

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, December 6, 2022

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

The December 6, 2022 meeting was called to order by Chair Dale Reynolds at 1:30 PM in the West Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

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

Department of Administration and Division of Public Works Staff Present:

Mr. Keith Reynolds, Director, Department of Administration
Mr. Pat Donaldson, Administrator, Division of Public Works
Mr. Barry Miller, Deputy Administrator, Division of Public Works
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Kelly Berard, Senior Project Manager, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works (Virtual)
Mr. Brian Boyd, 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 (Virtual)
Mr. Martin Santoyo, Project Manager, Division of Public Works
Ms. Nicole Cecil, Project Manager, Division of Public Works (Virtual)
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

APPROVAL OF NOVEMBER 3, 2022 MEETING MINUTES

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM NOVEMBER 3, 2022, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

<u>DPW Project No. 23244D</u>	Agency	\$125,000
Speech Pathology ADA Restroom Remodel		
Idaho State University (ISU)		
Pocatello, Idaho		

Idaho State University requests delegation of a project to convert standard restrooms on the 1st Floor of the Speech Pathology/Audiology building to ADA compliant restrooms.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 23244D. Council approved the motion.

DELEGATED REVIEWS

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

Previous Minutes: 09-07-22

Mr. Miller introduced Mr. Stephen Mullane, Boise State University, Boise, Idaho. Mr. Mullane shared plans and presented the project.

Boise State University requested and received delegation of a project to complete the replacement of stair treads at Lincoln Townhouses on September 7, 2022. 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.

The estimated total project cost is \$198,000, with a construction cost of \$173,000. It is anticipated that the construction of the project will be completed by Winter 2022. TMC Masonry was selected as the design-builder via an RFQ selection. KPFF engineering have specified the replacement tread design.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE DPW PROJECT NO. 23199D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council approved the motion.

DPW Project No. 23243D Agency \$150,000
Relocate Pharmacy Lab
College of Pharmacy
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

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

Idaho State University requested and received delegation of a portion of DPW Project No. 22232 College of Pharmacy Research Labs on November 3, 2022. The delegation portion will relocate the College of Pharmacy Research Labs so they can vacate the space in Leonard Hall due to full renovation of the second floor. This work will entail creating dividing walls and drop in electrical, creating a temporary lab space for the Pharmacy Department in the Eames Complex.

The estimated total construction cost is \$149,000. It is anticipated that the project will have a construction start date of November 2022 and will be substantially completed by January 2023.

Council discussed the anticipated lead times for the project.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23243D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council approved the motion.

SMALL PROJECTS

<u>DPW Project No. 21358</u>		Agency	\$ 23,582.91
Rebuild Lower Parking Area, Reg VI,	2021	HB225:2A01	135,000.00
Human Development Center (HDC)	2022	HB779:7A03	50,000.00
Department of Health and Welfare (DHW)			\$ 208,582.91
Pocatello, Idaho			

DPW Project Manager: Jessica Rodriguez

The lower parking area of the DHW Human Development Center (HDC) in Pocatello has an existing parking row that is perpendicular to a steep drive aisle and sidewalk. The steep slope is difficult for staff and visitors to access during inclement weather. The drive aisle and sidewalk will be re-graded with a retaining wall and landscape bed added to absorb the adjusted grade. New handrails and LED pole lights to replace existing and match the fixtures recently installed at the upper parking area improvements are included. Parking counts will remain the same with a new Accessible parking stall, access aisle with perpendicular parking configuration located near the lower entrance provided. Only improved areas of the parking lot will receive new asphalt and striping.

Paul Scoresby with S&A Engineers, Idaho Falls is designing the project. The construction budget is \$175,000 with a current construction Base Bid Construction Estimate of \$146,520. The Design Development is complete and work is nearing completion of the construction documents.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE DPW PROJECT NO. 21358 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council approved the motion.

<u>DPW Project No. 22190</u>	2021	SB1172:2A01	\$ 225,000
Replace Roof, Education	2022	H779:7A03	100,000
Boise State University (BSU)			<u>\$ 325,000</u>
Boise, Idaho			

DPW Project Manager: Kelly Berard

At the upper roof areas this project will remove the existing aluminum-clad SBS-modified wall and cant flashing only. The existing aluminum-clad SBS-modified roofing system will remain. Install new mechanically attached TPO, single-ply roofing membrane over new ½” cover board over the existing roofing system. A State of Idaho 30-year guarantee will be included. Total square footage estimated at 1,700.

Bid alternate for the lower roof areas of this project will remove the existing wall and cant flashing only. Install new mechanically attached TPO, single-ply roofing membrane over new ½” cover board. A state of Idaho 30-year Guarantee will be included. Total square footage estimated at 1,400.

The project is being designed by Hutchison Smith Architects, Boise. The construction cost estimate for the base bid is \$195,000; and the project construction budget is \$285,000.

Council discussed the cost estimate for the bid alternate for the lower roof areas.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 22190 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council approved the motion.

DESIGN-BUILD SELECTIONS

<u>DPW Project No. 22013</u>	2022	SB1421:2A01	\$ 1,840,000
Conference Room Enhancement			
Department of Administration (ADM)			
Statewide			

DPW Project Manager: Nicole Cecil

The purpose of this project is to enhance audiovisual equipment in conference and hearing rooms throughout state-managed buildings. A list of approximately 75 rooms have been identified across the state serving at least 23 agencies. Not all rooms are identical in size, space, or needs. The project will provide standardization of A/V

technology to be used for this project as well as future installations. Most of the rooms are in Southwest Idaho with some in North Idaho as well as Southeast Idaho.

It is likely that not all the rooms on the initial list will be able to be included in the work. The selected team will be expected to do a thorough inventory of existing conditions to prioritize the scope of work. All equipment necessary to meet the requirements of this enhancement, as well as design documents and finished construction is the responsibility of the Design-Build Team.

A Request for Qualifications was issued on September 21, 2022. Responses were received from one design-build team on October 25, 2022. The team was asked to participate in an information session with a presentation to the committee on November 17, 2022. A Selection Committee including Paul Navarro, ADM; Chris Carlisle, OIT; Jim Otradosky, CSHQA, as an independent design professional; and Dave Merrill and Nicole Cecil DPW reviewed the submission.

The results of the selection interviews are:

CompuNet, Meridian, with Musgrove, Boise and JP2 Construction, Boise	74
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Council discussed the selection process for RFQs.

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. 22013. Council approved the motion.

<u>DPW Project No. 23250</u> Systems Improvements JW Martin Lab Building University of Idaho (UI) Moscow, Idaho	2022	HB779:2A01	\$ 1,500,000
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DPW Project Manager: Elaine Hill

The University of Idaho is in the process of creating a Deep Soil Ecotron Research Facility which will support long-term research initiatives looking into the microbial ecosystem of soils at levels currently largely unexplored. This project will provide infrastructure upgrades and improvements to multiple building systems within the J.W. Martin Laboratory Building to support the research program and University supplied 16-foot tall Deep Soil Ecotron lysimeter units. Various building systems will need to be evaluated and upgraded, to potentially include architectural improvements, HVAC systems (added

cooling), electrical systems, emergency power, domestic water systems and structural reinforcement of floor slabs.

The Deep Soil Ecotron Research Facility is supported in large part by a National Science Foundation (NSF) grant awarded in 2021. The NSF grant will provide necessary funding to establish the research program, hire staff, support the development of research protocols / pedagogy, and acquire the Deep Soil Ecotron (DSE) lysimeter units and related equipment.

A Request for Qualifications was issued on October 7, 2022. Responses were received from a single design-build team on November 1, 2022. A Selection Committee including Guy Esser and Matt Proctor, UI and Andrew Gibler and Elaine Hill, DPW reviewed the proposal and found the team qualified to complete the work.

Quality Contractors, Deary, ID
w/ Design West Architects, Pullman, WA; MSI Engineers, Spokane, WA

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23250. Council approved the motion.

DPW Project No. 23460
Remodel Central Receiving
Nampa Micron Education Center (NMEC)
College of Western Idaho (CWI)
Nampa, Idaho

2023 HB 779:2A01 \$936,000

DPW Project Manager: Lindsay Erb

The Nampa Micron Education Center (NMEC) houses resources such as Testing Services, the CWI Bookstore, One Stop Student Services, the Writing Center, and more. The scope of work is to provide a central receiving area for the Nampa Campus where all packages, mail, and large deliveries can arrive and then be dispensed. The project will modify 4,000-5,000 square feet of space within the NMEC. The existing bookstore footprint will be reduced / modified, and an existing outdoor covered area will be enclosed to accommodate storage. There will be some exterior concrete / asphalt work associated with the project.

A Request for Qualifications was issued on October 7, 2022 and one response was received on November 2, 2022. A Selection Committee included Aaron Whitman and Brian Dunaway, College of Western Idaho; and Dustin Keyes, DK Construction, as an independent contractor; and Lindsay Erb and Reid Harrell, DPW.

One proposal was received and the team deemed qualified thus the result of the selection was Petra with Hutchinson Smith Architects (HSA), Boise.

Council discussed the age of the building and its donation to CWI.

MOTION: MR. SHIFLET 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. 23460. Council approved the motion.

<u>DPW Project No. 23620</u>		Agency	\$ 500,000
Repair Basement	2022	HB779:2A01	500,000
Assay Office			\$ 1,000,000
Idaho State Historic Society (ISHS)			
Boise, Idaho			

DPW Project Manager: Lindsay Erb

The Idaho State Historical Society (ISHS) / State Historic Preservation Office (SHPO) is located in the U.S. Assay Office Building in Boise, Idaho. The building was designated a National Historic Landmark (NHL) in 1966 and listed in the National Register of Historic Places (NRHP) in 1980. It needs to undergo rehabilitation / restoration to address structural and material issues as defined in an initial building assessment that will occur at the onset of the project. While the building is in fair condition, there are long-standing deferred maintenance issues that need to be addressed to ensure the long-term preservation of this significant building.

A Condition Assessment was conducted in 2011 to serve as a benchmark and to prioritize needed repairs. This assessment was completed by a historic preservation professional looking for visible issues, and not by a credentialed architect/engineer reviewing existing building systems and structures. The selected Design-Build team will be required to provide a comprehensive building material / structure and building systems report to build upon this assessment and help identify priorities, costs, solutions for the rehabilitation and restoration of building materials and systems. There are several locations in the basement where moisture infiltration has caused foundation masonry to deteriorate and plaster to spall. A primary goal of this design-build project is to address water infiltration as deemed necessary by the selected team, up to excavation and installation of a drainage system and waterproof barrier. The existing HVAC system for the building is at the end of the lifespan and will need to be replaced.

A Request for Qualifications was issued on October 5, 2022. Responses were received by two design-build teams on November 1, 2022. Both teams were selected for interviews on November 14, 2022, by a Selection Committee including Tricia Canaday and Dan

Everhart, ISHS; and Steve Trout, Trout Architecture, as an independent architect; and Lindsay Erb and Bruce Berry, DPW.

The results of the proposals and interviews are as follows:

JP2, Boise with CSHQA, Boise	82.2
Guho, Boise with ZGA, Boise	70.8

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. 23620. Council approved the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 22234 2022 HB779:7A07 \$ 3,000,000
Pedestrian Crossing Over Railway
Separating ISU / INL
Idaho State University (ISU)
Idaho Falls, Idaho

DPW Project Manager: Margie Kennedy

The current location of ISU's Idaho Falls campus is located adjacent to Idaho National Laboratories (INL) and other state-owned higher education facilities with a railroad dividing them. Students, faculty and researchers are engaged at both campuses. The railroad creates a barrier that has a safety concern. Either people walk around, across, or not at all. A safe and efficient crossing will enhance collaboration and provide an inviting pathway between the properties.

The scope of work includes a new pedestrian ramp structure over the Union Pacific railroad from ISU's Idaho Falls campus to Idaho National Lab (INL) campus. Accessibility will need to be considered in the design. Design Professional will be responsible for procuring all entitlements with all agencies, city and state jurisdictions to achieve building permits.

A Request for Qualifications (RFQ) was issued for Design Professional services on September 2, 2022. Statements of Qualifications were received from four firms on October 6, 2022. The submittals were evaluated, and three firms were interviewed on November 10, 2022, by a Selection Committee consisting of Cheryl Hanson, ISU Associate VP Facilities Services, Marty Vizcarra, ISU Project Manager; Fred Richards and Margie Kennedy, DPW and Chris Canfield, as an Independent Member.

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

Kimley-Horn, Boise	85.0
S & A Engineers, Idaho Falls	83.0
Keller Associates, Boise	80.0

Council discussed viewing the site during the 2022 Southeast Idaho PBFAC tour. Additionally, Council discussed what options have been considered outside of building a bridge and if there will be a need for the purchase of a right of way.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22234. Council approved the motion.

<u>DPW Project No. 23255</u>	2022	HB779:2A03	\$ 619,000
New Elevator / Access Improvements			
Hartung Theater			
University of Idaho (UI)			
Moscow, Idaho			

DPW Project Manager: Nicole Cecil

This project provides an elevator for the Hartung Theater in accordance with the Americans with Disabilities Act (ADA) requirements. The Hartung Theater Building was originally constructed in the 1970's and does not have an elevator. The back or house has three levels and includes a classroom on the upper level. There is no universal access to the back of house on the main level and access to the lower and upper levels are limited to stairways. Proposed work includes construction of an exterior addition and installation of a three-stop elevator. The existing stair will need to be reconfigured along with doors and hardware updated for code-compliance entry. A new accessible concrete path will need to be added for accessible approach to the new entry and elevator.

A Request for Qualifications (RFQ) was issued for architect/engineer services on October 3, 2022. Statements of Qualifications were received from one firm on November 2, 2022. A selection committee included Daryle Faircloth and Matt Proctor, UI; Alexis Townsend, as independent architect; and Ken Cook and Nicole Cecil, DPW.

One proposal was received. The team was deemed qualified thus the result of the selection was Castellaw Kom Architects.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 23255. Council approved the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 21196</u>	2020	HB569:2A01	\$ 300,000
Renovate College of Innovation and Design (CID), Ph 2	2021	HB225:2A01	407,410
Albertsons Library			<u>\$ 707,410</u>
Boise State University (BSU)			
Boise, Idaho			

DPW Project Manager: Jessica Rodriguez

Mr. Miller introduced Mr. Bob Smith, Hutchison-Smith Architects, Boise, Idaho. Mr. Smith shared plans and presented the project.

This project is a remodel of 14,350 square feet of space for the College of Innovation and Design (CID) on the west side of the Second Floor of Albertsons Library at Boise State University. The space previously housed book stacks which have now been removed. Walls will be added and ceilings, mechanical system, power and lights will be modified to create several new spaces including: a 385 s.f. lobby to identify and secure the colleges space within the library, a 700 s.f. classroom for the library, a 7,800 s.f. incubator space for faculty work sessions and retreats, a 2,250 s.f. residence office space for faculty from different colleges to work together for extended periods and a 4,250 s.f. café area for faculty to gather and for CID to host University and outside events. The remodeled spaces will adjoin and complement the existing CID offices, and meeting rooms.

Regional Architect Hutchison-Smith Architects, Boise has completed the design through schematic design and currently working on design development. The estimated construction cost is \$500,000 which is within the \$530,000 construction budget. It is anticipated to have the project out to bid in Spring 2023 and Construction complete in Fall 2023.

MOTION: MR. SHIFLET 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. 21196. Council approved the motion.

<u>DPW Project No. 22016</u>	2021	SB1172:2A05	\$ 450,000
Replace Chiller / New DDC			
Lewiston State Office Building			
Department of Administration (ADM)			
Lewiston, Idaho			

Mr. Miller introduced Mr. Rob Sawyer, Covenant Engineering, Lewiston, Idaho. Mr. Sawyer shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

This project will provide and install a new air-cooled chiller to replace the existing air-cooled chiller that has been in service since 1994. The existing chiller has reached its useful life and has begun to have service issues. The project also includes one bid alternate to remove and replace the two (2) existing chilled water pumps that serve the chiller.

Regional Engineer Covenant Engineering, Lewiston, has designed the project. The firm's construction cost estimate is \$306,000; and the project construction budget is \$450,000.

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. 22016. Council approved the motion.

DPW Project No. 22228

Agency \$ 454,900

Classroom Upgrades, Reed Gym
Idaho State University (ISU)
Pocatello, Idaho

Mr. Miller introduced Mr. Richard Creason, Myers Anderson, Pocatello, Idaho (Virtual). Mr. Creason shared plans and presented the project.

DPW Project Manager: Brian Boyd

Project includes renovation of the classrooms 302, 309, 123, and 129 in Reed Gym located at Idaho State University in Pocatello, Idaho. Upgrades in classrooms 302 and 309 include new ceilings, LED lighting, new data/communication raceways, audio visual technologies, paint, and new flooring. In classrooms 123 and 129 upgrades include painting and new floor coverings.

Add alternate includes removing the packaged window cooling units and replacing the existing single pane windows with new insulated glass aluminum storefront windows in classrooms 302 and 309.

Construction is scheduled for May 2023. Regional Architect Myers-Anderson Architects, Pocatello, has designed the project. The firm's base bid construction cost estimate is \$330,181; and the project construction budget is \$379,000.

MOTION: MR. SHIFLET 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. 22228. Council approved the motion.

PRELIMINARY REVIEWS

DPW Project No. 22232

College of Pharmacy Research Labs
Idaho State University (ISU)
Pocatello, Idaho

	Agency	\$ 16,800,000
2022	HB779:7B03	3,400,000
		<u>\$ 20,200,000</u>

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

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

DPW Project Manager: Martin Santoyo

This project is to remodel the second floor of the College of Pharmacy, Leonard Hall, Building #8. The existing spaces do not conform to current code nor provide the functionality for current pharmacy and research lab academic needs.

The scope of work is to remodel the existing lab space and create more functional faculty and graduate offices, collaboration spaces, modernization of labs, and create ADA restrooms. The scope of work also includes utility improvements at the first-floor ceiling and at the basement floor to accommodate the second-floor improvements and for the clinical lab support.

Hummel Architects, Boise, is the project architect for the project. Big-D Construction, Idaho Falls, is the CM/GC on the project and their preliminary construction cost estimate of \$17,090,546 and the project construction budget of \$17,000,000. The project team is in the process of identifying additive alternates to match the construction budget.

Council discussed the need of some type of containment design to address drainage issues associated with emergency showers.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22232. Council approved the motion.

DPW Project No. 22511

New District 6 Facility Design
Idaho State Police (ISP)
Idaho Falls, Idaho

2021	SB1172:2B01	\$ 800,000
2022	HB779:2B01	11,200,000
		<u>\$ 12,000,000</u>

Previous Minutes: 10-06-21

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

DPW Project Manager: Elaine Hill

This project involves construction of a new 20,000 square foot single floor office/headquarters building for the Idaho State Police on land offered by Idaho Transportation Department. This will provide the Idaho State Police with their own building to house the administrative functions for District #6 in Idaho Falls. The single floor building is broken down into office spaces, training/community meeting room, workout space, debriefing, interview and monitoring rooms, high-density evidence storage, and gun cleaning room

The building will be built of load bearing reinforced concrete masonry which will support the steel beams for the roof structure. The concrete masonry provides the structure, ballistic protection, and a primary exterior building finish. Glazing, walls, and doors in critical areas are designated for ballistic protection. Security mesh will be utilized in key walls to deter unauthorized entrance. The secured interview rooms will be designed for maximum privacy and safety. The site will include a radio communications tower with alternates including a backup generator and accessory vehicle storage building. The site will allow for 21 public and 87 secured parking spaces with room identified for future growth.

NBW Architects, Idaho Falls in association with Architects Design Group is designing the project. The current total construction budget is \$9,960,000. The construction estimate is \$9,442,518.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22511. Council approved the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 22229</u>	Agency	\$ 265,650
Steam Coil Replacement	<u>2022 HB779:7A03</u>	<u>200,000</u>
College of Business (COB)		\$ 465,650
Idaho State University (ISU)		
Pocatello, Idaho		

Mr. Miller introduced Mr. Russell Pratt, SEEDIdaho, Boise, Idaho. Mr. Pratt shared plans and presented the project.

DPW Project Manager: Nicole Cecil

This project will replace the steam coils that provide heating for the BA building. The existing coils have been in place for more than 15 years and have experienced serious failures routinely over the last five years. More than 54 (82 currently) repairs to leaks in the coils have been made in this time. This project will also replace controls, steam piping as required, steam traps and similar fittings, insulation, and all parts required to restore a functional heating system.

All of the heating and cooling coils in the air handler are being replaced. Access to the heating and cooling coils in this air handler is poor. The construction of an access path to the coils is invasive to the air handler so the chilled water coils are being replaced at the same time as the steam heating coils. Improved access to valves coil piping is also being addressed.

SEEDIdaho, Boise, has designed the project. The firm’s construction cost estimate is \$356,700 and the project construction budget is \$360,000. The base bid addresses the Business Administration building air handler steam heating and chilled water coil replacements. There is also one add alternate for replacement of the outside air dampers and actuators in the same air handler. The estimated cost of the add alternative is \$40,000.

MOTION: MR. SHIFLET 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. 22229. Council approved the motion.

FINAL REVIEWS

<u>DPW Project No. 21653</u>		Agency	\$ 250,000
Laboratory Buildouts, Ph 1	2021	HB225:2A01	3,195,000
Micron Center for Materials Research (MCMR)	2022	HB779:7B03	1,150,000
Boise State University (BSU)			\$ 4,595,000
Boise, Idaho			

Previous Minutes: 09-07-21, 11-04-21, 11-03-22

DPW Project Manager: Martin Santoyo

This project is for the construction of research labs in the MCMR facility, a facility that had initial occupancy in the fall semester of 2020. Most of the 3rd floor, approximately 8,470 sq. ft., was left as a shell & core space due to budgetary limitations (utilities and MEP systems were roughed-in and stubbed to tentative lab spaces). The scope-of-work for this phase is to finish completion of 6 additional research lab modules with improvements that will include wall and ceiling finishes, electrical power, lighting, HVAC, plumbing, data,

laboratory cabinets and chemical fume hoods. When complete, these will be advanced wet labs which are in high demand on Boise State's campus.

Beginning in March 2022, the Hummel design team held a series of programming, schematic design, and design development workshops with the project steering committee, which included Boise State University stakeholders, Boise State University A&E staff, and the DPW project manager and field representative. Hoffman Construction, the construction management firm (CM/GC) for the project, also participated in the workshops. The design team and committee were tasked with developing cutting-edge research labs, including the planning of a facility to properly house and shield a Neutron Generator.

Through this design process, it was determined that the budget would only be sufficient to construct four (4) of the laboratory spaces. Two (2) additional labs have been carried through the construction documentation phase and are provided as add-alternates to the base scope of work if additional funding be secured. The completion of all six (6) labs would finish out half of the remaining shelled space on the third floor.

Hummel Architects, Boise, is the project architect; and Hoffman Construction, Portland; is the Construction Manager (CM/GC) for the project. Hoffman's cost estimate for Base Bid is \$3,353,000; bid alternate 1 is \$655,000; bid alternate 2 is \$840,000; and the project construction budget is \$3,800,000.

MOTION: SENATOR VICK MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND QUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21653. Council approved the motion.

PROJECT UPDATES

<u>DPW Project No. 22401</u>	2014	SB1425:2A01	\$ 25,000
Replace Asphalt, Townhouse to Pendlebury	2014	HB635:3A01	14,000
State Hospital South (SHS)	2021	<u>SB1172:2A01</u>	<u>185,000</u>
Department of Health and Welfare (DHW)			\$ 224,000
Blackfoot, Idaho			

Previous Minutes: 07-12-22

DPW Project Manager: Nicole Cecil

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 original total project budget was \$185,000, with a construction budget of \$161,700.

The project was bid on September 13, 2022. A total of three bids received, and the low responsive bid was \$174,669 (including Add-Alternate No.1) from HK Contractors, Idaho Falls. In order to proceed with the project, \$25,000 PBF was added to accept the bid. During construction it was documented that there were extensive soft spots that needed to be addressed. The cost for addressing this unforeseen condition exceeded the project contingency. An additional \$14,000 was transferred from contingency funds. The total project budget is now \$224,000.

THE MATERIAL FOR DPW PROJECT NO. 22401 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

SERVICE CONTRACT REQUESTS

<u>DPW No.</u>	<u>Agency</u>	<u>Work Category</u>	<u>Initial Amount</u>
23850D	ISU	Light Construction	\$ 200,000
23851D	ISU	Plumbing	\$ 200,000

Mr. Miller provided an overview of Service Contracts for the newest Council Member.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE CONTRACT NUMBER 23850D THROUGH 23851D. Council approved the motion.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

Council discussed DPW Project No. 21361 and the cost to connect to city water.

LEASE REPORT

Mr. Brien presented the lease report.

Council discussed the new lease agreement for the Department of Water Resources.

NEW BUSINESS

FY2024 RECOMMENDATION TO THE IDAHO DEPARTMENT OF TRANSPORTATION

Idaho Code §40-310(14) establishes a program for the construction, alteration, repair, and maintenance of roadways in, through, and around the grounds of state institutions. The Idaho Transportation Board has authorized an amount up to \$30,000 annually for this program under ITD Board Policy B-05-15.

DPW accepts requests from any appropriate board, commission, governing body, or official head of any state institution that is seeking access to funds for such projects. DPW processes project requests annually, obtains the Governor's approval of recommended projects, and then passes on the recommendation(s) to the Idaho Transportation Board through the ITD Maintenance Engineer on or before March 1 annually.

DPW staff recommends to the Council a College of Eastern Idaho (CEI) project: DPW Project No. 21133, Campus Site Improvements.

The project addresses damaged concrete walks and pedestrian curb ramps. The ITD pavement grant will allow deteriorated asphalt at the curb ramps and crosswalks to be addressed.

The \$30,000 ITD grant funds will bring the total budget to \$530,777.

**MOTION: MR. SHIFLET MOVED COUNCIL RECOMMEND THE CEI PROJECT TO
THE IDAHO TRANSPORTATION BOARD FOR FY2024 FUNDING.
Council approved the motion.**

2023 PBFAC JANUARY MEETING DATE

Council discussed the meeting date in conjunction with the holiday.

ADJOURNMENT

The December 6, 2022 PBFAC Meeting adjourned at 3:05 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist