

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, May 5, 2026

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

The May 5, 2026 meeting was called to order by Chair Mr. Clint Shiflet at 1:30pm in the Capitol Building Senate Hearing Room WW55, in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

Mr. Clint Shiflet, Chair
Representative Mark Sauter (Virtual)
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. 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
Mr. Brian Boyd, Senior Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works
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 (Virtual)
Mr. Duran Villegas, Project Manager, Division of Public Works
Mr. Scott Shawver, 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. Andrew Gibler, Project Manager, Division of Public Works (Virtual)
Ms. Cora Krishnek, Leasing Program Manager, Division of Public Works
Ms. Grace Paduano, Leasing Program Assistant, Division of Public Works (Virtual)
Mr. Bruce Berry, Senior Field Representative, Division of Public Works (Virtual)
Ms. Dee Aguilar, Project Coordinator, Division of Public Works (Virtual)
Ms. Jacie Bird, Project Coordinator, Division of Public Works (Virtual)
Mr. Josh Meadows, Field Representative, Division of Public Works (Virtual)
Mr. Fred Richards, Field Representative, Division of Public Works (Virtual)
Ms. Kate Bates, Receptionist, Division of Public Works (Virtual)

Mr. Dan Asbury reminded the council and attendees next month's Permanent Building Fund Advisory Council Meeting will be located at the Capitol Building's Legislative Meeting Room EW40. Mr. Asbury also introduced the Division of Public Work's newest Project Managers, Duran Villegas and Scott Shawver.

APPROVAL OF MAY 5, 2026 AMENDED MEETING AGENDA

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE AMENDED MEETING AGENDA FOR MAY 5, 2026. Council passed the motion.

APPROVAL OF APRIL 7, 2026 MEETING MINUTES

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE MINUTES FROM APRIL 7, 2026, AS WRITTEN. Council passed the motion.

FISCAL UPDATES

Ms. Glenda Smith presented the Fiscal update.

EMERGENCY CONTRACT AUTHORIZATIONS

ECA 2606

Gale Life Building Water Event
Idaho State University (ISU)
Pocatello, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to repair water damage at the Gale Life Building located on the Pocatello Campus of Idaho State University. The water damage was caused by a failed flush valve on a urinal in the first-floor bathroom on February 14, 2026. It flooded most of the first floor and ran down into the basement through the ceiling, ductwork, etc. ISU has been working closely with Risk Management to repair the facility and solicited the services of Belfor Property Restoration to remove the water and dry out the facility.

THIS MATERIAL FOR ECA 2606 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECT REVIEWS

DPW Project No. 21153D
IT Infrastructure Study
Lewis-Clark State College (LCSC)
Lewiston, Idaho

2020 HB569:2A01 \$ 50,000

Previous Minutes: 08-04-20

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

This project will provide a second fiber optic cable in order to provide operational redundancy for critical server infrastructure. Initially funded as a feasibility study, we request the funding instead be utilized for a construction effort to install the fiber optic cable at a cost of \$17,060.25. The current fiber optic cable runs to the server room in the Sam Glenn complex. This second cable would be installed at the Library server room, and back-feed the Sam Glenn server.

Since this amount falls under bid requirements, we are also seeking authorization to award a construction contract. This quote was provided by our regional fiber optic provider, IRON. The source of funds is PBFAC funding. The work would commence in May 2026 and be completed by August 2026.

Council discussed the reason why the feasible study was originally chosen for this project.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 21153D AND AUTHORIZE AWARD OF A CONSTRUCTION CONTRACT. Council passed the motion.

DPW Project No. 25156D & 26153
Sidewalk Upgrades
Lewis-Clark State College (LCSC)
Lewiston, Idaho

2024 HB768:2A03 \$ 400,444

Previous Minutes: 08-06-24

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

DPW Project Manager: Elaine Hill

Lewis-Clark State College requests to combine projects no. 25156D "Campus Sidewalk Improvements" and 26153 "Campus Sidewalk Improvements" into a single project, to be administered by DPW. Both projects are funded with permanent building funds and the scope of the work is to upgrade campus sidewalks to meet ADA accessibility.

Project no. 25156D is currently delegated to LCSC and PBFAC funded at \$125,444. Project no. 26153 is being administered by DPW and is currently funded at \$275,000. If combining these projects is approved by the council, the new total project budget for 26153 would be \$400,444.

DPW has engaged Keller & Associates for the design work of project 26153 and they have advised there is ample work the combined funding can address for upgrading sidewalks to meet ADA accessibility.

Council discussed additional funding details and the reason for combining the project.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE TO CANCEL DELEGATION OF DPW PROJECT NO. 25156D AND COMBINE FUNDING WITH DPW PROJECT NO. 26153. Council passed the motion.

DPW Project No. 25214D
Communication Building Envelope Repairs
Boise State University (BSU)
Boise, Idaho

Agency \$ 250,210

Previous Minutes: 10-02-24, 11-06-25

Mr. Asbury introduced Mr. Gary Sorensen, Pivot North Architecture, Boise. Mr. Sorensen shared plans and presented the project.

The work of this project will address deferred maintenance issues with the exterior masonry and building envelope of the Communications Building at Boise State University in Boise. The building is over eighty years old and requires repairs to the façade to prevent further water intrusion and support the building's longevity.

Pivot North Architecture, Boise, has designed the project. The estimated construction cost is \$198,000, which is within the \$201,000 construction budget. The project is funded using student fees allocated to support maintenance and improvements of Boise State facilities and spaces. Work is anticipated to commence Summer 2026 and be completed prior to September 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 25214D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26223D
Business Administration Main Water
Building Supply Replacement
Idaho State University (ISU)

2025 HB425:2A02 \$ 130,000

Pocatello, Idaho

Previous Minutes: 07-08-25

Mr. Asbury introduced Mr. Kris Weise, Keller Associates, Portello. Mr. Weise shared plans and presented the project.

This project replaces the existing water main that services the Business Administration and Frazier Hall buildings. The existing water line is used for both domestic and fire protection. This is no longer accepted under current code. In addition, the existing lines are in poor condition and many of the inline valves are rusted and giving out.

The estimated construction costs are \$90,000. This is within the \$94,000 construction budget. The architect for this project is Keller Associates, Meridian. The work is anticipated to commence in Spring 2026 and be completed by late summer 2026. ISU will utilize a service contractor to complete this project.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 26223D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 26238D
Bennion Student Union Remodel
Idaho State University (ISU)
Idaho Falls, Idaho

Agency \$ 199,000

Previous Minutes: 04-07-26

Mr. Asbury introduced Mr. Marty Vizcarra, Idaho State University, Pocatello. Mr. Vizcarra shared plans and presented the project.

This project will remodel the bookstore area in the Bennion Student Union Building into office space for student outreach programs at University Place in Idaho Falls.

Regional Architect, JHS Architects, Pocatello, has designed the project. The estimated construction cost is \$175,000 (\$54/sq. ft.), which is within the \$186,800 construction budget. The work is anticipated to be performed by an ISU Service Contractor and will commence May 2026 and be completed prior to August 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26238D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT AND COMPLETION OF THE PROJECT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 26156
Clearwater Hall Siding Replacement
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Agency \$ 1,500,000

DPW Project Manager: Andrew Gibler

The Clearwater Hall facility was acquired by LCSC in 2009. The original 1929 building received extensive fire damage in 1994, and a developer opened the facility in 2006 as a student dormitory. The work of this project will replace damaged exterior cladding at LCSC's Clearwater Hall. A large portion of the exterior cladding at the upper three floors is a twenty-year-old fiber cement lap product with pressed wood material trims that are failing and allowing water intrusion. Failures are a combination of the use of short-life materials and wind-driven weather.

The scope of the project is to replace the fiber cement and pressed wood exterior cladding with a more suitable, long-life cladding material and to repair concealed materials that have received damage due to water intrusion. Additionally, the existing flashing, masonry cladding, and other existing exterior surfaces are to be evaluated for potential water intrusion.

A Request for Qualifications (RFQ) for Architectural and Engineering Services was issued on February 9, 2026. Statements of Qualifications (SOQ) were received from two (2) firms on March 19, 2026. The submittals were evaluated by a Selection Committee consisting of Redgy Erb and Brian Graham from LCSC, Brian Edwards from Design West Architects, Pullman, Washington, as the independent reviewer, and Josh Meadows and Andrew Gibler from DPW. The scoring from the initial evaluation of the SOQs indicated an insurmountable lead by the top-ranked team. As such, proceeding with interviews would not serve the best interests of the state or the submitting firms. No interviews were held.

The final rankings are as follows (maximum of 70 points):

Castellaw Kom Architects, Lewiston	67.0
Stantec Consulting Services, Portland, Oregon	53.4

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26156. Council passed the motion.

DPW Project No. 26333
Building 950/951 HVAC System Replacement
Division of Military (MIL)
Boise, Idaho

2025 HB425:2A02 \$ 2,600,000

DPW Project Manager: Martin Santoyo

The project is located at Gowen Field in Boise for the replacement of the HVAC equipment for Buildings 950 and 951. The equipment age ranges from approximately 26 to 30 years old and is at or nearing the end of its useful life.

The scope of work replaces and/or repairs HVAC systems, including but not limited to selective demolition and replacement of existing furnaces, evaporators, condensers, ductwork, heaters, exhaust systems, and line sets. Direct Digital Control (DDC) systems will be removed, replaced, or upgraded as required to meet current standards. Replacement systems are to include new technologies and systems that improve energy efficiency.

A Request for Qualifications (RFQ) was issued for Mechanical Engineer Firms on February 24, 2026. Statements of Qualifications (SOQs) were received from seven firms on March 24, 2026, and five (5) were evaluated by a selection committee consisting of Mattieu Medrano and Ron Cecil, MIL; Cory Wiltshire, ESI Construction, Meridian, as the independent selection committee member; and Reid Harrell and Martin Santoyo, DPW.

The final rankings are as follows:

Musgrove, Boise	69.4
NWESI, Boise	65.8
Cator Ruma, Boise	63.8
Cushing Terrell, Boise	63.8
CSHQA, Boise	62.6

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26333. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 25263
Classroom Teaching Lab Improvements,
Life Science South
University of Idaho (UI)
Moscow, Idaho

2024 HB7682:A01 \$ 375,000

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

DPW Project Manager: Elaine Hill

The work of this project is to renovate the existing Life Science South Classroom 163 at the University of Idaho in Moscow. The existing classroom was remodeled in the early 1990s and consists of approximately 1,200 square feet. The new renovations to the classroom will include demolishing the existing seating risers, providing new finishes, upgrading lighting / electrical, and AV upgrades.

The new finishes will include carpet tile flooring, acoustic wall panels, and wall paint. The electrical upgrades will replace the existing lighting with LED fixtures and improve the lighting zones. New electrical floor boxes will be installed to power the lectern and provide convenience outlets in the seating area for students. The AV upgrades will provide a new projector, projection screen, and improved Wi-Fi connectivity for the students.

Other miscellaneous updates include replacing a door, changing out chalkboards for whiteboards, and a bid alternate to replace the existing ceiling tiles.

Design West Architects, Meridian, has designed the project, and the estimated cost of construction is \$270,000, with three (3) possible bid alternates totaling \$46,000 if funds are available. The \$270,000 falls within the \$310,000 construction budget. The work is anticipated to commence July 2026 and be completed before the first day of classes in January 2027.

Council discussed additional scope details. Mr. Asbury clarified the funding source.

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. 25263. Council passed the motion.

DPW Project No. 26063

2025 HB425:2A03 \$ 420,000

Medical Annex Access Ramp & Stairs
Idaho State Correctional Institution (ISCI)
Idaho Department of Corrections (IDOC)
Kuna, Idaho

Mr. Asbury introduced Mr. Brian Riopelle, Hummel Architects, Boise. Mr. Riopelle shared plans and presented the project.

DPW Project Manager: John Julian

The work of this project will replace the current crumbling concrete stairs that serve the Medical Annex at the Idaho State Correctional Institution (ISCI). The existing concrete ramp adjacent to the stairs is additionally showing wear and is cracking at the intersection of the walls and the ADA ramp.

The scope of the project is to replace the aging stairs with new concrete stairs, extending tread depth to 14 inches for better ADA access, installing new handrails, and repairing the spauling concrete at the base of the ADA ramp wall. Additional security lighting will be provided above the stairs and ramp on the building eaves of the Medical Annex.

Hummel Architects, Boise, has designed the project. The estimated construction cost is \$150,000 which is well within the \$345,700 construction budget. The work is anticipated to commence the first part of August and be completed prior to mid-October of 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 26063. Council passed the motion.

DPW Project No. 26463
Building Exterior Repairs,
Canyon County Center (CYNC)
College of Western Idaho (CWI)
Nampa, Idaho

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

Mr. Asbury introduced Ms. Samia Amina, Hummel Architects, Boise. Ms. Amina shared plans and presented the project.

DPW Project Manager: Dan Horrigan

The work of this project will repair the aging thirty-year-old façade of the southwest portion of the Canyon County Center at the College of Western Idaho campus in Nampa. This portion of the building consists of tilt up concrete wall panels and concrete main entry columns that are showing signs of degradation. Spalling has been observed on all three sides of the structure.

The scope of the project includes repair of all areas of spalling concrete within the identified portion of the building, followed by installation of an updated façade treatment on all elevations of the affected area. On the south elevation facing Nampa Caldwell Boulevard, a new façade system will be installed consisting of a fluid-applied weather barrier over the existing substrate with a combination of metal panels and brick veneer to enhance durability and protect the building envelope. An existing door will be removed, partially infilled, and replaced with a window to address security concerns. The west and north elevations will receive protective paint coatings to extend the service life of the exposed concrete in less visible areas.

Hummel Architects, Boise, has designed the project. The estimated construction cost is \$737,370, which is well within the \$820,000 construction budget. The work is anticipated to commence October 2026 and be completed prior to March 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. 26463. Council passed the motion.

PRELIMINARY REVIEWS

DPW Project No. 25195 2024 HB768:2A01 \$ 1,500,000
Albertsons Library Renovations
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 11-06-25, 04-07-26

Mr. Asbury introduced Mr. Drew Alexander, Boise State University, Boise. Mr. Alexander shared plans and presented the project.

DPW Project Manager: Melissa VanSlochteren

This project was presented at the April PBFAC meeting for preliminary review but did not receive approval.

The project will replace the outdated and end of life materials in the main pedestrian corridor of the library. There is a planned new entrance to accommodate the growing student population that accesses the library from the north. Visits to Albertsons Library are increasing yearly, approaching a million. More durable finishes and more frequent replacement are required to accommodate this growth.

This project is funded with alteration and repair funds from the state. It represents the first of multiple phases addressing the needs of the library.

Council discussion ensued regarding the following:

- Ms. Layton expressed concern regarding the replacement of recently installed carpet tiles that have not yet reached the end of their useful life, as well as the replacement of ceiling tiles that appear to remain in good condition.
- Mr. Alexander shared that the library's Facility Condition Assessment identified the ceiling tiles and carpet for replacement and noted that the removed carpet tiles will be redeployed throughout the library where needed.

- Mr. Alexander stated that the library is a mandated public facility; however, the Council discussed potential security risks associated with the project.
- Ms. Layton expressed concern that the project scope appears to reduce the amount of student seating available and questioned how this may impact the future functionality of the space and its alignment with serving student needs.
- Ms. Layton emphasized the importance of prioritizing critical, less visible building improvement needs, particularly considering continued budget reductions. Ms. Layton also appreciated the option provided by BSU in the presentation for the Student Facilities fee contribution to fund the vestibule at \$450,000.
- Clarification was provided regarding the project’s mechanical, electrical, and plumbing (MEP) upgrades.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS CONTINGENT UPON BOISE STATE UNIVERSITY USING STUDENT FACILITY FEES TO FUND THE ENTRANCE VESTIBULE IN THE AMOUNT OF \$450,000 IN ORDER TO REFUND THE PERMANENT BUILDING FUND FOR DPW PROJECT NO. 25195. Council passed the motion.

<u>DPW Project No. 25207</u>	2024 HB768:2A01	\$ 850,000
SPEC Air Handler Replacement, Special Events Center Building Boise State University (BSU) Boise, Idaho	<u>Anticipated PBFAC Funds</u>	<u>1,000,000</u>
		\$ 1,850,000

Previous Minutes: 07-08-25

Mr. Asbury introduced Mr. Eric Terada, Musgrove Engineers, Boise. Mr. Terada shared plans and presented the project.

DPW Project Manager: Gary Groff

The work of this project will address the Special Events Center Building HVAC system, located on the Boise State University campus in Boise. The HVAC system is original to the building, installed in 1975 and has surpassed its useful life.

The scope of the project will include replacing the existing Air Handler Unit and its components with a new system. Additionally, it will provide a control sequence retrofit including VAV operation, setpoint resets, economizer control, etc. This project would also replace outdated pneumatic controls with DDC, replace direct-use steam coil with a hot water coil, replace pumps, and hydronic accessories.

Musgrove Engineering P.A., Boise, has designed the project through Design Development. The estimated construction cost is \$1,492,000 (\$55.26 / sq. ft.), which is

within the anticipated construction budget of \$1,517,600 at the time of bid opening. The current construction budget is \$608,500, but with an additional FY2027 funding of \$1,000,000 will increase to \$1,517,600. The work is anticipated to commence in November 2026 and be completed prior to October 2027.

Council discussed additional scope of work and the need for additional funds due to the severity of the failing air handling unit to meet the industry standards.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25207. Council passed the motion.

DPW Project No. 25218

Agency \$ 1,741,000

Riverfront Plaza

Boise State University (BSU)

Boise, Idaho

Previous Minutes: 10-08-25, 04-07-26

Mr. Asbury introduced Mr. Drew Alexander, Boise State University, Boise. Mr. Alexander shared plans and presented the project.

DPW Project Manager: Melissa VanSlochteren

This project was presented at the April PBFAC meeting for preliminary review but did not receive approval.

The work of this project will consist of restoring the disturbed land from the laydown area of the new residence hall by constructing an outdoor space on campus. The drivers behind this project are longstanding campus master planning goals, and student survey information for where they spend their time and what types of space they believe are lacking on campus. The project is funded entirely by Boise State funds generated from a student fee intended to improve the quality of the student experience.

Council discussed the importance of balancing the University's goal of transforming spaces using Student Facility Fees with the campus's approximately \$15 million in deferred maintenance needs. Ms. Layton expressed concern about the overall project budget and long-term maintenance costs that could possibly cause sacrifices in other campus maintenance needs that are accelerating to 30 million within the next ten years. Chairman Shiflet emphasized that agency funds should be utilized in a manner that maximizes student benefit while maintaining appropriate focus on the upkeep of existing facilities. Additionally, the Council noted that this project may be a potential candidate for donor funding or possibly scaling back the design to allocate funds to other deferred

maintenance needs. Mr. Alexander highlighted the University’s commitment to responsible stewardship of student funds and outlined a strategic plan to utilize three years of set-aside funds from this account to complete the project. He reassured the Council that allocating these agency funds represents the highest and best use of resources, noting that the project has been included in the University’s 10-year master plan.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25218. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 25320</u>	2024	HB768:2A01	\$ 125,000
Pave Over Retention Pond &	2025	HB425:2A01	825,000
Pave Building Perimeter		<u>Anticipated PBFAC Funds</u>	<u>550,000</u>
Idaho State Liquor Division (LIQUOR)			\$ 1,500,000
Boise, Idaho			

Previous Minutes: 05-06-25

Mr. Asbury introduced Mr. Jason Densmer, The Land Group, Boise. Mr. Densmer shared plans and presented the project.

DPW Project Manager: Gary Groff

The work of this project for the Liquor Division’s proposed facility enhancements are critical infrastructure requirements for managing ongoing distribution growth and supporting the new freight vendor’s dedicated on-site fleet. The enhancements include expanded truck turnaround, staging, and parking areas, that are vital for maintaining a safe operational environment for the on-site fleet.

The project scope involves converting an existing retention pond into an underground seepage bed and covering the area with concrete paving. The existing concrete trailer parking and turnaround area will be expanded westward to the property boundary. This new concrete paving will more than double the existing capacity for trucks, trailers, and on-site fleet operations. Alternate designs have been established for asphalt paved parking areas adjacent to the south and west sides of the warehouse.

The Land Group, Boise, has designed the project. In July 2026, the project will receive an additional \$550,000 in legislative funding, which will increase the construction budget to \$1,270,000. The estimated base bid construction cost is \$1,269,000, which is within the new construction budget. The project includes an Additive Alternate for staff and

visitors parking areas next to the warehouse, estimated at \$206,000. The work is anticipated to commence in July 2026 and be complete prior to April 2027.

Council discussed the history of the project's expansion, the need for increase in project funds as well as how the seepage bed accounts for 30 to 40 percent of the project's construction cost.

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. 25320. Council passed the motion.

DPW Project No. 26310

Agency \$ 4,826,700

Salmon Office Remodel

Idaho Department of Fish & Game (IDFG)

Salmon, Idaho

Previous Minutes: 09-09-25

Mr. Asbury introduced Mr. Jonathan Gallup, Resin Architecture, Idaho Falls (Virtual). Mr. Gallup shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The work of this project includes a new 6,814 square foot addition to the existing Fish and Game Salmon Regional Office, remodeling 1,858 square feet of the existing office. The addition will replace the original regional office that is currently being used as storage. The original office was constructed in 1958, with additions in 1969 and 1989. Between 2000 and 2001 several evaluations were completed to determine the feasibility of additions to the existing building or constructing a new office. The findings from these evaluations showed the existing building needed to update the electrical system, communication system, heating system, exterior improvements and the structural integrity of the existing building. Due to the cost of these required upgrades, it was determined to construct a new regional office, which was completed in 2004. The new regional office is now over capacity. The remodel and addition will provide staff additional room and allow employee expansion over the next fifteen to twenty years.

The scope of the project will demolish / remodel the original office and part of the new office to include five (5) offices, an open office space for eleven staff, a bull pen for seasonal staff, a large meeting room for public meetings, two (2) sets of restrooms, evidence storage, a fisheries room, and a necropsy space with a walk-in freezer. The project also includes site work to increase parking. The bid-alternative for the project includes a storage building with eleven (11) enclosed storage units and an equipment shop. The new storage building will replace the existing storage barn.

Resin Architecture, Idaho Falls, has designed the project. The estimated construction cost is \$4,131,476, (\$492 / sq. ft.) which is within the \$4,247,496 construction budget. The work is anticipated to commence July 2026 and be completed prior to December 2027.

Council discussed the history of the building and confirmed the 2004 addition, about 1,800 square feet, will be remodeled and the older portion, built in 1958, will be demoed and replaced.

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. 26310. Council passed the motion.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
26858D	BSU	Low-Voltage	200,000
26859D	BSU	Low-Voltage	200,000
26860D	BSU	Low-Voltage	200,000

Council confirmed the threshold amount per service contract is \$200,000.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE SERVICE CONTRACTS NO. 26858D THROUGH 26860D. Council passed the motion.

NON-STATE ENTITY FUNDED PROJECTS

Albertsons Stadium Ribbon Board Non-State Funds \$ 900,000
 Boise State University (BSU)
 Boise, Idaho

Presentation by: Evan Danforth, Boise State University, Boise, Idaho

The work of this project will install new ribbon boards and supporting infrastructure on the east side of the stadium extending to the south bowl at Albertsons Stadium (BSU) in Boise. The existing ribbon boards on the east side will be removed and reinstalled on the west half of the stadium.

Design services will be provided by the ribbon board manufacturer and reviewed by Boise State AES. The estimated construction cost is \$755,000 which is within the \$900,000

construction budget. The project is funded by Learfield, a non-state entity. Work is expected to commence in Summer 2026 and be completed prior to September 12th, 2026.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW FOR BOISE STATE ALBERTSONS STADIUM RIBBON BOARD PROJECT. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Asbury presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

NEW BUSINESS

Mr. Asbury presented the tentative N. Idaho Presentations Itinerary for the July meeting.

OLD BUSINESS

Mr. Asbury presented the Southeast Idaho Presentations Itinerary for the June meeting.

DPW Project No. 26195

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

Yanke Irrigation System

Bosie State University (BSU)

Boise, Idaho

Previous Minutes: 10-08-25, 04-07-26

Presentation by: Evan Danforth, Boise State University, Boise, Idaho

DPW Project Manager: Dan Horrigan

This project received construction approval at the April PBFAC meeting, but with some concerns from the council. This information is to update the council on our efforts to address those concerns.

The work of this project will replace the end of life and failing irrigation system at the Yanke Family Research Park for Boise State University (BSU) in Boise. The system has

been in place since 1979 and has significantly deteriorated and is in need of replacement. Some landscape repair work is also included in the scope.

Council discussed appreciation for Boise State University returning to present additional scope details as well as working to reduce costs of the project. Mr. Danforth reassured the council that all future BSU presentations will be fully evaluated before presenting to ensure the full project scope is clearly outlined. The council further discussed the possibilities of unexpected repair costs and issues associated with donated buildings, such as the Yanke Family Research Park.

THE MATERIAL FOR DPW PROJECT NO. 26195 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

ADJOURNMENT

The May 5, 2026 PBFAC Meeting adjourned at 3:46pm.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant