

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, March 7, 2023

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

The March 7, 2023 meeting was called to order by Chair Dale Reynolds at 1:35 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. Dee Jameson, Vice Chair
Mr. Clint Shiflet
Representative Mark Sauter

Department of Administration and Division of Public Works Staff Present:

Mr. Pat Donaldson, Administrator, Division of Public Works
Mr. Barry Miller, Deputy Administrator, Division of Public Works
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Kelly Berard, Senior Project Manager, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works (Virtual)
Mr. Brian Boyd, Project Manager, Division of Public Works (Virtual)
Ms. Elaine Hill, Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works
Ms. Jessica Rodriguez, Project Manager, Division of Public Works
Mr. John Julian, Project Manager, Division of Public Works
Ms. Lindsay Erb, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works
Mr. Matthew Sandoval, 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

Chairman D. Reynolds recognized the departure of Lindsay Erb, DPW Project Manager and her work with the Division of Public Works.

APPROVAL OF FEBRUARY 7, 2023 MEETING MINUTES

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM FEBRUARY 7, 2023, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 23224D 2022 HB779:2A01 \$50,378
Exterior Lighting
Reed & Cadet Field
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to install exterior lights near Reed Gym and Cadet Field to eliminate lack of lighting in particular areas.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 23224D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 23223D 2022 HB779:2A01 \$128,106
Remove/Replace Carpet, 2nd Flr & RR
Industrial Crafts (ESTEC)
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Mr. Miller introduced Mr. Travis Duncan, Idaho State University, Pocatello, Idaho. Mr. Duncan shared plans and presented the project.

Idaho State University requested delegation of a project to remodel the upstairs restroom, paint, and replace the 2nd floor carpet in the hallway and Rooms 201, 202, 204, 206, 207, 211, 212.

The remodel of this space includes approximately 6,570 square feet of space to be recarpeted and painted. The bathrooms will receive new partitions and FRP board. This project will take place during Summer, 2023 and ISU will be able to relocate any classroom use to another facility.

The estimated total project cost is \$128,106. It is anticipated that the project will have a construction start date of May 2023 and will be substantially completed by October 2023.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23223D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 23352 2022 HB779:2A01 \$ 150,000
Security Camera System, Labs
Department of Health and Welfare (DHW)
Boise, Idaho

DPW Project Manager: Lindsay Erb

This project is to upgrade the security cameras and the associated data cabling as required at the State Laboratory building located on Old Penitentiary Road. Department of Health and Welfare has been standardizing with their security systems and the State Labs building is in need up upgraded cameras and locations on both the exterior and interior of the building to provide additional security for the building. The overall existing system is under review with a phased approach to upgrade camera's starting with the exterior of the building which this project will provide for and accomplish.

Regional Engineers Musgrove Engineers, Boise, has designed the project. The firm's construction cost estimate is \$124,000; and the project construction budget is \$126,000.

Council discussed future requests to remodel the second floor.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 23352 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 23355 2022 HB779:2A01 \$ 250,000
Re-Roof Aspen, Pine, and Birch Client Units
Southwest Idaho Treatment Center (SWITC)
Department of Health and Welfare (DHW)
Nampa, Idaho

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

DPW Project Manager: Matthew Sandoval

This project is to replace the roofs on the Aspen and Pine Client Units at the Southwest Idaho Treatment Facility (SWITC) for the Department of Health and Welfare. The existing roofs are at the end of their service life and show signs of failure. The scope includes removal of existing asphalt shingles and underlayment, and replacement with Class 2 Architectural shingles and underlayment. Each roof is approximately 22,000 square feet, totaling 44,000 square feet.

Bid alternates will include the Re-Roof of the Birch Client Unit and Gutter Screens.

The project is being designed by Regional Architect Hutchison-Smith Architects, Boise. The firm's construction cost estimate is \$177,000; the project construction budget is \$230,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23355 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 21068</u>	2020	HB569:2A01	\$ 550,000
Renovate Restrooms, E & G Block	2021	SB1172:2A01	304,000
Idaho Maximum Security Institution (IMSI)	<u>2022</u>	<u>HB779:7A03</u>	<u>200,000</u>
Idaho Department of Correction (IDOC)			\$ 1,054,000
Kuna, Idaho			

DPW Project Manager: Martin Santoyo

The project is to remodel the existing restrooms located in Units E and G at the Idaho Maximum Security Institution (IMSI). The scope of work includes selective demolition for the remodel work; upgrading the electrical, plumbing, and mechanical systems and fixtures; and new interior finishes. Upgrades will also include a design that complies with required life safety and accessibility codes, and the Prison Rape Elimination Act (PREA). The facility is occupied and it is anticipated that the project will be completed in phases to accommodate continuous IDOC operations.

A Request for Qualifications was issued on January 4, 2023. Responses were received from a single firm on February 8th, 2023. A Selection Committee including Justin Freeman and Brent Warner, IDOC, and Bruce Berry and Martin Santoyo, DPW, reviewed the proposal and determined the firm to be qualified for the required design services.

HSA Boise, ID

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 21068. Council passed the motion.

<u>DPW Project No. 23226</u>	2023	HB779:2A01	\$ 1,023,000
Replace RTU Air Handlers			
College of Technology			
Idaho State University (ISU)			
Pocatello, Idaho			

DPW Project Manager: John Julian

This project requires replacement of three (3) aging main roof top units (RTU), (not including the tower), on the Roy F. Christensen Building, No. 48, on the Idaho State University Campus, Pocatello. The system is composed of three (3) large air boxes (heating, mixing, and return). Each is manually controlled by a technician in each portion of the building. Valves have to be manually adjusted and controlled at a valve box below in the Mechanical Room. The new air handlers will require a new automatic controls system, remotely controlled, to the current controls system, which will also need to adjust the new system mixing valves. A new exhaust fan will need to be installed for the Cosmetology Lab.

A Request for Qualifications (RFQ) was issued for design professional services on January 13, 2023. Statements of Qualifications were received from two (2) firms on February 7, 2023. The submittals were evaluated; and the two (2) firms were interviewed on February 17, 2023 by a Selection Committee consisting of Steven Hagler and Cole Elquist, ISU; John Julian, and Fred Richards, DPW, and an independent member, James Wyatt, NBW Architects.

The rankings of the firms are as follows:

SEED Idaho, Meridian	88.6
Musgrove Engineering, Boise	66.0

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR DPW PROJECT NO. 23226. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

<u>DPW Project No. 19625</u>	Agency	\$	85,300
Interior Office Tenant Improvement	<u>2022 HB791:2A05</u>		<u>11,000,000</u>
Idaho State Capitol			\$ 11,085,300
Legislative Services Office (LSO)			
Boise, Idaho			

Previous Minutes: 10-03-18, 10-06-21

DPW Project Manager: Lindsay Erb

The project scope of work includes two phases building on the initial programming and conceptual design effort completed in 2019. Phase 1 is to design an office tenant improvement within 5,200 sf of the first floor of the Idaho State Capitol Building. Phase 2 is to design an office tenant improvement within 7,200 sf of the Garden Level. Specifically, work will include the demolition of existing cubicles, offices, and other related spaces; the

construction of new offices and related spaces with updated finishes to match the existing finishes in the historic capitol; and upgrades to mechanical, plumbing, fire sprinkler, electrical, security / access, and telecom to accommodate the new layout.

A Request for Qualifications (RFQ) was issued for Construction Manager / General Contractor services on December 30, 2022. Statements of Qualifications were received on February 8, 2023. Two of the three firms were interviewed on February 28, 2023, by a selection committee of Terri Kondeff and Representative Dustin Manwaring; Penny Dennis, Independent Contractor, Bruce Berry and Lindsay Erb, DPW.

The final rankings are as follows:

ACM, Boise	84.0
Andersen Construction, Boise	82.4

Council discussed the background of ACM and their previous work at the Capitol.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 19625. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 20380</u>	2019	SB1198:2A01	\$ 185,000
Drainage / Roadway Improvements	2021	SB1172:2A01	190,000
State Hospital North (SHN)	2022	<u>HB779:7A03</u>	<u>300,000</u>
Department of Health and Welfare (DHW)			\$ 675,000
Orofino, Idaho			

Mr. Miller introduced Mr. Alex Sylvain, Parametrix Engineering, Coeur d'Alene, Idaho (Virtual). Mr. Sylvain shared plans and presented the project.

The Department of Health and Welfare is planning to repave a portion of roadway at the State Hospital North campus in Orofino. The existing section of roadway is deteriorating and has significant drainage problems. This project will remove and replace the section of roadway as well as re-grade areas around the road to provide proper drainage.

Regional Design Professional, Parametrix Engineering, Coeur d'Alene has designed the project and provided a base construction estimate of \$515,000. The construction budget is \$535,000. If the budget allows an alternate to chip seal another area of roadway will be incorporated into the project.

Council discussed drainage plans for the road.

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. 20380. Council passed the motion.

<u>DPW Project No. 22600</u>	2021 SB1172:2A01	\$ 218,500
Boiler & Chiller Replacement	2022 HB779:7A03	557,000
Veterans Home - Pocatello	<u>2023 HB779:2A01</u>	<u>308,000</u>
Idaho Division of Veterans Services (IDVS) Pocatello, Idaho		\$ 1,083,500

Mr. Miller introduced Mr. Russ Pratt, SEED Idaho, Boise, Idaho. Mr. Pratt shared plans and presented the project.

DPW Project Manager: Jessica Rodriguez

The existing boiler and chilled water plants at the Pocatello Veteran’s Home are past average service life expectancy for this type of equipment. This project will be to replace the 30-year-old boiler and chilled water plants with new equipment that will have enough capacity to cover any additional loads that may occur with a future building expansion.

The existing heating and cooling system is a 4-pipe system and will be maintained. The chilled water plant consists of (2) water cooled chillers with one fiberglass induced cooling tower. The cooling tower was replaced in 2016, but due to poor water quality in the area and inadequate condenser water chemistry maintenance it is in poor condition with mineral build-up that is a health and maintenance concern.

The Boiler scope involves replacing the existing (2) boilers with (3) smaller boilers with better turn down ratio. The plant will be sized so (2) boilers operating will be able to meet the heating load on design day. This arrangement will provide 50% redundancy and improves operating efficiency for the majority of the heating season.

The Chiller scope will involve replacing the (2) water cooled chillers and cooling tower with one 150 ton air cooled chiller installed adjacent to the Loading Dock at the north wing. New chilled water circulating pumps will be utilized and arranged in a primary-secondary arrangement. The new pumps will be controlled in a lead/standby sequence such that one pump can supply all the cooling equipment in the building with a reasonable diversity factor. The speed of the pumps will be controlled by variable frequency drives to ensure adequate temperature differential.

The new Chiller electrical requirements, (2) 450A circuit breakers can be accommodated in the existing electrical panel, but any future additions could require changes to the existing electrical service.

Regional Mechanical Engineers, SEED Idaho P.C., Boise has designed the project. The firm's construction cost estimate is \$838,000; and the project construction budget is \$838,000.

Council discussed the need for the new boilers and water softening equipment.

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. 22600. Council passed the motion.

DPW Project No. 23333
FMS 5 Wash Rack
Division of Military (MIL)
Pocatello, Idaho

Agency \$ 470,000

Mr. Miller introduced Mr. Keeven Shropshire, JHS Architects, Pocatello, Idaho. Mr. Shropshire shared plans and presented the project.

DPW Project Manager: Jessica Rodriguez

The existing large vehicle Wash Rack at the Idaho National Guard Facility Maintenance Shop (FMS) in Pocatello is an uncovered, existing concrete pad, without a support structure making access to hoses and hot water equipment difficult. The Guard would like to install a pre-engineered steel column supported roof structure to cover the Wash Bay and construct a support structure to contain the Heated Pressure Washer equipment and hoses while also providing additional space for much needed storage for the Guard. The existing trench drain that ties into an existing sand & grease interceptor will remain.

The scope of work involves construction of a pre-engineered steel roof cover over the existing concrete wash bay that will include exterior lighting. To support the wash bay, a new 560 SF, CMU block accessory structure will be constructed to house the pressure washer equipment and hoses and provide a separate storage room for the National Guard. The Equipment Washroom will be insulated, conditioned, and have wall mounted retractable hose reels that will be pulled through the exterior wall for use at the Wash Bay.

Regional Architect, JHS Architects., Pocatello has designed the project. The firm's construction cost estimate is \$254,800; and the project construction budget is \$300,000.

MOTION: REPRESENTATIVE SAUTER 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. 23333. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 21268</u>	2021	HB225:2A01	\$ 249,900
Campus Drive Repairs, Ph 2	2022	HB779:2A03	774,000
University of Idaho (UI)	2023	HB779:2A01	488,000
Moscow, Idaho			<u>\$ 1,511,900</u>

Previous Minutes: 07-13-21

Mr. Miller introduced Mr. James Davis, Bernardo Wills Architects, Spokane, Washington (Virtual). Mr. Davis shared plans and presented the project.

DPW Project Manager: Gary Groff

This project is the second phase of a three-phase effort to restore and improve Campus Drive and the Administration Building Circle at the University of Idaho. This project, phase two, restores Campus Drive from the Administration Circle to the intersection with Blake Avenue to the East.

The second phase will address the deterioration of Campus Drive over time. Areas of the existing PCC paving are alligatored, failure of existing substants, pavement patches for utilities, and curbs are broken, spalled and crumbling. Existing PCC paving, walkways, curbs, and gutters will be demolished. Subgrades will be re-engineered and constructed in an appropriate manner. New drives, curbs, gutters, walkways, and amenities will be part of the scope. A new walkway will be provided along the north Drive side which would include retaining walls and guardrails. The new pavement will be PCC concrete with some accent bands and concrete pavers.

Bernardo Wills Architects, Spokane has completed the Design Development documents. UI and DPW have completed their reviews and provided comments. The Construction Budget is \$1,195,000. The base bid construction estimate is \$932,000 and Alternates 1 through 4 total \$257,596 for a total construction estimate of \$1,190,000. Anticipate bidding the project in May 2023.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 21268. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 22511</u>	2021	SB1172:2B01	\$ 800,000
New District 6 Facility Design	2022	HB779:2B01	11,200,000
Idaho State Police (ISP)			<u>\$ 12,000,000</u>
Idaho Falls, Idaho			

Previous Minutes: 10-06-21, 12-06-22

DPW Project Manager: Elaine Hill

This project involves construction of a new 20,000 square foot office / headquarters building for the Idaho State Police. This will provide the Idaho State Police with their own building to house the administrative functions for District #6, including offices, training room, records storage, workout space, interview rooms and briefing room.

The building will be built of load bearing reinforced concrete masonry which provides the structure, ballistic protection, and a primary exterior building finish. Glazing, walls, and doors in critical areas will have for ballistic protection. Security mesh will be utilized in key interior walls to deter unauthorized entrance.

The site will include a radio communications tower with the potential for a backup generator. An accessory vehicle storage building has been designed as an alternate to be constructed as funds permit.

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 \$9,730,464.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22511. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 21364</u> Upgrade HVAC, Whitehall Southwest Idaho Treatment Center (SWITC) Department of Health and Welfare (DHW) Nampa, Idaho	2021	HB225:2A01	\$ 230,000
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Previous Minutes: 07-13-21, 07-12-22

DPW Project Manager: Nicole Cecil

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

Phase Two is now ready for implementation. Phase Two originally consisted of replacing the Kitchen Chiller at SWITC. However, after further review it was determined this was

not necessary. Instead, Musgrove Engineering was hired to meet with the agency and determine the best approach. After a couple of onsite meetings with facility managers, the scope of work is now the installation of an energy recovery unit to provide fresh air and air exchanges to select lower-level rooms and the installation of ductless split units to condition the selected rooms. All new equipment will be installed with standalone controls.

This scope of work is estimated at \$95,000. The construction budget for all phases of work is \$184,000.

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

NON-STATE ENTITY FUNDED PROJECTS

Replace Stadium Lighting Boas Tennis and Soccer Complex (BOTC) Boise State University (BSU) Boise, Idaho	Non-State Funds \$ 850,000
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Mr. Miller introduced Mr. Don Whitehead, Boise State University, Boise, Idaho. Mr. Whitehead shared plans and presented the project.

The Boise State University Foundation Inc., a non-state entity, has been working with donors to fund the purchase and installation of field lighting for the Boas Tennis and Soccer Complex (BOTC). This lighting is required to host night games, including conference championships, and to comply with Title IX requirements.

Work would be contracted through the Foundation and would include any required civil, structural, or electrical engineering. DPW will be provided with any required plans for review.

The estimated cost for this project is \$850,000. The project will be donor funded with an anticipated completion date of fall 2023.

Council discussed approval by the City of Boise and future maintenance needs.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECT TO REPLACE STADIUM LIGHTING FOR THE BOAS TENNIS AND SOCCER COMPLEX AT BOISE STATE UNIVERSITY SUBJECT TO STAFF REVIEW. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

Council discussed lease modifications.

NEW BUSINESS

Mr. Miller presented the Tentative Itinerary for the Southwest Idaho Tour.

ADJOURNMENT

The March 7, 2023 PBFAC Meeting adjourned at 2:54 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist