

## **PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING**

### **Official Minutes, April 2, 2024**

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

The April 2, 2024 meeting was called to order by Chair Dale Reynolds at 1:33 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. Dee Jameson, Vice Chair (Virtual)  
Mr. Clint Shiflet  
Representative Mark Sauter

#### **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. Kelly Berard, Senior Project Manager, Division of Public Works  
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works  
Ms. Elaine Hill, Project Manager, Division of Public Works  
Ms. Jessica Rodriguez, Project Manager, Division of Public Works  
Mr. John Julian, Project Manager, Division of Public Works  
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. Nicole Gallaher, Project Manager, Division of Public Works (Virtual)  
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

### **APPROVAL OF APRIL 2, 2024 MEETING MINUTES**

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM APRIL 2, 2024, AS WRITTEN. Council passed the motion.**

## DELEGATED PROJECTS

### DPW Project No. 24157D

Agency \$299,450

Landscape / Irrigation Improvements

Schweitzer Career and Technical Education Center (STC)

Reid Centennial Hall (RCH)

Lewis-Clark State College (LCSC)

Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to improve irrigation systems at Reid Centennial Hall and the Schweitzer Career and Technical Education Center (STC) and landscapes at the STC. The work will include installing new irrigation systems where they currently don't exist, adding to and improving existing irrigation systems, and improving landscapes with grass, planting beds, and plantings at the STC.

Council discussed the design-build delivery method to be used.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 24157D AND USE OF THE DESIGN-BUILD DELIVERY METHOD. Council approved the motion.**

## DELEGATED PROJECT REVIEWS

### DPW Project No. 23204D

Agency \$ 140,000

Landscape Yard Relocation

Boise State University (BSU)

Boise, Idaho

Previous Minutes: 06-06-23

Mr. Miller introduced Mr. Ruel Gadbury, Boise State University, Boise, Idaho. Mr. Gadbury shared plans and presented the project.

This project will create a new laydown yard and equipment storage area for Landscape Services. A vacant parcel in Boise State's "South Campus" area will be used. The location is proximate to Landscape Services' existing yard, and allows them to have a more consolidated, efficient operation. The scope includes grading and compacting the parcel, followed by an aggregate base. Perimeter fencing will be installed, along with three carport structures to keep equipment out of the elements. Electricity will be installed to the carports for lighting, and a new alleyway light will be installed for safety at the gated entrance.

The work is anticipated to be completed by a light construction service contractor for an estimated construction cost of \$101,000 (\$140/SF). The estimate is within the \$140,000 construction budget. The work is anticipated to be completed by June 30, 2024.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23204D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 24213D  
Yale Court Demo & Abatement  
Boise State University (BSU)  
Boise, Idaho

Agency \$ 260,150

Previous Minutes: 12-05-23

Mr. Miller introduced Mr. CJ Vargas, Boise State University, Boise, Idaho. Mr. Vargas shared plans and presented the project.

Parking is getting hard to come by on campus. The problem is amplified by multiple large capital construction projects happening simultaneously on campus, all requiring a provision of contractor parking.

The project consists of the abatement and demolition of the previously occupied multi-family units on Yale Court. These include the units at 1801-1811, 1802-1804, and 1806-1808 Yale Court. Prior to demolition, asbestos abatement is required by the EPA at some of the units. Prior to asbestos abatement, Boise State will disconnect and abandon all utilities. Work will be completed by a licensed and certified asbestos abatement contractor with the State of Idaho. The abatement and demolition portion of the project will have relatively low impacts to students and campus life. The demolition of the properties will be completed in a timely manner and conducted within the City of Boise's operating hours to not disrupt nearby residents.

The work is estimated to cost \$194,000 (\$40/SF). The estimate is within the \$215,000 construction budget. Miscellaneous costs for utility safe-offs and the like also fit within the construction estimate. The work is anticipated to be completed by September 1, 2024.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23213D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 24237D  
Shops Exterior Wall Repair  
Idaho State University (ISU)  
Pocatello, Idaho

2023 SB1197:2A01 \$ 161,575

Previous Minutes: 09-06-23

Mr. Miller introduced Mr. Travis Duncan, Idaho State University, Pocatello, Idaho. Mr. Duncan shared plans and presented the project.

This work entails removing exterior, damaged paneling. Mold caused from roof leakage will be remediated. Damaged panels and any damaged woodwork will be replaced. The roof has recently been replaced, which eliminates future mold issues. This is a like for like repair and does not require any structural modifications.

The project budget is \$161,575. The estimated total project cost is \$160,000. It is anticipated that the project will have a construction start date of May 2024 and will be substantially completed by August 2024.

Council discussed the budget and any unforeseen issues found under the damaged paneling.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23237D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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<u>DPW Project No. 24238D</u> Shops Replace HVAC Units Idaho State University (ISU) Pocatello, Idaho	2023	SB1197:2A01	\$ 107,364
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Previous Minutes: 09-06-23

Mr. Miller introduced Mr. Travis Duncan, Idaho State University, Pocatello, Idaho. Mr. Duncan shared plans and presented the project.

The units are past their life expectancy and are currently using R-22 refrigerant. ISU intends to replace these units with like kind Dakin mini-split systems that do not require the R-22 refrigerant. These units were specified by design from Mechanical Solutions.

The project budget is \$107,364. The estimated total project cost is \$105,000. It is anticipated that the project will have a construction start date of June 2024 and will be substantially completed by August 2024.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 24238D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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<u>DPW Project No. 24242D</u>	Agency	\$ 78,773
Business Administration Rm 403 Remodel	<u>2023 SB1197:2A01</u>	<u>89,351</u>
Idaho State University (ISU)		\$ 168,124
Pocatello, Idaho		

Previous Minutes: 10-04-23

Mr. Miller introduced Mr. Steven Hagler, Idaho State University, Pocatello, Idaho. Mr. Hagler shared plans and presented the project.

This job will be a refresh project that replaces current interior woodwork, paint, carpet, window coverings, lighting, and additional floor outlets. Design work has been completed by Myers Andersen.

The project budget is \$168,124. The estimated total project cost is \$165,000. It is anticipated that the project will have a construction start date of May 2024 and will be substantially completed by September 2024.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 24242D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

<u>DPW Project No. 24244D</u>	Agency	\$ 175,375
Beckley Nursing Room 304 / 305 Remodel	<u>2023 SB1197:2A01</u>	<u>70,000</u>
Idaho State University (ISU)		\$ 245,375
Pocatello, Idaho		

Previous Minutes: 10-04-23

Mr. Miller introduced Mr. Steve Hagler, Idaho State University, Pocatello, Idaho (Virtual). Mr. Hagler shared plans and presented the project.

This project will remodel a classroom and adjoining lounge space into a Technology Enhanced Active Learning (TEAL) classroom. The remodel will involve removal of a wall, abatement of ceiling and floor tiles, and general refresh (carpet, paint, lights). Active learning technology is also a substantial part of the project. Design work has been completed by Myers Andersen.

The project budget is \$245,375. The estimated total project cost is \$243,000. It is anticipated that the project will have a start date of April 2024 and will be substantially completed by September 2024.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 24244D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

## SMALL PROJECTS

DPW Project No. 24450 2023 SB1197:2A01 \$ 90,000  
Upgrade Infrastructure Support  
Iona Butte Telecom Complex  
Public Safety Communications (PSC)  
Iona, Idaho

DPW Project Manager: John Parham

This project is for the upgrade and replacement of the HVAC system, Eltek -48V DC plant, and backup generator transfer switch. This site has need of increased cooling capacity, and the current 2T system is failing and will be replaced with (2) new units for a total of 5T capacity. The existing DC plant and transfer switch are incurring maintenance costs and need to be replaced as well.

Regional Mechanical / Electrical design firm Musgrove Engineering has designed the project. The firm's construction cost estimate is \$69,000; and the project construction budget is \$75,000.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 24450 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 24451 2023 SB1197:2A01 \$ 90,000  
Upgrade Infrastructure Support  
Paps Peak Telecom Complex  
Public Safety Communications (PSC)  
American Falls, Idaho

DPW Project Manager: John Parham

This project is for the upgrade and replacement of the HVAC system, Eltek -48V DC plant, and backup generator transfer switch. This site has need of increased cooling capacity, and the current 2T system is failing and will be replaced with (2) new units for a total of 5T capacity. The existing DC plant and transfer switch are incurring maintenance costs and need to be replaced as well. As a result of the increased electrical load from the new HVAC system, the existing 100A 1Ø 240V system will be upgraded to 200A.

Regional Mechanical / Electrical design firm Musgrove Engineering has designed the project. The firm's construction cost estimate is \$89,700; and the project construction budget is \$75,000. While the DP's initial estimate was significantly over budget, the real-world

pricing from a service contractor was slightly over at \$76k. A budget adjustment from project contingency will make up the shortfall.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 24451 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

**DESIGN-BUILD SELECTIONS**

DPW Project No. 23031 Agency \$ 600,000  
Invasive Species Water Check Stations  
Department of Agriculture (AGRI)  
Statewide

DPW Project Manager: Elaine Hill

This Design-Build services selection is for Invasive Species Water Check Stations to support Agriculture’s Aquatic Invasive Species Program. The program currently operates on Idaho Transportation Department border crossing properties throughout the state. These structures could be pre-manufactured modular or traditionally constructed stations with HVAC, electrical, Wi-Fi, interior / exterior lighting, and an internal ADA staff restroom. The secure storage bay would include a garage door, water and 220V power. Agriculture’s staff perform inspections of vehicles and watercraft at the Water Check Stations.

A Request for Qualifications was issued on December 28, 2023. Responses were received from three design-build teams on February 13, 2024. Two firms were selected for interviews on March 19, 2024, by a Selection Committee including Nic Zurfluh and Andrea Thompson, AGRI; Max Harrington PE, Cator Ruma, as an independent; and Bruce Berry and Elaine Hill, DPW.

The results of the selection interviews are:

CV Construction, Plummer + CKA Architects, Lewiston	84.3
NNAC, Boise + Cushing Terrell, Boise	82.6

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23031. Council passed the motion.**

## DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 24010

2023 SB1197:2A01 \$ 1,500,000

Renovate 12 Restrooms

Joe R. Williams Building (JRW)

Department of Administration (ADM)

Boise, Idaho

DPW Project Manager: Matthew Sandoval

The scope of the project includes remodeling 12 restrooms in the Joe R. Williams office building. Each of the six floors has two restrooms included in the scope. This includes six identical Men's and Six Women's restrooms, for a total estimated area of 2,346 square feet.

A Request for Qualifications (RFQ) was issued for architect/engineer services on November 20, 2023. Statements of Qualifications were received from four firms on January 8, 2024. The submittals were evaluated; and three short-listed firms were interviewed on February 27, 2024, by a Selection Committee consisting of Paul Navarro and Steve Brammer, ADM; Reid Harrell and Matthew Sandoval, DPW, and Curtis Hendershott as independent architect.

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

Hutchison Smith Architects, Boise	88.0
CSHQA, Boise	78.0
Erstad Architects, Boise	75.5

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24010. Council passed the motion.**

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DPW Project No. 24013

2023 SB1197:2A03 \$ 725,000

ADA Family Restroom Renovation

Pete T. Cenarrusa Building (PTC)

Department of Administration (ADM)

Boise, Idaho

DPW Project Manager: Jessica Rodriguez

This project will renovate the existing 130 sq. ft. Janitor Room at 6 levels of the Pete T. Cenarrusa Office Building (PTC), Boise, Idaho. All work is to occur within the 10 stories above grade in the Common Central Corridor. The Common Central Corridor floor plan at each level is identical and accommodates vertical circulation, restroom banks, janitor



rooms, and utility rooms. This project scope will involve reconfiguring the existing Janitor Room on each floor to provide a combination of room types (alternately). The new room types will be:

- (3) Unisex/Multipurpose/Single-Use Family Restrooms
- (3) Single Use Nursing Rooms
- (3) Remain as is (Janitor's Rooms)

Scope of work will involve, new architectural finishes, plumbing, HVAC, and electrical.

A Request for Qualifications (RFQ) was issued for architect/engineer services on November 16, 2023. Statements of Qualifications were received from 5 firms on January 9, 2024. The submittals were evaluated; and two short-listed firms were interviewed on March 7, 2024, by a Selection Committee consisting of Paul Navarro, ADM; Chad Sellman, DHW; Brian Riopelle, Hummel / Independent Architect; and Jessica Rodriguez and David Merrill, DPW.

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

Hutchison-Smith Architects, Boise	93
CSHQA, Boise	85

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24013. Council passed the motion.**

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<u>DPW Project No. 24030</u>	2023	SB1197:2A01	\$ 362,000
Renovate Roof / Rooftop HVAC, Upgrade Lighting Main Administration / Weights & Measures Bldgs. Department of Agriculture (ISDA) Boise, Idaho			

DPW Project Manager: John Julian

This project involves replacements and renovations for both the Weights and Measures Building and the Main Administration Building of the Idaho State Department of Agriculture (ISDA).

The Weights and Measures Building will require a full roof replacement, along with the replacement of the existing HVAC system and replaced with a stand-alone system. The system is currently tied to the geothermal water boilers and chiller supply. Additional work included will be new suspended ceiling systems, new LED lighting, and new flooring finishes. There is the possibility of asbestos containing floor materials in some areas which will be identified more fully. Also included are replacement of Weights and Measures Lab overhead access doors and pulley systems, and miscellaneous millwork

cabinets and sinks. An independent electrical metering system will be required to replace the current joint metering system shared by Health and Welfare Lab (DHW) and connected to the Necropsy Building and the ISDA Seed Lab.

The main ISDA Administration Building will require renovation and upgrade to LED lighting throughout.

A Request for Qualifications (RFQ) was issued for architectural services on February 02, 2024. Submittals were received from two (2) firms, and qualifications for both firms were reviewed by John Julian and Reid Harrell, DPW, Kelly Nielson and Tori Rose, ISDA, and Laura Rankin, Cushing Terrell Engineers, Independent Committee member. Evaluations were done on the two (2) firms and only one firm was selected without an interview.

The rankings of the firms are as follows:

Hutchison-Smith Architects, Boise	91.8
WSP Buildings USA, Boise	82.4

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24030. Council passed the motion.**

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<u>DPW Project No. 24090</u>	2023	SB1197:2B11	\$ 2,530,000
Emergency Generator & Data Center Improvements Canyon Building College of Southern Idaho (CSI) Twin Falls, Idaho			

DPW Project Manager: John Julian

This project involves the interior renovation of the Data Center in the Canyon Building to consolidate data servers to a more secure and central area. The College needs to strengthen its technology infrastructure, cyber security, and protect vital college data and information. The project will require a new server room, creating space for relocation of vital technology equipment, upgrading the HVAC system in the new server room. An additional part of the infrastructure upgrade is the addition of a new emergency generator on the outside of the building with accompanying screen wall, installing a new transfer switch, modifying existing secondary electrical gear, and improving existing electrical and utility spaces. This project will utilize a Construction Management (CM/GC) delivery system. The selected Design Professional will assist in the selection of a Construction Management firm through an RFQ Process.

An RFQ was issued on February 02, 2024, for Architects. Submittals were received from four (4) firms and qualifications for each of the firms were reviewed by John Julian, and Bruce Berry, DPW, Theo Schut and Clinton Keller, CSI, and Dax Mickelson, IT Specialist. Evaluations were done on the four (4) firms and two (2) firms were short-listed for interviews scheduled for March 21, 2024 at CSI. However, one firm withdrew from interviews, leaving one remaining firm of the two (2) selected for interviews. That firm's qualifications were reviewed again and found to qualify for consideration for approval and award.

The ranking of the firm is as follows:

Myers Anderson Architects, Pocatello 69.2

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF THE FIRM AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24090. Council passed the motion.**

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DPW Project No. 24091 2023 SB1197:2B12 \$9,000,000  
Evergreen Building Physical Science Remodel  
College of Southern Idaho (CSI)  
Twin Falls, Idaho

DPW Project Manager: Jessica Rodriguez

This project consists of remodeling two wings (Wings A & C) of the Evergreen Building on the College of Southern Idaho campus in Twin Falls, Idaho. Wing C, approximately 10,000 sf, was the original building constructed in 1989 and Wing A, approximately 20,000 sf, was an addition to the building constructed in 1992.

Both wings currently contain a mixture of classrooms, lecture halls, laboratories, and faculty office spaces. Existing laboratory equipment, miscellaneous finishes, electrical & HVAC systems are original to the building construction. With laboratory improvements a priority, updates to the two existing chemistry labs include, but are not limited to, new casework, sinks, emergency equipment, lab resistance counter tops, and modern fume hoods along with the associated utility work. In addition, electrical and HVAC system improvements, along with ADA upgrades will need to occur throughout the two wings.

The project will provide flexible lab spaces for biology and physical science programs to better support a blend of face to face and remote online instruction. Upgraded electrical & HVAC systems will accommodate new technology & equipment with room to expand.

A Request for Qualifications (RFQ) was issued for architect/engineer services on January 31, 2024. Statements of Qualifications were received from 5 firms on February 21, 2024. The submittals were evaluated; and three short-listed firms were interviewed on March

14, 2024, by a Selection Committee consisting of Spencer Cutler and Clinton Keller, CSI; Marilu Perez as an independent Ph.D. Chemistry professor from Iowa State University; and Jessica Rodriguez and Bruce Berry from DPW.

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

Lombard Conrad Architects, Boise	93
Hummel Architects, Boise	92
Pivot North, Boise	89

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24091. Council passed the motion.**

### **CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS**

<u>DPW Project No. 22362</u>	Agency	\$ 13,150,000
AOS / Step Down Housing	<u>2023 SB1197:2A01</u>	<u>275,000</u>
Southwest Idaho Treatment Center (SWITC)		\$13,425,000
Department of Health and Welfare (DHW)		
Nampa, Idaho		

Previous Minutes: 01-03-23, 04-04-23, 05-02-23, 12-05-23

DPW Project Manager: Nicole Cecil

This Construction Manager / General Contractor (CM/GC) selection is for the construction of an Assessment, Observation, and Stabilization Unit (AOS) and Step-Down Housing at the SWITC Campus in Nampa, ID. The AOS will be designed for individuals who are in an acute behavioral/psychiatric crisis or for those individuals whose clinical team has determined that this environment is the most therapeutically appropriate. The primary population will be individuals with intellectual disabilities who also experience a severe mental illness or complex medical needs. The building program is a single story secured residence building that will be approximately 8,500 square feet. The Step-Down Housing will be one/two-bedroom settings designed for individuals who have stabilized from an acute behavioral/psychiatric crisis or for those who congregate care is not an option. The building program is a village concept with individual units organized in groups of two that resemble duplex or townhome living units. The goal is to build four duplexes and a clubhouse for a total of 14,940 square feet. Site improvements, including a courtyard, benches and landscaping will be part of the project.

A Request for Qualifications (RFQ) was issued for Construction Manager / General Contractor services on January 3, 2024. Statements of Qualifications were received from eight contractors on February 13, 2024. The submittals were evaluated, and three

contractors were interviewed on March 12, 2024, by the selection committee of Stephanie Perry and Chad Sellman, DHW; Elizabeth Newland, as independent contractor; and David Merrill and Nicole Cecil, DPW.

The final rankings are as follows:

Layton, Boise	141.10
Andersen Construction, Boise	140.50
ESI, Meridian	132.20

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 22362. Council passed the motion.**

**COMMISSIONING SERVICES SELECTIONS**

<u>DPW Project No. 22461 &amp; 22462</u>	Agency	\$ 38,000,000
Health and Sciences / Horticulture Buildings	2022 HB779:7A02	10,000,000
College of Western Idaho (CWI)	2022 HB779:7A10	5,000,000
Nampa, Idaho	<u>2023 SB1197:2B10</u>	<u>5,000,000</u>
		\$ 58,000,000

Previous Minutes: 11-03-22, 08-01-23

DPW Owner’s Representative: Kody Koebensky

The Horticulture building is anticipated to be two Pre-Engineered Metal Buildings (PEMB) totaling 15,200 sf, an 8,000 sf storage/maintenance shop, an 8,000 sf barn, (2) approx. 2,500 sf greenhouses, as well as required infrastructure required to develop the site. Adaptive lab spaces in new facilities as well as exterior spaces including growing fields, orchards and other hands-on learning environments.

The Health and Sciences Building is a three-story, 58,500 sf building. Key program components for this building include Registered Nursing, Practical Nursing, Surgical Technology, Dental Assistant, Physical Therapy Assistant, Occupational Therapy Assistant, and Medical Assistant.

A Request for Qualifications (RFQ) was issued for Commissioning Agent on February 5th, 2024. Statements of Qualifications were received from five firms on February 21, 2024. The submittals were evaluated, and after review and scoring by the Selection Committee two firms were interviewed on March 14th, 2024. The Selection Committee consisted of Aaron Whitman and Michael Segal, CWI; Margie Kennedy, DPW; Kody Koebensky, CORE Construction/DPW Owner’s Representative; and Steve Jones, TJK Engineers as the Independent Committee Member.

The results of the selection interviews are:

SEED Idaho, Boise	98
Cator-Ruma Associates, Boise	72

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 22461 AND 22462. Council passed the motion.**

### **DESIGN-BUILD REVIEWS**

<u>DPW Project No. 22151</u>	Agency	\$ 2,400,000
Tenant Improvement, Workforce Training (WFT)		
Clearwater Hall		
Lewis Clark State College (LCSC)		
Lewiston, Idaho		

Previous Minutes: 01-03-23

Mr. Miller introduced Mr. Ben Larsen, Castellaw Kom Architects, Lewiston, Idaho (Virtual). Mr. Larsen shared plans and presented the project.

DPW Project Manager: Elaine Hill

The scope of work for this project is to provide tenant improvements to the vacant first-floor business space of Clearwater Hall (dormitory) to be occupied by LCSC's Workforce Training Program. This location is closely adjacent to campus, and provides a direct physical connection to downtown Lewiston, on Main Street. The improved space will include classrooms and meeting rooms that can be flexed to larger events or support spaces for the College. There will be new offices for the staff and a new computer lab for training and instruction.

Kenaston Corporation is the Design-Builder for the project. Castellaw Kom Architects, Lewiston, has designed the project. The team's Design-Build cost estimate is \$1,971,947; and the project Design-Build budget is \$2,000,000.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 22151. Council passed the motion.**

## MID-RANGE REVIEWS

DPW Project No. 24462

2023 SB1197:2A01 \$ 953,481.89

Restroom Remodel & ADA Upgrades  
Canyon County Center (CYNC)  
College of Western Idaho (CWI)  
Nampa, Idaho

Previous Minutes: 01-03-24

Mr. Miller introduced Mr. Jimmy O'Connor, Hutchison-Smith Architects, Boise, Idaho. Mr. O'Connor shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The CWI Canyon County Center is a 2-story building that was occupied in two separate phases. The north side of the building was built in 1993. The south side of the building was remodeled in 1996 into classrooms for CWI. The first floor is 42,336 GSF and the second floor is 32,210 GSF. There are 13 restrooms that will be remodeled as part of this project that total approximately 2,286 SF. The existing restrooms were last renovated in 1996 and a refresh and code check are overdue.

The project will replace restroom plumbing fixtures and interior surfaces within the rooms. Maintenance will be improved with the new restroom fixtures and finishes. The project will also verify that restrooms provide the necessary ADA accommodations required by code. The initial work scope included field verification of each restroom. The project will also include new exhaust fans and lighting in new ceilings. The architect completed an accessibility survey to determine the extent of the ADA fixture replacement or relocation and those required improvements are included in the scope of work.

Regional Architect Hutchison-Smith Architects, Boise, has designed the project. The firm's construction cost estimate is \$485,181.76 (\$212/sf). The project construction budget is \$800,000.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24462. Council passed the motion.**

## FINAL REVIEWS

<u>DPW Project No. 19193</u>	2013	HB313:2A01	\$ 217,000
Irrigation, Central Pumping Station & Main Line	2018	HB691:2A01	400,000
Boise State University (BSU)	2021	HB225:2A01	243,000
Boise, Idaho	2021	SB1172:2A01	725,000
	2022	HB779:2A01	1,380,000
	2023	SB1197:2A01	1,330,000
			<u>\$ 4,295,000</u>

Previous Minutes: 07-10-18, 10-04-23

DPW Project Manager: Gary Groff

The South Expansion Zone of Boise State University is bound by University Drive and Beacon Street on the North and South edges and by Denver Street and Oakland Avenue on the East and West. This zone is being developed by BSU incrementally, but the University's gravity irrigation system does not currently extend into the area even though the main feed runs along the western boundary at Oakland Avenue. All properties owned by BSU in this zone are currently being irrigated with domestic water provided by Veolia Water. This project will allow BSU to shift from domestic potable water to irrigation water supplied from the Boise River.

The scope of work includes removal and relocation of the Student Union Irrigation Pump Station to Rossi Mill canal, correct gravity irrigation structures that are shown to flood, cap gravity irrigation overflow into storm water at Hemingway Building, reconstruct pressure mainline from Rossi Mill canal to Student Union, remove existing bubbler and correct gravity irrigation lines at the BSU Children's Center, modify wet well and gravity irrigation structures at Lincoln volleyball courts and integrate existing design for irrigation lines to be placed in Belmont Street. The original project only included new irrigation piping and pumping system in Belmont Steet but after reviewing the existing campus gravity system the project was revised to pressurize all BSU irrigation lines. The revised scope of work represents a major change to previous Gravity Irrigation Designs and constructed features.

The Land Group, Eagle, Idaho has completed the construction documents. The construction budget is \$3,521,400 with a construction estimate of \$3,518,000.

**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. 19193. Council passed the motion.**



<u>DPW Project No. 21654</u>	2021	HB225:2A01	\$ 711,100
Repair Utility Tunnels	2022	HB779:7A03	12,000,000
Idaho State University (ISU)			\$ 12,711,100
Pocatello, Idaho			

Previous Minutes: 10-06-21, 12-05-23

DPW Project Manager: Gary Groff

On the ISU Pocatello Campus the steam and condensate lines in the utility tunnel system are in need of replacement. This project will 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 structure is also in need of major repair and or replacement due to deterioration of the concrete and access restrictions. The tunnels also include NetCom and high voltage Idaho Power lines in some sections. The project will include replacement of the tunnel floors, walls, lid, and access hatches.

This project 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.

Keller Associates, Pocatello has just completed the construction documents and DPW has completed their Final Review and provided the Agency Construction Approval. This project contains funds for repairing the utility tunnel in this phase with an overall budget of \$7,747,100 along with a construction budget of \$6,600,000. The construction cost estimate for this phase is \$6,600,000. The project also contains a set aside for the next utility tunnel phase in the amount of \$4,964,000.

**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. 21654. Council passed the motion.**

### SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
24875	ADM	Elevator, Capitol Mall	\$ 100,000
24876	ADM	Elevator, Chinden Campus	\$ 100,000
24877	ADM	Elevator, Idaho Falls State Office	\$ 10,000
24878	ADM	Elevator, Lewiston State Office	\$ 10,000

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE SERVICE CONTRACT NO. 24875 THROUGH 24878. Council passed the motion.**

## **CLOSED PROJECT REPORT**

Mr. Miller presented the closed project report.

## **LEASE REPORT**

Mr. Brien presented the lease report.

## **OLD BUSINESS**

Non-State Entity Funded Projects Policy Amendment

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE CHANGES TO THE PERMANENT BUILDING FUND ADVISORY COUNCIL NON-STATE ENTITY FUNDED PROJECTS POLICY. Council passed the motion.**

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Tentative Itinerary – PBFAC Southwest Idaho Tour

## **ADJOURNMENT**

The April 2, 2024 PBFAC Meeting adjourned at 2:45 PM.

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Mr. Dale Reynolds, Chair

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Ms. Nicole Hanson, Business Operations Specialist