Statue ADA Access
Idaho Department of Veterans Services (IDVS)
Boise, Idaho

2025 HB425:2A01 \$ 600,000
2025 HB425:2A03 250,000
\$ 850,000

DPW Project Manager: Nicole Gallaher

The work of this project consists of three elements: concrete edging, a new access road, and a new ADA access ramp and platform to the Memorial Statue. The new concrete

edging along the existing asphalt roadway will enhance structural integrity and extend the lifespan of both the pavement and adjacent landscaping. The current transition between the asphalt and surrounding areas poses a safety concern and does not comply with the National Shrine Standards. The new access road will support the expansion of the Idaho Veterans Memorial. Currently, there is no accessible route for individuals using wheelchairs or walkers to the Memorial Statue. The new ADA-compliant access ramp and platform will provide inclusive access to the Memorial Statue.

A Request for Qualifications (RFQ) was issued for landscape architect and civil engineering services on October 31, 2025. Statements of Qualifications were received from four (4) firms on December 3, 2025. The submittals were evaluated; and two (2) short-listed firms were interviewed on January 5, 2026, by a Selection Committee consisting of Jake Faulkner and Darin Sorensen, IDVS; TJ Centanni, Keller Engineering, as independent design professional; Reid Harrell and Nicole Cecil, DPW.

The final rankings are as follows:

Pivot North, Boise	89.25
Breckon, Garden City	79.95

MOTION: MR. BILLS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26600. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

<u>DPW Project No. 24190</u>	Anticipated Agency	\$ 97,064,000
Science Research Building	2024 HB768:2B04	13,000,000
Boise State University (BSU)	2023 SB1197:2B05	<u>17,936,000</u>
Boise, Idaho		\$ 128,000,000

Previous minutes: 07-09-24, 12-3-24, 06-03-25

DPW Project Manager: Martin Santoyo

This project is for a new science building, approximately 90,000 – 110,000 gross square feet, with a construction budget of \$98,500,000, and a total project budget of \$128,000,000. Boise State’s objective is to create a state-of-the-art research facility that will support recruitment of top researchers, attract new grant funding, and preserve needed academic space. The program is anticipated to also include faculty offices, graduate student spaces, informal learning areas, teaching labs, a large lecture hall, active learning classrooms, and interdisciplinary research and programs that will include the life sciences, as well as other programs overlapping with areas of research.

A previous Construction Manager / General Contractor (CM/GC) for this project was selected on December 3, 2024; however, the implementation of the preconstruction requirements with the formerly selected CM/GC were not satisfied. Therefore, the CM/GC selection process was readvertised, and a new Request for Qualifications (RFQ) was issued for CM/GC services on November 25, 2025. Statements of Qualifications (SOQs) were received from six (6) firms on December 29, 2025. The submittals were evaluated; and five (5) short-listed firms were interviewed on January 17, 2026, by a selection committee consisting of Evan Danforth and Brittany Austin, BSU; Travis Casch, Professional Engineer, Jacobs, as the independent selection committee member; and Dan Thacker and Martin Santoyo, DPW.

The final rankings are as follows:

Andersen Construction	85.4
CORE Construction	82.2
Hensel Phelps	78.8
Layton Construction	77.4
ESI Construction	71.4

Council discussion ensued as follows:

- Summarized CM/GC selection process and the associated Construction Manager fees, as well as the differences between Traditional verses Lean Construction delivery methods.
- Previous Construction Manager's schematic design package will be used moving forward. Target Value Delivery will be applied by new CM/GC team.
- Project will be presented back to the council for a Preliminary Review and Final Review.
- Overview of Request for Qualifications selection process and how firms are scored based on state statute which includes categories such as location, awarding points to companies that are within a certain distance of the project.
- 25% of this project is funded by Permanent Building Fund and remaining funds provided by BSU.
- The highest-ranking firm, Andersen Construction, has a 30-day plan for getting the project back on track.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 24190 CONTINGENT UPON PROFESSIONAL SERVICES UPDATES BEING PROVIDED TO THE COUNCIL AT THE EARLIEST CONVENIENCE. No vote was taken.

Additional discussion ensued as follows:

- Senator Lent recommended a full review of project bidding process to evaluate its effectiveness.

- Administrator Berard offered to bring the project back to the Council for updates earlier than the standard review schedule.
- Vice Chairman Bills recommended reviewing the negotiated CMGC contract prior to execution.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 24190. Vice Chairman Bills and Chairman Shiflet voted nay resulting in a tie vote. Motion failed.

Additional discussion ensued regarding adopted policy for voting due to the previously failed motion.

MOTION: SENATOR LENT MOVED COUNCIL SUSPEND THE RULES. Council passed the motion.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 24190. Representative Sauter, Chairman Shiflet, and Vice Chairman Bills voted nay. Motion failed.

Further discussion ensued regarding the council having the opportunity to first review the negotiated contract before executing the contract.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 24190 CONTINGENT UPON THE COUNCIL HAVING THE OPPORTUNITY TO REVIEW THE CONTRACT PRIOR TO EXECUTION AT A DATE SET BY THE CHAIRMAN OR THE NEXT COUNCIL MEETING. Council passed the motion.

DESIGN-BUILD REVIEWS

DPW Project No. 25726
 COEN Grant Lab Upgrades
 Ruch Engineering Building
 Boise State University (BSU)
 Boise, Idaho

Agency \$ 1,410,000

Previous Minutes: 10-08-25

DPW Project Manager: John Parham

Ms. Berard introduced Ms. Kate Weinert, Cushing Terrell, Boise, Idaho. Ms. Weinert shared plans and presented the project.

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.

The Design-Build team of McAlvain / Cushing Terrell, Boise, has designed the project. Construction is set to begin in March 2026 with a hard date for completion of August 24th, 2026, to comply with the Idaho Workforce Development Council (WDC) Industry Sector Grant requirements. The construction phase estimate is \$1,099,591 which is within the construction budget of \$1,100,000.

MOTION: SENATOR LENT 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. 25726. Vice Chairman Bills voted nay. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 25191</u>	Agency	\$ 71,625
Multi-Purpose Classroom Building	2024 HB768:2A01	<u>300,000</u>
Generator Back Up Power		\$ 371,625

Boise State University (BSU)
Boise, Idaho

Ms. Berard introduced Mr. Nick Schafer, Musgrove Engineering, Boise, Idaho. Mr. Schafer shared plans and presented the project.

DPW Project Manager: Dan Horrigan

The work of this project will provide an emergency generator for the Multi-Purpose Classroom Building (MPCB), Building 123. The Department of Physics has critical, sensitive, and valuable research instrumentations and materials stored in this building

and the building is currently not equipped with a backup power source. A disruption in power could lead to damage to or loss of these assets resulting in significant setbacks to research studies, collaborative projects and finding opportunities.

The scope of the project will be to install a backup generator in the existing mechanical yard of the building and all associated infrastructure to provide backup power to the research labs on the third floor of the building.

Musgrove Engineering, Boise, has designed the project. The estimated construction cost is \$305,450 which is within the \$310,000 construction budget. The work is anticipated to commence November 2026 and be completed prior to January 2027.

Council discussed that the system is able to handle the load of the new generator.

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. 25191. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 25228</u> Plant Science Building Greenhouse Space Power & HVAC Improvements Idaho State University (ISU) Pocatello, Idaho	2024 HB768:2A01 \$ 2,127,109
--	------------------------------

Previous Minutes: 02-04-25, 09-09-25

Ms. Berard introduced Ms. Celestia Carson, VCBO, Salt Lake City, Utah. Ms. Carson shared plans and presented the project.

DPW Project Manager: John Parham

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

The scope of work includes replacing or upgrading the existing HVAC systems and improving the teaching and research spaces. Upgrades will also include optimizing existing

greenhouse spaces, remodeling the growth chamber room, head house, and storage spaces.

VCBO, Salt Lake City, Utah, has designed the project. The estimated construction cost is \$1,712,188 (\$290 / sq. ft.), which is within the construction budget of \$1,800,000. The work is anticipated to commence in May 2026 and be completed in Nov 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25228. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 25064</u> East Boise Community Reentry Center Restroom Remodel Idaho Department of Correction (IDOC) Boise, Idaho	2024	HB768:2A01	\$ 1,315,600
--	------	------------	--------------

Previous Minutes: 02-04-25

Ms. Berard introduced Mr. Glenn Robinette, Hutchison Smith Architects, Boise, Idaho. Mr. Robinette shared plans and presented the project.

DPW Project Manager: Dan Horrigan

The work of this project will be to remodel six outdated restrooms where paint is peeling off the walls, ventilation is subpar, and mold has been detected at the EBCRC in Boise.

The scope of the project is to remodel six separate restrooms serving the residents. The work will include new flooring, light fixtures, plumbing fixtures, associated accessories, and supplemental room ventilation. The remodeled restrooms will be fully code compliant. Construction will need to be done in phases and coordinated with the IDOC.

Hutchison Smith Architects, Boise, has designed the project. The estimated construction cost is \$560,397 (\$560.40 /sq. ft.), which is within the \$1,105,104 construction budget. The work is anticipated to commence April 2026 and be completed prior to December 2026.

Council discussed the age of the building; 25 years old.

MOTION: SENATOR LENT 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. 25064. Council passed the motion.

FINAL REVIEWS

DPW Project No. 25090 2024 HB768:2A01 \$ 1,100,000
Desert Building Welding & Automotive
Program Retrofit
College of Southern Idaho (CSI)
Twin Falls, Idaho

Previous Minutes: 01-07-25, 12-02-25

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 conduits 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, Pocatello, has completed 95% construction documents for the project and is currently preparing final documents for DOPL review. The estimated base bid construction cost estimate is \$685,000 (\$74.28 / sq. ft.) for 9,222 square feet, which is within the \$895,000 construction budget. Additive alternatives 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, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT 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, 12-02-25

DPW Project Manager: Nicole Cecil

The work of this project is to 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, Washington, has designed the project. The estimated construction cost for the base bid is \$1,206,000 (\$422 / 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 2026 and be completed prior to November 2026.

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. 25267. Council passed the motion.

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

Previous Minutes: 10-02-24, 09-09-25

DPW Project Manager: Gary Groff

The work of this project is to complete the final phase of repairs to the campus drive at the University of Idaho in Moscow. It is intended to be a continuation of campus pedestrian walkway system and will replace the last section of deteriorating road surface with new concrete and decorative brick pavers that complement the collegiate gothic architectural features of the administration building.

The scope of this project will be to replace the existing concrete paving, walkways, curbs, and gutters. Subgrades will be re-engineered and constructed in an appropriate manner. Areas of the existing concrete paving are alligatored, failure of existing substrates, pavement patches for utilities, with curbs and gutters broken, spalled, and crumbling. New drives, curbs, gutters, walkways, and amenities will be part of the scope. The new pavement will be concrete with accent bands, brick pavers, upgraded historic lighting, new site furnishings, along with benches. All walkways and sidewalks, where feasible, will comply with the University's design standards, ADA accessibility requirements and principles. The new drive will be developed in a "Woonerf" style configuration that is intended as "barrier-free" design focused on pedestrian traffic over vehicular use.

Bernardo Wills, Spokane, Washington, along with Keller Associates, Meridian, has designed the project through the 95% Construction Developments. The CDs are currently under review by the UI and DPW. The estimated construction cost is \$1,428,000 which is within the \$1,718,000 construction budget. No additive alternates are being used. The work is anticipated to commence on May 15, 2026, and be completed prior to September 15, 2026.

MOTION: SENATOR LENT 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. 25269. Council passed the motion.

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

Council discussed the RFP for IESDB space and emphasized that site selection is important to ensuring the most cost-effective option.

Administrator Berard shared that the drafted Southeast PBFAC Tour Itinerary will be presented at the next council meeting.

Council requested a budget update considering recent reductions and asked how these changes will impact the Public Building Fund (PBF). The council also expressed concerns about initiating new construction projects and suggested prioritizing maintenance of existing facilities given current state budget constraints.

ADJOURNMENT

The February 3, 2026 PBFAC Meeting adjourned at 3:36pm.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant