

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, April 7, 2026

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

The April 7, 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 (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. Glenda Smith, Chief Financial Officer, Department of Administration
Ms. Kelly Berard, Administrator, Division of Public Works
Mr. Dan Asbury, Deputy Administrator, Division of Public Works
Ms. Wynter Bell, Management Assistant, Division of Public Works
Ms. Peggy Birk, Senior Project Coordinator, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Ms. Nicole Cecil, Senior Project Manager, Division of Public Works
Mr. Brian Boyd, Senior Project Manager, Division of Public Works (Virtual)
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)
Mr. Martin Santoyo, Project Manager, Division of Public Works
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
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Mr. Darius Elison, Project Manager, Division of Public Works (Virtual)
Mr. Brad Frazier, Field Representative, 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)
Mr. Gary Groff, Project Manager, Division of Public Works (Virtual)
Ms. Cora Krishnek, Leasing Program Manager, Division of Public Works
Mr. Kim Peterson, Field Representative, Division of Public Works (Virtual)
Ms. Dee Aguilar, Project Coordinator, Division of Public Works (Virtual)
Ms. Sienna Everett, Project Coordinator, Division of Public Works (Virtual)
Ms. Jacie Bird, Project Coordinator, Division of Public Works (Virtual)
Ms. Kate Bates, Receptionist, Division of Public Works (Virtual)

Administrator Berard introduced the Division of Public Works newest Field Representative, Mr. Brad Frazier, and the Division's new Deputy Administrator, Mr. Dan Asbury.

APPROVAL OF FEBRUARY 19, 2026 MEETING MINUTES

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE MINUTES FROM FEBRUARY 19, 2026, AS WRITTEN. Council passed the motion.

APPROVAL OF MARCH 3, 2026 MEETING MINUTES

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE MINUTES FROM MARCH 3, 2026, AS WRITTEN. Council passed the motion.

APPROVE REVISED 2026 MEETING SCHEDULE

Administrator Berard announced the Permanent Building Fund Advisory Council has chosen to cancel the 2026 PBFAC Tours. In lieu of the tours, agencies will provide project presentations per the proposed revised 2026 Meeting Schedule.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE REVISED 2026 MEETING SCHEDULE. Council passed the motion.

EMERGENCY CONTRACT AUTHORIZATIONS

ECA 2607

Payette Suites Residence Hall Water Supply
Boise State University (BSU)
Boise, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to repair damage from water leaking from a fourth-floor unit to units on the third and second floors of the building. The loss is to be adjudicated by State Risk in accordance with the State of Idaho's Property Insurance policy, a claim number yet to be assigned. Emergency Contracting Authority was requested to address safety concerns and mitigate the threat to property and loss of state resources.

THIS MATERIAL FOR ECA 2607 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECTS

DPW Project No. 26238D

Agency \$ 199,000

Bennion Student Union Remodel
Idaho State University (ISU)
Idaho Falls, Idaho

Idaho State University requests delegation of a project to remodel the bookstore area in the Bennion Student Union into office space for student outreach programs on the Idaho Falls Campus. ISU will utilize JHS Architects as the design professional. This project is anticipated to start May 2026 and be complete by July 2026. An ISU Service Contractor will be performing the construction work.

DPW Project No. 26239D

Agency \$ 260,000

Radiographic Sciences Remodel Tingey
Administration Building
Idaho State University (ISU)
Idaho Falls, Idaho

Idaho State University requests delegation of a project to remodel two existing classrooms (\$855/sq. ft.) into a new X-ray exposure room to house donated X-ray equipment. The renovation will also include dedicated classroom and storage space. ISU will utilize JHS Architects as the design professional. This project is anticipated to start June 2026 and be completed by June 2027. It is anticipated that an ISU Service Contractor will be performing the construction work.

Council discussed the elevated cost per square foot reflects the specialized need to properly fortify the structure for safe operation of X-ray equipment.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 26238D AND 26239D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 24232D

2023 SB1197:7A01 \$ 130,000

Library 1st Floor Carpet Replacement
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 09-06-23

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

The work of this project replaced the first-floor student area carpet where new furniture had been introduced. The carpet was in strong need of being replaced. The project has already taken place at a cost of \$114,435.56 (\$8.09/sq. ft.). ISU presents this project for the Council to approve after the fact.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 24232D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT AND COMPLETION OF THE PROJECT. Council passed the motion.

Mrs. Berard summarized the process of funding, billing, and closing of the project.

<u>DPW Project No. 25153D</u> Infrastructure Upgrades to Talkington Hall Lewis-Clark State College (LCSC) Lewiston, Idaho	2024 HB768:2A01 \$ 125,000
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Previous Minutes: 03-03-26

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

The work of this project will upgrade plumbing infrastructure in Talkington Hall, Lewiston campus, which includes upgrades to the building's main sanitary sewer line and sanitary sewer lines connecting each floor. Project delegation to LCSC was approved at the March 3rd PBFAC meeting. At that meeting, the source of funds was reported as Agency funds, however, the source of funds is PBFAC funding.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 25153D. Council passed the motion.

<u>DPW Project No. 26157D</u> Mechanical-Technical Building Additional Welding Booths Lewis-Clark State College (LCSC) Lewiston, Idaho	Agency \$ 250,000
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Previous Minutes: 03-03-26

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

The work of this project will add new welding booths in the fabrication lab. Construction will be CMU partitions in a 12'x10' configuration and will include new electrical circuits

and lighting. Original intent was for five (5) new booths, but upon review with the welding instructors, it was determined that four (4) booths will meet their needs.

Project was delegated to LC State at the March 3rd PBFAC meeting, with delegation set at \$250,000 of agency funds. Regional design professional, Castellaw Kom Architects, Lewiston, has designed the project. The construction cost is estimated at \$105,000, which is within budget. The remaining project expenditures will include architect fees, DOPL plan review fee, contingencies, and welding equipment.

The construction is anticipated to begin in May 2026 and to be completed at the end of June 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26157D FOR BIDDING AND AWARD OF CONSTRUCTION CONTRACT. Council passed the motion.

DPW Project No. 26201D
Student Union Boilers Replacement
Boise State University (BSU)
Boise, Idaho

Agency \$ 472,500

Previous Minutes: 10-08-25

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

The work of this project is to replace two domestic hot water boilers in the Student Union Building at Boise State University (BSU) in Boise. These boilers were originally installed in 2003 and are at the end of their useful life.

Because this is a like for like replacement, design services were not required for this project. The estimated construction cost is \$164,533 which is within the \$381,500 construction budget. The work is anticipated to commence and be completed in December 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26201D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26227D
Updating Flooring & Countertops at
Dental Clinic
Idaho State University (ISU)
Pocatello, Idaho

2025 HB425:2A02 \$ 420,000

Previous Minutes: 07-08-25

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

The work of this project will replace 33 dental hygiene countertops in the Dental Sciences Clinic. The Dental Hygiene chairs were replaced approximately three years ago, and this is the next phase for modernizing the space for a more advanced dental hygiene environment.

The estimated repair costs are \$400,111. This is within the \$420,000 construction budget. The work is anticipated to commence in the Spring of 2026 and be completed by the end summer 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26227D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

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

Agency \$ 199,000

Previous Minutes: 03-03-26

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

The work of this project will remove the existing membrane; install Dens Deck cover board and parapet cap as needed. Installation of an 80 mil Sika Sarnafil PVC membrane is planned.

Jensen Hayes Shropshire Architects of Pocatello has designed the project. The construction cost is estimated at \$165,500 and is within the \$187,000 construction budget. The work is anticipated to be completed by a Service Contractor, commence in the Spring of 2026 and be completed by early summer 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26237D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 26030
Food Quality Assurance Lab Fire Alarm System
Idaho State Department of Agriculture (AGRI)
Twin Falls, Idaho

2025 HB425:2A01 \$ 130,000

DPW Project Manager: Melissa VanSlochteren

The work of this project will provide a fire alarm system within the Food Quality Assurance Lab for the Department of Agriculture in Twin Falls. The building has over a dozen specialty labs that deal with highly flammable solvents. With no current fire alarm system installed, the staff are left to a manual system of blowing whistles to notify all occupants of a fire.

The scope of the project installs new fire alarm system throughout the single story 11,000 square foot lab building, creating a safer, more efficient alarm system.

Cator Ruma & Associates, Boise, has designed the project. The estimated construction cost is \$101,925 (\$9.26/sq. ft.), which is within the \$107,500 construction budget. The work is anticipated to commence July 2026 and be completed prior to Fall 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26030 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26302
Lewiston Office Restroom & Breakroom
ADA Upgrades
Department of Labor (LABOR)
Lewiston, Idaho

2025 HB425:2A03 \$ 128,000

DPW Project Manager: Andrew Gibler

The work of this project is to reconfigure and refurbish basement restrooms to be fully ADA compliant. These rooms have been in the same condition since 2001 and are not currently in compliance. Additional work is to refurbish the basement breakroom casework to remove an obsolete cooktop and to provide fully ADA compliant amenities.

This project will convert the two double-user restrooms to two single-user restrooms that are fully ADA compliant. Finishes will be upgraded to match the tiled main floor restrooms that were remodeled under the Deferred Maintenance Program during the summer of 2024. The breakroom casework will be completely replaced. The new casework will accommodate a microwave and a refrigerator that are currently located elsewhere in this small breakroom. The cooktop, associated hood and electrical will be removed. The work will include plumbing and electrical.

The available construction funds are \$102,000. Castellaw Kom Architects, Lewiston, has designed the project. The estimated construction cost for the base bid restroom work at \$89,558 and this is within the budget. The breakroom work has been separated into an Alternate with an estimate of \$34,711. The work is anticipated to commence this summer and be complete by February 2027.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26302 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26350 2025 HB425:2A01 \$ 100,000
Automatic Water Flushing Valves Install
State Hospital West
Department of Health and Welfare (DHW)
Nampa, Idaho

DPW Project Manager: Margie Kennedy

The work of this project will remediate stagnant cold-water lines to prevent bacterial growth due to loss of chlorine concentration at State Hospital West located in Nampa.

The scope of the project includes running new copper lines, installing solenoid-actuated valves with an automated timer to control the valves which will control flushing water through the pipes more regularly to prevent stagnant water.

Cascade Enterprises, Boise, will perform the work through a State Service Contract. The estimated construction cost is \$ 95,000, which is within the \$100,000 construction budget. Construction is anticipated for the spring of 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26350 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26353 2025 HB425:2A02 \$ 250,000
Whitehall Walk-In Cooler Replacement
Southwest Idaho Treatment Center (SWITC)
Department of Health and Welfare (DHW)
Nampa, Idaho

DPW Project Manager: Margie Kennedy

The work of this project will take place in Whitehall located on the campus of the Southwest Idaho Treatment Center in Nampa. Work will include replacing the existing

1950 walk-in cooler / freezer systems that are built into the building, which are used to store the residents' food.

The scope of the project includes engineering to replace the refrigeration / cooling system for a walk-in cooler and one walk-in freezer, which includes new condensing units.

Cator Ruma & Associates, Boise, has designed the project. The estimated construction cost is \$ 204,444, which is within the \$210,000 construction budget. Construction is anticipated for the spring of 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26353 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 26460</u> Nampa Aspen Classroom Building Paint & Replace Flooring College of Western Idaho (CWI) Nampa, Idaho	2025 HB425:2A01 \$ 300,000
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DPW Project Manager: Melissa VanSlochteren

The work of this project replaces deteriorated interior finishes within the Aspen Classroom Building at the College of Western Idaho in Nampa. Existing Vinyl Composition Tile (VCT) and carpet have experienced significant wear and are beyond their useful life resulting in increased maintenance needs and a diminished learning environment.

The scope of work includes removal and replacement of worn VCT and carpet with new Luxury Vinyl Tile (LVT) and carpet throughout the building, along with repainting interior spaces. All finish totals approximately 31,625 square feet. These improvements will provide a cohesive, updated appearance while improving durability and reducing long-term maintenance for students and staff.

Hummel Architects, Boise, has designed the project. The estimated construction cost is \$183,791 (\$5.81/sq. ft.), which is within the \$242,250 construction budget. Additive alternatives will be included in the project to ensure maximum use of the budget. Construction is scheduled to begin in Summer 2027 with substantial completion prior to Fall semester 2027.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26460 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 26461</u>	2022 HB779:7A03 \$ 11,663.34
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NCAB / CYNC Buildings Upgrade	2023 SB1197:7A01	13,336.66
Classrooms	2025 HB425:2A01	250,000.00
College of Western Idaho (CWI)		\$ 275,000.00
Nampa, Idaho		

DPW Project Manager: Melissa VanSlochteren

The work of this project will replace carpet, paint, and other essential classroom upgrades for the Nampa Academic Classroom building at the College of Western Idaho in Nampa. The fixed classroom seating is damaged, and materials are no longer available for maintenance or repair. Selected areas of carpet are damaged and beyond useful life. Deferred maintenance program funds were added to the project in the amount of \$25,000, bringing the total project amount to \$275,000.

The scope of work includes removing and replacing fixed seating and new paint and carpet in select classrooms and offices totaling approximately 27,560 square feet. Due to scheduling conflicts with other ongoing projects, the construction will take place in two phases. Phase 1 will address the fixed seating over Winter break of 2026, with phase 2 installing new carpet and paint during the summer break of 2027 with substantial completion prior to fall semester 2027.

Hummel Architects, Boise, has designed the project. The estimated construction cost is \$223,621 (\$8.11/sq. ft.), which is within the \$233,750 construction budget. Additive alternatives will be included in the project to ensure maximum use of the budget.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26461 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 26511</u>	2025 HB425:2A01	\$ 385,000
Meridian Campus HQ HVAC Controls		
Idaho State Police (ISP)		
Meridian, Idaho		

DPW Project Manager: Margie Kennedy

The work of this project will update the 10-year-old building management system for the mechanical (HVAC) controls for two out of nine buildings on the campus, building 4 Cafeteria and 7 Communications, which are located on ISP's Meridian campus.

The scope of the project includes engineering for a new Direct Digital Control (DDC) system for the two existing buildings.

Musgrove Engineering, Boise, has designed the project. The estimated construction cost is \$ 259,600, which is within the \$327,000 construction budget. One additive alternate for

Building 1 Administration will be included in the project to ensure maximum use of the budget. Construction is anticipated for the summer of 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26511 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26543
Ponderosa State Park Activity Center
Exterior ADA Access
Department of Parks & Recreation (IDPR)
McCall, Idaho

2025 HB425:2A03 \$ 70,000

DPW Project Manager: Martin Santoyo

The work of this project is to repair the sidewalks at the IDPR Ponderosa Activity Center in McCall. The existing sidewalks and adjacent parking lot driveway paving is in disrepair and in some areas failing, causing accessibility issues.

The scope of the project is to replace and expand the ageing sidewalk and define ADA parking to provide an accessible approach to the building. The public restroom has recently been remodeled under PBFAC funded project 22540D and the new work will create an accessible route.

Keller Associates, Meridian, has designed the project. The estimated construction cost is \$34,119 (\$28.43/sq. ft.) for new concrete work, which is within the \$48,000 construction budget. To ensure maximum use of the budget, an additive alternate to expand the east side concrete work by 8'-0" at \$12,000 will be included. The work is anticipated to commence June 2026 and be completed prior to August 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26543 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD REVIEWS

DPW Project No. 26501
Mica Supervisory Area Office HVAC
System Replacement
Idaho Department of Lands (IDL)
Coeur d'Alene, Idaho

2025 HB425:2A01 \$ 1,350,000

Previous Minutes: 01-06-26

Ms. Berard introduced Mr. Josh Chrisman, Walker Construction, Spokane, Washington (Virtual). Mr. Chrisman shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The Idaho Department of Lands, Mica Supervisory Area's regional facility, located in Coeur d'Alene, Idaho, has experienced a complete failure of the VRF mechanical systems serving half of the administrative office (approximately 13,726 sq. ft.). Currently they are using temporary heat to maintain temperatures in the building.

After evaluating the existing system to determine that it was not salvageable, the Design-Build team, Walker Construction, Spokane, has designed a replacement HVAC system for the project. The new system will be a standard gas fired 4-pipe boiler/chiller. Existing ductwork, VAV boxes, and ceiling registers will be re-utilized as much as possible. The estimated construction cost is \$1,123,000 (\$81.00/sq. ft.), which is within the \$1,130,000 construction budget. Additive Alternate(s) will be included in the project to ensure maximum use of the budget, including the replacement of the HVAC mini-split system that serves the IT room. This system has also failed. The work is anticipated to commence as soon as possible and be completed prior to August 2026, in order to provide cooling during summer.

Council discussed the seven-year-old system failed primarily due to improper installation and faulty equipment, with approximately 85% of units now non-operational and no longer under warranty. After extensive efforts to diagnose and repair the system, it was concluded that replacement with a traditional boiler system would provide greater reliability and better alignment with the existing infrastructure.

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. 26501. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 25154
Thomas Jefferson Hall Envelope Repairs
Lewis-Clark State College (LCSC)
Lewiston, Idaho

2024 HB768:2A01 \$ 970,000

Previous Minutes: 02-04-25

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

DPW Project Manager: Elaine Hill

This work of this project provides highly needed envelope repairs to Thomas Jefferson Hall (TJH) on the Lewis Clark State College campus. Originally constructed in 1910, the building has previously gone through significant updates in the form of an elevator addition in 2004 and a complete interior remodel in 2012.

The scope of the project includes restoration of the exterior TJH building by repairing and repointing the brick masonry, patching of the stucco material, repairing and stabilizing wood elements, and waterproofing the rubble foundation. Additional scope includes window and trim repairs, pulling irrigation away from the west façade and constructing a dryscape buffer to deter future water absorption, new overlay over concrete entry stairs, and painting of the exterior steel handrails.

Castellaw Kom Architects, Lewiston, has designed the project. The estimated construction cost is \$760,000, which is within the construction budget of \$780,000. Construction is anticipated to begin May 2026 and be completed Fall 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25154. Council passed the motion.

DPW Project No. 25268

2024 HB768:2A01 \$ 350,000

Art & Architecture South Improvements

University of Idaho (UI)

Moscow, Idaho

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

DPW Project Manager: Elaine Hill

The work of this is to enhance the lighting and finishes of this 1904 building which is listed on the National Register of Historic Places. The area of work is 7,760 square feet and currently serves as a studio and office space for the College of Art and Architecture.

The scope of the project includes removing existing ceiling grids from the second floor of the existing building open studios and replaced with new energy efficient 2x2 LED lights. This design will expose the new hanging lights and highlight the heavy timber structure. All existing fire sprinkler heads will be reconfigured to ensure proper coverage in rooms within the open structure.

Knit Architects and Resolut Engineers, Moscow, has designed the project. The estimated construction cost is \$245,363, approximately (\$32/ sq. ft.), which is within the \$294,000

construction budget. The construction work is anticipated to occur during the summer of 2026.

Council discussed the carpet in the Vestibule will be replaced with a more modern and durable carpet tiles rated for exterior use.

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. 25268. Council passed the motion.

DPW Project No. 25334

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

Edgemaede RC Storage Facility
Idaho Military Readiness Center
Division of Military (MIL)
Mountain Home, Idaho

Ms. Berard introduced Mr. Richard Creason, Myers Anderson, Pocatello, Idaho (Virtual). Mr. Creason shared plans and presented the project.

DPW Project Manager: Gary Groff

The work of this project will include furnishing and installation of a pre-engineered metal storage building for the Idaho Military Readiness Center in Edgemaede County near Mountain Home.

The scope of the project includes a 5,000 square foot pre-engineered metal storage building with all main frames, girts, purlins, exterior metal wall panels, exterior roof panels, and all associated metal building trims. This includes exterior man doors, exterior overhead doors along with a concrete foundation, interior concrete slabs, and exterior concrete work including associated site grading. Additional scope includes water and electrical utility connections, interior and exterior electrical lighting, power distribution, and destratification fans.

Myers Anderson, Pocatello has designed the project. The estimated construction cost is \$517,000 (\$103.40/sq. ft.) which is within the \$840,000 construction budget. Two Additive Alternates will be included in the project to ensure maximum use of the budget, including insulation and liner panels, estimated at \$60,000, and chain link gear cages estimated at \$30,000. The work is anticipated to commence in July 2026 and be completed prior to February 2027.

Council discussed the existing slabs will not be used for the new pre-engineered building foundation, instead, used as a military lay down area. The construction cost includes

concrete footing/foundation systems and the site work, as well as, pulling power from the existing transformer to the building.

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. 25334. Council passed the motion.

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

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

Previous Minutes: 10-08-25

Ms. Berard introduced Mr. Michael Thomas, The Land Group, Eagle. Mr. Thomas shared plans and presented the project.

DPW Project Manager: Dan Horrigan

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

The scope of the project will install a new irrigation system on site that utilizes the existing well and control panel, all other aspects of the irrigation system will be replaced with the new system. The existing irrigation control system won't require any additional upgrades. Additionally, the project will replace the landscaping in the foundation planting beds around the perimeter of the building and within the building courtyard. The new planting will include trees, shrubs, and mulch per BSU's approved planting list. Additionally, a tree survey has been conducted to identify trees in need of mitigation or replacement.

The Land Group, Eagle, has designed the project. The estimated construction cost is \$864,392 (\$18.57/sq. ft.), which is within the \$866,000 construction budget. The work is anticipated to commence July 2026 and be completed mid November 2026.

Council discussed building and parking lot acreage usage and concern in spending large amounts of Permanent Building Funds for landscaping repairs.

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. 26195. Council passed the motion.

DPW Project No. 26502

2025 HB425:2A02 \$ 881,000

SW Supervisory Area Administration Roof
Replacement
Idaho Department of Lands (IDL)
Boise, Idaho

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

DPW Project Manager: John Julian

The work of this project will replace the current roof areas which are composed of a combination of shingles and paraffin pit style roofing material (PTO) at the SW Supervisory Area Administration Office in Boise, Idaho. The current roof is at the end of its useful life, has caused extensive leak damage to building siding. In addition, the current HVAC system on the roof is out of the original warranty.

The scope of the project will replace the roofing which is composed of asphalt shingles and underlayment down to the existing roof sheathing. The existing gutters will be evaluated to determine if they can be reused or replaced with new prefinished metal gutters and downspouts. The project will install a new wood fascia clad with pre-finished metal to address the voided space in the exterior wall finish and provide new asphalt shingles over waterproof underlayment for a 50-year warranty. At the single-ply low roof slope areas, remove the existing mechanically attached TPO roofing membrane and underlayment down to the structural roof deck. Install a new 80-mil TPO over new ½ " cover board. New EPS crickets will be utilized to address drainage issues, ensuring a 30-year State of Idaho Roofing Guarantee. The HVAC upgrades will involve removing the existing RTU's and replacing them with new energy efficient RTU equipment.

Hutchison Smith Architects, Boise, has designed the project. The estimated construction cost is \$306,268 (4,267sq. ft. at \$71.78/sq. ft.), which is within the \$769,000 construction budget. The work is anticipated to commence at the end of May 2026 and be completed by early September 2026.

Council discussed the current roofing system is out of warranty and DPW will follow-up to address the council's concerns with details on previously installed the roof.

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. 26502. Council passed the motion.

DPW Project No. 26570
District 4 Administration Building HVAC Upgrade
Idaho Transportation Department (ITD)
Shoshone, Idaho

Agency \$ 400,000

Ms. Berard introduced Mr. Chris Dyke, Musgrove Engineering, Boise. Mr. Dyke shared plans and presented the project.

DPW Project Manager: John Julian

The work of this project will upgrade the HVAC system, removing and replacing existing fluid cooler, condenser water and fluid cooler pumps that are beyond their service life expectancy.

The scope of the project will replace and install three (3) condenser water and fluid cooler pumps, flushing the cooler loop system, upgrading fluid cooler controls to comply with the International Energy Conservation Code (IECC).

Musgrove Engineering, Boise, has designed the project. The estimated construction cost is \$271,100, which is within the \$309,000 construction budget. The work is anticipated to commence approximately mid-June of 2026 and be completed later part of December 2026.

Council discussed ladder access restricted to ITD personal only.

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. 26570. Council passed the motion.

PRELIMINARY REVIEWS

DPW Project No. 25195
Albertsons Library Renovations
Boise State University (BSU)
Boise, Idaho

2024 HB768:2A01 \$ 1,500,000

Previous Minutes: 11-06-25

Ms. Berard introduced Mr. Josh Hoffer, Hummel Architects, Boise. Mr. Hoffer shared plans and presented the project.

DPW Project Manager: Melissa VanSlochteren

Located at the heart of campus, the Albertsons Library serves as a central hub for students, faculty, staff, and community members. The work of this project will transform the library's first floor into a vibrant, welcoming environment designed to foster student engagement, enhance wayfinding, and support the university's long-term growth.

The 8,605 square foot renovation will begin with significant improvements to the first floor, including the construction of a new north entrance that provides direct access to the future Riverfront Plaza and newly constructed student housing facility, Syringa Hall. Interior spaces adjacent to the new entrance will be reconfigured to improve circulation, functionality, and accessibility. The renovation will create an integrated space where students, staff, and the broader community can connect, collaborate, and thrive.

Hummel Architects, Boise, has designed the project. The estimated construction cost is \$1,248,146 (\$145/sq. ft.) which is within the \$1,275,000 construction budget. Additive alternatives will be included in the project to ensure maximum use of the budget. The work is anticipated to commence Fall 2026 and be completed in the Spring 2027.

Council discussed additional scope details and DPW to provide the original project request and any requested project information to the council before the next council meeting.

MOTION: MS. LAYTON MOVED COUNCIL TO BRING BSU BACK WITH ADDITIONAL PROJECT DETAILS AND SCOPE TO PRESENT AT THE NEXT COUNCIL MEETING PRIOR TO APPROVING PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25195. Council passed the motion.

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

Agency \$ 1,741,000

Previous Minutes: 10-08-25

Ms. Berard introduced Mr. Jason Henry, Berger Partnership, Seattle, Washington. Mr. Henry shared plans and presented the project.

DPW Project Manager: Melissa VanSlochteren

The work of this project will consist of constructing an outdoor space on Boise State University campus in Boise. This new space activates the area behind the Albertsons

Library, establishing a direct connection to Syringa Hall and the Greenbelt on Cesar Chavez. The project has received additional agency funds in the amount of \$580,725, bringing the overall project total to \$1,741,000.

The scope of the project is to construct a new park-like 27,156 square foot plaza along the Greenbelt, designed to serve both the university community and the public. The plaza will function as a vibrant “third space” for gathering, collaboration, and riverfront enjoyment in a safe, welcoming environment. Preliminary designs integrate with existing topography and include features such as fixed seating areas, a fire pit, and space for potential food truck service. Paved pathways will connect the plaza to the newly designed north entrance of the Albertsons Library, improving accessibility and overall campus connectivity.

The Berger Partnership, Seattle, Washington, has designed the project. The estimated construction cost is \$1,354,046 (\$49.80/sq. ft.), which is within the \$ 1,410,000 construction budget. Additive Alternatives will be identified to ensure maximum use of the budget. Work is anticipated to commence August 2026 and be completed by December 2026.

Council discussed additional scope details and DPW to provide the original project request and any requested project information to the council before the next council meeting.

MOTION: MS. LAYTON MOVED COUNCIL TO BRING BSU BACK WITH ADDITIONAL PROJECT DETAILS AND SCOPE TO PRESENT AT THE NEXT COUNCIL MEETING PRIOR TO APPROVING PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25218. Council passed the motion.

Ms. Berard clarified the purpose of presenting a Preliminary Review to the council.

PRELIMINARY AND FINAL REVIEWS

DPW Project No. 25254
Art & Architecture Main HVAC
Improvements, Phase 1
University of Idaho (UI)
Moscow, Idaho

2024 HB768:2A01 \$ 1,375,000

Previous Minutes: 07-08-25

Ms. Berard introduced Mr. David Hawley, Morrison-Maierle, Spokane, Washington (Virtual). Mr. Hawley shared plans and presented the project.

DPW Project Manager: Elaine Hill

The work of this project is to provide improved thermal comfort and ventilation for the University of Idaho's Art & Architecture North Building by extending campus chilled water service into the building and converting the existing steam heating system to a heating hot water system. Spaces will be served by four-pipe fan coils and energy recovery ventilators.

The scope of the project in Phase 1 includes installation of piping infrastructure and equipment serving the second floor. Future phases will extend these upgrades to the remainder of the building. The existing building will also need minor architectural work in a new 4" slab in an interior lower-level space for the new mechanical equipment and some basic acoustical treatment to existing walls.

Architects West Architects, Coeur d'Alene, and Morrison-Maierle, Spokane, have designed the project. Their construction cost estimate is \$949,198 (approx. \$124/sq. ft.) which is within the construction budget of \$1,100,000.

Council discussed the minor floor and ceiling repairs to install the new system.

MOTION: SENATOR LENT 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. 25254. Council passed the motion.

DPW Project No. 26233
Eames Building 96 Remodel
William M. and Karin A. Eames Advanced
Technical Education & Innovation Complex
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 5,662,000

Previous Minutes: 12-02-25

DPW Project Manager: John Parham

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

The work of this project will renovate approximately 24,400 square feet of space within the William M. and Karin A. Eames Advanced Technical Education and Innovation Complex (Eames Building #96) on the Idaho State University (ISU) campus in Pocatello.

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

Jensen Hayes Shropshire Architects of Pocatello has designed the project. The current construction estimate is \$4,988,300 (\$204/sq. ft.), which is within the construction budget of \$5,000,000.

Council discussed the sound panels and the studio space desks.

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. 26233. Council passed the motion.

FINAL REVIEWS

DPW Project No. 22513

2022 HB779:7A01 \$ 29,000,000

Combined Labs

Idaho State Police (ISP)

Meridian, Idaho

Previous Minutes: 11-06-25

DPW Project Manager: Brian Boyd

The work of this project builds Phase 1 of a 3-Phase facility for Idaho State Police Forensics Services. Phase 1 is a 16,000 square foot single story building that will house the DNA, Latent Prints and Digital Forensic laboratories, as well as supporting administration functions as identified in the schematic design program overview summary. As part of this scope of work the Phase 2, 4,000 square foot single story building area will be included as a shell and core package. Finishing out these areas will be included as alternates within the permit and bidding documents.

Site planning provides parking and City landscape requirements for the initial phase. Parking for future phases will be priced as alternates and may be included in construction if the budget allows.

Lombard Conrad Architects, Boise, in partnership with SmithGroup, Phoenix, Arizona, is the Project Architect; Hoffman Construction, Boise, is the Construction Manager for the project. The estimated base bid construction cost is \$22,166,035 (\$1,108 / sq. ft.) which is within the \$22,590,000 construction budget. A total of \$1,162,211 worth of Additive Alternates are currently identified to ensure maximum use of the budget. The construction is anticipated to commence September 2026 and be completed January 2028.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22513. Council passed the motion.

<u>DPW Project No. 24256</u>	2023 SB1197:2A01	\$ 1,429,200
Administration Building HVAC, Phase 3	<u>2024 HB768:2A01</u>	1,375,000
University of Idaho (UI)		\$ 2,804,200
Moscow, Idaho		

Previous Minutes: 01-03-24, 11-06-25

DPW Project Manager: Elaine Hill

The work of this project will continue the upgrades to the HVAC system in the Administration Building at the University of Idaho in Moscow. Additional work includes related demolition, minimal architectural finish work and lighting relocation, and revision of fire sprinkler system where affected by the work.

The scope of the project includes new HVAC equipment and associated hydronics system to be installed within the attic, third floor, and second floor of the Administration Building.

Design West Architects, Meridian, and MW Engineers, Spokane, has designed the project. The estimated base bid construction cost is \$2,221,000, which is within the \$2,360,000 construction budget. The work is anticipated to commence May 2026 and be completed by Nov / Dec 2026.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24256. Council passed the motion.

<u>DPW Project No. 25072</u>	2022 HB791:2A03	\$ 2,500,000
Unit 7 Remodel		
Idaho State Correctional Institution		
Idaho Department of Correction (IDOC)		
Kuna, Idaho		

Previous Minutes: 01-07-25, 06-03-25

DPW Project Manager: John Parham

The work of this project will remodel the Unit 7 building at the Idaho State Correctional Institution (ISCI), built in the late 60's/early 70's. The design will reduce the current housing plan from 80 beds to 40, revising the existing space to accommodate individual bedrooms instead of double-bunked cells.

The scope includes the construction of communal spaces for dining, gathering, and learning. Upgrades to existing lighting, plumbing, and mechanical systems will also be completed as part of the TI.

Lombard Conrad Architects, Boise, has designed the project. The construction cost estimate is \$2,105,300 (\$140/sq. ft.) which is within the project construction budget of \$2,125,000.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25072. Council passed the motion.

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

Previous Minutes: 02-03-26, 03-03-26

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. 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 per the State's roofing manufacturer guarantees and requirements.

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. An Additive Alternate for 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: SENATOR LENT MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 26061. Council passed the motion.

PROJECT UPDATES

DPW Project No. 25233
TVAPL Lab Renovation
Idaho State University (ISU)
Meridian, Idaho

Agency \$ 7,900,000

Previous Minutes: 02-04-25

DPW Project Manager: John Julian

The work of this project will create additional lab space to support the expansion of health sciences programs, including the Idaho College of Osteopathic Medicine (ICOM) on the Meridian Campus of Idaho State University. With 26 existing stations, this expansion will create a total of 40 stations and a capacity of up to 240 students (6 students / table). The renovations will occur within existing lab and classroom spaces.

After completion of schematic design, it was determined that maintaining the established project scope would require increasing the budget to \$7.9 million. The project is now a collaboration between ISU, Idaho College of Medicine (ICOM), and the University of Idaho. As the agency of record, ISU, will be the responsible billed party for the entire project.

THE MATERIAL FOR DPW PROJECT NO. 25233, IS PROVIDED FOR ONLY INFORMATION. NO ACTION IS REQUESTED OF THE COUNCIL.

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

Fiscal Updates

Ms. Glenda Smith presented fiscal updates.

Council discussed how the ADM Fiscal team is working on some initiatives to help streamline and improve clarity on contingency balances.

LEASE REPORT

Ms. Krishnek presented the lease report.

Ms. Berard shared HB790 brings Idaho as the 30th state to recognize Interior Designers as having authority to submit technical submissions to state or local governmental entities and congratulated DPW's Ms. Nicole Cecil on this milestone as Ms. Cecil is a certified NCIDQ-certified designer. Ms. Berard also shared, Mr. Asbury will be replacing Ms. Berard by presenting the projects at future PBFAC meetings.

ADJOURNMENT

The April 7, 2026 PBFAC Meeting adjourned at 4:09pm.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant