PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, March 1, 2022

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

The March 1, 2022 meeting was called to order by Chair Dee Jameson at 3:28 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. Dee Jameson, Chair Ms. Cindy Bateman Mr. Dale Reynolds

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 (Virtual)
- 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
- Mr. Martin Santoyo, Project Manager, Division of Public Works
- Ms. Lindsay Erb, 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 1, 2022 MEETING MINUTES

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE THE MINUTES FROM FEBRUARY 1, 2022, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

| DPW Project No. 21514D | | Agency | \$34,993.27 |
|---------------------------------|------|------------|-------------|
| Replace RTU's Forensics Lab, D1 | 2021 | HB225:2A01 | 55,000.00 |
| Idaho State Police (ISP) | | | \$89,993.27 |
| Coeur d'Alene, Idaho | | | |

Idaho State Police requests delegation of a project to remove three existing RTU's servicing the forensics lab in Coeur d'Alene. The work includes the removal and disposal

of the existing units, prepping roof curbs for new installation, and purchasing of equipment, installation, and warranty requirements.

The estimated total project cost is \$55,000. It is anticipated that the project will have a construction start date of March 2022 and will be substantially completed by July 2022.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE DELEGATION, APPROVE FINAL PLANS AND SPECIFICATIONS, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21514D. Council passed the motion.

<u>DPW Project No. 22209D</u> Raptor Research Center Boise State University (BSU) Boise, Idaho Agency \$149,500

Boise State University requests delegation of a project to refresh the Raptor Research Center. The US Geological Survey (USGS) has leased approximately 8,500 SF of space in the Raptor Research Center for the past 20 years. Following the USGS move-out a refresh of the space is needed. The work will include minor repairs, flooring, painting, window coverings, signage, door hardware and security, and new data equipment and cabling.

The estimated total project cost is \$149,500. It is anticipated that the project will be substantially completed by Fall 2022.

Council discussed the project's scope of work.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE DELEGATION, APPROVE FINAL PLANS AND SPECIFICATIONS, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22209D. Council passed the motion.

MID-RANGE REVIEWS

| DPW Project No. 19384 | 2018 | HB691:2A01 | \$ 87,000 |
|--|-------------|-------------|-----------|
| Upgrade Storage Building | 2019 | SB1198:2A01 | 90,000 |
| State Hospital North (SHN) | <u>2021</u> | HB225:2A01 | 272,000 |
| Department of Health and Welfare (DHW) | | | \$449,000 |
| Orofino, Idaho | | | |

Previous Minutes: 05-04-21

Mr. Miller introduced Mr. Marshall Mangum, Mangum Construction, Clarkston, WA (Virtual). Mr. Mangum shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The Department of Health and Welfare is planning to remodel an existing storage building (approximately 5,000 S.F.) at the State Hospital North campus in Orofino. The existing building has concrete walls, dirt floors and a frame roof that is in disrepair. This project will remove and replace the upper portion of framed walls and roof. A concrete slab will be poured, but no HVAC or finished interior space will be provided at this time due to budget restrictions. It is anticipated that a future project will incorporate offices and conditioned space to the building.

Design-Build professionals, Mangum Construction, Clarkston, WA has designed the project and provided a base construction estimate of \$335,250 and the construction budget is \$355,000.

Council discussed the warranty of the roof and site drainage.

MOTION: MR. D. REYNOLDS 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. 19384. Council passed the motion.

2021 HB322:5A01 \$486,777

<u>DPW Project No. 21133</u> Campus Site Improvements College of Eastern Idaho (CEI) Idaho Falls, Idaho

Mr. Miller introduced Mr. Paul Scoresby, S&A Engineers, Idaho Falls, ID (Virtual). Mr. Scoresby shared plans and presented the project.

DPW Project Manager: Martin Santoyo

Sidewalks throughout the CEI campus are damaged due to weathering and "wear and tear"; and many pedestrian curb ramps do not comply with current ADA accessibility requirements.

The design team surveyed the campus and identified the areas that need to be repaired, as well as the curb ramps that require ADA adjustments. There are also a small amount of curb and gutter that is identified for replacement.

Regional Civil Engineer S&A Engineering, Idaho Falls, has designed the project. The firm's construction cost estimate is \$344,249; and the project construction budget is \$390,000.

MOTION: MS. BATEMAN 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. 21133. Council passed the motion.

<u>DPW Project No. 21195</u> Renovations, 1st Floor Albertsons Library Boise State University (BSU) Boise, Idaho 2021 HB569:2A01 \$250,000

Mr. Miller introduced Mr. Keith Tasker, Hutchison-Smith Architects, Boise, ID. Mr. Tasker shared plans and presented the project.

DPW Project Manager: Brian Boyd

This project is focused on renovating Boise States University's Albertsons Library 1st Floor due to its outdated workflow, intimidating nature, and restrictive space. The existing Entrance and Reserved Area do not allow for the patrons to easily access the rest of the library or the required resources. This space has been referred to as a "gauntlet of people that block access to the study space and printing stations".

Scope of work includes redesigning the entrance to allow for flex space as future needs evolve. A Meeting Room, Storage Room, Fire Cabinet, and Reserves Room will be provided to facilitate the changes in the staff requirements and evolution of how the library is being used. The newly created Reserved Circulation space will provide flex space as well as a single service point, making the area less confusing. Mechanical and electrical upgrades will be included as well as updated finishes that meet campus standards.

HSA Architects, Boise is the project architect for this project and has provided construction cost estimate is \$197,208. The project construction budget is \$210,000.

MOTION: MR. D. REYNOLDS 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. 21195. Council passed the motion.

Mr. Miller stated that DPW Project No. 21658 will not be presented at this day's meeting.

<u>DPW Project No. 21721</u> Perimeter Fence Juvenile Corrections Center St. Anthony (JCCS) Department of Juvenile Corrections (DJC) St Anthony, Idaho

Mr. Miller introduced Mr. Paul Scoresby, S&A Engineers, PC, Pocatello, ID (Virtual). Mr. Scoresby shared plans and presented the project.

DPW Project Manager: Gary Groff

This project will extend the Perimeter Security Fence to enclose an additional 1,852 lineal feet on the JCCS campus. The fence line work also includes a 20-foot access gate, a new barbed wire fence along the outside perimeter for livestock and a concrete mow strip. The current existing fence is only on the northern perimeter. The remaining fence line is about 2,845 lineal feet which will be a future project (includes alternates).

S&A Engineers, PC, Pocatello, have designed the project. The firm's construction cost estimate for a base bid is \$273,311 with a construction budget of \$283,000. The bid documents also include two alternates: Alternate 1 for 202 lineal feet and Alternate 2 for 334 lineal feet of additional fence. The 95% Construction Documents have been submitted and are under review by DPW and DJC. Construction is anticipated to start in Spring 2023.

Council discussed the need for a barbed wire fence along the outside perimeter for livestock.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21721. Council passed the motion.

PRELIMINARY REVIEWS

| DPW Project No. 21336 | | Agency | \$1,205,000 |
|-------------------------------------|-------------|------------|-------------|
| Idaho Youth Challenge Academy Dorms | <u>2021</u> | HB225:2B04 | 7,417,500 |
| Division of Military (MIL) | | | \$8,622,500 |
| Pierce, Idaho | | | |

Previous Minutes: 10-05-21

Mr. Miller introduced Mr. Larry Kom, CKA Architects, Lewiston, ID. Mr. Kom shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The scope of this project is to design for construction a permanent three-story dormitory facility to accommodate up to 180 cadets (3 pods of 60 cadets) that will replace the current temporary modular barracks at the Idaho Youth Challenge Academy located in Pierce, Idaho. The new facility will include sleeping quarters, office and interview rooms, activity areas, and supporting ancillary spaces.

CKA Architects, Lewiston is designing the project. The project construction budget is \$7,120,000. The firm's construction cost estimate is currently \$7,718,366, including \$250,000 in design contingency due to the preliminary nature of the budget.

Several alternates are being considered and will be incorporated into the final construction documents as necessary to reconcile the budget prior to going out to bid.

Council discussed elevator accessibility, funds, and exterior exit stairs.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 21336. Council passed the motion.

2021 HB225:2A01 \$510,370

DPW Project No. 21675 Replace Chillers Physical Science Building Idaho State University (ISU) Pocatello, Idaho

Mr. Miller introduced Mr. Mike Jones, SEEDIdaho PC, Boise, ID. Mr. Jones shared plans and presented the project.

DPW Project Manager: Gary Groff

The chillers at the Physical Science Building on the ISU Pocatello Campus have reached the end of their useful life. Issues with the chillers, their valves, controls, and chiller pumps continue to cause cooling problems. The scope of work is to replace the two chillers, pumps, controls, and 3-way valves.

SEEDIdaho PC, Boise, is designing the project. The construction budget is \$428,000 with a current construction estimate of \$594,300. DPW and ISU are working on a method to provide the additional funding in the amount of \$189,000. The project also includes two alternates: Alternate 1 to add new 3-Way valves and alternate 2 to upgrade chillers to more efficient units. The 100% Design Development Documents have been reviewed by DPW.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 21675. Council passed the motion.

DPW Project No. 22223 Expand Dean Suite College of Pharmacy (COP) Idaho State University (ISU) Meridian, Idaho 2021 HB225:2A01 \$ 100,989 2021 SB1172:A201 957,401 \$1,058,390

Previous Minutes: 09-07-21

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

DPW Project Manager: Lindsay Erb

This project will provide a build out of unfinished space, Room 749, which has been reserved for a Dean Suite of offices and workspaces for the College of Pharmacy (COP) at the Idaho State University Meridian Campus. This project will relocate COP Associate Dean of Academic Affairs, Director of Experiential Education, Director of Assessment, and the Director of Clinical Psychopharmacology Program into the new space. This will free up existing offices allowing the existing Dean's Suite to be remodeled into much needed additional faculty and graduate student / post-doc space.

Hummel Architects, Boise is the project architect designing the project and has provided a cost estimate is \$698,350 which is within the project construction budget of \$805,000. The project has just completed design development and is preparing to move into construction documents.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22223. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 22198</u> Taylor Hall Stairs Boise State University (BSU) Boise, Idaho Agency \$890,000

Previous Minutes: 12-07-21

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

DPW Project Manager: Margie Kennedy

This project is to address deficiencies identified with the Taylor Hall Student Dormitory stairs. In 2019 a structural evaluation was undertaken which determined that the stairs were failing structurally as well as intumescent paint deterioration.

More specifically the scope will include the replacement of the metal pans at the concrete stair landings which have rusted through, along with some stair tread replacement. Repairs of the intumescent paint failure at the support beams of the exterior walkways as well as spalling at the concrete columns will be restored. Further investigation of the structure at the exterior walkway will decide if additional repairs are needed.

Hummel Architects, Boise, has designed the project with a base bid of \$470,000. The budget for the construction cost for the project is \$735,000.

MOTION: MS. BATEMAN 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. 22198. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 18257</u> Center for Agriculture Food and the Environment (CAFÉ) College of Agriculture and Life Science (CALS) University of Idaho (UI) Rupert, Idaho 2017 11942B08 \$10,000,000 Anticipated Agency 15,000,000 \$25,000,000

Previous Minutes: 05-05-20, 01-04-22

DPW Project Manager: Elaine Hill

The Idaho Center for Agriculture, Food and the Environment (CAFE) will be the largest and most advanced Research Dairy. It will be located on approximately 640 acres near Rupert, Idaho and have a milking herd of 800-2,000 cows. Research priorities will focus on resource management issues such as:

- Efficient water use
- Water, soil, and air quality
- Nutrient management

• Manure management, including recycling and reuse, bio-refining, anaerobic digestion, energy production

The construction of the Research Dairy will occur in two phases. Phase 1, this approval request, will construct the milking parlor and will include cut/fill earthwork activities. The Phase 2 will include the calving barn, manure management facilities, feed center, corrals, and the office building.

Keller Associates is the project engineer; and McAlvain, Boise, is the Construction Manager / General Contractor (CM/GC) for the project. The construction cost estimate for Phase 1 is \$8,000,000 and falls within the Phase 1 construction budget. The University is currently raising funds for Phase 2.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 18257. Council passed the motion.

<u>DPW Project No. 21272</u> Idaho Center for Plant and Soil Health University of Idaho (UI) Parma, Idaho Agency \$6,500,000 2021 HB225:2A01 3,000,000 \$9,500,000

Previous Minutes: 09-07-21

DPW Project Manager: Lindsay Erb

This project will create the new Idaho Center for Plant and Soil Health located on the Parma Research and Extension Campus in Parma, Idaho. The Parma R & E Campus serves the University of Idaho as a central hub for research, teaching, and outreach conducted by the U of I College of Agricultural and Life Sciences (CALS) in the Treasure Valley and was established in 1922. The new building will replace outdated existing facilities that were constructed over 50 years ago and were never envisioned to be permanent laboratory spaces. The new modernized facility will equip the faculty to identify and address grower concerns and issues facing industry, provide an opportunity to increase research space and create an environment to better recruit and retain world-class faculty who will preserve the strength of the research conducted at the Center.

The Idaho Center for Plant and Soil Health will be a single-level, 9,600 square foot building and will provide upgraded laboratory spaces for current research activities as well as provide for new research which has been a critical goal for the project. The new building will contain dedicated laboratory space for research related to nematology, pomology, plant pathology, microbiology, and hops quality. There will be a shared lab to accommodate research for future faculty and disciplines, potentially including water and irrigation, pollination, weed and crop sciences. The new building will be located in close proximity to the primary entrance of the campus and arrival point which will allow for branding identity and positive first impression for the University, industry growers, research faculty, students and visitors.

The Design team consists of Anderson Mason Dale Architects of Denver, Colorado and Castellaw Kom Architects of Lewiston, Idaho for the project. The project will be delivered as a traditional design, bid, build with construction anticipated to start in the spring of 2022. The design team's opinion of cost for base bid is \$6,643,046 and the project construction budget is \$7,017,900. Three alternates have been identified that will be bid out with the project. An initial phase to demo a residence on the property will be delivered via a service contract to prepare the site for construction to start this spring. The State Board of Regents met on February 16, 2022, and approved the additional funding for this project.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21272. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 18460</u> Heat Pump Replacement Canyon County Center College of Western Idaho (CWI) Nampa, Idaho 2017 SB1194:2A01 \$450,000 2021 HB225:2A01 290,000 \$740,000

Previous Minutes: 03-05-19

DPW Project Manager: Elaine Hill

This project replaced 31 heat pumps in the Canyon County Center that were past their service life. DPW Project No. 21462 scope of work and associated funding of \$290,000 was combined into DPW Project No. 18460. This work includes an update to the DDC controls and replacement of the heat pump and air handler unit within the same building.

The total project budget has been increased with supplementary FY21 funds of \$290,000 for a total project budget of \$740,000.

THE MATERIAL FOR DPW PROJECT NO. 18460 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 20607</u> Modernize West Wing Elevators Veterans Home – Boise (VETB) Idaho Division of Veterans Services (IDVS) Boise, Idaho Agency \$551,000 2021-HB225A01 <u>176,000</u> \$727,000

Previous Minutes: 08-04-20

DPW Project Manager: Elaine Hill

This project consists of the modernization of three existing hydraulic passenger elevators that provide access between the First, Main and Second Floors of the West Wing of the Idaho State Veterans Home Boise. The heavily used elevators connect the veteran's rooms of the split level First or Second Floors to the Main Floor for dining, activities rooms and the cantina.

Regional Architects Hutchison Smith Architects, Boise, designed the project. The original total project budget was \$375,000, with a construction budget of \$245,000. The project was bid on February 11, 2021, and three bids were received. The low responsive bid was \$482,475 from EKC Construction, Boise. In order to proceed with the project, IDVS provided an additional \$176,000 of funding with a matching supplementary FY21 funds of \$176,000 for a total project budget of \$727,000.

THE MATERIAL FOR DPW PROJECT NO. 20607 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

Request for Lease Term Over Five Years

Agency:Idaho State Liquor DivisionLessor:Mountain West Commercial Real EstateAddress:1519 Washington Street North, Twin FallsSq. Ft.:3,500Cost/Sq. Ft. (1st Yr.):\$28.00Cost/Yr.:\$98,000Lease Type:NNNSpaceLease Term:10 Years

Cost/Sq. Ft. (Effective): \$32.10 Escalations: 3.00% per year Space Type: Retail Total Contract Value: \$1,123,460 Cost Ratio*: 0.66

Comments: As a result of the December 2021 RFP, the State Liquor Division desires to move its current store #214 located at 1239 Pole Line Road in Twin Falls to this newly built 1519 Washington Street location. The property is located in the City's NW high-growth residential and retail area. This location provides easier access, increased parking, and neighboring anchor stores such as Walmart, WinCo, and Costco. This location allows the liquor store to expand up to 4,965 square feet.

In consideration of a 10-year lease, the lessor will perform interior and exterior improvements to include a turn-key finish per the Division's standards.

Council discussed the effective cost per square foot.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE A 10-YEAR LEASE TERM FOR THE IDAHO STATE LIQUOR DIVISION AT 1519 WASHINGTON STREET NORTH IN TWIN FALLS IDAHO. Council passed the motion.

OLD BUSINESS

New Starbucks, Oboler Library Idaho State University Pocatello, Idaho Non-State Funds \$2,065,544

Previous Minutes: 01-04-22, 02-01-22

Mr. Miller commented on this project's previous funds presented as donations to Idaho State University; however, these donations were made to the Foundation.

Mr. Miller introduced President Kevin Satterlee and Mr. Brian Sagendorf, Vice President of Operations, Idaho State University, Pocatello, ID. President Satterlee and Mr. Sagendorf shared plans and presented the project.

Idaho State University requests approval for a non-state entity funded project to renovate 2,200 SF of the student lounge space inside the Eli Oboler Library. This is the first phase of a two-phase effort to make significant improvements to a highly utilized student academic support function.

The scope of work for the first phase includes renovation of the first-floor common space to include a Starbucks Coffee Center, associated student lounge space and new first floor library entry. The lounge/entry space is integral to the Starbucks and is intended to be completed simultaneously. However, the lounge space will be able to remain accessible to students during periods when the Starbucks Coffee Center is closed.

Council stated their appreciation to President Satterlee and Mr. Sagendorf for the added clarification regarding this non-state entity funded project.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECT TO RENOVATE STUDENT LOUNGE TO A STARBUCKS IN THE OBOLER LIBRARY AT IDAHO STATE UNIVERSITY. Council passed the motion.

NEW BUSINESS

PROPOSED POLICY REGARDING CHALLENGES

Mr. Miller presented proposed policy regarding challenges.

Council discussed the review and feedback process regarding the proposed policy.

TENTATIVE AGENDA PBFAC Southwest Idaho Tour

Mr. Miller presented the tentative agenda for the PBFAC Southwest Idaho Tour.

Council discussed the tentative agenda.

ADJOURNMENT

The March 1, 2022 PBFAC Meeting adjourned at 3:28 PM.

Mr. Dee Jameson, Chair

Ms. Nicole Hanson, Business Operations Specialist