

## **PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING**

### **Official Minutes, June 6, 2023**

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

The June 6, 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 (Virtual)  
Mr. Clint Shiflet  
Representative Mark Sauter  
Senator Dave Lent (Virtual)

#### **Department of Administration and Division of Public Works Staff Present:**

Mr. Steve Bailey, Deputy 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 (Virtual)  
Ms. Elaine Hill, Project Manager, Division of Public Works  
Ms. Jessica Rodriguez, Project Manager, Division of Public Works (Virtual)  
Mr. John Julian, Project Manager, Division of Public Works  
Mr. John Parham, 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. Nicole Gallaher, 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. Miller introduced new DPW staff Nicole Gallaher, John Parham, and Nic van Diepen.

### **APPROVAL OF MAY 2, 2023 MEETING MINUTES**

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM MAY 2, 2023, AS WRITTEN. Council passed the motion.**

## DELEGATED PROJECTS

DPW Project No. 23204D  
Landscape Yard Relocation  
Boise State University (BSU)  
Boise, Idaho

Agency \$ 140,000

Boise State University requests delegation of a project to relocate the current landscape yard from the 2500 Boise Ave location to a new location on Belmont St. This will create a new laydown yard and equipment storage for Landscape Services, in a consolidated, convenient and efficient location. Scope of Work will include clearing, grading, providing site drainage, and erecting prefabricated equipment shelters on the site.

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DPW Project No. 23541D  
Headquarters Fire Alarm Monitoring Upgrades  
Department of Parks and Recreation (IDPR)  
Boise, Idaho

Agency \$ 119,700

The Department of Parks and Recreation requests delegation of a project to demolish an existing fire panel with associated components, and installation of a new permitted facility fire alarm and fire sprinkler monitoring system.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 23204D AND 23541D. Council passed the motion.**

## DELEGATED PROJECT REVIEWS

DPW Project No. 23202D  
Grant Annex (GRX) First Floor Remodel  
Boise State University (BSU)  
Boise, Idaho

Agency \$ 183,000

Previous Minutes: 05-02-23

Mr. Miller introduced Mr. Geoff Parks, Hummel Architects, Boise, ID. Mr. Parks shared plans and presented the project.

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 Grant Annex building. A reception desk will also be added to the lobby of the GRX building.

The scope of work includes renovation of 1,092 SF of space in the base bid and an additive alternate to replace flooring in an additional 150 SF.

The construction cost estimate is \$120,000; and the estimated total project cost is \$183,000. Construction for the project is anticipated to be complete by Fall 2023. Design services for the project will be provided by Hummel Architects.

Council discussed the cost per square footage.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 23202D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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<u>DPW Project No. 23225D</u>	Agency	\$ 28,103
Repaint Building Exterior	<u>2022 HB779:2A01</u>	<u>58,147</u>
Meridian Campus		\$ 86,250
Idaho State University (ISU)		
Meridian, Idaho		

Previous Minutes: 11-03-22

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

The scope of the project is to repaint the entire building exterior of ISU's Meridian Campus. The work is critically needed to correct peeling paint and to make the existing building coordinate with the TVAPL/Nursing building addition to the east. The estimated area of painting is 21,550 SF.

ISU Facilities will specify the paint material to be used. ISU plans to use a service contractor to complete the work. The estimated total project cost is \$86,250. It is anticipated that the project will have a construction start date of June 2023 and will be substantially completed by August 2023.

Council discussed the portion of the building owned by ISU.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23225D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 23228D  
Elevator Door & Controls  
Gale Life Science  
Idaho State University (ISU)  
Pocatello, Idaho

2022 HB779:2A01 \$ 140,000

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.

The scope of this project is to replace all older and degraded elevator parts in the Gale Life Science building.

The estimated total project cost is \$140,000. It is anticipated that the project will have a construction start date of July 2023 and will be substantially completed by October 2023.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 23228D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 23247D  
Holt Arena Storage Shed  
Idaho State University (ISU)  
Pocatello, Idaho

Agency \$ 299,900

Previous Minutes: 05-02-23

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

The scope of this project is to construct a storage shed on the Pocatello Campus adjacent to Holt Arena.

The estimated total project cost is \$290,000. It is anticipated that the project will have a construction start date of July 2023 and will be substantially completed by December 2023.

Council discussed the cost and size of the storage shed.

Representative Sauter joined the meeting at 1:50 PM.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23247D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

## SMALL PROJECTS

DPW Project No. 23026

Agency \$ 50,000

JFAC AV Upgrades

State Capitol

Department of Administration (ADM)

Boise, Idaho

DPW Project Manager: Kelly Berard

This project is for upgrading the audio-visual equipment in the JFAC Room at the Idaho Capitol Building in Boise. This work is part of the original Capitol AV Upgrades defined by the Master Plan.

Audio Solutions, Boise has designed the project. Work of the project will be completed using a Department of Administration Electrical Service Contractor. The construction cost estimate is \$49,000; and the project construction budget is \$50,000.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23026 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

## DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 21072

2021 HB225:2A01 \$ 825,000

Paving Repairs, Parking Lot Perimeter Road

2022 HB779:7A03 4,560,000

North Idaho Correctional Institution (NICI)

\$ 5,385,000

Idaho Department of Correction (IDOC)

Cottonwood, Idaho

DPW Project Manager: Gary Groff

The project is located at the IDOC North Idaho Correctional Institution in Cottonwood. The scope of work was initially considered in a priority sequence based on limited funding as follows:

- Priority 1.1 and 1.2 of the project is to repair / reconstruct Radar Road providing access to the facility from Dirt Butte Road to the facility parking lot (Priority 1.1) and from Cottonwood Butte Road to Dirt Butte Road (Priority 1.2). This priority also includes a proposed improvement to the trash collection area that houses the facility's dumpsters.

- Priority 2 of the project is “Main Street” of the complex, which is the entrance and interior roadway of the facility as well as smaller parking area east of the access gate. Priority two includes asphalt, concrete, and drainage improvements.
- Priority 3 is to repair/reconstruct Radar Road to the west from the facility parking lot to the facility’s maintenance road.
- Priority 4 is to repair / reconstruct the main facility parking lot directly to the north and directly adjacent to Radar Road.

The project received deferred maintenance funds which has increased anticipating completion of all priority areas.

A Request for Qualifications (RFQ) was issued for Engineering Services on April 10, 2023. An informational meeting was held on April 26, 2023. Statements of Qualifications were received from two firms on May 10, 2023. The submittals were evaluated; two interviews took place on May 24, 2023. The Selection Committee consisted of Justin Freeman and Brent Warner, IDOC; Gary Groff and Andrew Gibler, DPW; and Ben Larson, Castellaw Kom Architects, as the independent design professional. The Committee interviewed two Engineering Teams and scored both firms.

The team scores are as follows:

Keller Associates, Clarkston, WA	89.6
HMH Engineering, Coeur d’Alene	77.6

Council discussed the length of road needing to be replaced.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 21072. Council passed the motion.**

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<u>DPW Project No. 22170</u>	2021	SB1172:2A01	\$ 266,000
Steam Plant Elimination PH 2	2022	HB779:7A03	<u>1,000,000</u>
North Idaho College (NIC)			\$ 1,266,000
Coeur d’Alene, Idaho			

DPW Project Manager: Sydnee Weersing

Several buildings on the North Idaho College (NIC) campus historically used steam from the campus steam plant, located in the SE wing of McLain Hall, for powering their heat systems. The steam plant’s boilers and the associated steam heating equipment located in other buildings are aged and deteriorating. Many buildings have experienced leaks and other significant failures in their heating systems that are becoming more difficult to maintain. After some research, it was determined that that the best solution would be to

remove all buildings from the steam plant's service and put them on stand-alone HVAC systems to serve each building's heating and cooling needs independently.

The first phase of this project addressed several buildings and is currently under construction. This project, Phase 2, will remove the remainder of the buildings from the steam plant's service and decommission the steam plant. The abandoned steam plant space will be completely remodeled for a future occupancy type, most likely storage, or office space.

A Request for Qualifications (RFQ) was issued for Architectural services on April 14, 2023. Only one Statement of Qualifications was received, from Cushing Terrell, Boise. A Selection Committee consisting of Garry Stark and Jerry Brown, NIC; and Ken Cook and Sydnee Weersing, DPW determined that the SOQ received was qualified and would like to proceed with contract negotiations.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22170.**

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<u>DPW Project No. 23251</u>	2022	HB779:2A01	\$ 724,500
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Replace Chiller  
College of Natural Resources (CNR)  
University of Idaho (UI)  
Moscow, Idaho

DPW Project Manager: Gary Groff

The scope of work is to repair and replace Chiller Systems located in the fisheries research unit of the College of Natural Resources Building on the University of Idaho Campus in Moscow Idaho. The CNR wet facility comprises approximately 3200 square feet of floor space. Within this facility are five isolation rooms that have individual control over air temperature and length of photoperiod. The laboratory is supplied with dechlorinated, pathogen-free well water available on-demand from three temperature sources to provide a range of temperatures from 6 to 30 degrees C by allowing blending of water to meet any required experimental temperature. To provide this array of temperatures the lab is equipped with a) chilled water from a centrifugal chiller, b) on demand hot water from steam heater and c) ambient temperature water.

The Chiller Systems supporting the CNR wet lab facility are past their useful service life. The system load has increased over time and now requires an evaluation with possible design revisions by a qualified Mechanical Engineer. The CNR Chiller Systems and associated equipment needs an analysis to determine the extent of needed repairs, renovations, and potential replacements of both piping and equipment.

A Request for Qualifications (RFQ) was issued for Engineering Services on April 10, 2023. An informational meeting was held on April 27, 2023. Statements of Qualifications were received from four firms on May 11, 2023. The submittals were evaluated; two interviews took place on May 25, 2023. The Selection Committee consisted of Daryle Faircloth and Celine Acord, UI; Gary Groff and Andrew Gibler, DPW; and Rob Sawyer, Covenant Engineering, as the independent design professional.

The ranking of the teams are as follows:

Coffman Engineers, Spokane, WA	83.2
Design West, Pullman, WA and MSI Engineers, Spokane, WA	80.2

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 23251. Council passed the motion.**

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<u>DPW Project No. 23301</u>	Agency \$ 525,000
New Office Building	
Idaho Department of Labor (IDOL)	
Twin Falls, Idaho	

DPW Project Manager: Martin Santoyo

The project is to construct a new one-story, 10,300 (approximately) sq. ft. office building for IDOL at their Twin Falls property located at 458 Park View Loop; the site is a vacant lot in an office subdivision. The scope of work includes site infrastructure and utility connections, improvements for parking and landscaping as required per the City of Twin Falls, and the proposed office building for IDOL operations for approximately 20 staff persons, reception space, large conference room, public and employee restrooms, and breakroom. The current Agency funding is intended for design services; the anticipated total project budget is \$5,000,000 (\$485 SF).

A Request for Qualifications (RFQ) was issued for design professional services on April 6, 2023. Statements of Qualifications were received from eight firms on May 9, 2023. The submittals were evaluated; three firms were short-listed and will be interviewed on June 1, 2023 by a Selection Committee consisting of Jani Revier and Tom Coles, IDOL, Gary Sorensen of Pivot North Architects as the independent design professional; and Dan Thacker and Martin Santoyo, DPW.

The ranking of the teams are as follows:

Hummel Architects, Boise	91.1
HSA Architects, Boise	87.6



Council discussed the dedicated funds of the Department of Labor to be used for the project.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 23301. Council passed the motion.**

### MID-RANGE REVIEWS

DPW Project No. 21082 2020 HB225:2A01 \$ 983,000  
New Office & Training Centers  
Treasure Valley Reentry Center (TVCRC) / Idaho Falls  
Idaho Department of Correction (IDOC)  
Kuna, Idaho

Previous Minutes: 09-07-22

Mr. Miller introduced Mr. Jimmy O'Connor, Hutchison-Smith Architects, Boise, ID. Mr. O'Conner shared plans and presented the project.

DPW Project Manager: Martin Santoyo

This project is for a new office & training center for the Treasure Valley Reentry Center (TVCRC) located in the vicinity of the IDOC campus off Pleasant Valley Road in Kuna. The scope of work for the design team also included the Idaho Falls reentry center, which is identical to the Kuna design. Current funding only allows for the Kuna facility at this time; a future funding request will be submitted for the construction of the Idaho Falls training center.

The proposed office and training center is one-story, 2,400 sq. ft., and will include four training spaces, office spaces, restrooms, and site improvements to support the facility.

Hutchison-Smith Architects, Boise, is the project architect. The firm's construction cost estimate for the Kuna facility is \$695,463 (\$290 SF); and the project construction budget is \$708,465. If funds allow, one additive alternate for a retractable partition wall in the training room will be included in the project.

**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. 21082. Council passed the motion.**

DPW Project No. 23302  
Repair Parking Lot. IAB  
Department of Labor (LABOR)  
Boise, Idaho

2022 HB779:2B04 \$ 330,000

Presentation by: Barry Miller, Division of Public Works, Boise, ID.

DPW Project Manager: Barry Miller

The parking lot asphalt has deteriorated beyond repair and needs to be replaced. The current drive isles enter and exit onto Grove Street with a portion of the parking spaces extending past the property line. Capitol City Development Corporation (CCDC) has identified Grove Street for an urban renewal project. As part of this project new curbs, gutter and hardscaping improvements will be made along Grove Street not allowing for the current parking lot configuration that lies outside of the property line.

After review, it was determined that it would be advantageous for the state to have the parking lot upgraded as part of the overall redevelopment. An agreement was reached with CCDC to incorporate the reconfiguration and repaving of the IAB parking lot as part of the larger Grove Street reconstruction.

The selection process CCDC went through to select a design professional and construction manager were reviewed and determined to comply with state statutes. The construction work will be bid out consistent with public works procurement. Construction is expected to begin this fall.

Council discussed the review of the project by IDOPL.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH CONSTRUCTION FOR DPW PROJECT NO. 23302. Council passed the motion.**

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DPW Project No. 23331  
Vehicle Bay Addition, BLDG. 580  
Division of Military (MIL)  
Boise, Idaho

Agency \$ 262,500  
2022 H779:2A01 87,500  
\$ 350,000

Mr. Miller introduced Mr. Jimmy O'Connor, HSA Architects, Boise, ID. Mr. O'Connor shared plans and presented the project.

DPW Project Manager: John Julian

This project calls for the construction of a pre-engineered metal building addition to the north of the existing Vehicle Bay Building 580 at Gowen Field, in Boise, Idaho. The new addition will comprise approximately 1,275 square feet and will include a new 14'-0" high overhead door to accommodate a new emergency vehicle. The existing end wall of Building 580 will be modified to include a larger access opening into the new vehicle bay addition. A new exhaust fan and ducting, along with upgraded electrical systems will be required. Additive alternates have been included to ensure bid costs can remain within the construction budget guidelines.

Regional Architects, HSA Architects, Boise, has designed the project. The firm's construction cost estimate for the work is \$306,080 (\$240 SF); and the project construction budget is \$306,100.

**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. 23331. Council passed the motion.**

<u>DPW Project No. 23332</u>	Agency	\$ 223,500
Interior Renovations & Misc. Repairs	<u>2022 HB779:2A01</u>	<u>223,500</u>
Blackfoot Readiness Center		\$ 447,000
Idaho Division of Military (MIL)		
Blackfoot, Idaho		

Mr. Miller introduced Mr. James Wyatt, NBW Architects, Idaho Falls, ID (Virtual). Mr. Wyatt shared plans and presented the project.

DPW Project Manager: John Julian

This project calls for the interior renovation, and miscellaneous repairs to the Blackfoot Readiness Center, Blackfoot. Interior renovations call for full interior repainting, new carpet and tile floor finishes, add new overhead doors in Drill Hall, and Maintenance, new LED lighting, roller shades for windows, miscellaneous electrical, millwork for classroom, hot water tank and replace kitchen sink.

Regional Architects, NBW Architects, Idaho Falls, has designed the project. The firm's construction cost estimate for the work is \$352,998; and the project construction budget is \$354,150.

Council discussed the square footage of the project.

**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. 23332.  
Council passed the motion.**

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DPW Project No. 23351 2022 HB779:2A01 \$ 650,000  
Remodel PTF Bathrooms, A & B Wings  
State Hospital South (SHS)  
Department of Health and Welfare (DHW)  
Blackfoot, Idaho

Mr. Miller introduced Mr. Scott Lloyd, JHS Architects, Pocatello, ID (Virtual). Mr. Lloyd shared plans and presented the project.

DPW Project Manager: John Julian

This project calls for repairs and renovations to the showers and toilet rooms in the PFT Building, Wings A & B.

Work to include, re-sloping existing showers to mitigate the spread of water along the floor surface, replacing existing floor and wall finishes, replacing/relocating supply and exhaust air within the bathrooms, mitigate moisture in wet wall of restrooms and adjacent spaces, replacing toilets in Wing A, and replacing existing door hardware in bathrooms in both wings.

Regional Architect, JHS Architects, Pocatello, has designed the project. The firm's construction cost estimate for the work is \$277,365; and the project construction budget is \$532,000.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23351. Council passed the motion.**

**PRELIMINARY REVIEWS**

<u>DPW Project No. 19607</u>	Agency	\$	237,983.85
SW Vets Home	Anticipated Agency		76,613,746.00
Idaho Division of Veterans Services (IDVS)	<u>2022 HB791:2A01</u>		<u>41,713,115.85</u>
Boise, ID			\$ 118,564,845.70

Previous Minutes: 08-06-19, 09-07-22, 02-01-22, 10-05-22

Mr. Miller introduced Mr. Michael Kolejka, Orcutt Winslow Architects, Phoenix, AZ. Mr. Kolejka shared plans and presented the project.

DPW Project Manager: Margie Kennedy

The current State Veterans Home is an existing skilled nursing facility with predominately double-occupancy resident rooms. The age of the existing infrastructure, its split-level design and limited resident amenities contribute to the need to build a replacement facility.

The replacement facility will be situated on the northeast portion of the existing State Veterans Home site. Partial demolition will occur prior to new construction with completion of demolition following occupancy.

The proposed facility will be a four-story skilled nursing facility with common amenities, community center program areas, offices and support program on the ground floor. Residential households will be located on floors 2 through 4. A total of 122 private resident rooms will be offered in the replacement facility. Each floor will represent a neighborhood with two households therein.

Each household on floors 2 through 4 will feature a dedicated dining area, living room, den/conservatory, outdoor secure terrace and 19-22 private resident suites each with full bathrooms. Centrally located on each floor between the two households will be caregiver work areas, offices, support kitchen, medication room, conference area and support program areas. The ground floor house the support services required.

150 surface parking stalls are proposed to support the replacement facility. In addition, an outdoor therapy garden will be provided along with a large terrace for community-wide gatherings during holidays. Several outdoor staff courtyards will also be provided adjacent to staff breakrooms, classrooms, and similar program areas.

The exterior architectural character will reflect the surrounding vernacular which includes art deco. The massing of the proposed four-story building will depict a modern interpretation of the 1920's art deco vernacular. A large exterior roof garden will be provided above the first-floor main entry for the memory support program that will occupy a portion of the second floor. Additional balconies will be provided adjacent to the living rooms on floors 2 through 4. These balconies will be enclosed with decorative art-deco patterned glass that provide security and safety to the residents while allowing unobstructed views of the surrounding cityscape and mountains beyond.

Groundbreaking is scheduled for Spring 2024. The total project budget is \$118,564,846, The base bid construction estimate is \$96,494,337 (\$615 SF). The construction delivery method has been approved with Hoffman Construction as the Construction Manager/General Contractor.

Council discussed the comparison with the Post Falls Veterans Home cost per square foot.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 19607. Council passed the motion.**

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DPW Project No. 22352  
Materials Management Warehouse, SHS  
Department of Health and Welfare  
Blackfoot, Idaho

Agency \$2,754,967.03

Previous Minutes: 09-07-22

Mr. Miller introduced Mr. Rick Stewart, Pivot North Architecture, Boise, ID. Mr. Stewart shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The existing warehouse that is used by State Hospital South has been identified to have several issues that makes the effort to remodel or salvage not feasible. The plumbing system is failing and most of the concrete walls are not repairable. The top two floors are already condemned, in part due to asbestos. The boiler system is over 30 years old; the elevator is failing, and the roof needs to be replaced. All SHS inventory has been moved to the lower level of the building until the new facility can be built. The original project included demolition of this building, however, due to budget concerns the demolition will be moved to a later date and all the funds for this project will be used towards the new facility.

This project consists of the construction of a new materials management warehouse. The new materials management warehouse will be a pre-engineered metal building that is 12,000 sf. The space is to be used as a storage area with metal racking for materials / supplies that are used by the patients in the main Patient Treatment Facility. The design of the facility currently has one dock for semi-trailer delivery as well as at grade delivery options for smaller vehicles.

Pivot North Architecture, Boise is the project architect. The current construction cost estimate is \$2,291,500 which is around \$190.40 per square foot; and the project construction budget is \$2,291,700. The project expected to go out to bid around September with construction beginning in November.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22352. Council passed the motion.**

Council recessed at 2:46 and returned 3:00 PM due to technical difficulties.

### PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 23017</u> Tenant Improvements State Office Building Tax Commission (TAX) Idaho Falls, Idaho	Agency	\$195,000
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Mr. Miller introduced Mr. Matthew Sandoval, DPW Project Manager. Mr. Sandoval shared plans and presented the project.

DPW Project Manager: Matthew Sandoval

This project includes interior office work for the Tax Commission's Idaho Falls location. It consists of relocating office space from the main level to the third floor of the facility. The space requires upgrades to accommodate the public, while also creating a functional workspace for the agency.

The project scope includes converting approximately 550 square feet of existing office space into four new rooms, including a Lobby, Reception area, Meeting Room, and Conference Room. It also includes creating a new manager's office, third party access to the IT room, and access control upgrades.

The design professional for the project is NBW Architects, Idaho Falls. The firm's construction cost estimate is \$166,000; and the project construction budget is \$170,000.

Council discussed the cost of access controls for the project.

**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. 23017.**

### FINAL REVIEWS

<u>DPW Project No. 22201</u> Student Residence Hall Boise State University (BSU) Boise, Idaho	Agency	\$ 4,649,500
	<u>Anticipated Agency</u>	<u>52,772,875</u>
		\$ 57,422,375

Previous Minutes: 06-07-22, 04-04-23

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 450 first year students. The housing units will consist of double occupancy rooms with central restrooms. Support spaces will include single occupancy units for resident advisors and an apartment for the resident director. Additionally, there will be offices for resident staff functions as well as common spaces such as reception, mail/packages, 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.

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

### SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
23863D	ISU	Asbestos	\$200,000

Mr. Miller clarified the use and need of regional Service Contracts.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBER 23863D. Council passed the motion.**

### NON-STATE ENTITY FUNDED PROJECTS

Mr. Miller introduced Mr. Christopher Collins, Nvironment Design, Columbus, OH (Virtual). Mr. Collins shared plans and presented Boise State University's three Non-State Entity Projects.

Interactive Learning Center (ILC) Non-State Funds \$ 500,000  
Market Retail Remodel  
Boise State University (BSU)  
Boise, Idaho



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, an existing retail space located in the Interactive Learning Center will be renovated.

The proposed scope of work includes the renovation of an existing retail food service area of roughly 1,500 SF in the Interactive Learning Center building. The renovation will remodel the existing retail food offerings. The scope includes reconfiguration of existing interior partitions, 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 \$500,000 and will be paid entirely by Chartwells. They plan to use Leger Corp, a preferred Chartwells general contractor.

~~**ACTION REQUESTED: APPROVE NON-STATE ENTITY FUNDED PROJECT TO REMODEL THE ILC RETAIL MARKET / FOOD SERVICE AREA AT BOISE STATE UNIVERSITY SUBJECT TO STAFF REVIEW.**~~

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Interactive Learning Center (ILC) Seating Renovation Boise State University (BSU) Boise, Idaho	Non-State Funds \$ 300,000
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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, an existing seating space located in the Interactive Learning Center will be renovated.

The proposed scope of work includes the renovation of an existing seating area of roughly 6,000 SF in the Interactive Learning Center building. The renovation will remodel the existing seating area and adjacent computer lab. The scope includes reconfiguration of existing with updates to interior partitions, flooring, and associated electrical requirements. Structural, HVAC and Plumbing 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 \$300,000 and will be paid entirely by Chartwells. They plan to use Leger Corp, a preferred Chartwells general contractor.

~~**ACTION REQUESTED: APPROVE NON-STATE ENTITY FUNDED PROJECT TO REMODEL THE ILC SEATING AREA AT BOISE STATE UNIVERSITY SUBJECT TO STAFF REVIEW. Council passed the motion.**~~

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Student Union Building (SUB)  
Retail Island Remodel  
Boise State University (BSU)  
Boise, Idaho

Non-State Funds \$ 400,000

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, an existing retail space located in the Student Union Building will be renovated.

The proposed scope of work includes the renovation of an existing retail foodservice area of 434 SF in the Student Union Building. The renovation will convert the space to a branded Moshi Sushi and Tree City smoothie concepts. The scope includes reconfiguration of existing interior partitions, 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 \$400,000 and will be paid entirely by Chartwells. They plan to use Leger Corp, a preferred Chartwells general contractor.

~~**ACTION REQUESTED: MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECT TO REMODEL THE SUB RETAIL ISLAND AT BOISE STATE UNIVERSITY SUBJECT TO STAFF REVIEW.**~~

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECTS TO REMODEL THE ILC RETAIL MARKET / FOOD SERVICE AREA, ILC SEATING AREA, AND SUB RETAIL ISLAND AT BOISE STATE UNIVERSITY SUBJECT TO STAFF REVIEW. Council passed the motion.**

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Videoboard Reed Gym  
Idaho State University (ISU)  
Pocatello, Idaho

Non-State Funds \$ 1,100,000

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

Idaho State University request approval for a non-state entity funded project to add video display boards to Reed Gym.

Reed Gym will have (2) Videoboards installed. One on each side of the court to the left of the basketball hoop attached to the wall.

Donor support of \$1,100,000 from ICCU will cover the costs to supply and install the video display boards including design fees.

ICCU will complete the entirety of the work. Musgrove and Frost engineering were hired for the structural and electrical engineering for the Reed gym video boards. ICCU's preferred contractor United Distributors will be completing the project.

The total first project cost is \$1,100,000. Work is expected to begin in July and be completed for fall semester. Funding anticipates future videoboards at Holt Arena.

Council discussed the discrepancies in project costs as presented in the write-up and the presentation. Mr. Baker clarified the original write-up included the costs for both Reed Gym and Holt Arena but Holt Arena will be presented at a later date as a separate project.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECT TO INSTALL VIDEOBOARDS IN REED GYM AT IDAHO 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.

## **OLD BUSINESS**

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

## **ADJOURNMENT**

The June 6, 2023 PBFAC Meeting adjourned at 3:35 PM.

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Mr. Dale Reynolds, Chair

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Ms. Nicole Hanson, Business Operations Specialist