

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, December 5, 2023

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

The December 5, 2023 meeting was called to order by Chair Dale Reynolds at 1:35 PM in the Legislative Meeting Room EW40, Capitol Building at 700 West State Street, conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

Mr. Dale Reynolds, Chair
Mr. Dee Jameson, Vice Chair (Virtual)
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
Mr. Brian Boyd, Project Manager, Division of Public Works (Virtual)
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
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
Mr. Richard Brien, Leasing Program Manager, Division of Public Works (Virtual)

APPROVAL OF NOVEMBER 14, 2023 MEETING MINUTES

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM NOVEMBER 14, 2023, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 24155D

Agency \$ 297,664

Landscape Improvements
Student Union Bldg (SUB) /
Center for Student Leadership (CSL)
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to improve the landscape of the south hillside adjacent to the SUB / CSL building.

The scope of the project will include excavation and concrete work to provide two terraced seating areas and retaining walls, cultured stone treatment of the retaining walls, concrete pavers for the seating areas, and preparation of the grounds to receive plants and trees.

DPW Project No. 24156D

Agency \$ 209,615

South Patio Access
Student Union Bldg (SUB) /
Center for Student Leadership (CSL)
Lewis-Clark State College (LCSC)
Lewiston, Idaho

Lewis-Clark State College requests delegation of a project to provide access to an exterior patio area and install awnings for the SUB / CSL building.

The scope of the project will include demolition of an existing storefront window system, installation of a new storefront doorway, and installation of an awning to protect the entry and adjoining patio from direct sun exposure.

DPW Project No. 24212D

Agency \$295,000

ADA Platforms Installation
Albertsons Stadium
Boise State University (BSU)
Boise, Idaho

Boise State University requests delegation of a project to allow seating and access to view games and spectacles at the stadium and meeting the minimum ADA requirements of the at the Stadium.

The project will include the coordination of prefabricated platforms to provide ADA seating and railing at the Stadium. The installation will meet code compliance and minimal disturbance to the existing concrete bleachers.

DPW Project No. 24213D
Yale Court Demo & Abatement
Boise State University (BSU)
Boise, Idaho

Agency \$215,000

Boise State University requests delegation of a project to demolish various buildings on Yale Court.

The scope of work is to include the demolition and abatement of several single-story buildings the University has deemed uninhabitable. It will also cover the necessary sitework to turn the space into usable construction staging.

DPW Project No. 24214D
Mono Speaker Structural Steel, Ph 2
Morrison Center
Boise State University (BSU)
Boise, Idaho

Agency \$ 213,200

Boise State University requests delegation of a project to complete the work of Phase 1, DPW Project No. 21670D Mono-Cluster Purchase and Install. The cost of the original project exceeded the budget and a portion of the work was deferred to a later date. This project will finish the installation of the structural steel required to support the catwalk. It will also include the catwalk grading and handrails.

The scope of work includes adding the access catwalk to the steel beams that were installed as part of Phase 1, replacing safety rails on the existing catwalk and installing fall protection brackets for lifeline / safety line attachments. Design for this work was completed in Phase 1.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NOS. 24155D, 24156D, 24212D, 24213D AND 24214D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 23540D
Upgrade Restroom, Visitor Center
Three Island State Park
Department of Parks and Recreation (IDPR)
Glenns Ferry, Idaho

2022 HB779:2A01 \$ 60,000

Previous Minutes: 08-01-23

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

The Three Island State Park original Visitor Center restrooms are only accessible from the exterior. The original Visitor Center currently does not have an ADA accessible restroom. This project will renovate the two existing restrooms into one ADA accessible single unisex restroom.

The scope of work will include reframing the exterior wall to provide one accessible door, demolition of separation wall, plumbing reconfiguration for single restroom, new epoxy floor system, wall painting, and installation of new plumbing fixtures and accessories.

Design services provided by Platform Architecture Design, Boise. Design Professional selection per I.C. 67-2320. The construction budget is \$52,000. Construction is planned to be completed during Summer 2024.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 23540D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 24351 2023 SB1197:2A01 \$ 173,000
Lobby Security Access Controls
Satellite Services Center (SSC)
Department of Health and Welfare (DHW)
Blackfoot, Idaho

DPW Project Manager: Nicole Gallaher

The lobby doors currently are not double doors and do not have card reader access control. Additionally, the current access control software in the building has not been upgraded to the new software that the agency has been integrating throughout the state for several years.

The project will replace the lobby doors with a storefront double door. Access control will be installed on a total of 9 doors, 6 exterior doors and 3 interior doors.

JHS Architects, Pocatello, has completed the design. The estimated construction cost is \$137,995, averaging about \$15,332 per door, which is within the \$145,320 construction budget. The work is anticipated to commence March 2024.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 24351 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 24512</u>	2023	SB1197:2A01	\$ 190,000
Remodel Training Facility Bathrooms	2023	SB1197:7A01	25,000
Peace Officer Standards and Training (POST)			\$ 215,000
Idaho State Police (ISP)			
Meridian, Idaho			

DPW Project Manager: Nicole Gallaher

The common area bathrooms in the ISP Post Training facility (2 male, 2 female) have experienced numerous water leaks and have deteriorated wall substrates, internal fixture mounting and DWV connections due to heavy use. The existing facilities are all original 1994 construction.

The work of this project will replace all fixtures and compartment partitions, provide new sound insulation, tile backer board, water resistant gypsum board wall sheathing, and new tile wall tile. The Base Bid will include all the work mentioned above. Alternate No. 1 will demolish existing thick-set ceramic floor tile and install new ceramic floor tile.

HSA, Boise has completed the design. The estimated construction cost is \$186,395 (\$225 SF), which is within the \$187,900 construction budget. The work is anticipated to commence spring of 2024 and be completed early summer of 2024.

Council discussed the add alternate to be completed if it falls within the budget.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 24512 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

<u>DPW Project No. 24625</u>	Agency	\$ 300,000
Chinden Bldg 4, Tenant Improvement, Ph 2		
Division of Occupational and Professional Licenses (DOPL)		
Boise, Idaho		

DPW Project Manager: Nicole Gallaher

This project is to create a new Bureau Chief office to support a recent organizational structure change. The project will combine an unused office with another room to create a 180 square foot office for the Bureau Chief position. Additionally, the project will replace aging chairs in their Board Room and partially wrap a large generator that blocks 35' of office windows.

DOPL requests to use the McAlvain Design-Build Team for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an

extended or new professional services contract for an associated or phased project.”
McAlvain Design-Build recently completed 20626, DOPL B4 Tenant Improvement.

Council discussed the scope of work of this project.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24625. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 24060 2023 SB1197:2A01 \$ 1,640,426
Replace PLC Security & Graphic Control Panels
Idaho State Correctional Center (ISCC)
Idaho Department of Correction (IDOC)
Kuna, Idaho

DPW Project Manager: John Parham

This project will provide for the upgrade/replacement of the current aging PA and door control systems at the Idaho State Correctional Center in Kuna. The problems with the existing system are posing an unacceptable risk to the life/safety of both staff and residents. The current system is subject to operational issues, such as difficulty communicating with staff and residents, doors not opening or closing properly, and command interface problems. A new system is needed facility-wide, including wiring, devices, PLC cabinets, door stations, and touchscreen control interfacing.

A Request for Qualifications was issued on October 6, 2023. Responses were received from two design-build teams on October 27, 2023. Both firms were selected for interviews by a Selection Committee including Justin Freeman and Brent Warner, IDOC; Kyle Redford with DC Engineering, as an independent design professional; and John Parham and Dan Thacker, DPW.

The results of the selection interviews are:

Quality Electric Inc and Apex Integrated Security Systems, Boise	109
Corrections Technology Group and Pennell Consulting Inc, Spokane, WA	88

Council discussed the extent of upgrades/replacements being made to the PA and door control systems.

MOTION: REPRESENTATIVE SAUTER 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. 24060. Council passed the motion.

DPW Project No. 24063 2023 SB1197:2A01 \$ 1,426,458
Intercom System & Door Station Upgrade
Pocatello Women’s Correctional Center (PWCC)
Idaho Department of Correction (IDOC)
Pocatello, Idaho

DPW Project Manager: John Parham

This project will provide for the upgrade/replacement of the current aging PA and door control systems at the Pocatello Women’s Correctional Center. The problems with the existing system are posing an unacceptable risk to the life/safety of both staff and residents. The current system is subject to operational issues, such as difficulty communicating with staff and residents, doors not opening or closing properly, and command interface problems. A new system is needed facility-wide, including wiring, devices, PLC cabinets, door stations, and touchscreen control interfacing.

A Request for Qualifications was issued on October 6, 2023. Responses were received from two design-build teams on October 27, 2023. Both firms were selected for interviews by a Selection Committee including Justin Freeman and Brent Warner, IDOC; Kyle Redford with DC Engineering, as an independent design professional; and John Parham and Dan Thacker, DPW.

The results of the selection interviews are:

Quality Electric Inc and Apex Integrated Security Systems, Boise	109
Corrections Technology Group and Pennell Consulting Inc, Spokane, WA	92

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. 24063. Council passed the motion.

DPW Project No. 24153
Learning Living Community (LLC)
Lewis Clark State College (LCSC)
Lewiston, Idaho

2023 SB1197:2B07 \$ 1,070,000

DPW Project Manager: Elaine Hill

This tenant improvement project will provide modest on-campus housing for 20 students. Building updates include a new roof, HVAC upgrades, egress windows, replace flooring, bathroom expansion, sidewalk & retaining wall upgrades, and an update of the kitchen and laundry.

A Request for Qualifications was issued on October 30, 2023. Responses were received from a single design-build team on November 16, 2023. A Selection Committee including Julie Crea and Redgy Erb, LCSC and Andrew Gibler and Elaine Hill, DPW reviewed the proposal and found the team qualified.

Kenaston Corp., Lewiston, ID w/ CKA Architects, Lewiston, ID

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24153. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 22253
McCall Field Campus Improvements
College of Natural Resources (CNR)
University of Idaho (UI)
McCall, Idaho

2022 HB779:7A12 \$ 900,000

DPW Project Manager: Elaine Hill

This infrastructure improvement project is for a new water main on the McCall Field Campus to increase domestic water capacity / water pressure to address low fire flows. Additional work will include electrical power infrastructure with Idaho Power and underground campus fiber improvements, fencing and signs for existing and future campus development.

UI requests the use of Crestline Engineers, McCall for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” Crestline Engineers was hired in 2014 by UI in support of UI’s Campus Shower House. Continued involvement

of Crestline Engineers would result in an integrated project that would save cost and time savings due to the firm's knowledge of the McCall Field Campus and with the City of McCall's utilities.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF CRESTLINE ENGINEERS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 22253. Council passed the motion.

<u>DPW Project No. 22362</u>	Agency	\$ 13,150,000
AOS / Step Down Housing	2023 SB1197:2A01	275,000
Southwest Idaho Treatment Center (SWITC)		\$ 13,425,000
Department of Health and Welfare (DHW)		
Nampa, Idaho		

Previous Minutes: 01-03-23, 04-04-23, 05-02-23

DPW Project Manager: Nicole Cecil

The Division of Family and Community Services has been allocated general funds for the construction of an Assessment, Observation, and Stabilization Unit (AOS) and Step-Down Housing at the SWITC Campus in Nampa. The AOS will be designed for individuals who are in an acute behavioral/psychiatric crisis or for those individuals whose clinical team has determined that this environment is the most therapeutically appropriate. The primary population will be individuals with intellectual disabilities who also experience a severe mental illness or complex medical needs. The building program is a single story secured residence building that will be approximately 8,500 square feet. The Step-Down Housing will be one/two-bedroom settings designed for individuals who have stabilized from an acute behavioral/psychiatric crisis or for those who congregate care is not an option. The building program is a village concept with individual units organized in groups of two that resemble duplex or townhome living units. The goal is to build four duplexes and a clubhouse for a total of 14,940 square feet. Site improvements, including a courtyard, benches and landscaping will be part of the project.

A Request for Qualifications (RFQ) was issued for architect/engineer services on September 15, 2023. Statements of Qualifications were received from 7 firms on October 19, 2023. The submittals were evaluated; and two short-listed firms were interviewed on November 14, 2023, by a Selection Committee consisting of Stephanie Perry and Chad Sellman, DHW; Keith Tasker, as independent architect; and David Merrill and Nicole Cecil, DPW.

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

CSHQA, Boise	86.4
Lombard Conrad, Boise	84.2

This project is for the planning, design and construction of the proposed Dining Lodge and Kitchen Facility at the University of Idaho McCall Field Campus, McCall, Idaho. This site serves as the home of a variety of academic programming and research initiatives, including the K-12 Stem Education program, the McCall Outdoor Science School (MOSS).

The intent of this project is to remove and replace the existing Dining Facility with a new, state-of-the-art Dining Lodge and Kitchen that will seat up to 150 students and staff at one time. The existing Dining Facility is too small, aged, beyond service life, and in need of replacement. The vision, and proposal, is for an 8,900 square foot Dining Lodge and commercial grade kitchen. This new Dining Lodge and Kitchen Facility is one component of a number of improvements identified in the 2014 Facilities Strategic Plan for the McCall Field Campus. The UI previously funded and completed a Shower House and Restroom Facility. In addition, fundraising is under way by the UI for a separate Teaching and Learning Center to replace aging Classroom Facilities at the Field Campus.

UI requests to use McLennan Design for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to “negotiate an extended or new professional services contract” with a firm that has been “previously awarded a professional services contract for an associated or phased project.” A full Request for Qualifications (RFQ) process to identify a qualified design professional was conducted by the UI ON March 28, 2022 for the Planning, Programming and PreDesign Phase of this project. In response, Statements of Qualifications (SOQs) were submitted by nine (9) qualified firms. These SOQs were reviewed by a Selection Committee consisting of Daryle Faircloth, UI AES Architectural Project Manager, Dennis Becker, Dean, College of Natural Resources (CNR), Greg Fizzel, Program Director, CNR McCall Field Campus, Karla Eitel, Director, CNR McCall Field Campus, Gary Thompson, Leadership Coordinator, CNR McCall Field Campus, Bruce Haglund, Academic Faculty, College of Art & Architecture and Alli Kearns, Stakeholder / Independent.

Upon review of the SOQs, the Selection Committee selected four firms for oral interviews. Interviews were held May 10 and 12, 2022. Upon completion of the interviews, the Selection Committee formally recommended a final selection to UI Executive Leadership on May 24, 2022. UI executive Leadership accepted and ratified the Selection Committee’s recommendation.

The final ranked order as recommended by the Selection Committee was:

McLennan Design, Bainbridge, WA	1
Opsis Architecture, Portland, OR	2
JLG Architects, Minneapolis, MN	3
CRSA, Salt Lake City, UT / Epikos, McCall, ID	4

The Planning, Programming, and PreDesign Phase will be completed by McLennan Design this December 2023.

The UI is very satisfied with the work done to date by McLennan Design during the Planning, Programming, and PreDesign Phase of the project. The RFQ which was issued contained specific language allowing the selected firm to continue and to provide professional services for additional phases at the Agency's discretion. The UI and the Division anticipate project cost savings due to the firm's familiarity with the project developed during the implementation of the design effort to date.

Council discussed the total cost of the project.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF McLENNAN DESIGN AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 24261. Council passed the motion.

Architectural and Roofing Services
Department of Administration (ADM)
Regional

An RFQ was issued on September 19, 2023, for Regional Architectural and Roofing Services. Submittals were received as follows: for the southwest region, sixteen submittals were received, five firms withdrew, and eleven firms were interviewed for a total of seven contracts; for the southeast region, eleven submittals were received, two deemed unqualified, four firms withdrew, and five firms were selected for contracts; for the north region, eight submittals were received, two deemed unqualified, two firms withdrew, and four contracts were awarded. The Selection Committee members consisted of Gordie Kelsey, DHW; Mary Vizcarra, ISU; Nicole Cecil and Matthew Sandoval, DPW.

<u>Region</u>	<u>Firm</u>
Southwest	Erstad Architects, Boise Hutchison Smith Architects (Roofing), Boise Hummel, Boise Leatham-Kron-Van Ocker (Roofing), Boise Lombard Conrad (Roofing), Boise Pivot North, Boise Treanor HL, Eagle
Southeast	EDA, Twin Falls FFKR, Salt Lake City, UT JHS (Roofing), Pocatello Myers Anderson (Roofing), Pocatello NBW, Idaho Falls

North Architects West (Roofing), Coeur d’Alene
 Castellaw Kom Architects (Roofing), Lewiston
 Design West Architects (Roofing), Pullman, WA
 KNIT, Moscow

Civil Engineering and Surveying Services
 Department of Administration (ADM)
 Regional

An RFQ was issued on August 22, 2023, for Regional Civil Engineering and Surveying Services. Submittals were received from twelve (12) firms on September 15, 2023, for one or more regions, and each of the firms were reviewed and determined to be qualified. Three geographic areas were identified in the RFQ: Southeast, Southwest, and North Idaho. There are seven contracts available: two for Southeast Idaho, three for Southwest Idaho, and two for North Idaho. Two (2) firms were shortlisted from a list of (3) firms in the Southeast region and the two (2) firms had high scores while the third had a very low score and were not interviewed. Four (4) firms were shortlisted and interviewed on November 17, 2023, in the Southwest region, and three (3) were selected. Three (3) firms were interviewed on November 16, 2023, in the North region, and three (3) were selected. The interview committees were comprised of two (2) DPW project managers, and six (6) agency representatives. The North region committee members were Gary Groff and John Julian DPW project managers, Brent Warner, IDOC, and Celine Acord, U of I project manager. The Southwest region committee members were John Julian and Gary Groff, DPW project managers, Chad Sellman, DHW, and Justin Freeman, IDOC. The Southeast region committee members were John Julian and Gary Groff, DPW project managers, Greg Wieland, DHW/SHS, and Cole Elquist, ISU project manager.

The following firms will be offered an agreement.

Region	Firm
Southeast	Keller Engineering, Pocatello S & A Engineers, Idaho Falls
Southwest	Kimely-Horn, Boise M Engineering, Boise Breckon Land Design, Garden CitY
North	Parametrix, Coeur d’ Alene HWH Engineering, Coeur d’ Alene Coffman Engineers, Spokane, WA

Commissioning Services
 Department of Administration (ADM)
 Statewide

An RFQ was issued on August 15, 2023, for Statewide Commissioning Services. Five to six contracts were available, and six submittals were received. Qualifications were reviewed and interviewed by a Selection Committee consisting of Tom Cole, LABOR and Matt Proctor, UI; and Bruce Berry and Elaine Hill, DPW. It was determined that all six firms were qualified.

The following firms will be offered an agreement.

Region	Firm
Statewide	Engineering Economics, Inc (EEI), Liberty Lake, WA SEED Idaho, Boise NorthWest Engineering Services, Inc (NWESI), Boise Cator Ruma, Boise Drake Integration, Boise DC Engineers, Meridian

MOTION: MR. SHIFLET MOVED COUNCIL AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS WITH ABOVE LISTED FIRMS FOR REGIONAL ARCHITECTURE AND ROOFING SERVICES, REGIONAL CIVIL ENGINEERING AND SURVEYING SERVICES, AND STATEWIDE COMMISSIONING SERVICES. Council passed the motion.

COMMISSIONING SERVICES SELECTIONS

<u>DPW Project No. 22602</u>	Agency	\$ 68,055.88
Veterans Home Expansion	Anticipated Agency	34,248,744.12
Veteran Home – Lewiston (VET–L)	2021 HB791:2A01	18,483,675.00
Idaho Division of Veterans Services (IDVS)	2020 HB569:2A01	65,000.00
Lewiston, Idaho		\$ 52,865,475.88

Previous Minutes: 10-06-21, 02-01-22, 01-03-23, 05-02-23

DPW Project Manager: Elaine Hill

Commissioning Services will be needed for the expansion and remodel of the current Lewiston Veteran’s Home project. The current home for 58 veterans in double occupancy rooms with a shared restroom per every (2) two rooms. The current design is to expand the home in order to convert all the rooms to single occupancy rooms with a single private restroom.

A Request for Qualifications (RFQ) was issued for Commissioning Agent service on September 28, 2023. Statements of Qualifications were received from four firms on October 24, 2023. The submittals were evaluated, and three firms were interviewed on November 16, 2023 by a Selection Committee consisting of Mark High and Frank Northam, IDVS VETL; David Shourd, Hoffman CM/GC, Bill Carter, Mechanical Engineer, Elaine Hill, DPW Project Manager.

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

Coffman Engineers, Spokane, WA	89.6
NorthWest Engineering Services, Inc (NWESI), Boise, ID	76.6
Cator Ruma, Boise, ID and Denver, CO	75.0

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 22602. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 21654</u>	2021	HB225:2A01	\$ 711,100
Repair Utility Tunnels	<u>2022</u>	<u>HB779:7A03</u>	<u>12,000,000</u>
Idaho State University (ISU) Pocatello, Idaho			\$ 12,711,100

Previous Minutes: 10-06-21

Mr. Miller introduced Mr. Kris Wiese, Keller Associates, Pocatello, Idaho (Virtual). Mr. Wiese shared plans and presented the project.

DPW Project Manager: Gary Groff

On the ISU Campus in Pocatello the steam and condensate lines in the utility tunnel system are in need of replacement. This project will replace some of the 60-year-old and heavily corroded steam and condensate lines, insulation, steam valves, and steam specialties. The 80+ year old tunnel structure is also in need of major repair and or replacement due to deterioration of the concrete and access restrictions. The tunnels also include NetCom and high voltage Idaho Power lines in some sections. The project will include replacement of the tunnel floors, walls, lid, and access hatches.

This project will repair the next priority sections of the failing subsurface utility tunnels on the ISU Pocatello Campus. It will include removal of the tunnel lid, failing walls and flooring, replacement of steam and condensate lines, associated valves, drip legs, hangers, etc.

Keller Associates, Pocatello has just completed the Design Development Documents and they are under review by ISU and DPW. DPW 21654 contains funds for Repairing Utility Tunnel this Phase with an overall budget of \$7,275,100 along with a construction budget of \$6,150,000. The design development construction cost estimate for the Phase is \$6,170,000. In the next Design Phase, the construction costs will be reviewed and either the funding will be increased, or alternates will be used. The project also contains a set aside for the next Utility Tunnel Phase in the amount of \$5,436,000.

Council discussed the utility agreement between Idaho Power and Idaho State University.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 21654. Council passed the motion.

<u>DPW Project No. 23226</u>	2020	HB569:2A01	\$ 54,000
Replace RTU Air Handlers	2023	HB779:2A01	1,036,200
College of Technology	<u>2023</u>	<u>SB1197:7A01</u>	<u>2,000,000</u>
Idaho State University (ISU)			\$ 3,090,200
Pocatello, Idaho			

Previous Minutes: 03-07-23

Mr. Miller introduced Mr. Russ Pratt, SEED Idaho, Boise, Idaho. Mr. Pratt shared plans and presented the project.

DPW Project Manager: John Julian

This project calls for the replacement of existing roof top air handling equipment (RTUs), at the College of Technology, Idaho State University. Along with integrating the new equipment, new controls will integrate with existing mechanical systems, ductwork systems, etc. for a fully functioning new mechanical system within the building envelope. Due to the age of the existing system (in excess of 40 years old), it was no longer possible to provide upgrades to match a similar system. Due to changes in technology, a whole new HVAC design needed to be considered. A preliminary meeting was held on March 6, 2023, with the Agency and the Design Professional to determine two design options for a new HVAC system to best serve the needs of the Agency. The two design options presented by the Design Professional were a Multi-Zone Air Handling Equipment design, and a Packaged VAV equipment design, with Hot Water Reheat. After reviewing the best options, the Agency selected to use a new VAV System design with Hot Water Reheat as the basis for the new HVAC system building upgrade.

SEED Idaho, Boise is the project engineer; the construction cost estimate is \$1,279,380; and the project construction budget is \$1,675,500.

Council discussed the impact of the new Air Handlers and their new housing structure on the roof.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 23226. Council passed the motion.

<u>DPW Project No. 23255</u>	2022	HB779:2A03	\$	619,000
New Elevator / Access Improvements	2023	SB1197:2A03		385,000
Hartung Theater		<u>Anticipated FY25 Funds</u>		<u>476,000</u>
University of Idaho (UI)				\$ 1,480,000
Moscow, Idaho				

Previous Minutes: 12-06-22

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

DPW Project Manager: Nicole Cecil

This project provides an elevator for the Hartung Theater in accordance with the Americans with Disabilities Act (ADA) requirements. The Hartung Theater Building was originally constructed in the 1970's and does not have an elevator. The back of the house has three levels and includes a classroom on the upper level. There is no universal access to the back of house on the main level and access to the lower and upper levels are limited to stairways.

Proposed work includes construction of an exterior addition and installation of a three-stop machine roomless traction elevator. The location of the new elevator has been carefully analyzed to provide the best possible access to three different floor levels while minimizing impact to the existing square footage. This new location will provide a back of house entry vestibule as well as the much-needed ADA access to the upper classroom. In addition, a new accessible concrete walk will be constructed from the street right of way to the new entry and elevator.

Castellaw Kom Architects is the project architect. The estimated construction cost is \$1,148,515 (\$590/SF). Construction budget is \$1,200,000. The bid and award of the project is contingent upon full funding and the project will not go to bid until funding is achieved at the beginning of FY25. Construction is anticipated to begin August 2024 and be completed August 2025.

Council discussed the material to be used on the exterior addition of this project.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 23255. Council passed the motion.

DPW Project No. 23256	2019	SB11982A01	\$ 120,283
HVAC Upgrade, Phase 2	2020	HB569:2A01	2,300,000
Agricultural Science Bldg	2022	HB779:7A03	9,322,600
University of Idaho (UI)			\$ 11,742,883
Moscow, Idaho			

Previous Minutes 05-02-23

Mr. Miller introduced Ms. Melissa Boyd, Design West, Pullman, Washington (Virtual). Ms. Boyd shared plans and presented the project.

DPW Project Manager: Gary Groff

The project will develop and implement a set of repairs, upgrades, and improvements to the HVAC, building infrastructure systems and finishes within Iddings Agriculture Sciences Building. The desire is to provide a new HVAC system which will service the heating and cooling requirements for the structure. The building has two wings, the original four-level wing constructed in 1951 and the additional four-level wing completed in 1972 for a combined facility of 132,000 gross square footage. The current HVAC Systems are the original installations.

The replacement of all HVAC systems in the Agricultural Sciences Building will be done in phases to accommodate both the Staff and Budget. The First Phase is under construction and includes a new mechanical space for the 1951 Wing along with replacement of HVAC Systems and finishes on its third floor. Phase Two will include the 1951 Wing remaining HVAC System and finishes which are the second floor, first floor, ground floor, and auditorium.

Design West and MW Engineers have just completed the 50% Construction Documents and they are under review by UI and DPW. The Overall Budget for Phase two is \$11,113,900 with a Construction Budget of \$9,000,000 which was based off the Design Development Construction Cost Estimate. The 50% Construction Cost Estimate is \$9,321,000. The Construction Cost will be reviewed in the next design phase and budget increases or alternates will be established if required. The Project also contains funds in a set aside for the next HVAC System, Phase three, in the amount of \$2,678,266.

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

SPECIFICATIONS FOR DPW PROJECT NO. 23256. Council passed the motion.

Council member Jameson left the meeting.

<u>DPW Project No. 24262</u>	Anticipated Agency	\$ 9,100,000
Meat Science & Innovation Center	2023 SB1197:2B08	3,000,000
University of Idaho (UI)	<u>Anticipated FY25 Funds</u>	<u>2,000,000</u>
Moscow, Idaho		\$ 14,100,000

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

DPW Project Manager: Nicole Cecil

Initial conceptual planning for the University of Idaho (UI) Meat Science Innovation Center (MSIC) project began in 2018. Following initial conceptual development, the University of Idaho received design authorization from the Idaho Board of Regents in April 2020. The MSIC is a new, state of the art, USDA inspected and certified facility which replaces an existing aging and inadequate facility and will support the university's meat science curriculum. It will support teaching, research, and outreach across all aspects of the meat science industry, from harvest to packaging. The facility will provide students with experiential learning opportunities, and it will support research opportunities spanning multiple disciplines, including materials and system science, genetics, microbiology, biochemistry, and livestock management. It will also be the new home to Vandal Brand Meats. The facility as currently planned is approximately 11,000 sf. The total project cost, all phases, is currently estimated at \$14,100,000. This includes \$1,131,800 in processing equipment.

Upon receipt of design authorization from the Board of Regents, and prior to the award of any State of Idaho Permanent Building Fund (PBF) funds, the University of Idaho issued RFQs for both Design Professionals and a CM/GC. The Design Professional selection was made in August 2020. Castellaw Kom Architects, Lewiston, teamed with Anderson Mason Dale Architects, Denver was selected using a full RFQ process. A CM/GC RFQ was issued on October 10, 2022, with two submissions and interviews. A selection committee recommended the selection of Ginno Construction, Coeur d'Alene, in November 2022. The design process proceeded with these firms under administration by the UI and supported by Agency funds and is currently in the design development phase.

In June 2023 the UI received construction authorization from the Idaho Board of Regents. The university subsequently initiated site clearing and basic site preparation operations. An existing modular building has now been removed from the site. The UI has issued a preconstruction contract to Ginno Construction for site excavation and structural fill. This work is currently underway.

In July 2023, the project received an initial PBF capitol line-item allocation of \$3 million. The university has requested, and PBFAC recommended, an additional \$2 million in the FY 2025 budget.

Upon the completion of the design process, the construction phase of the project will continue under current contracts through design with DPW oversight. Once the project transitions to construction, the Design Professional and CM/GC contracts will transition to DPW and continue with DPW oversight.

Castellaw Kom Architects and AMD are the project Architects; and Ginno Construction, Coeur d’Alene is the Construction Manager (CM) for the project. Ginno Construction’s current design development phase construction cost estimate is \$10,303,900; and the project construction budget is \$10,578,920.

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24262. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 20227</u>		Agency	\$ 65,000
Envelope Repairs, CAES	2014	SB1425:2A01	63,000
Idaho State University (ISU)	2019	SB1198:2A01	299,081
Idaho Falls, Idaho	2022	HB779:7A03	65,000
	2023	SB1197:7A01	504,000
	2023	SB1197:7A03	25,000
			\$ 1,021,081

Previous Minutes: 07-12-22

DPW Project Manager: Gary Groff

The outer envelope of the CAES building in Idaho Falls is having air leakage and water intrusion problems. Extensive repair and or rework is required. The rework will include removing and refastening of the metal rain screen siding that is pulling away from the building, removal, and installation of a new waterproof substrate membrane, reflashing of windows and doors, recaulking as needed, and rework of roofing curbs to ensure a watertight joints.

The project was initially bid on September 2, 2022, with only one bidder responding with a bid of \$755,967. The overall budget was \$492,081 with a construction budget of \$350,000. The scope of work was to remove and correctly reinstall existing zinc siding on the CAES Building. At that time, it was determined that we should reject the only Bid and review the scope and costs.

After reviewing the original scope of work, it was decided to replace the existing zinc siding with all new aluminum siding. The overall budget was increased to \$996,081 with a Construction Budget of \$858,065. The project was rebid on November 8, 2023, and received three (3) bids with a low responsive bid from CR Clark Construction in the amount of \$898,502. To award the project \$25,000 will be added to the Overall Budget.

THIS MATERIAL FOR DPW 20227 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.

<u>DPW Project No. 21132</u>	2021	HB225:2A01	\$260,000
Repair/Replace Roof,	2021	<u>SB1172:2A01</u>	490,000
Health Care Education, Bldg. 6			\$750,000
College of Eastern Idaho (CEI)			
Idaho Falls, Idaho			

Previous Minutes: 06-07-22

DPW Project Manager: Matthew Sandoval

This project scope included removing and replacing the existing mechanically attached single-ply roofing membrane and all wet or damaged insulation. The approximant roof area is 24,250 square feet.

Funding for this project was originally added based on College of Eastern Idaho estimates, which were conducted during the height of cost escalations in 2021. After receiving a low responsive bid well below this estimate, the project was able to be completed below original estimates. This resulted in roughly 55% total savings.

The total project budget decreased from \$750,000 to \$339,000.

THE MATERIAL FOR DPW PROJECT NO. 21132 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21213</u>	2021	HB225:2A01	\$ 200,000
Replace Roof, Boulder Hall	2022	HB779:7A03	50,000
Boise State University (BSU)	2023	<u>SB1197:7A01</u>	330,000
Boise, Idaho			\$ 580,000

Previous Minutes: 06-07-22

DPW Project Manager: Matthew Sandoval

This project scope included removing the existing mechanically attached single-ply roofing membrane and all associated insulation/coverboard down to the existing wood

roof deck, then installing a single-ply roofing membrane over new insulation and cover board. 15,000 Square feet of roof area is included in this project.

Funding was originally added to the project to accommodate increased cost estimates from the design professional prior to bidding. Subsequent funding was added to award the contract to the low responsive bidder, as well as cover several necessary change orders uncovered during construction. These included adding a structurally sloped insulation package and raising the parapet wall to accommodate the increase in height.

The total project budget increased from \$200,000 to \$580,000.

THE MATERIAL FOR DPW PROJECT NO. 21213 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
24872D	ISU	Light Construction	\$200,000

MOTION: MR. SHIFLET MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBER 24872D. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report. No projects closed since the November 14, 2023 meeting.

LEASE REPORT

Mr. Brien presented the lease report (Virtual).

Council discussed the new leases for the public defender's office and the county's transition plan to the new space with the State.

Request for Lease Term Over Five Years

Agency: Division of Veterans Services

Lessor: Idaho State University

Address: 1957 Alvin Ricken Drive, Pocatello

Sq. Ft: N/A

Cost/Year: \$48,000

Lease Type: Full-Service

Cost/Sq. Ft. (1st Year): N/A

Cost/Sq. Ft. (Effective): N/A

Space Type: Ground

Lease Term: 25-Years
Cost Ratio: N/A

Total Contract Value: \$1,326,152
Escalations: 5.00%/5 yrs.

Comments: The Idaho Department of Health and Welfare and the Idaho Division of Veterans Services previously entered into a Land Lease Agreement for 8.6 acres with Idaho State University on February 13, 1991. Since then, the Idaho State Veterans Home was developed and built on the Premises for the purpose of the treatment, after treatment, and care of eligible Idaho veterans. All rights, title and interest in property, real and personal, held by the Department of Health and Welfare for use in exercising the powers and duties on behalf of the Division of Veterans Services were transferred to and vested in the Division of Veterans Services in 2006.

Today the Division continues to improve, maintain, and own the Idaho State Veterans Home on the Premises. This lease renewal grants the Division to continue to own, operate, and improve the Home for the next 25 years.

<p>MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE A 25-YEAR LEASE TERM FOR THE DIVISION OF VETERANS SERVICES GROUND LEASE FROM IDAHO STATE UNIVERSITY AT 1957 ALVIN RICKEN DRIVE IN POCATELLO IDAHO. COUNCIL PASSED THE MOTION.</p>

OLD BUSINESS

Mr. Miller provided an update on Council's question from the November PBFAC meeting regarding DPW Project 24235D. Barry answered Council's question on the Mapes panels warranty which is 25 years.

Mr. Miller presented the Non-State Entity Funded Projects Policy Amendment – Second Reading (Handout).

NEW BUSINESS

FY2024 RECOMMENDATION TO THE IDAHO DEPARTMENT OF TRANSPORTATION

Idaho Code §40-310(14) establishes a program for the construction, alteration, repair, and maintenance of roadways in, through, and around the grounds of state institutions. The Idaho Transportation Board has authorized an amount up to \$30,000 annually for this program under ITD Board Policy B-05-15.

DPW accepts requests from any appropriate board, commission, governing body, or official head of any state institution that is seeking access to funds for such projects. DPW

processes project requests annually, obtains the Governor's approval of recommended projects, and then passes on the recommendation(s) to the Idaho Transportation Board through the ITD Maintenance Engineer on or before March 1 annually.

DPW staff is recommending to the Council an Idaho Educational Services for the Deaf and the Blind (IESDB) project for FY2024 funding.

The project is to construct a driveway and parking area on the west side of the Admin Building to allow for more parent and visitor parking.

PBFAC recommendation for FY2025 A&R included \$275,000 for this project; the \$30,000 ITD grant funds will bring the total budget to \$305,000.

MOTION: MR. SHIFLET MOVED COUNCIL RECOMMEND THE IESDB PROJECT TO THE IDAHO TRANSPORTATION BOARD FOR FY2024 FUNDING.

ADJOURNMENT

The December 5, 2023 PBFAC Meeting adjourned at 3:44 PM.

Mr. Dale Reynolds, Chair

Ms. Nicole Hanson, Business Operations Specialist