

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, March 3, 2026

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

The March 3, 2026 meeting was called to order by Chair Mr. Clint Shiflet at 1:31pm 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
Ms. Bonnie Layton (Virtual)

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)
Ms. Elaine Hill, Project Manager, Division of Public Works
Mr. John Julian, Project Manager, Division of Public Works
Mr. John Parham, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works
Mr. Darius Elison, Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Mr. Dan Horrigan, Project Manager, 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
Ms. Kate Bates, Receptionist, Division of Public Works

Administrator Berard introduced Ms. Kate Bates, the new Receptionist, for Division of Public Works. Administrator Berard also announced that Mr. Dan Asbury, the new Deputy Administrator, will be starting with the Division on March 23, 2026.

Director Bailey announced new House Bill 793. If passed the new law will redirect Alcohol Beverage Control Funds to ISP instead of the Permanent Building Fund.

APPROVAL OF FEBRUARY 3, 2026 MEETING MINUTES

MOTION: MR. BILLS MOVED COUNCIL APPROVE THE MINUTES FROM FEBRUARY 3, 2026, AS WRITTEN. Council passed the motion.

EMERGENCY CONTRACT AUTHORIZATIONS

ECA 2603

Morrison Civil Engineering Building Fire
Boise State University (BSU)
Boise, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to repair fire damage at the Morrison Civil Engineering Building located on the Boise Campus of Boise State University. Boise Fire Department and State Fire Marshals responded to and extinguished the fire. Initial mitigation was completed by Disaster Kleenup. The building has been temporarily closed to ascertain the extent of damage and to begin repairs.

THE MATERIAL FOR ECA 2603 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

ECA 2604

Garnet Residence Hall Water Damage
Boise State University (BSU)
Boise, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to repair water damage at the Garnet Residence Hall Building located on the Boise Campus of Boise State University. In response to a work order for no hot water in suite 314, the water heater that was discovered to be leaking, resulting in damage to the surrounding floor and subflooring with potential damage to ceilings, walls and amenities located below. Initial cleanup and mitigation were performed by maintenance staff.

THE MATERIAL FOR ECA 2604 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

Administrator Berard shared follow-up information regarding ECA 2602 for Lewis-Clark State College, cost estimate not to exceed price of \$67,000.

Council discussed ECA 2603 Morrison Civil Engineering building is sprinkled. Fire damage to the building was minimal.

DELEGATED PROJECTS

DPW Project No. 25153D Agency \$ 125,000
Infrastructure Upgrade to Talkington Hall
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to conduct infrastructure upgrades to Talkington Hall, Lewiston campus, which would include upgrades to the building's main sanitary sewer line and sanitary sewer lines connecting each floor.

DPW Project No. 26157D Agency \$ 250,000
Mechanical Tech Building Additional
Welding Booths
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to add five new welding booths to the existing welding lab in the Mechanical Technical Building on the Lewiston campus.

DPW Project No. 26209D Agency \$ 244,480
Norco 302 Lab & Simulation Space
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project for the Norco 302 Lab and Simulation Space. The project scope includes renovation of lab and conference room space utilized by the nursing program. Upgrades to lighting, power receptacles, doors and curtains will be added to the simulation lab, and two conference rooms will be combined to create a larger meeting space. Boise State requests delegated authority in the amount of \$244,480. The source of funding is Agency funds. Design services will be procured from the regional design professionals' roster for the design work. An existing state Light Construction Service Contractor will be utilized. It is anticipated that construction for the project will be completed by Fall 2027.

DPW Project No. 26237D
Armory Building Roof Replacement
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 199,000

Idaho State University requests delegation of a project to replace the roof of the Armory building located on the Pocatello campus.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 26157D, 25153D, 26209D, AND 26237D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 25153D
Infrastructure Upgrade to Talkington Hall
Lewis-Clark State College (LCSC)
Lewiston, Idaho

2024 HB768:2A01 \$ 125,000

Previous Minutes: 08-05-25

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

This project was initially funded by PBFAC to conduct an infrastructure upgrades study at four campus buildings. Upon the advice of the council, LC State has requested to re-scope this project to be an infrastructure upgrades construction project at Talkington Hall, one of the four buildings identified in the original funding request.

LC State will engage a mechanical engineer from the regional design professionals roster for the design work. We will then report back to the council in a subsequent project update.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 25153D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26199D
Student Union Food Court Remodel
Boise State University (BSU)
Boise, Idaho

Agency \$ 495,585

Previous Minutes: 07-08-25

Ms. Berard introduced Ms. Kristen Pattani, Hummel Architects, Boise. Ms. Pattani shared plans and presented the project.

The scope of this project is a full renovation of the retail dining room in the Student Union Building including new flooring and finishes at Boise State University (BSU) in Boise.

Design services for the project have been provided by Hummel Architects. The estimated construction cost is \$403,451 which is within the \$420,000 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence Summer 2026 and be completed prior to Fall 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26199D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26203D
Taylor Hall Hot Water Tank
Boise State University (BSU)
Boise, Idaho

Agency \$ 300,825

Previous Minutes: 11-06-25

Ms. Berard introduced Mr. Dustin Miller, Musgrove Engineering, Boise. Mr. Miller shared plans and presented the project.

The work of this project will replace the existing domestic water heater servicing Taylor Hall that is at the end of its useful life at Boise State University (BSU) in Boise.

Design services for the project have been provided by Musgrove Engineering. The estimated construction cost is \$174,665, which is within the \$262,500 construction budget. The work is anticipated to commence July 2026 and be completed prior to September 2026.

Council discussed the location allocated for the current water heater does not allow space for a second back-up tank.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26203D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26236D
Administration Building Elevator
Refurbishment & Modernization
Idaho State University (ISU)

Agency \$ 199,000

Pocatello, Idaho

Previous Minutes: 02-03-26

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

The work of this project will refurbish and modernize the hydraulic elevator that services students, guests and employees of the Administration Building. The elevator was installed in 1998 and is currently in need of constant service. The scope of work includes new controls, front and rear door operators, signal fixtures, pump unit / hydraulic drive, and custom-built cab interiors. Fire device upgrades will be implemented to meet current code. DOPL inspections as required.

This is a like for like replacement. The estimated refurbishment cost is \$169,000. This is within the \$199,000 construction budget. The work is anticipated to commence in the Spring 2026 and be completed by early summer 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 26236D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 25454

Agency \$ 200,000

Vehicle Bay Revision

Public Safety Communications (PSC)

Meridian, Idaho

DPW Project Manager: John Parham

The work of this project will remodel approximately 1,600 square feet of the existing PSC building on the Idaho State Police campus in Meridian. PSC provides a valuable service to the State's public safety agencies by installing radios, lights, and other equipment in their vehicles. Space has been a limiting factor in how many units can be serviced at a time.

The scope of the project will remove some interior office and warehouse walls to open up the existing vehicle service bays. The work includes a new full-height partition wall with a rollup door separating the new vehicle service area from the existing warehouse space. A new gas-fired heater will be installed for the service space, and existing HVAC components will be repurposed.

Treanor Design, Eagle, has designed the project. The estimated construction cost is \$166,928 (\$105/sq. ft.), which is within the \$170,000 construction budget. One (1) Additive Alternate will be included in the project to ensure maximum use of the budget. The work is anticipated to commence March / April 2026 and be completed prior to November 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 25454 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 26008</u>	2023 SB1119:7A01	\$ 50,000
Steunenberg Monument Repairs	2025 HB425:2A01	<u>250,000</u>
Department of Administration (ADM)		\$ 300,000
Boise, Idaho		

DPW Project Manager: Melissa VanSlochteren

The work of the project will repair several structural issues that need immediate attention with the monument to Governor Frank Steunenberg, dedicated in December 1927 in Boise. The outdoor bronze statue faces the front steps of the Idaho State Capitol from across Jefferson Street.

The scope of the project is to repair elements of the monument including pre-cast concrete, curbing, and three staircases. The base bid of the project is to repair the outer pre-cast curbing and piers with two (2) additional alternates to repair the inner ring and stairs.

LKV Architects, Boise, has designed the project. The estimated construction cost for the base bid is \$130,000. Alternate 1 is estimated at \$52,000 with Alternate 2 estimated at \$40,000. The total estimated cost of construction is \$220,000, which is within the \$250,000 construction budget. The work is anticipated to commence mid-July 2026 and be completed by October 2026.

Council discussed the project's funding history and the merits of allocating resources for repairs to the nearly 100-year-old monument.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26008 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Mr. Bills voted nay. Council passed the motion.

<u>DPW Project No. 26171</u>	2025 HB425:2A02	\$ 200,000
Industrial Arts Building Window Replacements		
North Idaho College (NIC)		
Coeur d'Alene, Idaho		

DPW Project Manager: Sydnee Weersing

The scope of this project is to remove and replace all the windows in the Industrial Arts Building on the NIC campus, in Coeur d'Alene, Idaho. The existing windows are old, not energy efficient, and broken in several locations.

Architects West, Coeur d'Alene, has designed the project. The estimated construction cost is \$154,000 which is within the \$170,000 construction budget. The work is anticipated to commence in May 2026 and be completed prior to August 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE DPW PROJECT NO. 26171 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26621

2025 HB425:2A03 \$ 150,000

Guard & Bishop Houses ADA Improvements
Idaho State Historical Society (ISHS)
Boise, Idaho

DPW Project Manager: Nicole Gallaher

The work of this project will remove and replace the access ramp to the Guard House and replace the exterior elevator at the Bishops House, located at the Old Idaho Penitentiary in Boise. At the Guard House the ADA parking pad and wheelchair access ramp are at the end of their useful life and need to be replaced. The Bishops' House electric ADA wheelchair lift on the northwest corner of the porch is at the end of its useful life and frequently malfunctions.

The scope of the project will replace the wheelchair access ramp and ADA parking pad located behind the Guard House. When completed the access ramp will be in full compliance with current ADA standards. The Bishops' House exterior elevator will be replaced with an ADA compliant elevator and designed for the application.

Kimley-Horn, Boise, has designed the project. The estimated construction cost is \$118,203, which is within the \$122,250 construction budget. The work is anticipated to commence April 2026 and be completed prior to June 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26621 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 26235
Public Safety G2 Parking Lot Reconstruction
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 886,000

DPW Project Manager: Martin Santoyo

The work of this project will repair, resurface, and / or reconstruct the existing Public Safety G2 parking lot, connecting University Courts parking lot and alleyway on the ISU campus in Pocatello.

Keller Associates, Inc., Meridian, was the engineer of record for the survey work across the G2 parking lot for the new communications service located in the utility tunnel, the G2 parking lot tunnel project, and several adjacent projects: reconstructing the G01 parking lot to the north, reconstructing the Heat Plant / Facilities parking lot to the east; reconstruction of the Early Learning Center Parking Lot; and reconstruction of the Davis Field Track and Field facility. The G2 parking lot is the next phase of parking lot reconstruction work.

Therefore, DPW is requesting to use Keller Associates, Inc., Meridian, for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.”

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF KELLER ASSOCIATES AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26235. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

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

Anticipated Agency	\$ 114,000,000
<u>2025 HB425:2B05</u>	<u>14,000,000</u>
	\$ 128,000,000

Previous Minutes: 10-08-25

DPW Project Manager: Margie Kennedy and John Parham

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

The new Complex will create academic, teaching and research facilities. Programs include Anatomy & Physiology, Biology, Organismal, Microbiology / Biochemistry / Molecular Classrooms, Greenhouses, Animal Care, Molecular Research, and Administration. The Complex is anticipated to be 90,000 square feet with construction starting in 2028.

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

After rigorous RFQ reviews and a two-part interview process, the design team of Cannon Design / Myers Anderson, Portland / Pocatello was selected and presented to the council in October 2025.

Due to the complex nature of this specialized facility, the Construction Manager / General Contractor (CM/GC) delivery method was selected as the most appropriate delivery method. Utilizing the professional services of a Construction Manager during design, should enhance constructability, improve budgetary control, scheduling and quality while reducing long term risk and creating cost transparency through a Guaranteed Maximum Price (GMP).

A Request for Qualifications (RFQ) was issued for CM/GC services on December 10, 2025. Statements of Qualifications were received from five (5) firms on January 6, 2026. The submittals were evaluated; and three (3) short-listed firms were interviewed on February 2, 2026, by a Selection Committee consisting of Jason Adams and Alexis Wilson, ISU, Michael Arrington, Star Corporation as independent contractor, John Parham and Margie Kennedy, DPW.

The final rankings are as follows:

Andersen / Jacobsen Construction Joint Venture, Portland, OR / Salt Lake City, UT	82.4
Layton Construction, Boise	81.6
Okland Construction, Salt Lake City, UT	79.2

Council discussed the RFQ scoring process. Further discussion ensued regarding Idaho Code 67-2801 and what constitutes a contractor's strong presence within the State of Idaho. Mr. Matt Blanford, Anderson Construction, Portland, presented the contractor's 20+ year presence within the Boise area.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26220. Vice Chairman Bills voted nay. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 22514
Manufactured Housing Unit, Fairfield
ITD Fairfield Property
Idaho State Police (ISP)
Fairfield, Idaho

Agency \$ 568,100

Ms. Berard introduced Mr. Richard Creason, Myers Anderson, Pocatello (Virtual). Mr. Creason was not available online at 2:15pm. Council elected to move on to the next Mid-Range Review project. Once available online, Mr. Creason shared plans and presented the project.

DPW Project Manager: Gary Groff

The work of this project will include the furnishing and installation of a manufactured housing unit for the location of a remote resident trooper in Fairfield, Idaho.

The scope of project includes installing a permanent concrete foundation, furnishing and installing a pre-built double wide Manufactured Housing Unit that is approximately 1,275 square feet in size. The site has been developed by ITD which provides gravel road access, water and electrical stubbed up utilities, and grading. The housing unit is provided with two covered porches with concrete walkways, a concrete slab with two parking areas and a propane tank supported by a concrete slab.

Myers Anderson, Pocatello, has designed the project. The estimated construction cost is \$470,000 (\$368.63/sq. ft.) which is within the \$470,000 construction budget. No additive alternates are included. The work is anticipated to commence in June 2026 and be completed prior to October 2026.

Council discussed the estimated cost per square foot and further scope details.

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. 22514. Council passed the motion.

DPW Project No. 25009
Capitol Mall Concrete
Department of Administration (ADM)
Boise, Idaho

2023	SB1197:2A04	\$ 100,000
2024	HB768:2A01	425,000
		<u>\$ 525,000</u>

Ms. Berard introduced Mr. Joe Pachner, KM Engineering, LLP, Boise. Mr. Pachner shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The work of this project will remove and replace damaged and heaving concrete throughout the Capitol Mall in Boise. Repairs include but are not limited to sidewalks that pose a tripping hazard, replacing concrete stairs that are crumbling, repairing the damaged concrete faces of planter boxes around the Supreme Court, and making the sidewalk leading to the Commission for the Libraries ADA accessible.

The scope of the project will include the following:

- PTC Building - Remove and re-level sunken pavers and replace damaged pavers in front of the building.
- State Street Garage #1 - Replace sidewalk leading from Parking Garage #1 to State Street.
- JRW Courtyard - Remove north and south stairs and replace with retaining walls and benches and replace uneven sidewalk in the JRW courtyard.
- Capitol Building - Construct round sidewalk corners on the east and west side near stairs at the Capitol building.
- Supreme Court Building - Repair damaged sidewalks, entrance steps, and concrete faces of planter boxes around the Supreme Court.
- Commission for the Libraries Building - Construct concrete sidewalk to eliminate gaps at the Commission for the Libraries building to make it ADA accessible.
- Borah Building - Replace concrete sidewalk approach to the Borah Building.
- DPW Building - Replace the curb and gutter along 4th street and replace the approach off 4th street into the DPW building.

KM Engineering, LLP, Boise, has designed the project. The estimated construction cost is \$333,150 (\$22.62/sq. ft.), which is within the \$421,000 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence May 2026 and be completed prior to September 2026.

Council discussed plans to address the mature tree roots causing some of the sidewalk damage and the limited ACHD involvement in maintaining the sidewalks to a level of quality expected in and around the Capitol Mall.

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. 25009. Council passed the motion.

DPW Project No. 25199
Film Program Space Remodel
Pioneer Hall

2024 HB768:2A01 \$ 450,000

Boise State University (BSU)
Boise, Idaho

Ms. Berard introduced Ms. Madigan Duke, Hutchison-Smith Architects, Boise. Ms. Duke shared plans and presented the project.

DPW Project Manager: John Julian

The work of this project will renovate the existing Film Program Space in Pioneer Hall which has been impacted by increased program growth affecting classes and reducing student access to class programs.

The scope of the project will renovate the original Recreation Vehicle Repair Classroom and Paint Room, which the Film Program currently uses for storage, into a Screening Room and A/V storage. This upgrade will include a new HVAC system, lighting, and power modifications.

Hutchison-Smith Architects, Boise, Idaho, have designed the project. The estimated construction cost is \$215,817 (1,883 square feet at \$114.61/sf) which is within the \$269,000 construction budget. There will be two (2) Additive Alternates. Alternate No. 1 will divide the Editing Classroom into (2) Editing Bays, and Alternate No. 2 will divide a large office space into two smaller offices, with an estimate of \$119,971 (2,224 square feet at \$53.94/sq. ft). The work is anticipated to commence approximately mid-May 2026 and be completed prior to mid-August of 2026.

MOTION: MR. BILLS 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. 25199. Council passed the motion.

DPW Project No. 26009
Restroom Upgrades Phase 1
PTC Building
Department of Administration (ADM)
Boise, Idaho

2025 HB425:1A01 \$ 900,000

Previous Minutes: 11-06-25

Ms. Berard introduced Mr. Keith Tasker, Hutchison-Smith Architects, Boise. Mr. Tasker shared plans and presented the project.

DPW Project Manager: Dan Horrigan

The work of this project will replace aging fixtures and finishes that are at the end of their useful life in both the men's and women's restrooms from the basement to the fourth floor in the PTC building.

The scope of the project is to replace these items in ten (10) total restrooms (5) men's and (5) women's restrooms. This will include upgrades to lighting, HVAC, plumbing, flooring, wall tile, and toilet partitions. The scope will be all necessary design, demolition and construction of the above listed components to complete the restroom upgrade.

Hutchison-Smith Architects, Boise, has designed the project. The estimated construction cost is \$659,869 (\$397.51/sq. ft.), which is within the \$675,000 construction budget. One (1) Additive Alternate will be included in the project for the basement shower renovation at a cost of \$5,000 will be included in the project to ensure maximum use of the budget. The work is anticipated to commence October 2026 and be completed prior to September 2027.

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. 26009. Council passed the motion.

DPW Project No. 26111
Residential Cottages Fire Suppression
Systems Replacement
Residential Cottages
Idaho Educational Services for the Deaf
and Blind (IESDB)
Gooding, Idaho

2025 HB425:2A02 \$ 850,000

Previous Minutes: 10-08-25

Ms. Berard introduced Mr. Keith Tasker, Hutchison-Smith Architects, Boise. Mr. Tasker shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The work of this project will replace the existing dry fire suppression systems in the six (6) Residential Cottages on the Idaho School for the Deaf and Blind campus in Gooding. The system has developed pinhole leaks and shows significant deterioration in the piping and valves.

The scope of the project will remove the failing infrastructure and replace it with a modern, code-compliant fire suppression system across all six residential cottages. The system will be integrated into the existing buildings to minimize disruption.

Hutchison-Smith Architects, Boise, has designed the project. The estimated construction cost is \$615,180 (\$23.94/sq. ft.), which is within the \$680,000 construction budget. The work is anticipated to commence over summer break, May to August 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. 26111. Council passed the motion.

DPW Project No. 26172 2025 HB425:2A02 \$ 350,000
Siebert IT Building Window Replacements
North Idaho College (NIC)
Coeur d’Alene, Idaho

Ms. Berard introduced Mr. Joey Toews, Architects West, Coeur d’Alene, Idaho (Virtual). Mr. Toews shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The scope of this project is to remove and replace the windows in the Siebert IT Building on the NIC campus, in Coeur d’Alene, Idaho. The existing windows are old, not energy efficient, and have some frames that are failing. The new windows will be aluminum.

Architects West, Coeur d’Alene, has designed the project. The current budget cannot afford to replace all the windows throughout the building, so multiple bid alternates will be utilized to ensure maximum use of the budget. The estimated construction cost for the base bid is \$296,000 which is within the \$297,500 construction budget. The work is anticipated to commence in May 2026 and be completed prior to August 2026.

Council discussed the project’s budget and possible acceptance of bid alternates to replace additional windows as the budget would allow.

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. 26172. Council passed the motion.

DPW Project No. 26197 2025 HB425:2A202 \$ 750,000
Multiple Building Roof Replacements
Mathematics Building
Boise State University (BSU)
Boise, Idaho

Ms. Berard introduced Mr. Ron Polintan, LKV Architects, Boise. Mr. Polintan shared plans and presented the project.

DPW Project Manager: Dan Horrigan

The work of this project will replace the aging roof at the Mathematics Building (MB) at Boise State University. It will involve removing the existing single-ply roofing membrane at all roof areas, along with any damaged insulation. New ½” high density polyisocyanurate cover board will be installed over the existing insulation. New mechanically fastened 80-mil TPO membrane will be installed for a 30-year State of Idaho Guaranty. All associated flashings and copings will be removed and replaced.

The scope of work includes safety improvements, removing existing abandoned curbs and penetrations, new hydronic pipe supports, and new cross-over platforms.

LKV Architects, Boise, has designed the project. The estimated construction cost is approximately \$525,000 (\$19/sq. ft), which is within the \$660,000 construction budget. One (1) Additive Alternate will be included in the project for aluminum cross-over platforms in three (3) locations at an overall cost of \$25,000 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 September 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. 26197. Council passed the motion.

DPW Project No. 26228

2025 HB425:2A02 \$ 530,000

Idaho Accelerator Center, Replace Roof
Idaho State University (ISU)
Pocatello, Idaho

Ms. Berard introduced Mr. Scott Lloyd, Jensen Hayes and Shropshire Architects, Pocatello (Virtual). Mr. Lloyd shared plans and presented the project.

DPW Project Manager: John Julian

The work of this project will replace an existing single-ply roof system that has failed and exceeded its normal life and has caused a great deal of water damage at the Idaho Accelerator Center located on the upper campus of Idaho State University, in Pocatello, Idaho.

The scope of the project will replace approximately 12,300 square feet of single-ply roof membrane with a new single-ply roof membrane system.

Jensen Hayes Shropshire Architects, Pocatello, has designed the project. The estimated construction cost is \$371,140 (\$30.17/sq. ft.), which is within the \$448,000 construction budget. An Additive Alternate will be included in the project to replace the existing standing seam metal roof system of approximately 3,300 square feet (\$31.82/sq. ft.), with an estimate of \$105,000 to ensure maximum use of the budget. The work is anticipated to commence approximately mid-April 2026 and be completed prior to mid-July 2026.

MOTION: MR. BILLS 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. 26228. Council passed the motion.

DPW Project No. 26257
HVAC Replacements
Post Falls UIRP Research Facility
University of Idaho (UI)
Post Falls, Idaho

2025 HB425:2A02 \$ 335,000

Ms. Berard introduced Mr. Kenny Hoener, Kartchner Engineering, Spokane, Washington (Virtual). Mr. Hoener shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The scope of this project is to remove and replace the existing gas fired package rooftop units (RTU) at the UI Research Park Facility in Post Falls, Idaho. The existing 4-ton units have met their serviceable life, have outdated parts and refrigerant, and several units have completely failed. There are currently 24 RTUs, but the budget cannot afford to replace them all, so multiple bid alternates will be utilized to ensure maximum use of the budget.

Kartchner Engineering, Spokane, Washington, has designed the project. The estimated construction cost for the base bid is \$262,000 which is within the \$270,000 construction budget. The work is anticipated to commence in May 2026 and be completed prior to November 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. 26257. Council passed the motion.

DPW Project No. 26462

2025 HB425:2A02 \$ 550,000

Lighting Upgrades
Canyon County Center (CYNC)
College of Western Idaho (CWI)
Nampa, Idaho

Ms. Berard introduced Mr. Thad Mason, Musgrove Engineering, Boise. Mr. Mason shared plans and presented the project.

DPW Project Manager: Dan Horrigan

The work of this project will replace the majority of the antiquated fluorescent lighting throughout the Canyon County Center building.

The scope of the project will upgrade the existing fluorescent lighting to new modern LED lighting. The new lights will be configured with automation controls and daylight harvesting sensors to reduce energy consumption. It will upgrade the existing emergency lighting system with a new mesh network self-reporting system. Idaho Power rebates will be sought for the associated work.

Musgrove Engineering, Boise, has designed the project. The estimated construction cost is \$461,100 (\$6.80/sq. ft.), which is within the \$467,500 construction budget. An Additive Alternate will be included in the project for mechanical interface with the existing HVAC system and demolition of the existing HVAC occupancy sensors at an estimated cost of \$25,000 to ensure maximum use of the budget. The work is anticipated to commence May 2026 and be completed prior to September 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. 26462. Council passed the motion.

Chairman Shiflet called for a break and to resume the meeting at 3:15pm.

Senator Lent left the meeting at 3:05pm.

PRELIMINARY REVIEWS

DPW Project No. 25256
Paradise Creek Pedestrian Bridge
Hello Walk Alignment
University of Idaho (UI)
Moscow, Idaho

2024 HB768:2A01 \$ 2,262,800

Previous Minutes: 02-04-25

Ms. Berard introduced Ms. Angela Taylor, Keller & Associates, Clarkston, Washington (Virtual). Ms. Taylor shared plans and presented the project.

DPW Project Manager: Elaine Hill

The work of this project will construct two new pedestrian bridges spanning Paradise Creek. One will extend the access of Hello Walk pathway to the City of Moscow. The second bridge will link the university's Lot 60 parking lot and new residential and academic facilities.

Two bridges have been designed to span the Paradise Creek floodway and limit floodplain impacts with a No-Rise condition, one at Hello Walk and the other at Lot 60. The bridges are prefabricated metal bridges with concrete deck material. They are 14-foot wide to include 8-foot pathway width and 2-foot shy distance on both sides adjacent to the railing. Connections to the east and west of each bridge terminate at existing walkways or pathways and include a small plaza space east of the Hello Walk Bridge. The bridges include lighting on each side. Bid alternates for the Hello Walk Bridge includes four brick "I" columns, colored concrete or pavers at the east plaza, benches on both sides, and additional asphalt replacement near the crosswalk to the west. No bid alternates are proposed for the Lot 60 bridge site.

Keller & Associates, Clarkston, Washington, has designed the project. The estimated construction cost is \$1,800,000, which is within the \$1,820,000 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget. The work is anticipated to commence July 2026 and be completed prior to December 2026.

Council discussed the bridge dimensions and the structure costs.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25256. Council passed the motion.

<u>DPW Project No. 26061</u>	2025	HB425:2A02	\$ 1,250,000
Idaho State Correctional Institute, Unit 7 &	2025	<u>HB425:2C01</u>	<u>1,100,000</u>
Education Building Roof Replacement			\$ 2,350,000
Idaho Department of Corrections (IDOC)			
Kuna, Idaho			

Previous Minutes: 02-03-26

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

DPW Project Manager: Dan Horrigan

The work of this project will replace the aging roofs at both the ISCI Unit 7 and Education Building. The Unit 7 building roof consists of two areas. Area A requires the most attention, it is a mechanically attached TPO roofing system with a membrane that is failing and no longer under warranty. The other roof, area B, is a ballasted PVC roofing system. There are no issues with the roof in this area other than it is out of warranty. The education building is a ballasted EPDM roofing system with failing seams, roof penetrations and is no longer under warranty.

The scope of the project is to replace the failing and out of warranty existing roofs with new modern fully adhered 80-mil TPO roofing membranes under a 30-year warranty per the State's roofing manufacturer guarantees and requirements. The new roofing assemblies will sit atop the existing roof structures and include new vapor barriers, new substrate boards, new roof insulation, new coverboard and new TPO. The work includes replacing coping caps on parapets, updating mechanical penetration and supports, as well as adjusting roof crickets to provide better drainage to the internal roof drains. The new TPO roofs will be under a 30-year warranty.

Hutchison-Smith Architects, Boise, has designed the project. The estimated construction cost is \$1,989,705 (\$ 32.55/sq. ft.), which is within the \$ 2,000,000 construction budget. Additive Alternate 1: Unit 7 Roof Area B will be included in the project to ensure maximum use of the budget. The work is anticipated to commence July 2026 and be completed prior to December 2026.

MOTION: MR. BILLS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 26061. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

DPW Project No. 26015

2025 HB425:2A02 \$ 1,200,000

Replace the Roof on Building 8,
Chinden Campus
Department of Administration (ADM)
Boise, Idaho

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

DPW Project Manager: Darius Elison

The work of this project will replace the existing roof system on Building 8 at Chinden Campus. The existing roof is near the end of its service life and continued deterioration increases the risk of water intrusion and unscheduled repairs.

The scope of the project is to remove the existing roofing system down to the structural steel roof deck and install a new roof assembly consisting of a self-adhered vapor barrier, polyisocyanurate insulation, and an 80-mil TPO membrane. The completed roof system will include all required flashings and tie-ins at penetrations and roof edges and will be provided with a 30-year manufacturer warranty.

Lombard Conrad Architects, Boise, has designed the project. The estimated construction cost is \$1,006,693 (\$16.65/sq. ft.), which is within the \$1,050,000 construction budget. The work is anticipated to commence May 2026 and be completed prior to August 2026.

MOTION: REPRESENTATIVE SAUTER 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. 26015. Council passed the motion.

FINAL REVIEWS

DPW Project No. 25110 2024 HB768:2B09 \$ 6,000,000
Residential Cottages
Idaho Educational Services for the Deaf
and the Blind (IESDB)
Gooding, Idaho

Previous Minutes: 12-03-24, 05-06-25, 11-06-25

DPW Project Manager: Nicole Cecil

The work of this project is to provide a new residential cottage at the Idaho Educational Services for the Deaf and the Blind (IESDB) in Gooding. The school serves students from across the state. Current enrollment at the school is near an all-time high, and as a result, the number of students who may attend because they live outside the daily bus schedule is capped and a wait list of approximately 10 students is in place. With the addition of the cottage(s), space will be available for more students and therefore meet statutory requirements.

The scope of the project is to construct one cottage and provide the infrastructure to support a future building. The cottage would be used to house high school students and house a total of 18 students. Each cottage would consist of individual bedrooms, with shared bathrooms, a large social / lounge area, a smaller study area, a shared dining

area, a supervisory office, and a kitchen space. Each cottage would be approximately 10,120 square feet and the structure would be single-story.

Pivot North Architects, Boise, has designed the project. The estimated construction cost is \$4,739,796 (471.62/sq. ft.), which is within the \$4,740,000 construction budget. The work is anticipated to commence June 2026 and be completed prior to June 2027.

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. 25110. Council passed the motion.

DPW Project No. 25228

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

Plant Science Building Greenhouse Space
Power & HVAC Improvements
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 02-04-25, 09-09-25, 02-03-26

DPW Project Manager: John Parham

The work of this project at the Plant Science Building for Idaho State University (ISU) in 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 current estimated construction cost is \$1,681,363 (\$285/sq. ft.), which is within the construction budget of \$1,800,000. Three (3) Additive Alternates will be included in the project to ensure maximum use of the budget. The work is anticipated to commence in May 2026 and be completed in November 2026.

Council discussed clarification of the estimated cost of the project's three (3) additive alternates. Mr. John Parham was invited to share the estimated cost of the alternates at \$311,000 and would include the following:

1. Improve the lobby, mechanical , electrical, and plumbing systems
2. Metal casework
3. Existing steam and condensate changes

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. 25228. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 22899</u>	2022	HB779:7A03	\$ 94,000,000
Deferred Maintenance Program	2022	HB779:2B04	150,000,000
Department of Administration (ADM)	2023	<u>HB1197:7A01</u>	<u>300,000,000</u>
Statewide			\$ 544,000,000

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

Ms. Berard introduced Ms. Nicole Gallaher, DPW, and Mr. Travis Casch, Jacobs Project Management Co., Boise. Ms. Gallaher shared the program funding history. Mr. Casch shared project updates for the program.

DPW Project Manager: Nicole Gallaher

The critical need for Deferred Maintenance Funding was established and clearly documented in November 15, 2021 – Deferred Maintenance Initial Report to the Governor authored by the Department of Administration. During subsequent (2022 and 2023) Legislative Sessions, a combined \$544M was set aside to address critical Deferred Maintenance needs for State-owned buildings.

Of the funding referenced above, \$92.7M has been committed to 126 projects managed by DPW project managers as of February 1, 2026. As projects close funds are moved back into the program to be used for other projects that are of the Deferred Maintenance category as needed.

The remaining balance of deferred maintenance funding has been committed to the Deferred Maintenance Program managed by Jacobs Project Management Co. (Jacobs) In July 2022 Jacobs was selected via a competitive RFQ process to provide Owner’s Representative services for the Deferred Maintenance Program. Jacobs reviewed the list of deferred maintenance tasks provided by each agency and developed a strategy to address the needs statewide. The strategy consisted of grouping agencies and tasks regionally. The state was divided into six regional projects and three university projects.

A design-build team was selected for each region to execute as many tasks as possible within the funding available.

There are currently **430 tasks** that are being executed as part of Deferred Maintenance Program. Progress, as of February 1, 2026, is summarized below:

- **9** tasks are currently in the validation phase (reduction of 9 in last 6 months)
- **49** tasks are currently in the design phase (reduction of 27 in last 6 months)
- **24** tasks are currently in the procurement phase (reduction of 15 in last 6 months)
- **67** tasks are currently in the construction phase (reduction of 52 in last 6 months)
- **281** tasks have been completed (increase of 110 in last 6 months)

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

DPW Project No. 24217

Agency \$ 3,576,065

Morrison Center Lobby Restroom Remodel
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 01-07-25, 10-08-25, 08-05-25

DPW Project Manager: Darius Elison

The work of this project will remodel the existing restrooms to provide more fixtures as well as adding single user ADA restrooms and Mother's rooms to the Morrison Center at BSU.

The scope of the project will remodel the lobby restrooms on all three levels, approximately 2,700 square feet total, to increase restroom capacity, provide adequate ADA accommodations, and add a single use Family / ADA restroom and Nursing room. Design considerations are to be made to alleviate challenges and consider restroom access and queuing at each level. The remodeled restrooms when completed will be in full compliance with current ADA standards.

Lombard Conrad Architects, Boise, have designed the project and CORE Construction, Boise, has been selected as the Construction Manager. The estimated construction cost is \$3,100,000, which is within the \$3,150,000 construction budget. The work is anticipated to commence May 2026 and be completed August 2026.

The total project budget has been increased from \$1,350,025 to \$3,576,065. This project is funded with all Agency Funds.

THE MATERIAL FOR 24217 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

OLD BUSINESS

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)	<u>2023 SB1197:2B05</u>	<u>17,936,000</u>
Boise, Idaho		\$ 128,000,000

Previous minutes: 07-09-24, 12-03-24, 06-03-25, 02-06-26

DPW Project Manager: Martin Santoyo

This Old Business is for the request for the Construction Manager / General Contractor's (CM/GC's) information, in particular Andersen Construction's preconstruction proposal, which is approximately \$745,000, and Hoffman's preconstruction services that amounted to approximately \$250,000.

At the February 3 PBFAC meeting, the Council authorized DPW to proceed with contract negotiations with Andersen Construction, subject to council review. Below is the original writeup for the selection of Andersen Construction. Attached to this writeup is a memo describing the requested information, including Andersen's proposal.

This project is for a new science building, approximately 90,000 – 110,000 gross sq. ft., 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 Request for Qualifications (RFQ) was issued for CM/GC services on November 25, 2025. Statements of Qualifications (SOQs) were

received from six firms on December 29, 2025. The submittals were evaluated; and five 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 with Jacobs as the independent selection committee member; and Dan Thacker and Martin Santoyo, DPW.

The results of 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 regarding the following:

- Previous DPW projects that have used Lean Construction and Target Value Delivery methods.
- Reasons to support use of a Construction Manager/General Contractor (CM/GC) delivery method for large projects.
- Mr. Drew Alexander of Boise State University was invited to present on the rationale for selecting the CM/GC delivery method for this project, as well as to outline the importance of proceeding with Andersen Construction.
- Boise State University staff confirmed they did not have any meetings with Andersen Construction prior to the termination of the previous Construction Manager.

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. Mr. Bills voted nay. Council passed the motion.

NEW BUSINESS

Ms. Berard presented the Agenda for the Southeast Idaho Tour.

ADJOURNMENT

The March 3, 2026 PBFAC Meeting adjourned at 4:34pm.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant