

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, January 4, 2022

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

Anticipating technical difficulties with remote attendance, Chairman Jameson transferred the duties of the chair to Vice Chair Senator Vick who called the meeting to order at 1:32 p.m. in the West Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom in Boise, Idaho.

Council Members Present:

Mr. Dee Jameson, Chair (Virtual)
Ms. Cindy Bateman
Mr. Dale Reynolds
Representative Jason Monks
Senator Steven Vick

Department of Administration and Division of Public Works Staff Present:

Mr. Keith Reynolds, 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. Margie Kennedy, Senior Project Manager, Division of Public Works
Mr. Martin Santoyo, Lead Project Manager, Division of Public Works
Ms. Elaine Hill, Project Manager, Division of Public Works
Ms. Kelly Berard, Project Manager, Division of Public Works
Mr. John Julian, Project Manager, Division of Public Works (Virtual)
Mr. Gary Groff, Project Manager, Division of Public Works (Virtual)
Mr. Brian Boyd, Project Manager, Division of Public Works
Ms. Lindsay Erb, Project Manager, Division of Public Works (Virtual)
Mr. Josh Lewis, Roofing and Asbestos Program Manager, Division of Public Works
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

APPROVAL OF DECEMBER 7, 2021 MEETING MINUTES

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE MINUTES FROM DECEMBER 7, 2021, AS WRITTEN. Council passed the motion.

EMERGENCY CONTRACTING AUTHORIZATIONS

ECA 2201

Replace Boiler, Heat Plant
Boise State University (BSU)
Boise, Idaho

2021	HB225:2A01	\$725,000
2021	SB1172:2A01	60,000
		<u>\$785,000</u>

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to replace the boiler at the heat plant. Earlier this month, it was identified that one of three boilers at the heat plant failed. These boilers comprise the main heat plant that heats 25 buildings on campus. When one fails, the remaining boilers cannot keep up with the current heating demands of all the buildings during winter. Until a new boiler is in place, a temporary boiler has been brought in to meet demand at a cost of approximately \$200,000 per season. Recognizing this is a temporary fix and long lead times make it imperative that a new boiler is installed before next winter. Lead times alone are over 25 weeks for a new boiler, adding engineering, installation, and industry availability makes this an emergency to expedite contracting authority due to significant resources to encumber a temporary boiler as well as a significant life safety issue, heating over 25 campus buildings, including heat to three main resident halls, Driscoll, Taylor, and Keiser.

THE MATERIAL FOR ECA 2201 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

ECA 2202

Replace Piping and Mold Remediation
Chaffee Hall, Wings A & B
Boise State University (BSU)
Boise, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization to replace piping and mold remediation for Chaffee Hall, wings A and B. After noticing some plumbing leaks in Chaffee Hall wings A and B, Boise State University initiated a study to investigate condition of the plumbing piping in September. From that study, it was discovered that the building's plumbing system is significantly worse than previously thought. The old galvanized domestic piping is failing in many places and causing leaks and the cast iron waste piping is cracking in many areas. The continuous leaks have caused mold to grow within the walls. Although the mold has been mitigated in occupied areas, it will continue to pose a threat until the issue is resolved. Coupled with the ongoing health concerns, fixing the leaks on an ad hoc basis will both displace residents and pose ongoing maintenance issues. Resolving these issues on a case-by-case basis also places the building at a higher risk of a large flooding event. This facility is typically full for the summers with conference attendees; however, Housing has arranged for the building to be vacant for Summer 2022 for the possibility of this project's construction.

Musgrove Engineering did the study and has agreed to provide contract documents for construction. They are currently working on a proposal for their services. In addition, Paige Mechanical has been familiar with the work and is available to replace the piping in time. Their quote for one floor was approximately \$75,000 with 5 other floors to complete, totaling \$450,000. In addition, we plan to contract with Belfor to complete any mold remediation necessary. Additional costs to repair and patch the ceilings, floors, and walls as well as the mold remediation will be determined as the full extent of work is known. It is anticipated that this project total cost could be upwards of \$750,000 - \$1,000,000.

Council discussed the amount of piping for the project and galvanized pipes in state buildings.

THE MATERIAL FOR ECA 2202 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

DELEGATED PROJECTS

DPW Project No. 22205D

Agency \$149,560

Chiller Replacement

Keiser, Taylor, Driscoll, and Morrison Halls

Boise State University (BSU)

Boise, Idaho

Boise State University requests delegation of a project to replace the backup chiller for Keiser, Taylor, Driscoll, and Morrison Halls. The project will replace a 20+ year old, 100-ton air cooled chiller that provides backup cooling during the summer months for housing. Since the chiller replacement will be a like-for-like replacement, it will not require a consultant. BSU plans to use a service contractor to permit, purchase, and install the equipment.

The estimated total project cost is \$149,560. It is anticipated that the project will be substantially completed by December 2022.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE DELEGATION, APPROVE FINAL PLANS AND SPECIFICATIONS, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22205D. Council passed the motion.

Chairman Jameson requested to be removed from making motions due to the limitations with his virtual attendance.

DPW Project No. 22206D
HVAC Air Circulation
Pioneer Hall
Boise State University (BSU)
Boise, Idaho

Agency \$121,400

Boise State University requests delegation of a project to provide fresh air to some existing spaces which currently do not have any. The function of these areas is currently limited to storage space due to the lack of ventilation; adding a new rooftop unit and new split furnace system will allow for a new classroom and offices. A mechanical engineer will select the new equipment; a structural engineer will evaluate the additional loads to the roof; and an electrical engineer will provide power for the new components. The new HVAC systems will be tied into the existing building DDC system. The project also encompasses some demolition of existing exhaust systems which are no longer used as well as a gas fired unit heater.

The estimated total project cost is \$121,400. It is anticipated that the project will be substantially completed by Fall 2022.

Council discussed the original design for the space and potential egress needs.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE DELEGATION, APPROVE FINAL PLANS AND SPECIFICATIONS, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22206D. Council passed the motion.

SMALL PROJECTS

DPW Project No. 21102
Replace Roof, Heat Plant
College of Southern Idaho (CSI)
Twin Falls, Idaho

2020 HB225:2A01 \$100,000

This project will coat the Heat Plant concrete roof deck with a (2) coat silicone system. A 20-year manufactures warranty will be included. The concrete deck leaks and the coating will eliminate water intrusion into the Heat Plant.

The project is being designed by Hutchison Smith Architects, Boise. The construction cost estimate is \$35,000; and the project construction budget is \$80,000.

Council discussed the cost per square foot and certification needs for installation.

MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE DPW PROJECT NO. 21102 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 22204
Caven-Williams Turf Replacement
Boise State University (BSU)
Boise, Idaho

Agency \$575,000

This project is to design and replace Boise State's Caven-Williams Indoor Practice Facility's artificial turf. The current green turf was originally installed in 2006 and has reached the end of its useful life. The new turf will need to be an equivalent product of the existing turf, including the fiber, infill, and backing, which will be installed over the existing crushed rock base. The contractor will be required to remove and haul off the existing turf. The existing 78,000 square foot facility will also have an eight-year warranty.

The schedule is imperative and locked into the dates during the month of May 2022. Project Budget is anticipated at a not-to-exceed cost of \$575,000.

A Request for Qualifications was issued on November 30, 2021. Responses were received from three design build teams on December 16, 2021 and interviewed on December 22, 2021. The Selection Committee included Doug Suddreth and CJ Vargas, Boise State University; Laura Williams, Andersen Construction as an independent consultant; and Marc French and Margie Kennedy, DPW.

The results of the selection interviews are:

McAlvain – FieldTurf, Boise	95
Coast to Coast – AstroTurf, Seattle, WA	82
Hellas Construction, Austin, Texas	73

Council discussed the source of agency funds and the warranty for the turf.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22204. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 21535
Laundry and Kitchen Remodel
Juvenile Correction Center Nampa (JCCN)
Department of Juvenile Corrections (DJC)
Nampa, Idaho

2021 HB225:2A01 \$618,000

Previous Minutes: 06-01-21

Since opening, the IDJC facility in Nampa has contracted with SWITC to provide laundry services. Early this year, SWITC notified IDJC that they would no longer provide those services. As a result, JCCN will need to increase the capacity of laundry services on site. This project is to accommodate in house laundry facilities at the Juvenile Correction Center either utilizing existing space within the current facility or an addition to the facility.

In addition to the remodel of the laundry, work will also include remodeling the existing kitchen. Upgrades include finishes, equipment, and a new walk-in freezer to better serve the residents.

A Mid-Range Selection Committee consisting of David Birch and Scott Johnson, IDJC; and Lindsay Erb and Bruce Berry, DPW; met on May 17, 2021, to evaluate the submittals on file with DPW. The Committee reviewed ten southwest Idaho architectural firms and short listed to seven firms.

The rankings of the firms are as follows:

Lombard Conrad, Boise	89.5
CSHQA, Boise	88.0
HSA, Boise	81.0
Insight Architects, Boise	75.0
Cole Architects, Boise	68.8

Council reviewed the DPW procedures for ranking of firms and discussed the cost difference between building this facility versus contracting the service out.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 21535. Council passed the motion.

DPW Project No. 22203
Morrison Center Backstage Storage
Boise State University (BSU)
Boise, Idaho

Agency \$527,000

This project is to include the design and construction of a multi-level storage area at the back of the Morrison Center's main stage. The two-story structure will include a freight elevator for moving stage equipment between floors, as well as a new in-floor scale in the backstage area. The project will also include new fire suppression at each level.

A Mid-Range Selection Committee consisting of Yoni Melchert, and Evan Danforth, Boise State University; and Marc French and Margie Kennedy, DPW; met on December 21, 2021, to evaluate the submittals on file with DPW. The Committee reviewed twenty-three southwest Idaho architectural firms and short listed to five firms.

The rankings of the firms are as follows:

LKV, Boise	72.25
CSHQA, Boise	71.75
Cushing Terrell Architects, Boise	71.00
Erstad Architects, Boise	69.25
Cole Architects, Boise	67.75

Council discussed the source of agency funds.

MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22203. Council passed the motion.

DPW Project No. 22232 Agency \$16,800,000
College of Pharmacy Research Labs
Idaho State University (ISU)
Pocatello, Idaho

This project is to remodel the second floor of the College of Pharmacy, Leonard Hall, Building 8. Building 8 is approximately 49,000 sq. ft.; the College of Pharmacy is approximately 15,000 sq. ft. The scope of work is to extend the existing lab space and create more functional faculty and graduate offices, collaboration spaces, modernize labs, and create ADA restrooms. The scope of work also includes utility improvements at the first-floor ceiling and at the basement floor to accommodate the second floor improvements and for the clinical lab support.

A Request for Qualifications (RFQ) was issued for design professional services on October 27, 2021. Statements of Qualifications were received from two firms on November 23, 2021. Both firms were interviewed on December 13, 2021, by a Selection Committee consisting of Cheryl Hanson and Chris Baker, ISU; Alexis Townsend, as the independent design professional; and Fred Richards and Martin Santoyo, DPW.

The results of the selection interviews are:

Hummel, Boise/Idaho Falls and Gensler, Worldwide	88.8
Myers Anderson, Pocatello and CRB, North America/Europe	75.6

Council discussed prior remodels to the first floor.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22232. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 21103

2020 HB225:2A01 \$170,000

Replace Roof, Meyerhoeffer Building
College of Southern Idaho (CSI)
Twin Falls, Idaho

Mr. Miller introduced Mr. Glenn Robinette, Hutchison Smith Architects, Boise. Mr. Robinette shared plans and presented the project.

This project will remove the existing rock ballast and single-ply roofing membrane down to the insulation. Wet or damaged insulation will be removed and replaced. New mechanically attached 80mil TPO, single-ply roofing membrane over new ½” cover board will be installed. All associated flashings will be removed and replaced. A State of Idaho 30-year Guarantee will be included. The existing single-ply system was installed in 1995 and had a 15-year warranty. The total roof area is approximately 6,973 square feet.

The project is being designed by Hutchison Smith Architects, Boise. The construction cost estimate is \$120,000; and the project construction budget is \$152,000.

Council discussed how far the new cap will extend over the wall.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21103. Council passed the motion.

DPW Project No. 21134

2021 HB225:2A01 \$350,000

Upgrade Lighting
College of Eastern Idaho (CEI)
Idaho Falls, Idaho

Mr. Miller introduced Mr. Matt Bradley, Musgrove Engineering, Idaho Falls. Mr. Bradley shared plans and presented the project.

This project will replace existing metal halide lighting in the quad, western, and southern parking areas with new LED light fixtures as part of the base bid. Four additive alternates will be designed to replace the lighting in the Health Science Building based upon agency priority. Alternates 2, 3 and 4 are anticipated to be outside the base bid, but the agency may choose to complete alternates if funds become available. Bidding and construction are anticipated in early spring and summer break of 2022.

Regional Electrical Engineer, Musgrove Engineering, Idaho Falls / Boise, has designed the project. The firm's construction cost estimate for the base bid is \$198,720; add. alt. 1 is

\$160,801; combining base and alt. 1 is \$354,971 and the project construction budget is \$300,000. Add. alt. 2 for the Nursing Building Classrooms Level 1 is \$151,442.40; add. alt. 3 for the Nursing Building Classrooms Level 2 is \$126,769.20; and add. alt. 4 for the Nursing Building Admin. Areas is \$27,225.60. An Idaho Falls Power Lighting Incentive is approximately \$4,550 for alt. 1 and \$12,030 for alt. 3.

Council confirmed the replacement of fixtures versus modification to the existing fixture and discussed the option to complete part of alternate 1 if funds allow.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21134. Council passed the motion.

<u>DPW Project No. 21212</u>	Agency	\$112,500
Replace Roof, Children's Center	2020 HB225:2A01	112,500
Boise State University (BSU)		\$225,000
Boise, Idaho		

Mr. Miller introduced Mr. Glenn Robinette, Hutchison Smith Architects, Boise. Mr. Robinette shared plans and presented the project.

This project will remove the existing mechanically attached single-ply roofing membrane down to the existing insulation. Wet or damaged insulation will be removed and replaced. New mechanically attached 80mil TPO single-ply roofing membrane will be installed over new 1/2" cover board. A State of Idaho 30-year Guarantee will be included. The single-ply system and shingles on the original building were installed in 1995 and the single-ply had a 15-year warranty. The addition was constructed in 2002 and had a 15-year warranty. The project also includes the removal of the asphalt shingles and underlayment down to the roof sheathing. Replace with new 30-year architectural shingles, new underlayment, and all associated flashings. The total roof area is approximately 18,300 square feet. A bid alternate for the repair of the water damaged stucco will be included.

The project is being designed by Hutchison Smith Architects, Boise. The construction cost estimate is \$198,000; and the project construction budget is \$200,000.

MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21212. Council passed the motion.

<u>DPW Project No. 21300</u>	2020	HB569:2A01	\$185,000
Access Control System	2021	HB225:2A01	306,000
Department of Labor (LABOR)			\$491,000
Statewide, Idaho			

Mr. Miller introduced Mr. Nick Schaefer, Musgrove Engineers, Boise. Mr. Schaefer shared plans and presented the project.

The project's scope includes expanding the existing Hirsch door access control system for new card readers to Labor office buildings throughout the state. Seven State owned buildings being upgraded will include the Boise Central Office (IAB), Boise Annex Building, Caldwell, Lewiston, Idaho Falls, Burley and Pocatello Offices. This will allow for controlled employee access through their badges.

Musgrove Engineers has completed the preliminary design of the project. The base bid construction estimate is \$301,588 with alternates estimated at \$75,900. The project construction budget is \$392,800.

Council discussed the breakdown of costs per door, the benefit of an access control system, and the installation of the camera system.

MOTION: MR. D. REYNOLDS 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. 21300. Council passed the motion.

<u>DPW Project No. 22090</u>	2021	SB1172:2A01	\$300,000
Replace Electrical Main Panel, Desert Building			
College of Southern Idaho (CSI)			
Twin Falls, Idaho			

Mr. Miller introduced Mr. Matt Bradley, Musgrove Engineering, Idaho Falls. Mr. Bradley shared plans and presented the project.

This project will replace the main switchgear for the Desert Building, reconnect existing phase monitoring and surge suppression, and install active power quality filter to correct building harmonic production issues to meet Idaho Power Company power quality requirements.

Regional Electrical Engineer, Musgrove Engineering, Idaho Falls / Boise, has designed the project. The firm's construction cost estimate for the work is \$215,000.00; and the project construction budget is \$235,000.

Council discussed possible Idaho Power rebates; none are available for this project.

MOTION: REPRESENTATIVE MONKS 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. 22090. Council passed the motion.

DPW Project No. 22197

Agency \$460,000

Boise River Café Remodel, Ph 2
Boise State University (BSU)
Boise, Idaho

Previous Minutes: 09-07-21

Mr. Miller introduced Mr. Brian Riopelle, Hummel Architects, Boise. Mr. Riopelle shared plans and presented the project.

The Boise River Café is moving into phase 2. The scope will include replacing counter tops, casework, flooring, upgraded decorative lighting, painting and other cosmetic upgrades in the serving area of the café. The project is fully funded by Boise State University.

Hummel Architects, Boise, Idaho are the architects for this project. The firm's construction cost estimate is \$375,000. The project construction budget is \$386,400.

Council discussed the source of agency funds and specific areas of wear and tear requiring the remodel.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22197. Council passed the motion.

DPW Project No. 22510

2021 SB1172:2A01 \$250,000

Replace Roof, District 4
Idaho State Police (ISP)
Jerome, Idaho

Mr. Miller introduced Mr. Glenn Robinette, Hutchison Smith Architects, Boise. Mr. Robinette shared plans and presented the project.

This project will remove the existing mechanically attached single-ply roofing membrane down to the existing insulation. Wet or damaged insulation will be removed and replaced. Install new 80mil mechanically attached TPO, single-ply roofing membrane over new ½"

cover board. A State of Idaho 30-year Guarantee will be included. The total square footage is approximately 14,300 square feet.

The project is being designed by Hutchison Smith Architects, Boise. The construction cost estimate is \$215,000; and the project construction budget is \$225,750.

Council discussed the manufacturer of the previous roof.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22510. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 18257</u>	Anticipated Agency	\$15,000,000
Idaho Center for Agriculture Food and the Environment (CAFE)	<u>2017 SB1194:2B08</u>	<u>10,000,000</u>
College of Agriculture and Life Science (CALS)		\$25,000,000
University of Idaho (UI)		
Rupert, Idaho		

Previous Minutes: 05-05-20

Mr. Miller introduced Mr. Nathan Cleaver, Keller Associates, Meridian. Mr. Cleaver shared plans and presented the project.

The Idaho Center for Agriculture, Food and the Environment (CAFE) will be the largest and most advanced research center in the country that focuses on dairy and supporting industries. The CAFE will consist of three facilities: 1) a Research Dairy and Demonstration Farm, 2) Outreach and Education Center and 3) Food Processing Pilot Plant. The Research Dairy facilities are being address in DPW Project No. 18257.

The Research Dairy will be located on approximately 640 acres in Minidoka County near Rupert, Idaho. The Dairy will have a milking herd of 800-2,000 cows. Research priorities will focus on resource management issues such as:

- Efficient water use
- Water, soil, and air quality
- Nutrient management
- Manure management, including recycling and reuse, bio-refining, anaerobic digestion, energy production

The construction of the Research Dairy will occur in two phases. Phase 1, this approval request, will construct the milking parlor and will include cut/fill earthwork activities. The Phase 2 will include the calving barn, manure management facilities, feed center, corrals, and the office building.

Keller Associates is the project engineer; and McAlvain, Boise, is the Construction Manager/General Contractor (CM/GC) for the project. The construction cost estimate for Phase 1 is \$8,000,000 and falls within the Phase 1 construction budget. The University is currently raising funds for Phase 2.

Council discussed agency funds, the product from cows, and the number of cows needed for research.

MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 18257. Council passed the motion.

DPW Project No. 20251	2019	SB1198:2A01	\$ 999,100
HVAC Upgrade, Phase 1	2020	HB569:2A01	2,300,000
Agricultural Science Bldg			\$3,299,100
University of Idaho (UI)			
Moscow, Idaho			

Previous Minutes: 01-07-20

Mr. Miller introduced Ms. Amy Browne-Minden, Design West Architects, Pullman. Ms. Browne-Minden shared plans and presented the project.

The project will develop and implement a set of repairs, upgrades, and improvements to the HVAC and building infrastructure systems 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 feet.

- The 1951 wing uses two air handlers. The condition of this system is poor, with plugged heating hot water piping, control valves are rusted shut, and non-operational, leaking, and dirty ductwork with inefficient air delivery fans.
- The 1972 wing uses four air handlers. The system is in poor condition, with the old piping that is deteriorating and duct board ductwork which needs continuous patching.

The replacement of all HVAC systems in the Agricultural Sciences Building will be done in phases to accommodate both the staff and budget. This project represents the first phase which included an HVAC condition survey/master plan, and the construction of a new mechanical space for the 1951 wing along with replacement of HVAC systems on its third floor. Lower floors in the 1951 wing will be completed in future phases.

Design West Architects, Pullman is the lead designer for the project. The revised construction budget is \$2,615,000 with a current base bid construction estimate of \$3,306,000. The project will continue to be reviewed for alternates along with scope of work reductions. Additional supplemental funding might be possible. The 100% design development documents are being reviewed by DPW and UI.

Council discussed the total cost of all phases and the lifespan of the building.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 20251. Council passed the motion.

<u>DPW Project No. 22330</u>		Agency	\$18,407,000
Jerome County Readiness Center	<u>2021</u>	<u>SB1172:2B03</u>	<u>5,429,600</u>
State of Idaho Military Division (MIL)			\$23,836,600
Jerome, Idaho			

Previous Minutes: 09-03-21

Mr. Miller introduced Mr. Richard Creason, Myers Anderson Architects, Pocatello. Mr. Creason shared plans and presented the project.

The Idaho Military Division is building a new Readiness Center in Jerome County just Southwest of the I-84 freeway and US Route 93, approximately 2.5 miles north of the city of Twin Falls. This project encompasses the continuation and completion of the design and construction of the new readiness center building and associated site improvements. Project consists of a roughly 54,000 square foot specially designed Idaho Army National Guard Readiness Center. The Readiness Center includes the following items that are integral to the facility: unheated storage building, drill hall, classrooms, offices, conference rooms, training rooms, locker rooms, latrines, heated storage, fitness center, learning center, orderly rooms, controlled waste facility, flammable materials facility, backup generator, rigid pavement & organizational parking. This facility is designed to meet Industry Standards as well as all local, State, and Federal building codes and as per Public Law 90-480. Construction will include all utility services within close proximity to facility, information systems, fire detection and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas and site improvements. Facilities will be designed to a minimum life of 50 years in accordance with DoD's Unified Facilities Code (UFC 1-200-02) including energy efficiencies, building envelope and integrated building systems

performance as per ASA (IE&E) Sustainable Design and Development Policy updated 2017.

Myers Anderson Architects, Pocatello are the architects for this project. The firm's construction cost estimate is \$18,034,902. The project construction budget is \$18,407,000.

Council discussed which buildings the readiness center replaces.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 22330. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

<u>DPW Project No. 20197</u>	2020	SB1198:2A01	\$500,000
Elevator Repairs, Upgrades, & Modernizations	2021	HB225:2A01	330,000
Boise State University (BSU)			\$830,000
Boise, Idaho			

Previous Minutes: 12-03-19, 08-03-21

Mr. Miller introduced Mr. Bob Smith, Hutchison Smith Architects, Boise. Mr. Smith shared plans and presented the project.

This project combines FY20 and FY21 Supplemental funded elevator projects. Both projects address deficiencies identified during building inspections performed by the Idaho Division of Occupational & Professional Licenses. This project will bring three elevators into compliance with the Life Safety and Fire codes, provide fire department recall capability and perform necessary renovations to achieve the inspection certification required for the elevators to remain in service.

More specifically the scope will include repairs and modernization for three elevators located in the Math Building, Ruch Engineering Building, and the Communication Building. The work includes replacement of elevator pump units and controllers in the machine room, new car operating panels, door operators, car top controls, new cab finishes, pit upgrades including ladder, power and lighting and machine room upgrades such as power, lighting and mechanical cooling.

Hutchison Smith Architects, Boise has designed the project. The firm's construction cost estimate for the base bid is \$628,750, which is within the budget of \$630,000.

Council discussed the addition of a sump pump and recess in the floor of the elevator pit.

MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 20197. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 18062</u>		Agency \$	135,000.00
HVAC, Fire Sprinkler Upgrades and	2017	SB1194:2A01	819,036.00
Roof Replacement	2019	SB1198:2B04	632,324.84
Idaho Correctional Institution-Orofino (ICIO)	<u>2021</u>	<u>SB1172:2A01</u>	<u>1,170,000.00</u>
Idaho Department of Correction (IDOC)			\$2,756,360.84
Orofino, Idaho			

Previous Minutes: 09-12-17, 02-06-18, 03-06-18, 05-01-18, 01-08-19, 07-09-19, 07-07-20, 12-07-21

This project was established to replace/update the HVAC system and roof. The project will also add a fire protection system to the unprotected wood roof overbuild discovered during the design of the HVAC system.

The project as a whole was presented to Council and approved (PBFAC Minutes 01-08-19). Bids were received that greatly exceeded the available funding. Subsequently all the bids were rejected.

The leaking roof was replaced by a service contractor, utilizing the funding available at the time (PBFAC Minutes 07-07-20).

Additional funding in the amount of \$1,802,324.84 has now been added to the project. The total project funding is therefore \$2,756,360.84.

Hutchinson Smith Architects, Boise has completed the final construction documents for the replacement of the HVAC system and the addition of attic fire sprinklers. The 99% construction documents have been submitted for the Final DPW Review and Construction Approval. The construction estimate for the HVAC system and the attic fire sprinklers is \$2,228,000 with a construction budget of \$1,893,000. When the Low responsive bidder is identified, any funding needs will be addressed by IDOC and DPW.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 18062. Council passed the motion.

DPW Project No. 19239
Seating ADA Access, Phase1, A-B
Holt Arena
Idaho State University (ISU)
Pocatello, Idaho

Agency \$7,760,500

Previous Minutes: 10-03-18, 08-03-21, 11-04-21

This project is Phase 1-A and 1-B for replacement seating, ADA access upgrades, addition of a new President's Alumni Seating Box and meeting area, three new elevator systems access and ramps. The existing fiberglass shell seats will be replaced by new, larger, padded seating with retracting seats, comprising approximately 10,000 seats. Because of the restrictive construction and demolition phasing schedule to meet Holt Arena's active event schedules, the CMGC delivery method is being used for the 194,000 square foot facility.

JHS Architects and HOK Consultants are designing the project. The preliminary construction estimate is \$5,902,414. The construction budget is \$6,588,000.

Council discussed the source of agency funds.

MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 19239. Council passed the motion.

<u>DPW Project No. 21063</u>	Agency \$	12,985.20
Renovate Restrooms, Phase 1	2020 HB569:2A01	500,000.00
McKelway Hall	2021 HB225:5A01	100,000.00
Idaho Correctional Institution-Orofino (ICIO)		\$612,985.20
Idaho Department of Correction (IDOC)		
Orofino, Idaho		

Previous Minutes: 07-07-20, 06-01-21

This project is to remodel toilet/shower areas of the four main tiers in McKelway Hall as well as several small restrooms throughout the facility which are past their functional life expectancy. The remodel would include flooring, paint, lights, ventilation, plumbing fixtures, and accessories. Some walls will need to be removed and reconfigured for piping chases and a new layout for functionality/PREA compliance. The current scope of work is in C Wing which includes two large tier toilet/shower rooms, C1 and C2, and one small toilet/shower Room C1.2. There are two smaller toilet/shower rooms in C Wing, C2.2 and GC.1, that will be bid as alternates. Due to funding one small restroom in C wing, two

large tier toilet/shower rooms in B Wing, and five small toilet/shower rooms in B Wing will be a future project.

My Architect, Lewiston is designing the project. The revised construction budget is \$500,000 with a current base bid construction estimate of \$445,000. The project also includes two alternates for small toilet/shower rooms. The 95% construction documents are being reviewed by DPW and IDOC.

MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21063. Council passed the motion.

PROJECT UPDATES

<u>DPW Project No. 21015</u>		Agency	\$1,100,000
Facility Upgrades	2021	SB1172:2A04	300,000
Bldg. 4 Chinden			\$1,400,000
Department of Administration (ADM)			
Boise, Idaho			

Previous: 07-13-21

This project addresses multiple facility upgrades in Building 4 on the States' Chinden Campus, Boise. The scope is a collection of smaller facility upgrade projects transferred by the agency to DPW. The work of the project includes but is not limited to ADA access at the building front entry; core lighting, ceiling grid, tile, paint and carpet upgrades; fire alarm system replacement; vestibule and perimeter door replacement; control upgrades; elevator finish improvements; restroom countertop, fixture and tile replacement.

The additional funding is directly related to the scope associated with the restrooms and showers. Infrastructure demolition has been selective but has been extensive. With various projects funded to replacing portions of tile, wallboard, ceilings, fixtures and in all building restrooms and to repair leaks in the first-floor showers, it was decided to consolidate efforts and update the buildings restroom facilities for future use rather than patch them back together. In addition, the Department of Finance and Division of Professional and Occupational Licensing are contributing funds to assist with these upgrades.

The design build team of McAlvain and CSHQA/Musgrove has estimated the restroom work and is in the process of preparing design drawings for the additional restroom/shower room renovation.

The total project budget has been increased from \$1,100,000 to \$1,400,000, these are all Agency Funds.

Council discussed the current tenets of the building.

THE MATERIAL FOR DPW PROJECT NO. 21015 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21233</u>	2014	SB1425:2A01	\$150,000
Relocate Testing Center, Tingey	2020	HB569:2A01	346,800
University Place			\$496,800
Idaho State University (ISU)			
Idaho Falls, Idaho			

Previous Minutes: 06-01-21

This 4,638 square foot tenant improvement project at the ISU University Place Campus bid on October 21, 2021, with two contractors submitting bids. The architect's estimate was \$297,500, however, bids came in at \$387,000 and \$415,500. The scope of work is to relocate the student's testing center to a space that is quieter and has upgraded power & data technology that is required, thus the decision to add funds was made to ensure that the project moves forward. Construction to be completed spring of 2022.

\$150,000 was added from PBF contingency for total funding of \$496,800.

THE MATERIAL FOR DPW PROJECT NO. 21233 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.

<u>DPW Project No. 21606</u>	Agency	\$4,400,200
Retrofit Screening Facilities		
Idaho Division of Veterans Services (IDVS)		
Boise, Pocatello, Lewiston, Idaho		

Previous Minutes: 08-04-20 Emergency Contract Authorization

At the end of 2020 an emergency project to retrofit a permanent screening facility was constructed for three veteran home locations in Idaho using Cares Act funds. The project was completed December 16, 2020.

Since occupancy, IDVS identified modification and/or addition to the recently completed project at the three homes. Items being added are concrete walkways between the family visitation area to testing area, additional staff lockers, additional shelving, additional landscape drainage at new addition, adjustable family visitation speaker volume control, and modification of staff screening entry threshold to be flush with existing flooring. agency funds of \$286,000 will be used for the revised scope of work.

THE MATERIAL FOR DPW PROJECT NO. 21606 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED FOR THE COUNCIL.

NON-STATE ENTITY FUNDED PROJECTS

New Starbucks, Oboler Library
Idaho State University
Pocatello, Idaho

Non-State Funds \$2,065,544

Mr. Miller introduced Ms. Kristin Kolowich, OmniPlan, Dallas, TX. Ms. Kolowich shared plans and presented the project.

Idaho State University request approval for a non-state entity funded project to renovate 2,200 SF of the student lounge space inside the Eli Oboler Library. The existing student lounge will be renovated to accommodate a Starbucks location for students.

The scope of work includes interior partition reconfiguration, new commercial kitchen equipment, and associated electrical, and plumbing, and mechanical as required to accommodate the new program. Minor structural work will occur in relation to partition support and rooftop equipment support. Minor civil work will occur in relation to connection to existing campus utilities.

Per contractual agreement between ISU and Chartwells, this project will be funded by Chartwells up to \$500,000 and \$1,565,544 of philanthropic/donor support. The current estimated total project cost is \$2,065,544.

Council discussed contract between ISU and Chartwells and requested ISU return for a final review to address their questions.

THE MATERIAL FOR NON-STATE ENTITY FUNDED PROJECT TO RENOVATE STUDENT LOUNGE TO A STARBUCKS IN THE OBOLER LIBRARY AT IDAHO STATE UNIVERSITY WAS PROVIDED FOR INFORMATION ONLY. ACTION WILL BE TAKEN BY COUNCIL AT THE FEBRUARY 2022 MEETING.

CLOSED PROJECT REPORT

Mr. Miller presented the closed project report.

LEASE REPORT

Mr. Brien presented the lease report.

Request for Lease Term Over Five Years

Agency: Idaho State Liquor Division

Lessor: CJM Limited LLP

Address: 215 East Jackson Street, Mountain Home

Sq. Ft.: 4,000

Cost/Sq. Ft. (1st Yr.): \$8.50

Cost/Yr.: \$34,000

Lease Type: NNN

Lease Term: 10 Years

Cost Ratio*: 1.26

Cost/Sq. Ft. (Effective): \$9.74

Escalations: 3.00% per year

Space Type: Retail

Total Contract Value: \$389,771

Comments: The State Liquor Division is moving its current 275 E 4th N Mountain Home location to this 215 E Jackson Street location. The property is located in the City's downtown revitalization plan has proven to be high traffic, high sales area, and this new location allows the liquor store to expand into a 4,000 square foot location.

In consideration of a 10-year lease, the lessor will perform interior and exterior improvements to include entry, HVAC, loading dock, parking and complete buildout per the Division's standards. The lessor is currently underway with an internal and exterior renovation for the adjacent retail space.

MOTION: MS. BATEMAN MOVED COUNCIL APPROVE A 10-YEAR LEASE TERM FOR THE IDAHO STATE LIQUOR DIVISION AT 215 E JACKSON ST., MOUNTAIN HOME. Council passed the motion.

ADJOURNMENT

The January 4, 2022 PBFAC Meeting adjourned at 4:17 p.m.

Mr. Dee Jameson, Chair

Ms. Nicole Hanson, Business Operations Specialist