

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, April 5, 2022

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

The April 5, 2022 meeting was called to order by Chair Dee Jameson 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. Dee Jameson, Chair
Ms. Cindy Bateman
Mr. Dale Reynolds
Senator Steven Vick (Virtual)

Department of Administration and Division of Public Works Staff Present:

Mr. Keith Reynolds, 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
Mr. Reid Harrell, Field Representative, 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
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)
Mr. Gary Groff, Project Manager, Division of Public Works (Virtual)
Ms. Jessica Rodriguez, Project Manager, Division of Public Works
Ms. Lindsay Erb, 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

NEW STAFF INTRODUCTIONS

Mr. Miller introduced new DPW staff: Daniel Thacker, Jessica Rodriguez, and Nicole Cecil.

APPROVAL OF MARCH 1, 2022 MEETING MINUTES

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

EMERGENCY CONTRACTING AUTHORIZATIONS

ECA 2203

Joint Commission Requirements
State Hospital West (SHW)
Department of Health and Welfare (DHW)
Nampa, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to meet the safety requirements for accreditation as outlined by The Joint Commission and Centers for Medicare and Medicaid Services.

Under its current configuration, the nursing station at State Hospital West (SHW) is vulnerable and a potentially unsafe area for both patients and staff. Within the next six months, SHW will need to enclose the nursing station and add secured doors. Additionally, the safe room requires modifications to make it anti-ligature compliant and the patient showers require modifications to prevent water from flowing over the bathroom floor.

These safety concerns must be resolved prior to SHW seeking Joint Commission accreditation by late summer or early fall 2022. If SHW cannot obtain accreditation by the end of the first quarter of FY23 we will realize a loss of \$675,000 in receipt authority, reflecting an imminent loss of significant state resources. However, if the projects can be completed by August or September, SHW could be accredited and billing for Medicaid services can begin October 2022 through the remainder of the year.

THE MATERIAL FOR ECA 2203 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DESIGN-BUILD REVIEWS

<u>DPW Project No. 21069</u>	2021	HB569:2A01	\$255,000
Upgrade Camera System, PREA	2021	HB225:2A01	215,000
Pocatello Women's Correctional Center (PWCC)			\$470,000
Idaho Department of Correction (IDOC)			
Pocatello, Idaho			

Previous Minutes: 04-06-21

Mr. Miller introduced Mr. Chris Kelly, APEX Integrated Security Solutions, Boise, Idaho. Mr. Kelly shared plans and presented the project.

DPW Project Manager: Brian Boyd

The PWCC's current camera system is an outdated analog system with very little recording capability. IDOC is trying to standardize camera systems to POE with digital cameras. This standard will allow for 30 days recording, which can be made available for investigations. This new standard has proven to be safer for the correctional officers as well as the inmates.

The scope of work will include engineering and construction services for upgrading the video surveillance systems at the PWCC facility for PREA compliance and general security concerns, including design engineering; installation of additional and replacement camera equipment to eliminate "blind spots"; required software, recording devices; all required hardware, wiring, and electrical improvements.

APEX Integrated Security Solutions, Boise, is the Design-Builder for the project. The firm's construction cost estimate for the work is \$418,761.69; and the project construction budget is \$419,000.

MOTION: MR. D. REYNOLDS 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. 21069. Council passed the motion.

<u>DPW Project No. 21273</u>	Agency	\$250,000
Seedling Production Greenhouses	<u>2021 HB225:2A01</u>	<u>700,000</u>
University of Idaho (UI)		\$950,000
Moscow, Idaho		

Previous Minutes: 11-04-21

Mr. Miller introduced Mr. Greg Castellaw, Castellaw Kom Architects, Lewiston, Idaho. Mr. Castellaw shared plans and presented the project.

DPW Project Manager: Elaine Hill

This project is using a Design-Build delivery method to design and construct a new seedling greenhouse for the Pitkin Nursery located on the University of Idaho Campus in Moscow, Idaho. The Pitkin Nursery grows 500,000 seedlings each year for reforestation, windbreaks, wildlife habitat and Christmas tree production while providing hands-on training in commercial production and research to meet the planting needs of Idahoans and the University of Idaho Experimental Forest. This project will provide new modern greenhouse technology that will enhance student education, expand training to private and agency nursery professionals, maintain industry-relevant research, and meet growing demand for seedlings in Idaho.

The basis-of-design system being considered is the semi-automatic Cravo “A-Frame” Retractable Roof Greenhouse. This system will allow the University to open and close the roof system at will to take advantage of natural desired weather conditions while providing protection when inclement weather approaches. The current design will install (2) two gutter-connected greenhouses with a master plan to add (4) four additional greenhouses in the future. Work will consist of a new gravel or concrete pad, asphalt access path, new greenhouses and controls, heating, irrigation, and grow light systems, and connection to existing utilities.

The Design Build Team consists of Quality Contractors of Deary, Idaho and Castellaw Kom Architects of Lewiston, Idaho. The contractor has provided a Schematic Design cost estimate identifying a base bid cost of \$788,500 with an additional \$300,000 of possible alternates to be considered as the project moves further through design.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 21273. Council passed the motion.

<u>DPW Project No. 21380</u>	2021	HB569:2A01	\$285,000
Kitchen Upgrades	<u>2021</u>	<u>HB225:2A01</u>	<u>202,000</u>
State Hospital North (SHN)			\$487,000
Department of Health and Welfare (DHW)			
Orofino, Idaho			

Previous Minutes: 07-06-21

Mr. Miller introduced Mr. Marc French, RM Mechanical, Boise, Idaho. Mr. French shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The scope of this project is to design and replace the kitchen hood and walk-in cooler and walk-in freezer at State Hospital North. The following equipment, related to the hood, will also be replaced: the hood exhaust system; the roof top make-up air; the Utility Distribution System, “U.D.S.”, the fire suppression system, etc. The new walk-in cooler and walk-in freezer will need to be the same sizes as the existing units. The current equipment is no longer code compliant and has several mechanical and electrical deficiencies.

The project will be phased in two parts. First, the acquisition of equipment. Second, on-site installation of the new equipment. It is critical that the construction time, on-site, is minimized so the kitchen can remain in service as long as possible. It is anticipated that construction time will be limited to one month.

The design-build team RM Mechanical and DC Engineering, Boise, have designed the project and several alternates to be completed if funding permits. The construction budget is \$400,000 and the estimate for the base work is \$394,000.

Council discussed the funds available for the hood replacement.

MOTION: MR. D. REYNOLDS 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. 21380. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 20604</u>	2019	SB1198:2A01	\$208,750
Replace/Install Parking Lot Drains	2021	HB225:2A01	195,000
Pocatello Veterans Home (VET-P)			\$403,750
Idaho Division of Veterans Services (IDVS)			
Pocatello, Idaho			

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

DPW Project Manager: Gary Groff

New and additional parking lot drains are needed for the Pocatello Veterans Home in the Northeast Parking Lot. Water stands in low areas and employees and visitors have experienced slips and falls on the ice during inclement weather. The parking lot also has several low spots and cracks where water puddles and several areas also exhibit subgrade failure. The NE Lot needs to be rebuilt with different grades to provide for better drainage.

Keller & Associates of Pocatello is designing the project. The construction budget is \$322,000 with a current construction Base Bid Construction Estimate of \$321,500. The 50% Construction Documents have been submitted and are currently under review by DPW and IDVS.

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. 20604. Council passed the motion.

DPW Project No. 21174
Replace Carpet
Molstead Library
Northern Idaho College (NIC)
Coeur d'Alene, Idaho

2021 HB225:2A01 \$333,000

Mr. Miller introduced Ms. Sydnee Weersing, Division of Public Works, Sandpoint, Idaho (Virtual). Ms. Weersing shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

This project will replace approximately 39,000 S.F. of flooring in NIC's Molstead Library Building, located in Coeur d'Alene. The scope of work includes the removal and replacement of existing carpet and LVT on the first and second floor of the building. The work will be performed by a Department of Administration Flooring Service Contractor. Flooring is being selected by the Agency.

The construction base cost estimate is \$307,000; and the project construction budget is \$307,000. Because the project budget is not enough to replace all the flooring on the first and second level, we have prioritized several spaces as bid alternates to discuss with the flooring service contractor.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE DPW PROJECT NO. 21174 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 21211
Upgrades, Data Center, MEC
Boise State University (BSU)
Boise, Idaho

2021 HB225:2A01 \$325,000

Mr. Miller introduced Mr. Kurt Lechtenberg, Musgrove Engineering, Boise, Idaho. Mr. Lechtenberg shared plans and presented the project.

DPW Project Manager: Brian Boyd

Boise State University Office of Information Technology needs to bring the MEC 204 room up to data center specifications to protect critical network and systems assets located in the room. This includes improvements to power, cooling, backup power. To prepare the MEC 204 data center for expansion, the two existing large cooling units will be added to the generator and will provide cooling throughout a power interruption. Additionally, the additional equipment in the data center will require an upgraded backup battery power supply (UPS).

This is a continuation of a previous project involving the replacement of an existing generator with a larger generator. This project will provide and install infrastructure to support additional equipment in the existing data room. This is to include connection to the recently installed standby generator including the installation of all conduit and conductors and an automatic transfer switch. A new generator distribution panel will be installed and be used to feed a new uninterruptable power supply. The existing cooling units feeding the space will be rewired to run on generator power.

Regional Engineer Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimate for the work is \$109,000; and the project construction budget is \$271,000.

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. 21211. Council passed the motion.

<u>DPW Project No. 21264</u> Hazardous Materials Storage Bldg. Boiler Room Addition University of Idaho (UI) Moscow, Idaho	2021 HB225:2A01 \$275,000
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Mr. Miller introduced Mr. Rob Sawyer, Covenant Engineering, Lewiston, Idaho. Mr. Sawyer shared plans and presented the project.

DPW Project Manager: Elaine Hill

The scope of work for this project includes a 160 square foot addition to the existing Hazardous Materials Storage Building. The addition will include a concrete foundation, CMU block walls and steel trusses with a standing seam roof located on the southwest corner of the building where the existing construction does not include explosion relief panels.

Housed within the addition will be a new electric boiler, hot water circulation pump, expansion tank, air separator and glycol feeder. This new hydronic hot water system will replace the existing hydronic hot water system whose boiler has failed. The building addition is necessary due to space limitations in the existing boiler closet.

Regional Engineer Covenant Engineering from Lewiston is designing the project. The firm's construction cost estimate is \$199,000 which falls within the construction budget of \$214,000.

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. 21264. Council passed the motion.

<u>DPW Project No. 21265</u> Emergency Shutoffs Renfrew Hall University of Idaho (UI) Moscow, Idaho	2021	HB225:2A01	\$313,500
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Mr. Miller introduced Mr. Rob Sawyer, Covenant Engineering, Lewiston, Idaho. Mr. Sawyer shared plans and presented the project.

DPW Project Manager: Gary Groff

The scope of work for this project includes providing and installing approximately ninety-seven (97) emergency natural gas shutoff valves in teaching and research lab spaces in the University's chemistry building, Renfrew Hall (Bldg 047). Travelers, the University's insurance company, recommended installation of such valves to meet the requirements of NFPA 45 10.2.3.4.

The project is divided into a base bid and one (1) add alternate. The base bid includes the valves and a simple on/off pushbutton to activate the valves. The add alternate adds the electrical hardware necessary to allow the pushbutton to permanently lock out the shutoff valve until maintenance personnel reset it from an inaccessible location.

Regional Engineer Covenant Engineering from Lewiston has designed the project. The firm's construction cost estimate is \$201,000 for the base bid and \$95,000 for the add alternate; and the project construction budget is \$260,000.

Council discussed the installation of manual and electric valves.

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. 21265. Council passed the motion.

<u>DPW Project No. 21266</u> Install Fire Suppression System, Library University of Idaho (UI) Moscow, Idaho	2021	HB225:2A01	\$250,000
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Mr. Miller introduced Mr. Rob Sawyer, Covenant Engineering, Lewiston, Idaho. Mr. Sawyer shared plans and presented the project.

DPW Project Manager: Elaine Hill

The scope of work for this project includes providing and installing a new clean agent fire suppression system for the University of Idaho's Network Operations Center (NOC) located in rooms 004A and 004B of the library's basement. Room 004A contains the NOC and Room 004B contains a backup battery array.

Regional Engineer Covenant Engineering from Lewiston designed the project. The firm's construction cost estimate falls with 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. 21266. Council passed the motion.

DPW Project No. 21464	2021	HB225:2A01	\$275,000
Diesel Lab HVAC Modifications			
Nampa Micron Education Center (NMEC)			
College of Western Idaho (CWI)			
Nampa, Idaho			

Mr. Miller introduced Mr. Bill Carter, Musgrove Engineers, Boise, Idaho. Mr. Carter shared plans and presented the project.

DPW Project Manager: Lindsay Erb

The Nampa Micron Education Center in Nampa, Idaho houses the colleges Automotive and Heavy-Duty Truck Technology programs. The existing exhaust system is failing and needs to be replaced and upgraded. This project will remove the existing exhaust rail system in the Diesel Truck Lab and install new point of use exhaust fans and new make-up air units as a base bid. As an add alternate, the documents will also provide the same for the Heavy Equipment Lab. Both temperature and occupancy controls will be adjusted as part of this project for occupant safety and comfort.

Musgrove Engineers, Boise was retained by CWI direct and has designed the project. The firm's construction cost estimate is \$500,000.00. It is anticipated that CWI will contribute agency funds to cover the cost of the bid. The DPW project budget is \$550,000. \$275,000 will come from agency funds with another \$275,000 coming from DPW.

Council discussed the funds available for the add alternate.

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. 21464. Council passed the motion.

DPW Project No. 21658
Remodel Cosmetology Classroom
RFC Complex
Idaho State University (ISU)
Pocatello, Idaho

2021 HB225:A201 \$197,500

Previous Minutes: 03-01-22

Mr. Miller introduced Mr. Scott Lloyd, JHS Architects, Pocatello, Idaho (Virtual). Mr. Lloyd shared plans and presented the project.

DPW Project Manager: Lindsay Erb

The scope of work includes upgrades to the Cosmetology Department Instructional area located on the main floor of the RFC Complex on the Pocatello, Idaho State University campus. Phase 1 was completed in 2020 and consisted of a finish upgrade only to a portion of the space. This project is Phase 2 and will continue the much-needed finish upgrade in the freshman institution area (room 126) and a reconfigured entrance off an existing hallway that will require the demolition of existing offices. A reconfiguration of the existing entrance will allow for the (3) displaced offices with the addition of 1 more office for a total of (5) faculty offices. There are two (2) add alternates for the project that will include a finish upgrade in room 116 which serves as the nail tech training room (Alternate #1) as well as an additional (5) hair washing sinks in Classroom 126 (Alternate #2).

Regional Architect JHS Architects, Pocatello, has designed the project. The firm's construction cost estimate for the base bid is \$161,200.00. The DPW project construction budget is \$165,000.00.

Council discussed the total square footage of project.

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. 21658. Council passed the motion.

DPW Project No. 22301
Power and Data Upgrades, IAB
Department of Labor (LABOR)
Boise, Idaho

Agency \$181,235

Mr. Barry Miller, Division of Public Works, Boise, Idaho shared plans and presented the project.

DPW Project Manager: Elaine Hill

As a result of increased workforce working remotely, the Department of Labor can move a division currently in leased space into their owned facility on Main Street. Additional power and data outlets are required on the eastern half of the second floor for this to happen. The Department of Labor awarded a service contract to Quality Electric to provide the necessary power and data connections for this added work. DPW has reviewed the situation and determined that plans were completed by a design professional and were reviewed and approved by DBS. The contract awarded was to a DPW service contractor that was previously bid and awarded.

The awarded contract of \$181,235 exceeded the statutory limit for delegation of a project. DPW will provide oversight for the remainder of the project. HSA Architects is the regional design professional and Quality Electric was awarded the service contract. Work is to be completed in April for the division to move into the new space prior to the current lease expiration at the end of April.

Council discussed DPW's future involvement in the project and the use of the service contractor.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE THE CONTINUED USE OF THE AWARDED CONTRACT FOR DPW PROJECT NO. 22301. Council passed the motion.

FINAL REVIEWS

DPW Project No. 22223
Expand Dean Suite
College of Pharmacy (COP)
Idaho State University (ISU)
Meridian, Idaho

2021	HB225:2A01	\$ 100,989
2022	<u>SB1172:A201</u>	<u>957,401</u>
		\$1,058,390

Previous Minutes: 09-07-21, 03-01-22

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.

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. 22223. Council passed the motion.

<u>DPW Project No. 22250</u> Envelope Repairs Administration Building University of Idaho (UI) Moscow, Idaho	2022	SB1172:2A01	\$643,500
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Previous Minutes: 09-08-21, 02-01-22

DPW Project Manager: Elaine Hill

This project is part of the ongoing envelope upgrades at the 1909 Administration Building on the University of Idaho Campus. Upgrades include exterior masonry and concrete restoration and repair, life safety upgrades, and selective roofing replacement. In addition, the scope of work includes ADA upgrades to the Southwest building entrance, and the replacement of roofing material and roof repair at the north wing of the building.

CSHQA Architects is the project architect. Their construction cost estimate is \$522,500; and the project construction budget is \$540,000.

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. 22250. Council passed the motion.

STUDIES

DPW Project No. 21382 2021 HB225:2A01 \$55,000
Maintenance Bldg Feasibility Study
State Hospital North (SHN)
Department of Health and Welfare (DHW)
Orofino, Idaho

Mr. Miller introduced Mr. Rick Steward, Pivot North Architects, Boise, Idaho. Mr. Steward shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

Under its regional design agreement with DPW, Pivot North Architects has provided a feasibility study for the Department of Health and Welfare to evaluate options for a new maintenance building at the Orofino campus. In a comprehensive effort, new construction was evaluated against renovation opportunities. The current building has a substantial amount of deferred maintenance needed to the mechanical and electrical systems. The current layout of the interior is inefficient and worn out. Additionally, the staff is hoping to incorporate more administrative office space in the new build.

This feasibility study provided confirmation, analysis, and recommendations for the future facility. The areas covered include project background and discussion of programmatic needs, validation of space requirements, safety and security characteristics, exploration of facility options, costs and ultimately recommendations to inform future capital funding requests.

Although, new construction was compelling the construction cost were almost 60% more than remodeling the existing building. Therefore, consistent with the findings of this study, it is recommended that the existing building be remodeled.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE PRELIMINARY PLANNING STUDY FOR DPW PROJECT NO. 21382. Council passed the motion.

DPW Project No. 22400 2022 SB1172:A201 \$85,000
Study, Expansion of PTF / New Materials
Mgmt Warehouse
State Hospital South (SHS)
Department of Health and Welfare (DHW)
Blackfoot, Idaho

Previous Minutes: 12-07-21

Mr. Miller introduced Mr. Rick Steward, Pivot North Architects, Boise, Idaho. Mr. Steward shared plans and presented the project.

DPW Project Manager: Brian Boyd

State Hospital South desires to relocate the Security Department to the Psychiatric Treatment Facility (PTF) to increase patient and staff safety. Crisis response times would be significantly reduced and enable Security to better control patient admissions and staff the Reception Center. This would require an expansion to the existing PTF building. The existing materials management warehouse (MM) is a nearly 70-year-old structure with failing plumbing, electrical and roofing systems.

The Agency requests that an architectural study be done to examine options for both the PTF and MM buildings. This study will serve as the basis for future capital line item requests to renovate/replace these buildings.

Under its Professional Services Agreement with DPW, Pivot North Architecture has provided the requested survey assessment and study documents for the University.

Council discussed the estimated cost of work.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE THE FINAL STUDY FOR DPW PROJECT NO. 22400. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 19383</u>		Agency	\$ 4,600
Replace Doors and Windows, Campus Cottages	2019	HB691:2A01	50,000
State Hospital North (SHN)	2021	HB225:2A01	42,000
Department of Health and Welfare (DHW)			\$96,600
Orofino, Idaho			

Previous Minutes: 11-05-20

DPW Project Manager: Sydnee Weersing

This project is replacing the existing worn-out aluminum and wood windows, and existing exterior doors with new energy efficient windows and doors of matching size and function. The door and window units being replaced are located in Cottages #1, #2 & #3 on the facility grounds.

My Architect, Lewiston prepared documents indicating that the scope of work exceeded the original project budget of \$50,000. The Agency prioritized the work in the following order 1) Cottage #1, 2) Cottage #2, and 3) Cottage #3 hoping they could get additional funding to fully complete the project. The FY21 supplemental budget added \$42,000 to

this project and the agency added \$4,600, making the new project budget \$96,600. The work should be complete by this summer.

THE MATERIAL FOR DPW PROJECT NO. 19383 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21601</u>	Agency	\$400,789
Replace Doors/Hardware/Security	<u>2021 H569:2A01</u>	<u>167,500</u>
Veterans Home – Pocatello (VET-P)		\$568,289
Idaho Division of Veterans Services (IDVS)		
Pocatello, Idaho		

Previous Minutes: 03-03-21

DPW Project Manager: Elaine Hill

This project consists of replacing doors and their hardware within the Idaho State Veterans’ Home in Pocatello. The base bid consisted of seventy-four doors/hardware in the worst shape within the resident rooms and restrooms. Bid alternates included an additional one hundred and twenty doors/hardware for a total of one hundred and ninety-four doors/hardware along with a new door security system. This heavily weighted percentage of add alternates was done to ensure all separate Veteran’s homes projects funded through the single federal Cares Act grant would stay within budget.

Regional Architects NBW Architects designed the VETP project. The project was bid on May 25, 2021 with a single bid for the Davis Bacon project. All alternates were accepted and Ormond Builders was issued a construction contract at \$476,272. This original budget of \$440,529 was increased \$127,760 from a transfer of the Cares Act grant funds to a Total Project of \$568,289.

THE MATERIAL FOR DPW PROJECT NO. 21601 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
22850D	ISU	Plumbing	\$200,000
22851D	ISU	Low Voltage/Tele-Data Cabling	\$150,000
22852D	ISU	Electrical	\$200,000
22853D	ISU	Elevator	\$100,000
22854D	ISU	HVAC	\$200,000
22855D	BSU	Concrete	\$200,000
22856D	BSU	Flooring	\$200,000

22857D	BSU	HVAC	\$200,000
22858D	BSU	Light Construction	\$200,000
22859D	BSU	Plumbing	\$200,000

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBER 22850D THROUGH 22859D. Council passed the motion.

Council discussed the bid process for service contracts.

NON-STATE ENTITY FUNDED PROJECTS

Video Board Non-State Funds \$4,500,000
 Albertson’s Stadium
 Boise State University (BSU)
 Boise, Idaho

Mr. Miller introduced Ms. Ann Wozniak, Boise State University, Boise, Idaho. Ms. Wozniak shared plans and presented the project.

Boise State University requests approval for the non-state entity funded project to install a new video board on the south side of the Albertson’s Stadium.

The Boise State University Foundation Inc., a non-state entity, has been working with an unnamed donor to fund a new video board for the south end of the stadium and necessary infrastructure/ancillary equipment. The existing video board was installed as a non-state entity through Learfield in 2018. Although that board was slightly larger than the previous board, it is still too small, making it difficult for fans to see.

The new video board will be approximately 120’ wide x 50’ high, supported by an independent metal structure to elevate the board above spectator seating. Work will include, but not limited to, the video board, installation, utility upgrades, structural upgrades, and other necessary infrastructure to support the project. The projected costs for this equipment and associated work is approximately \$4.5M. It is anticipated that this work will commence as soon as possible after approval in the April State Board of Education (SBOE) meeting.

Council discussed the scope of work and non-state entity funded project statute and procedures.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE THE ABILITY TO ACQUIRE PLANS AND SPECIFICATIONS TO PRESENT TO THE COUNCIL IN ACCORDANCE WITH STATE STATUTE 67-5710A(1)(b) FOR NON-STATE ENTITY FUNDED PROJECT TO UPGRADE THE VIDEO BOARD OF ALBERTSON’S STADIUM AT BOISE STATE UNIVERSITY.

Construction Management Academic Building
Boise State University (BSU)
Boise, Idaho

Non-State Funds \$4,500,000

Mr. Miller introduced Mr. Evan Danforth, Boise State University, Boise, Idaho. Mr. Danforth shared plans and presented the project.

Boise State University requests approval for the non-state entity funded project for design and construction of a new construction management academic building.

The Boise State University Foundation Inc., a non-state entity, has been working with multiple donors to fund a new construction management academic building on the northwest corner of Manitou Avenue and Beacon Street. The Boise State Construction Management (CM) program has grown nearly 60% since 2014. Today, they have more than 350 students in the program with 100% placement of its graduates in relevant positions. This new building would replace the aging, undersized, and generally insufficient facilities that currently house construction management activities.

The new construction management building is programmed for 12,730 SF of occupiable space with an additional 2,425 SF of unconditioned storage space. The new building will include two large lab spaces, a large high bay shop, and smaller instruction and work/study spaces. The projected cost for is approximately \$4.5M, though updated cost estimation is currently in-progress. The project will be funded by both cash and in-kind donations of labor and materials through the Boise State University Foundation, Inc. Programming and schematic design efforts already underway to verify project feasibility and project costs. It is anticipated that design finalization, permitting, and construction will commence as soon as possible after approval in the April SBOE meeting.

Council discussed building ownership and non-state entity funded project statute and procedures.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE ABILITY TO ACQUIRE PLANS AND SPECIFICATIONS TO PRESENT TO THE COUNCIL IN ACCORDANCE WITH STATE STATUTE 67-5710A(1)(b) FOR NON-STATE ENTITY FUNDED PROJECT TO CONSTRUCT A NEW CONSTRUCTION MANAGEMENT ACADEMIC BUILDING AT BOISE STATE UNIVERSITY.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

OLD BUSINESS

Mr. Miller presented a revised tentative SW Idaho PBFAC Tour agenda.

ADJOURNMENT

The April 5, 2022 PBFAC Meeting adjourned at 4:18 PM.

Mr. Dee Jameson, Chair

Ms. Nicole Hanson, Business Operations Specialist