

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, September 6, 2023

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

The September 6, 2023 meeting was called to order by Chair Dale Reynolds at 9:13 AM PDT in the Lake Coeur d'Alene Room 205, Edminster Student Union Building, North Idaho College in conjunction with Zoom virtual conferencing in Coeur d'Alene, Idaho.

Council Members Present:

Mr. Dale Reynolds, Chair
Mr. Dee Jameson, Vice Chair
Mr. Clint Shiflet (Virtual)
Representative Mark Sauter

Department of Administration and Division of Public Works Staff Present:

Mr. Pat Donaldson, Administrator, Division of Public Works
Mr. Barry Miller, Deputy Administrator, Division of Public Works
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works
Ms. Peggy Birk, Project Coordinator, Division of Public Works
Ms. Kelly Berard, Senior Project Manager, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Ms. Jessica Rodriguez, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works
Mr. Matthew Sandoval, Project Manager, Division of Public Works
Ms. Nicole Cecil, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works
Ms. Sydnee Weersing, Project Manager, Division of Public Works
Mr. Richard Brien, Leasing Program Manager, Division of Public Works
Mr. Bruce Berry, Senior Field Representative, Division of Public Works
Mr. Andrew Gibler, Field Representative, Division of Public Works
Mr. Ken Cook, Field Representative, Division of Public Works

NIC President Nick Swayne welcomed Council and guests to North Idaho College as hosts of this month's meeting.

APPROVAL OF AUGUST 1, 2023 MEETING MINUTES

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE MINUTES FROM AUGUST 1, 2023, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 24232D 2022 1197:2A01 \$ 130,000
Library 1st Floor Carpet Replacement
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to replace the old carpet on the first floor of the Library.

DPW Project No. 24233D 2022 1197:2A01 \$ 290,030
MacIntosh Manor Fire Lane Retaining Wall
Repairs
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to upgrade the pathways and landscaping of MacIntosh Manor. The firewall has some freeze thaw failures that need to be waterproofed and repaired to prevent further damage. The pathways are the third phase of the drainage project to help mitigate water ponding between the buildings. This will require new drainage piping, sidewalks, and landscaping.

DPW Project No. 24234D 2022 1197:2A01 \$ 209,030
Dental Arts Exterior Stucco Repair /
Replace Windows
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to repair exterior stucco and replace windows of the Dental Arts building. The exterior stucco on the entire building is failing and most of the windows are original wooden frames and are leaking. There is a high probability that there will be additional water damage repair needed under windows and in areas where the stucco is damaged. Moisture is also running down the walls. Multiple areas of possible exterior wall damage and subfloor damage near the exterior of the building. There is also the possibility of mold forming under the windows and near larger stucco damaged areas. There is no way to know the extent of the water damage without removal of the existing stucco and windows.

DPW Project No. 24235D 2022 1197:2A01 \$ 172,286
Family Medicine Ext Panels Abate &
Replace
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to abate and replace all exterior transite paneling that is failing and falling off. Panels contain asbestos and need abatement in conjunction with replacement. Pieces of the panels are missing from the building currently. This is a specialized paneling system that needs to be matched to exiting panels both style and color.

DPW Project No. 24236D 2022 1197:2A01 \$ 295,000
Campus Wide Concrete Replacement
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to repair and replace campus sidewalks. Main areas of focus are Gale Life Sciences (GLS) and the Dyer Hall area. There are multiple trip hazards, drainage issues, and ADA requirements that need to be met in these areas. The GLS area is a large footprint requiring an increase to ISU's typical funding to be able to replace that entire area at once.

DPW Project No. 24237D 2022 1197:2A01 \$ 161,575
Shops Exterior Wall Repair
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to repair the exterior wall of the Shop building. The exterior walls and siding of the building are leaking in several locations and dry rot and mold are visible. This project will remove and replace all siding on the building and replace the wood framed walls as needed. This project also includes new windows and insulation. The existing overhead door will now become unusable with the new Davis Field design so this project would also include relocating the door to the side of the shop where it could be used again.

Council discussed the relocation of the overhead door due to the new Davis Field design.

DPW Project No. 24238D 2022 1197:2A01 \$ 107,364
Shops Replace HVAC Units
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to replace three building cooling units located on the roof of the Shops building. This building holds our Lock Shop, Paint Shop, Carpentry Shop, and offices for Maintenance, Moving, and Construction projects. The units in place were salvaged from elsewhere and nearing final failure.

DPW Project No. 24239D 2022 1197:2A01 \$ 250,000
Miller Ranch Press Box / Backstop
Repairs, Fencing Repairs
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project of the Miller Ranch press box which is in disrepair, needs improved access, and reconstruction of some areas. The backstop needs to be replaced and the fencing is also in disrepair.

DPW Project No. 24240D 2022 1197:2A01 \$ 12,000
Physical Science Lighting Repairs
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to repair lighting in Room 140, which is the largest classroom available (240 student capacity) in the College of Science and Engineering. With a recent power outage there was difficulty keeping lights on in the space, creating a safety issue.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE
DELEGATION OF DPW PROJECT NOS. 24232D THROUGH 24240D.
Council passed the motion.**

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 23246 Agency \$ 500,000
Campus Master Plan
Idaho State University (ISU)
Pocatello, Idaho

DPW Project Manager: Margie Kennedy

Idaho State University is developing a thirty-year Master Plan for their campuses across the State of Idaho. The master planning efforts include building and infrastructure studies that will be used to make recommendations to remodel, re-use, expand, demolish or eliminate structures from the campuses. The Master Plan will consider city, transportation, environment, and communication plans.

The project will commence in two phases with the first being information gathering for infrastructure, traffic studies, utility capacity studies, storm water studies, and review of the facility assessments underway. Space utilization data will be gathered to consider how buildings will be used in the future. The second phase will develop a Master Plan with campus stakeholders involved. The plan will be developed with six-year increments for planning purposes.

A Request for Qualifications (RFQ) was issued for Design Professional services on June 27, 2023. Statements of Qualifications were received from five firms on July 20, 2023. The submittals were evaluated, and two firms were interviewed on August 15, 2023, by a Selection Committee consisting of Cheryl Hanson, ISU Associate VP Facilities Services, Brian Sagendorf, ISU Vice President Operations; Nicole Gallaher and Margie Kennedy, DPW and Brent McLane, as an Independent Member.

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

SmithGroup, Detroit, MI / GHM, Boise	90
Ayers Saint Gross, Tempe, AZ / Hummel, Boise	89

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 23246. Council passed the motion.

DPW Project No. 23460	2022	HB779:2A01	\$ 936,000
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Remodel Central Receiving
Nampa Micron Education Center (NMEC)
College of Western Idaho (CWI)
Nampa, Idaho

Previous Minutes: 12-02-22

DPW Project Manager: Matthew Sandoval

This project is to enclose and modify an existing outdoor covered space within the CWI NMEC facility and create a central receiving area (Approximately 5,000 Square Feet). The new central receiving area will support receiving large deliveries, packages, and mail for distribution throughout the Nampa campus.

A Request for Qualifications was issued on June 20th, 2023. Responses were received from a single firm on July 20th, 2023. A Selection Committee including Aaron Whitman and Jeff Flynn from CWI, Geoff Parks of Hummel Architects, Reid Harrell and Matthew Sandoval, DPW, reviewed the proposal and determined the firm to be qualified for the required design services.

HSA, Boise

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 23460. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

<u>DPW Project No. 22603</u>	Agency	\$ 66,014.42
Veterans Home Expansion	Anticipated Agency	29,242,957.36
Idaho Division of Veteran’s Services (IDVS)	<u>2022 HB791:2A01</u>	<u>14,803,209.15</u>
Pocatello, Idaho		\$ 44,112,180.93

Previous Minutes: 10-06-21, 02-02-22

DPW Project Manager: Nicole Cecil

This Construction Manager / General Contractor (CM/GC) selection is for the expansion of the Pocatello Veterans Home. This project includes a multi-phased renovation and expansion of the current 66 skilled nursing rooms (double occupancy) into private resident rooms with private bathrooms. The home-like units will share multiple dining, living, patio, den/day spaces and exterior courtyards. Other amenities include a canteen/bistro, therapy, pharmacy, and administration support spaces. The existing resident rooms, public spaces, and parking will also be remodeled. The two-year phased construction of the home will allow the Veterans to continue living in their home during the expansion.

A Request for Qualifications (RFQ) was issued for Construction Manager / General Contractor services on June 27, 2023. Statements of Qualifications were received from six contractors on August 2, 2023. The submittals were evaluated, and two contractors were interviewed on August 23, 2023 by the selection committee of Kirsten Gazley & Josiah Dahlstrom with Idaho Division of Veteran’s Services, John Barker, Jacobs Project Manager, acted as the Independent Member, Fred Richards and Nicole Cecil, DPW.

The final rankings are as follows:

Andersen Construction, Boise	137.30
Headwaters Construction /CORE, Rexburg	130.30

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 22603. Council passed the motion.

DESIGN-BUILD REVIEWS

<u>DPW Project No. 23620</u>	Agency	\$ 500,000
Assay Office Assessment	2022 HB779:2A01	500,000
Rehabilitation and Restoration	<u>Anticipated Deferred Maintenance</u>	<u>500,000</u>
Idaho State Historic Society (ISHS) Boise, Idaho		\$1,500,000

Previous Minutes: 12-06-22

Mr. Miller introduced Ms. Danielle Weaver, CSHQA, Boise, Idaho (Virtual). Ms. Weaver shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The Idaho State Historical Society (ISHS) / State Historic Preservation Office (SHPO) is in the U.S. Assay Office Building in Boise. The building was designated a National Historic Landmark (NHL) in 1966 and listed in the National Register of Historic Places (NRHP) in 1980. It needs to undergo a rehabilitation / restoration to address structural and material issues as defined in an initial building assessment that will occur at the onset of the project. While the building is in fair condition, there are long-standing deferred maintenance issues that need to be addressed to ensure the long-term preservation of this significant building.

The project consists of the restoration of historic materials and the rehabilitation of the building foundation wall to prevent further damage from water infiltration into the building. In particular, the sandstone masonry at the foundation wall is damaged from years of water seeping into the basement through the walls, and in need of repointing. In addition, the front sandstone steps have a void underneath, causing an additional pathway for water infiltration. These areas will be cleaned, stabilized, repointed, and waterproofed. Additionally, the mechanical and electrical systems are at the end of their life, and many of the interior finishes worn out. Additional work will include replacement of outdated MEP equipment, and refinishing of interior finishes, as well as restoration of the exterior windows. Addressing these deferred maintenance items will allow the building to endure another 50-100 years with proper maintenance, while providing a healthy and comfortable environment for the occupants.

JP2 Construction, Boise, in association with CSHQA, Boise is the Design Build Team. The current total construction cost estimate is \$1,185,540 (\$175 / SF) and the project construction budget is \$1,200,000. We expect the project to have an anticipated start date of Spring 2024 with an anticipated completion date of Fall 2024.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH

**THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW
PROJECT NO. 23620. Council passed the motion.**

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

Previous Minutes: 07-11-23

Mr. Miller introduced Mr. Travis Casch, Jacobs Project Management Co., Boise, Idaho. Mr. Casch provided an introduction to the following Design-Build Reviews presented at this meeting.

DPW Project Manager: Barry Miller

At the July 12, 2022 meeting, the Division of Public Works (DPW) and the Council approved Jacobs Project Management Co. as the Owner's Representative for the Deferred Maintenance Program.

At the July 11, 2023 meeting, Barry Miller provided an overview update regarding the status of the Deferred Maintenance Program.

To provide context for upcoming presentations by the Design-Builders, the purpose of this presentation is to give additional details regarding the Design-Build process implemented on the Program and Design-Builder's progress to-date.

Council discussed how deferred maintenance funds are distributed across State Agencies by square footage and the prioritization of deferred maintenance projects.

THE MATERIAL FOR DPW PROJECT NO. 22898 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 23880</u>	2022	HB1172:2A01	\$ 349,525
Deferred Maintenance	2022	HB779:7A03	35,345,000
Boise State University (BSU)	2023	<u>HB779:2B04</u>	<u>4,503,000</u>
Department of Administration (ADM)			\$ 40,197,525
Boise, Idaho			

Previous Minutes: 02-07-23

Mr. Miller introduced Mr. Wade Holden, McAlvain Design-Build, Boise, Idaho. Mr. Holden shared plans and presented the project.

DPW Project Manager: Travis Casch, Jacobs Project Management Co.

At the February 7, 2023 meeting, the Division of Public Works (DPW) and the Council approved McAlvain Design-Build as the Design-Build Team for the Boise State University Deferred Maintenance Project.

Based on the task validation effort, including development of estimated costs, the tasks to be addressed within the current funding in this project include:

Boise State University:

- Central Plant Boiler Replacements
- Campus Utility Tunnel Repairs and Replacements
- Fire Alarm System Replacements
- Generator Replacements
- Electrical Switchgear Replacements
- HVAC System Repairs and Replacements
- Roof Replacements
- Exterior Hardscape Repairs and Replacements
- Other Miscellaneous Building System Repairs and Replacements:
 - Fluid Cooler Replacement

As the approved tasks move forward, and the final costs of these tasks are determined additional tasks may be added. Prior to releasing additional tasks for construction an update will be given to PBFAC for concurrence.

Council discussed the assessment and future plans of the steam tunnels used by BSU.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE DEFERRED MAINTENANCE TASKS PRESENTED, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23880. Council passed the motion.

DPW Project No. 23881 2022 HB779:2B04 \$ 26,219,000
Deferred Maintenance
Idaho State University (ISU)
Department of Administration (ADM)
Pocatello, Idaho

Previous Minutes: 02-07-23

Mr. Miller introduced Mr. Brandon Hope, Starr Corporation, Twin Falls, Idaho. Mr. Hope shared plans and presented the project.

DPW Project Manager: Dan Maffuccio, Jacobs Project Management Co.

At the February 7, 2023 meeting, the Division of Public Works (DPW) and the Council approved Starr Corporation as the Design-Build Team for the Deferred Maintenance Program for Idaho State University.

Based on the task validation effort, including development of estimated costs, the tasks to be addressed within the current funding in this project include:

- Replacement of campus heat plant boiler system and building seismic upgrade
- Mechanical equipment and component replacements
- Swimming pool structural and mechanical systems replacement
- Parking lot pedestrian safety upgrades

As the approved tasks move forward, and the final costs of these tasks are determined additional tasks may be added. Prior to releasing additional tasks for construction an update will be given to PBFAC for concurrence.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE DEFERRED MAINTENANCE TASKS PRESENTED, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23881. Council passed the motion.

DPW Project No. 23882 2023 HB779:2B04 \$ 26,611,000
Deferred Maintenance
University of Idaho (UI)
Department of Administration (ADM)
Moscow, Idaho

Previous Minutes: 02-07-23

Mr. Miller introduced Messrs. Casey McGourin, Ira Nolander, and Scott Jutte, McKinstry Essention, Boise, Idaho. Messrs. McGourin, Nolander, and Jutte shared plans and presented the project.

DPW Project Manager: Greg Baisch, Jacobs Project Management Co.

At the February 7, 2023 meeting, the Division of Public Works (DPW) and the Council approved McKinstry Essention, LLC as the Design-Build Team for the Deferred Maintenance Program at University of Idaho.

Based on the task validation effort, including development of estimated costs, the tasks to be addressed within the current funding in this project includes:

- Roof Replacements
- HVAC Systems Repairs, Replacements, and Additions
- Window Replacements

- Exterior Building Envelope / Façade Repairs
- Elevator Repairs
- Generator Replacement
- Fire Alarm System Replacements
- Domestic Water System Repairs
- Steam System Repairs
- Electrical System Repairs
- Pavement Repairs
- Marmoleum Flooring Repairs
- Sump Repairs
- Paradise Creek Undercrossing

As the approved tasks move forward, and the final costs of these tasks are determined additional tasks may be added. Prior to releasing additional tasks for construction an update will be given to PBFAC for concurrence.

Council discussed the condition of the Menard Dean Suite’s foundation and the bridge repair work tasks.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE DEFERRED MAINTENANCE TASKS PRESENTED, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23882. Council passed the motion.

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

Previous Minutes: 04-04-23

Mr. Miller introduced Mr. Colin Meehan, Verdis, Coeur d’Alene, Idaho. Mr. Meehan shared plans and presented the project.

DPW Project Manager: Greg Baisch, Jacobs Project Management Co.

This project includes deferred maintenance tasks in northern Idaho for North Idaho College, Department of Parks and Recreation, Idaho State Police, and Department of Labor.

At the April 4, 2023 meeting, the Division of Public Works (DPW) and the Council approved YOY Inc., dba Verdis as the Design-Build Team for the Deferred Maintenance Program of the Northern Region.

Based on the task validation effort, including development of estimated costs, the tasks to be addressed within the current funding in this project includes:

North Idaho College

- Window Replacements
- Elevator Upgrades
- HVAC System Repairs and Replacements
- Generator Replacements
- Roof Replacements
- Fire Alarm System Replacements
- Restroom upgrades
- Water Heater Replacement
- Paver Replacement

Department of Parks and Recreation

- Roof and Ceiling Replacement at the Farragut Brig
- Replace Fire Sprinklers at Priest Lake Visitor Center
- Re-Stain/Repaint Exterior of Priest Lake Visitor Center and Store

Department of Labor

- Post Falls Irrigation Control System and Landscaping

As the approved tasks move forward, and the final costs of these tasks are determined additional tasks may be added. Prior to releasing additional tasks for construction an update will be given to PBFAC for concurrence.

Council confirmed the sum of funds allocated to the Northern Idaho Region. Mr. Miller added that some Agencies will receive additional deferred maintenance funds allocated to other regions where they may have facilities located.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE DEFERRED MAINTENANCE TASKS PRESENTED, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23883. Council passed the motion.

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

Previous Minutes: 04-04-23

Mr. Miller introduced Mr. Gabe French, Quality Contractors, Deary, Idaho. Mr. French shared plans and presented the project.

DPW Project Manager: Greg Baisch, Jacobs Project Management Co.

This project includes deferred maintenance tasks in the Lewiston Region Idaho for Lewis-Clark State College, Department of Health and Welfare (Orofino, Lewiston), Department of Lands (Deary, Orofino, Kamiah), Idaho Military Division (Orofino, Grangeville), Department of Labor (Lewiston).

At the April 4, 2023 meeting, the Division of Public Works (DPW) and the Council approved Quality Contractors, LLC as the Design-Build Team for the Deferred Maintenance Program of the Lewiston Region.

Based on the task validation effort, including development of estimated costs, the tasks to be addressed within the current funding in this project includes:

Lewis-Clark State College

- HVAC System Repairs and Replacements
- Fire System Component Updates
- Drainage System and rebuild of window wells, Administration Building

Department of Health and Welfare

- Domestic water tank repair and facility filtration, SHN

Department of Lands

- Septic system and waterline replacement, Deary Office
- HVAC system, Orofino

Idaho Military Division

- HVAC Systems, Grangeville and Orofino

Department of Labor

- Restroom upgrades, interior painting, and cabinet repair, Lewiston

As the approved tasks move forward, and the final costs of these tasks are determined additional tasks may be added. Prior to releasing additional tasks for construction an update will be given to PBFAC for concurrence.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE DEFERRED MAINTENANCE TASKS PRESENTED, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23884. Council passed the motion.

DPW Project No. 23885	2023	HB779:2B04	\$ 15,652,000
Deferred Maintenance	2023	SB1197:8A01	2,808,700
Treasure Valley Region 1			\$ 18,460,700
Department of Administration (ADM)			

Previous Minutes: 04-04-23

Mr. Miller introduced Mr. Wade Holden, McAlvain Design-Build, Boise, Idaho. Mr. Holden shared plans and presented the project.

DPW Project Manager: Travis Casch, Jacobs Project Management Co.

This Project includes deferred maintenance tasks in the Treasure Valley for Department of Administration, Department of Health and Welfare, Department of Labor, Department of Lands, Department of Water Resources, Idaho Public Television, and Idaho State Liquor Division.

At the April 4, 2023 meeting, the Division of Public Works (DPW) and the Council approved McAlvain Design-Build as the Design-Build Team for the Treasure Valley Region 1 Deferred Maintenance Project.

McAlvain is currently working on finalizing task validation reports for tasks in this project, but would like to move forward with the following tasks that are critical to be completed prior to this winter:

Department of Labor:

- Caldwell concrete hardscape repairs, Caldwell
- Landscaping and Irrigation System repairs

Department of Health and Welfare:

- Fire Suppression system frost mitigation, SWITC (Pine, Aspen, Birch)

McAlvain will present a comprehensive summary of the task validation effort and request approval from PBFAC to move forward with tasks for other agencies as part of a future meeting.

Council discussed the concrete repairs and fire suppression system tasks.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE TASKS ABOVE, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE FOR THESE TASKS AS PART OF THE CONTRACT FOR DPW PROJECT NO. 23885. Council passed the motion.

DPW Project No. 23887
Deferred Maintenance
Twin Falls Region
Department of Administration (ADM)

2023 HB779:2B04 \$ 19,742,000

Previous Minutes: 04-04-23

Mr. Miller introduced Mr. Michael Arrington, Starr Corporation, Twin Falls, Idaho. Mr. Arrington shared plans and presented the project.

DPW Project Manager: Andy Albertson, Jacobs Project Management Co.

This Project includes Deferred Maintenance tasks in the Twin Falls region for College of Southern Idaho and Idaho Educational Services for the Deaf and the Blind.

At the April 4, 2023 meeting, the Division of Public Works (DPW) and the Council approved Starr Corporation as the Design-Build Team for the Deferred Maintenance Program in the Twin Falls region.

Based on the task validation effort, including development of estimated costs, the tasks to be addressed within the current funding in this project include:

College of Southern Idaho:

- Structural remediation, repairs, and restoration
- Roofing replacement
- Electrical gear replacements
- Heat plant repairs and replacement
- Parking lot repairs and replacement
- Concrete sidewalk replacement and ADA repairs
- HVAC controls replacement
- Flooring replacement

Idaho Educational Services for the Deaf and the Blind:

- Roofing replacement

As the approved tasks move forward, and the final costs of these tasks are determined additional tasks may be added. Prior to releasing additional tasks for construction an update will be given to PBFAC for concurrence.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE DEFERRED MAINTENANCE TASKS PRESENTED, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23887. Council passed the motion.

DPW Project No. 23888

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

Deferred Maintenance

Southeast Idaho Region

Department of Administration (ADM)

Previous Minutes: 04-04-23, 07-11-23

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

DPW Project Manager: Dan Maffuccio, Jacobs Project Management Co.

This Project includes deferred maintenance tasks in southeast Idaho for the College of Eastern Idaho, Department of Labor, and the Department of Health and Welfare.

At the April 4, 2023 meeting, the Division of Public Works (DPW) and the Council approved ESI Construction as the Design-Build Team for the Deferred Maintenance Program Eastern Idaho Region.

At the July 11, 2023 meeting, the DPW and the Council approved ESI to proceed with procurement and replacement of emergency boilers at State Hospital South for the Department of Health and Welfare.

Based on the task validation effort, including development of estimated costs, the tasks to be addressed within the current funding in this project include:

College of Eastern Idaho

- Replace Fire Alarm System
- Asphalt Repairs
- Replace Doors and Door Locks
- HVAC equipment replacement
- Building exterior repairs

Department of Labor-Idaho Falls Facility

- Fire Alarm System Improvements
- Building exterior repairs
- Add wind barrier and replace storefront

Department of Health & Welfare, State Hospital South

- Replace loading dock canopy
- Replace HVAC equipment and system components
- New Boilers, Administration Bldg., SHS

As the approved tasks move forward, and the final costs of these tasks are determined additional tasks may be added. Prior to releasing additional tasks for construction an update will be given to PBFAC for concurrence.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE DEFERRED MAINTENANCE TASKS PRESENTED, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 23888. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 22383

Agency \$ 300,000

Nursing Station Safety Upgrades

State Hospital North (SHN)

Department of Health and Welfare (DHW)

Orofino, Idaho

Mr. Miller introduced Mr. Ben Larson, Castellaw Kom Architects, Lewiston, Idaho. Mr. Larson shared plans and presented the project.

Project Manager: Sydnee Weersing

The scope of work for this project is to modify the nursing stations and several rooms throughout State Hospital North with safety upgrades that are required for the hospital to receive accreditation through the Joint Commission’s federal program. This will include the replacement of existing items that pose safety or ligature threats to patients including HVAC registers, outlets, screws, window blinds, doorknobs, fire sprinklers, etc. It will also include upgrades to the nurse’s stations to protect staff and patients like glass separation panels, secure cabinetry, and locking doors.

Castellaw Kom Architects, Lewiston, has designed the project. The firm's construction cost estimate for the work is \$882,000. Currently the project only has \$300,000 of agency funds authorized, but DHW has committed to adding the funds necessary, at the time of receiving bids, to move the project forward to receive accreditation.

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. 22383. Council passed the motion.

<u>DPW Project No. 23170</u>	2023	HB779:2A01	\$ 390,000
Replace Windows and Doors	2023	SB1197:7A01	100,000
Boswell Hall			<u>\$ 490,000</u>
Northern Idaho College (NIC)			
Coeur d’Alene, Idaho			

Mr. Miller introduced Mr. Cory Pataki, H2A, Coeur d’Alene, Idaho (Virtual). Mr. Pataki shared plans and presented the project.

DPW Project Manager: Sydnee Weersing

This project will replace glazing in windows and doors at Boswell Hall that have failed and are showing moisture between the glass panes. Where frames have rusted out, frames will also be repaired and painted or completely replaced.

Regional Architect, H2A, Coeur d’Alene, has designed the project. The design prioritizes work by order of the condition of the glazing. It is unlikely that all the units will be replaced under the current budget, so multiple bid alternates will be included, in case additional funding becomes available. The firm’s construction cost estimate for the base bid is \$395,000; and the project construction budget is \$415,000.

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. 23170. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 22091</u>	Agency	\$ 5,000,000
Automotive / Agricultural Diesel Mechanics Facility	<u>2022 HB779:7A08</u>	<u>10,000,000</u>
College of Southern Idaho (CSI)		\$ 15,000,000
Twin Falls, Idaho		

Mr. Miller introduced Ms. Kandis Larsen, Integrus Architects, Spokane, WA. Ms. Larsen shared plans and presented the project.

Previous Minutes: 08-02-22, 11-03-22

DPW Project Manager: Margie Kennedy

The demand for Diesel Mechanics is increasing throughout our state. The need for skilled individuals in these trades is increasing. To increase opportunities for individuals and support the needs of employers in these growing industries, CSI is expanding their existing Agricultural Diesel and On-Road Diesel Mechanics programs.

The scope of work includes a new ground-up building of approximately 28,000 square feet to be located on the north end of the College of Southern Idaho’s main campus. The structure will be a pre-engineered metal building with metal siding and brick veneer at the street elevation to tie in with other campus buildings. Spaces include two diesel mechanic shops, tool rooms, Dyno, freight, demonstration and hydraulics labs, student classroom, and administration offices.

Approximately five acres of sitework, including parking lots, sidewalks, landscaping, and work areas will be developed and is included in the project budget. New infrastructure to the building will include water, sewer, storm drain, electrical, and gas.

Groundbreaking is scheduled for Spring 2024 with a 14-month construction schedule. The total project budget is \$15,000,000 with a building and site construction budget of \$12,700,000. The base bid construction estimate is \$12,434,064. Starr Corp has been selected as the CM/GC for the project.

Council discussed how the facility will prepare students in the program for future jobs, the success of CWI’s similar programs, and funds for program equipment.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND

AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22091. Council passed the motion.

DPW Project No. 23016

Agency \$ 645,000

Replace Data Chiller
Capitol Building
Capitol Commission
Department of Administration (ADM)
Boise, Idaho

Mr. Miller introduced Mr. Elias Dotterer, Musgrove Engineering, Boise, Idaho (Virtual). Mr. Dotterer shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The data chiller at the Capitol building has reached the end of its useful life and has begun to have service issues. This project would replace the existing air-cooled chiller serving data rooms in the Idaho State Capitol building.

This project includes replacing the existing 15-year-old air cooled chiller with a new air-cooled chiller equipped with a free cooling coil, which provides cooling to the system by using the cold outdoor air during the winter months to provide energy savings. The project will also include replacing the two existing chilled water pumps. The project is working with Idaho Power Incentives Program and estimated a rebate of \$50,000 for the energy savings the upgraded equipment will be earned.

Musgrove Engineering, Boise has completed the design. The estimated construction cost is \$540,084 which is within the \$574,050 construction budget. The work is anticipated to commence in November 2023 and will be completed November 2024.

Council discussed the unit size to be installed and the construction timeline.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23016. Council passed the motion.

DPW Project No. 23221

2022 HB779:2A01 \$1,586,988

Relocate eISU and ITRC
Idaho State University (ISU)
Pocatello, Idaho

Mr. Miller introduced Mr. Josh Moser, Erstad Architects, Boise, Idaho (Virtual). Mr. Moser shared plans and presented the project.

DPW Project Manager: Martin Santoyo

This is a tenant improvement project to relocate the Instructional Technology Resource Center (ITRC / eISU) from the existing space located in the basement of the Oboler Library to the College of Education Building. The current program houses a training classroom for instructors, rooms for recording lectures, and office areas.

The square footage for the ITRC remodel work is approximately 4,400 sq. ft. The scope includes selective demolition of existing classrooms. The new spaces include a computer repair / workspace, conference room, two recording rooms, office spaces, and storage spaces. The scope of work will include upgrading the infrastructure for mechanical, electrical, and plumbing systems as required in the selected space on campus. The project includes the increased demand for online classes and technology to support hyflex learning. The program space is approximately 4,400 sq. ft. and includes a computer repair/workspace, conference room, two recording rooms, office spaces, and storage.

Erstad Architects, Boise, is the project architect, and their cost estimate is \$1,204,500; and the project construction budget is \$1,250,000.

Council confirmed the cost breakdown of the Construction Cost Estimate presented.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 23221. Council passed the motion.

<u>DPW Project No. 23254</u>	2022 HB779:2A01	\$ 750,000
Road Access Improvements	2024 SB1197:2A01	<u>495,000</u>
Idaho Ave & Kibbie		\$ 1,245,000
University of Idaho (UI)		
Moscow, Idaho		

Previous Minutes: 04-04-23

Mr. Miller introduced Ms. Angella Taylor, Keller & Associate, Clarkston, Washington. Ms. Taylor shared plans and presented the project.

DPW Project Manager: Elaine Hill

The University of Idaho has limited pedestrian access from Stadium Drive to Rayburn Street along Idaho Avenue. Additionally, the Kibbie Access Drive is narrow and steep

without a dedicated ADA compliant pedestrian path. The improvements in this project aim to provide better roadway grades as well as dedicated pedestrian access. This project will widen and improve the roadway access from Rayburn Street toward the Kibbie Dome. This includes softening the grades, adding curbing, and adding a parallel six-foot concrete sidewalk.

The pedestrian access from the elevation of Idaho Avenue to the new ICCU Arena plaza does not currently have an ADA compliant pedestrian route bridging the route between this upper arena level and the lower Idaho Avenue elevation. A proposed 8-foot pedestrian walkway with grades 5% or less will connect the two areas. As part of the pedestrian improvements a small plaza will be developed providing communal areas as well as providing a convergence of two main stairways, a sidewalk to the east, a sidewalk parallel to the access drive, and a pedestrian pathway to the Arena. Landscaping elements will be incorporated around the plaza and pedestrian areas to match adjacent areas and provide continuity for the UI campus. Safety lighting would be included along the pedestrian pathway if the bid alternate is accepted.

The base bid will include all roadway and sidewalk improvements using standard asphalt and concrete surfacing. Bid alternates will include placemaking masonry columns, brick pavers in lieu of standard concrete, pedestrian safety lighting, and pedestrian benches. Keller & Associates is the project engineer. Their construction cost estimate is \$875,000; and the project construction budget is \$1,028,900.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 23254. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 19384</u>		Agency	\$ 605,000
Upgrade Storage Building	2018	HB691:2A01	87,000
State Hospital North (SHN)	2019	SB1198:2A01	90,000
Department of Health and Welfare (DHW)	2021	HB225:2A01	272,000
Orofino, Idaho			<u>\$ 1,054,000</u>

Previous Minutes: 05-04-21, 03-01-22

DPW Project Manager: Sydnee Weersing

The Department of Health and Welfare is remodeling an existing storage building (approximately 5,000 SF) at the State Hospital North campus, Orofino. The existing building has concrete walls, dirt floors and a frame roof that is in disrepair. The original

scope of work was to remove and replace the upper portion of framed walls and roof and place a new concrete slab. Due to budget constraints, there was no plan to condition or build out the new space.

The agency added funds to increase the scope of work to include offices and conditioned storage space to the building.

The total project budget has been increased from \$449,000 to \$1,054,000.

THE MATERIAL FOR DPW PROJECT NO. 19384 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21150</u>	2020	HB569:2A01	\$ 220,000
Replace Roof	2022	HB779:7A03	100,000
Activity Center & Activity Center West	2022	HB779:2A01	250,000
Lewis-Clark State College (LCSC)	2023	SB1197:7A01	108,100
Lewiston, Idaho			\$ 678,100

Previous Minutes: 05-03-21

DPW Project Manager: Sydnee Weersing

This project will remove the existing single-ply membrane roofing down to the existing insulation. Wet or damaged insulation will be removed and replaced. New, additional rigid polyisocyanurate insulation will be installed to meet current energy code requirements. A new mechanically fastened 80 mil single-ply roof system will be installed, new prefinished roof drip edge metal and existing coping cap will be removed and reinstalled. Total roof area is 67,000 SF. Base bid will include a portion of the roof area under the construction estimate and budget, with add-alternate(s) for additional roof areas beyond the base bid estimate. The new roofing system will have a 30-year warranty.

The agency requested additional funds to be able to accept all the bid alternates.

The total project budget has been increased from \$220,000 to \$678,100.

THE MATERIAL FOR DPW PROJECT NO. 21150 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21161</u>	2021	HB225:2A01	\$ 250,000
Replace Roof	2022	HB779:7A03	25,000
Library Building	2023	SB1197:7A01	306,100
Lewis-Clark State College (LCSC)			\$ 581,100
Lewiston, Idaho			

Previous Minutes: 05-03-21

DPW Project Manager: Sydnee Weersing

The project will remove the existing ballast and single-ply membrane roofing down to the existing insulation. Wet or damaged insulation will be removed and replaced. New, additional rigid polyisocyanurate insulation will be installed to meet current energy code requirements. A new mechanically fastened 80 mil single-ply roof system will be installed. New prefinished metal roof drip edges will be installed. Existing coping cap will be removed and reinstalled. Total roof area is 29,800 SF. Base bid will include a portion of the roof area under the construction estimate and budget, with add-alternate(s) for additional roof areas beyond the base bid estimate. The new roofing system will have a 30-year warranty.

The agency requested additional funds to be able to accept all the bid alternates.

The total project budget has been increased from \$250,000 to \$581,100.

THE MATERIAL FOR DPW PROJECT NO. 21161 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21175</u>	Agency	\$ 30,000
Resurface Parking Lots	2021 HB225:2A01	957,326
North Idaho College (NIC)	<u>2022 HB779:7A03</u>	<u>500,000</u>
Coeur d’Alene, Idaho		\$ 1,487,326

Previous Minutes: 07-13-21, 02-01-22

DPW Project Manager: Sydnee Weersing

The scope of this project is to resurface three parking lots throughout the NIC main campus and the parking lot at NIC’s Work Force Training off campus site. The lots are currently in very bad condition. The bid documents had several bid alternates to accommodate the budget.

The agency requested additional funds to be able to accept all the bid alternates.

The total project budget has been increased from \$957,326 to \$1,487,326.

THE MATERIAL FOR DPW PROJECT NO. 21175 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21380</u>	Agency	\$ 15,500
Kitchen Upgrades	2017 SB1194:2A01	70,000

State Hospital North (SHN)	2021	H569:2A01	285,000
Department of Health and Welfare (DHW)	2021	H225:2A01	202,000
Orofino, Idaho			<u>\$ 572,500</u>

Previous Minutes: 07-13-21, 04-05-22

DPW Project Manager: Sydnee Weersing

The scope of this project is to design and replace the kitchen hood and walk-in cooler and walk-in freezer at State Hospital North, Orofino for the Department of Health and Welfare. The following equipment, related to the hood, will also be replaced: the hood exhaust system; the roof top make-up air; the Utility Distribution System, "U.D.S.", the fire suppression system, etc. The new walk-in cooler and walk-in freezer will need to be the same sizes as the existing units. The current equipment is no longer code compliant and has several mechanical and electrical deficiencies.

During demolition some unforeseen conditions in the ceiling required several changes orders to add stainless steel ductwork. Therefore, the agency had to request DPW contingency funds.

The total project budget has been increased from \$487,000 to \$572,500.

THE MATERIAL FOR DPW PROJECT NO. 21380 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21670D</u>	Agency	\$ 227,406
Install Mono System-Cluster		
Morrison Center		
Boise State University (BSU)		
Boise, Idaho		

Previous Minutes: 07-13-21

Boise State University received delegation for a project to purchase and install a Mono System-Cluster for the Morrison Center on July 13, 2021.

This project is to install structural steel beams and automated rigging over the forestage of the Main Performance Hall to support a new mono speaker array and provide adjustable attachment points for production equipment. This upgrade provides a motorized hanging position for the speaker array that can be lowered to working height. Currently crews and equipment must be raised to the catwalks via rented scissor lifts to adjust and install production equipment. The Mono System Cluster will allow adjustments to production equipment without the extra expense of rentals and crew, and without the safety hazard of work at height.

The agency increased project funds to remove safety concerns related to the catwalk.

The total project budget has been increased from \$149,000 to \$227,406.

THE MATERIAL FOR DPW PROJECT NO. 21670D IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21725</u>	2021	HB225:2B01	\$ 6,400,000
St Anthony Cottages	2021	SB1127:2B01	3,200,000
Juvenile Corrections Center-St. Anthony (JCCS)	<u>2023</u>	<u>SB1972:B01</u>	<u>10,603,000</u>
Department of Juvenile Corrections (DJC)			\$ 20,203,000
St. Anthony, Idaho			

Previous Minutes: 07-13-21, 09-07-22, 02-07-23

DPW Project Manager: Gary Groff

The Department of Juvenile Corrections facility in St. Anthony uses three dormitory style housing units that were constructed in the 1950s and are over 70 years old. The three units are: Bitterroot Cottage at 5,750 sf with two 10 bed dormitories, Centennial Cottage at 5,765 sf with one 20 bed dormitory, and Targhee Cottage at 6,088 sf with one 20 bed dormitory. These cottages have received several improvements but are physically and program-wise at the end of their useful lives and need to be replaced. The cottages will be changed from dormitory style housing to single room style housing to increase the capacity to provide treatment and programming to specialized populations. The new replacement cottages will be approximately 10,515 sf.

DJC requested and received 2024 supplemental funds in the amount of \$10,603,000 to provide enough funds to bid and construct three cottages. On July 20, 2023, bids were opened with Bateman-Hall of Idaho Falls submitting the low responsive combined bid of \$19,090,000. The construction budget was \$17,590,000 but adequate funds were available to award the three cottages with a reduced construction contingency. Due to the reduced contingency, DJC placed three of their funded projects on hold to allow for additional construction contingency funds if needed.

Council commented on the need for this project.

THIS MATERIAL FOR DPW PROJECT NO. 21725 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

<u>DPW Project No. 22251</u>	2021	SB1172:2A01	\$ 223,700
HVAC Upgrades	2022	HB779:2A01	548,700
Janssen Engineering	<u>2023</u>	<u>HB1197:7A01</u>	<u>519,000</u>
University of Idaho (UI)			\$ 1,291,400

Moscow, Idaho

Previous Minutes: 08-03-21, 02-07-23

DPW Project Manager: Sydnee Weersing

This project is the fourth phase of a systems modernization project in the Janssen Engineering Building to upgrade heating, ventilation, air conditioning (HVAC), electrical, and control systems. The first phase began in 2006 and the third phase was completed in 2015. MW Engineering, out of Spokane, was the design professional for the first three phases.

The project bid on May 2, 2023, over budget. The agency requested deferred maintenance funds to complete the project this year.

The total project budget has been increased from \$772,400 to \$1,291,400.

THE MATERIAL FOR DPW PROJECT NO. 22251 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 23350</u>	2022	HB779:2A01	\$ 536,000
Replace HVAC Heat Pumps and Air Handlers	2022	HB779:2B04	750,000
State Hospital North (SHN)	2023	SB1197:7A01	332,000
Department of Health and Welfare (DHW)			\$ 1,618,000
Orofino, Idaho			

Previous Minutes: 11-03-22

DPW Project Manager: Sydnee Weersing

The scope of work for this project will remove and replace 47 roof-top condensers, associated air handlers, electric heat, and economizers with new, more energy efficient units. The current units have reached their useful life and are becoming maintenance issues for SHN staff.

The original base bid scope of work could only complete a third of the work needed, so the agency requested deferred maintenance funds to be able to replace all the units at one time. The project bid on June 15, 2023.

The total project budget has been increased from \$536,000 to \$1,618,000.

THE MATERIAL FOR DPW PROJECT NO. 23350 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
24859	ADM	Asbestos Abatement (Southwest)	\$ 200,000
24860	ADM	Asbestos Abatement (Southwest)	\$ 200,000
24861	ADM	Asbestos Abatement (Southeast)	\$ 200,000
24862	ADM	Asbestos Abatement (North)	\$ 200,000
24863	IDOC	Electrical	\$ 200,000
24864	IDOC	Mechanical	\$ 200,000
24865	IDOC	Light Construction	\$ 200,000
24866	IDOC	Plumbing	\$ 200,000

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBERS 24859 THROUGH 24866. Council passed the motion.

NON-STATE ENTITY FUNDED PROJECTS

Field Lighting Installation Non-State Funds \$ 750,000
Dona Larsen Park
Boise State University (BSU)
Boise, Idaho

Mr. Miller introduced Mr. Don Whitehead, Boise State University, Boise, Idaho (Virtual). Mr. Whitehead shared plans and presented the project.

Boise State University has been working with donors to fund the purchase and installation of field lighting for the Dona Larsen Park softball field. This lighting is required to host night games, including the scheduled 2023 North West Conference Championships, and to comply with Title IX requirements.

Work would be contracted through the Foundation and would include any required civil, structural, or electrical engineering. DPW will be provided with any required plans for review.

Work is anticipated to be completed by May 2024.

Council discussed the neighborhood approval process for this project.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECT TO INSTALL FIELD LIGHTING AT DONA LARSEN

**PARK AT BOISE 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.

Request for an Exemption to the Request for Proposal Process

Agency: Department of Correction

Lessor: Watertower Street, LLC

Address: 1090 East Watertower Street, Meridian

Sq. Ft: 33,067

Cost/Year: \$496,005

Lease Type: NNN

Lease Term: 1-Year

Cost Ratio: 1.04

Cost/Sq. Ft. (1st Year): \$15.00

Cost/Sq. Ft. (Effective): \$15.00

Space Type: Office

Total Contract Value: \$496,005

Escalations: N/A

Comments: The PBFAC Policies under section 3.a Leasing Standards and Criteria state:

Unless exempted by the PBFAC, no state department, agency, or institution may enter into a lease for a new facility of 3,000 or more usable square feet without using a Request for Proposals (RFP) process to identify and choose the most suitable facility.

The Department of Correction is requesting this RFP exemption to lease a 33,067 square foot office building in Meridian to hold concurrent Peace Officer Standards and Training (POST) classes and certify ~180 officers into active IDOC security roles. The exemption request is justified based on the information in the August 28, 2023 letter from IDOC's Director Josh Tewalt and information herein.

For a similar lease, the minimal RFP posting time is 5 to 6 weeks in addition to the creation, ranking, and negotiations adding potentially months to the process of securing a lease. With the RFP exemption the parties can go directly to the lease agreement creation as most of the terms are agreed upon via letter of intent. The proposed building is located adjacent to the current ISP's POST center. The owner is a well-known lessor who has leased this building to the Department of Labor and the Division of Building Safety previously, therefore the building is known to ITS, Risk and other state

departments and the owner is familiar with the state lease terms and should be able to execute an agreement quickly. If approved, the Leasing Program will create the lease agreement and the Department will work quickly to move in and get training underway.

Council discussed the one year lease term and IDOC's future plans for this space.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE AN EXEMPTION FROM THE REQUEST FOR PROPOSAL PROCESS FOR DEPARTMENT OF CORRECTION AT 1090 EAST WATERTOWER STREET, MERIDIAN, IDAHO. Council passed the motion.

Mr. Miller noted the upcoming October two-day meeting.

ADJOURNMENT

The September 6, 2023 PBFAC Meeting adjourned at 11:45 AM PDT.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist