

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

### **Official Minutes, September 7, 2022**

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

The September 7, 2022 meeting was called to order by Chair Dale Reynolds at 9:33 AM PDT in the Seed Potato Lab Conference Room, University of Idaho in conjunction with Zoom virtual conferencing in Moscow, Idaho.

#### **Council Members Present:**

Mr. Dale Reynolds, Chair  
Mr. Dee Jameson  
Mr. Clint Shiflet (Virtual)  
Senator Steven Vick

#### **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  
Ms. Kelly Berard, 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. Martin Santoyo, 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  
Mr. Richard Brien, Leasing Program Manager, Division of Public Works  
Mr. Andrew Gibler, Field Representative, Division of Public Works

### **APPROVAL OF AUGUST 2, 2022 MEETING MINUTES**

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE MINUTES FROM AUGUST 2, 2022, AS WRITTEN. Council passed the motion.**

## DELEGATED PROJECTS

DPW Project No. 23154D 2022 HB779:7A03 \$164,000  
Replace Server Room AC Unit  
Sam Glenn Complex  
Lewis-Clark State College (LCSC)  
Lewiston, Idaho

Lewis-Clark State College requests delegation of a deferred maintenance project to replace an aging air conditioning unit in LCSC's server room in the Sam Glenn Complex.

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DPW Project No. 23199D Agency \$198,000  
Stair Tread Replacement  
Lincoln Townhouses  
Boise State University (BSU)  
Boise, Idaho

Boise State University requests delegation of a project to complete the replacement of stair treads at Lincoln Townhouses. The project will replace the remaining 280 precast concrete treads across four different buildings: Buildings 1102, 1103, 1104, and 1107. The existing treads are deteriorating rapidly and causing a serious safety concern to the occupants. The new treads will make use of epoxy coated rebar and alternate ice-melt solutions to avoid future deterioration.

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DPW Project No. 23233D Agency \$290,000  
First Floor Modernization  
Oboler Library  
Idaho State University (ISU)  
Pocatello, Idaho

Idaho State University requests delegation of a project to redesign the first floor of the library which includes improving the lighting, as well as enhancing collaborative diverse spaces and individual study spaces.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE DELEGATION FOR DPW PROJECTS NO. 23154D, 23199D, AND 23233D. Council passed the motion.**

## SMALL PROJECTS

DPW Project No. 22321 Agency \$89,489  
VAV Replacement,  
Building 8, 2nd Floor, Chinden Campus

Information Technology Services (ITS)  
Boise, Idaho

DPW Project Manager: Kelly Berard, DPW Project Manager

This project replaces four (4) failing VAV units and controls in Information Technology Services (ITS) space on the second floor of Building 8, on the State of Idaho's Chinden Campus. At the time of the 2019 remodel, these VAV units remained as existing in order to save cost. They have since started to fail beyond repair, they are generating unwanted noise and cannot be controlled to operate as required.

The Design-Build team of McAlvain Design-Build, Boise; and CSHQA, Boise; has designed the project. The team's Design-Build cost estimate is \$81,403. The project construction budget is \$83,000.

Council discussed how much of Building 8 has been built out and the source of agency funds. Additionally, Council gave Kelly Berard, DPW Senior Project Manager kudos for her previous work on Building 4.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE DPW PROJECT NO. 22321 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

## **DESIGN-BUILD SELECTIONS**

DPW Project No. 20541 Agency \$3,538,358  
Thousand Springs Visitor Center  
Idaho Department of Parks and Recreation (IDPR)  
Hagerman, Idaho

Previous Minutes: 08-06-19, 01-07-20, 05-05-20, 11-04-21

DPW Project Manager: Jessica Rodriguez

Construction of the new 3,400 sq. ft. Thousand Springs Visitor Center and Hagerman Fossil Beds National Monument was completed this past Spring 2022 with the grand opening held in April. Currently, the exhibits on display are on loan from the National Parks Service. The project area includes approximately 1,670 square feet of the Visitor Center's interior space and approximately 400 square feet of outdoor area. The Built-in Exhibits portion of the project is Agency funded.

The scope of work includes a Design-Build package for interpretive design that provides inclusive design elements, built-in exhibits, cabinetry, murals, exterior kiosks & way-finding pathways that are wheelchair accessible, audio descriptions and multi-sensory components for group experiences and the hearing impaired.

A Request for Qualifications (RFQ) was issued for Design-Build Contractors on June 2, 2022. Statements of Qualifications were received from five design-build teams on June 28, 2022. The submittals were evaluated and three teams were interviewed on August 11, 2022, by a Selection Committee consisting of Melanie Schuster (IDPR), Sandra Gladish (NPS) and Sean Aucutt, Treefort Visual Arts Director, as an independent; and Jessica Rodriguez and Jeremy Borsdorf, DPW.

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

Moey, Inc., Brooklyn, NY	454.0
The Companies of Nassal, Los Angeles, CA	443.0
Riggs Ward, Richmond, VA & CREO, Seattle, WA	407.5

Council discussed the cost of the exhibit within the total project budget.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 20541. Council passed the motion.**

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DPW Project No. 21208  
Fire Alarm System Upgrade  
Student Union Building (SUB)  
Boise State University (BSU)  
Boise, Idaho

Agency \$936,700

Previous Minutes: 05-04-21

DPW Project Manager: Lindsay Erb

The scope of work includes the replacement of the existing Pyrotonics 3MXL fire alarm system in its entirety at the Student Union Building at Boise State University. It also includes removing components and wiring of the existing system. The existing system is beyond its useful life and replacement parts are no longer available. BSU’s standard fire alarm panel currently is the “EST3” Edwards Fire alarm system. In addition to controlling the building fire alarm devices, it’s also currently used for mass notification for campus security needs and emergency incidents. Upgrades will include new panels, devices and wiring as required throughout the building. BSU will perform panel programming. Any damage to existing finishes due to device removal and / or installation will require to be patched, repaired, replaced, and /or painted to match adjacent surfaces. The facility is occupied and will remain occupied during the installation of the new system and removal of the old system. Occupant safety and property protection will need to be maintained per current adopted code requirements and will be the responsibility of the Design-Build Team.

A Request for Qualifications (RFQ) was issued on July 11, 2022 and one response was received on August 11, 2022. A Selection Committee including Evan Danforth and Brent Delong, Boise State University; and Tyler Victorino, Cushing Terrell, as an independent engineer; and Lindsay Erb and Bruce Berry, DPW.

The results of the selection was Quality Electric with Spectrum West and AMP Engineering.

Council discussed the number of submissions received.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21208. Council passed the motion.**

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<u>DPW Project No. 22017</u> Chinden Campus, Building 3 Tenant Improvements for Idaho Transportation Department (ITD) Department of Administration (ADM) Boise, Idaho	2022 HB779:7A04 \$20,000,000
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DPW Project Manager: Kelly Berard

The scope of this project is to plan, design and remodel approximately 160,000 S.F., or 100%, of Building 3 on the State of Idaho, Chinden Campus for the Idaho Transportation Department.

This build-out will incorporate new state security, access and energy standards being established for the campus. The remodel will include demolition; construction of new offices; preparation for owner provided cubicles; updated finishes; security/access systems; data, mechanical, electrical, lighting, and plumbing upgrades. A new entry plaza and wayfinding will be an important element. The project will also need to coordinate circulation patterns with state tenant HP, as Buildings 1 and 5 are directly adjacent to the site. Site safety will also be a critical focus. DPW will be coordinating asbestos abatement, re-roof and systems separation projects in concert with the design and construction efforts. The project is currently funded at \$20,000,000. The total project budget is estimated at \$20,000,000 (\$125/SF).

A Request for Qualifications was issued on June 23, 2022. Responses were received from six design-build teams on July 28, 2022. Four firms qualified for interviews on August 25, 2022. The Selection Committee includes Beth Thompson, ITD/Agency; Colin Okada

from Hoffman Construction, as an independent; and Paul Navarro, Agency/Owner; Dan Thacker and Kelly Berard, DPW.

The results of the selection interviews are:

McAlvain Design Build Inc., Boise, with CSHQA, Boise	87.0
Andersen Construction, Boise, with Hummel Architecture, Boise / Mithun, WA	81.0
Layton Construction, Boise, with Lombard Conrad Architecture, Boise	78.0
HC Company, Boise, with Pivot North Architecture, Boise	69.4

Council discussed the new RFQ review process.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22017. Council passed the motion.**

## **DESIGN PROFESSIONAL SELECTIONS**

DPW Project No. 21082 2021 HB225:2A01 \$983,000  
New Office and Training Facility  
Treasure Valley Community Reentry Center (TVCRC)  
Idaho Department of Correction (IDOC)  
Kuna and Idaho Falls, Idaho

DPW Project Manager: Martin Santoyo

This project is for two identical re-entry center training buildings: one at the Kuna facility off Pleasant Valley Road and the second at the Idaho Falls facility. Each training building will be one-story, 2,400 sq. ft., and will include four training spaces, office spaces, and restrooms. Associated site improvements unique to each site will also be included.

HSA Architects was the architect of record for the recent training center at the South Boise Women's Correctional Center, DPW Project No. 19078; therefore, DPW and IDOC are requesting to use HSA Architects 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."

Council discussed the cost of this project compared to the previous training center built (DPW Project No. 19078).

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE USE OF HSA ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 21082. Council passed the motion.**

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DPW Project No. 22171  
Remodel Diesel Bays  
Hedlund Hall  
North Idaho College (NIC)  
Coeur d'Alene, Idaho

2022 HB779:7A11 \$3,325,000

DPW Project Manager: Sydnee Weersing

Originally built in 1976, Hedlund Hall, on the NIC campus in Coeur d'Alene, was designed to house career technical education programs such as diesel mechanics, auto mechanics, auto body, machining, industrial mechanics, classrooms, and office space. Most of these programs moved to the Parker Technical Education Center, in Rathdrum, when it opened in 2017. Since then, Hedlund Hall has become more oriented towards collaborative programs and activities including the Idaho Small Business Development Center, Gizmo, Coeur d'Alene's Makerspace, the Venture Center, Avista Center for Entrepreneurship, Computer Science, and the Culinary Arts Program.

In 2020, NIC hired Architect's West to create a Programming document to assess staff and student needs and explore remodel options within the existing diesel bays of Hedlund Hall that could accommodate flexible space for lecture seating, worktable seating, or presentations for up to 200 occupants. The new space, approximately 13,000 s.f., would also require support areas like administration offices, classrooms, storage, additional plumbing facilities, additional parking, etc.

NIC requests to continue using Design Professional, Architects West, for this 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 Architects West will result in a project cost savings due to the firm's familiarity with the program requirements and previous design efforts.

The budget for construction cost for the project is \$2,660,000.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE USE OF ARCHITECTS WEST AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22171. Council passed the motion.**

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DPW Project No. 22352  
Materials Management Warehouse  
State Hospital South (SHS)  
Department of Health & Welfare (DHW)  
Blackfoot, Idaho

Agency \$2,728,000

DPW Project Manager: Nicole Cecil

This project will include the construction of a new materials management warehouse. The new materials management warehouse will be a pre-engineered metal building that is approximately 15,000 square feet overall. 2,000 square feet will be used for internal office space. The remainder of the space will be used as storage area with metal racking for materials and supplies that are used by the patients in the main Patient Treatment Facility. Pivot North completed a Feasibility Study in February 2022.

DHW requests to use Pivot North Architecture, 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 Pivot North Architecture 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 \$2,415,000.

Council discussed the site as seen at the 2022 Southeast Idaho PBFAC Tour.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE USE OF PIVOT NORTH ARCHITECTURE AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22352. Council passed the motion.**

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DPW Project No. 22502  
St. Joe Area Field Office  
Idaho Department of Lands (IDL)  
St. Maries, Idaho

2022 H779:7A05 \$5,000,000

DPW Project Manager: Sydnee Weersing

The scope of this project is to design for construction a new building to support IDL administrative and fire operations staff who serve the public in the St. Joe area of Idaho. The new building will include a public reception lobby, office space, storage space, fire engine bays, crew facilities and relevant supporting areas. This building will replace the current buildings that were originally built in the 1940’s. The existing buildings have many maintenance issues, outdated and inefficient mechanical systems, ADA deficiencies and a poor space layout that negatively impacts staff operations.



A Request for Qualifications (RFQ) was issued for Architectural services on June 20, 2022. Five Statements of Qualifications were received, and three teams were shortlisted. Interviews took place on August 11, by a Selection Committee consisting of Tony Brede and Cory Flesher, IDL; and Andrew Gibler and Sydnee Weersing, DPW; and Tim Lynch, independent architect.

The results of the Selection Committee’s rankings are below:

Architects West Architects, Coeur d’Alene, ID	80.8
LTA Architects, Hayden, ID	75.3
H2A Architects, Coeur d’Alene, ID	72.8

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF ARCHITECTURAL TEAMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR DPW PROJECT NO. 22502. Council passed the motion.**

**CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS**

<u>DPW Project No. 19607</u>	Agency \$	175,000
Southwest Veteran’s Home	Anticipated Agency Funds	68,494,420
Idaho Division of Veterans Services (IDVS)	<u>2022 HB791:2A01</u>	<u>37,333,013</u>
Boise, Idaho		\$106,002,433

Previous Minutes: 08-06-19, 02-01-22

DPW Project Manager: Margie Kennedy

Boise’s current 158-bed Veterans Home is predominately double-occupancy resident rooms within an aging building that is split-level and has limited resident amenities. The new replacement building will house the same number of veterans but within a single-occupancy five-story facility.

The project will be phased with the new building being constructed around the existing building. Once the veterans are relocated in the new building the existing building will be demolished, being replaced with a parking lot.

Considering the complexity of the project, project phasing, current market conditions, and the bid economy, a construction manager would ensure that the project would stay within budget during all design phases, as well as a successful bid.

A Request for Qualifications (RFQ) was issued for Construction Manager/General Contractor services on June 10, 2022. Statements of Qualifications were received from four firms on July 14, 2022. The submittals were evaluated, and three firms were

interviewed on August 1, 2022, by a Selection Committee consisting of Mark Tschapl, IDVS Chief Administrator and Tracy Schaner, IDVS Deputy Chief Administrator; Bruce Berry and Margie Kennedy, DPW and Anna Sparrell, as an Independent Construction Manager.

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

Hoffman Construction Company, Seattle, WA	450
Andersen-McAlvain, Boise, ID	435
Okland Construction, Boise, ID	413

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR DPW PROJECT NO. 19607. Council passed the motion.**

Due to technical difficulties the meeting took a recess from 10:38 – 10:56 AM PDT.

### **DESIGN-BUILD REVIEWS**

<u>DPW Project No. 21073</u>	2021	HB225:2A01	\$1,083,500
Renovate Restrooms, Units 2 & 5	2022	HB779:7A03	<u>300,000</u>
Pocatello Women’s Correctional Center (PWCC)			\$1,383,500
Idaho Department of Correction (IDOC)			
Pocatello, Idaho			

Previous Minutes: 04-03-22

Mr. Miller introduced Mr. Mark Heazle, Lombard Conrad Architects, Boise, Idaho. Mr. Heazle shared plans and presented the project.

DPW Project Manager: Martin Santoyo

The scope of work includes selective demolition and remodel for the six (6) restroom facilities at the Pocatello Women’s Correctional Center (PWCC) facility. Each restroom is approximately 300 sq. ft. with three shower stalls. Upgrades will include new finishes, fixtures, and providing a design that complies with accessibility and life safety requirements – such as fire sprinkler improvements and building codes. The facility is occupied, and it is anticipated that the project will be completed in phases to accommodate continuous IDOC operations.

The Design-Build team of CM Company, Boise/Chubbuck, and Lombard Conrad Architects, Boise; has designed the project. The cost estimate of \$400,000 is consistent with the construction budget.

**MOTION: MR. JAMESON 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. 21073. Council passed the motion.**

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<u>DPW Project No. 21605</u>	Agency	\$	20,000
Cemetery Projects	2020	HB569:2B05	<u>1,045,852</u>
Idaho Division of Veterans Services (IDVS)			\$1,065,852
Blackfoot, Idaho			

Previous Minutes: 07-07-20, 03-03-21, 04-06-21, 04-03-22

Mr. Miller introduced Mr. James Wyatt, NBW Architects, Idaho Falls, Idaho (Virtual). Mr. Wyatt shared plans and presented the project.

DPW Project Manager: Martin Santoyo

This project is to construct a new 2,720 sq. ft., one-story, storage building located in the recently constructed Blackfoot Veterans Cemetery. The storage building is a critical component for the cemetery operations for storing equipment and supplies; a mezzanine for storage is also included. Site improvements including utilities, paving, walks, and erosion control are included in the scope of work. The balance of the funding is for an expansion of the administration building for restrooms, which was an additive alternate in the original cemetery project; however, the budget at the time of the original project did not allow for the construction of the restrooms.

The Design-Build team of Headwaters Construction, Rexburg, and NBW Architects, Idaho Falls; has designed the project. The cost estimate of \$800,000 for the storage buildings is consistent with the construction budget.

Council discussed the location options for the storage building.

**MOTION: SENATOR VICK 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. 21605. Council passed the motion.**

## MID-RANGE REVIEWS

<u>DPW Project No. 21081</u>	2021	HB225:2A01	\$390,750
Install New Camera and Recording System	2021	SB1172:2A01	290,000
North Idaho Correctional Institution (NICI)			\$680,750
Idaho Department of Corrections (IDOC)			
Cottonwood, Idaho			

Previous Minutes: 10-06-21

Mr. Miller introduced Mr. Chris Kelley, Apex Integrated Security Solutions, Boise, Idaho (Virtual). Mr. Kelley shared plans and presented the project.

DPW Project Manager: Brian Boyd

The NICI facility does not currently have a camera system in place. This project will provide a new facility-wide camera and recording system. IDOC is standardizing 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 adding the video surveillance systems at the NICI facility for PREA compliance and general security concerns, including design engineering; installation of new camera equipment to eliminate "blind spots"; required software, recording devices; all required hardware, wiring, electrical improvements, and attic stock for each camera type.

The Design-Build firm of Apex Integrated Security Solutions, Boise, has designed the project. The firm's construction cost estimate for the work is \$578,178.72; and the project construction budget is \$590,000.00.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21081. Council passed the motion.**

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<u>DPW Project No. 21245</u>	2021	HB225:2A01	\$244,326
Upgrade HVAC	2022	HB779:7A03	333,000
Student Rec Center			\$577,326
Idaho State University (ISU)			
Pocatello, Idaho			

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

DPW Project Manager: Gary Groff

The ISU Recreation Center has a basketball court area that contains both an existing basketball court and a climbing wall. For some time, the overall one zone area has had heating and cooling issues. This project replaces the existing Roof Top Unit which only heats with new units that that have both heating and cooling capabilities and new controls along with two zones.

SEEDIdaho PC., Boise has completed the design and DOPL has started their review. The updated construction budget is \$489,000 with a current construction estimate of \$484,000 which includes the base bid. There are no alternates for the 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. 21245. Council passed the motion.**

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DPW Project No. 21257  
Upgrades, SCADA, Ph 1 Systems  
University of Idaho (UI)  
Moscow, Idaho

2020 HB569:2A01 \$970,000

Previous Minutes: 02-21-22

Mr. Miller introduced Mr. Oliver Dye, Casne Engineers, Spokane, Washington (Virtual). Mr. Dye shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The University of Idaho operates a Supervisory Control and Data Acquisition (SCADA) plant and infrastructure used for the monitoring, control, measurement, and verification of critical utilities infrastructure. SCADA supports the university water systems, district energy plant and micro grid providing for monitoring, security and distribution of domestic water, sanitary sewer, reclaimed water, steam, chilled water, natural gas and electricity across the campus. The 2008 SCADA infrastructure is aging and in need of upgrades and improvements.

Casne Engineers, Spokane, Washington has designed the project. The firm's construction cost estimate for the base work is \$684,000; and the project construction budget is \$700,000. Design alternates will be incorporated to the documents in case UI can get additional funding.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21257. Council passed the motion.**

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<u>DPW Project No. 21452</u>	2021	HB569:2B04	\$315,000
Communication Site			
Public Safety Communications (PSC)			
Blackfoot, Idaho			

Mr. Miller introduced Mr. TJ Centanni, Keller Associates, Meridian, Idaho (Virtual). Mr. Centanni shared plans and presented the project.

DPW Project Manager: Martin Santoyo

An assessment performed by the Idaho Transportation Department Materials Engineers identified serious issues with the existing concrete base that supports the communications tower; their report concluded that the base should be replaced. Failure of the tower facility would risk damage to the equipment and cause major disruptions in service for those agencies currently housed and supported at the site, and loss of service to those customers who depend on reliable redundant public service.

The scope of work is to construct a new concrete base and 100' communication tower. Upon transferring the equipment from the existing tower when the new one is completed, the existing tower will be disassembled and repurposed for a future project. The new tower will include the following equipment: ice bridges, antenna ice shields, work platforms, anti-climb hardware, and an adequate grounding system.

Regional Civil Engineer Keller Associates, Meridian, has designed the project. The firm's construction cost estimate is \$175,000; and the project construction budget is \$185,000.

**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. 21452. Council passed the motion.**

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<u>DPW Project No. 21664</u>	2021	HB225:2A01	\$273,240
Replace Chiller	2022	HB779:7A03	200,000
Frazier Hall			\$473,240
Idaho State University (ISU)			
Pocatello, Idaho			

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

DPW Project Manager: Gary Groff

The chiller and two DX Cooling Units at ISU's Frazier Hall have reached the end of their useful life. Issues with the chiller and the DX Cooling Units, their valves, controls, and chiller pump continue to cause cooling problems. The 20-ton outdoor chiller and pump will be replaced along with DDC infrastructure, associated piping, and electrical work. Two condensing units, piping and indoor coils will also be upgraded with DDC infrastructure, associated piping, and electrical work. Some piping corrections need to be made to ten fan coil units throughout Frazier Hall.

SEEDIdaho PC., Boise has completed the Design and DOPL has just started their review. The construction budget is \$393,000 with a current construction estimate of \$357,000 which includes the Base Bid and Alternate 1. Alternate 1 involves adding a second chilled water primary pump, associated piping and electrical work.

Council discussed the chilled coil systems being installed.

**MOTION: MR. JAMESON 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. 21664. Council passed the motion.**

## PRELIMINARY REVIEWS

<u>DPW Project No. 21725</u>	2021	HB225:2B01	\$6,400,000
St Anthony Cottages	2021	SB1127:2B01	<u>3,200,000</u>
Juvenile Corrections Center-St. Anthony (JCCS)			\$9,600,000
Department of Juvenile Corrections (DJC)			
St. Anthony, Idaho			

Previous Minutes: 07-13-21

Mr. Miller introduced Mr. James Wyatt, NBW Architects, Idaho Falls, Idaho (Virtual). Mr. Wyatt shared plans and presented the project.

DPW Project Manager: Gary Groff

The Department of Juvenile Corrections facility in St. Anthony uses three dormitory style housing units that were constructed in the 1950s. The three units are: Bitterroot Cottage at 5,750 sf with two 10 bed dormitories, Centennial Cottage at 5,765 sf with one 20 bed

dormitory, and Targhee Cottage at 6,088 sf with one 20 bed dormitory. These cottages have received several improvements but are physically and program wise at the end of their useful lives and need to be replaced. The cottages will be changed from dormitory style housing to single room style housing to increase the capacity to provide treatment and programming to specialized populations. The new replacement cottages will be approximately 9,853 sf.

NBW Architects, Idaho Falls has designed the project. The original project budget was \$9,600,000 for replacing the 3 cottages with a construction budget of \$8,164,000. The anticipated project budget for 1 cottage is \$7,137,000, for 2 cottages it is \$13,774,000 and for 3 cottages it is \$20,203,000. The estimated construction cost per cottage has increased approximately from \$2,721,000 (\$328 per square foot) to \$5,971,000 (\$606 per square foot). The current project budget allows for bidding 1 cottage; DJC is in the process of requesting funding for all 3 cottages.

Council commented on the plan to build only one cottage at this time due to costs.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 21725. Council passed the motion.**

## PROJECT UPDATES

<u>DPW Project No. 21657D</u>	Anticipated Agency	\$144,627
Carpet/Paint Corridor	2021 HB225:2A01	65,546
College of Education		\$210,173
Idaho State University (ISU)		
Pocatello, Idaho		

Previous Minutes: 09-07-21

Idaho State University previously requested delegation of a project to carpet and paint the corridor in the College of Education. The scope of the work at the time included the following: abatement of asbestos carpet and vinyl tiles, replace carpet, base, transitions, and entry as well as paint the corridor walls and door frames.

The painting portion of this project has been removed and has already been taken care of by ISU's Zone Maintenance Team last Fall. The current Scope of Work is as follows: 1) Abate and dispose of existing carpet and floor tile. 2) Abate and dispose of existing floor tile at stair wells. 3) Abate and dispose of existing ceiling tiles in corridors. 4) Install new ceiling tiles, replace existing light fixtures with LED fixtures in corridors and install new ceiling grid in back Lobby. 5) Install new carpet in corridors and new flooring in stairwells.



The work was initially estimated at \$65,546. This was funded by PBFAC funds. It is planned to still use these funds and the Department will fund the remaining cost of this project. The estimated project cost is \$187,654.00, plus a 12% contingency of \$22,519.00, brings the total project cost to \$210,173.00. ISU agrees to be responsible for \$144,627.00, which includes a 12% contingency.

Council discussed the change in scope of work, the associated costs, and project funds.

**THE MATERIAL FOR DPW PROJECT NO. 21657D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

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<u>DPW Project No. 22008</u>	Agency	\$350,000
AV Upgrades Phase 1, Projector Replacement	2022 SB1421:2A01	150,000
Idaho State Capitol		\$500,000
Capitol Commission		
Department of Administration (ADM)		
Boise, Idaho		

Previous Minutes: 10-06-21, 11-04-21

DPW Project Manager: Lindsay Erb

The Idaho State Capitol has gone through a master planning effort that has provided recommendations for equipment upgrades based on site investigations conducted in September of 2019 throughout the building. This original Design-Build project scope included Phase 1 of the master plan upgrades that provided (40) projectors with appropriate lenses pending location throughout the various Hearing rooms, and miscellaneous conference rooms in the Idaho State Capitol.

The project has received supplemental funding to provide additional audio and video upgrades to support the work and connectivity of elected officials, Department Administrators, and the Governor's office to one another and the general public.

This project continues to be on a fast-paced schedule that requires the installation to be completed by the beginning of the 2022 Legislature session.

The total project budget has been increased from \$350,000 to \$500,000.

**THE MATERIAL FOR DPW PROJECT NO. 22008 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

### **CLOSED PROJECT REPORT**

Mr. Miller presented the closed project report.

Council clarified PSC stands for Public Safety Communications.

## LEASE REPORT

Mr. Brien presented the lease report.

### Request for Lease Term Over Five Years

**Agency:** Liquor Division

**Lessor:** CJM Limited LLP

**Address:** 9651 West State Street, Star

**Sq. Ft.:** 3,500

**Cost/Sq. Ft. (1st Yr.):** \$30.00

**Cost/Yr.:** \$105,000

**Lease Type:** NNN

**Lease Term:** 10 Years

**Cost Ratio\*:** 0.61

**Cost/Sq. Ft. (Effective):** \$34.39

**Escalations:** 3.00% per year

**Space Type:** Retail

**Total Contract Value:** \$1,203,707

**Comments:** This location is one of the legislative approved new liquor stores for the Division. With Star and Middleton being ranked #1 and #3 respectively as the fastest growing cities in Idaho for 2022 according to the most recent census data, the Division has selected Star as a potential for a new store. As such the May 2022 RFP was issued resulting in the Division's desires to negotiate with the top rank responder to move its current contract store located within the Star Merc into the soon to be built 9651 West State Street Star location.

The property is located in the Ridley's Family Market retail development. In addition to expanding space, this location provides good access, increased parking, and neighboring anchor stores such as Ridley's, Proof Craft Pizza and Cocktails, and Ace Hardware.

In consideration of a 10-year lease, the lessor will perform a new build turn-key finish per the Division's standards.

Council discussed the 10-year lease for the Liquor Division.

<b>MOTION:</b> SENATOR VICK MOVED COUNCIL APPROVE A 10-YEAR LEASE TERM FOR THE IDAHO STATE LIQUOR DIVISION AT 9651 WEST STATE STREET IN STAR IDAHO. COUNCIL PASSED THE MOTION. MR. D REYNOLDS – NAY.
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## **OLD BUSINESS**

Mr. Miller presented the proposed PBFAC Policy Changes, Third Review (Handout).

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE CHANGES TO THE PROPOSED PBFAC POLICY AS PRESENTED.**

## **NEW BUSINESS**

Mr. K. Reynolds introduced Mr. Nick McClure and Mr. Jerry Kenkel, FM Global. Messrs. McClure and Kenkel shared their roles as the State's new property insurer.

## **ADJOURNMENT**

The September 7, 2022 PBFAC Meeting adjourned at 12:11 PM PDT.

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Mr. Dale Reynolds, Chair

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Ms. Nicole Hanson, Business Operations Specialist