

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

### **Official Minutes, July 11, 2023**

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

The July 11, 2023 meeting was called to order by Chair Dale Reynolds at 1:35 PM in the Alumni Center Event Room, Idaho State University, 1601 E Bonneville, Pocatello, Idaho in conjunction with Zoom virtual conferencing in Boise, Idaho.

#### **Council Members Present:**

Mr. Dale Reynolds, Chair  
Mr. Dee Jameson, Vice Chair  
Mr. Clint Shiflet (Virtual)  
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 Ops Specialist, Division of Public Works (Virtual)  
Ms. Peggy Birk, Project Coordinator, Division of Public Works  
Ms. Kelly Berard, Senior Project Manager, Division of Public Works (Virtual)  
Ms. Margie Kennedy, 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 (Virtual)  
Ms. Jessica Rodriguez, Project Manager, Division of Public Works  
Mr. John Julian, Project Manager, Division of Public Works (Virtual)  
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

### **APPROVAL OF JUNE 6, 2023 MEETING MINUTES**

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM JUNE 6, 2023, AS WRITTEN. Council passed the motion.**

## EMERGENCY CONTRACT AUTHORIZATIONS

### ECA 2304

Campus Flood Damage  
Lewis-Clark State College (LCSC)  
Lewiston, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for Lewis and Clark State College's mitigation and repair efforts related to flooding that occurred at the campus on June 9, 2023. The flooding, which resulted from a severe storm, damaged sixteen buildings on campus, including residence halls, academic spaces, and offices.

The restoration includes tracing the path of water flow and repairing walls, ceilings, and flooring that was damaged in residence halls, academic spaces, and offices. Additionally, Clearwater Hall suffered a mudslide that damaged five large air conditioning units that affect the operation of two departments and at least two residence hall rooms in this location are in need of restoration. The restoration of these damaged facilities is estimated at under \$100,000 and will be performed by LC employees and private contractors.

THE MATERIAL FOR ECA 2304 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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### ECA 2305

Burley Office Roof Repair  
Department of Labor (LABOR)  
Burley, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for roof repairs of the Burley Office due to severe Hail Damage.

IDOL Central Office was notified on May 25, 2023 that severe hail damage had occurred at the Burley office. A restoration company was sent to the site and began the process of identifying damages. Subsequently, a claim was opened with State of Idaho Risk Management (Burley Roof; Claim #2023-0762-001).

Risk Management contacted Jensen-Hayes-Shropshire (JHS), a Pocatello Architectural Firm, to inspect the roof and they assigned the task to Larry Oletski. Mr. Oletski reported his findings to Scott Lloyd of JHS, who signed the report. The report states "Based on the age of the roof system and the amount of damage to the entire roof system, there's enough to justify a total roof membrane replacement." On June 28, 2023 Risk Management assigned Parley Bates as the Program Specialist, who subsequently contacted Intermountain Claims adjuster Jason Blackburn to assess the claim.

The timely replacement of this roof will mitigate the significant threat to property that can result from delays to moisture mitigation and repair and will prevent an imminent loss of resources.

The estimated cost for this project is anticipated to be \$133,518, with most, if not all, of the cost covered by Risk Management.

THE MATERIAL FOR ECA 2305 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

### DELEGATED PROJECTS

<u>DPW Project No. 24197D</u> Campus Wide Fiber Loop Connection Boise State University (BSU) Boise, Idaho	2023	SB1197:2A01	\$ 150,000
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Boise State University requests delegation of a project for the Fiber Loop connection and will serve as the next phase of DPW Project No. 21126 Fiber Loop. Now that an assessment, survey, and mapping of the underground fiber infrastructure has been completed, this project will include design and implementation of redundant fiber loops, adding network resiliency.

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<u>DPW Project No. 24198D</u> Campus Wide Fiber Optic Network / Fire Alarm Control Panels Study Boise State University (BSU) Boise, Idaho	2023	SB1197:2A01	\$ 50,000
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Boise State University requests delegation of a project to conduct a study to determine the cost to run a Fiber Optic Network for Fire Alarm Control Panels from the panels to the Dispatch Center on campus. This would be the needed redundant system for fire panels to notify dispatch of an issue in a building. Currently, these panels are operating wirelessly, and the Fiber Optic network is required for redundancy.

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<u>DPW Project No. 24203D</u> Multi Bldg Rooftop Fall Protection Boise State University (BSU) Boise, Idaho	2023	SB1197:2A01	\$ 250,000
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Boise State University requests delegation of a project for a Rooftop Fall Protection assessment. This assessment will identify potential fall-hazard locations and document proposed solutions and cost estimates to provide safe rooftop access. The assessment

will prioritize areas based on risk analysis. The project will also include implementation of a variety of solutions for fall protection, including but not limited to: installation of guardrails, safety tie-off points, safety ladders, ladder extensions, and safety walk-pads to identify safe travel paths and slip resistance.

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DPW Project No. 24204D 2023 SB1197:2A03 \$ 200,000  
Multi Bldg Restroom ADA Access Deficiencies  
Boise State University (BSU)  
Boise, Idaho

Boise State University requests delegation of a project for ADA restroom upgrades in multiple buildings across campus. Circulation, fixture location and stall design will be included as part of the scope. Buildings of emphasis are based on priority as identified by Boise State's most recent ADA assessment.

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DPW Project No. 24205D 2023 SB1197:2A03 \$ 100,000  
Multi Bldg Interior ADA Access  
Deficiencies  
Boise State University (BSU)  
Boise, Idaho

Boise State University requests delegation of a project for the ADA interior barrier removal in multiple buildings across campus. Buildings of emphasis are based on priority as identified by Boise State's most recent ADA assessment.

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DPW Project No. 24223D 2023 SB1197:2A01 \$ 123,000  
Owen Redfield Area, Replace Irrigation  
System  
Idaho State University (ISU)  
Pocatello, Idaho

This project will install a new irrigation system for the Owen Redfield area of campus, where no irrigation exists. Part of the area does have automatic sprinklers but this system is the worst on campus. This area of campus is heavily used by our students, and the attractive exterior appearance of the campus is one of the first decision points our students encounter about deciding to attend ISU. This area is currently watered with garden hoses hooked to building hose bibs to supplement the poor irrigation system. It is very difficult to keep this area of campus green and inviting, and an irrigation system will be more efficient with grounds staff time.

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DPW Project No. 24224D 2023 SB1197:2A01 \$ 25,626  
Eames Building, Stairway Roof Access

Idaho State University (ISU)  
Pocatello, Idaho

Provide stairway access to the roof at the Eames building for Facilities. The current ladders to the roof do not allow M&O to carry equipment and parts to the roof in a safe manner.

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DPW Project No. 24229D  
Speech Pathology, ADA Elevator  
Replacement  
Idaho State University (ISU)  
Pocatello, Idaho

2023 SB1197:2A03 \$ 290,318

Idaho State University requests delegation of a project to replace the elevator in Speech Pathology. The elevator is too small and narrow to meet ADA requirements.

Council discussed ADA compliance needs of the universities.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 24197D, 24198D, 24203D, 24204D, 24205D, 24223D, 24224D AND 24229D. Council passed the motion.**

### DELEGATED PROJECT REVIEWS

~~DPW Project No. 21659D~~  
~~Remodel Engineering Tech Programs~~  
~~VocArts Building~~  
~~Idaho State University (ISU)~~  
~~Pocatello, Idaho~~

~~2021 HB225:2A01 \$ 149,173~~

~~Previous Minutes: 09-07-21~~

~~Mr. Miller introduced Mr. Scott Lloyd, JHS Architects, Pocatello, Idaho.~~

~~Idaho State University received approval for delegation of a project to remodel Engineering Tech Programs in the VocArts building on the Pocatello campus (9/7/21). Remodel of areas in VocArts Building will be accomplished to facilitate Civil Engineering Technology and Surveying and Geomatics Engineering Technology move from the Roy F. Christensen Building. Proposed remodel areas: Rooms 117A, 117B, 117C. The construction and engineering cost estimate is \$149,173. The total project budget is \$149,173.~~

~~Construction is estimated to begin November 2023 and to be completed by January 2024.~~

~~ACTION REQUESTED: APPROVE FINAL PLANS AND SPECIFICATIONS SUBJECT TO STAFF REVIEW AND AUTHORIZE PROCEEDING WITH BIDDING AND AWAQRD OF CONTRACT FOR DPW PROJECT 21659D.~~

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<u>DPW Project No. 23230D</u>	2023	HB779:2A01	\$ 79,255
Backup Power Loop – Campuswide	2023	SB1197:2A01	<u>167,053</u>
Idaho State University (ISU)			\$ 246,308
Pocatello, Idaho			

Previous Minutes: 11-03-22

Mr. Miller introduced Mr. Weylin Richards, Idaho State University, Pocatello, Idaho.

Idaho State University received approval for delegation of a project to construct a backup power loop on the Pocatello campus (11/3/22). The project will create a secondary main electrical power grid supply to the ISU Pocatello campus. This will allow for a secondary routing option of the main electrical supply to the ISU Pocatello campus in the event of a primary electrical failure currently feeding the campus. The secondary system will significantly reduce the down time of an electrical outage to all major buildings. It would allow for necessary repairs on the primary system to be made while using the secondary infrastructure we are proposing in this project.

The scope of work includes adding of approximately 2200 feet of new 5” conduit, new electrical conductors, three new transformers and two switch gear upgrades. Idaho power will provide a design of the new secondary system according to their specifications.

The construction cost estimate is \$197,308; and the estimated total project cost is \$246,308.

Construction is estimated to begin August 2023 and to be completed by October 2023. The design for this project will be provided by Idaho Power.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS SUBJECT TO STAFF REVIEW AND AUTHORIZE PROCEEDING WITH BIDDING AND AWAQRD OF CONTRACT FOR DPW PROJECT 23230D. Council passed the motion.**

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<u>DPW Project No. 23225D</u>	2022	HB779:2A01	\$ 58,147
Repaint Building Exterior	2023	SB1197:7A01	<u>40,025</u>
Meridian Campus			\$ 98,172
Idaho State University (ISU)			
Pocatello, Idaho			

Previous Minutes: 11-03-22, 06-06-23

The scope of this project is to repaint the portion of the building exterior owned by ISU at the Meridian Campus. The work is critically needed in order to correct peeling paint and to make the existing building coordinate with the TVAPL / Nursing building addition to the east. The estimated square footage of surface requiring paint is 21,550 SF.

At the time of delegation (11/3/22) the estimated total cost was \$58,147. When the project was presented to Council (6/6/23) the estimated cost was \$86,250 with the additional funding planned to come from ISU. The total cost is now \$98,172. ISU has requested using Phase 2 deferred maintenance funds to cover the additional cost.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE INCREASED DELEGATION FOR DPW PROJECT NO. 23225D. Council passed the motion.**

### SMALL PROJECTS

<u>DPW Project No. 20621</u>	2019	SB1198:2A01	\$ 100,000
Replace Roof / Gutter Restore	2022	HB779:7A03	50,000
Guard House, Old Penitentiary	2023	SB1197:7A01	150,000
Idaho State Historical Society (ISHS)			\$ 300,000
Boise, Idaho			

DPW Project Manager: Matthew Sandoval

This project is to address leaking roof on the Guard House, which lays directly North of the front entrance of the Old Penitentiary. Daylight can be seen through the shingles in the attic, and active leaks occur during water events. The ineffective roof is beginning to create substantial damage within the building, which is currently occupied.

The scope of the project is to remove the existing wood Cedar shingles and replace them with a fire-retardant treated Cedar shingle (approximately 4,000 SF). Great effort will be made to maintain the historical appearance of the building, and all materials requiring replacement (ridge caps, flashings, gutters, etc.) will be modern direct replacements of the historical finishes. It is anticipated that additional wood sleeper boards and auxiliary supports will need to be addressed as well.

LKV Architects, Boise has completed the design. The estimated construction cost is \$250,000 (\$62/SF), which is within the \$270,000 construction budget. The work is anticipated to commence this summer season.

Council discussed the original roofing material of the building.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 20621 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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<u>DPW Project No. 21408</u>	Agency	\$ 19,171.31
Repair / Replace Cemetery Fence	2021 HB225:2A01	60,000.00
State Hospital South (SHS)		\$ 79,171.31
Department of Health and Welfare (DHW)		
Blackfoot, Idaho		

DPW Project Manager: John Julian

This project calls for the replacement of approximately 1,050 linear feet of aging fencing at the cemetery located on the State Hospital South Campus, in Blackfoot, Idaho.

The construction cost estimate is \$79,171, and the project construction budget is \$79,171.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 21408 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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<u>DPW Project No. 23622</u>	Agency	\$ 150,000
Admin Offices		
Idaho History Center		
Idaho State Historical Society (ISHS)		
Boise, Idaho		

DPW Project Manager: Matthew Sandoval

This project is to create office spaces in the upstairs portion of the History Center for the Idaho State Historical Society. These offices are intended for administrative use, and the current configuration lacks the privacy and functionality to effectively serve stakeholders.

The scope of the project is to remove existing temporary storage and dividers to place permanent walls to create independent office spaces on both the first and second floors (Approximately 2660 SF). Mechanical, Electrical, and some life-safety items must also be addressed to create these spaces. The space will also receive high efficiency lighting and new carpet throughout.

HSA Architects, Boise has completed the design. The estimated construction cost is \$170,000 (\$64/SF), which is within the \$175,000 construction budget. The work is anticipated to commence this fall season.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 23622 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**



## DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 22513

2022 HB779:7A01 \$ 29,000,000

Combined Labs, Meridian Campus  
Idaho State Police (ISP)  
Meridian, Idaho

DPW Project Manager: Brian Boyd

This project is to design an approximately 79,000 square foot facility on land owned by ISP at the current Meridian campus. This will be a combined facility for ISP Forensic Services, Digital / Cyber Forensics, Criminal Intelligence Center, and Bureau of Criminal Identification.

The scope of work includes the design of lab spaces of approximately 58,000 square feet for the forensic science laboratory facilities. The remaining square footage would consist of related office space, lab support spaces, mechanical/plumbing/electrical/IT space, restrooms, lunchroom, library, and facility circulation. The scope of work also includes full civil and landscaping design for the site, and design of all associated utilities serving the new facility. The intent is to provide a full master plan for the required program, including phasing concepts that identify and construct the amount of the programming space within the current funding level, but allow for the seamless incorporation of future phases into the facility structure(s) as funding becomes available.

A Request for Qualifications (RFQ) was issued for architect / engineer services on March 31, 2023. Statements of Qualifications were received from six firms on May 10, 2023. The submittals were evaluated; and four short-listed firms were interviewed on June 28, 2023, by a Selection Committee consisting of Marc French and Steven Davis, ISP; Gary Sorensen, as independent architect; and Brian Boyd and David Merrill, DPW.

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

LCA / Smithgroup, Boise	89.8
CSHQA / CLD, Boise	84.7
Hummel / ADG, Boise	81.7
FFA / MWL, Portland	79.8

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22513. Council passed the motion.**

## DEFERRED MAINTENANCE UPDATE

<u>DPW Project No. 22899</u>	2022	HB779:7A03	\$ 94,000,000
Deferred Maintenance Program	2023	HB779:2B04	150,000,000
Department of Administration (ADM)	2023	<u>SB1197:7A01</u>	<u>300,000,000</u>
Statewide			\$ 544,000,000

DPW Project Manager: Barry Miller

The Legislature over two years and three funding sources has appropriated a total of \$544,000,000 to address the deferred maintenance backlog statewide. DPW staff and Project Managers first identified deferred maintenance projects already underway for which funding was inadequate to complete. A total of \$56,388,803 was transferred to these projects to complete. The first phase of funding (\$244,000,000) minus the \$56 mil was then allocated to agencies based roughly on the square footage of their facilities.

The Division of Public Works (DPW) selected and the Council previously approved Jacobs, Boise as an Owner's Representative to provide management for the project. Jacobs reviewed agency submitted priorities and recommended the design-build delivery approach to complete the work. Seven Design-Build Teams for nine separate Design-Build Projects were selected and approved to address the deferred maintenance needs statewide.

Generally, the work is split into three phases for each task within a project: validation, design, construction. Tasks may be completed individually or bundled with similar tasks within the overall project. Work will be coordinated to be completed with the least impact on the agency's operations as possible. Optimistically, the work will be completed in a two to three year time span.

Currently, all of the teams are working in the task validation phase. Agencies have been notified of the second round of funding (\$300,000,000) and asked to provide another list of priorities by July 14, 2023. DPW is anticipating adding these priorities to the already established design-build projects.

Council **disc**ussed the number of Design-Build Teams and Deferred Maintenance projects being managed. Additionally, the process for prioritizing deferred maintenance projects both for individual Agencies and amongst all Agencies to address needs, equitably and providing updates to Council.

THE MATERIAL FOR DPW PROJECT NO. 22899 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

## DESIGN-BUILD REVIEWS

<u>DPW Project No. 23886</u>	2023	HB779:2A01	\$23,468,518
Deferred Maintenance Program			

Treasure Valley Region 2  
Boise, Idaho

Previous Minutes: 04-04-23

Mr. Miller introduced Mr. Austin Burr, HC Company, Boise, Idaho (Virtual). Mr. Burr shared plans and presented the project.

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) and the Council previously approved HC Company, Boise as the Design-Build Team for the Deferred Maintenance Program Treasure Valley Region 2. This region includes (22) twenty-two individual tasks, (2) two of which are associated with the Idaho Department of Corrections Facility in Kuna, Idaho.

The general scope of work for this task includes replacing the existing roof of the Idaho State Correctional Center (ISCC) with a new roof system to be designed, all skylights, and all end-of-life mechanical units in a like-for-like manor.

HC is currently working thru the Task Validation Phase for this task, but due to failure of an existing roof top unit (RTU), HC with CSHQA and Musgrove Engineering has recommended the failed RTU be replaced with a new like-for-like RTU unit with curb adaptor. This unit will be equipped with a high heat output same as the existing. HC Company will order the new RTU replacement as approved. Lead time for receiving the RTU is estimated to be 22 weeks. The installation after receiving the RTU will take approximately 4 days. While waiting for this RTU unit HC Company with the design team will proceed with the standard design and approval process for the remaining scope of work. The estimated cost for this portion of the project is \$86,347. The remaining cost for roof replacement, skylights, added insulation requirements, and remaining mechanical equipment has yet to be determined.

Council **clarified** the funding of the project and the scope of the task in relation to the larger project.

**MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE EQUIPMENT REPLACEMENT, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE FOR TASK #01 OF THE CONTRACT FOR DPW PROJECT NO. 23886. Council passed the motion.**

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DPW Project No. 23888  
Deferred Maintenance  
Southeast Idaho Region  
Department of Administration (ADM)

2022 HB779:2B04 \$ 5,314,000

Previous Minutes: 04-04-23

Mr. Miller introduced Mr. Brandon Lobo, ESI Construction, Idaho Falls, Idaho. Mr. Lobo shared plans and presented the project.

DPW Project Manager: Barry Miller

The Division of Public Works (DPW) and the council previously approved ESI Construction as the Design-Build Team for the Deferred Maintenance Program Southeastern Idaho Region. This region includes approximately (14) fourteen individual tasks for the College of Eastern Idaho, Department of Labor and the Department of Health and Welfare.

One of the tasks on the list, replacement of the domestic water boiler, suffered a catastrophic failure. Therefore, the ESI Design-Build team has moved this task forward out of sequence with the remaining tasks. Currently the facility's domestic hot water needs are being met by an aged electric back-up hot water heater which is also nearing end of life.

The maintenance craftsman at State Hospital South recommended the new boiler replacement. ESI has placed an order for the replacement boiler. The lead time for receiving the new boiler is estimated to be 6 – 8 weeks. The installation after receiving will take approximately 1 – 2 weeks. While waiting for the new boilers, ESI, SHS maintenance craftsmen, and a local subcontractor are working to design the piping connections and back-up system replacement for a final permanent solution. The estimated cost for this portion of the project is \$295,000.

Council discussed the replacement of the mixing station.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE EQUIPMENT REPLACEMENT, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE FOR TASK #01 OF THE CONTRACT FOR DPW PROJECT NO. 23888. Council passed the motion.**

#### MID-RANGE REVIEWS

<u>DPW Project No. 23130</u>	2023	HB779:2A01	\$ 300,000
Security Camera / Building Access System			
College of Eastern Idaho (CEI)			
Idaho Falls, Idaho			

Mr. Miller introduced Mr. Matt Bradley, Musgrove Engineering, Idaho Falls, Idaho. Mr. Bradley shared plans and presented the project.

DPW Project Manager: Martin Santoyo

This project is to increase the security needs for CEI. The campus currently has cameras that are no longer supported and are not compatible with most newer security technology systems. The scope of work will include the installation of a centrally controlled and managed security camera system with a cloud-based video management server, with a total of 93 cameras. The new system will integrate into the campus existing Fenics access controls with video interconnected between buildings over the existing campus fiber optic system.

Regional Electrical Engineer Musgrove Engineering, Idaho Falls, has designed the project. The firm's construction cost estimate is \$223,800; and the project construction budget is \$250,000.

Council discussed the reasons for upgrading the current 10-year-old security system and the means to provide backup power to the system.

**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. 23130. Council passed the motion.**

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<u>DPW Project No. 23354</u>	2021	HB225:2A01	\$ 75,000
LED Lighting	2022	HB779:7A03	25,000
Admin Building Hallway, Maint. Warehouse	2023	HB779:2A01	<u>179,000</u>
State Hospital South (SHS)			\$ 279,000
Department of Health and Welfare (DHW)			
Blackfoot, Idaho			

Mr. Miller introduced Mr. Matt Bradley, Musgrove Engineering, Idaho Falls, Idaho. Mr. Bradley shared plans and presented the project.

DPW Project Manager: John Julian

This project calls for replacing and upgrading lighting in the Administration Building Hallway, the PTF Maintenance Core, and the Maintenance Warehouse building. This project lies within the State Hospital South Campus.

Regional Engineer, Musgrove Engineering, PA., Boise, has designed the project. The firm's construction cost estimate for the work is \$216,000; and the project construction budget is \$225,000.

**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. 23354. Council passed the motion.**

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DPW Project No. 23570

Agency \$ 350,000

District 3 Admin Office Roof Repair  
Idaho Transportation Department (ITD)  
Garden City, Idaho

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

DPW Project Manager: Matthew Sandoval

This project replaces the existing roof on the Administration building on the ITD district 3 campus. The roof is well past its service life, has multiple ineffective repairs, and has active leaks which are damaging the interior of the building.

The scope of the project includes removal of the existing single-ply roofing and crickets down to the wood deck, and installation of new crickets, coverboard, and roofing membrane (approximately 18,700 SF).

Regional Architect Hutchison-Smith Architects, Boise has completed the design. The estimated construction cost is \$280,000 (\$15/SF), which is within the \$310,000 construction budget. The work is anticipated to commence this summer season.

**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. 23570. Council passed the motion.**

**PRELIMINARY AND FINAL REVIEWS**

DPW Project No. 22502

2022 HB779:7A05 \$ 5,000,000

St. Joe Area Field Office  
Idaho Department of Lands (IDL)  
St. Maries, Idaho

Previous Minutes: 09-07-22

Mr. Miller introduced Mr. Robert Schmidt, Architects West, Coeur d'Alene, Idaho. Mr. Schmidt shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

The scope of this project is to design for construction two new buildings to support IDL administrative and fire operations staff who serve the public in the St. Joe area of Idaho. The new administration building (5,789 s.f.) will include a public reception lobby, office space, a conference room, and relevant supporting areas. The new fire crew building (5,195 s.f.) will include storage space, fire engine bays, crew facilities, and relevant supporting areas. The new buildings will replace two existing buildings that were built in the 1940's, so the project also includes extensive demolition and site work. The existing buildings have many maintenance issues, outdated and inefficient mechanical systems, ADA deficiencies and a poor space layout that negatively impacts staff operations.

Architects West Architects, Coeur d'Alene, has designed the project. Their construction cost estimate is \$\$4,400,000 (approx. \$400/s.f.), and the construction budget is \$4,200,000. Although the estimate is high, the agency has committed to adding funds as needed once the project bids.

Council discussed the construction start date, construction duration in response to long lead times, snow loads on all buildings, snow abatement, water drainage mitigation, insulation, and cost per square foot.

**~~MOTION: COUNCILMEMBER 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. 22502.~~**

**MOTION: MR. JAMESON MOVED COUNCIL TABLE THE PROJECT TO RETURN WITH REQUESTED INFORMATION REGARDING SNOW LOADS AND SNOW ABATEMENT. Council passed the motion.**

### FINAL REVIEWS

<u>DPW Project No. 21535</u>	2020	HB569:2A01	\$ 138,635.28
Laundry and Kitchen Remodel	2021	SB1172:2A01	88,000.00
Juvenile Correction Center Nampa (JCCN)	2021	HB225:2A01	640,000.00
Department of Juvenile Corrections (DJC)	2023	HB799:2B04	400,000.00
Nampa, Idaho			<u>\$ 1,266,635.28</u>

Previous Minutes: 06-01-21, 01-04-22, 08-02-22, 02-07-23

DPW Project Manager: John Parham

This project is for the remodel of existing well-worn space to accommodate commercial grade washers and dryers to serve the Nampa DJC. The project also includes remodeling the existing kitchen, maintenance upgrades including finishes and equipment to replace

older worn-out units, and safer food preparation and storage areas for kitchen staff to better serve the residents.

The new laundry area will allow an efficient, cost-effective linen service, and the kitchen remodel will feature a new larger capacity walk-in cooler/freezer and improved meal prep and service for the facility. New sheet vinyl flooring, vinyl faced lay-in ceilings, and LED light fixtures throughout the remodel will improve effective light levels and replace worn walking surfaces.

Lombard-Conrad Architects, Boise, has completed the design, and our CM/GC partner is Andersen Construction, Boise. The estimated construction cost is \$1,048,243 (\$343/SF), which is within the \$1,050,000 construction budget.

**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. 21535. Council passed the motion.**

### PROJECT UPDATES

DPW Project No. 19239 Agency \$ 18,067,500  
Holt Arena Seating, (Building 60)  
Idaho State University (ISU)  
Pocatello, Idaho

Previous Minutes: 10-03-18, 08-03-21, 11-04-21, 01-04-22, 06-07-22

DPW Project Manager: Margie Kennedy

The Holt Arena seating upgrades are almost complete. As work continues throughout the arena, ISU requested tenant improvement upgrades to a team meeting room that included the addition of walls, windows, lighting and finishes. Also, after football's first season, there were additional improvements to the President's Deck that are being made, such as additional windows and doors to help with access control of the area. And lastly, new exterior letters for "Holt Arena" will be added to the north and south elevations of the arena.

THE MATERIAL FOR DPW PROJECT NO. 19239 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 20006</u>	2014	SB1425:2A01	\$ 150,000
Replace Domestic Water Service,	2020	SB1198:2A01	907,979
Renovate 8 Restrooms / ADA	2020	SB1198:2A03	800,000
Len B Jordan Building (LBJ)			<u>\$ 1,857,979</u>



Department of Administration (ADM)  
Boise, Idaho

Previous Minutes: 03-03-20, 04-06-20

DPW Project Manager: Brian Boyd

The scope of work for this project is to replace the existing galvanized domestic water supply piping throughout the LBJ Building, and to renovate eight existing restrooms to bring them into compliance with the Americans with Disabilities Act (ADA). The existing piping from the meter and throughout the building is deteriorating and needs to be replaced with new piping, including a new shut-off valve and hot water supply at each level. The existing restrooms do not comply with ADA and renovating them will provide fully accessible and ADA compliant facilities for the LBJ building.

Funding in the amount of \$150,000 - from the DPW Contingency, was added on 11/18/21 to cover increased materials costs related to COVID cost increases in 2021.

Insight Architects, Boise, Idaho are the architects for this project and have prepared project construction drawings and specifications. Construction is nearing completion and is scheduled to be completed by the summer of 2023.

The total project budget has been increased from \$1,707,979 to \$1,857,979.

THE MATERIAL FOR DPW PROJECT NO. 20006 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 20073</u>	2018	HB691:2B05	\$ 174,941.76
Facility Expansion	2018	HB691:2B08	33,124.21
St. Anthony Work Camp (SAWC)	2019	SB1198:2B06	7,400,000.00
Idaho Department of Correction (IDOC)	2020	HB225:2A01	285,000.00
St. Anthony, Idaho			\$ 8,231,368.97

Previous Minutes: 08-06-19, 06-02-20, 06-01-21

DPW Project Manager: Brian Boyd

DPW Project No. 20073 is an expansion of the existing St Anthony Work Camp (SWAC), located in St Anthony, Idaho. The expansion includes the addition of 120 beds to the facility. The addition is comprised of new dorms occupying two floors above a new kitchen and dining area and includes ancillary spaces such as day areas and restrooms/showers. A separate stand-alone building is being constructed to the north of the existing building and includes classrooms/visiting rooms, a recreation room, small control room and ancillary spaces such as toilet rooms, mechanical room, and storage rooms. Parking is being expanded on N 8<sup>th</sup> Street W, and along the north side of the property. The

expansion is intended to provide additional housing for a growing offender population and will provide offenders paid work experience through contracted work and public service projects with government agencies, non-profit organizations, and private employers.

The Design-Build team of CORE/Headwaters, Rexburg; and GPC Architects, Driggs; are the Design-Build Team for this project and prepared project construction drawings and specifications. Construction is substantially complete.

The Agency requested that \$33,124.21 be added to this project from DPW Project No. 19060 – this was done on 9/9/20. The Agency added additional funding of \$82,303.00 on 8/10/21. Agency Authorization was increased by \$256,000.00 to cover potential adjacent land purchase for additional parking area. The total funding has been increased by \$371,427.21 to the current Authorized Funding of \$8,231,368.97.

THE MATERIAL FOR DPW PROJECT NO. 20073 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21095</u>		Agency	\$ 259,000
Elevator Modernization, ADA	2013	HB313:2A01	25,000
Shields Building	2021	HB569:2A03	325,000
College of Southern Idaho (CSI)			\$ 609,500
Twin Falls, Idaho			

Previous Minutes: 12-01-20

DPW Project Manager: John Julian

Bid cost increases in November of 2021 exceeded the approved project budget, along with unforeseen building repairs of an aging building.

The total project funding was increased by \$284,500 to a total of \$609,500.

THE MATERIAL FOR DPW PROJECT NO. 21095 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21190</u>		Agency	\$ 443,171.65
Renovations / Upgrades, Chem Labs	2020	HB569:2A01	900,000.00
Science Building	2021	SB1172:2A01	550,000.00
Boise State University (BSU)	2023	HB779:2A01	495,000.00
Boise, Idaho			\$ 2,388,171.65

Previous Minutes: 08-04-20, 10-06-21, 11-04-21, 12-07-21

Project Manager: Margie Kennedy

The scope of work for this project was upgrading laboratories with new fume hood, casework and interior finishes. In November of 2021 the base bid came in higher than estimated therefore additional funds of approximately \$400,000 were added to the project. During construction the agency added more funds to upgrade another laboratory that was bid as an add alternate. The upgrades included another fume hood, casework and interior finishes.

The total project funding was therefore increased by \$938,171.65 to a total of \$2,388,171.65.

THE MATERIAL FOR DPW PROJECT NO. 21190 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 21208</u>	Agency	\$ 936,700
Fire Alarm System Upgrade	2023 SB1197:7A01	380,000
Student Union Building (SUB)		\$ 1,316,700
Boise State University (BSU)		
Boise, Idaho		

Previous Minutes: 05-04-21, 9-07-22

DPW Project Manager: Gary Groff

The scope of work includes the replacement of the existing Pyrotonics 3MXL fire alarm system in its entirety at the Student Union Building at Boise State University. It also includes removing components and wiring of the existing system. The existing system is beyond its useful life. BSU’s standard fire alarm panel that the contractor shall provide for the project is the “EST3” Edwards Fire Alarm System. In addition to controlling the building fire alarm devices, it’s also currently used for mass notification for campus security needs and emergency incidents. Upgrades will include new panels, devices and wiring as required throughout the building. BSU will perform panel programming. The facility is occupied and will remain occupied during the installation of the new system and removal of the old system. Occupant safety and property protection will need to be maintained per current adopted code requirements and will be the responsibility of the Design-Build Team. Project location does not include SPEC Building that is connected to the SUB via hallway.

The new fire alarm system was designed by the Quality Electric Design-Build Team with Amp Engineering and Spectrum West. The design has been approved for construction by BSU and DPW and is currently under review by DOPL and the State Fire Marshall. The construction agreement is currently going through review with an Overall Fixed Price of \$1,144,650.79. To award the construction agreement, \$380,000 was added to the project from deferred maintenance funds.

THIS MATERIAL FOR DPW PROJECT NO. 21208 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

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<u>DPW Project No. 21228</u>	2014	HB635:3A01	\$ 200,000
Partial Roof Replacement	2018	HB691:2A01	255,000
Reed Gym	2020	HB569:2A01	<u>283,500</u>
Idaho State University (ISU)			\$ 738,500
Pocatello, Idaho			

Previous Minutes: 11-04-21

DPW Project Manager: Margie Kennedy

The project to replace the roof uncovered structural issues and hazardous materials underneath and within the roof assembly over the mechanical room of Reed Gym. Structural roof joists were pocketed into masonry walls without any straps, bolts, or anchors, thus pulled away from bearing points. New structural stud walls and joists will replace the existing non-safe conditions. Additional funds of \$120,000 for structural repairs were added to the project.

Abatement to remove all building materials with asbestos and lead paint has been done. Additional funds of \$70,000 for abatement was added to the project.

Additional funds of approximately \$200,000 were added due to higher than anticipated bids in December of 2021.

THE MATERIAL FOR DPW PROJECT NO. 21228 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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<u>DPW Project No. 21464</u>		Agency	\$ 1,051,000
Diesel Lab HVAC Modifications	2021	HB225:2A01	<u>275,000</u>
Nampa Campus Micron Education Center (NMEC)			\$ 1,326,000
College of Western Idaho (CWI)			
Nampa, Idaho			

Previous Minutes: 04-05-22, 02-07-23

DPW Project Manager: Margie Kennedy

College of Western Idaho is under construction for mechanical and exhaust reel replacements in their Heavy-Duty Truck Technology Shop. During bid, an additive alternate for the same upgrades in the adjacent Diesel Truck Shop was bid. CWI has added the funds to award the additive alternate so that both Diesel Shops will be completed.

The project budget was increased by \$636,000 to a total of \$1,326,000.

THE MATERIAL FOR DPW PROJECT NO. 21464 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

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DPW Project No. 22512 Agency \$ 521,275.18  
Manufactured Housing, Glens Ferry  
Idaho State Police (ISP)  
Glens Ferry, Idaho

Previous Minutes: 11-03-22

DPW Project Manager: Gary Groff

The project scope was to purchase, install, and setup a manufactured home for an Idaho State Police (ISP) remote resident trooper. The site is in the Three Island State Park located near Glens Ferry, Idaho.

The project was bid on April 6, 2023, with one bid of \$425,600 from C2 Construction Inc. of Mountain Home, Idaho. Prior to the bid opening, ISP added the anticipated funding of \$103,375.18 for an overall budget of \$403,375.18. After the bid opening, ISP added \$117,900 to award the construction contract.

THIS MATERIAL FOR DPW PROJECT NO. 22512 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

### **SERVICE CONTRACT REQUESTS**

<u>DPW No.</u>	<u>Agency</u>	<u>Work Category</u>	<u>Initial Amount</u>
24850D	BSU	Low Voltage	\$300,000
24851D	BSU	Low Voltage	\$300,000
24852D	BSU	Low Voltage	\$300,000

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBER 24850D THROUGH 24852D. Council approved the motion.**

### **CLOSED PROJECT REPORT**

Mr. Miller presented the closed project report.

## **LEASE REPORT**

Mr. Brien presented the lease report.

## **NEW BUSINESS**

Mr. Miller presented the Tentative North Idaho PBFAC Tour Itinerary.

## **ADJOURNMENT**

The July 11, 2023 PBFAC Meeting adjourned at 3:45 PM.

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Mr. Dale Reynolds, Chair

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Ms. Nicole Hanson, Business Operations Specialist