

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, July 12, 2022

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

The July 12, 2022 meeting was called to order by Chair Dee Jameson at 1:28 PM in the Pond Student Union Ballroom, Idaho State University in conjunction with Zoom virtual conferencing in Pocatello, Idaho.

Council Members Present:

Mr. Dee Jameson, Chair
Ms. Cindy Bateman (Virtual)
Mr. Dale Reynolds
Senator Steven Vick

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
Mr. Brian Boyd, Project Manager, Division of Public Works (Virtual)
Mr. Gary Groff, Project Manager, Division of Public Works (Virtual)
Mr. John Julian, Project Manager, Division of Public Works (Virtual)
Mr. Martin Santoyo, Project Manager, Division of Public Works
Ms. Elaine Hill, 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
Mr. Josh Lewis, Roofing & Asbestos Program Manager, Division of Public Works (Virtual)
Mr. Richard Brien, Leasing Program Manager, Division of Public Works (Virtual)

APPROVAL OF JUNE 7, 2022 MEETING MINUTES

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE MINUTES FROM JUNE 7, 2022, AS WRITTEN. Council passed the motion.

EMERGENCY CONTRACTING AUTHORIZATIONS

ECA 2204

Chinden Campus Cafeteria
Department of Administration (ADM)
Boise, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for a fire suppression pipe that burst at the Chinden campus cafeteria and caused a significant amount of damage to the facility and resulted in a life safety risk to the staff and tenants at the campus. In order to mitigate the damage and safety concerns, the Department of Administration's Risk Management Division contacted BELFOR Property Restoration and initiated the mitigation and restoration work.

Council discussed the cost of the project.

THE MATERIAL FOR ECA 2204 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

ECA 2205

Replace Water Heaters
Rendezvous Building
Idaho State University (ISU)
Pocatello, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for failing water heaters in ISU's Rendezvous Building. The three failing water heaters provide hot water to the Rendezvous Building, which is a dormitory that provides housing to 300 students and to a food service area serving approximately 50% of the campus. A complete failure would significantly impact the ability to provide vital services to the student population. DPW deferred maintenance funds will be utilized for this project.

THE MATERIAL FOR ECA 2205 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECTS

DPW Project No. 23197D
Greenhouse Landscaping
Science Building
Boise State University (BSU)
Boise, Idaho

Agency \$240,000

Boise State University requests delegation of a project for the science building greenhouse landscaping project. The project will modify the site around the greenhouses to provide new landscaping. Depending on budget, work may also include minor maintenance on the greenhouses, such as power washing, painting, window replacement, brick repair, and etc.

The estimated total project cost is \$240,000. It is anticipated that the construction for the project will be completed by Fall 2022. Initial design and cost estimate services for the project was completed by Stack Rock Group. BSU plans to bid the project.

Council discussed the new delegation limits and the bidding of the project by the agency.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE DELEGATION, APPROVE FINAL PLANS AND SPECIFICATIONS, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23197D. Council passed the motion.

DPW Project No. 23198D
Replace Carpet, SUB Ballroom
Boise State University (BSU)
Boise, Idaho

Agency \$220,000

Boise State University requests delegation of a project to replace existing carpet and wall base in the Jordan and Simplot Ballrooms in the Student Union Building.

The estimated total project cost is \$220,000. It is anticipated that the project will be completed by Spring 2023.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE DELEGATION, APPROVE FINAL PLANS AND SPECIFICATIONS, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23198D. Council passed the motion.

DPW Project No. 23603D
Replace Security Cameras
All Facilities
Idaho Division of Veterans Services (IDVS)
Statewide

Agency \$250,000

Idaho Division of Veterans Services requests delegation of a project to replace all security cameras and software currently in operation at IDVS facilities. This includes State Veterans Homes in Boise, Lewiston, and Pocatello and the two State Veteran Cemeteries in Boise and Blackfoot. The current systems have been operating since 2018 without a license or warranty and currently a third of the cameras across the facilities are

inoperable. Due to the Life and Safety issue this presents, IDVS has been working with ITS and Division of Purchasing to expedite the replacement system.

The scope of the project includes replacement of 88 cameras and associated support hardware, a new software management system and maintenance. The estimated total project cost is \$250,000.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE DELEGATION, APPROVE FINAL PLANS AND SPECIFICATIONS, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23603D. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 22351 Agency \$275,000
Site Improvements
State Hospital West (SHW)
Department of Health & Welfare (DHW)
Nampa, Idaho

This project will include site improvements on the grounds of the hospital. These include the addition of a concrete walking path with lighting connecting the road to the existing secure yard. There will also be one tennis court with an asphalt court that has standard chain link fencing, one gazebo with built-in seating around the perimeter that has Wi-Fi and new security cameras to cover the site improvement area. An assessment will be done to identify areas and potential site preparation for future gazebos that will be done as part of a future project. Additional lighting will be added at the existing fire access loop.

DHW requests to use Lombard Conrad, Boise, for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Continued involvement of Lombard Conrad would result in a project cost savings due to the firm’s familiarity with the system and recommendations for the solution to its problems.

The budget for construction cost for the project is \$196,000.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE USE OF LOMBARD CONRAD AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22351. Council passed the motion.

COMMISSIONING AGENT SELECTIONS

<u>DPW Project No. 18062</u>		Agency	\$ 135,000.00
HVAC, Fire Sprinkler Upgrades and	2017	SB1194:2A01	819,036.00
Roof Replacement	2019	SB1198:2B04	628,324.84
Idaho Correctional Institution-Orofino (ICIO)	2021	SB1172:2A01	1,170,000.00
Idaho Department of Correction (IDOC)	2022	HB779:7A03	<u>2,650,000.00</u>
Orofino, Idaho			\$5,402,360.84

Previous Minutes: 09-12-17, 02-06-18, 03-06-18, 05-01-18, 01-08-19, 07-09-19, 07-07-20, 12-07-21, 06-07-22

DPW Project Manager: Gary Groff

This project was established to replace/update the HVAC system and roof. The project also added a fire protection system to the unprotected wood roof overbuild discovered during the design of the HVAC system.

The project as a whole was presented to Council and approved (PBFAC Minutes 01-08-19). Bids were received that greatly exceeded the available funding. Subsequently all the bids were rejected.

The leaking roof was replaced by a service contractor, utilizing the funding available at the time (PBFAC Minutes 07-07-20).

Additional funding in the amount of \$2,650,000 has now been added to the project. The additional funding allowed the award of the final Bid Package for the HVAC System and Fire Protection. The total project funding is therefore \$5,402,360.84.

For the final Bid Package, a Commissioning Agent needs to be selected for commissioning the HVAC System. A Mid-Range Selection Committee consisting of Justin Freeman and Brent Warner with IDOC, and Andrew Gibler and Gary Groff with DPW. The Selection Committee reviewed five (5) statewide commissioning firms.

The rankings of the firms are as follows:

Engineering Economics Inc. of Liberty Lake, WA	78.00
Cator Ruma, Boise, ID	71.25
HDR (North), Boise, ID	67.00
NWESI, Boise, ID	62.75
Coffman Engineers, Spokane, WA	59.25

Council discussed the change in scope of work of the project.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT

NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 18062. Council passed the motion.

<u>DPW Project No. 20251</u>	2019	SB1198:2A01	\$ 999,100
HVAC Upgrade, Phase 1	2020	HB569:2A01	2,300,000
Agricultural Science Building	2022	HB779:7A03	1,000,000
University of Idaho (UI)			\$4,299,100
Moscow, Idaho			

Previous Minutes: 01-07-20, 01-04-22

Project Manager: Gary Groff

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

- The 1951 wing uses two air handlers. The condition of this system is poor, with plugged heating hot water piping, control valves are rusted shut and non-operational, leaking and dirty ductwork with inefficient air delivery fans.
- The 1972 wing uses four air handlers. The system is in poor condition, with the old piping that is deteriorating and duct board ductwork which needs continuous patching.

The replacement of all HVAC systems in the Agricultural Sciences Building will be done in phases to accommodate both the staff and budget. This project represents the first phase which included an HVAC Condition Survey/Master Plan, and the construction of a new mechanical space for the 1951 wing along with replacement of HVAC Systems on its third floor. Lower floors in the 1951 wing will be completed in future phases.

A Commissioning Agent needs to be selected for commissioning the new HVAC Upgraded System. A Mid-Range Selection Committee consisting of Redgy Erb and Kevin Hattenburg with UI, and Andrew Gibler (for Ken Cook) and Gary Groff with DPW submitted DPW Mid-Range Evaluation Sheets. The Evaluation Committee reviewed five (5) statewide commissioning firms.

The rankings of the firms are as follows:

SEEDIdaho, Boise ID	78.50
Engineering Economics Inc., Liberty Lake, WA	70.00
NWESI, Boise, ID	67.25

Cator Ruma, Boise, ID 63.25
HDR (North), Boise, ID 62.25

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 20251. Council passed the motion.

OWNER'S REPRESENTATIVE SELECTIONS

DPW Project No. 22064 2022 HB791:2A04 \$112,400,000
848 - Bed Female Prison
Idaho Department of Correction (IDOC)
Boise, Idaho

DPW Project Manager: Barry Miller

The Owner's Representative will work in conjunction with the Division of Public Works to oversee a combination of three prison projects, with a total value of \$160,000,000. The projects include the 848-bed female prison, medical annex complex and a new sewage lagoon.

A Request for Qualifications was issued on April 29, 2022. Responses were received from three teams on June 2, 2022. Two firms were selected for interviews on June 27, 2022, by a Selection Committee including Justin Freeman, Brent Warner, IDOC and Dan Thacker, Barry Miller, DPW.

The results of the selection interviews are:

Big-D/Kitchell, Boise, ID 86.8
OAC, Spokane, WA 73.8

Council discussed the new Owner's Representative role with DPW.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22064. Council passed the motion.

DPW Project No. 22898 2022 HB779:7A03 \$6,000,000
Deferred Maintenance
Department of Administration (ADM)
Boise, Idaho

DPW Project Manager: Barry Miller

The Owner's Representative will work in conjunction with the Division of Public Works to oversee the Deferred Maintenance Projects statewide.

A Request for Qualifications was issued on April 29, 2022. Responses were received from three teams on June 2, 2022. Two firms were selected for interviews on June 23, 2022, by a Selection Committee including Paul Navarro, DPW Facilities Manager, Greg Horton, Manager Facilities and Operations, College of Eastern Idaho, Andrew Gibler, Lewiston Field Representative and Barry Miller, DPW.

The results of the selection interviews are:

Jacobs, Boise, ID	80.5
CBRE, Spokane, WA	75.3

Council discussed the Owner's Representative's role in the project.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22898. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 20227</u>		Agency	\$ 65,000
Envelope Repairs, CAES	2014	SB1425:2A01	65,000
Idaho State University (ISU)	2019	SB1198:2A01	299,081
Idaho Falls, Idaho	<u>2022</u>	<u>HB779:7A03</u>	<u>\$65,000</u>
			\$427,081

Mr. Miller introduced Mr. Scott Lloyd, Jensen Hayes Shropshire Architects, Pocatello, Idaho. Mr. Lloyd shared plans and presented the project.

DPW Project Manager: Gary Groff

The outer envelope of the CAES building in Idaho Falls is having air leakage and water intrusion problems. Extensive repair and/or rework is required. The rework will include removing and refastening of the metal rain screen siding that is pulling away from the building, removal and installation of a new waterproof substrate membrane, reflashing of windows and doors, recaulking as needed, and rework of roofing curbs to ensure watertight joints.

Jensen Hayes Shropshire Architects (JHS), Pocatello, have designed the project. The firm's Construction Estimate is \$350,000 and the Construction Budget is \$350,000.

Council discussed the original contractor of this project.

MOTION: SENATOR VICK 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. 20227. Council passed the motion.

<u>DPW Project No. 21222</u>	Agency	\$ 97,498.75
Remodel Scene Shop	2020 HB569:2A01	<u>98,800.00</u>
Performing Arts		\$196,298.75
Idaho State University (ISU)		
Pocatello, Idaho		

Mr. Miller introduced Mr. Matt Bradley, Musgrove Engineering, Boise, Idaho. Mr. Bradley shared plans and presented the project.

DPW Project Manager: John Julian

This project calls for design and installation of a paint booth and exhaust system in the Scene Shop under a base bid. Additional scope includes a new eyewash station, modifications of the HVAC system to turn two storage rooms into practice rooms, and the addition of a welding exhaust system, but due to budget constraints, these last three upgrades will be listed as add alternates.

Regional Mechanical Engineer Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimate for the work, under base bid, is \$137,252, and the project construction budget is \$142,398.

Council discussed the need to fund both alternates along with the base bid.

Chairman Jameson recessed the meeting at 2:41 PM due to technical problems.

Chairman Jameson reconvened the meeting at 2:46 PM.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE INCLUSION OF BID ALTERNATES 1 AND 2, PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21222. Council passed the motion.

DPW Project No. 21246
Classroom Upgrades
Rendezvous Building
Idaho State University (ISU)
Pocatello, Idaho

2021 HB225:2A01 \$239,580

Mr. Miller introduced Mr. Jonathan Gallup, Resin Architecture, Idaho Falls, Idaho. Mr. Gallup shared plans and presented the project.

DPW Project Manager: John Julian

This project calls for renovation and upgrading of several classrooms in the Rendezvous Building, comprising approximately 2,700 square feet, to include classrooms 111, 226, and 236. Due to budget constraints, Classroom 111, will be on a base bid priority, and Classrooms 226 and 236 will be listed as add alternates. The scope of work will include new carpeting, paint, LED light fixtures, acoustical ceiling tile, technology upgrades, and window coverings and lecterns, furnished by ISU.

Regional Architect, Resin Architecture, Idaho Falls, has designed the project. The firm's construction cost estimate for the base bid work is \$149,653, and the project construction budget is \$190,130.

Council discussed the scope of work for each alternate and their cost per square foot.

MOTION: SENATOR VICK 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. 21246. Council passed the motion.

DPW Project No. 21248
Classroom Upgrades
Business Admin. Building
Idaho State University (ISU)
Pocatello, Idaho

2021 HB225:2A01 \$433,660

Mr. Miller introduced Mr. Jonathan Gallup, Resin Architecture, Idaho Falls, Idaho. Mr. Gallup shared plans and presented the project.

DPW Project Manager: John Julian

This project calls for renovation and upgrading of several classrooms in the Business Admin. Building, comprising approximately 4,489 square feet, to include Classrooms 305, 307, 308, 309, 311, 312, 313, and 314. Classrooms 312 and 314 will be combined as one new classroom under the base bid. Due to budget constraints, Classrooms, 305, 307, 308 and

309 will be listed as add alternates. The scope of work will require abatement of existing vinyl floors and ceiling tiles. New work will include new carpeting, paint, LED light fixtures, acoustical ceiling tile, technology upgrades. Window coverings and lecterns will be furnished by ISU.

Regional Architect, Resin Architecture, Idaho Falls, has designed the project. The firm's construction cost estimate for the work, under base bid, is \$188,090, and the project construction budget is \$295,000.

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. 21248. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

DPW Project No. 22012

Agency \$356,116

Replace IPTV Broadcast Equipment
Idaho State Capitol
Capitol Commission
Department of Administration (ADM)
Boise, Idaho

Mr. Miller introduced Mr. Jeff Tucker, Idaho Public Television, Boise, Idaho. Mr. Tucker shared plans and presented the project.

DPW Project Manager: Lindsay Erb

Mr. Lloyd clarified this is not IPTV equipment; this is equipment for Idaho in Session which is a partnership with IPTV and Legislative Services Office.

The Idaho in Session is a collaborative effort among Idaho Public Television, the Legislative Services Office, the Idaho Legislature, and the Idaho Department of Administration. Idaho in Session provides live statewide broadcast coverage of the Idaho Legislature when it is in session across the state of Idaho.

The scope of this project is to replace the existing audio/visual equipment and connections housed in the Idaho State Capitol and managed and produced from the JRW Building. The current systems and connectivity is 16 years old and requires updating to run in conjunction with the other ongoing upgrades of the audio/visual equipment managed by the Legislative Services Office as part of their master plan. The upgraded cameras will be installed by the IPTV engineering team, with guidance and assistance from Capital Mall Facilities personnel, in the following locations: House, Senate, JFAC Chambers, room WW02, and the Governor's Ceremonial Office. The project includes

upgrades to the production control and server room area in the JRW building which includes: video switching, audio mixing, and camera controls for the upgraded cameras and existing camera locations, control panels for rooms that were upgraded in the emergency funded A/V upgrade project during the pandemic, data switch controlling, monitoring, and updating the video, audio and control systems in the JRW server room, as well as media converters and HDMI/USB extenders for various connectivity functions. Connectivity will also be upgrade/added to transport signals from each location.

All cameras and associated hardware will be procured through a state purchasing contract. ITS supported equipment will be procured through the ITS purchasing portal. Cabling installation will be by Audio Solutions who has an ongoing maintenance contract with LSO and all other installation of cameras and backend upgrades will be by Idaho Public Television.

Council commented on the need for this project.

MOTION: SENATOR VICK 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. 22012. Council passed the motion.

<u>DPW Project No. 22220</u>	2020	HB2252A01	\$ 47,700
Renovate Classrooms 15/17	<u>2021</u>	<u>SB1172:2A01</u>	<u>477,000</u>
Lecture Center Building			\$524,700
Idaho State University (ISU)			
Pocatello, Idaho			

Mr. Miller introduced Mr. Scott Lloyd, Jensen Hayes Shropshire Architects, Pocatello, Idaho. Mr. Lloyd shared plans and presented the project.

DPW Project Manager: John Julian

The scope of work for this project is to renovate a 90 seat tiered lecture Classrooms, 15 and 17, in the Lecture Center Building #67. Existing tiered seating will be removed, abate floors, divider partitions will be removed, add new lighting, seating, floor covering, fire alarm system, upgrade wireless technology. Window covering upgrades furnished by ISU.

Regional Architects, JHS Architects has designed the project. The firm’s construction cost estimate is \$367,080; and the project construction budget is \$405,900.

MOTION: MR. D. REYNOLDS 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. 22220. Council passed the motion.

DPW Project No. 22401 2021 SB1172:2A01 \$185,000
Replace Asphalt
Townhouse to Pendlebury, SHS
Department of Health and Welfare (DHW)
Blackfoot, Idaho

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

DPW Project Manager: Nicole Cecil

The subject paved area has experienced base failure and requires complete replacement of asphalt.

The scope of work is to replace the asphalt and base on the portion of Chandler Circle from just east of the Townhouse building to Pendlebury Lane. This project will conclude an eight-year effort to complete the entire upgrade of Chandler Circle beginning at Alice Street on the north all the way around the campus on the south at Pendlebury Lane. This project consists of a straight stretch of roadway that is wider in front of the older buildings to accommodate adjacent parking. The design improves pavement grading and storm drainage, as well.

S&A Engineers has designed the project. The firm's construction cost estimate for the base bid is \$161,200; and the project construction budget is \$161,700. The base bid addresses the original scope of work. There is one Additive Alternate for work to correct the extreme road grade through a valley gutter on the roadway that passes between the two buildings. The work is anticipated to commence in the fall of this year.

MOTION: SENATOR VICK 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. 22401. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 20251</u>	2019	SB1198:2A01	\$ 999,100
HVAC Upgrade, Phase 1	2020	HB569:2A01	2,300,000
Agricultural Science Building	<u>2022</u>	<u>HB779:7A03</u>	<u>1,000,000</u>
University of Idaho (UI)			\$4,299,100
Moscow, Idaho			

Previous Minutes: 01-07-20, 01-04-22

Project Manager: Gary Groff

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

- The 1951 wing uses two air handlers. The condition of this system is poor, with plugged heating hot water piping, control valves are rusted shut and non-operational, leaking and dirty ductwork with inefficient air delivery fans.
- The 1972 wing uses four air handlers. The system is in poor condition, with the old piping that is deteriorating and duct board ductwork which needs continuous patching.

The replacement of all HVAC systems in the Agricultural Sciences Building will be done in phases to accommodate both the staff and budget. This project represents the first phase which included an HVAC Condition Survey/Master Plan, and the construction of a new mechanical space for the 1951 wing along with replacement of HVAC Systems on its third floor. Lower floors in the 1951 wing will be completed in future phases.

Design West Architects, Pullman, is the lead designer for the project. The revised construction budget is \$3,519,000 with a current base bid and alternate 1 construction estimate of \$3,486,959.

Council discussed the \$1M deferred maintenance funds added to this project.

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. 20251. Council passed the motion.

<u>DPW Project No. 21131</u>	Agency	\$ 8,200,000
Future Tech Building	Anticipated Agency	10,300,000
College of Eastern Idaho (CEI)	2018 HB691:2B06	1,200,000
Idaho Falls, Idaho	2021 HB225:2B06	3,000,000
	2021 SB1172:2B04	7,000,000
	2022 HB791:2A06	3,000,000
	<u>2022 HB779:7A09</u>	<u>10,000,000</u>
		\$42,700,000

Previous Minutes: 02-02-21, 04-06-21, 08-03-21, 12-06-21

This project is for a new two-story, 88,000 sq. ft., approximately, career technical education building, located at the north end of the CEI Idaho Falls campus. The facility will include laboratory and simulation spaces for teaching computer networking; cybersecurity; GIS/modeling/virtual reality; energy systems technology and education; technology workforce training labs; web applications/software development; radiation safety; solar batteries; and robotics. The facility will also include a conference center with ancillary spaces for both campus and community events; the conference center is approximately 7,200 sq. ft., with an adjacent 900 sq. ft. observation terrace with views of the city and mountains to the east. Each space of the entire facility is connected by an open, two-story, “central commons” with a network of collaboration spaces bridging the two sides of the building. Stairs at each end of the facility and one centrally located elevator provide access between floors; a grand stair bleacher-style set of stairs is located at the innovation commons at the ground floor; a small café is adjacent to the innovation commons will serve the facility as well as the campus at large. Site improvements will include parking, landscaping throughout the project site, sidewalks, entry plazas, and reconstructing the primary access off the 25th E. frontage.

The anticipated schedule is to complete the Construction Documents and the DOPL plan review by middle/end of August 2022. The bidding phase will proceed when the funding is consistent with the project budget of \$42,700,000.

Lombard Conrad Architects, Boise is the project architect; and Andersen Construction Company, Boise, is the (CM/GC) for the project. Andersen’s construction cost estimate is \$36,754,283 and the project construction budget is \$37,560,000.

Council discussed how the project would not start until all funds are final.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT CONTINGENT UPON FUNDING BEING CONSISTENT WITH THE PROJECT BUDGET FOR DPW PROJECT NO. 21131. Council passed the motion.

<u>DPW Project No. 21675</u>	2015	SB1172:3A01	\$200,000
Replace Chillers	2021	<u>HB225:2A01</u>	510,370
Physical Science Building			\$710,370
Idaho State University (ISU)			
Pocatello, Idaho			

Previous Minutes: 03-01-22

DPW Project Manager: Gary Groff

The Chillers at the ISU Physical Science Building on the Pocatello Campus have reached the end of their useful life's. Issues with the Chillers, there 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., of Boise has completed the Design and DOPL has provided their approval. The updated Construction Budget is \$603,000 with a current Construction Estimate of \$567,000 which includes the Base Bid and Alternate #1. The project also includes two alternates namely: Alternate #1 add new 3-Way Valves and Alternate #2 upgrade Chillers to more efficient units.

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. 21675. Council passed the motion.

PROJECT UPDATES

DPW Project No. 21364 2021 HB225:2A01 \$230,000
Upgrade HVAC, Whitehall
Southwest Idaho Treatment Center (SWITC)
Department of Health and Welfare (DHW)
Nampa, Idaho

Previous Minutes: 07-13-21

DPW Project Manager: Nicole Cecil

The Department of Health and Welfare issued a contract to a DPW HVAC Service Contractor for Phase One of the project. Phase One, which included craning out an old chiller and replacing it with a new chiller is complete. RM's scope for Phase One was \$84,334.

Phase Two is now ready for implementation. Phase Two consists of replacing the Kitchen Chiller at SWITC. It is a down draft roof top unit that is a change out for like equipment. A DPW HVAC Service Contractor will provide all labor, equipment, supervision, support systems, delivery and lifts necessary to access work and material to disconnect the piping, electrical, and controls. They will remove the existing unit and set the new unit with a crane, reconnect piping, electrical and controls.

This scope of work is estimated at \$94,703. The total contracted amount with the service provider will be \$179,037 when project is complete. The construction budget for all phases of work is \$204,000.

THE MATERIAL FOR DPW PROJECT NO. 21364 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

~~WAIVER OF SERVICE CONTRACT LIMIT~~

DPW Project No. 21013	2022 HB322:5A01	\$838,459
Chinden Campus Improvements	2022 SB1172:2A01	361,541
Replace Roof Building 3, Chinden Campus	2022 HB779:7A03	600,000
Department of Administration (ADM)		\$1,800,000
Boise, Idaho		

~~Previous Minutes: 06-07-2022~~

~~DPW Project Manager: Josh Lewis~~

~~This project will replace the roof on Building 3 at the State of Idaho Chinden Campus. The work is part of an overall schedule to move the Idaho Department of Transportation into the building by the end of 2024.~~

~~The existing roof is 92,000 square feet, failing and at the end of its useful life. Lead time for roofing material has reached an all time industry high. It is anticipated that material could take 8-9 months to procure with added down-time for winter weather conditions. This request is made in an effort to get material ordered and have the roof replacement work completed while that building is un-occupied. Total time to procure materials, hold for weather and replace the roof is anticipated to be approximately 12 months using a service contractor.~~

~~The service contract limits per Council Policy are \$200,000 per contractor, with a maximum of \$300,000 per project. To meet the required schedule DPW anticipates the need to exceed these limits. At present, DPW is estimating approx. \$1,600,000 for the roof replacement.~~

~~ACTION REQUESTED: APPROVE A WAIVER OF THE SERVICE CONTRACT LIMITS TO AN UNLIMITED AMOUNT FOR ROOFING AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21013.~~

DPW Project No. 23904	2022 HB779:7A03	\$1,400,000
Chinden Campus Improvements		
Asbestos Abatement Building 3		
Department of Administration (ADM)		
Boise, Idaho		
DPW Project Manager: Josh Lewis		

~~This project will abate the asbestos containing materials within and replace the roof on Building 3 at the State of Idaho Chinden Campus. Abatement is required prior to proposed tenant improvement work. This work is part of an overall schedule to move the Idaho Department of Transportation into the building by the end of 2024.~~

~~To expedite the abatement phase, DPW requests the ability to utilize two abatement service contractors to address the 160,000 square feet of area. If the waiver is granted, contractors will initiate the 10-day EPA notification period required prior to initiating any abatement, prepare containment areas as needed and remove all existing asbestos containing material (ACM) identified. This includes the flooring, pipe insulation and fittings. Total time to abate the building is anticipated to be 10 to 12 weeks using the service contractors.~~

~~The service contract limits per Council Policy are \$200,000 per contractor, with a maximum of \$300,000 per project. To meet the required schedule DPW anticipates the need to exceed these limits. At present, DPW is estimating approximately \$1,400,000 for the abatement work. The total cost will be split between two contractors, they will work simultaneously. Project cost includes quality assurance, observation, and air clearances by a third party.~~

~~**ACTION REQUESTED: APPROVE A WAIVER OF THE SERVICE CONTRACT LIMITS TO AN UNLIMITED AMOUNT FOR ASBESTOS ABATEMENT AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23904.**~~

CLOSED PROJECT REPORT

Mr. Miller clarified there were no projects closed since the last scheduled meeting due to fiscal year end processing.

LEASE REPORT

Mr. Brien presented the lease report (Virtual).

Council discussed the pending request for proposal.

OLD BUSINESS

PBFAC Policy Revisions, Second Review – Handouts

MOTION: SENATOR VICK MOVED COUNCIL APPROVE CHANGES TO THE PERMANENT BUILDING FUND ADVISORY COUNCIL CHAPTER 7 POLICY. Council passed the motion.

Council commented on the policy changes moving in the right direction.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE ADDITION OF A NEW PERMANENT BUILDING FUND ADVISORY COUNCIL CHALLENGES POLICY. Council passed the motion.

NEW BUSINESS

PBFAC North Idaho Tour – Tentative Itinerary

Wednesday, September 7, 2022

- 8:00 Flight from Boise to Moscow (Mountain Standard Time)
- 8:30 Arrive in Moscow (Pacific Standard Time)
- 9:30 Regular PBFAC Meeting
- 12:00 Lunch at University of Idaho
- 1:00 Tour at University of Idaho
- 2:30 Depart for Department of Lands, Ponderosa Supervisory Office, Deary
- 3:00 Arrive at Department of Lands, Ponderosa Supervisory Office, Deary
- 3:30 Depart for Department of Lands, Maggie Creek Supervisory Office, Kamiah
- 4:30 Arrive at Department of Lands, Maggie Creek Supervisory Office, Kamiah
- 5:00 Depart for Hotel, Orofino

Thursday, September 8, 2022

- 8:00 Tour Department of Correction, Correctional Institute, Orofino
- 9:00 Tour Department of Health and Welfare, State Hospital North, Orofino
- 10:00 Depart for Idaho State Police, Lewiston
- 11:00 Arrive at Idaho State Police, Lewiston
- 11:30 Lunch with Lewis-Clark State College, Lewiston

12:30 Tour Lewis-Clark State College, Lewiston
2:00 Tour Idaho Division of Veteran Services, Lewiston
2:45 Tour Department of Juvenile Corrections, Lewiston
3:30 Flight to Boise
5:30 Arrive in Boise – End Tour (Mountain Standard Time)

ADJOURNMENT

The July 12, 2022 PBFAC Meeting adjourned at 3:42 PM.

Mr. Dee Jameson, Chair

Ms. Nicole Hanson, Business Operations Specialist