

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, April 4, 2023

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

The April 4, 2023 meeting was called to order by Chair Dale Reynolds at 1:31 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
Senator Dave Lent

Department of Administration and Division of Public Works Staff Present:

Mr. Pat Donaldson, Administrator, Division of Public Works
Mr. Barry Miller, Deputy Administrator, Division of Public Works
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Kelly Berard, Senior Project Manager, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Mr. Brian Boyd, Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works (Virtual)
Mr. Matthew Sandoval, Project Manager, Division of Public Works
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

APPROVAL OF MARCH 7, 2023 MEETING MINUTES

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

EMERGENCY CONTRACTING AUTHORIZATION

ECA 2302

Veterans Cemetery Flood
Idaho Division of Veterans Services (IDVS)
Blackfoot, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for the mitigation and repair of the Idaho State Veterans Cemetery, which experienced significant flooding on March 14, 2023.

Council discussed addressing the immediate need plus projects to address the overall issue.

THE MATERIAL FOR ECA 2302 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

ECA 2303

Lemhi River Flood
Department of Fish and Game (IDFG)
Salmon, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for the mitigation efforts related to the flooding of the Lemhi River on or about January 31, 2023. The extremely cold temperatures created ice dams, which caused flooding and threatened several properties along the Lemhi River. To mitigate substantial damage to the properties and ensure public safety, IDFG mobilized several contractors to assist with the effort.

Council inquired about eligibility of federal funds. Mr. Miller did not have that information at the time of the meeting.

THE MATERIAL FOR ECA 2303 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECT REVIEWS

<u>DPW Project No. 23222D</u>	2022	HB779:2A01	\$ 285,760
Replace Corridor Flooring			
College of Business			
Idaho State University (ISU)			
Pocatello, Idaho			

Previous Minutes: 11-03-22

Mr. Miller introduced Mr. Weylin Richards, Idaho State University, Pocatello, ID (Virtual). Mr. Richards shared plans and presented the project.

This project will remove and abate approximately 13,900 sq. ft. of vinyl composite tile (VCT) and mastic within the six floors of the Business Administration Building. The flooring will be replaced with carpet tile.

The estimated construction cost is \$284,000. It is anticipated that the project will have a construction start date of May 2023 and will be substantially completed by September 2023.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 23222D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

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

Previous Minutes: 03-07-23

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

This project will install pole mounted solar lighting along approximately 425 feet of sidewalk and walking paths along Red Hill Road to provide safety and visibility to pedestrians and drivers.

The estimated construction cost is \$50,378. It is anticipated that the project will have a construction start date of May 2023 and will be substantially completed by August 2023.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23224D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 23229D 2022 HB779:2A01 \$ 149,500
Replace Walkways – Campus Wide
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Mr. Miller introduced Mr. Steve Hagler, Idaho State University, Pocatello, ID (Virtual). Mr. Hagler shared plans and presented the project.

This project will replace deteriorated concrete sidewalks with new concrete walks from Stacy Dragila Way through the Beckley Nursing and Gale Life Science corridor.

The estimated construction cost is \$149,500. It is anticipated that the project will have a construction start date of May 2023 and will be substantially completed by August 2023.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 23229D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 23234D

Agency \$ 150,000

Reed Gym, Indoor Tennis Court Reconstruction
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Mr. Miller introduced Mr. Todd Adams, Idaho State University, Pocatello, ID (Virtual). Mr. Adams shared plans and presented the project.

The project will resurface the existing tennis courts which are original to the building. In addition the original wood basketball floor will be removed. Pickleball courts will replace the basketball floor. The new surfaces for both the tennis and pickleball will be an acrylic resin surface. The total area is approximately 28,000 sq. ft.

Regional architect Myers Anderson, Pocatello designed the project. The estimated construction cost is \$150,000. It is anticipated that the project will have a construction start date of June 2023 and will be substantially completed by September 2023.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23234D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 23237D

Agency \$ 167,997

Classroom Upgrade
Roy F. Christensen, Rm 262
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Mr. Miller introduced Mr. Steve Hagler, Idaho State University, Pocatello, ID (Virtual). Mr. Hagler shared plans and presented the project.

This project will replace carpet, ceiling tiles, lighting and upgrade the audio-visual system in classroom 262. The approximate area of the classroom is 1,305 sq. ft.

The project has been designed by regional architect Myers Anderson Architects, Pocatello. The construction cost estimate is \$167,997. It is anticipated that the project will

have a construction start date of May 2023 and will be substantially completed by September 2023.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 23237D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 23238D Agency \$ 224,500
Turner Hall, Academic Advising Offices
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Mr. Miller introduced Mr. Jonathan Gallup, Resin Architects, Pocatello, ID (Virtual). Mr. Gallup shared plans and presented the project.

This project will renovate room B11, currently used as a computer lab into Athletic Advising space. The area is approximately 674 sq. ft.

The project has been designed by regional architect Resin Architects, Idaho Falls. The estimated construction cost is \$224,500. It is anticipated that the project will have a construction start date of May 2023 and will be substantially completed by September 2023.

Council discussed the cost per square foot. The Chairman requested that the presentations include all areas involved in the scope of work.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 23238D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT SUBJECT TO STAFF REVIEW OF SCOPE OF WORK. Council passed the motion.

DPW Project No. 23239D Agency \$ 253,663
Physical Science, Remodel Room 108
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 11-03-22

Mr. Miller introduced Mr. Jonathan Gallup, Resin Architects, Pocatello, ID (Virtual). Mr. Gallup shared plans and presented the project.

This project will renovate existing room 108 which is used as a lecture hall for the Physics and Chemistry programs. The area of the room is 1,489 sq. ft. The work will include new seating, LED lighting, flooring, paint, lighting and upgraded audio visual system.

The project has been designed by regional architect Resin Architects, Idaho Falls. The estimated construction cost is \$253,663. It is anticipated that the project will have a construction start date of May 2023 and will be substantially completed by September 2023.

Council discussed the project's eligibility to receive energy tax credits.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 23239D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

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

Previous Minutes: 12-06-22

Mr. Miller introduced Mr. Marty Vizcarra, Idaho State University, Pocatello, ID. Mr. Vizcarra shared plans and presented the project.

The Speech Pathology/ Audiology building currently has no ADA restrooms. This project will convert standard restrooms on the 1st floor to ADA compliant restrooms. Approximately 146 sq. ft. of area is involved in the work.

Regional architect, NBW Architects, Idaho Falls has designed the restrooms. The estimated construction cost is \$125,000. It is anticipated that the project will have a construction start date of May 2023 and will be substantially completed by September 2023.

Council commented on the need to provide full details to understand the full scope of work.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23244D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 23883 2023 HB779:2B04 \$ 4,980,000
Deferred Maintenance
Northern Idaho Region
Department of Administration (ADM)
Northern Idaho Region

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) was appropriated \$244 million to start addressing the state's deferred maintenance backlog. This funding is distributed across multiple agencies and institutions, statewide, to correct critical maintenance deficiencies involving mechanical, electrical, plumbing, exterior envelope, interior systems and finishes, and site work. This project includes deferred maintenance work for the following agencies in the Northern Region: North Idaho College, Department of Parks and Recreation, Idaho State Police and the Department of Labor. The list of projects to be completed using Deferred Maintenance funding includes replacement of mechanical/electrical/plumbing system components, building mechanical/electrical/life safety system repairs, architectural envelope repairs, site repairs and improvements, roof replacement, and elevator refurbishment.

A Request for Qualifications (RFQ) was issued on January 6, 2023. Responses were received from three design-build teams on February 22, 2023. Two firms have been selected for interviews on March 25, 2023, by a Selection Committee including Garry Stark, NIC; Sydnee Weersing, DPW; Greg Baisch, Jacobs Project Management Co.; and Evan Heggen, Kitchell, Independent Member.

The results of the selection were:

Verdis, Coeur d'Alene, ID	93.44
McKinstry, Spokane, WA	89.94

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. 23883. Council passed the motion.

DPW Project No. 23884 2023 HB779:2B04 \$ 7,620,000
Deferred Maintenance
Lewiston Region
Department of Administration (ADM)
Lewiston Region

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) was appropriated \$244 million to start addressing the state’s deferred maintenance backlog. This funding is distributed across multiple agencies and institutions, statewide, to correct critical maintenance deficiencies involving mechanical, electrical, plumbing, exterior envelope, interior systems and finishes, and site work. This project includes deferred maintenance work for the following agencies in the Lewiston Region: Lewis-Clark State College, Department of Health and Welfare, Department of Lands, Idaho Military Division, Department of Labor. The list of projects to be completed using Deferred Maintenance funding includes replacement of mechanical/electrical/plumbing system components, building mechanical/electrical/life safety system repairs, architectural envelope repairs, and site repairs/improvements.

A Request for Qualifications (RFQ) was issued on January 6, 2023. Responses were received from three design-build teams on February 22, 2023. Two firms have been selected for interviews on March 27, 2023, by a Selection Committee including Redgy Erb, LCSC; Sydnee Weersing, DPW; Greg Baisch, Jacobs Project Management Co.; and Neil Jenkins, Eagle Sewer District, Independent Member.

The results of the selection were:

Quality Contractors, Deary, ID	89.17
McKinstry, Spokane, WA	87.17

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. 23884. Council passed the motion.

<u>DPW Project No. 23885</u>	2023	H779:2B04	\$ 15,982,000
Deferred Maintenance			
Treasure Valley Region 1			
Department of Administration (ADM)			
Treasure Valley Region			

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) was appropriated \$244 million to start addressing the state’s deferred maintenance backlog. This funding is distributed across multiple agencies and institutions, statewide, to correct critical maintenance deficiencies involving mechanical, electrical, plumbing, exterior envelope, interior systems and finishes, and site work. This project includes deferred maintenance work for the following agencies in the Treasure Valley Region: Department of Administration – Capital Mall, Department of Administration – Chinden Campus, Idaho State Liquor Division, Department of Labor,

Idaho Public Television, Department of Lands, Department of Health and Welfare. The list of projects to be completed using Deferred Maintenance funding includes replacement of mechanical/electrical/plumbing system components, building mechanical/electrical/life safety system repairs, architectural envelope repairs, roof replacement, security system replacement, television broadcasting system repairs/replacement, and site repairs/improvements.

A Request for Qualifications (RFQ) was issued on January 6, 2023. Responses were received from eight design-build teams on February 22, 2023. Three firms have been selected for interviews on March 28, 2023, by a Selection Committee including Paul Navarro, Department of Administration; Matthew Sandoval, DPW; Travis Casch, Jacobs Project Management Co.; and John Sanders, CORE Construction, Independent Member.

The results of the selection were:

McAlvain Design-Build, Boise, ID	88.00
McKinstry, Spokane, WA	86.50
Andersen Construction, Boise, ID	84.25

Council discussed the process by which the firms were shortlisted.

MOTION: REPRESENTATIVE SAUTER 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. 23885. Council passed the motion.

<u>DPW Project No. 23886</u>	2023	H779:2B04	\$ 19,742,000
Deferred Maintenance			
Treasure Valley Region 2			
Department of Administration (ADM)			
Treasure Valley Region			

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) was appropriated \$244 million to start addressing the state's deferred maintenance backlog. This funding is distributed across multiple agencies and institutions, statewide, to correct critical maintenance deficiencies involving mechanical, electrical, plumbing, exterior envelope, interior systems and finishes, and site work. This project includes deferred maintenance work for the following agencies in the Treasure Valley Region: Idaho Military Division, Idaho State Police, Department of Corrections, College of Western Idaho. The list of projects to be completed using Deferred Maintenance funding includes replacement of mechanical/electrical/plumbing system components, building mechanical/electrical/life safety system repairs, architectural envelope repairs, roof replacement, and security system replacement.

A Request for Qualifications (RFQ) was issued on January 6, 2023. Responses were received from six design-build teams on February 22, 2023. Three firms have been selected for interviews on March 29, 2023, by a Selection Committee including Ron Cecil, Idaho Military Division; Matthew Sandoval, DPW; Travis Casch, Jacobs Project Management Co.; and John Sanders, CORE Construction, Independent Member.

The results of the rankings were:

HC Company, Boise, ID	84.38
ESI, Meridian, ID	83.88
Lacy Mechanical, Boise, ID	80.50

MOTION: SENATOR LENT 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. 23886. Council passed the motion.

DPW Project No. 23887 2023 H779:2B04 \$ 9,241,000
Deferred Maintenance
Twin Falls Region
Department of Administration (ADM)
Twin Falls Region

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) was appropriated \$244 million to start addressing the state's deferred maintenance backlog. This funding is distributed across multiple agencies and institutions, statewide, to correct critical maintenance deficiencies involving mechanical, electrical, plumbing, exterior envelope, interior systems and finishes, and site work. This project includes deferred maintenance work for the following agencies in the Twin Falls Region: College of Southern Idaho, Educational Services for the Deaf and Blind. The list of projects to be completed using Deferred Maintenance funding includes replacement of mechanical/electrical/plumbing system components, building mechanical/electrical/life safety system repairs, architectural envelope repairs, roof replacement, and site repairs.

A Request for Qualifications (RFQ) was issued on January 6, 2023. Responses were received from three design-build teams on February 22, 2023. Responses to the RFQ were evaluated by a Selection Committee including Spencer Cutler, CSI; Barry Miller, DPW; Andy Albertson, Jacobs Project Management Co.; and Mark Stokes, Idaho Power (retired), Independent Member. Interviews were not required to make a selection.

The results of the selection are:

Starr Corporation, Twin Falls, ID	77
Gary Jones Construction, Burley, ID	66
Construction Solutions Company, Ammon, ID	55

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. 23887. Council passed the motion.

DPW Project No. 23888 2023 HB779:2B04 \$ 5,314,000
 Deferred Maintenance
 Southeast Region
 Department of Administration (ADM)
 Southeast Region

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) was appropriated \$244 million to start addressing the state’s deferred maintenance backlog. This funding is distributed across multiple agencies and institutions, statewide, to correct critical maintenance deficiencies involving mechanical, electrical, plumbing, exterior envelope, interior systems and finishes, and site work. This project includes deferred maintenance work for the following agencies in the Southeast Region: College of Eastern Idaho, Department of Labor, Department of Health and Welfare. The list of projects to be completed using Deferred Maintenance funding includes replacement of mechanical/electrical/plumbing system components, building mechanical/electrical/life safety system repairs, architectural envelope repairs, roof replacement, security system repairs, and site repairs.

A Request for Qualifications (RFQ) was issued on January 6, 2023. Responses were received from three design-build teams on February 22, 2023. Responses to the RFQ were evaluated by a Selection Committee including Greg Horton, CEI; Barry Miller, DPW; Dan Maffuccio, Jacobs Project Management Co.; and Evan Heggen, Kitchell, Independent Member. Interviews were not required to make a selection. Starr Corporation elected to withdraw from the interview phase, therefore no interview was conducted.

The results of the selection are:

Engineered Structures, Inc., Meridian, ID	71.25
Starr Corporation, Twin Falls, ID	70.75
Construction Solutions Company, Ammon, ID	50.75

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. 23888. Council passed the motion.**

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 23254 2022 HB779:2A01 \$ 750,000
Road Access Improvements
Idaho Ave & Kibbie
University of Idaho (UI)
Moscow, Idaho

DPW Project Manager: Elaine Hill

This project will improve the intersection of Idaho Avenue and the ASUI Kibbie Activity Center Access Road. The intent of each of these efforts is to preserve, maintain and improve the pedestrian environment of the central core of the University of Idaho campus in Moscow, Idaho.

A Request for Qualifications was issued on January 30, 2023. Responses were received from a single engineering / landscape architecture team on February 15, 2023. A Selection Committee including Guy Esser and Matt Proctor, UI and Andrew Gibler and Elaine Hill, DPW reviewed the proposal and found the team is qualified for the project.

Keller Associates, Clarkston, WA with
Bernardo Wills, Landscape Architects, Spokane, WA

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 23254. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 22202 Agency \$ 921,000
University Plaza Parking Garage Repairs
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 05-03-22

Mr. Miller introduced Mr. Judd Williams, KPFF, Boise, ID. Mr. Williams shared plans and presented the project.

DPW Project Manager: Brian Boyd

The scope of work for this project includes the investigation and repair of the existing concrete parking garage slab at the University Plaza Building located on Broadway Ave, adjacent to the Boise State University Campus. The University Plaza building is an existing building originally designed in the 1980's comprised of a single-story below grade parking structure with roof top parking, supporting a commercial office building above. Due to prolonged exposure to the exterior elements including water and freeze-thaw cycles, the concrete parking garage is experiencing slab spalling, concrete deterioration, post-tensioned cable damage and reinforcement corrosion. This project is Phase 1 of a multi-phase project to investigate and repair the damaged areas.

Phase 1 of the project will focus on the repair of the visual damage of the existing parking structure including concrete repair and post-tensioned cable repair. Phase 1 will also include the investigation of two additional damaged areas. The results of this Phase 1 investigation will become the basis of the future phases of work.

Structural Engineer KPFF, Boise, has designed the project. The firm's construction cost estimate for the work is approximately \$700,000; and the project construction budget is \$774,000, with the remainder for contingency. Future funds will be required to complete the Phase 2 work.

Council discussed the assessment of damage to the building.

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. 22202. Council passed the motion.

<u>DPW Project No. 23111</u>		Agency	\$ 55,000
Replace Playground Equipment & Surface, ADA	<u>2022</u>	<u>HB779:2A03</u>	<u>660,000</u>
Idaho Educational Services for the Deaf and the Blind (IESDB)			\$ 715,000
Gooding, Idaho			

Previous Minutes: 01-03-23

Mr. Miller introduced Mr. Jeremiah Webb, Sonntag Recreation, LLC, Salt Lake City, UT. Mr. Webb shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The Idaho School for the Deaf and the Blind's one playground exists to serve the entire school of 115 students. The playground equipment is showing its age – it is outdated and worn due to many years of play and exposure to the elements. Most importantly, the playground equipment and the grounds around it are not accessible to all the elementary

and special needs students who use the playground for daily play. In the previous design and renovation about fifteen years ago, wood mulch and loose bark was installed as the base material. Students who are mobility limited and use standers or walkers or are confined to a wheelchair cannot maneuver themselves to or around the equipment unassisted.

The scope of work will be to design and install an all-inclusive playground in the existing playground area. The playground design shall safely fit in the playground areas that currently exist. There will be removal and disposal of the existing playground equipment and playground surfacing. Safe accessible turf/pour-in place rubber playground surface will be provided. The existing swing set will be reused, and an area will be excavated out for the existing swing set. We will be providing a concrete playground curb for this new area and new playground turf for the new swing set area will be provided. When the new playground equipment and playground surfacing is finished with installation, we will fix any sod or sprinklers that might have been damaged during the construction of the playground.

The Land Group, Eagle, ID and Sonntag Recreation, LLC, Salt Lake City, UT are the Design Build Team for the project. The firm's construction cost estimate is \$601,817; the project construction budget is \$605,000. The estimate addresses the playground equipment and surfacing for the existing playground area and the new swing set area. The initial construction budget was \$550,000. The agency has committed to an additional funding of \$55,000 to have the project move forward.

Council discussed the agency's additional funds and product to be used for the playground surface.

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. 23111. Council passed the motion.

<u>DPW Project No. 23151</u>	2022	HB779:2A01	\$ 50,000
Fire Suppression System, LLC		<u>Anticipated FY24</u>	<u>450,000</u>
Lewis-Clark State College (LCSC)			\$ 500,000
Lewiston, Idaho			

Mr. Miller introduced Mr. Rob Sawyer, Covenant Engineering, Lewiston, ID (Virtual). Mr. Sawyer shared plans and presented the project.

DPW Project Manager: Elaine Hill

The scope of work for this project includes designing, providing and installing a new fire sprinkler system in an existing building that Lewis-Clark State College intends to

repurpose into a Living and Learning Center. The new sprinkler system will cover the unexcavated crawl space, the occupied space on the ground floor, and the attic space; approximately 16,200 square feet of sprinkler coverage.

The sprinkler system installation will include new dry piping and an estimated 325 dry sprinkler heads throughout the building; it will also include underground piping and a connection to the City of Lewiston water system as well as a new backflow preventer and dry-pipe pre action valve cabinet. This project was identified as a high priority as it presents a life safety issue.

Regional Engineer Covenant Engineering, Lewiston, has designed the project. The firm's construction cost estimate falls within the \$395,000 construction budget.

Council discussed the involvement of the State Fire Marshall.

MOTION: SENATOR LENT 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. 23151 AS DISCUSSED BY COUNCIL. Council passed the motion.

PRELIMINARY REVIEWS

DPW Project No. 22201
Student Residence Hall
Boise State University (BSU)
Boise, Idaho

Agency \$ 4,649,500

Previous Minutes: 06-07-22

Mr. Miller clarified that BSU would be increasing funding after selling bonds.

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

DPW Project Manager: Barry Miller

The Student Residence Hall will be located between the library and Keiser Residence Hall along Ceasar Chavez Lane. The facility is anticipated to be 6 floors with a footprint of 15,500 s.f. The project includes space to house approximately 452 first year students. The housing units will consist of double occupancy rooms with central restrooms. Support spaces will include units for resident advisors, the resident director, other resident staff office functions as well as common spaces such as study areas, lounges, laundry, etc.

Hummel Architects, Boise with AndersonMasonDale, Denver has designed the facility. The construction estimate is consistent with the construction budget of \$50,000,000. Boise State University will be adding necessary funding after selling bonds. Construction is anticipated to start fall 2023 and be occupied fall semester of 2025.

Council discussed the funds of the project and BSU's parking policy for new students.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22201. Council passed the motion.

DPW Project No. 22362

Agency \$ 13,150,000

OAU / Step Down Housing

Southwest Idaho Treatment Center (SWITC)

Department of Health and Welfare (DHW)

Nampa, Idaho

Previous Minutes: 01-03-23

Mr. Miller introduced Mr. David Stauffer, Alpine Construction Management (ACM), Boise, ID. Mr. Stauffer shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The Division of Family and Community Services has been allocated general funds for the demolition of several buildings on the Southwest Idaho Treatment Center (SWITC) campus that have exceeded their useful life and are beyond repair. These buildings pose a safety concern and take up valuable space on the campus. There will be a future phase to construct an Observation and Assessment Unit and Step-Down Housing on this campus, however, the demolition of the existing buildings is a priority at this time. The scope of this project includes the demolition and remediation of eight buildings.

The scope of the project is to demolish the buildings, locate and salvage utilities for future identification on the campus and remediate the grounds to like conditions in adjacent areas. Accurate documentation of existing site conditions will be necessary. The team will locate the existing utilities. Any utilities that require shut down will be documented clearly and coordinated for the least impact to adjacent buildings while keeping existing buildings operational. Demolition will include the removal of debris and foundations to an approved facility. Each excavation will receive backfill with the finished surface matching the adjacent areas of the campus. Appropriate drainage will be addressed.

Alpine Construction Management, Boise, in association with Chatfield Architecture and Consore Engineering are the Design Build Team on the project and their preliminary construction cost estimate for the demolition phase is \$1,490,000 and the construction budget for the demolition phase is \$2,157,500. Hazardous materials abatement will begin under a separate contract in April. Demolition is expected to begin in May with a September completion date.

Council discussed the cost estimates for the project.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22362. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 21093</u>	2019 SB1198:2A01	\$ 50,000
Replace Roof	2020 HB569:2A01	300,000
Desert / Canyon Bldg.	2022 HB779:7A03	25,000
College of Southern Idaho (CSI)	2022 HB779:2A01	650,000
Twin Falls, Idaho		<u>\$ 1,025,000</u>

Mr. Miller introduced Mr. Ron Polintan, Leatham Krohn Van Ocker (LKV), Boise, ID (Virtual). Mr. Polintan shared plans and presented the project.

DPW Project Manager: Matthew Sandoval

This project is to remove the existing roof systems on the Desert / Canyon buildings at the College of Southern Idaho. Although the buildings are independent of one another, they are physically connected. The roofs are well past their service life and beginning to fail.

The base bid incorporates 41,778 square feet of the roof replacement, with the bid alternate packages to include additional roof areas. The total roof area is 101,405 square feet. The proposed areas for replacement have been selected by greatest need.

The project is being designed by Regional Architect, Leatham Krohn Van Ocker (LKV), Boise. The firm’s construction cost estimate is \$835,560; and the project construction budget is \$905,000.

Council discussed the warranty of the roof.

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. 21093. Council passed the motion.

<u>DPW Project No. 23006</u>	2022	HB779:2A01	\$	900,000
Install HVAC Heating Boilers		<u>Anticipated Agency</u>		<u>900,000</u>
Bldg. 4, Chinden Campus				\$ 1,800,000
Department of Administration (ADM)				
Boise, Idaho				

Mr. Miller introduced Ms. Tammie Newman, McAlvain Design-Build, Boise, ID. Ms. Newman shared plans and presented the project.

DPW Project Manager: Kelly Berard

This project will install a stand-alone boiler plant in Building 4 on the Chinden Campus, Boise. Building 4 is currently on the site's aging central plant. This boiler plant will be located in a new exterior mechanical room on the south side of the first floor, between Building 4 and Building 6. The boiler plant will consist of three (3) high efficiency boilers, each sized at 2.5 million BTUs. Along with the boilers will be pumps, piping and a Direct Digital Control system.

These new boilers will allow the building to be disconnected from the campus central plant and will be sized to accommodate the future needs of the buildings HVAC systems.

McAlvain/CSHQA, Boise is the Design Builder (DB) for the project, with Musgrove Engineering and CSHQA. The Design Builders initial construction cost estimate is \$1,800,000. DPW project 23006 was funded with PBFAC funds for this work at \$900,000. Agency is prepared to provide additional funding as needed once actual bids are received.

Council discussed the reason for moving away from a centralized system.

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. 23006. Council passed the motion.

FINAL 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	<u>HB779:2A01</u>		<u>488,000</u>
Moscow, Idaho				\$ 1,511,900

Previous Minutes: 07-12-22, 03-07-23

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 Portland Cement Concrete (PCC) paving have alligatored due to failure of existing substrates. There are numerous 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 installed. A new walkway will be provided along the north side of the roadway 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 95% Construction Documents. UI and DPW have completed their reviews and provided comments. The construction budget is \$1,195,000. The base bid construction estimate is \$902,000 and Alternates #1 through #4 are estimated at \$285,000 for a total construction estimate of \$1,187,000. Anticipate bidding the project in May 2023.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21268. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 20061</u>	2015	SB1172:3A01	\$	12,415.00
Repair / Upgrade Fire Alarm System	2018	HB691:2A01		205,933.79
Idaho State Correctional Center (ISCC)	2019	SB1198:2A01		318,000.00
Idaho Department of Correction (IDOC)	2021	HB225:2A01		687,500.00
Kuna, Idaho	<u>2022</u>	<u>HB779:2B04</u>		<u>607,000.00</u>
				\$ 1,830,848.79

Previous Minutes: 07-13-21, 08-22-22

DPW Project Manager: Gary Groff

The Idaho State Correctional Center (ISCC) located in Kuna is using an outdated Cerberus Pyrotronic fire alarm system. This project replaces the entire Fire Alarm System that have failing sensors, electronics, and other parts. When the current system goes down or into the fault mode, IDOC attempts to repair by scavenging parts.

The scope of work includes complete engineering and construction services for a new Fire Alarm System with Smoke Control. The system will include all new smoke, heat, beam, water, tamper, and duct, sensors, along with pull stations and other devices including new alarm panels and subpanels. The system will connect with the main maintenance office at SICI.

The Design Builder is Quality Electric, Boise. During the design process it was discovered that the Fire Marshall required the Fire Alarm System to include the entire ISCC complex along with being integrated with the Smoke Control System. This requirement increased the design and construction cost along with material price increases. To issue the Construction Contract additional funds were provided from Deferred Maintenance in the amount of \$607,000. The Construction Contract has been approved and the Design Documents are currently under review by IDOPL.

THIS MATERIAL FOR DPW PROJECT NO. 20061 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

<u>DPW Project No. 22207</u>		Agency	\$ 781,910
Boiler Replacement and Controls Upgrade	2022	HB779:7A03	100,000
University Plaza			\$ 881,910
Boise State University (BSU)			
Boise, Idaho			

Previous Minutes: 11-03-22

DPW Project Manager: Gary Groff

BSU's University Plaza Building is currently experiencing intermittent heating failures as the existing boiler is original to the building and is approaching 40 years old. This project will replace the existing boiler, primary and secondary pumps with two new high efficiency boilers, and two new pumps along with all new boiler piping in the mechanical penthouse. The project will also replace pneumatic controls with DDC to the major equipment such as the air handlers, new boilers, and chillers in the mechanical penthouse.

The project was bid on March 9, 2023 with a low bid of \$555,450 from Lacey Mechanical of Boise. Prior to the bid opening, BSU added the anticipated funding of \$411,00 plus an additional amount of \$86,910 for a total add of \$497,910.

THIS MATERIAL FOR DPW PROJECT NO. 22207 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
23852	ADM	Light Construction	\$200,000
23853	ADM	Light Construction	\$200,000
23854	ADM	Light Construction	\$200,000
23855	ADM	Light Construction	\$200,000
23856	ADM	HVAC	\$200,000
23857	ADM	HVAC	\$200,000
23858	ADM	Plumbing	\$200,000
23859	ADM	Plumbing	\$200,000
23860	ADM	Electrical	\$200,000
23861	ADM	Electrical	\$200,000
23862	ADM	Electrical	\$200,000

MOTION: SENATOR LENT MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBER 23852 THROUGH 23862. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

Council discussed the RFP process for leased property.

OLD BUSINESS

Mr. Miller presented the Tentative Agenda Southwest Idaho Tour

ADJOURNMENT

The April 4, 2023 PBFAC Meeting adjourned at 3:49 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist