

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, November 14, 2023

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

The November 14, 2023 meeting was called to order by Chair Dale Reynolds at 1:31 PM in the Legislative Meeting Room EW40, Capitol Building, in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

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

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 (Virtual)
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)
Ms. Jessica Rodriguez, Project Manager, Division of Public Works (Virtual)
Mr. John Parham, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works (Virtual)
Mr. Matthew Sandoval, Project Manager, Division of Public Works
Ms. Nicole Bolton, Project Manager, Division of Public Works (Virtual)
Ms. Nicole Cecil, Project Manager, Division of Public Works (Virtual)
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
Mr. Paul Navarro, Facility Services Manager, Division of Public Works

APPROVAL OF OCTOBER 3, 2023 AND OCTOBER 4, 2023 MEETING MINUTES

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM OCTOBER 3, 2023 AND OCTOBER 4, 2023 AS WRITTEN. Council passed the motion.

FY2025 PERMANENT BUILDING FUND – PROJECTED REVENUES AND FY2025 CAPITAL BUDGET REQUESTS.

Council discussed the funding process for capital projects and underfunded projects.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE CAPITAL PROJECTED REVENUE AND EXPENSES PROJECT RECOMMENDATIONS AND ALTERATION & REPAIR RECOMMENDATIONS AS OUTLINED NOVEMBER 14, 2023. Council passed the motion.

EMERGENCY CONTRACTING AUTHORIZATIONS

ECA 2306

Boulder Hall Water Damage
Boise State University (BSU)
Boise, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for the mitigation and repair efforts related to significant water damage that occurred at the campus on August 23, 2023 and August 27, 2023. Damage to the first and second floors of the building occurred when heavy rains broke through a temporary roof membrane that had been installed during an ongoing roof replacement project at Boulder Hall. To mitigate the damage and safety concerns, BSU engaged the services of Disaster Kleenup. Asbestos was found after testing to ensure remediation could be completed safely. Remediation is currently ongoing to mitigate displacement of university services.

THE MATERIAL FOR ECA 2306 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECTS

DPW Project No. 24211D
Bronco Alley Art Display
Boise State University (BSU)
Boise, Idaho

Agency \$ 170,000

Boise State University requests delegation of a project to create an opportunity to display artwork on campus in an otherwise underutilized alley between SMASH and Riverfront Hall. This space will be used by student groups, art classes, artists in residence and faculty to show their art. This is expected to be the first phase of this project.

Council discussed the scope of work to be done. Senator Lent and Representative Sauter expressed concern over the cost of the project with the given scope of work.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 24211D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 23232D 2022 HB779:2A01 \$ 124,200
Repair South Windows / Thermal Expansion
Center for Higher Education (CHE)
University Place
Idaho State University (ISU)
Idaho Falls, Idaho

Previous Minutes: 11-03-22

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

Idaho State University requested delegation of a project to repair thermal expansion issues on the South side of the building.

The scope of work for this project is to replace the 115 linear feet of existing window system with new thermally broken window system.

The estimated total project cost is \$81,000, which is within the \$96,000 construction budget. It is anticipated that the project will have a construction start date of November 2023 and will be substantially completed by January 2024. ISU plans to use an approved service contractor to perform the services.

Council discussed the type of glass to be used, the lifespan of the replacement windows, and the construction start date.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 23232D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 23541D Agency \$ 119,700
Fire Alarm Monitoring Upgrades
Headquarters
Department of Parks and Recreation (IDPR)
Boise, Idaho

Previous Minutes: 07-11-23

Mr. Miller introduced Mr. Bryan Griggs, Department of Parks and Recreation, Boise, Idaho (Virtual). Mr. Griggs shared plans and presented the project.

The existing fire panel and associated components are outdated and beyond their useful life. This project will include the demolition of the existing fire panel with its associated components, and installation of a new permitted facility fire alarm monitoring system.

IDPR has received a proposal from a Department of Administration Electrical Service Contractor, Power Plus, to provide services for the above-mentioned scope of work. Power Plus will use State Fire as a subcontractor for the permitting process.

Electrical service contractor Power Plus has provided not to exceed proposal for the sum of \$114,000, which is within the construction budget of \$119,700. The work is to commence Fall 2023 and is to be completed early Winter 2023.

Council discussed the degree of outdatedness of the fire panel and associated components.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23541D AND AUTHORITY BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 24210D</u> Children's Center Flooring Installation Boise State University (BSU) Boise, Idaho	Agency \$ 294,525
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Previous Minutes: 10-04-23

Mr. Miller introduced Ms. April Lanningham, Boise State University, Boise, Idaho (Virtual). Ms. Lanningham shared plans and presented the project.

The Children's Center has a long history of moisture issues in the concrete slab and new flooring is needed throughout the facility. There is also one classroom with an interior wall which prevents sightlines of all children at all times. This is a requirement for accreditation and temporary measures to block the area off are not ideal.

Boise State University requested 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.

The project will remove the existing flooring, mitigate the moisture in the slab, and replace the flooring in all classrooms and corridors. The project will also remove the problematic interior wall which will open the classroom for better sightlines and safety of the children.

The work is anticipated to be completed by a flooring service contractor for an estimated construction cost of \$226,700.00 (\$13 / SF). The estimated construction cost for the wall removal is \$7500 (\$325 / LF). Both estimates are within the \$250,635 construction budget. The work is anticipated to commence November 17, 2023 and be completed January 2, 2023.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 24210D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 24234D</u>	2022	SB1197:2A01	\$ 209,705
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Exterior Stucco Repair / Replace Windows
Dental Arts Bldg
Idaho State University (ISU)
Pocatello, Idaho

Previous Minutes: 09-06-23

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

Idaho State University requested delegation of a project to repair deteriorating stucco and replace windows of the Dental Arts building.

The scope of work for this project is to identify and replace any structural wood members with water damage, wood rot or mold. Repair all stucco damaged areas and repaint exterior of building. Remove all existing windows and install new metal frame windows.

The estimated total project cost is \$160,000, which is within the \$182,352 construction budget. It is anticipated that the project will have a construction start date of November 2023 and will be substantially completed by December 2023. ISU plans to use an approved service contractor to perform the services.

Council discussed inspection of the problem and contingency in the budget to account for any unforeseen site repairs.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 24234D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 24235D
Exterior Panels Abate and Replace
Family Medicine Bldg
Idaho State University (ISU)
Pocatello, Idaho

2022 SB1197:2A01 \$ 172,286

Previous Minutes: 09-06-23

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

Idaho State University requested delegation of a project to abate and replace deteriorating, exterior transite paneling.

The scope of work for this project is to remove all existing transite panels that are older, damaged and/or missing. Replace all removed panels with a newer Mapes system that will color match existing newer panels.

The estimated total project cost is \$149,000, which is within the \$149,814 construction budget. It is anticipated that the project will have a construction start date of December 2023 and will be substantially completed by March 2024. ISU plans to use an approved service contractor to perform the services.

Council discussed the Mapes paneling system to be used. Mr. Richards did not have warrant information at the time of the meeting but would follow up with that information to the Council. Additionally, Council discussed the estimated total project cost, the construction budget, and how contingency funds are included in the budget.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 24235D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 24239D
Miller Ranch Press Box / Backstop &
Fencing Repairs
Bartz Field
Idaho State University (ISU)
Pocatello, Idaho

2022 SB1197:2A1 \$ 250,000

Previous Minutes: 09-06-23

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

Idaho State University requested delegation of a project to repair and reconstruct items that are in disrepair: press box, backstop, and fencing.

This project will provide for multiple repairs for the Miller Ranch softball field. The scope of work for this project is to remove the existing backstop and related concrete and replace with new to enhance safety and the players, spectators, bleachers, and parking. The press box will receive repairs to deteriorated stairs, deck, and floor joists. The interior will be reconfigured to allow for window replacement and other general repairs. Chain link fences, gates and poles will be repaired or replaced. Design services will be provided by Netting Professionals.

Netting Professionals, suppliers of the backstop, poles, and pads, will provide shop drawings for the project. The estimated total project cost is \$203,000, which is within the \$240,000 construction budget. It is anticipated that the project will have a construction start date of November 2023 and will be substantially completed by April 2024. ISU plans to use an approved service contractor to perform the services.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 24239D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

<u>DPW Project No. 24016</u> 2 nd Floor Improvements State Department of Education (SDE) Len B. Jordan Building (LBJ) Department of Administration (ADM) Boise, Idaho	2022	HB779:2A05	\$ 210,000
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DPW Project Manager: Paul Navarro

This project is for tenant improvement upgrades on the second floor of the Len B. Jordan Building on the Capitol Mall, for the Department of Education. The scope of work includes the replacement of 16-year-old broadloom carpet with new carpet tile throughout the second floor, acoustic ceiling replacement and lighting upgrades in two conference rooms.

The project has been designed by Erstad Architects, Boise. The work of this project will be executed using a Department of Administration Flooring Service Contractor. The construction cost estimate is \$210,000; and the project construction budget is \$210,000.

Council discussed the coordination between this project with other projects in this building.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 24016 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 24320 2023 SB1197:2A01 \$ 100,000
Upgrade Power Conditioner
Idaho State Liquor Division (ISLD)
Boise, Idaho

DPW Project Manager: John Parham

ISLD has been experiencing electrical power fluctuations at the Boise warehouse due to harmonic interference from the variable frequency drives (VFD's) in their Automated Storage and Retrieval System (ASRS). The Agency partnered with Idaho Power and Quality Electric Inc (QEI) to conduct power studies that confirmed the problem.

The scope of work includes the installation of new service breakers and a 125A Active Filter for the 480V system, new conduit run and re-work of existing conduit and conductors, and re-feeding an existing panel. This will mitigate the interference from the VFD's in the ASRS.

Regional electrical design professional DC Engineering, Meridian has designed the project. The project's construction cost estimate is \$75,000 which is within the project construction budget of \$82,500.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 24320 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 24601 2023 SB1197:2A01 \$ 150,000
Restroom Renovations
Boise Cemetery Administration Building
Idaho Division of Veterans Services (IDVS)
Boise, Idaho

DPW Project Manager: Nicole Cecil

This project is intended to provide a refresh and ADA upgrades to four existing restrooms in the Administration Building and two public restrooms located on the cemetery grounds. The restrooms are showing wear associated with routine use and 16 years of age. The recommended upgrades include new wall and floor finishes, new bathroom accessories, partitions, new countertops, and updated lighting and ventilation as needed. The architect completed an accessibility survey to determine the extent of the ADA fixture replacement or relocation and those required improvements are included in the scope of work.

Regional Architect, Hutchison Smith Architects, Boise, has designed the project. The firm's construction cost estimate is \$76,475 with one add alternative to supply a new water heater. The project construction budget is \$99,500.

Council discussed the add alternative and ADA regulation requirements.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 24601 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

Asbestos Services

An RFQ was issued on August 15, 2023, for Statewide Asbestos Design and Testing - Regional Services. Four statewide contracts were available, and five submittals were received. One submitter subsequently withdrew their SOQ. Qualifications of the four remaining firms were reviewed by a Selection Committee consisting of Ronald Cecil, MIL; Gordon Kelsey, DHW; and Andrew Gibler and Sydnee Weersing, DPW. It was determined that all four firms were qualified, so no interviews were required. The following firms will be offered an agreement.

Statewide	Industrial Hygiene Resources, LTD., Boise The L & R Group, Meridian Geo Professional Innovations, Boise, Pullman Atlas Technical Consultants, Boise
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Electrical Engineering Services

An RFQ was issued on August 16th, 2023 for Regional Electrical Engineering Services. Submittals were received from 7 firms in Southwest Idaho, 4 firms in Southeast Idaho and 4 firms in North Idaho. The Selection Committee members consisted of Guy Esser, UI; Dan Matthews, BSU; Brian Boyd and John Parham, DPW. The committee reviewed and ranked the firms and recommended contracts be awarded to the top ranked firms as follows:

Southwest Idaho	Cator Ruma, Boise CSHQA, Boise Cushing Terrell, Boise DC Engineering, Meridian Keller Associates, Idaho Falls & Pocatello KWR, Spokane, WA Musgrove Engineering P.A., Idaho Falls, Boise
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Southeast Idaho Cator Ruma, Boise
Keller Associates, Idaho Falls, Pocatello
KWR, Spokane, WA
Musgrove Engineering P.A., Idaho Falls, Boise

North Idaho Cator Ruma, Boise
Keller Associates, Idaho Falls, Pocatello
KWR, Spokane, WA
Musgrove Engineering P.A., Idaho Falls, Boise

Geotechnical and Testing Services

An RFQ was issued on August 11, 2023, for Statewide Geotechnical and Testing Services. Submittals were received from five firms for six available contracts. The selection committee members consisted of CJ Vargas, BSU; Chad Sellman, DHW; Nicole Gallaher and Reid Harrell, DPW. The committee reviewed and ranked the firms and recommended contracts be awarded to the firms as follows:

Statewide AllWest – Hayden, Lewiston, Meridian
Atlas Technical Consultants – Boise, Hailey, Idaho Falls, Pocatello, Twin Falls
GeoProfessional Innovation – Boise, Pullman, WA
GeoTek, Inc. – Coeur d’Alene, Meridian
Strata – Boise, Hayden, Idaho Falls, Pocatello, Spokane, Twin Falls

Mechanical Engineering Services

An RFQ was issued on August 15, 2023 for Regional Mechanical Engineering Services. Submittals were received as follows: for the southwest region, five submittals were received with two submitting for all regions and all determined to be responsive and qualified; one firm withdrew, and the remaining four firms are recommended for the four available southwest contracts. For the southeast region, five submittals were received, and all were determined to be responsive and qualified; because two firms are being recommended for a contract in the southwest region, the remaining three firms are recommended for the three available southeast contracts. For the north region, four submittals were received, and all were determined to be responsive and qualified; because two firms are being recommended for a contract in the southwest region, the remaining two firms are recommended for the two available north contracts.

Southwest Idaho Cator Ruma, Inc., Boise
CSHQA, Boise
Cushing Terrell, Boise
Musgrove Engineering, Boise

Southeast Idaho	ESA Engineering, Pocatello LYBD Federal, Idaho Falls SEEDIdaho, Boise
North Idaho	Covenant Engineering, Lewiston Kartchner Engineering, Spokane, WA

Testing, Adjusting, & Balancing Services

An RFQ was issued on August 11, 2023 to Testing, Adjusting, and Balancing (TAB) Firms for Statewide Services. Submittals were received from 2 firms and each of the responsive firms have been reviewed and determined to be qualified by a committee consisting of two DPW Representatives Jessica Rodriguez, Daniel Thacker, and two Agency Representatives from BSU Brittany Austin and Bryant Johnson.

Statewide	NWESI, Northwest Engineering Service, Inc., Boise Flo-Rite Inc., Pocatello
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MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS WITH ABOVE LISTED FIRMS FOR STATEWIDE ASBESTOS DESIGN AND TESTING; REGIONAL ELECTRICAL ENGINEERING; STATEWIDE GEOTECHNICAL AND TESTING; REGIONAL MECHANICAL ENGINEERING AND STATEWIDE TESTING, ADJUSTING, AND BALANCING SERVICES. Council passed the motion.

COMMISSIONING SERVICE SELECTIONS

<u>DPW Project No. 19607</u>	Agency	\$	237,983.85
SW Vets Home	Anticipated Agency		68,494,420.00
Idaho Division of Veterans Services (IDVS)	2021 HB225:2A01		404,000.00
Boise, ID	2022 HB791:2A01		41,713,115.85
			<u>\$ 110,849,519.70</u>

Previous Minutes: 08-06-19, 02-01-22, 09-07-22, 10-05-22, 06-06-23

DPW Project Manager: Margie Kennedy

Boise’s current Veterans Home is predominately double-occupancy resident rooms within an aging building that is split-level and has limited resident amenities. The new replacement building will house 112 beds within a single-occupancy four-story facility.

The project will be phased with the new building being constructed around the existing building. Once the veterans are relocated in the new building the existing building will be demolished, being replaced with a parking lot.

A Request for Qualifications (RFQ) was issued for Commissioning Agent on August 14, 2023. Statements of Qualifications were received from five firms on September 13, 2023. The submittals were evaluated, and four firms were interviewed on October 30, 2023 by a Selection Committee consisting of Rick Holloway and Tracy Schaner, IDVS; Riley Zinio, DPW's Owners Representative w/Core Management, Margie Kennedy, DPW, and Steve Jones, Mechanical Engineer, as the Independent Committee Member.

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

Drake Integrations, Boise	77.0
Cator Ruma & Associates, Boise	73.0
NWESI, Boise	70.0
Keithly Barber Associates, Renton, WA	67.0

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 19607. Council passed the motion.

DESIGN-BUILD REVIEWS

<u>DPW Project No. 23886</u>	Anticipated Agency	\$ 4,776,303
Deferred Maintenance	2022 HB779:2A01	3,726,518
Treasure Valley Region 2	2022 HB779:2B04	19,742,000
Department of Administration (ADM)		<u>\$ 28,244,821</u>

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

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

Project Manager: Tyler Hash, Jacobs, DPW Owner's Representative

This project includes deferred maintenance tasks in the Treasure Valley Region 2 for:

1. College of Western Idaho (Nampa)
2. Idaho Military Division (Gowen Field & Caldwell)
3. Idaho State Police (Meridian)
4. Idaho Department of Corrections (Kuna)

At the April 4, 2023, meeting, the Division of Public Works (DPW) and the Council approved HC Company Inc. as the Design-Build Team for the Deferred Maintenance

Program project for Treasure Valley Region 2. Subsequently at the July, 11, 2023 meeting, an emergency authorization was granted for a failed RTU that needed to be replaced as expeditiously as possible at the IDOC ISCC Facility.

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

- College of Western Idaho
 - Nampa Micron Education Center
 - a. Roof and Skylight Replacement
- Idaho Military Division
 - Caldwell Readiness Center HVAC
 - a. Conference Room Reconfiguration
 - b. Office area reconfiguration / expansion
 - Building 600 HVAC (Gowen Fields)
 - a. HVAC System Replacement.
- Idaho State Police
 - POST Dorm HVAC / Hydronics Replacement in Meridian.
- Idaho Department of Corrections
 - ISCC Roof and Skylight Replacement
 - HVAC Roof Top Units 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.

Mr. Miller added that the Military Division has matching federal funds for their projects.

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. 23886. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 23154</u>	2022	HB779:7A03	\$ 164,000
Replace Server Room AC Unit	2023	SB1197:7A01	286,000
Sam Glenn Complex			\$ 450,000
Lewis Clark State College (LCSC)			
Lewiston, Idaho			

Previous Minutes: 09-07-22

Mr. Miller introduced Mr. Rob Sawyer, Covenant Engineering, Lewiston, Idaho (Virtual). Mr. Sawyer shared plans and presented the project.

DPW Project Manager: Elaine Hill

The scope of work for this project includes replacing an existing Computer Room Air Conditioner (CRAC) that cools the college's primary server room. In order to improve the resiliency of the server room's cooling system, two new CRACs will replace a single existing CRAC.

These two new CRACs will be complete with outdoor condensers sized for 120 deg F ambient conditions and each will be sized to carry the full load of the server room. Modifications to the electrical system will eliminate single points of failure by creating redundant electric supply (generator power and building power) to both the CRACs and the individual servers equipped with dual power supplies. This project was identified as a high priority as failure of the server room cooling system represents a significant operational risk for the college.

This project was originally delegated to LCSC. When the cost estimate exceeded the delegation limits, additional FY23 deferred maintenance funds were requested and added. The project was returned to DPW for management.

CKA and Covenant Engineering, Lewiston designed the project. The firm's construction cost estimate for the base work is \$350,000 which is within the project construction budget of \$400,000.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23154. Council passed the motion.

FINAL 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		

Previous Minutes: 08-02-22, 11-03-22, 09-06-23

DPW Project Manager: Margie Kenedy

This project is expanding CSI's Agricultural Diesel and On-Road Diesel Mechanic 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, which will have upgraded mechanical systems for these type of uses. Student classrooms and administration offices are also included.

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. Total exterior site improvements are approximately \$2,000,000.

Groundbreaking is scheduled for spring of 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 \$12,584,424.00. Starr Corp has been selected as the CM/GC for the project.

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. 22091. Council passed the motion.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
24869	ISU	Light Construction	\$200,000
24870	ISU	Light Construction	\$200,000
24871	ISU	HVAC, Idaho Falls	\$200,000

MOTION: SENATOR LENT MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBER 24869 THROUGH 24871. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

OLD BUSINESS

Mr. Miller presented the 2024 Meeting Schedule.

Council discussed changing the January 2024 meeting to January 3rd.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE 2024 MEETING SCHEDULE. Council passed the motion.

NEW BUSINESS

Mr. Miller presented the first reading of the Non-State Entity Funded Projects Policy Amendment.

Council discussed proposed 3)b) and whether DPW can adequately enforce it as written. Mr. Miller stated he would submit this question for a legal review by the AGs office.

ADJOURNMENT

The November 14, 2023 PBFAC Meeting adjourned at 3:44 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist