

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, August 1, 2023

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

The August 1, 2023 meeting was called to order by Chair Dale Reynolds at 1:33 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 (Virtual)
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. Steven 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
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 (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 (Virtual)
Ms. Nicole Bolton, 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. Paul Navarro, Facilities Manager, Division of Public Works

INTRODUCTION OF NEW DPW STAFF

Chairman Reynolds introduced new DPW Project Manager, Nicole Bolton.

APPROVAL OF JULY 11, 2023 MEETING MINUTES

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM JULY 11, 2023, AS WRITTEN. Council passed the motion.

ANNUAL ELECTION OF OFFICERS

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE MR. D. REYNOLDS TO SERVE AS CHAIR AND MR. JAMESON TO SERVE AS VICE CHAIR OF THE PERMANENT BUILDING ADVISORY COUNCIL. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 23540D 2022 HB779:2A01 \$60,000
Upgrade Restroom, Visitor Center
Three Island State Park
Department of Parks and Recreation (IDPR)
Glenns Ferry, Idaho

Department of Parks and Recreation requests delegation of a project to renovate the current 2 restrooms into a single unisex restroom with ADA access. Site work may be needed around the bathroom to accommodate ADA accessible route.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 23540D. Council passed the motion.

SMALL PROJECTS

DPW Project No. 20620 2020 SB1198:2A01 \$ 200,000
Replace/Repair Roof 2022 HB779:7A03 50,000
Pioneer Village, Logan House, Adelman House \$ 250,000
Idaho State Historical Society (ISHS)
Boise, Idaho

DPW Project Manager: Nicole Gallaher

This project is to address the roofs of the Logan House and Adelmann House. Both are showing signs of significant deterioration. These buildings are used by the ISHS for special educational events, meetings, and rentals.

The project will replace the roofs of both houses with new roof underlayment over existing roof sheathing. The shingles will be replaced with wood shingles w/ 16" No. 1 Red Cedar, 5" exposure, fire treated. The Logan House is approximately 1,700 SF and the Adelman House is approximately 1,600 SF.

The project has been designed by regional roofing architect, LKV Architects, Boise. The estimated construction cost is \$184,800 (\$56/SF), which is within the \$210,000 construction budget.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 20620 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 21622</u>	2021	HB225:2A01	\$ 220,000
Roof Repair/ Paint	2022	HB779:7A03	50,000
Warden's House			\$ 270,000
Idaho State Historical Society (ISHS)			
Boise, Idaho			

DPW Project Manager: Nicole Gallaher

This project is to address the roof on the Wardens House. The Warden's House is located at the Old Penitentiary. The building is used as office space for staff of the ISHS. The gutters are not properly working due to bad seals and poor draining. This has caused the fascia to deteriorate. The soffits are also in need of new paint.

This project will replace the roof with new wood shingles over waterproof underlayment. The fascia will be replaced with new wood. The gutters will be resealed and have a cover added to keep debris out. The soffits will be scraped and repainted to match the existing paint color. The Warden's House is approximately 2,600 SF.

The project has been designed by regional roofing architect, HSA Architects, Boise. The estimated construction cost is \$172,042. (\$66.17 SF), which is within the \$227,000 construction budget.

Council discussed warranties of the project, specifically of the shake roof.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 21622 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 23602</u>	2023	HB779:2A01	\$ 120,000
Reseal Parking Lot			
Lewiston Veterans Home			

Idaho Division of Veterans Services (IDVS)
Lewiston, Idaho

DPW Project Manager: Gary Groff

The scope of work includes minor asphalt repairs and pavement patches, crack sealing of the parking lots, and seal coating of the parking lots. A review of the parking lot shows considerable cracks and exposed rocks. If the cracks are not corrected, they will expand further with a possible total replacement needed.

Parametrix, Coeur D' Alene has designed the project. The construction budget is \$83,000 with a current construction estimate for a Base Bid for cleaning and crack sealing is \$34,044. Two Alternates have been developed; Alternate #1 for seal coating half the parking lot along with ADA spaces (\$54,270) and Alternate #2 to seal coat the remaining half of the parking lot (\$47,304).

Council discussed the extent of asphalt repairs to be done.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23602 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 23201

Agency \$ 2,405,000

Albertson's Stadium

North End Zone Addition

Boise State University (BSU)

Boise, Idaho

DPW Project Manager: Martin Santoyo

The North End Zone project will infill existing bleacher seating on the north side of Albertson's Stadium with premium seating including loge boxes and field level suites, additional of general admission seating, and construction of a dining hall and club room for Boise State University student athletes. The intent of the North End Zone project is to address current structural deficits to improve the fan experience including: improving entrance efficiency and limiting or eliminating queues at the stadium gates, expanding premium seating in the stadium including new field-level suites, improving concourse circulation, and adding additional restroom facilities, concession stands. Operationally, the project will address critical need areas including visiting team facilities, a full training table kitchen and dining area, improving storage, adding flexible office/classroom space, while allowing for premiere access for event set and strike as the stadium will seek to generate additional revenue by hosting concerts and other large entertainment events.

The current funding is to commence the design phase. The anticipated target Design-Build contract project budget for construction is \$28,900,000.

A Request for Qualifications (RFQ) was issued for design-build services on May 30, 2023. Statements of Qualifications were received from four teams on June 22, 2023. The submittals were evaluated; two teams were interviewed on July 20, 2023 by a Selection Committee consisting of Brittany Austin and Francisco Ramirez, BSU, Colin Okada, Hoffman Construction Manager, as the independent selection committee member; and Nic Van Diepen and Martin Santoyo, DPW.

The results of the selection interviews are:

Andersen Construction, Boise, with Opsis (Portland), HOK, San Francisco, CA Gilbane, Sykesville, MD	181.3
McAlvain Construction, Boise with Hummel, Boise) / AECOM, Boise	180.6

Council discussed the qualifications taken into consideration of the final selected firms.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23201. Council passed the motion.

DESIGN-BUILD REVIEWS

<u>DPW Project No. 22461</u>	Agency	\$ 21,000,000
Health Science Bldg.	<u>2022 HB779:7A02</u>	<u>10,000,000</u>
College of Western Idaho (CWI)		\$ 31,000,000
Nampa, Idaho		

Mr. Miller introduced Mr. Cory Wilshire, ESI and Mr. Josh Shiverick, Cushing Terrell. Messrs. Wilshire and Shiverick 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 a 45,000 SF CWI Health and Sciences building. With the recent completion of Programming, Schematic Design and Design Development documents and budget, DPW, CWI and ESI have validated that the design and budget conform with the approved scope and budget and seek approval to proceed into the next phase of work: Construction Documents and Construction implementation.

Since initial approval of ESI as the design build team for the above mentioned project, ESI has completed Programming, Schematic Design and Design Development documents. During each of these document deliverables, ESI has compiled and provided budgets to validate the conformance of the projects with the approved budget. With the completion of design through Design Development Documents, the design build team has taken the design of the project to a level of detail in which the scope and budget have been validated with a level of accuracy and confidence to allow the project to proceed to the next phase.

ESI and Cushing Terrel have completed the design and budgeting through the preconstruction phase. The approved project budget, as previously approved by the Counsel and DPW, was a total combined budget of \$31M. The estimated construction cost, as of the most recent design documents, is \$31M which is within the previously approved construction budget. The work is anticipated to commence Fall of 2023 and be completed prior to Fall semester of 2025.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS AND THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 22461. Council passed the motion.

<u>DPW Project No. 22462</u>	Agency	\$ 15,000,000
Horticulture Bldg.	2022 HB779:7A10	5,000,000
College of Western Idaho (CWI)	2023 SB1197:2B10	<u>5,000,000</u>
Nampa, Idaho		\$ 25,000,000

Mr. Miller introduced Mr. Cory Wilshire, ESI and Mr. Josh Shiverick, Cushing Terrell. Messrs. Wilshire and Shiverick 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 a 15,000 SF Horticultural Science building with associated shop, barn and greenhouses. With the recent completion of Programming, Schematic Design and Design Development documents and budget, DPW, CWI and ESI have validated that the design and budget conform with the approved scope and budget and seek approval to proceed into the next phase of work: Construction Documents and Construction implementation.

Since initial approval of ESI as the design build team for the above mentioned project, ESI has completed Programming, Schematic Design and Design Development documents. During each of these document deliverables, ESI has compiled and provided budgets to validate the conformance of the project with the approved budget. With the

completion of design through Design Development Documents, the design build team has taken the design of the project to a level of detail in which the scope and budget have been validated with a level of accuracy and confidence to allow the project to proceed to the next phase.

ESI and Cushing Terrel have completed the design and budgeting through the preconstruction phase. The approved project budget, as previously approved by the Counsel and DPW, was a total combined budget of \$17M for Phase 1 and \$8MM for Phase 2. The estimated construction cost, as of the most recent design documents, is \$25M which is within the previously approved construction budget. The work is anticipated to commence Fall of 2023 and be completed prior to Fall semester of 2025.

Council discussed the costs per square foot and utilities to be implemented.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS AND THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 22462.

PRELIMINARY REVIEWS

<u>DPW Project No. 22013</u>	2022	SB1421:2A01	\$ 1,842,040.75
Conference Room Enhancement			
Department of Administration (ADM)			
Statewide			

Previous Minutes: 12-06-22

Mr. Miller introduced Mr. Randal Clayton, CompuNet, Boise, Idaho. Mr. Clayton shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The purpose of this project is to enhance audiovisual equipment in conference and hearing rooms throughout state-managed buildings. A list of approximately 100 rooms were identified across the state serving at least 23 agencies. Not all rooms are identical in size, space, or needs. The project will provide standardization of A/V technology to be used for this project as well as future installations. Most of the rooms are in Southwest Idaho with some in North Idaho as well as Southeast Idaho. In the spring, a representative from DPW and CompuNet physically visited about 60 rooms that were identified as rooms that met qualifications for meeting type and need. Some of these rooms were determined to not qualify or do not need upgraded equipment at this time.

There are 30 rooms that we are including in the base estimate after the site visits. The rooms qualify as holding publicly mandated meetings and the equipment is outdated or not functioning for that type of meeting. The focus has been to get pricing estimates for the outfit of these rooms, both for A/V equipment and any construction needs that would be necessary for the A/V upgrade. The other focus was identifying rooms that would need to have formal construction documents for IDOPL review.

CompuNet, Meridian ID is the Design Build Contractor with Musgrove Engineering, Boise ID and JP2 Construction, Boise ID. CompuNet's construction cost estimate is \$1,526,400 and the project construction budget is \$1,542,000. An add alternative is being considered for 5 additional rooms for an estimated construction cost of \$96,000.

Council discussed the cost per square foot and the type of AV equipment to be installed. Council requested a breakdown of the project budget at final review.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22013. Senator Lent – Nay; Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 22352</u> Materials Management Warehouse State Hospital South (SHS) Department of Health and Welfare Blackfoot, Idaho	Agency \$2,954,967.03
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Previous Minutes: 09-07-22, 06-06-23

DPW Project Manager: Nicole Cecil

The existing warehouse that is used by State Hospital South (SHS) 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 \$2,296,722 which is around \$176.24 per square foot; and the project construction budget is \$2,441,688.00. The project received an additional \$200,000 in agency funds. The project is expected to go out to bid around mid-September with construction beginning around November.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22352. Council passed the motion.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
24853	ADM	SW Roofing	\$200,000
24854	ADM	SW Roofing	\$200,000
24855	ADM	SW Roofing	\$200,000
24856	ADM	SE Roofing	\$200,000
24857	ADM	SE Roofing	\$200,000
24858	ADM	N Roofing	\$200,000

MOTION: SENATOR LENT MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBERS 24853 THROUGH 24858. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

Request for Lease Term Over Five Years

Agency: Department of Water Resources

Lessor: Bridgeview Developers

Address: 601 Pole Line Road, Twin Falls

Sq. Ft: 4,466

Cost/Year: \$81,281

Lease Type: Full-Service

Lease Term: 10-Year

Cost Ratio: 0.81

Cost/Sq. Ft. (1st Year): \$18.20

Cost/Sq. Ft. (Effective): \$20.14

Space Type: Office

Total Contract Value: \$899,229

Escalations: 2.00%/yr.

Comments: The Leasing Program released an RFP for the Department of Water Resources to replace a soon to be expiring lease agreement in Twin Falls. The Department is currently in an older hospital building which was converted for office use and is located about 20 minutes from I-84. The RFP's intent was to find an office in a newer building and closer to I-84. Two responses were received both requiring tenant improvements and a 10-year term. This Pole Line Road location cuts the commute time from I-84 in half and has the ability to combine the office and equipment storage needs of the Department. The Department ranked the Pole Line Road location as its first place response. The owner is a well-known lessor with a good track record who has successfully served the State with several leases involving multiple agencies. If approved, the Leasing Program will create the lease agreement and the Department will work with the lessor's design/construction team to remodel the space for the Department's requirements.

Council discussed that any leases over 5 years comes to Council and Mr. Brien clarified this is a Class A office space.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE A 10-YEAR LEASE TERM FOR THE DEPARTMENT OF WATER RESOURCES AT 601 POLE LINE ROAD, TWIN FALLS, IDAHO. Council passed the motion.

OLD BUSINESS

DPW Project No. 22502

St. Joe Area Field Office

Idaho Department of Lands (IDL)

St. Maries, Idaho

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

Previous Minutes: 09-07-22, 07-11-23

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 snowmelt removal cost per square foot.

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. 22502. Council passed the motion.

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

Council discussed the current status of the ISP Lewiston property.

ADJOURNMENT

The August 1, 2023 PBFAC Meeting adjourned at 2:49 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist