

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, February 6, 2024

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

The February 6, 2024 meeting was called to order by Chair Dale Reynolds at 1:31 PM in the East Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

Mr. Dale Reynolds, Chair
Mr. Dee Jameson, Vice Chair
Mr. Clint Shiflet
Senator Dave Lent

Department of Administration and Division of Public Works Staff Present:

Mr. Pat Donaldson, Administrator, Division of Public Works
Mr. Barry Miller, Deputy Administrator, Division of Public Works
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Margie Kennedy, Senior 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. Martin Santoyo, Project Manager, Division of Public Works
Mr. Matthew Sandoval, Project Manager, Division of Public Works
Ms. Nicole Bolton, Project Manager, Division of Public Works
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

Council announced the change in meeting location.

APPROVAL OF JANUARY 2, 2024 MEETING MINUTES

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM JANUARY 2, 2024, AS WRITTEN. Council passed the motion.

EMERGENCY CONTRACT AUTHORIZATIONS

ECA No. 2401
Lemhi River Flood Mitigation
Idaho Department of Fish and Game
Lemhi, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for the mitigation efforts related to the flooding of the Lemhi River on or about January 6, 2024. The extremely cold temperatures created ice dams, which caused flooding and threatened several properties along the Lemhi River. To mitigate substantial damage to the properties and ensure public safety, IDFG mobilized several contractors to assist with the effort.

THE MATERIAL FOR ECA 2401 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECTS

DPW Project No. 24216D Agency \$ 219,995
Morrison Center Recital Hall Lighting
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project for the lighting system in the Morrison Center Recital Hall. The lighting system is original to the building and is in dire need for replacement. It will need Electronic Theatre Controls / Relay Panels, an Emergency Bypass Detection Kit, Controllers, Control Equipment Racks, Plug-in stations, Paradigm House Light System, Booth/Back Stage Touchscreen, Vestibule Button Station, House Lights (Altman, Back Stage), Services, and Freight.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 24216D. Council approved the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 24209D Agency \$ 275,000
Center for Teaching and Learning
Remodel
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 10-04-23

Mr. Miller introduced Ms. Adrienne Lane-Martin, Erstad Architects, Boise, Idaho. Ms. Lane-Martin shared plans and presented the project.

DPW Project Manager: Katina Dutton, Boise State University

The Center for Teaching and Learning (CTL) is a department that facilitates workshops, programs and events to help Boise State instructors adopt best practices in teaching. Currently, faculty and staff for CTL are located in both Riverfront Hall and the Interactive Learning Center (ILC) building. The project goal is to co-locate staff in the ILC. The project converts existing inefficient space in CTL to 5 additional offices for faculty and staff and energizes the existing teaching & learning space.

The renovation will create a “department suite” which facilitates CTL’s goal of relocating staff from Riverfront Hall to the Interactive Learning Center building. The project converts an inefficient large flex space into smaller private offices accessed by a shared hallway, relocating kitchenette, changing location of two existing office doors and adding an access door.

The original project delegation was \$250,00 which has increased to \$275,00 but is within the 10% increase limit. The work is anticipated to be completed by a service contractor for an estimated construction cost of \$199,000.00 including contingency (\$138/SF). The work is anticipated to commence June 2024 and be completed September 2024.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE INCREASED DELEGATION BUDGET FOR DPW PROJECT NO. 24209D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council approved the motion.

DESIGN-BUILD SELECTIONS

Mr. Miller advised Council DPW Project No. 24620 will be presented at the next meeting.

~~DPW Project No. 24620~~ 2023 ~~SB1197:2B15~~ \$ 15,000,100
~~Preservation Facility~~
~~Idaho State Historical Society (ISHS)~~
~~Boise, Idaho~~

~~DPW Project Manager: Brian Boyd~~

~~This project is to build an approximately 40,000 square foot Collections and Archives Preservation Facility Storage Building on land owned by Idaho State Historical Society (ISHS) located at 2205 E. Old Penitentiary Road, Boise, ID. The anticipated building is being envisioned as a three-story addition to the south of the existing Archives building. The new addition, along with the existing archive facility will serve as the main repository for State historical artifact collections, records, and related materials.~~

~~The scope of work would include the design and construction of an approximately 40,000 square foot multi-story storage building consisting of spaces for artifact and archive storage utilizing compact mobile shelving systems for the majority of the storage floor spaces, a loading area/dock for moving truck loading/unloading, a freight elevator~~

~~servicing each floor, code required restroom facilities, a fire suppression system for the addition designed specifically to protect archive level material, and utility support spaces (mechanical, electrical, fire suppression system, etc.). The entire building addition will have a mechanical system capable of maintaining 68 degrees Fahrenheit with a consistent relative humidity level of 40%, zoned appropriately, and a HEPA or equivalent museum quality air filtration system to remove particulates and pollution. The scope of work will also include full civil and landscaping design for the site. The design of all associated utilities serving the new facility will also be part of the project scope.~~

~~A Request for Qualifications was issued on November 27, 2023. Statements of Qualifications (SOQs) were received from nine design-build teams on January 4, 2024. Five firms were shortlisted, then interviewed on February 1, 2024, by a Selection Committee consisting of Liz Hobson and George Myers, ISHS; Brian Riopelle, Hummel Architects, as an independent Architect; and Bruce Berry and Brian Boyd, DPW.~~

~~The results of the selection will be provided to Council at the meeting.~~

~~**MOTION: COUNCILMEMBER MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 24620. Council approved the motion.**~~

MID-RANGE REVIEWS

<u>DPW Project No. 21420</u>	2021	HB225:2A01	\$ 270,000
Lab Site Improvements	2023	SB1197:2A01	150,000
Department of Health and Welfare (DHW)			\$ 420,000
Boise, Idaho			

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

DPW Project Manager: Nicole Bolton

The scope of work for this project is to upgrade the storm drainage systems serving the Department of Health and Welfare (DHW) Bureau of Laboratories building eastern roof. The existing drainage systems are not adequately conveying the roof drainage away from the building causing water intrusion and flooding of the building's basement. The scope of work includes the design and construction of two new seepage bed drainage systems that will collect the drainage from the roof drains via storm drain piping and structures. Site landscape and sidewalk repair will be completed following the installation of the drainage systems.

The Land Group, Inc. designed the project. The firm's construction cost estimate is within the project construction budget of \$330,000. There is an Additive Alternate to also collect the drainage from the generator enclosure on the north side of the building. The work of the project needs to be completed by September 30, 2024.

Council discussed the storm water drainage plan for this project. Councilman Jameson noted the possible need for an overall regional storm water assessment.

MOTION: MR. JAMESON 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. 21420. Council approved the motion.

<u>DPW Project No. 22621</u> ADA Public Access Old Penitentiary Admin Building Idaho State Historical Society (ISHS) Boise, Idaho	2021 SB1172:2A03 \$ 380,000
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Mr. Miller introduced Ms. Brook Thorton, LKV Architects, Boise, Idaho. Ms. Thorton shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The visitor's center restrooms and access to them at the Old Penitentiary need to be reconfigured to comply with ADA standards. Additionally, the current reception desk is at the end of its useful life.

The project will redesign the existing exterior ramp, stairs, and a small portion of the sidewalk to accommodate new ADA access. The interior work will include the renovation of the existing restrooms, modify an existing interior route between the restrooms and the administration lobby to be ADA accessible, and create a new welcome desk.

LKV Architects, Boise, has completed the design. The estimated construction cost is \$292,420 (\$211 SF), which is within the \$310,000 construction budget. The work is anticipated to commence this spring.

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. 22621. Council approved the motion.

DPW Project No. 24500
SW Supervisory Area Office Repave Parking Lots
Idaho Department of Lands (IDL)
Boise, Idaho

2023 SB1197:2A01 \$441,600

Mr. Miller introduced Ms. Emma Fuquay, Kimley-Horn and Associates, Boise, Idaho. Ms. Fuquay shared plans and presented the project.

DPW Project Manager: Nicole Bolton

The existing pavement at the IDL SW Supervisory Office, laid 20 years ago, is cracking, failing, and does not encompass the entire yard area.

This project will provide full depth reconstruction of the existing asphalt and extend the pavement area towards the south of the site in front of the existing enclosed garage and behind the open-air garage. The scope of work includes existing pavement removal, grading, full depth asphalt replacement (heavy and light duty), pavement markings/restriping, bollard placement at building corners, wheel stop placement, and replacement of a signal loop for the entrance of the maintenance area. The project will be completed in phases to accommodate continuous IDL operations. Project construction will be completed by July 1, 2024.

Kimley-Horn and Associates, Boise, has designed the project. The firm's construction cost estimate is within the project construction budget of \$287,500. There are two Additive Alternates for sidewalk replacement and additional pavement areas.

Council discussed the add alternates not included in the base bid.

MOTION: MR. SHIFLET 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. 24500. Council approved the motion.

Chairman Reynolds advised that due to technical difficulties DPW Project No. 21662 will not be presented virtually. Additionally, he advised that the preference of Council is for in person presentations.

DPW Project No. 21662
Testing / Counseling Center Remodel

PRELIMINARY AND FINAL REVIEWS

2022 HB225-2A01 - \$1,213,340

Mr. Miller advised Council DPW Project No. 21662 will be presented at the next meeting.

Albion Hall —
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Presentation by: Keeven Shropshire, JHS Architects, Pocatello, Idaho.

DPW Project Manager: John Julian

This project calls for the relocation of the Testing and Counseling Center from Graveley Hall to Albion Hall on the upper campus. The new testing location will provide expanded facilities space to accommodate the increasing numbers of students using the facility. The new expanded physical space needs will be comprised of three testing areas. One is for the private Prometrics testing area for (5) persons and one ADA station. Then ISU needs to have one Academic Testing area for (70) persons and another one for 30 vendor testing areas. ADA accommodations have been made to all testing areas. The project also includes check-in and reception areas, private offices for staff, and one (1) private testing space for ADA accommodation. Also included is a relocated and upgraded I.T. infrastructure support component to handle increased on-line testing and campus support of academic programs.

JHS Architects, Pocatello, designed the project. The firm's construction cost estimate is \$958,318; and the project construction budget is \$974,000. There are two add alternates for millwork and one for surveillance camera systems at both testing areas to ensure costs come within budget. The first is for 20 of the 70 test stations estimated at \$60,300 for the Academic Testing area. The second is for all 30 stations at the Vendor Testing area estimated at \$90,400. The third alternate is for the surveillance camera systems outside the Prometrics Testing area.

~~APPROVE PRELIMINARY AND
FINAL DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE
PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW
PROJECT NO. 21662. Council approved the motion.~~

MOTION: COUNCIL MEMBER MOVED COUNCIL

FINAL REVIEWS

<u>DPW Project No. 23226</u>	2020	HB569:2A01	\$ 54,000
Replace RTU Air Handlers	2022	HB779:2A01	1,036,200
College of Technology	2023	SB1179-7A01	<u>1,000,000</u>
Idaho State University (ISU)			\$ 2,090,200
Pocatello, Idaho			

Previous Minutes: 03-07-23, 12-05-23

DPW Project Manager: John Julian

This project calls for the replacement of existing roof top air handling equipment (RTUs), at the College of Technology, Idaho State University, Pocatello, Idaho. Along with integrating the new equipment, new controls will integrate with existing mechanical systems, ductwork systems, etc. for a fully functioning new mechanical system within the building envelope. Due to the age of the existing system (in excess of 40 years old), it was no longer possible to provide upgrades to match a similar system. Due to changes in technology, a whole new HVAC design needed to be considered. A preliminary meeting was held on March 6, 2024, with the Agency, and the Design Professional, to determine two design options for a new HVAC system to best serve the needs of the Agency. The two design options presented by the Design Professional were a Multi-Zone Air Handling Equipment design, and a packaged VAV equipment design, with Hot Water Reheat. After reviewing the best options, the Agency selected to use a new VAV System design with Hot Water Reheat. as the basis for the new HVAC system building upgrade.

SEED Idaho is the project engineer; the construction cost estimate is \$1,279,380; and the project construction budget is \$1,675,500.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE FINAL DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 23226. Council approved the motion.

<u>DPW Project No. 23301</u>	Agency	\$ 525,000
Twin Falls Office Building	<u>Anticipated Agency</u>	<u>4,475,000</u>
Idaho Department of Labor (IDOL)		6,000,000
Twin Falls, Idaho		

Previous Minutes: 06-06-23, 01-03-24

DPW Project Manager: Martin Santoyo

IDOL is currently leasing office space at 420 Falls Ave. in Twin Falls. This project is to replace the lease space by constructing a new one-story 12,872 sq. ft. office building located at 458 Park View Loop in Twin Falls, a vacant lot owned by IDOL.

The site is 1.24 acres and the proposed scope of work includes site infrastructure, utility connections, improvements for parking (50 carparks) and landscaping as required per the City of Twin Falls; and, the required spaces for IDOL operations for approximately 20 staff persons: reception space, large conference room, public and employee restrooms, and breakroom.

Hummel Architects, Boise has completed the design. The estimated construction cost is \$3,982,556 (\$357 SF), which is within the \$4,100,000 construction budget.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23301. Council approved the motion.

UPDATES

<u>DPW Project No. 22511</u>	2021	SB1172:2B01	\$ 800,000
District #6 HQ	2022	HB779:2B01	11,200,000
Idaho State Police (ISP)	2023	<u>SB1197:2B03</u>	<u>4,841,700</u>
Idaho Falls, Idaho			\$ 16,841,700

Previous Minutes: 10-06-21, 12-06-22, 03-07-23

DPW Project Manager: Elaine Hill

The project was funded and approved by PBFAC as a new ISP Region 6 combined office building to be constructed on property under control of the Idaho Transportation Department (ITD). The original requested square footage was for a 26,000 s.f. facility. Site development cost estimates for the ITD property were higher than anticipated due to site conditions discovered during the design phase. As a result the budget estimates will only support construction of an approx. 20,000 s.f. building. This size is marginal for the needs identified by ISP during programming. Plans have been completed and plan review approval secured for the new building on ITD property. The project is now ready to bid.

Recently an existing property and building came on the market. Proposals were sought, received and evaluated for purchasing the property and renovating the building to meet ISP needs. Cost estimates indicate that the purchase and renovation costs would be approx. \$1.5 mil more than the currently designed facility. However, the purchase/renovate option would provide for a 24,000 s.f. build-out for ISP along with a remaining 14,000 s.f. space to lease and/or expand into. Another major benefit to the purchase/renovate option is the access to freeway and highway, making for better incident response.

After discussion of the pros and cons of the two options, ISP and DPW came to the conclusion that the added size and better access justified the added cost for the purchase/renovate option.

Council discussed the assessment of building conditions and the potential exists for exploratory studies could be done prior to purchase. Additionally, they discussed the evaluation of pros and cons of the potential purchase of the property given the age of the building.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE PURCHASE OF ALTERNATIVE PROPERTY AND PROCEED WITH DESIGN OF BUILDING RENOVATION FOR I.S.P. REGION 6 COMBINED OFFICE. Council approved the motion.

SERVICE CONTRACT REQUESTS

<u>DPW No.</u>	<u>Agency</u>	<u>Work Category</u>	<u>Initial Amount</u>
24873	BSU	Door & Windows	\$ 200,000
24874	ISU	Landscaping / Grounds	\$ 200,000

MOTION: SENATOR LENT MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBERS 24873 THROUGH 24874. Council approved the motion.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

ADJOURNMENT

The February 6, 2024 PBFAC Meeting adjourned at 2:21 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist