

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, July 16, 2026

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

The July 16, 2026 meeting was called to order by Chair Mr. Clint Shiflet at 9:31 a.m. in the Legislative Meeting Room EW40, Capitol Bldg in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

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

Department of Administration and Division of Public Works Staff Present:

Mr. Steve Bailey, Director, Department of Administration
Mr. Steve Walker, Deputy 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. Cora Krishnek, Leasing Program Manager, Division of Public Works
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works
Ms. Nicole Cecil, Senior Project Manager, Division of Public Works (Virtual)
Mr. Brian Boyd, Senior Project Manager, Division of Public Works (Virtual)
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)
Mr. John Julian, Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works
Mr. John Parham, Project Manager, Division of Public Works (Virtual)
Mr. Scott Shawver, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works
Mr. Darius Elison, Project Manager, Division of Public Works (Virtual)
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works (Virtual)
Mr. Duran Villegas, Project Manager, Division of Public Works (Virtual)
Ms. Brett Brown, Project Manager, Division of Public Works
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)
Mr. Brad Fraizer, Field Representative, Division of Public Works (Virtual)
Ms. Dee Aguilar, Project Coordinator, Division of Public Works (Virtual)
Ms. Kate Bates, Receptionist, Division of Public Works (Virtual)

NORTH IDAHO PBFAC PRESENTATIONS

Division of Military

Mr. Asbury welcomed Colonel Dennis Furrow, Construction, Facility Management Officer, Division of Military. Colonel Furrow provided an overview of the Military's projects.

Council discussed Youth Readiness Center and the successful impact this building has had on the Youth Challenge Program. Further discussion ensued about how the Military's 5-year funding plan includes any potential federally matched funds.

Lewis-Clark State College

Mr. Asbury welcomed Mr. Chris Jones, Vice President for Finance and Administration & Mr. Redgy Erb, Physical Plant Director (Virtual), Lewis-Clark State College. Mr. Jones & Mr. Erb provided an overview of the College's projects.

Council discussion ensued regarding the following:

- State Insurance, FM Global, recommended installing sprinklers in LCSC buildings and has been completed in phases through PBFAC funding. Fewer than 10 buildings remain and the improvements help the State earn insurance credits from FM Global.
- The Central Boiler Rebuild system has reduced manual maintenance by eliminating daily boiler blowdowns and replacing outdated pneumatic controls with modern equipment. The upgraded system also improves energy efficiency through more efficient natural gas burners and enhanced seals, reducing heat and gas loss. DPW recommended calculating the cost savings.
- The new mechanical system required relocating equipment outside the building because it could not fit within the existing ceiling spaces, resulting in a new exterior mechanical enclosure while also improving interior spaces with increased natural daylight and updated finishes complement the 100-year-old building.

North Idaho College

Mr. Asbury welcomed Ms. Sarah Garcia, Vice President for Finance and Business Affairs, North Idaho College (Virtual). Ms. Garcia provided an overview of the College's projects.

Council discussed the renovated Winton Hall will allow the dental assisting program to relocate to campus, increasing student capacity while consolidating credit and non-credit programs and resources. The co-location will also create a clearer pathway for students to advance into the dental hygiene program and pursue additional educational opportunities.

University of Idaho

Mr. Asbury welcomed Ms. Kim Salisbury, Senior Assistant Vice President of Finance and Planning (Virtual) & Ms. Sunny Wallace, Chief of Staff, University of Idaho. Ms. Salisbury provided an overview of the University's projects.

Council discussion ensued regarding the following:

- The Meat Science Center's Milking Parlor can hold up to 80 cattle at one time
- The number of students participating in the program.

Administrator Berard commended the Universities for the strategic planning in adaptive reuse of buildings and the thoughtfulness that goes into programs.

[LUNCH RECESS]

The meeting readjourned at 1:30 p.m.

FISCAL UPDATES REPORT

Ms. Glenda Smith presented the Fiscal Updates.

Administrator Berard announced the Lottery Commission funds received to the Permanent Building Fund.

APPROVAL OF AMENDED AGENDA

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE AMENDED AGENDA FOR THE JULY 16, 2026, AS WRITTEN. Council passed the motion.

APPROVAL OF JUNE 2, 2026 MEETING MINUTES

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE MINUTES FROM JUNE 2, 2026, AS WRITTEN. Council passed the motion.

DELEGATED PROJECTS

DPW Project No. 27191D
Multi-Building Access Control Safety
Boise State University (BSU)
Boise, Idaho

2026 HB919:1A01 \$ 250,000

Boise State University requests that a DPW project be delegated for the Multi Building Access Control project. This project will install access control to improve building security, streamline building access management, and allow exterior doors to be remotely controlled in case of an emergency lockdown situation. Design services will be selected from the regional list. Depending on estimated construction costs, the contractor will be procured through a state service contract or a competitive bid. It is anticipated that construction for the project will be completed by end of year 2027.

DPW Project No. 27542D

2026 HB919:2A02 \$ 55,000

Three Island Reside Camper Cabins
Department of Parks and Recreation (IDPR)
Glenns Ferry, Idaho

Department of Parks and Recreation requests that a DPW project be delegated for the Three Island Reside Camper Cabins to include removal of existing damaged trim and half-long siding and replacement with maintenance free metal siding that mimics the log cabin look. Construction services will be procured in alignment with DPW's requirements. The project will be completed by end of October 2027.

DPW Project No. 27543D

2026 HB919:2A02 \$ 40,000

Priest Lake Repaint Store at Indian Creek
Department of Parks and Recreation (IDPR)
Coolin, Idaho

Department of Parks and Recreation requests that a DPW project be delegated for the Priest Lake Repaint Store at Indian Creek to include minor repair at the soffits and prepping to paint on a 4,300 square foot store/housing unit. Construction services will be procured in alignment with DPW's requirements. It is anticipated that construction for the project will be completed by end of November 2027.

DPW Project No. 27544D

2026 HB919:3A03 \$ 90,000

Massacre Rocks Visitor Center Exterior
ADA Access
Department of Parks and Recreation (IDPR)
American Falls, Idaho

Department of Parks and Recreation requests that a DPW project be delegated for the Massacre Rocks Visitor Center Exterior ADA Access to revise existing ADA parking, realign and construct a new ramp to meet ADA construction and slope requirements. Design and Construction services will be procured in alignment with DPW's requirements. It is anticipated that construction for the project will be completed by end of July 2027.

DPW Project No. 27545D

2026 HB919:3A03 \$ 40,000

Priest Lake Lionhead Group Camp Exterior
ADA Improvements
Department of Parks and Recreation (IDPR)
Coolin, Idaho

Department of Parks and Recreation requests that a DPW project be delegated for the Priest Lake Lionhead Group Camp Exterior to install concrete sidewalks to connect the existing restroom building to accessible amenities such as picnic areas, fire ring, and tent pad. Also construct an accessible tent pad area and picnic area adjacent to the accessible route. Design services will be selected from the regional list. Construction services will be procured in alignment with DPW's requirements. It is anticipated that construction for the project will be completed by end of November 2027.

DPW Project No. 27546D

2026 HB919:3A03 \$ 50,000

Three Island Camper Cabin Exterior ADA
Access
Department of Parks and Recreation (IDPR)
Glenns Ferry, Idaho

Department of Parks and Recreation requests that a DPW project be delegated for the Three Island Camper Cabin Exterior ADA Access to include concrete accessible pathways to two camper cabins. Widen ramps, add handrails, and install new composite decking at ramps and decks. Create one ADA parking spot and upgrade an existing ADA parking spot by adding signage and striping to both. Design services will be selected from the regional list. Construction services will be procured in alignment with DPW's requirements. It is anticipated that construction for the project will be completed by end of November 2027.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 27191D, 27542D THROUGH 27546D. Council passed the motion.

SMALL PROJECTS

DPW Project No. 26301

2025 HB425:2A02 \$ 204,000

Central Office Fire Alarm Control Panel
Replacement
Industrial Administration Building
Department of Labor (LABOR)
Boise, Idaho

Previous Meeting Minutes: 09-09-25

DPW Project Manager: Scott Shawver

The work of the project is to replace the fire alarm system at the Department of Labor's Industrial Administration Building (IAB). The existing fire alarm control panel in the Central Office is at full capacity and is at the end of its life expectancy. Modernizing this life safety equipment prior to obsolescence is the objective of this request. The replacement needs to have additional capacity to allow for future projects and growth.

The scope of this project is to remove the existing fire alarm system and devices and install a new fire alarm system with all the new devices for initiation and notification including all conduit, boxes, power supplies, wire and other hardware required for a complete and operational system.

Musgrove Engineering, Boise, has completed the design of this project. The estimated construction cost is \$163,000, which is within \$165,000 construction budget. The work is anticipated to commence November 2026 and be completed prior to June 2027.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 26301 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.

DPW Project No. 27350

2026 HB919:2A01 \$ 225,000

Connect White Hall to City Water
Southwest Idaho Treatment Center (SWITC)
Dept. of Health & Welfare (DHW)
Nampa, Idaho

DPW Project Manager: Darius Ellison

The work of this project will address the need to transition from the existing well water supply to the city water system to improve reliability and support continued facility operations for the Department of Health and Welfare at the White Hall Building in Nampa.

The scope of this project will provide a new domestic water service connection from the new city water main to White Hall at the Southwest Idaho Treatment Center. Work will include connecting to the new domestic water main valve, excavating and backfilling to the designated building penetration, core drilling through the building stem wall with a link-seal, and installing new underground and interior PP-RCT domestic water piping. The new piping will be routed to the existing main shutoff valve in the basement, where the system will be modified as needed for the new water line tie-in.

Cascade Enterprises, Boise, has designed the project. The estimated construction cost is \$166,129, which is within the \$200,000 construction budget. The work is anticipated to commence July 2026 and be completed prior to October 2026.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE AND AUTHORIZE BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 27350. Council passed the motion.

DESIGN-BUILD SELECTIONS

<u>DPW Project No. 26011</u>	2023	SB1197:7A01	\$ 400,000
Replace 10 Post Indicator Valves	2025	HB425:2A02	400,000
Chinden Campus			\$ 800,000
Administration (ADM)			
Boise, Idaho			

DPW Project Manager: Darius Ellison

The scope of the project provides for the replacement of post indicator valves and fire hydrants serving the Chinden Campus fire water system. Five (5) post indicator valves have already been replaced by this project through a service contractor.

This work will improve the reliability and operability of the underground fire protection infrastructure by replacing deficient components with new equipment intended to provide dependable service, improved maintainability, and continued support for fire protection needs across the campus.

A Design-Build Request for Proposals was issued January 22, 2026; and three (3) proposals were received on February 16, 2026. The Selection Committee consisting of Max Dunn and April Rice, ADM; Kody Koebensky, CORE Construction, and Darius Ellison and Philip Hobbs, DPW; Final SOQ scoring was received on April 4, 2026. Following Alpine withdrawing from the process, the decision was made to not proceed with interviews as it was mathematically impossible for the next ranked team to be successful.

The final rankings are as follows (70 points possible):

Beus Excavation, Boise	64.0
Alpine Construction Management, Boise	60.6
American General Contractors, Boise	38.1

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26011. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

DPW Project No. 26010
HVAC & DDC Upgrades, Phase 1
Joe. R. Williams Building
Department of Administration (ADM)
Boise, Idaho

2025 HB425:2A01 \$ 1,000,000

DPW Project Manager: Nicole Gallaher

The work of this project will repair and replace ducting and DDC Controls on the 4th and 5th floors of the Joe. R. Williams Building (JRW) at the Capitol Mall in Boise. JRW has several generations of remodels and control upgrades since its original construction in 1980. Over the years facilities have discovered collapsed ducting, multiple generations of DDC controls that were abandoned in place, and poor tempering of the space overall leading to an overall lack of comfort to the building occupants.

The scope of this project will open the ceilings, repair and replace ducting as needed, and move to a new web-based DDC platform, removing the multiple generations of DDC's in the building. Musgrove Engineering, Boise, has recently completed the design to do this same work for the 1st floor of the JRW Building.

The Department of Administration requests to use Musgrove Engineering for this project based on provisions of Idaho Statute §67-2320 which allows a public agency to "negotiate an extended or new professional services contract" with a firm that has been "previously awarded a professional services contract for an associated or phased project." Continued involvement of Musgrove Engineering would result in a project cost savings due to the firm's familiarity with the systems and specific details associated with the JRW HVAC and the scope of this project.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE USE OF MUSGROVE ENGINEERING AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26010. Council passed the motion.

DPW Project No. 26572
District 2, Administration Building
Renovation, Phase 2
Idaho Transportation Department (ITD)
Lewiston, Idaho

Agency \$ 2,000,000

DPW Project Manager: Andrew Gibler

The work of this project will continue building upgrades in the north wing of the ITD District 2 Administration Building in Lewiston. The scope of work includes office remodels, an

upgrade in finishes, and the replacement of the building's HVAC system boiler. This is a continuation of remodel work completed in the south wing a few years ago.

Castellaw Kom Architects (CKA), Lewiston, was the architect of record for DPW Project No. 20570 that provided an office remodel and new, secure reception lobby addition in the south wing of this administrative facility. With multiple projects in this building, CKA has extensive knowledge of this building's layout, mechanical systems, and current conditions. The CKA design team also has a thorough understanding of the office needs and the finishes intent initiated in the prior projects.

Therefore, ITD and DPW are requesting to use Castellaw Kom Architects, Lewiston, for the project based on provisions of Idaho Statute §67-2320 which allows a public agency to "negotiate an extended or new professional services contract" with a firm that has been "previously awarded a professional services contract for an associated or phased project."

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE USE OF CASTELLAW KOM ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 26572. Council passed the motion.

CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS

<u>DPW Project No. 26250</u>	Anticipate Agency	\$ 7,840,000
Joint Military Science & Veterans	<u>2025 HB425:2B06</u>	<u>8,000,000</u>
Assistance Center		\$ 15,840,000
University of Idaho (UI)		
Moscow, Idaho		

DPW Project Manager: Elaine Hill

The new Joint Military Science and Veterans Assistance Center will be created through significant renovation and addition of the existing Targhee Hall building. A central location will better serve the needs and requirements of the existing Reserve Officer Training Corps (ROTC) detachments of the various branches of the U.S. Armed Forces. These are currently scattered throughout campus. The Veteran's Assistance Center will provide better customer assistance, support, and access to programs, wellness services, and other services offered by the University of Idaho veterans and their dependents during their academic career at the university.

It is recognized that the repurpose of the 1958 Targhee Hall will require significant demolition as well as an addition. Maintaining existing structural components was anticipated to stretch the limited total budget. If an all-new structure, at or near the same site, could adhere to the program and budget, and be verified as a viable solution by the CM/GC, an option to demolish the existing structure and design and construct a new structure can be considered.

Request for Qualifications (RFQ) were issued for Construction Manager / General Contractor services on April 17, 2026. Statements of Qualifications (SOQ) were received from thirteen (13) firms on May 19, 2026. Three firms were interviewed on June 16, 2026, by a Selection Committee consisting of Matt Proctor and Ethan O'Brien, UI; David Shourd, independent Construction Manager; and Brad Fraizer and Elaine Hill, DPW.

The final rankings are as follows:

Ginno Construction Inc., Coeur d'Alene	85.6
Big-D Construction, Idaho Falls	81.8
Kenston - Leone & Keeble, Spokane Valley, WA	74.8

MOTION: SENATOR LENT MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 26250. Council passed the motion.

COMMISSIONING SERVICES SELECTION

<u>DPW Project No. 22513</u>	2022	HB779:7A01	\$ 29,000,000
Combined Labs			
Idaho State Police (ISP)			
Meridian, Idaho			

Previous Minutes: 07-11-23, 04-01-25, 11-06-25, 04-07-26

DPW Project Manager: Brian Boyd

The work of this project builds Phase 1 of a 3-Phase facility for Idaho State Police Forensics Services. Phase 1 is a 16,000 square foot single story building that will house the DNA, Latent Prints and Digital Forensic laboratories, as well as supporting administration functions as identified in the schematic design program overview summary. As part of this scope of work the Phase 2, 4,000 square foot single story building area will be included as a shell and core package. Finishing out these areas will be included as alternates within the permit and bidding documents.

Lombard Conrad Architects, Boise, in partnership with SmithGroup, Phoenix, Arizona, is the Project Architect; Hoffman Construction, Boise, is the Construction Manager for the project. The estimated base bid construction cost is \$22,166,035 (\$1,108 / sq. ft.) which is within the \$22,590,000 construction budget. The construction is anticipated to commence September 2026 and be complete by January 2028.

An RFQ for Commissioning Agent Services was issued on March 30, 2026. Statements of Qualifications were received from five (5) firms on April 21, 2026. The submittals were evaluated; and four (4) firms were interviewed on May 29, 2026, by the Selection Committee consisting of Matthew Gamette and Rylene Knowlin, ISP; Mark Heazle, Lombard Conrad Architects, Boise, as the Architect; and Brian Boyd and Reid Harrell, DPW.

The final rankings are as follows:

Systems West Engineers, Inc., Springfield OR	89.95
Northwest Engineering Services, Inc., Boise	84.85
Cator Ruma & Associates, Boise	84.72
Musgrove Engineering, Boise	77.42

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 22513. Council passed the motion.

MID-RANGE REVIEWS

<u>DPW Project No. 26229</u> Replace Variable Frequency Drives Idaho State University (ISU) Pocatello, Idaho	2025 HB425:2A02 \$ 540,000
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Mr. Asbury introduced Mr. Kyle Olson, Cator Ruma Associates, Boise, Idaho. Mr. Olson shared plans and presented the project.

DPW Project Manager: John Julian

The work of this project will replace outdated and unreliable Variable Frequency Drives (VFD), involving eight (8) university buildings campus wide, on the Idaho State University Campus in Pocatello, Idaho.

The scope of the project will replace the Variable Speed Drives (VFD) serving roof top HVAC equipment with new Variable Speed Drives at each of the university campus building locations due to replacement parts no longer available. Each VFD are configured in varying sizes, types and operation. Because of budget limitations, three (3) campus building locations requiring the most work, based on priority level size, were identified as the Stephens Performing Arts Center, the Rendezvous Center, and the Lillibridge Engineering Building.

Cator Ruma Associates, Boise, has designed the project. The estimated construction cost is \$442,000 for the base bid, which is within the \$448,000 construction budget. The balance of the remaining campus buildings will be placed as three (3) Additive Alternates. Bidding and construction are to start approximately the first of August 2026, with completion end of November 2026.

MOTION: SENATOR LENT 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. 26229. Council passed the motion.

DPW Project No. 26352

2025 HB425:2A01 \$ 900,000

Camera & Proximity Card Reader
Replacements, State Hospital South
Department of Health & Welfare (DHW)
Blackfoot, Idaho

Mr. Asbury introduced Mr. Richard Creason, Myers Anderson, Pocatello, Idaho. Mr. Creason shared plans and presented the project.

DPW Project Manager: John Parham

The work of this project will replace the camera and card access control systems on the campus of Department of Health and Welfare's State Hospital South (SHS) in Blackfoot, Idaho.

The scope of the project will focus on replacing both systems that have been identified as end-of-life. The new systems will be connected to DHW's network that is managed by the State of Idaho Office of Information Technology Services. As part of an ongoing effort to standardize the DHW systems, the new components for both the camera and card access systems will be Genetec.

Myers Anderson, Pocatello, has designed the project. The estimated base bid construction cost is \$715,982 which is within the \$750,000 construction budget. The work is anticipated to commence in November 2026 and be completed in August 2027.

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. 26352. Council passed the motion.

PRELIMINARY REVIEWS

<u>DPW Project No. 24190</u>	Anticipated Agency	\$ 97,064,000
Science Research Building	2023 SB1197:2B05	17,936,000
Boise State University (BSU)	<u>2024 HB768:2B04</u>	<u>13,000,000</u>
Boise, Idaho		\$ 128,000,000

Previous Minutes: 07-09-24, 12-03-24, 06-03-25, 02-06-26, 03-03-26

Mr. Asbury introduced Mr. Evan Danforth, Boise State University, Boise, Idaho and Ms. Brenda Brosa, Lombard Conrad Architects, Boise, Idaho. Mr. Evans and Ms. Brosa shared plans and presented the project.

DPW Project Manager: Martin Santoyo

This project is for a new science research building to support biomedical sciences research and collaboration at Boise State University. The project will address the significant demand for additional laboratory-based instruction and research space on campus.

The project site for the new science building is located at the corner of Euclid Avenue and Belmont Street. The building is anticipated to be four stories and approximately 92,000 gross square feet.

Lombard Conrad Architects, Boise, is the project architect; and Andersen Construction is the CM/GC for the project. The estimated construction cost is \$106,933,206 (\$1,160.84 / sq. ft.), which is within the \$107,500,000 construction budget. Additive alternate(s) will be included in order of priority to ensure the project can be delivered successfully within budget. The work is anticipated to be delivered in two bid packages, with construction commencing in April 2027 and final completion in summer 2029.

Council discussed design will not include the fourth floor in this project and will be a future project.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 24190. Council passed the motion.

<u>DPW Project No. 25193</u>	2024 HB768:2A01	\$ 1,000,000
Campus Wide Classroom Improvements	<u>2025 HB425:2A01</u>	<u>1,800,000</u>
Boise State University (BSU)		\$ 2,800,000
Boise, Idaho		

Previous Minutes: 05-06-25

Mr. Asbury introduced Mr. Brandon Weholt, Design West Architects, Meridian, Idaho. Mr. Weholt shared plans and presented the project.

DPW Project Manager: Darius Ellison

The work of this project will remodel eight classrooms with compact auditorium seating arranged in rows located at the University Annex, Multi-Purpose Classroom Building, Bronco Gym, and the Micron Engineering Center on Boise State University's campus. These rooms present challenges for active learning, engagement and various Americans with Disabilities Act (ADA) compliance concerns.

The scope of the project is to redesign the classrooms to create active learning environments with improved ADA compliance. The work creates spaces for tiered platform and flat floor seating arrangements as dictated by the size and configuration of the existing spaces. It will include demolition of existing auditorium and sloped seating, construction of new tiers, and flat floors as required, as well as new LED lighting, and doors as necessary.

Design West Architects, Meridian, has designed the project. The estimated construction cost is \$1,645,600 (\$176.66 / sq. ft.), which is within the \$2,296,000 construction budget. The work is anticipated to commence January 2027 and be completed prior to June 2028.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25193. Council passed the motion.

DPW Project No. 25233
TVAPL Lab Renovation
Idaho State University (ISU)
Meridian, Idaho

Agency \$ 7,900,000

Previous Minutes: 02-04-25, 04-07-26

Mr. Asbury introduced Ms. Celestia Carson, VCBO Architecture, Salt Lake City, Utah. Ms. Carson shared plans and presented the project.

DPW Project Manager: John Julian

The work of this project will create additional lab space to support expansion of Idaho State University's health sciences programs, including the Idaho College of Osteopathic Medicine (ICOM). The renovations will occur within existing lab and office spaces. With 26 existing stations, this expansion will create a total of 42 stations and capacity of up to 252 students, 6 students per table. The project will also add 16 cadaver lab stations (split equally between two labs), a cadaver prep area with cold storage, new locker rooms, and

miscellaneous storage. Mechanical upgrades include new HVAC equipment to provide dedicated fresh air as required for the new lab space.

The project will be a collaboration between Idaho State University, Idaho College of Medicine (ICOM), and the University of Idaho. ISU has committed the necessary funding. As the agency of record, ISU will be the responsible billed party for the entire project.

VCBO Architecture, Salt Lake City, Utah, is the project architect; and Andersen Construction, Boise, is the Construction Manager for the project. Andersen Construction's preliminary construction cost estimate is \$5,743,840 and the project construction budget is \$6,259,900. The work is anticipated to commence late November 2026 and be completed prior to September 2026.

Council discussed the project is located within the Renaissance High School Building and ICOM will be utilizing the lab.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 25233. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

DPW Project No. 26012

2025 HB425:2A02 \$ 2,375,000

Chinden Building 8 Chillers & Cafeteria Air
Handling Unit Replacements
Department of Administration (ADM)
Boise, Idaho

Previous Minutes: 10-08-25

Mr. Asbury introduced Mr. Chris Dyke, Musgrove Engineering, Boise, Idaho. Mr. Dyke shared plans and presented the project.

DPW Project Manager: Gary Groff

The work of this project will address the Chinden Campus Building 8, which has two chillers, 8-1 and 8-2, with significant down time and operational issues. The chillers are past their useful life (30 years old) and need to be replaced – only one chiller will be replaced. The work of this project will also include the Chinden Campus Cafeteria Building with replacement of two aging rooftop air handling units. The Chinden Cafeteria air handling units (35 years old) are past their useful life and are hard to maintain.

The scope of the project is to replace the one chiller and associated components next to Chinden Building 8 to reduce maintenance cost, increase efficiency, and provided for

redundancy. The scope will also replace two air handling units on the Chinden Cafeteria rooftop and associated components. The air handler replacement will involve structural revisions to the roof structure.

Musgrove Engineering, Boise, has designed the project with 95% construction documents under review. The estimated construction cost is \$2,392,000, which is above the \$1,950,000 construction budget. Chinden funds are available at bid opening in the approximate amount of \$500,000 to allow for award of the project. Additive Alternates will be included for new controls on cafeteria VAV boxes and kitchen hoods. The work is anticipated to commence in October 2026 and be completed prior to December 2027.

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 DPW PROJECT NO. 26012. Council passed the motion.

<u>DPW Project No. 26300</u>	2023	SB1197:7A01	\$ 1,010,000
HVAC / Refurbish Air Handlers Phase 2	2025	<u>HB425:2A01</u>	<u>1,190,000</u>
Industrial Administration Building			\$ 2,200,000
Department of Labor (LABOR)			
Boise, Idaho			

Previous Meeting Minutes: 09-09-25

Mr. Asbury introduced Mr. Chris Dyke, Musgrove Engineering, Boise, Idaho. Mr. Dyke shared plans and presented the project.

DPW Project Manager: Scott Shawver

The work of this project will repair and replace the existing HVAC systems at the Department of Labor Building in Boise, Idaho. The current HVAC system is original to the building construction in 1955. Many components within the current system have exceeded their expected service life, and this work aims to restore the system to full operational condition. This work will also address performance and unreliability issues of the existing geothermal hot water system. One of the goals of this project is to provide a backup gas hot water boiler system in the event of geothermal service failure.

The scope of the project includes replacement of critical components of the four main air handling units including new supply fans, return fans, coils, and controls. Overall, these upgrades address the aging infrastructure and improve the overall performance and reliability of the building's HVAC system.

Musgrove Engineering, P.A. Boise, has completed the design of this project. The estimated construction cost is \$1,774,850, which is within \$1,804,000 construction

budget. The work is anticipated to commence October 2026 and be completed prior to October 2027.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 26300. Council passed the motion.

FINAL REVIEW

<u>DPW Project No. 25207</u>	2024 HB768:2A01	\$ 850,000
SPEC Air Handler Replacement	<u>2026 HB919:2A01</u>	<u>1,000,000</u>
Boise State University (BSU)		\$ 1,850,000
Boise, Idaho		

Previous Minutes: 07-08-25, 05-05-26

DPW Project Manager: Gary Groff

The work of this project will address the Special Events Center Building HVAC system, located on the Boise State University campus in Boise. The HVAC system is original to the building, installed in 1975 and has surpassed its useful life.

The scope of the project will include replacing the existing Air Handler Unit and its components with a new system. Additionally, it will provide a control sequence retrofit including VAV operation, setpoint resets, economizer control, etc. This project would also replace outdated pneumatic controls with DDC, replace direct-use steam coil with a hot water coil, replace pumps, and hydronic accessories.

Musgrove Engineering P.A., Boise, has designed the project through 95% Construction Documents. The estimated construction cost is \$1,492,000 (\$55.26 / sq. ft.), which is within the anticipated construction budget of \$1,517,600 at the time of bid opening. The current construction budget of \$608,500, will receive additional supplemental FY27 funds in the amount of \$1,000,000 and will increase the construction budget to \$1,517,600. There will be two (2) Additive Alternates; 1) for a Duplex Condensate Pump and 2) for a Steam Flow Meter. The work is anticipated to commence in November 2026 and be completed prior to October 2027.

MOTION: MS. LAYTON MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25207. Council passed the motion.

DPW Project No. 25256
Paradise Creek Pedestrian Bridge
Hello Walk Alignment
University of Idaho (UI)
Moscow, Idaho

2024 HB768:2A01 \$ 2,262,800

Previous Minutes: 02-04-25, 03-03-26

DPW Project Manager: Elaine Hill

The work of this project will construct two new pedestrian bridges spanning Paradise Creek. One will extend the access of Hello Walk pathway to the City of Moscow; second bridge will link the university's Lot 60 parking lot and new residential and academic facilities.

Two bridges have been designed to span the Paradise Creek floodway and limit floodplain impacts with a No-Rise condition, one at Hello Walk and the other at Lot 60. The bridges are prefabricated metal bridges with concrete deck material. They are 14-foot wide, with an 8-foot pathway width and 2 feet on both sides adjacent to the railing. Each bridge will include lighting on each side.

Keller & Associates, Clarkston, Washington, has designed the project. The estimated construction cost is \$1,800,000, which is within the \$1,820,000 construction budget. The project is anticipated to be bid in fall 2026 and constructed during summer / fall of 2027.

MOTION: SENATOR LENT MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 25256. Council passed the motion.

SERVICE CONTRACT REQUESTS

<u>DPW No.</u>	<u>Agency</u>	<u>Work Category</u>	<u>Initial Amount</u>
27849	ADM	Light Construction - Boise	\$ 200,000
27850	ADM	Light Construction - Boise	\$ 200,000
27851	ADM	Light Construction - Boise	\$ 200,000
27852	ADM	Light Construction - North Idaho	\$ 200,000
27853	ADM	Light Construction - North Idaho	\$ 200,000
27854	ADM	Plumbing - Boise	\$ 200,000
27855	ADM	Plumbing - Boise	\$ 200,000
27856	ADM	HVAC - Boise	\$ 200,000
27857	ADM	HVAC - Boise	\$ 200,000
27858	ADM	Electrical - Boise	\$ 200,000
27859	ADM	Electrical - Boise	\$ 200,000
27860	ADM	Electrical - Boise	\$ 200,000

MOTION: MS. LAYTON MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBERS 27849 THROUGH 27860. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Asbury presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

NEW BUSINESS

Mr. Asbury presented the Tentative Itinerary for the PBFAC Southwest Presentations.

ADJOURNMENT

The July 16, 2026 PBFAC Meeting adjourned at 2:46 p.m.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant