

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, May 2, 2023

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

The May 2, 2023 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. Dee Jameson, Vice Chair
Mr. Clint Shiflet
Representative Mark Sauter
Senator Dave Lent (Virtual)

Department of Administration and Division of Public Works Staff Present:

Ms. Lori Wolff, Interim Director, Department of Administration
Mr. Pat Donaldson, Administrator, Division of Public Works
Mr. Barry Miller, Deputy Administrator, Division of Public Works
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Kelly Berard, Senior Project Manager, Division of Public Works
Mr. Brian Boyd, Project Manager, Division of Public Works
Ms. Elaine Hill, Project Manager, Division of Public Works
Ms. Jessica Rodriguez, 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
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

Mr. Donaldson announced former Director, Keith Reynold's retirement and introduced Ms. Wolff as Interim Director of the Department of Administration.

APPROVAL OF APRIL 4, 2023 MEETING MINUTES

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM APRIL 4, 2023, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 23155D

Agency \$ 170,000

Pi'amkinwaas Center Renovation
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to renovate the Pi'amkinwaas Center on the LCSC main campus. The project will add a fire alarm and fire sprinkler system, upgrade building mechanical and electrical systems, and include upgrades to architectural finishes. The project will also request a change in building use from business occupancy to an R-2 occupancy classification.

DPW Project No. 23202D

Agency \$ 183,000

Grant Annex (GRX) First Floor Remodel
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to remodel the first floor of the Grant Annex (GRX). The project will create two new offices on the east wall of the first floor to allow co-location of all Dean's office staff into the GRX building. A reception desk will also be added to the lobby of the GRX building.

DPW Project No. 23247D

Agency \$ 299,900

Holt Arena Storage Shed
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to construct a storage shed for Holt Arena. The project will provide the Athletics department with space to store athletic equipment.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 23155D, 23202D, AND 23247D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 23233D
First Floor Modernization
Oboler Library
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 290,000

Previous Minutes: 09-07-22

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

The scope of this project is to redesign the first floor of the Oboler Library. The redesign will improve lighting, as well as enhance collaborative, diverse spaces and individual study spaces.

Scope of work will include carpet removal and replacement, temporary wall removal, HVAC modifications, addition of electrical outlets, upgrade lighting to LED, a new office, and removal and replacement of the circulation desk.

Hummel Architects, Idaho Falls, is the architect. ISU Service Contractor, CSI Construction, will be completing the work. The project budget is \$290,000; the estimated total project cost is \$290,000. It is anticipated that the project will have a construction start date of June 2023 and will be substantially completed by October 2023.

Council discussed the square footage of the space and the separate furniture budget.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23233D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 23236D
Downstairs Remodel
Health Center
Idaho State University (ISU)
Pocatello, Idaho

Agency \$ 299,000

Previous Minutes: 11-03-22

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

The scope of this project is to remodel portions of the basement level of the Student Health Center on the Pocatello Campus. The space is worn and in need of a refresh. The project will consist of new carpet and paint.

ISU Facilities will specify the carpet and paint to be used per ISU maintenance and branding standards. The work will be completed by ISU Service Contractor, CSI Construction. The project budget is \$299,000; the estimated total project cost is \$149,000. It is anticipated that the project will have a construction start date of May 2023 and will be substantially completed by August 2023.

Council discussed the project budget and the total amount of square footage of the remodel space.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23236D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

<u>DPW Project No. 21066</u>	2020	HB569:2A01	\$ 175,000
Replace Water Supply Pipelines			
Idaho South Correctional Center (ISCC)			
Idaho Department of Correction (IDOC)			
Kuna, Idaho			

DPW Project Manager: Brian Boyd

The base bid work scope for this project includes the strategic installation of isolation valves within the plumbing system, in order for the maintenance crew to isolate specific fixtures, and to aid in all future maintenance and repairs of individual cell fixtures. All new isolation valves will be located within reach of all existing secure chase access hatches. Isolation valves will also be installed at the gang showers, in the form of screwdriver stop valves on the hot and cold water supplies to the individual shower control valves. This work scope will be typical of all fixtures in blocks E, F, and H. Also included in this project is the complete replacement of the hot water return system and block hot water tempering stations for blocks E, F, G, and H, as limited to the piping, pumps and tempering valves located within each specific block hot water control room. The vast majority of the piping systems located within these rooms have failed and been repaired several times.

The project has been designed by Regional Mechanical Engineer, Musgrove Engineering, Boise. The firm's construction cost estimate for base bid items is \$127,650 and the project construction budget is \$147,000. Bid alternate #1 will install the above noted isolation valves in Block G in the amount of \$22,550. Bid alternate #2 includes automatic anti-scald valves and alarming stations to be installed on the downstream side of the new block tempering stations in the amount of \$26,000.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 21066 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 21192</u>	2020	HB569:2A01	\$ 150,000
Replace Roof	2020	HB569:2A02	100,000
Hemingway Bldg	2022	<u>HB779:7A03</u>	150,000
Boise State University (BSU)			\$ 400,000
Boise, Idaho			

DPW Project Manager: Matthew Sandoval

This project is to replace the roof on the Hemingway Building located at the Boise State Campus on Cesar Chavez Ln. The roof is well past its service life and is estimated to be over 60 years old.

The scope of the project includes abatement of the existing asbestos roof tiles, installing underlayment and asphalt shingles, and installing a new gutter system over the exterior doors of the building. The roof area is approximately 12,500 square feet.

The project is being designed by Regional Architect LKV Architects, Boise. The firm's construction cost estimate is \$270,000; and the project construction budget is \$330,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 21192 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 22331</u>	Agency	\$ 300,000
Bldgs 950 / 951 Exterior Repair		
Gowen Field		
Idaho Military Division (MIL)		
Boise, Idaho		

DPW Project Manager: Brian Boyd

The project consists of exterior repairs at buildings 950 & 951 required due to damage from weather. Scope includes repairs to weather damaged EIFS fascia in multiple locations, rework the existing landscaping berms to slope away from the building to improve drainage away from the building, and the replacement and redesign of the existing rain gutters and downspouts. Also included will be the repairs to existing retaining walls where the brick facing has cracked and detached.

The project is being designed by Regional Architect Hutchison-Smith Architects, Boise. The firm's construction cost estimate for base bid items is \$223,550 and the project construction budget is \$252,000. Bid alternates in the amount of \$120,000 have been identified if funding allows. These will include adding heat trace to the gutters and downspouts, and a roof mounted snow rail system.

Council discussed the needed gutters for the project.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 22331 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 23320</u>	2022	HB779:7A03	\$ 100,000
Remodel Server Room & Room 128	2023	<u>HB779:2A01</u>	<u>150,000</u>
Idaho State Liquor Division (LIQUOR)			\$ 250,000
Boise, Idaho			

DPW Project Manager: Jessica Rodriguez

This project is to complete two small tenant improvements at the Idaho State Liquor Division Administrative Office and Distribution Warehouse. On the Second Floor, at the Server Room & adjacent IT Storage room, the HVAC equipment is to be replaced with three new 3-ton ductless split units. Two will be located in the Server Room for redundancy and one will be located in the IT Storage Room. The existing HVAC equipment is passed its useful life and replacement parts are proprietary making maintenance costly. On the First Floor, at an open office area, a wall with high windows and door will be added to Room 128 to close it off from the main Admin circulation and to function as a vestibule between the Warehouse and Admin areas to control dust and noise from the warehouse.

Regional Architect Erstad Architects, Boise, has designed the project. The firm's construction cost estimate for base bid is \$128,000; and the project construction budget is \$210,000.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 23320 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD SELECTIONS

<u>DPW Project No. 23450</u>	Anticipated Agency	\$ 50,000
Replace Comm. Tower,	<u>2022 HB779:2B02</u>	<u>500,000</u>
Yahoo Creek Comm. Site		\$ 550,000

Public Safety Communications (PSC)
Hagerman, Idaho

DPW Project Manager: Jessica Rodriguez

This project will replace the existing Telecommunication Tower with a new 80 foot self-supporting, four-leg communications tower with all required antenna support equipment and ice bridging to the existing Communications Shelter Building, design and coordination to be managed by a single Design-Build Team. The existing structure is at capacity and does not comply with Telecommunications Industry Association (TIA) standards.

A Request for Qualifications (RFQ) was issued for Design-Build Contractors on January 26, 2023. Statements of Qualifications were received from three design-build teams on March 14, 2023. The submittals were evaluated, with SOQ written rankings being issued and two of the teams were invited to be interviewed on April 11, 2023 by a Selection Committee consisting of Ben Call and Jim Brede, PSC; Amy Dockter, CSHQA, as an independent engineer; and Jessica Rodriguez and Jeremy Borsdorf, DPW.

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

Legacy Telecommunications, Nampa, ID	87
Pyramid Network Services, LLC, East Syracuse, NY	80

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 23450. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 21676D</u> Lighting Study, Red Hill Area Idaho State University (ISU) Pocatello, Idaho	2020	HB225:2A01	\$ 31,000
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Previous Minutes: 10-06-21

The scope of this project is to perform a study to evaluate the lighting and landscape needs of the iconic Red Hill pillars, "I", and surrounding trails. The Red Hill currently has no lighting and is deteriorating from multiple runoffs and needs to be stabilized to avoid total failure from erosion. Each water runoff is creating more need to stabilize the area with trail upgrades and hill stabilization. There is also a large safety concern for students and the community who use the area daily due to trail hazards from erosion.

This study will identify the areas which need improved and how to repair issues for future projects.

Keller Associates, Pocatello, was selected through a standard ISU rubric rating process to perform this study. Since the study fee total was under \$50,000 there was not a RFQ process completed. The project budget is \$31,000. It is anticipated that the project will start May 2023 and will be completed by December 2023.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE RANKING AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR PROJECT NO. 21676D. Council passed the motion.

DPW Project No. 23256	2019	SB11982A01	\$ 120,283
HVAC Upgrade, Phase 2	2020	HB569:2A01	2,300,000
Agricultural Science Bldg	2022	HB779:7A03	9,322,600
University of Idaho (UI)			\$ 11,742,883
Moscow, Idaho			

Project Manager: Gary Groff

The project will develop and implement a set of repairs, upgrades, and improvements to the HVAC and building infrastructure systems within Iddings Agriculture Sciences Building. The desire is to provide a new HVAC system which will service the heating and cooling requirements for the structure. The building has two wings, the original four-level wing constructed in 1951 and the additional four-level wing completed in 1972 for a combined facility of 132,000 gross square footage. The current HVAC systems are the original installations.

The replacement of all HVAC systems in the Agricultural Sciences Building will be done in phases to accommodate both the staff and budget. Phase 1 is under construction and includes a new mechanical space for the 1951 wing along with replacement of HVAC systems on its third floor. Phase 2 will include the 1951 Wing remaining HVAC System which are the second floor, ground floor, and auditorium. This phase will also include a portion of the 1971 wing possibly the top two floors.

The original RFQ for Architectural / Engineering Teams was issued on October 28, 2019, for a Condition Survey, Master Plan, and the Design and Construction Phases. Design West along with MW Engineers were selected for DPW Project No. 23240 and following phases are being funded from Deferred Maintenance funds that have been transferred from the First Phase Agricultural Science Building, DPW Project No. 20251, in the amount of \$11,742,883.

The Design Professional Selection request is just a continuation of the same project in continuing phases.

Council discussed the deferred maintenance funds added to this project.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AN AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT 23256. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 22490</u>	Agency	\$ 203,447.69
Tenant Improvements	<u>Anticipated Agency</u>	<u>550,000.00</u>
Capitol Annex, 2 nd FLR		\$ 753,447.69
Idaho Supreme Court (ISC)		
Boise, Idaho		

Mr. Miller introduced Ms. Danielle Weaver, CSHQA, Boise, ID. Ms. Weaver shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The Idaho Supreme Court is expanding the Court's services to the currently vacant spaces on the 2nd floor of the Capitol Annex Building. Four departments are relocating to the second-floor spaces from the Idaho Supreme Court building due to growth. The northwest corner will house the Legal Team; southwest corner will have Human Resources, and the east side will house Justice Services and Court Management. Their current space(s) at the ISC building will allow other departments to expand within the building.

The scope of work will be to rehabilitate the second floor of the Capitol Annex to provide tenant space for the Supreme Court. Work will specifically include the addition of new offices and conference rooms, revisions to existing finishes, and reconfiguration of existing MEP systems to support the floor plan revisions. Work will occur completely in the tenant spaces. None of the historic spaces or finishes will be impacted.

CSHQA, Boise has designed the project. The firm's construction cost estimate is \$640,500 and the project construction budget is \$655,000. The initial project budget was \$203,447.69. The agency has committed to an additional funding of \$550,000 to have the project move forward.

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. 22490. Council passed the motion.

<u>DPW Project No. 23110</u>	2023	HB779:2A01	\$ 330,000
Repair / Resurface Track	2023	HB779:2B04	100,000
Idaho Educational Services for the Deaf and the Blind (IESDB) Gooding, Idaho			\$ 430,000

Mr. Miller introduced Mr. TJ Centanni, Keller Associates, Boise, ID. Mr. Centanni shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The existing track asphalt surface in the main track as well as the shot-put and long jump areas is well past its anticipated design life. The pavement is exhibiting signs of failures, including cracks as large as 3 inches wide. These are not only a hazard to users but have allowed water to contaminate the base materials on a continuous basis. The entire track surface and base material need to be removed and replaced with a new base.

The scope of this project would include removing the existing asphalt surface and base on the track, runways, and jumping areas and replacing with new base material and asphalt surfacing. The project would also include a new rubberized all weather surface lane striping and pavement markings.

Regional Civil Engineers Keller Associates, Inc., Meridian, has designed the project. The firm's construction cost estimate for the work is \$357,200; and the project construction budget is \$361,200. The shot-put and long jump replacements are proposed to be included as add alternates and be awarded if budget allows. Work is expected to begin in summer of 2023.

Council discussed the alternates for the project, the track material, and any consideration of federal funds.

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. 23110. Council passed the motion.

<u>DPW Project No. 23240</u>	Agency	\$986,525
Asphalt Repairs Ridgecrest Apartments Idaho State University (ISU) Pocatello, Idaho		

Previous Minutes: 10-05-22

Mr. Miller introduced Mr. Kris Wiese, Keller Associates, Pocatello, ID (Virtual). Mr. Wiese shared plans and presented the project.

DPW Project Manager: Gary Groff

The scope of work is for 2023 asphalt repair work at the Pocatello Campus as the final portion of the Ridge Crest Apartments-Reconstruction & Storm Drain. Additionally, if budget allows the remaining Performing Arts Parking Lot – Slurry Seal will be included. This project is in alignment with the ISU 5-year maintenance plan for parking lots on the Pocatello Campus. The plan delineates and quantifies the area and recommended repair treatment for each parking lot.

Keller Associates, Pocatello has designed the project. The firm’s construction cost estimate is \$765,400 with a construction budget of \$800,000. Alternate #1 for the Performing Arts Parking Lot Slurry Seal cost estimate is \$78,000. The 99% Construction Documents have been submitted and approved for Construction by DPW. Anticipate going out to bid during the DOPL review in May 2023.

Council discussed the age of the Performing Arts parking lot.

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. 23240. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 22602</u>	Agency	\$	68,055.88
Veterans Home Expansion	Anticipated Agency		34,248,744.12
Veteran Home – Lewiston (VET–L)	2021 HB791:2A01		18,483,675.00
Idaho Division of Veterans Services (IDVS)	2020 HB569:2A01		65,000.00
Lewiston, Idaho			<u>\$ 52,865,475.88</u>

Previous Minutes: 10-05-21, 02-01-22, 01-03-23

Mr. Miller introduced Mr. Greg Castellaw, Castellaw Kom Architects, Lewiston, ID. Mr. Castellaw shared plans and presented the project.

DPW Project Manager: Elaine Hill

This project is an expansion and remodel of the existing Lewiston Veterans Home facility. The current facility consists 66 residents house in double occupancy rooms with a shared

restroom per every two rooms. The current design is to expand the home in order to convert all the rooms to single occupancy rooms with a single private restroom. This proposed conversion is in response to the growing need to provide substantial mitigation and preventive measures for infection control to decrease the possibility of spreading viruses during a pandemic.

The design developed proposes to expand the existing facility to the North following the VA's Small House Design Guideline principals. This expansion will create two new household wings with a total of 33 beds which then allows the conversion of the existing 33 rooms into single occupancy. In doing so, this provides an opportunity to enclose the existing northeast and northwest garden areas into secure courtyards for the residence. This protects these outdoor areas from strong winds and creates an elopement proof area for residents with dementia and other cognitive issues to enjoy safely. In addition, the new household wings will be linked to the existing east and west wings to create a looped indoor walking path for residents and staff to use when the outdoor weather precludes going outside for exercise.

In addition to the residence expansion, the project will also include the remodel of existing community spaces and administrative services to better meet the needs of the residents. Southeast of the facility will be a newly developed therapy garden and enclosed community courtyard for additional recreational and activities such as gardening.

The Design Team consists of Castellaw Kom Architects, Lewiston in association with Orcutt Winslow, Phoenix, AZ. The CMGC for the project is Hoffman Construction. The firm's construction cost estimate for expansion and remodel of the existing facility is \$42,758,916 which is within the project's construction budget of \$42,861,066.

Council discussed expanded parking added to the project, approval from the local Fire Department, and justification for the new addition.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22602. Council passed the motion.

FINAL REVIEWS

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

Previous Minutes: 10-03-18, 10-06-21, 10-03-18, 03-07-23

DPW Project Manager: Kelly Berard

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 and 1,550 SF of the Garden Level 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. The anticipated construction schedule is for Phase 1 to be completed before the 2024 Legislative session. Phase 2 would be completed before the 2025 Legislative session.

CSHQA Architects, Boise, is the project architect; and Alpine Construction Management (ACM), Boise, is the Construction Manager for the project. The construction cost estimate for Phase 1 is \$3,096,973; and the project construction budget is \$6,500,000.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS FOR PHASE 1, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 19625. Council passed the motion.

<u>DPW Project No. 21336</u>	Agency	\$1,330,000
Youth Challenge Academy Dorms	2021 HB225:2B04	<u>7,417,500</u>
Division of Military (MIL)		\$8,747,500
Pierce, Idaho		

Previous Minutes: 10-06-21, 03-01-22, 06-07-22

DPW Project Manager: Sydnee Weersing

The scope of this project is to design for construction a permanent three-story dormitory facility, approximately 17,680 s.f., to accommodate up to 180 cadets (3 pods of 60 cadets) that will replace the current temporary modular barracks at the Idaho Youth Challenge Academy located in Pierce, Idaho. The new facility will include sleeping quarters, office and interview rooms, activity areas, and supporting ancillary spaces.

CKA Architects, Lewiston, is designing the project. In fall of 2022, a site package was bid out to complete the grading, utilities, roadwork, and retaining wall so the building could be bid and start construction this spring. The construction contract for the grading package was \$1,101,250 and the work is almost complete.

The building construction budget is \$6,350,000. The firm's construction cost estimate is currently \$9,265,133. Because the total construction estimate greatly exceeds the currently allocated funds, the project design was split into a base bid and two alternates. The base bid includes the shell and build out of the first floor (\$6,256,396). Alternate 1 includes the build-out of the second floor (\$1,464,239). Alternate 3 includes the build-out of the third floor (\$1,544,498).

Council discussed the enclosure of the stairs, the compaction work done, and the schedule of the project.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE FINAL DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 21336. Council passed the motion.

DPW Project No. 22362
OAU/Step Down Housing
Southwest Idaho Treatment Center (SWITC)
Department of Health and Welfare (DHW)
Nampa, Idaho

Agency \$ 13,150,000

Previous Minutes: 01-03-23, 04-04-23

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. The scope of this project includes the demolition and remediation of eight buildings and asbestos abatement of seven of the 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 (ACM), 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 \$1,590,000 and the construction

budget for the demolition phase is \$2,157,500. Hazardous materials abatement is already underway under a separate contract. Demolition is expected to begin later this month with a September completion date.

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. 22362. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 20201</u>	2019	SB1198:2A01	\$ 500,000
Replace Siding	2022	HB779:2A01	2,350,000
Yanke Family Research Park (FRP)			\$ 2,850,000
Boise State University (BSU)			
Boise, Idaho			

Previous Minutes: 04-06-21

DPW Project Manager: Brian Boyd

The scope of work is to replace the existing exterior wood siding at the Ron and Linda Yanke Family Research Park with brick cladding. The existing siding has exceeded its useful life and deteriorated beyond repair in many locations allowing water to enter and damage the building envelope. The new brick cladding will provide a maintenance free product, and aesthetically tie the facility to other BSU buildings.

The original project budget was only sufficient to complete portions of three pods of the facility. With the addition of the deferred maintenance funds, the siding for all six pods will be replaced. The total project budget has been increased from \$500,000 to \$2,850,000.

Regional Architect LKV, Boise, has designed the project. They are currently working on the construction documents for the full project. It is anticipated that construction documents will be completed in July 2023, submitted to IDOPL in August 2023, and released for bidding in September 2023. Construction would start in April 2024.

THE MATERIAL FOR DPW PROJECT NO. 20201 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DPW Project No. 21513
Manufactured Housing Unit
Idaho State Police (ISP)
Idaho Transportation Department (ITD)
Driggs, Idaho

ISP Agency \$331,337
ITD Agency 675,000
\$1,006,337

Previous Minutes: 08-02-22

DPW Project Manager: Gary Groff

This project involves purchasing, installation, and setup of a manufactured home for a remote Idaho State Police Resident Trooper in Driggs, Idaho. The Idaho Department of Transportation (ITD) is also developing the site to place two manufactured homes in the future in the same general location.

The project has been approved by DOPL. Teton County along with the City of Driggs approved a zoning change in the City of Driggs Impact Zone from C-3 to MUE on April 10, 2023. The zoning change conditions are:

- ITD to provide a 12-foot-wide pathway easement along the west side of the highway.
- All development shall meet the City of Driggs Gateway Landscape requirements.
- ITD to work with the City of Driggs to connect to both city sewer and water, as feasible.
- Residential development shall be restricted to housing for public employees.

Based on the zoning change the project will now move forward with bidding and award.

Council discussed the use of the pathway easement for pedestrians.

THIS MATERIAL FOR DPW 21513 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE CONUNCIL.

DPW Project No. 21516
AV at Meridian Campus
Idaho State Police (ISP)
Meridian, Idaho

Agency \$ 693,840.72

Previous Meeting: 10-06-21, 12-07-21

DPW Project Manager: Elaine Hill

The Idaho State Police (ISP) Meridian Campus had several classrooms and conference rooms that needed modernization with Audio/Visual equipment for virtual meeting

attendance. This project equipped rooms with cameras, microphones, large presentation screens, and any necessary wiring needed to control A/V system.

The Design Build Team of CompuNet, Boise, designed the project. The original work approved by the Council at the Meridian Campus was previously presented for \$350,000. During construction ISP received a grant that allowed completion of seven additional classrooms. The funding increased by #343,840.72 for a total funding of \$693,840.72

THE MATERIAL FOR DPW PROJECT NO. 21516 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

NON-STATE ENTITY FUNDED PROJECTS

Campus School Renovation
Boise State University (BSU)
Boise, Idaho

Non-State Funds \$ 305,572

Mr. Miller introduced Mr. Christopher Collins, Nvironment Design, Columbus, OH (Virtual). Mr. Collins shared plans and presented the project.

In February 2022, Boise State University selected a new dining services food vendor, Chartwells, as part of a multi-year agreement. As part of the agreement, Chartwells is responsible for upgrading food service venues across the University on a scheduled basis. As part of this agreement, a space located in the Campus School will be renovated to house a Starship Automated Delivery working space.

The proposed work includes the renovation of an existing underutilized space with an area of 1070 SF. This renovation will convert the space to a Starship automated delivery maintenance and charging space. The scope includes reconfiguration of existing space, electrical equipment, ceiling, flooring, and associated utilities. Structural work is not applicable.

Work on this project is scheduled to start in the summer of 2023. The construction budget for the project is estimated at \$305,572 and will be paid entirely by Chartwells. They plan to use Leger Corp, a preferred Chartwells general contractor.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECT TO REMODEL THE CAMPUS SCHOOL AT BOISE STATE UNIVERSITY SUBJECT TO DPW STAFF REVIEW AND APPROPRIATE BONDING. 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 IDOC renewal and the lease rates and shortage of lease spaces in Rexburg.

NEW BUSINESS

Mr. Miller presented the Southeast Idaho PBFAC Tour Tentative Agenda.

ADJOURNMENT

The May 2, 2023 PBFAC Meeting adjourned at 3:12 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist