

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, October 4, 2022

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

The October 4, 2022 meeting was called to order by Chair Dale Reynolds at 7:34 AM in the West Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

Mr. Dale Reynolds, Chair
Mr. Dee Jameson, Vice Chair
Representative Jason Monks (Virtual)
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. 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 (Virtual)
Ms. Lindsay Erb, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works (Virtual)
Ms. Nicole Cecil, Project Manager, Division of Public Works (Virtual)
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

APPROVAL OF SEPTEMBER 7, 2022 MEETING MINUTES

MOTION: COUNCILMEMBER MOVED COUNCIL APPROVE THE MINUTES FROM SEPTEMBER 7, 2022, AS WRITTEN. Council passed the motion.

APPROVAL OF 2023 MEETING MINUTES

MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE 2023 MEETING SCHEDULE. Council passed the motion.

SMALL PROJECTS

<u>DPW Project No. 21092</u>	2020	HB569:2A01	\$ 220,000
Replace Roof, Harrett North End	2022	HB779:7A03	25,000
College of Southern Idaho (CSI)			<u>\$ 245,000</u>
Twin Falls, Idaho			

DPW Project Manager: Barry Miller

This project will remove the existing single-ply membrane down to the existing insulation. Wet or damaged insulation will be removed and replaced. Additional insulation will be added as necessary to achieve code required R-30 insulation value. A new 80 mil TPO mechanically fastened roofing system will be installed with new associated flashings. A 30-year roof warranty will be required.

The project is being designed by LKV Architects, Boise. The construction cost estimate is \$200,000; and the project construction budget is \$208,000.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE DPW PROJECT NO. 21092 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 23451</u>	2022	HB779:2A01	\$55,000
Repair Roof, Doe Point Comm Site			
Public Safety Communications (PSC)			
Boise, Idaho			

DPW Project Manager: Barry Miller

This project will remove the existing single-ply membrane and coatings down to the existing concrete deck. One layer of 1/2" Poliso insulation will be mechanically attached and a 80 mil fully adhered TPO membrane installed. A 30-year roof warranty and 5 year installation warranty will be provided.

The project is designed by LKV Architects, Boise. The construction cost estimate is \$43,000; and the project construction budget is \$50,000.

Council discussed the warranty for materials and installation.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 23451 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 23240
Asphalt Repairs
Idaho State University (ISU)
Pocatello, Idaho

Agency \$723,525

DPW Project Manager: John Julian

The scope of work is for asphalt repairs at the Ridge Crest Apartments, Student Health Center (Family Medicine), and the Performing Arts Center. This project is in alignment with the ISU 5-year maintenance plan for parking lots on the Pocatello Campus as developed by Keller Associates. The plan delineates and quantifies the area and recommended repair treatment for each parking lot.

Therefore, DPW is now requesting to use Keller Associates 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.” Keller Associates developed the ISU 5-year Maintenance Plan and has designed the yearly Parking Lot repair projects for the last three years. ISU and DPW desire to continue with the same design firm to provide continuity, consistency, and continuation of the same types of Parking Lot Designs. The designer knows the ISU Pocatello Campus, the existing conditions, the objectives, and the constraints.

Council discussed the agreement with Keller Associates.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE USE OF KELLER ASSOCIATES AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT 23240. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

DPW Project No. 22199
Science Lab 304 Remodel
Boise State University (BSU)
Boise, Idaho

Agency \$ 315,000

Previous Minutes: 02-01-22

DPW Project Manager: Lindsay Erb

This project is part of the ongoing phased upgrades at the Science Building at Boise State University. Upgrades include modernizing existing laboratories that still have original

casework, fume hoods, and miscellaneous finishes. Science Lab 304 is located on the 3rd floor and operated by the Chemistry Department.

The location of Lab 304 is adjacent to Chemistry Labs 305 and 308 that are currently under construction with Andersen Construction who has been onsite since July 2022 with a laydown area secured behind the Science Building. Dust control mitigation has been established to this floor for construction traffic haul route and construction signage is in place. Due to the sensitivity of research, including limits in noise and vibrations due to animal housing, and building operators concerns with ongoing construction in the building, BSU and DPW request to use Construction Manger General Contractor Anderson Construction based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate and extended contract” with a contractor that has been “previously awarded a contract for an associated or phased project.” Andersen Construction is currently renovating the adjacent labs on the 3rd floor as part of 21190 Renovations/Upgrades, Chem Labs project and the timing of the next phase of lab modernization for 304 is in line with substantial completion of 305 and 308.

Council discussed the agreement with Anderson Construction.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE USE OF ANDERSEN CONSTRUCTION AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22199. Council passed the motion.

OWNER’S REPRESENTATIVE SELECTIONS

<u>DPW Project No. 19607</u>	Agency	\$ 175,000
Southwest Veterans Home	<u>2022 HB791:2A01</u>	<u>37,333,013</u>
Idaho Division of Veterans Services (IDVS)		\$ 37,508,013
Boise, Idaho		

Previous Minutes: 08-06-19, 02-01-22, 09-07-22

DPW Project Manager: Barry Miller

The Owner’s Representative will work in conjunction with the Division of Public Works to oversee a potentially three Veterans Home upgrades. The initial project will be the Boise Veterans Home which is anticipated to construct a new home then demolish the existing home. This project is anticipated to cost \$100,523,000. Lewiston and Pocatello homes would receive significant additions/renovations if the homes receive funding from the federal VA. The primary purpose of the work is to convert the resident rooms from double occupancy to single occupancy with private restroom.

A Request for Qualifications was issued on July 25, 2022. Responses were received from three teams on August 15, 2022. Two firms were selected for interviews on Sept. 6, 2022,

by a Selection Committee including Tracy Schaner, Kirsten Gazley, IDVS and Bruce Berry, Barry Miller, DPW.

The results of the selection interviews are:

Core Construction, Boise	82.30
Redpoint, Boise w/ CBRE Spokane	70.65

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. 19607. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 19205</u>	2018	HB691:2A01	\$ 1,500,000
Renovations, Liberal Arts Space and Infrastructure	2019	SB1198:2A01	700,000
Boise State University (BSU)	2021	HB225:2A01	542,590
Boise, Idaho			\$ 2,742,590

Previous Minutes: 07-07-20, 06-07-22

DPW Project Manager: Lindsay Erb

The scope of this project is to include approximately 22,000 SF of renovation to the existing and recently vacated Liberal Arts Space to provide academic teaching and office space needs for the University. The project initiated with total building report to help set priorities for various building system upgrades that will start in the east wing of the building in this phase of the overall building updates. There will be some abatement required and coordinated with the upgrades / replacement of existing HVAC system and some finishes. Renovation includes demolition of existing walls, ceilings, lighting, and casework and fixtures. The new programmed spaces will be built out with standard finishes and energy efficient fixtures.

The project scope also includes the renovation of 2,330 SF on the first floor of the east wing to accommodate the relocation of the Makers Space studio that will be moving from the Library into the Liberal Arts building. This space will have access to existing exterior courtyards and is better suited location for this use of the space and will help accommodate growth in the program.

The project has identified a base bid and (4) alternates to help with construction cost control and project priorities. Cushing Terrel, Boise is the project architect and has valued the base bid cost estimate at \$2,200,000; and the DPW project construction budget is \$2,250,000.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 19205. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 19222</u>	2018	HB691:2A01	\$ 656,000
Repair Utility Tunnel, Replace Steam, and	2020	HB569:2A01	950,000
Condensate Lines	2021	HB225:2A01	885,000
Campus Wide			<u>\$ 2,491,000</u>
Idaho State University (ISU)			
Pocatello, Idaho			

Previous Minutes: 03-03-20, 02-02-21, 04-06-21

DPW Project Manager: Gary Groff

The steam and condensate lines in the utility tunnel system on the ISU Campus in Pocatello needs replacement and repair. The project phases will replace the 60-year-old and heavily corroded steam and condensate lines, insulation, steam valves, and steam specialties. The 80+ year old tunnel structure is also in need of major repair or replacement due to deterioration of the concrete. There are also NetCom and high voltage Idaho Power lines in many of the tunnel sections that need to be addressed as part of the project.

The project phases will include removal and replacement of the tunnel lid and open expansion loops to allow for the replacement of steam and condensate lines, as well as tunnel walls, floors, and access hatches.

The project was bid February 3, 2022. One bid was received with a Base Bid of \$1,380,000 and Alternate 1 for 25 feet of additional tunnel for \$132,000. The project was awarded for the Base Bid of \$1,380,000. During construction the next 97 ft of piping in line was found to be in a state of imminent failure. The concrete crawl tunnel was also badly deteriorated. Therefore, the funding (\$885,000) for the next utility tunnel phase, DPW Project No. 21654, was added to this project and a change order issued to replace the 97 ft of piping and tunnel. The revised construction budget is \$2,169,082.

Council discussed the scope of work and cost of the project.

THE MATERIAL FOR DPW PROJECT NO. 19222 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

<u>DPW Project No. 20064</u>	2019	SB1198:2A01	\$ 134,000
Upgrade Utilities, Kitchen	2021	SB1172:2A01	66,000
Idaho Maximum Security Institution (IMSI)			\$ 200,000
Idaho Department of Correction (IDOC)			
Kuna, Idaho			

Previous Minutes: 05-07-19

DPW Project Manager: Gary Groff

The kitchen area of the Idaho Maximum Security Institution is experiencing large scale sewer line failures. The cast iron drain, waste, and vent (DWV) piping that is located under the kitchen floor slab is original construction from the mid-late 1970's. Numerous sections of this piping have collapsed including the in-ground grease trap. IDOC has responded by making repairs when possible as well as rerouting drains to other locations. In some situations, sections of DWV have had to be capped or filled and abandoned. The project will be replacing below slab piping to minimize kitchen downtime in a phased schedule plan.

The scope of work does not require a design consultant as the repairs are replacing piping like for like. A Plumbing Service Contractor has re-reviewed the required alterations and repairs and provided a not-to-exceed proposal of \$156,158. The budget was increased by \$66,000 to \$200,000 to allow for possible additional repair issues.

THE MATERIAL FOR DPW PROJECT NO. 20064 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

<u>DPW Project No. 20310</u>	2019	SB1198:2A01	\$ 130,000
Miscellaneous Exterior Repairs	2022	HB779:7A03	150,000
Administration Office			\$ 280,000
Idaho Fish & Game (IDFG)			
Pocatello, Idaho			

Previous Minutes: 07-07-20

DPW Project Manager: Jessica Rodriguez

The original scope of work had been for the Administration Building only. The scope involved a new roof, this portion was completed in August 2020 and re-pointing of grout joints at exterior wall tiles and EIFS wall repair in various locations, as indicated in construction documents prepared by JHS Architects.

The expanded scope of work includes the existing five (5) bay, approx. 2,300 sq.ft. Facilities' Garage Building. To re-point wall tile grout joints and to install pre-finished metal

end caps at the end of wing walls, where tiles have fallen off, along the west elevation due to excessive sun exposure.

The Design Professional, Keeven Shropshire from JHS Architects, Pocatello has prepared construction documents. The Service Contractor, Construction Services, Inc. will perform the work for the fee of \$63,500.

Construction is scheduled to be completed by November 2022.

The total project budget has been increased from \$130,000 to \$280,000, including \$150,000 2022 Deferred Maintenance Funds.

Council discussed DPW's role in maintaining IDFG's foundation owned buildings.

THE MATERIAL FOR DPW PROJECT NO. 20310 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21063</u>		Agency	\$ 12,985
Renovate Restrooms, Phase 2	2020	HB569:2A01	500,000
McKelway Hall	2021	HB225:2A01	100,000
Idaho Correctional Institution-Orofino (ICIO)	2022	HB779:2A01	1,146,000
Idaho Department of Correction (IDOC)			\$ 1,758,985
Orofino, Idaho			

Previous Minutes: 07-07-20, 06-01-21, 01-04-22

DPW Project Manager: Gary Groff

This project is to remodel the toilet/shower areas of the four main tiers in McKelway Hall as well as several small restrooms throughout the facility which are past their functional life expectancy. The remodel includes flooring, paint, lights, ventilation, plumbing fixtures, and accessories. Some walls will need to be removed and reconfigured for piping chases and a new layout for functionality/PREA compliance. The current scope of work is in the C Wing which includes two large Tier Toilet/Shower rooms, C1 and C2, and one small Toilet/Shower Room C2.2. There are two smaller Toilet/Shower rooms in C Wing, GC.1 and GC.2, that will be bid as alternates. Due to funding one small restroom in C wing, two large Tier Toilet/Shower rooms in B Wing, and five small Toilet/Shower rooms in B Wing will be a future project.

The project was bid on June 16, 2022. One bid was received with a base bid of \$1,543,210 and Alternate 1 for room C2.2 for \$190,000 and Alternate 2 for rooms GC1 & GC2 for \$88,500. It was decided to award the base bid for \$1,543,210 as the alternate pricing was extremely excessive. Additional funding in the amount of \$1,146,000 was added to the project.

THE MATERIAL FOR DPW PROJECT NO. 21063 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

<u>DPW Project No. 22460</u>	Agency	\$ 100,000
Phoenix Valve Renewal	2021 SB1172:2A01	<u>370,000</u>
Nampa Campus Academic Building (NCAB)		\$ 470,000
College of Western Idaho (CWI)		
Nampa, Idaho		

Previous Minutes: 02-01-22

DPW Project Manager: Nicole Cecil

This project is to replace the existing phoenix control valves and controls. The existing phoenix valves are original to the building and are at the end of their useful life as materials and controls are no longer supported by the manufacturer. To properly maintain these crucial science labs a replacement is required. The scope of work includes replacing 21 phoenix valves, valve controls and hood controls. The new phoenix valves and controls will be integrated with the building JCI controls. The valves are direct replacement and limited duct modifications are anticipated. Controls will be upgraded to increase safety at the classroom hoods.

Regional Engineer, Musgrove Engineering, Boise has designed the project. The original total project budget was \$370,000, with a construction budget of \$315,095.

The project was bid on July 29, 2022. A total of one bid was received, and the low responsive bid was \$424,500. To proceed with the project, CWI provided an additional \$100,000 Agency Funds. The total project budget is now \$470,000.

THE MATERIAL FOR DPW PROJECT NO. 22460 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

Council discussed closing budget trends with current bid trends seen by DPW.

LEASE REPORT

Mr. Brien presented the lease report.

ADJOURNMENT

The October 4, 2022 PBFAC Meeting adjourned at 8:12 AM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist