

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, October 4, 2023

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

The October 4, 2023 meeting was called to order by Chair Dale Reynolds at 9:01 AM in the West Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

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

Department of Administration and Division of Public Works Staff Present:

Mr. Steven Bailey, 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
Ms. Elaine Hill, Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works
Ms. Jessica Rodriguez, Project Manager, Division of Public Works (Virtual)
Mr. John Julian, Project Manager, Division of Public Works (Virtual)
Mr. John Parham, Project Manager, Division of Public Works (Virtual)
Mr. Martin Santoyo, Project Manager, Division of Public Works
Mr. Matthew Sandoval, Project Manager, Division of Public Works
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 (Virtual)
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

APPROVAL OF SEPTEMBER 6, 2023 MEETING MINUTES

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM SEPTEMBER 6, 2023, AS WRITTEN. Council passed the motion.

2024 MEETING SCHEDULE AND NOVEMBER 2023 MEETING DATE

Council discussed changing the November 2023 meeting date to November 9, 2023.

Council discussed the 2024 meeting schedule, reviewed some alternative dates to be considered, and tabled the approval of the 2024 meeting schedule until the November 2023 meeting.

DELEGATED PROJECTS

DPW Project No. 24209D Agency \$ 250,000
Interactive Learning Center (ILC)
Center for Teaching & Learning Renovation
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project for the renovation of the Center for Teaching & Learning (CTL). The renovation will create a “department suite” which facilitates CTL’s long-term goal of relocating staff from Riverfront Hall to the Interactive Learning Center building. The project includes converting a larger flex space into smaller private offices accessed by a shared hallway, relocating kitchenette, changing location of two existing office doors and adding an access door.

DPW Project No. 24210D Agency \$ 294,525
Children’s Center Flooring Installation
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project for the Children’s Center Flooring installation. This project includes the removal of the existing flooring throughout the facility, moisture mitigation for the concrete floor slab and the installation of new luxury vinyl flooring and carpet. In addition, a portion of a wall may be removed during the construction.

DPW Project No. 24241D Agency \$ 273,125
Student Union Boiler Replacement
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to replace the boiler in the Student Union Building. The boiler is roughly 70 years old. The functionality of the boiler has become increasingly undependable and has failed on multiple occasions. The boiler is

vital to the operations of the building. Bengal Dinning (Chartwells) depends on continuous hot water and steam. Without a reliable means to heat water and create steam, catering and retail food service is impossible to maintain and provide adequate service.

DPW Project No. 24242D 2023 SB1197:2A01 \$ 89,351
Business Administration Room 403 Remodel
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to remodel BA 403 with the following: new walls (demo and fur out), abate flooring, and provide new paint, carpet, and lights. The carpet has been a hazard for years.

DPW Project No. 24243D 2023 SB1197:2A01 \$ 149,000
Physical Science Room 232 / 234 Remodel
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to move a non-load bearing wall, and to relocate the electrical panel. New paint, carpet, lights, and technology will be included. All these upgrades will increase classroom size, and accessibility to modern technology.

DPW Project No. 24244D 2023 SB1197:2A01 \$ 70,000
Beckley Nursing Room 304 / 305 Remodel
Idaho State University (ISU)
Pocatello, Idaho

Idaho State University requests delegation of a project to create a Teaching Enhanced Active Learning (TEAL) classroom on the Pocatello campus. The upgrades will include the demolition of an existing wall to create a larger learning space. New paint, carpet, lights, and technology will be included.

Council discussed the type of flooring to be used for 24210D.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 24209D, 24210D, 24241D, 24242D, 24243D, AND 24244D. Council passed the motion.

DELEGATED PROJECT FUNDING INCREASE

DPW Project No. 20152D
Repair Sidewalks Campus Wide
Lewis-Clark State College
Lewiston, Idaho

2018	SB1198:2A01	\$ 80,000
	<u>Anticipated Contingency</u>	<u>35,000</u>
		\$ 115,000

Previous Minutes: 08-06-19

Lewis-Clark State College received approval for delegation of a project to repair sidewalk cracks and heaves throughout campus.

An increase in funds is needed to complete sidewalk repair work. Additional funds from the Statewide Contingency Fund will be added to the project.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE INCREASE FUNDS FOR DPW PROJECT NO. 20152D. Council passed the motion.

SMALL PROJECTS

DPW Project No. 21404
Fence Enclosure / Repair Parking, Motor
Pool Admin. Bldg.
State Hospital South (SHS)
Department of Health and Welfare (DHW)
Blackfoot, Idaho

2019	HB691:2A01	\$ 98,114.05
2021	<u>HB225:2A01</u>	<u>168,000.00</u>
		\$ 266,114.05

DPW Project Manager: John Julian

This project is for the construction of approximately 100 lineal feet of 6' high chain link enclosure fence, with pair of 4' wide gates and privacy slats, to enclose existing electrical emergency generator and a pair of above-ground concrete fuel tanks. In addition to the fence enclosure, the existing asphalt and concrete paving surrounding the Motor Pool Canopy will be replaced, and releveled with new 3" thick asphalt pavement to alleviate the unsafe pavement slopes and steep parking angles. The new parking will provide (7) new paved and striped parking stalls.

The construction budget is \$215,564, and the estimated cost of construction estimate is \$97,810.

Council discussed the construction budget and construction estimate.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 21404 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT.

DPW Project No. 21915

2021 HB225:2A01 \$ 195,000

Asbestos Abatement, Mtn. View / Four Cottages
State Hospital South (SHS)
Department of Health and Welfare
Blackfoot, Idaho

DPW Project Manager: Margie Kennedy

This project is to abate and demolish four 1,590 square foot buildings built in the 1940's that are currently abandoned. Two of the four buildings have been unoccupied for more than 20 years. The other two buildings were leased to Bingham County in the last few years for emergency housing but are now abandoned due to frozen pipes, flood damage and unsafe floor structure.

Hazardous materials that require abatement are found in the flooring, drywall compound, pipe insulation, window glazing, and fiberboard ceilings.

Once the buildings are gone, soil and landscaping to blend in with the campus green space will be completed.

Construction documents will be completed by regional design professional JHS, Pocatello. The estimated construction cost is \$168,000, which is within the \$195,000 construction budget.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 21915 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 22252

2021 SB1172:2A03 \$ 300,000

Accessible Curb Ramps, Main Campus
University of Idaho (UI)
Moscow, Idaho

DPW Project Manager: Nicole Bolton

The University of Idaho has existing curb ramps that have ADA deficiencies. The scope of work for this project is to create a comprehensive project analysis of all accessible curb ramps at the UI's Moscow Campus with prioritization and severity ratings for each ramp. UI has determined their priorities to repair ramps based on campus needs and high-use corridors. The goal is to replace as many ramps as possible starting in the highest priority areas.

Regional Civil Engineer, Keller Associates, Clarkston, WA, has designed the project. The project construction budget is \$232,000. The average cost per ramp is estimated to be \$6,500 with an estimated 35 ramps to be replaced.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE DPW PROJECT NO. 22252 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 23281 Agency \$ 175,000
Tenant Improvements
Len B. Jordan Bldg (LBJ)
State Board of Education (SBOE)
Boise, Idaho

DPW Project Manager: Barry Miller

The State Board of Education is remodeling existing areas to build new office spaces to support agency programs. Two spaces within the LBJ building are being renovated. In the basement of the LBJ building, an underutilized common conference room will be remodeled to provide six (6) private offices for their IT division. This space is roughly 850 square feet, and the estimated cost to remodel is \$93,000 (\$110 sf) all funded by the agency. This will include new steel stud construction, insulated walls, doors / frames and hardware. Required modifications to existing HVAC, lighting and fire suppression, acoustical grid ceiling will also be included in the work.

In addition, an open area within their existing space on the 3rd floor will also be remodeled to create three (3) new hard walled offices for leadership staff. The space is roughly 450 square feet, and the cost to remodel is \$53,600 (\$119 sf). The work will include new steel stud construction, insulated walls, timely frames and matching doors and hardware. Modifications to existing HVAC, lighting, data drops and acoustical grid ceiling. Floors 1 through 3 of the LBJ Building do not have a suppression system, however additional fire extinguishers will be mounted in the area at the direction of the State Fire Marshal.

Insight Architects, Boise has designed the project. The construction cost estimate is consistent with the established construction budget. The work is anticipated to commence using a Department of Administration Service Contractor in the Fall of 2023 and be completed early in 2024.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23281 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 22062 Agency \$ 1,000,000
Re-Entry Center 2022 HB791:2A02 12,000,000

Idaho Department of Correction (IDOC)
Pocatello, Idaho

\$ 13,000,000

DPW Project Manager: Brian Boyd

This project is to build a new Community Re-Entry Center (CRC) on land owned by Idaho Department of Correction (IDOC) located at 6070 S. 5th Avenue, Pocatello ID. The CRC is a residential facility that serves two main purposes: 1) It allows offenders to work while becoming reunited with families and the community. The CRC offers selected male inmates, who are nearing release, a chance to prepare themselves for release; and 2) It provides protection to the community through high accountability and security of the offender in the community reentry center program. Residents will be housed here while working in the community. This will be a new facility on an existing site that is mostly undeveloped.

The scope of work would include the design of an approximately 20,000 square foot single-story building consisting of spaces for Public/Visitation, Administration, Resident Living, Recreation, Food Services / Dining, and Support. The scope also includes all the associated mechanical / plumbing / electrical / IT facilities. The scope of work will also include full civil and landscaping design for the site – which will provide for a perimeter walking/jogging path, outdoor BBQ/picnic area, basketball court, along with green space and a full perimeter fence. The design of all associated utilities serving the new facility will also be part of the project scope.

A Request for Qualifications was issued on July 31, 2023. Statements of Qualifications (SOQs) were received from four design-build teams on September 7, 2023. Three firms were shortlisted, then interviewed on September 26, 2023, by a Selection Committee consisting of Justin Freeman and Brent Warner, IDOC; Colin Okada, Hoffman Construction, as an independent contractor; and Bruce Berry and Brian Boyd, DPW.

The results of the Selection Committee interviews are as follows:

Big D Construction, Idaho Falls / Hummel Architects, Boise	90.6
Starr Corp, Twin Falls / Lombard Conrad Architects, Boise	90.4
Headwaters, Rexburg / GPC Architects, Driggs	86.2

Council discussed how this facility compared to the IDOC facility the Council toured in May 2023.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 22062. Council passed the motion.

<u>DPW Project No. 24460</u>	Agency	\$ 10,300,000
Student Services Center	2024 SB1197:2B09	<u>10,700,000</u>
College of Western Idaho (CWI)		\$ 21,000,000
Nampa, Idaho		

DPW Project Manager: Barry Miller

The Student Learning Center is anticipated to be approximately 35,000 s.f. The center will contain an Advising and Career Services Center, Student Demonstration Facility, Library / Learning Commons, Technology & Tutoring, Student Services and a bookstore. This will allow CWI to consolidate resources from across the Treasure Valley into one facility on the Nampa Campus. This will also provide students with a central location to receive advising, registration/financial aid assistance, tutoring and testing as needed to succeed in their careers.

A Request for Qualifications was issued July 31, 2023. DPW received Statements of Qualifications from two design-build teams. A selection team consisting of Aaron Whitman and Nic Miller, College of Western Idaho, independent member Wade Holden, McAlvain Design-Build, David Merrill and Barry Miller, DPW scored the written submittals. After the scoring the second ranked team chose not to continue with the interview phase.

The top ranked team, ESI Construction, Inc. was deemed qualified by the selection team.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 24460. Council passed the motion.

DESIGN-BUILD REVIEWS

<u>DPW Project No. 23250</u>	2022 HB779:2A01	\$ 1,500,000
Systems Improvements	2023 SB1197:2A01	<u>3,031,400</u>
JW Martin Lab Building		\$ 4,531,400
College of Natural Resources (CNR)		
University of Idaho (UI)		
Moscow, Idaho		

Previous Minutes: 12-06-22

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

DPW Project Manager: Elaine Hill

The Design-Build delivery method is being used to design and construct the conversion of existing lab space into a Deep Soil Ecotron Research Facility on the University of Idaho Campus in Moscow. The facility will support long-term research initiatives looking into the microbial ecosystem of soils at levels currently largely unexplored.

This project will provide upgrades to multiple building systems within the J.W. Martin Laboratory Building to support the research program and operation of the 24 Deep Soil Ecotron units. Each 16’ high Deep Soil Ecotron Unit requires a number of utility connections to be installed including: power, network, supply & exhaust air, chilled water, fresh water, compressed air, gasses, and a trench drain. The HVAC system design is driven by the requirements of the Ecotron Units, and includes a new process chiller and a new air handling unit. The existing floor slab will be replaced with a new level slab-on-grade capable of supporting the heavy loads of the soil lysimeters, each weighing up to 9 tons. Architectural finish improvements include painting of the space and ceiling improvements.

The Design Build Team consists of Quality Contractors, Deary, Idaho and Design West Architects, Pullman, Washington. The contractor has provided a Design Development cost estimate identifying a cost estimate of \$3,650,376; and the project Design-Build budget is \$3,700,000.

Ms. Berard commented that this project is an example of readaptive use of an existing space on the campus. Council discussed the contingency funds available for this project.

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. 23250. Council passed the motion.

<u>DPW Project No. 23881</u>	2022	HB779:2B04	\$ 26,219,000
Deferred Maintenance	2023	SB1197:7A01	<u>600,000</u>
Idaho State University (ISU)			\$ 26,819,000
Pocatello, Idaho			

Previous Minutes: 02-07-23, 09-06-23

Ms. Berard introduced Mr. Barry Miller, Division of Public Works, Boise, Idaho. Mr. Miller shared plans and presented the project.

DPW Owner’s Representative: Dan Maffuccio, Jacobs Project Management Co.

This task will address the deferred maintenance needs of the President’s House located near the Idaho State University campus. A new president is expected to replace retiring President Satterlee early in 2024. It is desired to address as many of the needs as

possible prior to the next president moving in. Although specific systems have not been fully reviewed and designed the general scope of the project includes plumbing and electrical repairs, MEP upgrades, replacement of interior finishes, exterior repairs / replacement of the roof, gutter system, sidewalks, windows, fence and façade.

Procurement / Construction is estimated to begin in October 2023. Of highest priority will be interior work. Exterior work is anticipated to be completed during the summer of 2024. Starr Construction, Twin Falls is the design-build contractor for this project.

Council discussed the allocation of deferred maintenance funds for this project, the cooling system options available, and the overall condition of the President’s House.

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

MID-RANGE REVIEWS

<u>DPW Project No. 21269</u>	2021	HB225:2A01	\$ 270,400
Restroom Remodel	2023	<u>SB1197:7A01</u>	<u>30,000</u>
Niccolls Economic Bldg. University of Idaho (UI) Moscow, Idaho			\$ 300,400

Ms. Berard introduced Mr. Greg Castellaw, Castellaw Kom Architects, Lewiston, Idaho. Mr. Castellaw shared plans and presented the project.

DPW Project Manager: Elaine Hill

This project is to provide an ADA accessible restroom in the Niccolls Economics Building on the UI Campus in Moscow. Constructed in 1951, the Niccolls Economics Building carries with it outdated restroom facilities that pose nearly inaccessible to users with mobility challenges. Following an earlier investigation into a potential floor settling issue close to this project’s area of work, a full-gut of the existing women’s restroom provided an opportunity to address this deficiency. As the facility stands, there is no single accessible restroom on the premises for the general user.

The proposed design will add an accessible single user restroom alongside the remodeled women’s restroom. Doing so will enable access for any user regardless of gender. Additionally, an existing elevator within the building will allow this new accessible unisex restroom the ability to serve the remaining three floors, helping ease the greater issue of inadequate restroom facilities. This layout will provide an additional water closet and sink to an already undersized fixture count given the program of the building. The additional space

needed for this remodel will be borrowed from an adjacent underutilized storage room, minimizing any significant impact to the function of the building as it stands.

Castellaw Kom Architects, Lewiston has provided the remodel design. The firm's construction cost estimate for the remodel is \$146,000. The project construction budget is \$190,000.

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. 21269. Council passed the motion.

<u>DPW Project No. 23245</u>	2022	HB 791:2A01	\$ 707,000
Physical Science Center, Chiller #3	2023	<u>SB1197:7A01</u>	83,000
Idaho State University (ISU)			\$ 790,000
Pocatello, Idaho			

Ms. Berard introduced Mr. Gary Groff, Division of Public Works, Boise, Idaho. Mr. Groff shared plans and presented the project.

DPW Project Manager: Gary Groff

This project is to replace Chiller #3 at the ISU Physical Science Center on the Pocatello Campus. The chiller reached the end of its useful life. Specifically, Chiller #3 has issues with valves, controls, and chiller pumps causing cooling problems. The project includes demolition and removal of the existing 255-ton chiller, existing primary pumps, some existing primary piping and associated pneumatic three-way valves. New work includes a complete installation of a new similarly sized chiller, new coil valves with motorized actuators, upgraded DDC infrastructure, associated piping, and electrical work. Primary pumps will be replaced with new pumps having VFD ready motors. VFDs will be installed to vary primary flow based on maintaining the temperature change across the existing coil.

SEEDIdaho PC., Boise has designed the project. It has been approved by DOPL. The project was advertised and bid on August 24, 2023, with a low responsive bid from B&S Boiler, Idaho Falls in the amount of \$675,000. The construction budget was \$606,000 with a construction estimate of \$590,000. ISU requested and received additional Deferred Maintenance funds in the amount of \$83,000 which will allow the project to be awarded.

Council discussed the lead time for the chiller and the installation needs.

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

OF CONTRACT FOR DPW PROJECT NO. 23245. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 19193</u>	2013	HB313:2A01	\$ 217,000
Irrigation, Central Pumping Station and	2018	HB691:2A01	400,000
Main Line, South Campus	2021	HB225:2A01	243,000
Boise State University (BSU)	2021	SB1172:2A01	725,000
Boise, Idaho	2022	HB779:2A01	1,380,000
	<u>2023</u>	<u>SB1197:2A01</u>	<u>1,330,000</u>
			\$ 4,295,000

Previous Minutes: 07-10-18

Ms. Berard introduced Mr. Sean Connor, The Land Group, Boise, Idaho. Mr. Connor shared plans and presented the project.

DPW Project Manager: Gary Groff

The South Expansion Zone of Boise State University is bounded by University Drive and Beacon Street on the North and South edges and by Denver Street and Oakland Avenue on the East and West. This Zone is being developed by the University incrementally, but the University's gravity irrigation system does not currently extend into the area even though the main feed runs along the western boundary at Oakland Avenue. All properties owned by the University in this Zone are currently being irrigated with domestic water provided by Veolia Water. This project will allow the University to shift from domestic potable water to irrigation water supplied from the Boise River.

The scope of work includes removing and relocating the Student Union Irrigation Pump Station to Rossi Mill canal, correct gravity irrigation structures that are shown to flood, cap gravity irrigation overflow into Storm Water at Hemingway Building, reconstruct pressure mainline from Rossi Mill canal to Student Union, remove existing bubbler and correct gravity irrigation lines at BSU Children's Center, modify wet well and gravity irrigation structures at Lincoln volleyball courts and integrate existing design for irrigation lines to be placed in Belmont Street. The original project only included new irrigation piping and pumping system in Belmont Steet but after reviewing the existing campus gravity system the project was revised to pressurize all BSU irrigation lines. The revised scope of work represents a major change to previous Gravity Irrigation Designs and Constructed features.

The Land Group, Eagle, Idaho has completed the Design Development Documents and is now working on the 50% Construction Documents. The construction budget is \$3,521,400 with a construction estimate of \$3,060,713. Anticipate bidding the project in the Spring 2024.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 19193. Council passed the motion.

<u>DPW Project No. 22011</u>	Agency	\$ 650,000
Install Chiller / Hot Water Loop Separation	<u>Anticipated Agency</u>	<u>4,350,000</u>
Chinden Bldg. 3		\$ 5,000,000
Department of Administration (ADM)		
Boise, Idaho		

Ms. Berard introduced Mr. Bill Carter and Eric Terada, Musgrove Engineering, Boise, Idaho. Messrs. Carter and Terada shared plans and presented the project.

DPW Project Manager: Kelly Berard

This project will design and install a stand-alone chilled water system for Building 3 on the Chinden Campus, Boise. Building 3 is currently on a chilled water system owned and operated by site tenant HP. When HP vacated Building 3, the terms of the lease included a requirement for the state to separate the heating and cooling systems of Building 3 from HP's systems. It was originally anticipated that the project would be limited to a piping project. However, after extensive review of the existing conditions, equipment and piping network, it was determined that a new standalone chill plant would be needed.

Since Building 3 is located at the heart of the campus with limited adjacent space to accommodate the new chill plant, it has been designed for a roof top location. A structural analysis has been conducted and some structural reinforcement within the building will be required.

The new heating system is being incorporated into the separate renovation project for Building 3. These new boilers will allow the building to be disconnected from the campus central plant and will be sized to accommodate the future needs of the building's HVAC systems.

Musgrove Engineering, Boise, is the mechanical engineer for the project; SeedIdaho, Inc., Boise, is the Commissioning Agent and McAlvain/CSHQA, Boise will be the Design Builder for the project. The construction cost estimate is currently \$4,766,181; the project construction budget is estimated at \$5,000,000.

Council discussed how the chiller will serve the café as well as Building 3 of the Chinden Campus.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH

**FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22011.
Council passed the motion.**

FINAL REVIEWS

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

Previous Minutes: 12-06-22, 08-01-23

Ms. Berard introduced Ms. Nicole Cecil, Division of Public Works, Boise, Idaho. Ms. Cecil 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 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 room qualifies as holding publicly mandated meetings and the equipment is outdated or not functioning for that type of meeting. The team has met with each agency to refine the specific needs of the rooms and is in the process of finalizing the order.

The Council had some questions during the last review that were unable to be answered or clarified at the time of the preliminary presentation. The purpose of this presentation is to clarify the information and provide additional details.

CompuNet, Meridian is the Design Build Contractor with Musgrove Engineering, Boise and JP2 Construction, Boise. 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.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22013. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 21110</u>		Agency	\$ 100,000
Renovate Restrooms	2020	HB569:2A01	600,000
Main Building			<u>\$ 700,000</u>
Idaho Educational Services for the Deaf and Blind (IESDB)			
Gooding, Idaho			

Previous Minutes: 09-01-20, 04-06-21

DPW Project Manager: Nicole Cecil

The work of this project renovates restrooms and classroom wet areas in the Main Building at the Idaho School for the Deaf and Blind. The scope addresses fourteen multi-stall restrooms in the main building, identified as priorities because of their failing physical condition and significant ADA violations. Some of these restrooms will be stripped to the studs and rebuilt, some will be patched using existing ceramic tile salvaged from other restrooms.

Hutchison Smith Architects, Boise designed the project. The firm's Base Bid construction cost estimate was \$422,094 and the project construction budget was \$510,000.

The project was bid on June 9, 2022. One bid was received in the amount of \$994,500. The team decided to re-bid the project at a later date due to the escalated construction market at the time and the compressed schedule. The project was re-bid on February 9, 2023. Three bids were received with the low bid being \$587,572. In order to proceed with the project, IESDB provided an additional \$100,000 Agency funds. The total project budget is now \$700,000.

THE MATERIAL FOR DPW PROJECT NO. 21110 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21257</u>		Agency	\$ 1,094,826
Upgrades, SCADA, Ph 1 Systems	2020	HB569:2A01	970,000
University of Idaho (UI)			<u>\$ 2,064,826</u>
Moscow, Idaho			

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

DPW Project Manager: Nicole Bolton

The University of Idaho operates a Supervisory Control and Data Acquisition (SCADA) plant and infrastructure used for the monitoring, control, measurement, and verification of critical utilities infrastructure. SCADA supports the university water systems, district

energy plant and micro grid providing for monitoring, security and distribution of domestic water, sanitary sewer, reclaimed water, steam, chilled water, natural gas and electricity across the campus. The 2008 SCADA infrastructure is aging and in need of upgrades and improvements.

CASNE Engineers, Moscow, has designed the project. The original total project budget was \$970,000, with a construction budget of \$679,802.

The project was bid on June 8, 2023. A single bid was received, and the low responsive bid was \$1,743,404 from Quality Contractors, Deary, ID. In order to proceed with the project, UI provided an additional \$1,094,826 Agency funds. The total project budget is now \$2,064,826.

THE MATERIAL FOR DPW PROJECT NO. 21257 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21513</u>	ISP Agency	\$ 331,337
Manufactured Housing Unit	<u>ITD Agency</u>	<u>1,821,048</u>
Idaho State Police (ISP)		\$ 2,152,385
Idaho Transportation Department (ITD)		
Driggs, Idaho		

Previous Minutes: 08-02-22, 05-02-23

DPW Project Manager: Gary Groff

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

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

The project was bid on June 22, 2023, with only one bidder, Rivers West Construction of Idaho Falls, responding with a bid of \$1,714,000 (includes a Base Bid of \$1,541,000 and Alternate #1 for \$174,000). After an extended review by ITD and ISP due to the bid, they elected to move forward with the single bid. On July 31, 2023, ITD provided additional funds in the amount of \$1,146,000 to award the project. After the project's NTP, ITD requested pricing to furnish and install two additional Manufactured Housing Units at the Driggs site. Rivers West Construction's change order request for two units was \$464,943 for which ITD authorized additional funds on September 13, 2023. The total project budget is now \$2,152,385.

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

<u>DPW Project No. 22228</u>		Agency	\$ 454,900
Classroom Upgrades, Reed Gym	2023	SB1197:7A01	<u>100,000</u>
Idaho State University (ISU)			\$ 554,900
Pocatello, Idaho			

Previous Minutes: 12-06-22

DPW Project Manager: Nicole Bolton

This project includes renovation of the classrooms 302, 309, 123, and 129 in Reed Gym located at Idaho State University in Pocatello, Idaho. Upgrades in classrooms 302 and 309 include new ceilings, LED lighting, new data/communication raceways, audio visual technologies, paint, and new flooring. In classrooms 123 and 129 upgrades include painting and new floor coverings.

The additive alternate includes removing the packaged window cooling units and replacing the existing single pane windows with new insulated glass aluminum storefront windows in classrooms 302 and 309.

Regional Architect Myers-Anderson Architects, Pocatello, has designed the project. The original total project budget was \$454,900, with a construction budget of \$379,000.

The project was bid on July 20, 2023. A total of five bids were received, and the low responsive bid was \$431,502 from CR Clark Construction, Shelley, ID. In order to award the project, ISU provided an additional \$100,000 Agency Funds. The total project budget is now \$554,900.

THE MATERIAL FOR DPW PROJECT NO. 22228 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 22229</u>		Agency	\$ 265,650
Steam Coil Replacement	2022	HB779:7A03	200,000
College of Business	2023	SB1197:7A01	<u>300,000</u>
Idaho State University (ISU)			\$ 765,650
Pocatello, Idaho			

Previous Minutes: 12-06-22

DPW Project Manager: Nicole Cecil

This project will replace the steam coils that provide heating for the BA building on the ISU Campus, Pocatello. The existing coils have been in place for more than 15 years and have experienced serious failures routinely over the last five years. More than 54 (82 currently) repairs to leaks in the coils have been made in this time. This project will also replace controls, steam piping as required, steam traps and similar fittings, insulation, and all parts required to restore a functional heating system. All the heating and cooling coils in the air handler are being replaced. Access to the heating and cooling coils in this air handler is poor. The construction of an access path to the coils is invasive to the air handler so the chilled water coils are being replaced at the same time as the steam heating coils. Improved access to valves coil piping is also being addressed.

Regional SEEDIdaho, Boise, ID has designed the project. The original total project budget was \$465,650, with a construction budget of \$360,000.

The project was bid on March 28, 2023. No bids were received. The project was re-bid on May 24, 2023. One bid was received in the amount of \$710,000. The project team extended the project schedule and refined some of the requirements to help clarify the scope of work. However, it was clear that the initial construction budget was too low. It was decided to re-bid the project one more time. The project was re-bid again on July 26, 2023. Three bids were received with the low bid at \$529,740. To award the project, Deferred Maintenance funds in the amount of \$300,000 were added. The total project budget is now \$765,650.

THE MATERIAL FOR DPW PROJECT NO. 22229 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
24867	ADM	Flooring	Unlimited
24868	ADM	Flooring	Unlimited

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBERS 24867 AND 24868. Council passed the motion.

NON-STATE ENTITY FUNDED PROJECTS

Intermountain Bird Observatory
 Nature Center Access
 Boise State University (BSU)
 Boise, Idaho
 Non-State Funds \$250,000

Boise State University would like to complete the civil work to provide access to the Intermountain Bird Observatory's Diane Moore Nature Center. This project is located off-campus on the Boise River near Warm Springs Avenue and Highway 21. The proposed scope of work includes building two box culverts to restore human access to the nature center following completion of the new side channel in 2021. Design of this work was completed by River Design Group as part of the original project.

Work of this project is scheduled to start in the fall of 2023. The construction budget for the project is estimated at \$250,000 and will be paid entirely by non-state contributions and will be managed by the University Foundation. The Foundation plans to use Warner Construction, the general contractor that performed the prior side channel work.

Council discussed DPW's review role for Non-State Entity Funded projects and maintenance funds for this project.

MOTION: MR. JAMESON MOVED COUNCIL APPROVE THE NON-STATE ENTITY FUNDED PROJECT TO CREATE ACCESS TO THE NATURE CENTER AT THE INTERMOUNTAIN BIRD OBSERVATORY AT BOISE STATE UNIVERSITY SUBJECT TO STAFF REVIEW. Council passed the motion.

Video Display Board
Holt Arena
Idaho State University (ISU)
Pocatello, Idaho

Non-State Funds \$ 950,000

Idaho State University would like to install a video board on the interior of the Northside of Holt Arena. The video board is being donated and installed by Idaho Central Credit Union.

Construction is estimated to begin January 2024 and to be completed by April 2024. The design consultant for this project will be HOK.

Council discussed the bonding requirements and best practices for this project. Mr. Miller and Ms. Berard advised there was no known statutory requirements for project management project bonding but DPW will follow up on this and provide information to Council at a later date.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE NON-STATE ENTITY FUNDED PROJECT TO INSTALL A VIDEO BOARD IN THE HOLT ARENA AT IDAHO STATE UNIVERSITY SUBJECT TO STAFF REVIEW. Council passed the motion.

CLOSED PROJECT REPORT

Ms. Berard presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report and the semi-annual lease list.

Council discussed the Lewiston RFP for ISP which is due on October 5, 2023.

ADJOURNMENT

The October 4, 2023 PBFAC Meeting adjourned at 11:01 AM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist