

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, May 7, 2024

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

The May 7, 2024 meeting was called to order by Chair Dale Reynolds at 1:32 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
Mr. Clint Shiflet
Senator Dave Lent (Virtual)

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. 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 (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
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
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 APRIL 2, 2024 MEETING MINUTES

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

EMERGENCY CONTRACT AUTHORIZATIONS

ECA 2403

Repair Ruptured Underground Fire Lane & Associated Damage
Chinden Campus
Department of Administration (ADM)
Boise, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for the repair of a break in the main underground fire line loop between Building 4 and the cafeteria of Chinden Campus. Work will include hydro excavation, exposure, repair, and replacement of the damaged water line, fittings and PIV valves for that area.

THE MATERIAL FOR ECA 2403 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECTS

<u>DPW Project No. 24258D</u>	2023	SB1197:2A01	\$ 55,000
Taylor Ranch Restrooms University of Idaho (UI) Moscow, Idaho			

University of Idaho requests delegation of a project to purchase and install two composting toilet restroom facilities. It is the intent of the project request to purchase two modular KD kit units complete with cabin to be installed by Taylor Ranch Personnel. The costs of labor associated with the Taylor Ranch personnel will be provided by the College of Natural Resources.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 24258D. Council passed the motion.

DELEGATED PROJECT REVIEWS

<u>DPW Project No. 24216D</u>	Agency	\$ 230,046
Morrison Center Recital Hall Lighting Boise State University (BSU) Boise, Idaho		

Previous Minutes: 02-06-24

Mr. Miller introduced Mr. Don Whitehead, Boise State University, Boise, Idaho.

This project will replace the lighting system in the Morrison Center Academic Recital Hall. The system, original to the building, is antiquated and in dire need of replacement. They host a variety of student events and non-profit events in this location.

The project consists of replacing Relays and Controls (Electronic Theatre Controls/Relay Panels, Emergency Bypass Detection Kit, Controller, Control Equipment Rack, Plug-in stations) and Back Stage Lights, Services, and Freight.

The work is estimated to cost \$199,000 (\$49/SF). The estimate is within the \$230,046 construction budget. Miscellaneous costs for architectural repairs and the like also fit within the construction estimate. The work is anticipated to be completed by August 2024.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 24216D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 24236D
Campus Wide Concrete Replacement
Idaho State University (ISU)
Pocatello, Idaho

2023 SB1197:7A01 \$ 295,000

Previous Minutes: 09-06-23

Mr. Miller introduced Mr. Cole Elquist, Idaho State University, Pocatello, Idaho.

Idaho State University received project delegation approval on September 6, 2024 to replace concrete walkways on the Pocatello Campus. This is part of our replacement plans to create a safe and usable campus for pedestrians.

The large set of concrete stairs on the southeast corner of the quad is a high priority for replacement. These stairs have been barricaded off and are currently unsafe to use due to deterioration and spalling. The cost for this portion is \$126,000, the work is in an area where our steam tunnel is located (increasing costs). Concrete walkways at Owen Redfield, Dyers, and Nichols Hall will be replaced/repared to mitigate multiple trip hazards (\$105,000). Accelerator Center sidewalk replacement (\$15,000). The remaining funds will be used as contingency or other repairs on campus as needed.

The project will be broken into multiple areas across campus. ISU will select one of our three service contractors to perform the work in each location. We will use Keller Associates to perform any design work outside of like-for-like replacements (not anticipated at this time). The project construction budget is \$295,000. Estimated construction costs are \$246,000. Construction will start in May and continue over the summer of 2024. Substantial completion dates will vary depending on the location of the work and contractor schedules. Project completion is estimated for September 1, 2024.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 24236D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

~~DPW Project No. 24171~~ 2023 ~~SB1197:2A01~~ ~~\$ 150,000~~
~~Exterior Learning Spaces~~
~~Northern Idaho College (NIC)~~
~~Coeur d'Alene, Idaho~~

~~DPW Project Manager: Sydnee Weersing~~

~~The scope of this project is to create four exterior spaces around the NIC campus that will lend themselves to be used as exterior classrooms. These spaces could be reserved by professors for specific times to hold lectures or to provide interactive learning environments for smaller groups. The spaces will have a mix of seating and presentation options.~~

~~Architects West, Coeur d'Alene, has designed the project with a construction base bid estimate of \$122,000. The construction budget for the project is \$127,000. While the base bid focuses on one large amphitheater-like space adjacent to the Student Union, several bid alternates have been included to incorporate more spaces if the budget allows or if more funding becomes available.~~

~~ACTION REQUESTED: APPROVE DPW PROJECT NO. 24171 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT.~~

~~DPW Project No. 24175~~ 2023 ~~SB1179:2A01~~ ~~\$ 120,000~~
~~Sun Spot Concession Storage Bldg~~
~~Northern Idaho College (NIC)~~
~~Coeur d'Alene, Idaho~~

~~DPW Project Manager: Sydnee Weersing~~

~~The scope of this project is to replace the existing Sun Spot Concession Stand with a new concrete masonry block (cmu) building in the same location. The existing wood framed and sided building is in very poor shape and requires too much on-going maintenance for NIC staff. The new building will be 200 s.f. and include a sink that needs to be connected to the campus sewer.~~

~~H2A, Coeur d'Alene, has designed the project with a construction estimate of \$90,000. The construction budget for the project is \$102,000. If the budget allows the wood decking around the concession stand will also be replaced under bid alternate #1.~~

Council inquired if the city had any involvement with the project. Council also discussed the sewer connection needed and its associated costs. Mr. Jameson stated he was opposed to the project as presented.

MOTION: MR. JAMESON MOVED COUNCIL DENY DPW PROJECT NO. 24175. Council passed the motion.

<u>DPW Project No. 24353</u>	2018	HB691:2A01	\$ 40,000
Replace Hirsch Access Control System	<u>2023</u>	<u>SB1197:2A01</u>	<u>200,000</u>
Idaho Bureau of Labs			\$ 240,000
Department of Health and Welfare (DHW)			
Boise, Idaho			

DPW Project Manager: John Parham

This project will replace the existing Hirsch card access system with a new Genetec system at the Idaho Bureau of Laboratories, Boise. The installation will include new card readers, control modules, and select door hardware. DPW will utilize a service contractor for the installation and integration of the new system.

Regional Electrical Engineering firm Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimate is \$199,000; and the project construction budget is \$200,000.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 24353 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 24452</u>		Agency	\$ 5,000
Roof Hardening & Reinforcement	<u>2023</u>	<u>SB1197:2A01</u>	<u>33,000</u>
Shafer Butte Telecom Complex			\$ 38,000
Public Safety Communications (PSC)			
Boise, Idaho			

DPW Project Manager: John Parham

This project is for the replacement of the telecom shelter's existing damaged TPO membrane roof, and the addition of further protective measures to prevent ice fall damage. The shelter is currently adjacent to the communications tower, and during the winter, ice and snow accumulation falling off the tower has repeatedly damaged the membrane roof. Many patches and holes are evident from the last inspection.

The proposed solution includes the installation of a new fleece-backed membrane roof to replace the damaged system, after which the entire roof will be protected with the installation of grip strut, an expanded steel channel system in widespread use in the telecom industry. This will prevent further ice fall damage to the roofing system.

Regional Mechanical / Electrical design firm HSA, Boise, has designed the project. The firm's initial construction cost estimate is \$31,000, which exceeded our construction budget. PSC authorized an additional \$5,000 to be added to the budget which covers the estimated shortfall.

Council discussed the cost and material of the roof.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 24452 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD SELECTIONS

<u>DPW Project No. 23623</u> Visitor Center Renovations Old Penitentiary Idaho State Historical Society (ISHS) Boise, Idaho	Agency \$ 4,000,000
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DPW Project Manager: Jessica Rodriguez

In November 2021, the Idaho State Historical Society invited local, regional, and national scholars, community experts, and the ISHS professional staff, Board of Trustees, and Foundation for Idaho History to convene in a series of planning sessions to create a formal, Interpretive Masterplan for the Old Idaho Penitentiary. The Old Idaho Penitentiary Interpretive and Experience Masterplan was the result of that effort. The Design-Build Team will use this guiding document as an anchor for this project to create new interpretive exhibitions at the Old Idaho Penitentiary.

The Design-Build Team will be tasked with design, construction/fabrication, and installation of exhibitions that will support the Old Idaho Penitentiary Interpretive & Experience Master Plan. Deliverables will include: a range of exhibitions such as; Orientation/Interactive, Immersive, Audio, Permanent, Rotating, to new branding and way finding – graphic interpretation for 'inside' and 'outside' the OIP walls.

A Request for Qualifications (RFQ) was issued for Design-Build Contractors on January 3, 2024. Statements of Qualifications were received from fourteen design-build teams on February 21, 2024. The submittals were evaluated and four teams were interviewed on April 11, 2024, by a Selection Committee consisting of Janet Gallimore and Anthony Parry

(ISHS), Mary Ann Arnold, Foundation for Idaho History Board, as an independent; and Jessica Rodriguez and David Merrill, DPW.

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

Nassal Construction, Inc.	93.5
Kubik-Maltbie, Reich & Petch	92.7
Color-Ad	92.4
Explus, Inc.	84.8

MOTION: MR. SHIFLET 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. 23623. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 24201 2023 SB1197:2A01 \$ 625,000
South Campus Power Loop Connection
Boise State University (BSU)
Boise, Idaho

DPW Project Manager: John Parham

This project at the South edge of the BSU Boise campus will install provisions for the existing medium-voltage electrical loop. It will consist of an underground duct bank and 3-4 electrical vaults along the South side of Belmont Street between Michigan Ave and Grant Ave. This will allow the University to plan for additional projects/buildings in that part of the campus.

A Mid-Range Selection Committee consisting of Francisco Ramirez-Gil and Dan Matthews, BSU; John Parham and Nic van Diepen, DPW; and Kyle Redford, Empower Engineering was organized to evaluate the SOQ submittals from the second RFQ advertisement issued January 31, 2024. There was only one respondent to the RFQ, Spectrum Engineers, Meridian. As a result, there was no need for a competitive interview process. The committee evaluated the written SOQ, with a cumulative score of 85.

Council discussed the project’s specific location on the BSU campus and if this would enable further growth of the university.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE USE OF SPECTRUM ENGINEERS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24201. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

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 Design Professional Team that will be working with the selected CM/GC was approved at PBFAC last month.

A Request for Qualifications (RFQ) was issued for Construction Manager/General Contractor (CM/GC) services on February 22, 2024. Statements of Qualifications were received from four companies on March 27, 2024. The submittals were evaluated; and two short-listed firms were interviewed on April 30, 2024, by a Selection Committee consisting of Theo Schut and Clinton Keller, CSI; Ian Shewring as an independent Design Professional with LCA.; and Jessica Rodriguez and Bruce Berry, DPW.

The final rankings of the Selection Committee are as follows:

Andersen Construction	92
ESI	85

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. 24091. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 24018

2022 HB779:2A04 \$ 400,000

Chinden Bldg 6 HVAC Upgrades
Department of Administration (ADM)
Boise, Idaho

Mr. Miller introduced Mr. Jake David, Musgrove Engineering, Boise, Idaho. Mr. David shared plans and presented the project.

DPW Project Manager: John Parham

This project includes replacing the existing variable air volume (VAV) boxes and adding or replacing hot water reheat coils in the State of Idaho's Chinden Campus Building 6, Boise.

This project includes replacing the existing building original VAV boxes and hot water reheat coils and adding hot water reheat coils to boxes that do not have coils currently. New hot water hydronic lines will be installed to each VAV box. There are no bid alternates to this project.

Regional Mechanical Engineering firm Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimate is \$279,400. The project construction budget is \$336,000.

Council discussed the condition of the main hydronic lines and the use of chemical treatment in those lines.

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. 24018. Council passed the motion.

DPW Project No. 24199

2023 SB1197:2A01 \$ 500,000

Emergency Operations Center (EOC),
CPV2 Remodel
Boise State University (BSU)
Boise, Idaho

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

DPW Project Manager: John Julian

This project will encompass alterations and repairs to the Emergency Operations Center (EOC) in CPV#2., and any other priorities as may be identified if budget allows. The EOC provides support for university programs and assesses, coordinates, and mitigates emergency events. The alterations will provide programming opportunities for 2-3 permanent staff in the underutilized open space and better defined offices for the permanent personnel, thus providing a clearer open space for the EOC activations. Asbestos abatement will be required.

Regional Architect, Erstad Architects, Boise, has designed the project. The firm's construction cost estimate for the work is \$310,000; and the project construction budget is \$317,662.

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. 24199. Council passed the motion.

<u>DPW Project No. 24222</u>	2023	SB1197:2A01	\$ 559,500
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Performing Arts Center Replace Concrete Steps
Idaho State University (ISU)
Pocatello, Idaho

Mr. Miller introduced Mr. Kris Wiese, Keller & Associates, Pocatello, Idaho (Virtual). Mr. Wiese shared plans and presented the project.

DPW Project Manager: Nicole Bolton

The existing concrete staircases on the north side of the Performing Arts Center have failed and are closed off for use. The concrete steps have deteriorated and are broken leaving exposed and rusted rebar making them unsafe for use.

This project will provide replacement of the stairs, concrete slabs, railing repair, and drainage improvements to the northern stair section of the Performance Arts Center. The scope of work will include approximately 1,244 sf of concrete stairs, approximately 4,709 sf of concrete surfacing, new storm drains, and railing repair. There is an Additive Alternate to remove and replace an ADA ramp and landing. Project construction will begin in August 2024.

Keller Associates, Pocatello, is the Design Professional. The construction budget for this project is \$430,000.

Council discussed various repair methods to replace the concrete and strategies for extending the life of exterior concrete.

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. 24222. Council passed the motion.

<u>DPW Project No. 24352</u>	2022 HB779:7A01	\$ 119,864.06
Replace Fire Lane Asphalt	<u>2023 SB1179:2A01</u>	<u>200,000.00</u>
State Hospital North (SHN)		\$ 319,864.06
Department of Health and Welfare (DHW)		
Orofino, Idaho		

Mr. Miller introduced Mr. Alex Sylvain, Parametrix Inc., Coeur d' Alene, Idaho (Virtual). Mr. Sylvain shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The scope of work for this project is to repave the fire lane that wraps around part of State Hospital North's building in Orofino. The current paving is cracking and in disrepair. This project is part of SHN's greater effort to repair or replace pedestrian and vehicular access ways, campus wide, that are in bad conditions.

Parametrix Inc., Coeur d' Alene, has designed the project. The firm's construction cost estimate for the base bid work is \$174,000. The total construction budget is \$256,000. If funds allow, several bid alternates will be included to seal and restripe other vehicular areas that are cracking.

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. 24352. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 23193</u>	2016 SB1422:4A01	\$ 300,000
Active Learning Classroom Improvements	<u>2022 HB779:2A01</u>	<u>1,000,000</u>
Multiple Buildings, Ph 2		\$ 1,300,000
Boise State University (BSU)		
Boise, Idaho		

Previous Minutes: 11-03-22

Mr. Miller introduced Ms. Priya Raman, Hummel Architects, Boise, Idaho. Ms. Raman shared plans and presented the project.

DPW Project Manager: Nicole Cecil

A number of large-format classrooms at Boise State have a sloped floor design, with compact seating arranged in rows. These rooms do not allow for active learning, a format of instruction encouraging engagement and active participation. They also present various Americans with Disabilities Act (ADA) compliance concerns. Work includes, but not limited to, redesigning the spaces to allow for tiered/platform seating arrangements, where students can collaborate around moveable furniture and equipment. The goal will be similar to recent improvements in the Multi-Purpose Classroom Building (MPCB), Room 101, Education 112, and Engineering 103 & 110.

Much of the project's scope of work includes redesigning the spaces to allow for tiered/platform seating arrangements, where students can collaborate around moveable furniture and equipment. The base bid consists of renovating classrooms 101, 102A, and 102B at Riverfront Hall. Work includes construction of three tiers in room 101 to accommodate tables and chairs for active learning. Rooms 102A and 102B will be combined into one large classroom with no tiers. The existing custodial closet in one of the rooms will be relocated. An add alternate consists of renovating the existing lecture hall 113 in the Math Building. The existing stepped slab on grade will be modified to create three tiers to accommodate tables and chairs for active learning. The cost for this room is higher due to the intricacies of the shape of the room and the extent of the buildup for the tiers. All finishes, utilities, lighting, and mechanical will be modified to facilitate the remodel of these rooms.

Hummel Architects, Boise, is the project architect. The construction cost estimate, including the add alternate is \$1,494,976. The project construction budget is \$1,040,000.

Base bid area: 4,070 sf
Base bid estimate: \$879,194
Base bid cost/sf: \$216/sf

Add alternate area: 2,400 sf
Add alternate estimate: \$615,782
Add alternate cost/sf: \$257/sf

MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 23193. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 23255</u>	2022	HB779:2A03	\$	619,000
New Elevator / Access Improvements	2023	SB1197:2A03		385,000
Hartung Theater		Anticipated FY25 Funds		476,000
University of Idaho (UI)				<u>\$ 1,480,000</u>

Moscow, Idaho

Previous Minutes: 12-06-22, 12-05-23

DPW Project Manager: Nicole Cecil

This project provides an elevator for the Hartung Theater in accordance with the Americans with Disabilities Act (ADA) requirements. The Hartung Theater Building was originally constructed in the 1970's and does not have an elevator. The back of house has three levels and includes a classroom on the upper level. There is no universal access to the back of house on the main level and access to the lower and upper levels are limited to stairways.

Proposed work includes construction of an exterior addition and installation of a three-stop machine roomless traction elevator. Location of the new elevator has been carefully analyzed to provide the best possible access to three different floor levels while minimizing impact to the existing square footage. This new location will provide a back of house entry vestibule as well as the much-needed ADA access to the upper classroom. In addition, a new accessible concrete walk will be constructed from the street right of way to the new entry and elevator.

Castellaw Kom Architects, Lewiston, is the project architect. The estimated construction cost is \$1,146,334 (\$590/SF). Construction budget is \$1,200,000. The bid and award of the project is contingent upon full funding and the project will not go to bid until funding is achieved at the beginning of FY25. Construction is anticipated to begin August 2024 and be completed August 2025.

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. 23255. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 23602</u>	2023	HB779:2A01	\$ 120,000
Reseal Parking Lot	2023	HB779:2B04	<u>100,000</u>
Lewiston Veterans Home			\$ 220,000
Idaho Division of Veterans Services (IDVS)			
Lewiston, Idaho			

Previous Minutes: 08-01-23

DPW Project Manager: Gary Groff

The scope of work includes minor asphalt repairs and pavement patches, crack sealing of the parking lots, and seal coating of the parking lots. A review of the parking lot shows considerable cracks and exposed rocks. If the cracks are not corrected, they will expand further with a possible total replacement needed.

Parametrix, Coeur D' Alene designed the project. The construction budget was \$83,000 and was increased to \$174,000. The project was bid on February 29, 2024, and we received two proposals. The low responsive bid was submitted by Rocky Mountain Coating, Coeur d'Alene, with a base bid of \$14,955 for cleaning and sealing parking lot asphalt cracks. Alternate #1 was \$48,745.00 for cleaning and sealing half of the parking lot along with ADA spaces and Alternate #2 was \$29,500 for cleaning and sealing the remaining half of parking lot. The base bid and both Alternates were awarded for a total of \$93,200 with an NTP issued on April 22, 2024.

THIS MATERIAL FOR DPW 23602 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

NEW BUSINESS

Mr. Miller presented the Tentative Agenda Southeast Idaho Tour and the FY26 Agency Project Request Memo to Agencies to add deferred maintenance projects category.

ADJOURNMENT

The January 2, 2024 PBFAC Meeting adjourned at 3:08 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist