

## **PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING**

### **Official Minutes, February 1, 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 February 1, 2022 meeting to order at 1:30 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 (Conference Call)  
Ms. Cindy Bateman (Virtual)  
Mr. Dale Reynolds  
Representative Jason Monks  
Senator Steven Vick

#### **Department of Administration and Division of Public Works Staff Present:**

Mr. Pat Donaldson, Administrator, Division of Public Works  
Mr. Barry Miller, Deputy Administrator, Division of Public Works  
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works  
Ms. Peggy Birk, Project Coordinator, Division of Public Works  
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works  
Mr. Martin Santoyo, Lead Project Manager, Division of Public Works (Virtual)  
Ms. Sydnee Weersing, Lead Project Manager, Division of Public Works (Virtual)  
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)  
Ms. Kelly Berard, Project Manager, Division of Public Works  
Mr. John Julian, 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  
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

### **APPROVAL OF FEBRUARY 1, 2022 MEETING AMENDED AGENDA**

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE FEBRUARY 1, 2022 MEETING AMENDED AGENDA. Council passed the motion.**

### **APPROVAL OF JANUARY 4, 2022 MEETING MINUTES**

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE THE MINUTES FROM JANUARY 4, 2022, AS WRITTEN. Council passed the motion.**

## NON-STATE ENTITY FUNDED PROJECTS

New Starbucks, Oboler Library  
Idaho State University (ISU)  
Pocatello, Idaho

Non-State Funds \$2,065,544

Previous Minutes: 01-04-22

Mr. Miller introduced Ms. Cheryl Hanson, Idaho State University, Pocatello, ID. Ms. Hanson shared ISU's non-state entity funded 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. This is the first phase of a two-phase effort to make significant improvements to a highly utilized student academic support function.

The scope of work for the first phase includes renovation of the first-floor common space to include a Starbucks Coffee Center, associated student lounge space and new first floor library entry. The lounge/entry space is integral to the Starbucks and is intended to be completed simultaneously. However, the lounge space will be able to remain accessible to students during periods when the Starbucks Coffee Center is closed.

Per contractual agreement between ISU and Chartwells, this project will be funded by Chartwells in the amount of \$500,000 for costs associated with the coffee shop and a portion of the lounge. The Chartwells work will be leveraged with philanthropic/donor support of \$1,565,544 to cover costs associated with the lounge area, including lighting and HVAC upgrades as well as upgrades to the exterior skin of the library. New furnishings are also included in the cost and will provide students with an environment that fosters collaboration, individual study, and social gathering areas.

As this is a single integrated area, Chartwells will complete the entirety of the work as a single effort. The improvement of food service spaces is covered under the comprehensive agreement that the University executed with Chartwells. This agreement also covers the revenue sharing associated with sales generated at the Starbucks.

A second phase will follow that will utilize university and donor funds to complete the transition of the first-floor library to a student resource center.

The total first phase project cost is \$2,065,544. Work is expected to begin in late February and be completed for fall semester.

Council discussed the contract between ISU and Chartwells.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL TABLE NON-STATE ENTITY FUNDED PROJECT TO RENOVATE STUDENT LOUNGE TO A STARBUCKS IN THE OBOLER LIBRARY AT IDAHO STATE**

**UNIVERSITY UNTIL A BUDGET OR BOND CAN BE PROVIDED. Council passed the motion.**

**SMALL PROJECTS**

DPW Project No. 20622

Agency \$393,141

Security and Emergency Systems, Phase 1  
Idaho State Historical Society (ISHS)  
Boise, Idaho

Previous Minutes: 05-05-20, 06-01-21

This projects scope of work initiated with a Security and Fire system vulnerability assessment and engineering report. The survey and vulnerability assessment report evaluated thirteen ISHS buildings and sites. The report helped ISHS prioritize upgrades and enhancements that will eventually, over a phased approach, align systems and create future cost savings through efficiencies.

The scope of this project is the History Center, the second building identified as a priority by ISHS. The scope of work for the building includes security system upgrades, including access control, security cameras, and fire alarm.

Regional engineering firm, Musgrove, Boise, has designed the project. The firm's construction cost estimate for base bid which includes access control of existing doors and surveillance system upgrades is \$148,120. Alternates have been identified as upgrades to fire alarm systems, additional access door upgrades, and additional camera locations. The project construction budget is \$134,000. ISHS is anticipated to add additional funds to cover base bid and potentially alternates as prioritized.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE DPW PROJECT NO. 20622 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 21101

2021 HB225:2A01 \$140,000

Upgrade Windows/Doors  
Shields Building  
College of Southern Idaho (CSI)  
Twin Falls, Idaho

Previous Minutes: 10-06-21

This project is to replace the existing building entry doors at the two north-side vestibules of the Shields Building. Most of the doors and windows in this building were replaced under an earlier project. The doors under this project were listed as an alternate in the

bid documents for the earlier project, but the alternate was not taken due to funding shortfall. The existing door hardware is wearing out and the doors are not thermally efficient.

The scope of work will include the replacement of the doors/hardware and associated side windows not picked up in the earlier project, and coordination with a separate ongoing project for door access controls.

Cole Architects, Boise, has completed the preliminary design of the project. The base bid construction estimate is \$110,600. The project construction budget is \$118,000. Anticipating DBS submittal in February 2022, bidding in March 2022, and Construction June 2022 through August 2022.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE DPW PROJECT NO. 21101 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT.  
Council passed the motion.**

## **DESIGN PROFESSIONAL SELECTIONS**

DPW Project No. 21096 2021 HB225:2A01 \$346,500  
Repair Asphalt/North Section, Frontier Rd  
College of Southern Idaho (CSI)  
Twin Falls, Idaho

This project consists of repaving approximately 1,200 linear feet of roadway on the north section of Frontier Road which has deteriorated due to age. The heavily traveled roadway provides the primary access from north-south on the CSI Campus.

Work includes new gravel base, asphalt work, concrete curb and gutter and improved pedestrian pathways and crossings. Storm water drainage and retention will also be part of the project improvements

A Mid-Range Selection Committee consisting of Elijah Jensen and Theo Schut, CSI; and Jeremy Borsdorf and John Julian, DPW; met on January 10, 2022, to evaluate the submittals on file with DPW. The Committee reviewed five (5) Southwest Idaho Civil Engineering firms.

The rankings of the firms are as follows:

EHM, Twin Falls	83.50
Forsgren Associates, Boise	75.50
AEP Group, Boise	63.25
Ackerman / Eastwold, Garden City	60.50
Kimley-Horn, Boise	55.50

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 21096. Council passed the motion.**

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DPW Project No. 21536 2021 HB225:2A01 \$400,000  
Cover Outdoor Rec Yard  
Juvenile Corrections Center-Lewiston (JCCL)  
Department of Juvenile Corrections (DJC)  
Lewiston, Idaho

This project provides a covered solution for the existing outdoor recreation yard at the Department of Juvenile Corrections facility in Lewiston, Idaho. The existing covered yard is subject to the elements, prevents year-round use. The cover is intended to be freestanding and open air. Additional work will address the existing fence if funding allows.

A Mid-Range Selection Committee consisting of Kevin Bernatz and Kelly Stevens, DJC; and Andrew Gibler and Kelly Berard, DPW; met on December 17, 2021 and January 4th, 2022, to evaluate the submittals on file with DPW. The Committee reviewed the North Idaho architectural firms on file and short listed six firms.

The rankings of the top three firms are as follows:

Design West Architects, Pullman, WA	38.50
Castellaw Kom Architects, Lewiston, ID	37.75
RGU Architecture, Winchester, ID	35.50

Council sought clarification on the range of scores used.

**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. 21536. Council passed the motion.**

Council member, Ms. Bateman joined the meeting.

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DPW Project No. 22224 2021 SB1172:A201 \$151,800  
Engineering Polytechnic Complex Plan  
University Place  
Feasibility Study and Conceptual Planning  
Idaho State University (ISU)  
Idaho Falls, Idaho

The University Place Campus is located on the banks of the Snake River near U.S. Department of Energy facilities for the Idaho National Laboratory, an important research and technology partner to the University. Like the city of Idaho Falls, this campus is focused on growth and has started building the Polytechnic Institute degree program to help support community workforce requirements and build a pathway for future Polytechnic majors and minors. This project will establish a multi-institutional Polytechnic Center with a customized academic program to prepare inter-disciplinary leaders for a global, knowledge-based economy in energy, technology, and the environment. Programs offered range from Nuclear Engineering, Mechanical Engineering, Electrical Engineering, Math, GIS, and Cyber Security.

There is a Polytechnic Initiative Master Planning effort currently underway that is assessing what facilities, labs, classrooms, offices, support facilities, and student-centered spaces that will need to be housed in the Polytechnic Center. This study and conceptual design effort will refine programming needs, produce conceptual design options and imagery, site analysis, and cost estimates for the entire building project.

A Request for Qualifications (RFQ) was issued for architect/engineer services on December 21, 2021. Statements of Qualifications were received from 5 firms on January 12, 2022. The submittals were evaluated; and three short-listed firms were interviewed on January 26, 2022, by a Selection Committee consisting of Travis Sommers and Steven Hagler, ISU; Stephanie Clarkson, as independent architect; and Nathan Powers and Lindsay Erb, DPW.

The rankings of the top three firms are as follows:

Integrus, Spokane, WA and Myers Anderson, Pocatello	95.4
Hummel Architects, Boise and AMD Architects, Denver, CO	93.4
CRSA, Salt Lake City, UT	88.0

Council discussed the current use of the buildings on the ISU University Place Campus in Idaho Falls.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 22224. Council passed the motion.**

## **CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS**

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

Previous Minutes: 01-04-22

This project is to remodel the second floor of the College of Pharmacy, Leonard Hall, Building #8. The existing spaces do not conform to current code nor provide the functionality for current pharmacy and research lab academic needs.

The scope of work is to remodel the existing lab space and create more functional faculty and graduate offices, collaboration spaces, modernization of 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 construction manager/general contractor (CM/GC) services on December 6, 2021. Statements of Qualifications were received from two firms on January 5, 2022. Both firms were interviewed on January 25<sup>th</sup>, 2022 by a Selection Committee consisting of Cheryl Hanson and Chris Baker, ISU; Colin Okada, as the independent construction manager; and Fred Richards and Martin Santoyo, DPW.

The results of the selection interviews are:

Big-D, Idaho Falls	83.4
CM Company, Boise	68.4

Council discussed the number of submissions and final scores.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR DPW PROJECT NO. 22232. Council passed the motion.**

## **DESIGN-BUILD REVIEWS**

DPW Project No. 22204 Agency \$575,000  
Caven-Williams Turf Replacement  
Boise State University (BSU)  
Boise, Idaho

Previous Minutes: 01-04-22

Mr. Miller introduced Ms. Tammie Newman, McAlvain Design-Build, Boise, ID. Ms. Newman shared plans and presented the project.

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 with consideration of either recycling or reuse. The existing 78,000 square foot facility will also have an eight-year industry standard warranty.

The schedule is imperative and locked into the dates during the month of May 2022. Project estimate is \$550,000 which is below the project budget of \$575,000 of agency funding.

Council discussed the May timeline.

Representative Monks declared a potential conflict of interest as a current BSU athletics donor.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 22204. Council passed the motion.**

### **MID-RANGE REVIEWS**

DPW Project No. 20571 Agency \$400,000  
District 6 Rigby Sewer Line  
Idaho Department of Transportation (ITD)  
Rigby, Idaho

Mr. Miller introduced Mr. Gary Ashby, Forsgren Engineers, Boise/Idaho Falls, ID. Mr. Ashby shared plans and presented the project.

The ITD District 6 Headquarters campus sewer waste system currently uses three Motor Vehicle Waste Disposal Well (MVWDW) tanks, as well as four septic drain fields. The MVWDW tanks require regular pumping, costing approximately \$2,000 each time, and the septic drain fields are 35 to 60 years old.

The scope of work for this project is to connect the waste system for the District 6 facility to the City of Rigby sewage system. This will eliminate the need for ongoing tank pumping and provide a reliable and new utility sewer service.

Regional Civil Engineer, Forsgren Engineering, Boise/Idaho Falls, has designed the project. The firm's construction cost estimate and the project construction budget are \$325,000.



Council discussed ownership of the lift station and cost of maintenance.

**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. 20571. Council passed the motion.**

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DPW Project No. 21160 2021 HB225:2A01 \$370,000  
Wittman Complex and MTB Renovations, Phase 1  
Lewis-Clark State College (LCSC)  
Lewiston, Idaho

Mr. Miller introduced Mr. Greg Castellaw, Castellaw Kom Architects, Lewiston, ID. Mr. Castellaw share plans and presented the project.

This project involves two key components within the Wittman Complex on the Lewis-Clark State College Campus. First, remodel the diesel shop area to provide two new engine bays where an interior framed classroom pod currently exists. The existing overhead crane system will be extended to capture the new engine bays. Also, in the diesel shop area, relocate the tool room to provide two new offices and a testing lab. Second, remodel classroom 122 to remove non-functioning demonstration kitchens to make room for a bookshelf area. New flooring and ceilings will be installed to match the rest of the classroom.

Castellaw Kom Architects, Lewiston, has designed the project. The firm's construction cost estimate for the base work is \$283,800; and the project construction budget is \$295,000. Several design alternates to incorporate additional work have been designed and will be incorporated to the construction as the budget allows. One of these alternates is a small scope of work in the Mechanical-Tech Building "MTB." This work will include new flooring and the addition of a washer and dryer in the Health Corridor.

**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. 21160. Council passed the motion.**

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DPW Project No. 21216 2021 HB225:2A01 \$250,000  
Fiber Loop, Phase 3  
Boise State University (BSU)  
Boise, Idaho

Mr. Miller introduced Mr. Kyle Olson, Cator Ruma & Associates Co., Boise, ID. Mr. Olson shared plans and presented the project.

This project is the third phase of a campus wide effort to survey existing underground fiber and copper utilities, install copper tracer wire to help in conduit locating, and provide installation of new fiber optic cable between some buildings to improve fiber connectivity. Phase 2 is currently wrapping up and the intent is to continue directly into the Phase 3 scope. Because the campus does not have accurate information regarding the location of campus fiber and copper utilities, each new construction project leads to a high-risk situation whenever any site digging is required, which could leave multiple buildings without phone and internet utilities and cause emergency response costs to repair these utilities in a quick and urgent timeframe.

The scope for Phase 3 is to continue with the survey and documentation efforts for the existing underground copper and fiber utility site vaults, boxes, and conduit banks on campus. For utilities without locating capability (i.e., no existing copper tracer wire), a new tracer wire will be installed in existing pathways to assist in this effort. Located utilities will be documented and integrated into BSU OIT computer software tracking program ArcGIS for up to date as-built information purposes. This will provide the required data for the determination of the next fiber optic cable runs to be planned for this phase.

Regional Engineer, Cator Ruma & Associates, Co., will assist in the oversight, project management of the project, and final compilation of utility inventory and location documentation. The construction cost estimate is \$200,000; and the project construction budget is \$209,840.

Council discussed the use of GIS mapping for the project.

**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. 21216. Council passed the motion.**

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DPW Project No. 22199  
Science Lab 304 Remodel  
Boise State University (BSU)  
Boise, Idaho

Agency \$315,000

Mr. Miller introduced Ms. Danielle Weaver, CSHQA, Boise, ID. Ms. Weaver shared plans and presented the project.

This project is part of the ongoing phased upgrades at the Science Building at Boise State University. Upgrades include modernizing existing laboratories that still have original casework, fume hoods, and miscellaneous finishes. Science Lab 304 is located on the 3<sup>rd</sup> floor and operated by the Chemistry Department.

The scope of work includes reconfiguring the existing layout of the casework to accommodate two shared research stations. The upgrades include new lab benches, sinks, chemical resistant counter tops, and upgraded plumbing and electrical. New snorkel hoods will be installed along the reconfigured casework. The exhaust hoods have been updated and integrated into the main building exhaust during a previous project and will remain and be protected.

Regional Architect CSHQA, Boise, has designed the project. The firm's construction cost estimate for the work is \$235,870; and the project construction budget is \$265,000.

**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. 22199. Council passed the motion.**

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<u>DPW Project No. 22460</u>	2021	SB1172:2A01	\$370,000
Phoenix Valve Renewal			
Nampa Campus Academic Building (NCAB)			
College of Western Idaho (CWI)			
Nampa, Idaho			

Mr. Miller introduced Mr. Bill Carter, Musgrove Engineering, Boise, ID. Mr. Carter shared plans and presented the project.

This project is to replace the existing phoenix control valves and controls. The existing phoenix valves are original to the building and are at the end of their useful life as materials and controls are no longer supported by the manufacturer. To properly maintain these crucial science labs a replacement is required.

The scope of work includes replacing 21 phoenix valves, valve controls and hood controls. The new phoenix valves and controls will be integrated with the building JCI controls. The valves are direct replacement and limited duct modifications are anticipated. Controls will be upgraded to increase safety at the classroom hoods.

Regional Engineer Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimate for the work is \$272,800; and the DPW project construction budget is \$312,000.

Council discussed the inclusion of system calibration in the budget.

**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. 22460. Council passed the motion.**

Chairman Jameson excused himself from the meeting.

**PRELIMINARY REVIEWS**

<u>DPW Project No. 20335</u>	2019	SB1198:2B02	\$1,200,000
Site Utilities	<u>2021</u>	<u>HB225:2A01</u>	<u>2,300,000</u>
Jerome County Readiness Center			\$3,500,000
Idaho Military Division (MIL)			
Twin Falls, Idaho			

Previous Minutes: 07-07-20

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

This Site Utilities project is a companion project with the DPW No. 20330, Jerome Readiness Center. The proposed Jerome Readiness Center will be constructed on the southwest corner at the Interstate 84 (I-84) Twin Falls interchange. The Readiness Center is funded with by Federal (75%) and State (25% match) dollars. The federal funding prohibits spending federal funds on offsite infrastructure.

This project will construct offsite water, power, natural gas, and communications to the Jerome Readiness Center facilities and will construct the on-site subsurface sewage disposal system (pressurized drainfields) for the Readiness Center building. Through a connection agreement with the City of Jerome, a ten-inch watermain will be constructed from the City of Jerome’s water system at Crossroads Point, located on the northwest corner of the I-84 Twin Falls interchange, to the Readiness Center Facilities. Idaho Power, Intermountain Gas, and Century Link will be extending their utilities from the northeast corner of the I-84 Twin Falls interchange to the Readiness Center facilities.

Keller Associates is the project engineer. Keller’s construction cost estimate for the water and sewer construction is \$1,900,000; the estimated cost to extend power, natural gas, and communications are estimated to be less than \$800,000; for a total construction cost estimate of \$2,700,000. The Project construction budget is \$2,900,000.

Council discussed water access and storage options, the rock removal, the size of the facility, and the drainfields.

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

**SPECIFICATIONS FOR DPW PROJECT NO. 20335. Council passed the motion.**

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DPW Project No. 22250 2021 SB1172:2A01 \$643,500  
Envelope Repairs  
Administration Building  
University of Idaho (UI)  
Moscow, Idaho

Previous Minutes: 09-07-21

Mr. Miller introduced Ms. Danielle Weaver, CSHQA Architects, Boise, ID. Ms. Weaver shared plans and presented the project.

This project is part of the ongoing envelope upgrades at the 1909 Administration Building on the University of Idaho Campus. Upgrades include exterior masonry and concrete restoration and repair, life safety upgrades, and selective roofing replacement.

The scope of work includes the restoration of 24 area wells around the administration building. Specifically work includes restoration of masonry; replacement of concrete; painting and restoration of guardrails; installation of code required handrails; and the installation, repair, and replacement of drainage. In addition, the scope of work includes ADA upgrades to the Southwest building entrance, and the replacement of roofing material and roof repair at the north wing of the building.

CSHQA Architects is the project architect. Their construction cost estimate is \$522,500; and the project construction budget is \$540,000.

**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. 22250. Council passed the motion.**

**PRELIMINARY AND FINAL REVIEWS**

DPW Project No. 21175 Agency \$ 30,000  
Resurface Parking Lots 2021 HB225:2A01 957,326  
North Idaho College (NIC) \$987,326  
Coeur d'Alene, Idaho  
Previous Minutes: 07-13-21

Mr. Miller introduced Mr. Justin Shaw, HMH Engineering, Coeur d'Alene, ID. Mr. Shaw shared plans and presented the project.

This project is to resurface three parking lots throughout the NIC campus that are currently in very bad condition. This project is a continuation of DPW Project No. 20170.

HMH Engineering, Coeur d'Alene has designed the project with a base bid of \$820,698. The budget for construction cost for the project is \$833,000. Several alternates have been designed and will be included if the budget allows.

**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. 21175. Council passed the motion.**

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DPW Project No. 21207  
SUB Switchgear Replacement  
Student Union Building (SUB)  
Boise State University (BSU)  
Boise, Idaho

Agency \$964,000

Mr. Miller introduced Mr. Nick Schafer, Musgrove Engineering, Boise, ID. Mr. Schafer shared plans and presented the project.

This project is to replace the electrical switchgear in the Student Union Building. The switchgear is original to the Student Union Building built in 1966, and it has reached its useful life. Some parts do not function properly, and replacement parts are difficult to obtain.

Regional Engineer, Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimate is \$850,000; and the project construction budget is \$850,000.

**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. 21207. Council passed the motion.**

## FINAL REVIEWS

DPW Project No. 22330  
Jerome County Readiness Center  
State of Idaho Military Division (MIL)  
Jerome, Idaho

Agency \$18,407,000  
2021 SB1172:2B03 5,429,600  
\$23,836,600

Previous Minutes: 08-03-21, 01-04-22

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, ID. 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, Idaho 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 the construction budget and timeline.

**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. 22330. Council passed the motion.**

## **STUDIES**

<u>DPW Project No. 19607</u>	Agency	\$	175,000
Southwest Veteran's Home	Anticipated Agency		99,825,000
Idaho Division of Veterans Services (IDVS)			\$100,000,000
Boise, Idaho			

Previous Minutes: 08-06-19

Mr. Miller introduced Mr. Mike Kolejka, Orcutt Winslow, Phoenix, AZ. Mr. Kolejka shared plans and presented the project.

IDVS requested a study for potentially remodeling and/or replacing their aging Boise home. This study provides the data IDVS needs when applying for a 1/3 State to 2/3 Federal grant to fund the replacement.

Boise's current 158-bed Veterans Home is predominately double-occupancy resident rooms. The age of the existing infrastructure, its split-level design and limited resident amenities contribute to the need to build a replacement facility. A partial demolition phase will be required to make room on the site for the new facility.

The proposed 152-bed replacement home will be a five-story skilled nursing facility with common amenities for community center programs. Residential households will be located on floors 2 through 5. Each floor will represent a neighborhood with two 19-bed private resident suites with a full bathroom. The households feature a dedicated dining area, living room, den/conservatory, and outdoor secure terrace. Centrally located on each floor between the two households will be caregiver work areas, offices, support kitchen, medication room, conference area and support program areas. The ground floor will be home to the resident amenities which include: sports bar, canteen, multipurpose, recreation, barber/beauty, theater, chapel and therapy.

The Design Team consists of Orcutt Winslow, Phoenix, AZ in association with Hutchison Smith Architects of Boise, ID. The firm's construction cost estimate for new construction of the existing facility is \$84,600,000 with an additional \$5,300,000 for the Adult Day Care Facility.

Council discussed green space options for residents and air handler and other mechanical systems.

Mr. Miller shared the IDVS studies are being done in response to the FY22 supplemental funds.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL ACCEPT THE STUDY PREPARED FOR DPW PROJECT NO. 19607, FOLLOWING INCORPORATION OF DPW, AGENCY, AND PBFAC COMMENTS FOR USE BY IDAHO DIVISION OF VETERAN'S SERVICES. Council passed the motion.**

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<u>DPW Project No. 22602</u>	Agency	\$ 68,055.88
Feasibility Study	<u>Anticipated Agency</u>	<u>49,931,944.12</u>
Lewiston Veteran Home (VETL)		\$50,000,000.00
Idaho Division of Veterans Services (IDVS)		
Lewiston, Idaho		

Previous Minutes: 10-06-21



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

IDVS requested a feasibility study of the site and existing Lewiston Veterans Home. The current facility consists of double occupancy rooms with a shared restroom per every (2) two rooms. The goal of the study has been to evaluate the ability to expand the home to convert all the rooms to single occupancy rooms with a single private restroom. This proposed conversion is in response to the growing need to provide substantial mitigation and preventive measures for infection control to decrease the possibility of spreading viruses during a pandemic.

The design developed through the study proposes to expand the existing facility to the North following the VA's Small House Design Guideline principals. This expansion would create two new 16-bed household wings which then allows the conversion of the existing rooms into single occupancy. In doing so, this provides an opportunity to enclose the existing northeast and northwest garden areas into secure courtyards for the residence. This protects these outdoor areas from strong winds and creates an elopement proof area for residents with dementia and other cognitive issues to enjoy safely. In addition, the new household wings can be linked to the existing east and west wings to create a looped indoor walking path for residents and staff to use when the outdoor weather precludes going outside for exercise.

In addition to the residence expansion, the study has evaluated the construction of a new connected Adult Day Care Facility. This facility would provide separated day services to non-residents while utilizing a shared kitchen and potentially staff. Construction of this portion of work would expand to the west of the current building along with a new developed parking area.

The Design Team consists of Castellaw Kom Architects of Lewiston, ID in association with Orcutt Winslow, Phoenix, AZ. The firm's construction cost estimate for expansion and remodel of the existing facility is \$36,300,000 with an additional \$5,400,000 for the Adult Day Care Facility.

**MOTION: REPRESENTATIVE MONKS MOVED COUNCIL ACCEPT THE STUDY PREPARED FOR DPW PROJECT NO. 22602, FOLLOWING INCORPORATION OF DPW, AGENCY, AND PBFAC COMMENTS FOR USE BY IDAHO DIVISION OF VETERAN'S SERVICES. Council passed the motion.**

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DPW Project No. 22603	Agency	\$ 66,014.42
Feasibility Study	<u>Anticipated Agency</u>	<u>49,933,985.58</u>
Pocatello Veteran Home (VETP)		\$50,000,000.00
Idaho Department of Veteran Services (IDVS)		
Pocatello, Idaho		

Previous Minutes: 10-06-21

Mr. Miller introduced Ms. Alexis Townsend, Lombard Conrad Architects, Boise, ID. Ms. Townsend shared plans and presented the project.

IDVS requested a feasibility study of the site and existing Pocatello Veterans Home. The current facility consists of double occupancy rooms with a shared restroom per every (2) two rooms. The goal of the study has been to evaluate the ability to expand the home to convert all the rooms to single occupancy rooms with a single private restroom. This proposed conversion is in response to the growing need to provide substantial mitigation and preventive measures for infection control to decrease the possibility of spreading viruses during a pandemic.

The design developed through the study proposes to expand the existing facility to the South following the VA's Small House Design Guideline principals. This expansion would create two new 17-bed household wings which then allows the conversion of the existing rooms into single occupancy. In doing so, this provides an opportunity to enclose the existing southeast and southwest garden areas into secure courtyards for the residents. This protects these outdoor areas from strong winds and creates an elopement proof area for residents with dementia and other cognitive issues to enjoy safely. In addition, the new household wings can be linked to the existing east and west wings to create a looped indoor walking path for residents and staff to use when the outdoor weather precludes going outside for exercise.

In addition to the residence expansion, the study has evaluated the construction of a new connected Adult Day Care Facility. This facility would provide separated day services to non-residents while utilizing a shared kitchen and potentially staff. Construction of this portion of work would expand to the west of the current building along with a new developed drop off and parking area.

The Design Team consists of Lombard Conrad Architects Boise, Idaho in association with The Smithgroup of Phoenix, AZ. The firm's construction cost estimate for expansion and remodel of the existing facility is \$43,100,000 with an additional \$3,700,500 for the Adult Day Care Facility.

Council discussed the need and capacity for beds.

**MOTION: MR. D. REYNOLDS MOVED COUNCIL ACCEPT THE STUDY PREPARED FOR DPW PROJECT NO. 22603, FOLLOWING INCORPORATION OF DPW, AGENCY, AND PBFAC COMMENTS FOR USE BY IDAHO DIVISION OF VETERAN'S SERVICES. Council passed the motion.**

## **PROJECT UPDATES**

DPW Project No. 19606

Agency \$50,649,842.22

New Veteran's Home  
Idaho Division of Veterans Services (IDVS)  
Post Falls, Idaho

Previous Minutes: 03-05-19, 05-07-19, 09-10-19, 12-03-19, 03-03-20, 05-05-20

The new 64 bed, 84,454 GSF Skilled Nursing Home Facility is on a 7.3-acre site located in Post Falls, Idaho. The homelike environment will have 4 households which will each have sixteen (16) private resident rooms, living room, dining, den, and lounge with direct access to a secure courtyard.

IDVS received three additional federal grants to supplement the project budget to address Covid concerns including Infection Control, Durable Surfaces and Bulk Oxygen. The project is 43% through construction with substantial completion scheduled for this October 2022.

The architect of record is Orcutt Winslow, Phoenix, AZ with Castellaw Kom Architects, Lewiston, ID for construction administration. CORE Headwater, Rexburg, ID are the Construction Manager / General Contractor for the project. The three grants total \$3,799,648.30 raising the total project funding to \$50,649,842.22.

**THE MATERIAL FOR DPW PROJECT NO. 19606 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

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DPW Project No. 21061

New Wastewater Headworks  
North Idaho Correctional Institution (NICI)  
Idaho Department of Corrections (IDOC)  
Cottonwood, Idaho

2013	HB313:2A01	\$100,000
2020	HB569:2A01	350,000
2021	<u>HB225:2A01</u>	<u>290,000</u>
		\$740,000

Previous Minutes: 11-05-20, 04-06-21

The North Idaho Correctional Institution (NICI) had a complete re-design and overhaul of their wastewater stabilization ponds under a previous project. This ongoing project is an extension of the first project and will replace the existing pretreatment equipment (headworks). The headwork system collects, cleans, and conveys solids out of the wastewater channel.

Mountain Waterworks, Inc., Boise, designed the project. The firm's construction cost estimate for the work (pre-bid) was \$433,000. The project's construction budget was \$290,000. Because this project is extremely critical, IDOC requested to move forward with bidding the project as designed, knowing that the difference between the budget and the bid amount would need to be covered by additional state funds and/or agency funds.

The project was bid on August 19, 2021. A total of three bids were received, and the low responsive base bid, was \$645,000 from Challenger Companies, Nampa, Idaho. The FY2021 supplemental budget added \$290,000 and DPW added \$100,000 in contingency funds to this project so it could be completed. The total project budget is now \$740,000.

**THE MATERIAL FOR DPW PROJECT NO. 21061 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

<u>DPW Project No. 21201</u>	2020	SB1198:2A01	\$ 85,750
HVAC Validation, Science Building	2021	HB569:2A01	120,000
Boise State University (BSU)			\$205,750
Boise, Idaho			

Previous Minutes: 06-01-21

This project is to improve HVAC systems and implement recommendations from a previous report from the original Infrastructure Safety, Academic & Research study project, DPW Project No. 20194. This report evaluated the existing HVAC and fume exhaust systems serving the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Science Building on the Boise State Campus.

The project scope has several DDC control sequence updates that include the main air handling unit temperature reset modification and steam heating system staging control. There are eight labs that will have pneumatic temperature sensors replaced with electric sensors and VAV controllers. This will complete all pneumatic sensor upgrades throughout the building. Existing fume exhaust fan systems with energy recovery will also have control point and sequence updates. In addition, re-heat coils will be cleaned, and fire/smoke dampers will be removed from all hazardous exhaust ducts. With the implementation of this work, the building will be more efficient and occupants safer.

The design team’s estimate was \$147,400; however, the service contractors Not-To-Exceed contract amount is \$157,648. An additional \$85,750 was transferred from DPW Project No. 20194 for total project funding of \$205,750.

**THE MATERIAL FOR DPW PROJECT NO. 21201 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

<u>DPW Project No. 21532</u>	Anticipated Contingency	\$ 23,300
Exterior Lighting Upgrades	2018	HB691:2A01 175,000
Nampa and Lewiston Facilities	2020	HB569:2A01 250,000
Department of Juvenile Corrections (DJC)		\$448,300
Nampa and Lewiston, Idaho		

Previous Minutes: 12-02-20

This ongoing project is to replace interior and exterior lighting at DJC's Nampa and Lewiston Facilities with high efficiency, LED lights. In one location on the Nampa campus new site lighting was to be added. This work is being performed under Quality Electric's service contract with the State. During excavation for the new site lighting pole bases and associated conduit, it was discovered that rock is present underground at a depth of 26" below finished grade. The plans called for a 60" bottom of base depth. The precast bases and lights have been purchased and are on site.

To remove the rock at the new base locations and install nonmetallic conduit in trenches where the NEC's required burial depth cannot be met, Quality Electric requested a change order for \$46,838.63. For the benefit of the project and to utilize material that had already been procured, DPW issued the change order. Previously Quality Electric's construction contract was \$171,389 and this change order exceeds their service contract limit of \$200,000 (\$218,227.63).

**THE MATERIAL FOR DPW PROJECT NO. 21532 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

#### **CLOSED PROJECT REPORT**

Mr. Miller presented the closed project report.

#### **LEASE REPORT**

Mr. Brien presented the lease report.

Council discussed the plan for the IDOC space.

#### **ADJOURNMENT**

The February 1, 2022 PBFAC Meeting adjourned at 4:13 p.m.

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Mr. Dee Jameson, Chair

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Ms. Nicole Hanson, Business Operations Specialist