

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, March 5, 2024

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

The March 5, 2024 meeting was called to order by Chair Dale Reynolds at 1:30 PM 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. Dale Reynolds, Chair
Mr. Clint Shiflet
Senator Dave Lent
Representative Mark Sauter

Department of Administration and Division of Public Works Staff Present:

Mr. Steven Bailey, Director, Department of Administration
Mr. Pat Donaldson, Administrator, Division of Public Works
Mr. Martin Santoyo, Project Manager, 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. Kelly Berard, Senior Project Manager, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Mr. Brian Boyd, Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works (Virtual)
Ms. Jessica Rodriguez, 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. Matthew Sandoval, Project Manager, Division of Public Works
Ms. Nicole Bolton, Project Manager, Division of Public Works
Ms. Nicole Cecil, Project Manager, Division of Public Works
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

APPROVAL OF FEBRUARY 6, 2024 MEETING MINUTES

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM FEBRUARY 6, 2024, AS WRITTEN. Council passed the motion.

EMERGENCY CONTRACT AUTHORIZATION

ECA 2402

Ruptured Fire Sprinkler Line
Lewis Clark State College
Lewiston, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for the mitigation efforts related to the flooding of the Student Union Building and Sacajawea Hall caused by ruptured fire sprinkler lines. To mitigate substantial damage to the properties and ensure public safety, LCSC mobilized a disaster response contractor to assist with the mitigation effort.

THE MATERIAL FOR ECA 2402 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECT UPDATES

DPW Project No. 21659D

Vocational Arts Building, Remodel
Engineering Tech Programs
Idaho State University (ISU)
Pocatello, Idaho

2021	HB225:2A01	\$ 149,173
2023	SB1197:2A01	<u>141,659</u>
		\$ 290,822

Previous Minutes: 09-07-21

This project is to remodel Engineering Tech Programs in the VocArts building on the Pocatello campus. Remodel of areas in VocArts Building will be accomplished to facilitate Civil Engineering Technology and Surveying and Geomatics Engineering Technology move from the Roy F. Christensen Building. Proposed remodel areas: Rooms 117A, 117B, 117C. Additional electrical scope was added since the original project review. As ISU progressed through design, the estimated cost numbers have come down and therefore, only a portion of the total additional requested funds are anticipated to be needed to complete the project. The work is critically needed to improve and enhance the student space in this existing building.

The construction budget is now set at \$242,000 with an estimated construction cost of \$202,500. The total project budget has increased from \$149,173 to \$290,822 anticipated. The anticipated start date is now March 2024 and will be substantially completed by August 2024.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE INCREASING DELEGATION TO \$290,822 FOR DPW PROJECT NO. 21659D. Council passed the motion.

SMALL PROJECTS

DPW Project No. 23030

2022 HB7792:A01 \$ 184,200

Siding Replacement

Food Quality Assurance Lab

Department of Agriculture (AGRI)

Twin Falls, Idaho

DPW Project Manager: Elaine Hill

The Food Quality Assurance Lab, adjacent to the CSI campus, has a failing Exterior Insulated Finish System (EIFS) envelope caused by due to wind driven rain on the west and irrigation sprinklers hitting the building on the south exposure. Most of the damage is the peeling of the outer finish coat of the synthetic stucco-EIFS which is compromising the system. HSA recommends installing a metal wall system over the face of the existing EIFS. This would leave the EIFS in place and maintain the continuous insulation value and reduce demolition labor cost. A core sample was taken, and it has been determined that a metal panel system is viable.

Regional Architect HSA of Boise, Idaho has provided the residing design. The firm's construction cost estimate for the remodel is \$117,530. The project construction budget is \$162,000.

Council discussed the total square footage of the siding and the adherence of the hat channel on the wall.

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. 23030. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 23889

2023 SB1197:7A01 \$ 2,000,000

Deferred Maintenance

Historic Rehab and Restoration

Department of Administration (ADM)

Treasure Valley Region

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) was appropriated \$244 million in 2022 and \$300 million in 2023 to start addressing the state's deferred maintenance backlog. This funding

is distributed across multiple agencies and institutions, statewide, to correct maintenance deficiencies.

This project includes deferred maintenance work for the Idaho State Historical Society in the Treasure Valley and Magic Valley. The list of projects to be completed using Deferred Maintenance funding includes miscellaneous repairs at the Old Idaho Penitentiary in Boise, ID as well as replacement of a historic roof on the Bon Clara Home at Stricker Ranch, Hansen, Idaho.

A Request for Qualifications (RFQ) was issued on January 10, 2024. Only one Statement of Qualifications (SOQ) was received, from Engineered Structures, Inc., of Meridian, Idaho teamed with LKV Architects on February 7, 2024. The SOQ was evaluated by a Selection Committee consisting of George Myers, Idaho State Historical Society; Kelly Berard, DPW; and Travis Casch, Jacobs Project Management Co.

The committee determined that Engineered Structures, Inc. of Meridian, Idaho teamed with LKV Architects is qualified to do the work.

Council discussed the water issues of the home on Stricker Ranch that was identified while attending the 2021 Southeast Idaho PBFAC Tour.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, DESIGN-BUILD TEAM SELECTION, AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS, AWARD OF CONTRACT, AND, SUBJECT TO STAFF REVIEW, AUTHORIZE PROCEEDING WITH DESIGN AND CONSTRUCTION OF DEFERRED MAINTENANCE TASKS FOR DPW PROJECT NO. 23889. Council passed the motion.

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 (RFQs) 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 Committee interviews are as follows:

Okland, Boise, ID / HSA, Boise, ID	85.0
ESI, Meridian, ID / LKV, Boise, ID	83.9
Andersen, Boise, ID / LCA, Boise, ID	81.2
McAlvain, Boise, ID / CSHQA, Boise, ID	79.9
Petra, Meridian, ID / ZGA, Boise, ID	69.5

MOTION: SENATOR LENT 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 passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 24009</u>	2023	SB1197:2A01	\$ 1,150,000
Replace Domestic Water Service /	2023	SB1197:2A03	350,000
Renovate Restrooms			\$ 1,500,000
Lewiston State Office Building			
Department of Administration (ADM)			
Lewiston, Idaho			

DPW Project Manager: Elaine Hill

This project has two related parts. The first includes the complete replacement of the galvanized domestic water service in the occupied, 1978 constructed Lewiston State

Office Building. The second part includes renovating ten (10) existing restrooms while creating a family restroom to meet all ADA requirements.

A Request for Qualifications (RFQ) was issued for Architect / Engineering services on November 14, 2023. Statements of Qualifications were received from two firms on December 5, 2023. Both firms were interviewed on January 25, 2024 by a Selection Committee of Saul Bonilla and Paul Navarro, DPW Facility Services, Redgy Erb, Independent Architect / LCSC, Andrew Gibler and Elaine Hill, DPW.

The results of the Selection Committee’s rankings are as follows:

CKA Architects with Covenant Engineering, Lewiston, ID	90.8
Studio Plus with MSI Engineers, Spokane, WA	77.1

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24009. Council passed the motion.

<u>DPW Project No. 24195</u>	2023	SB1197:2A01	\$ 1,500,000
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Science Building Chem Lab Renovations
Boise State University (BSU)
Boise, Idaho

DPW Project Manager: Jessica Rodriguez

The project scope includes remodeling four (4) existing chemistry labs on the 3rd floor of the Science Building at Boise State University (Rooms 349, 351, 358 and 361). Each lab room is approximately 1,300 sf, located in the building core and adjacent to one another. The fume hoods in the lab rooms have recently been updated and are not included in the scope of work. The new updates include, but are not limited to, new casework, sinks, eye wash stations, lab resistance counter tops, as well as plumbing and electrical upgrades associated with the work. The work in each lab room will be similar with new casework, countertops and lab bench work-station configurations and will match the recently remodeled Labs 305 & 308 across the hall. Each Lab Bench workstation will require valves for Cold water, Natural Gas, and a Vacuum.

Construction cost estimate is approximately \$250 / sq.ft.

Construction will need to be completed in three phases:

- Phase 1 (1) Lab Spring 2025,
- Phase 2 (2) Labs Summer 2025
- Phase 3 (1) Lab Fall 2025

A Request for Qualifications (RFQ) was issued for Architect / Engineer services on December 21, 2023. Statements of Qualifications were received from 2 firms on January 30, 2024. The submittals were evaluated by a Selection Committee consisting of Don Whitehead and Ruel Gadbury, BSU; Adrienne Lane-Martin as an independent design professional from Erstad; and Jessica Rodriguez and David Merrill, DPW. Both firms were invited to interview, yet the firm with the lower scored SOQ opted to not proceed in the interview process, resulting in the remaining firm, with the higher SOQ score to be the selected Architect firm.

The Selection Committee determined that Hummel Architects is qualified to provide the required design services.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24195. Council passed the motion.

<u>DPW Project No. 24246</u>	2022	HB779:7A03	\$ 1,200,000
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Repair Utility Tunnels, Replace Steam and Condensate Lines
Idaho State University (ISU)
Pocatello, Idaho

DPW Project Manager: Gary Groff

On the ISU Campus in Pocatello the steam and condensate lines in the utility tunnel system are in need of replacement. This project will continue to replace some of the 60-year-old and heavily corroded steam and condensate lines, insulation, steam valves, and steam specialties. The 80+ year old tunnel structures are also in need of major replacement due to deterioration of the concrete and size. The tunnels currently include NetCom and High Voltage Idaho Power lines in some sections which need to be separated.

DPW 19222 was the first project to start tunnel replacements along with steam and condensate line replacements. DPW 21654 is the next project and is currently under design with construction bidding this Spring. The next section of tunnel replacement along with steam and condensate lines will just continue the work from DPW 21654.

This project is the third phase of a multi-phased program that will repair the next priority sections of the failing subsurface utility tunnels on the ISU Pocatello Campus. It will include removal of the tunnel lid, failing walls and flooring, replacement of steam and condensate lines, associated valves, drip legs, hangers, etc.

ISU requests to use Keller Associates for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional

services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Continued involvement of Keller Associates will result in project cost and time savings due to the firm’s familiarity with the various utility systems and recommendations for solutions to its replacements.

ISU has requested that the design process start for the next Tunnel Sections. The funds for this project, \$1,200,000 will be transferred from DPW Project No. 21654 Reserve Account for the next tunnel phase for starting the design process. After bidding DPW Project No. 21654 the remaining available funds will be transferred.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF KELLER ASSOCIATES AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24246. Council passed the motion.

COMMISSIONING SERVICES SELECTION

DPW Project No. 22201 Agency \$ 52,173,000
Student Residence Hall
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 06-07-22, 04-04-23, 06-06-23

DPW Project Manager: Margie Kennedy

The Student Residence Hall will be located between the library and Taylor Residence Hall. The facility is 6 floors with a footprint of 15,500 s.f. and a total of 98,000 square feet. The project includes space to house approximately 450 first year students. The housing units will consist of double occupancy rooms with central bathrooms. Support spaces will include units for resident advisors, the resident director, other resident staff office functions as well as common spaces such as kitchens, study areas, lounges, etc.

A Request for Qualifications (RFQ) was issued for Commissioning Agent on January 17, 2024. Statements of Qualifications were received from three firms on February 12, 2024. The submittals were evaluated, and after review and scoring by the Selection Committee two firms were interviewed on February 29, 2024. The Selection Committee consisted of Brittany Austin and Katina Dutton, BSU; Dan Thacker and Margie Kennedy, DPW, and Bill Carter, as the Independent Committee Member.

The results of the selection interviews are:

Cator-Ruma Associates	82
NWESI	76

Council discussed the funding of the project.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 22201. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 24061</u>	2023	SB1197:2A01	\$ 420,000
Upgrade Flooring with Abatement			
Library & Medical Buildings			
North Idaho Correctional Institute (NICI)			
Idaho Department of Correction (IDOC)			
Cottonwood, Idaho			

Mr. Santoyo introduced Ms. Nicole Cecil, Division of Public Works, Boise, Idaho. Ms. Cecil shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The scope of the work for this project is to provide asbestos abatement, removal, and replacement of approximately 13,600 SF of flooring and base in portions of two buildings at the IDOC campus in Cottonwood. The flooring is over 15 years old and did not have asbestos abatement done prior to the last installation. Many of the spaces are unusable due to the condition of the existing flooring.

The existing conditions have been tested and some are positive for asbestos. There are also some areas that are anticipated to have asbestos containing materials under the existing flooring that will be exposed during removal. New materials include vinyl tiles, sealed concrete, poured epoxy, minimal walk off carpet, and rubber base. It is expected the work will be completed in multiple phases throughout summer 2024. The intent is to hire a Department of Administration Service Contractor to manage both the flooring and miscellaneous repair work that will need to be completed. DPW will contract separately for the abatement and air monitoring that will be required.

As per IDOPL, the project does not require plan review. The DPW Project Manager will act as the design professional on the project and will work with the agency on final material selections. The cost estimate, which includes abatement, is \$215,600 (\$15.85/sf), which is within the construction budget of \$330,000.

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. 24061. Council passed the motion.

DPW Project No. 24095 2023 SB1197:2A01 \$ 770,000
Health Science Parking & Lighting Expansion
Health Sciences and Human Services Building
College of Southern Idaho (CSI)
Twin Falls, Idaho

Mr. Santoyo introduced Mr. TJ Centanni, Keller Associates, Pocatello, Idaho. Mr. Centanni shared plans and presented the project.

DPW Project Manager: John Julian

This project will expand the existing parking and lighting for the Health Sciences & Human Services Building to replace a temporary unlit gravel parking area to accommodate increased enrollment, vehicle parking needs and increased traffic. In addition to new asphalt paving, new concrete curb, gutters, storm water drainage, and new security lighting will be provided.

Regional Civil Engineer, Keller Associates, Pocatello, is designing the project. The firm's construction estimate is \$595,197. The construction budget is \$602,250.

Council discussed the gravel and grass areas located next to the parking lot.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24095. Council passed the motion.

DPW Project No. 24151 2023 SB1197:2A01 \$ 520,000
Library Carpet Replacement
Lewis Clark State College (LCSC)
Lewiston, Idaho

Mr. Santoyo introduced Ms. Nicole Cecil, Division of Public Works, Boise, Idaho. Ms. Cecil shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The scope of the work for this project is to remove and replace approximately 26,100 SF of library carpet which is over 30 years old. The flooring is worn and buckling in places, creating tripping hazards. Although portions of the carpet on both floors have been replaced, the areas under the library stacks and some adjacent rooms were never

addressed. The existing conditions have been tested and are negative for asbestos. New flooring materials include carpet tiles, vinyl tiles, and rubber base. The project also includes moving the existing library stacks in phases to complete the work, as well as moving various furniture in administrative areas and throughout the common areas. It is expected the work will be completed in multiple phases throughout summer 2024. The intent is to hire a Department of Administration Flooring Service Contractor who will manage both the flooring and moving scope.

As per IDOPL, the project does not require plan review. The DPW Project Manager will act as the design professional on the project and will work with the agency on final material selections. The cost estimate, which includes the moving fee, is \$325,000 (\$12.45/sf), which is within the construction budget of \$350,000.

Council discussed the phased move of the library stacks as part of the scope of work.

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. 24151. Council passed the motion.

DPW Project No. 24206
Chaffee Hall Plumbing Repair Phase 3
Boise State University (BSU)
Boise, Idaho

Agency \$ 947,400

Previous Minutes: 01-03-24

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

DPW Project Manager: Nicole Bolton

The scope of work for this phase of the Chaffee Plumbing Repair project consists of demolition of existing tile and walls, replacing all existing waste, vents, domestic hot, and domestic cold-water pipelines above the finish slab with new piping in the north side restrooms, RA Dorm Room bathroom, and drinking fountain of Wing A on all three floors. Asbestos abatement will also be completed. Replacement work includes new wall studs and water closet carriers, lavatory mixing valves, and shower thermostatic mixing valves. Due to complex scheduling and timeline constraints, CM/GC delivery method was chosen.

Regional Architect, Hummel Architects, Boise, has designed the project. PETRA was selected as the Construction Manager. The project construction budget is \$700,000.

Council discussed the fixtures to be salvaged.

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. 24206. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

DPW Project No. 21662 2022 HB225:2A01 \$ 1,213,340
Testing / Counseling Center Remodel
Albion Hall
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Mr. Santoyo introduced Messrs. Todd Adams, Idaho State University, and Mr. Keevan Shopshire, JHS Architects, Pocatello, Idaho. Messrs. Adams and Shopshire shared plans and presented the project.

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.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY AND FINAL DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 21662. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 21072</u>	2021	HB225:2A01	\$ 825,000
Paving Repairs, Parking Lot, Perimeter Road	2022	HB779:7A03	4,560,000
North Idaho Correctional Institute (NICI)			\$ 5,385,000
Idaho Department of Correction (IDOC)			
Cottonwood, Idaho			

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

DPW Project Manager: Gary Groff

The Project is located at the North Idaho Correctional Institution, Cottonwood, Idaho. The scope of work was initially considered in a Priority Sequence based on limited funding.

- Priority 1.1 and 1.2 of the Project is to repair/reconstruct Radar Road providing access to the facility, from Dirt Butte Road to the facility parking lot (Priority 1.1), and from Cottonwood Butte Road to Dirt Butte Road (Priority 1.2). This priority also includes a proposed improvement to the trash collection area that houses the facility's dumpsters.
- Priority 2 of the project is "Main Street" of the complex, which is the entrance and interior roadway of the facility as well as smaller parking area north of the access gate. Priority two includes asphalt, concrete, and drainage improvements.
- Priority 3 is to repair/reconstruct Radar Road to the west from the facility parking lot to the facility's maintenance road. This Priority along with Priorities 1.1 and 1.2 are approximately 1.1 miles of roadway.
- Priority 4 is to repair/reconstruct the main facility parking lot directly to the north and directly adjacent to Radar Road.

Keller Associates' construction cost estimate is \$3,599,000 and the construction budget is \$4,300,000. Currently there are no anticipated Bid Alternates. Anticipate bidding in April 2024.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21072. Council passed the motion.

Representative Sauter joined the meeting.

<u>DPW Project No. 23221</u>	2022	HB779:2A01	\$ 1,586,988
Relocate eISU and ITRC	2023	SB1197:7A01	103,500
Idaho State University (ISU)			\$ 1,690,488
Pocatello, Idaho			

Previous Minutes: 02-07-23, 09-06-23

DPW Project Manager: Martin Santoyo

This is a tenant improvement project to relocate the Instructional Technology Resource Center (ITRC / eISU) from the existing space located in the basement of the Oboler Library to the College of Education Building. The current program houses a training classroom for instructors, rooms for recording lectures, and office areas.

The purpose of the project is to address the increased demand for online classes and technology to support hyflex learning. The square footage for the ITRC remodel work is approximately 4,700 sq. ft. The scope includes selective demolition of existing classrooms. The new spaces include a computer repair/workspace, conference room, two recording rooms, office spaces, and storage spaces. The scope of work will include upgrading the infrastructure for mechanical, electrical, and plumbing systems as required in the selected space on campus; replacing original single pane windows with insulated high efficiency windows, insulating walls where new work occurs, and providing a code compliant fire rated corridor.

Erstad Architects, Boise, is the project architect, and their cost estimate is \$1,289,500 (approx. \$274 per sq. ft.); and the project construction budget is \$1,250,000. Asbestos abatement for floor tile and third-party air monitoring are not included in the cost estimate; these costs are anticipated to be approximately \$50,000.

Council discussed the scope of work with the relocation and remodel of this project.

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. 23221. Council passed the motion.

<u>DPW Project No. 23256</u>	2019	SB1198:2A01	\$ 120,283
HVAC Upgrade, Phase 2	2020	HB569:2A01	1,929,000
Agricultural Science Bldg	2022	HB779:7A03	9,322,600
University of Idaho (UI)			\$ 11,371,883
Moscow, Idaho			

Previous Minutes 05-02-23, 12-05-23

DPW Project Manager: Gary Groff

The project will develop and implement a set of repairs, upgrades, and improvements to the HVAC, building infrastructure systems and finishes within Iddings Agriculture Sciences Building. The desire is to provide a new HVAC system which will service the heating and cooling requirements for the structure. The building has two wings, the original four-level wing constructed in 1951 and the additional four-level wing completed in 1972 for a combined facility of 132,000 gross square footage. The current HVAC Systems are the original installations.

The replacement of all HVAC systems in the Agricultural Sciences Building will be done in phases to accommodate both the Staff and Budget. Phase One is under Construction and includes a new mechanical space for the 1951 Wing along with replacement of HVAC Systems and finishes on its third floor. Phase Two will include the 1951 Wing remaining HVAC System and finishes which are the second floor, first floor, ground floor, and auditorium.

Design West and MW Engineers' construction cost estimate for the Base Bid is \$8,786,000 and Alternate #1 is \$1,103,000. The construction budget is \$9,000,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23256. Council passed the motion.

<u>DPW Project No. 24262</u>	Anticipated Agency	\$ 9,100,000
Meat Science & Innovation Center (MSIC)	2023 SB1197:2B08	3,000,000
University of Idaho (UI)	Anticipated FY25	2,000,000
Moscow, Idaho		\$ 14,100,000

Previous Minutes: 12-05-23

DPW Project Manager: Nicole Cecil

Initial conceptual planning for the University of Idaho's Meat Science Innovation Center (MSIC) project began in 2018. Following initial conceptual development, the University of Idaho received design authorization from the Idaho Board or Regents in April 2020. The MSIC is a new, state of the art, USDA inspected and certified facility which replaces an existing aging and inadequate facility and will support the university's meat science curriculum. It will support teaching, research, and outreach across all aspects of the meat science industry, from harvest to packaging. The facility will provide students with experiential learning opportunities, and it will support research opportunities spanning multiple disciplines, including materials and system science, genetics, microbiology, biochemistry, and livestock management. It will also be the new home to Vandal Brand Meats. The facility as currently planned is approximately 15,360 gsf (13,380 gsf building

+ 1,980 gsf pen area). The total project cost, all phases, is currently estimated at \$14,100,000. This includes \$1,131,800 in processing equipment.

Castellaw Kom Architects and AMD are the project architects; and Ginno Construction, Coeur d'Alene is the Construction Manager/General Contractor (CM/GC) for the project. Ginno Construction's current design development phase construction cost estimate is \$10,566,537; and the project construction budget is \$10,578,920 (\$688/sf)

Council discussed the cost per square footage for the laboratory and processing spaces.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24262. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 21501</u>		Agency	\$ 12,140
Replace Roof and Siding	2015	HB635:3A01	\$ 80,000
Department of Lands (IDL)	2021	HB225:2A01	\$ 48,000
Deary, Idaho	2022	SB1172:2A01	\$ 41,580
	2022	HB779:7A03	\$ 75,000
			<u>\$ 256,720</u>

Previous Minutes: 11-03-22

DPW Project Manager: Sydnee Weersing

The original scope of work for this project was to replace the existing deteriorated asphalt shingle roof and bottom half of wood wall siding at the office building in Deary, Idaho for the Department of Lands. Due to budget constraints the siding replacement was designed as a bid alternate. Another bid alternate was to upgrade from asphalt shingle roof to a metal standing seam roof. After the project bid, DPW contingency funds were added to the project in order to accept both bid alternates.

The total project budget has been increased from \$164,580 to \$256,720.

Council discussed the funding increase due to replacing the current composition shingle roof with metal roofing material.

THE MATERIAL FOR DPW PROJECT NO. 21501 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21535</u>		Agency	\$ 200,000.00
Laundry and Kitchen Remodel	2021	HB569:2A01	138,635.28
Juvenile Correction Center Nampa (JCCN)	2021	HB225:2A01	640,000.00
Department of Juvenile Corrections (DJC)	2022	SB1172:2A01	88,000.00
Nampa, Idaho	2023	HB799:2B04	400,000.00
			<u>\$ 1,466,635.28</u>

Previous Minutes: 06-01-21, 01-04-22, 08-02-22, 02-07-23, 07-11-23

DPW Project Manager: John Parham

This project is for the remodel of existing well-worn space to accommodate commercial grade washers and dryers to serve the Nampa DJC. The project also includes remodeling the existing kitchen, maintenance upgrades including finishes and equipment to replace older worn-out units, and safer food preparation and storage areas for kitchen staff to better serve the residents.

The Agency has contributed an additional \$200,000 to cover the cost of the fixed kitchen equipment. This contribution will allow the project to include two alternate scopes, including integral blind windows for the existing room doors, and a remodel of the existing clinic space.

THE MATERIAL FOR DPW PROJECT NO. 21535 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 22381</u>		Agency	\$ 707,815.02
Anti-Ligature Door			
State Hospital North (SHN)			
Department of Health and Welfare (DHW)			
Orofino, Idaho			

Previous Minutes: 12-07-21

Project Manager: Sydnee Weersing

The scope of work for this project was to modify many doors in DHW's state hospital, located in Orofino, with anti-ligature hardware. The project was designed to include the replacement of existing door hinges with continuous anti-ligature hinges and the replacement of several shower door systems. Since the project bid, the Agency requested to increase the scope of work to all locations in the hospital.

The total project budget has been increased from \$310,000 to \$707,815.02.

THE MATERIAL FOR DPW PROJECT NO. 22381 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 23110</u>	2023	HB779:2A01	\$ 330,000
Repair / Resurface Track	2023	HB779:2B04	100,000
Idaho Educational Services for the Deaf & the Blind (IESDB)	2023	SB1197:7A01	90,000
Gooding, Idaho			\$ 520,000

Previous Minutes: 05-02-23

DPW Project Manager: Nicole Cecil

The existing track asphalt surface in the main track as well as the shot-put and long jump areas is well past its anticipated design life. The pavement is exhibiting signs of failures, including cracks as large as 3 inches wide. These are not only a hazard to users but have allowed water to contaminate the base materials on a continuous basis. The entire track surface needs to be replaced and base material rehabilitated. The scope of this project would include pulverization of the existing asphalt surface and mixing the pulverized material into the existing base on the track, runways, and jumping areas. The mixed material will then be regraded and recompact and have a new asphalt surface laid. The project would also include a new rubberized all weather surface, lane striping and pavement markings.

Regional Civil Engineers, Keller Associates, Meridian, has designed the project. The original total project budget was \$430,000, with a construction budget of \$357,200.

The project was bid on July 13, 2023. A total of two bids were received, and the lowest responsive bid was \$559,492. It was decided at that time to reject the bids, revise the project scope to reduce costs, bid at a different season given the type of work. The project was rebid on December 13, 2023. A total of four bids were received with the lowest responsive base bid being \$429,475 from Summit Construction LLC. In order to proceed with the project, none of the alternates were accepted and an additional \$90,000 in Deferred Maintenance funds were added to the project. The total project budget is now \$520,000.

THE MATERIAL FOR DPW PROJECT NO. 23110 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

CLOSED PROJECT REPORT

Mr. Santoyo presented the closed project report.

Council discussed the funding source and scope of work for DPW Project 21500 IDL: Parking Lot Improvements, Maggie Creek.

Senator Lent left the meeting at 2:52 PM.

LEASE REPORT

Mr. Brien presented the lease report.

Council discussed Renewal #7 for Idaho Military Division.

NEW BUSINESS

Mr. Santoyo presented the Tentative Agenda for the Southeast Idaho PBFAC Tour.

ADJOURNMENT

The March 5, 2024 PBFAC Meeting adjourned at 2:55 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist