

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, June 2, 2026

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

The June 2, 2026 meeting was called to order by Chair Mr. Clint Shiflet at 9:30 a.m. in the Legislative Meeting Room EW40, Capitol Building, in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

Mr. Clint Shiflet, Chair
Representative Mark Sauter
Ms. Bonnie Layton (Virtual)

Department of Administration and Division of Public Works Staff Present:

Mr. Steve Bailey, Director, Department of Administration
Ms. Glenda Smith, Chief Financial Officer, Department of Administration
Ms. Kelly Berard, Administrator, Division of Public Works
Mr. Dan Asbury, Deputy Administrator, Division of Public Works
Ms. Wynter Bell, Management Assistant, Division of Public Works
Ms. Peggy Birk, Senior Project Coordinator, Division of Public Works
Ms. Nicole Cecil, Senior Project Manager, Division of Public Works
Mr. Brian Boyd, Senior Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works
Mr. Martin Santoyo, Project Manager, Division of Public Works
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)
Mr. John Parham, Project Manager, Division of Public Works
Mr. Darius Elison, Project Manager, Division of Public Works
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Mr. Scott Shawver, Project Manager, Division of Public Works
Ms. Brett Brown, Project Manager, Division of Public Works
Mr. Duran Villegas, Project Manager, Division of Public Works
Mr. Dan Horrigan, Project Manager, Division of Public Works
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)
Ms. Cora Krishnek, Leasing Program Manager, Division of Public Works
Ms. Grace Paduano, Leasing Program Assistant, Division of Public Works (Virtual)
Mr. Fred Richards, Field Representative, Division of Public Works (Virtual)
Mr. Kim Peterson, Field Representative, Division of Public Works (Virtual)
Ms. Dee Aguilar, Project Coordinator, Division of Public Works (Virtual)

SOUTHEAST IDAHO PBFAC PRESENTATIONS

Idaho State University

Mr. Asbury welcomed Mr. Brian Sangendorf, Vice President for Operations, Idaho State University. Mr. Sangendorf provided an overview of ISU projects.

Council discussion ensued regarding the following:

- The University's upcoming capital projects and strategic investments.
- Representative Sauter raised a question regarding student housing needs associated with the Idaho College of Osteopathic Medicine (ICOM) and whether ICOM students would be accommodated within future housing developments. Mr. Sangendorf explained that ICOM currently does not have dedicated housing and students are responsible for securing housing independently. ISU noted that future housing development on the Meridian campus could provide an opportunity for partnership with ICOM to address graduate-level housing needs.

Department of Juvenile Corrections

Mr. Asbury welcomed Mr. David Birch, Statewide Administrator of Facility Operations, Department of Juvenile Corrections. Mr. Birch provided an overview of DJC projects.

Mr. Shiflet inquired about the older dorms. Mr. Birch shared two were torn down and the remaining dorm has transitioned into a permanent training space for staff.

College of Eastern Idaho

Mr. Asbury welcomed Mr. Trevor Elordi, Vice President for Workforce Training and Operations, College of Eastern Idaho. Mr. Elordi provided an overview of CEI projects.

Council discussion ensued regarding the following:

- The new Engineering Building Ribbon Cutting Ceremony is on Aug 13th, 2026.
- Ms. Layton asked whether DPW or agencies have established standard specifications for restroom upgrades, including items such as countertops and materials, to reduce repeated design costs, improve consistency, and potentially achieve cost savings through standardized selections and bulk purchasing.
- DPW staff explained that DPW does not currently have established standards for restroom finishes; however, DPW generally supports agency-developed standards and campus-specific requirements.
- Mr. Elordi noted that they are working toward greater consistency across campus, including furniture and finish selections, and will focus on selecting materials that are efficient, economical, and appropriate for long-term maintenance.

[BREAK]

The meeting readjoined at 10:45 a.m.

Division of Military

Mr. Asbury welcomed Lieutenant Colonel Bud A. Williams, Division of Military. LTC Williams provided an overview of MIL projects.

Council discussion ensued regarding the following:

- Representative Sauter asked whether the approximately 300 soldiers planned for the future Bonneville County Readiness Center would be housed at the facility or if the building would primarily serve as a training and operational location. LTC Williams explained that the facility will serve as a training and operational center, with only a limited number of full-time staff assigned to the facility.
 - Representative Sauter asked whether the same operational model applied to the Readiness Center in Jerome. LTC Williams confirmed that the Jerome facility follows a similar model, supporting training, logistics, maintenance, and other mission-related activities.
 - Representative Sauter inquired whether any Emergency Medical Services (EMS) projects were included within the Military Division's current capital projects. LTC Williams explained that EMS-related projects are managed separately and typically follow their own request cycle.
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[LUNCH RECESS]

The meeting readjoined at 1:30 p.m.

Mr. Asbury introduced Ms. Brett Brown, newest Division of Public Works Project Manager.

APPROVAL OF JUNE 2, 2026 AMENDED MEETING AGENDA

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE AMENDED MEETING AGENDA FOR JUNE 2, 2026, AS WRITTEN. Council passed the motion.

APPROVAL OF May 5, 2026 MEETING MINUTES

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM MAY 5, 2026, AS WRITTEN. Council passed the motion.

FISCAL UPDATES

Ms. Glenda Smith presented the Fiscal update.

DELEGATED PROJECTS

DPW Project No. 26210D

Agency \$ 238,750

Recreation Center Racquetball Court
Renovation
Boise State University (BSU)
Boise, Idaho

Boise State University requests that a DPW project be delegated for the Rec Center Racquetball Court Renovation project. The project will combine three of the four existing racquetball courts in the Rec Center, converting the space into a new weight room. The project will optimize the underutilized racquetball court area and address the growing need for additional workout space. The Rec Center, a self-funding auxiliary, is using their reserves to fund the project. Design services will be procured from the regional list. A contractor will be procured through a public bid process or service contract depending on cost estimates after design. It is anticipated that construction for the project will be completed by Summer 2027.

DPW Project No. 26542D

2025 HB425:2A03 \$ 150,000

Heyburn SP Rocky Point Shoreline ADA
Access
Department of Parks and Recreation (IDPR)
Plummer, Idaho

Department of Park and Recreation requests that a DPW project be delegated for the Heyburn SP Rocky Point Shoreline ADA Access project in Plummer, Idaho. This project will consist of design and installation of concrete path and ADA roll out mats to shoreline. The ADA path will also connect to a day use concrete pad with accessible picnic table and grill. IDPR is planning to utilize a Design/Build team what we are currently under contract within the surrounding area to complete the project with existing expertise and economy of scale.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 26210D AND 26542D. Council passed the motion.

DELEGATED PROJECT REVIEWS

DPW Project No. 24224D

Expanded & Stairway Roof Access,
Eames Building
Idaho State University (ISU)
Pocatello, Idaho

	Agency	\$ 95,100
2023	SB1197:2A01	25,626
		<u>\$ 120,726</u>

Previous Minutes: 07-11-23

Mr. Asbury introduced Mr. Chris Baker, Idaho State University, Pocatello. Mr. Baker shared plans and presented the project.

This project will construct an interior set of steel stairs to provide access from the second floor to the roof of the Eames Complex. The new stairs will consist of painted steel stair treads and additional C-channel stair stringers. The stairs rise through the existing roof deck into a steel framed enclosure. The enclosure is insulated and non-combustible.

The estimated construction costs are \$105,500. This is within the \$115,526 construction budget. The design professional for this project is Visualize Engineering and the work is anticipated to commence in the Spring of 2027 and be completed by the end summer 2027. An ISU Service Contractor will be utilized for the completion of this project.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DPW PROJECT NO. 24224D AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

SMALL PROJECTS

DPW Project No. 26571

Fire Alarm System, District 6
Administration Building
Idaho Transportation Department (ITD)
Rigby, Idaho

Agency \$ 250,000

DPW Project Manager: John Parham

The work of this project will install a new fire alarm system with 3rd party monitoring in the existing 27,598 square feet ITD District 6 Administration building on the Idaho Transportation Department's campus in Rigby, Idaho. The building was originally built in 1973, with two additions in 1996 and 2004. There is currently no fire alarm or sprinkler system in place within the facility.

The scope of the project will install a brand-new monitored fire alarm system with associated electrical and data connections in the building, including a small basement area.

Myers Anderson, Pocatello, has designed the project. The estimated construction cost is \$188,000, which is within the \$200,000 construction budget. A service contractor will be used to complete the work, which is anticipated to commence in September 2026 and be completed prior to December 2026.

Representative Sauter asked what prompted this project. Mr. Parham confirmed after the fire marshal's review of the facility, there were no provisions for fire safety in the building and thus prompted the project.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 26571 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

TESTING DURING CONSTRUCTION SELECTIONS

<u>DPW Project No. 22602</u>	Agency	\$ 110,055.88
Veterans Home Expansion and Remodel	Anticipated Agency	34,326,825.00
Veteran Home – Lewiston (VET–L)	2020 HB569:2A01	65,000.00
Idaho Division of Veterans Services (IDVS)	2022 HB791:2A01	18,483,675.00
Lewiston, Idaho		<u>\$ 52,985,555.88</u>

Previous Minutes: 10-06-21, 02-01-22, 01-03-23, 05-02-23, 12-05-23

DPW Project Manager: Andrew Gibler

Construction Testing Services will be needed for the expansion and remodel of the Lewiston Veteran's Home project. The existing home for 66 veterans has double-occupancy rooms with a shared restroom between every (2) two rooms. This project will expand the home and remodel existing spaces to convert all rooms into single-occupancy rooms, each with a private restroom.

A Request for Qualifications (RFQ) for Construction Testing Services was issued on March 2, 2026. Statements of Qualifications (SOQ) were received from three (3) firms on April 8, 2026. The submittals were evaluated by a Selection Committee consisting of Frank Northam and Marv Delp from IDVS, Angela Taylor from Keller Associates as the independent reviewer, and Josh Meadows and Andrew Gibler from DPW. The scoring from the initial evaluation of the SOQs indicated a strong lead by the top-ranked team, and the lower ranking firms elected to withdraw. No interviews were held.

The results of the final rankings are as follows (maximum of 80 points):

AllWest Testing & Engineering, Lewiston	73.8
HMH Engineering, Lewiston	69.2

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR CONSTRUCTION TESTING SERVICES FOR DPW PROJECT NO. 22602. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 26208

Agency \$ 553,900

Kinesiology Annex Remodel
Lifelong Interdisciplinary Movement,
Biomechanics, and Respiration Center (LIMBR)
Boise State University (BSU)
Boise, Idaho

DPW Project Manager: Dan Horrigan

In September 2025, Boise State University (BSU) was awarded an \$8,000,000 federal grant from the National Institutes of Health (NIH) to create a shared human movement and respiratory laboratory facility. Boise State has authorized \$553,900 for the design of the project. The estimated total budget authorization will be \$7,080,500, contingent on NIH approval of the design to release the remaining funds.

The project will remodel approximately 13,500 square feet of vacant space located in the Kinesiology Annex building that currently houses a decommissioned aquatic center. The project will repurpose an unused space and put the program in a central location easily accessible to other major research hubs on campus.

A Request for Qualifications (RFQ) was issued for Design-Build services on March 27, 2026. Statements of Qualifications were received from five (5) firms on April 23, 2026. The submittals were evaluated; and four (4) short-listed firms were interviewed on May 13, 2026, by a Selection Committee consisting of Paul Fleischer and Brittany Austin, BSU, Adam Garcia, Arch Nexus, Boise, as independent design professional, Dan Thacker and Dan Horrigan, DPW.

The results of the final rankings are as follows:

Okland Construction / Hummel Architects, Meridian	91.47
Andersen Construction/ Cushing Terrell Architects, Boise	84.94
Core Construction/ Lombard Conrad Architects, Boise	84.73
McAlvain Construction / CSHQA, Boise	81.79

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. 26208. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 26060</u> New Intercom & Door Locking System Idaho Correctional Institution Orofino (ICIO) Idaho Department of Correction (IDOC) Orofino, Idaho	2025 HB425:2A01 \$ 1,425,000
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DPW Project Manager: Martin Santoyo

The project is located at the Idaho Correctional Institution – Orofino (ICIO). The facility is currently operating with outdated and non-working intercom and door security systems and equipment. This is a high priority project for IDOC given the existing conditions, especially since the systems of A Block are failing.

The scope of work is to upgrade the intercom and door security systems throughout the facility and upgrade the door stations and Programmable Logic Controller (PLC) cabinets. The upgrades are to be integrated into a single non-proprietary system, operable from all locations around the facility. The facilities are occupied and will be operational during design and construction.

A Request for Qualifications (RFQ) was issued for Design Professional firms on March 16, 2026. Statements of Qualifications (SOQs) were received from four (4) firms on April 21, 2026, and were evaluated by a selection committee consisting of Justin Freeman and Brent Warner, IDOC; Kyle Olson, Electrical Professional Engineer with Cator Ruma, Boise, as the independent selection committee member; and Martin Santoyo, DPW.

The results of the final rankings are as follows:

Security Design Consultants, Colorado Springs, CO	88.25
Latta, Plano, TX	84.125
Musgrove Engineering, Boise	80.75

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26060. Council passed the motion.

COMMISSIONING SERVICES SELECTION

DPW Project No. 26220
Life Sciences Complex
Idaho State University (ISU)
Pocatello, Idaho

Anticipated Agency	\$ 114,000,000
<u>2025 HB425:2B05</u>	<u>14,000,000</u>
	\$ 128,000,000

Previous Minutes: 10-08-25, 03-03-26

DPW Project Manager: Margie Kennedy and John Parham

The scope of work is to construct a new state-of-the-art Life Sciences Complex designed to attract and retain top students and world-class faculty to the ISU Pocatello campus. The new Complex will be located in the middle of campus at Memorial Drive and MLK Jr Way.

The new Complex will create academic, teaching and research facilities. Programs will include Anatomy & Physiology; Biology, Organismal, Microbiology, Biochemistry, and Molecular Classrooms; Greenhouses and Animal Care; and Molecular Research. The Complex is anticipated to be 87,000 square feet with construction starting in late 2027.

Funding will be a combination of Agency / Donor, PBFAC, and Bonds secured by ISU.

A Request for Qualifications (RFQ) was issued for Commissioning services on April 1st, 2026. Statements of Qualifications were received from six (6) firms on April 23rd, 2026. The submittals were evaluated; and three short-listed firms were interviewed on May 13th, 2026, by a Selection Committee consisting of Jason Adams and Alexis Wilson, ISU; Dave Hansen, as independent engineer; John Parham and Margie Kennedy, DPW.

The results of the rankings are as follows:

Systems West, Springfield OR	84.6
Cator Ruma, Boise	81.2
NWESI, Boise	80.6

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. 26220. Council passed the motion.

MID-RANGE REVIEWS

DPW Project No. 24207
Leatherman Peak 2nd Floor Addition
Boise State University (BSU)
Boise, Idaho

Agency \$ 749,150

Mr. Asbury introduced Mr. Evan Danforth, Boise State University, Boise. Mr. Danforth shared plans and presented the project.

DPW Project Manager: Melissa VanSlochteren

This project will construct a second-floor addition for the Leatherman Peak Building at Boise State University in Boise. The project will complete the buildout of the Leatherman Peak Building, which was originally designed to include a second floor.

The scope of this project includes approximately 2,812 square feet of work, including 1,080 square feet of new second-floor space constructed within the existing building footprint and 1,732 square feet of impacted area at the first floor to accommodate the new structure and office layout. The addition will include offices, open workstations, and a conference room. Structural, mechanical, and electrical systems will be extended and modified as required to support the new space and ensure compatibility with existing building systems.

Lombard Conrad Architects, Boise, has designed the project. The estimated construction cost is \$618,837 (\$220.07 / sq. ft.), which is within the \$622,000 construction budget. The work is anticipated to commence September 2026 and be completed prior to Fall 2027. The project is funded using Boise State funds.

MOTION: MS. LAYTON 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. 24207. Council passed the motion.

DPW Project No. 26354

2025 HB425:2A02 \$ 575,000

Labs Campus Wide Interior & External

Lighting Upgrades

Department of Health & Welfare (DHW)

Boise, Idaho

Mr. Asbury introduced Mr. TJ Centanni, Keller Associates Inc., Boise (Virtual). Mr. Centanni shared plans and presented the project.

DPW Project Manager: John Parham

The work of this project will complete a one-for-one replacement of all existing lighting in the DHW Labs building, including the separate shop and boiler plant buildings. All lighting will be changed from T12, T8, and Metal Halide / High Pressure Sodium to the LED equivalents for better light quality and energy savings.

The scope of the project will install 1,597 internal and 20 exterior fixtures. Inside the Labs building, integrated fixture controls will be provided along with specific low voltage, wall mounted controls, allowing them to shut off when the spaces are not occupied. Idaho Power rebates will be pursued as part of this project.

Keller Associates, Boise, has designed the project. The estimated base bid construction cost is \$346,000 (\$5 / sq. ft.), which is within the \$480,000 construction budget. The work is anticipated to commence in August 2026 and be completed prior to December 2026.

- Administrator Berard questioned whether the proposed lighting replacement would be a like-for-like fixture replacement or if a lighting level evaluation/photometric study had been completed to determine if fewer fixtures could provide adequate illumination with the new technology. Mr. Centanni stated that a photometric analysis had not been completed and the project scope is based on a one-for-one rip and replace fixture replacement.
- Administrator Berard inquired whether Idaho Power rebates or incentives had been considered for the lighting upgrades. Mr. Centanni confirmed that a rebate application would be pursued and estimated the incentive could exceed \$50,000.
- Administrator Berard shared occupant comfort and potential concerns with increased lighting levels based on previous lighting replacement projects. Mr. Centanni explained that the new fixtures provide flexibility through adjustable intensity and color temperature; however, dimmers would not be installed in every space.

MOTION: REPRESENTATIVE SAUTER 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. 26354. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Asbury presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

Ms. Layton questioned the increase in the Department of Correction McCall lease renewal rate, noting the significant increase compared to the previous lease amount. Ms. Krishnek explained the increase was related to rising operating expenses communicated by the landlord and limited availability of comparable office space in the McCall market. Ms. Krishnek also noted that negotiations were conducted with the landlord to reduce the

proposed increase and a market analysis was completed to evaluate comparable lease rates.

OLD BUSINESS

Mr. Asbury presented the July 7th North Idaho PBFAC Presentation Itinerary.

ADJOURNMENT

The June 2, 2026 PBFAC Meeting adjourned at 2:06 p.m.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant