

PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING

Official Minutes, August 4, 2026

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

The August 4, 2026 meeting was called to order by Chair Mr. Clint Shiflet at 1:46p.m. in the Legislative Meeting Room EW40, Capitol Bilding in conjunction with Zoom virtual conferencing in Boise, Idaho.

Council Members Present:

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

Department of Administration and Division of Public Works Staff Present:

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
Mr. Brian Boyd, Senior Project Manager, Division of Public Works
Mr. Gary Groff, Project Manager, Division of Public Works
Mr. John Parham, Project Manager, Division of Public Works
Mr. Scott Shawver, Project Manager, Division of Public Works
Ms. Nicole Gallaher, Project Manager, Division of Public Works
Ms. Melissa VanSlochteren, Project Manager, Division of Public Works
Mr. Duran Villegas, Project Manager, Division of Public Works
Ms. Brett Brown, Project Manager, Division of Public Works
Mr. Andrew Gibler, Project Manager, Division of Public Works (Virtual)
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)
Ms. Kate Bates, Receptionist, Division of Public Works (Virtual)
Ms. Dee Aguilar, Project Coordinator, Division of Public Works (Virtual)

APPROVAL OF AMENDED AGENDA

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE AMENDED AGENDA FOR THE AUGUST 4, 2026, AS WRITTEN. Council passed the motion.

APPROVAL OF JULY 16, 2026 MEETING MINUTES

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE MINUTES FROM JULY 16, 2026, AS WRITTEN. Council passed the motion.

ANNUAL ELECTION OF OFFICERS

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL TO NOMINATE AND ELECT CLINT SHIFLET AS CHAIRPERSON. Council passed the motion.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL TO NOMINATE AND ELECT BONNIE LAYTON AS VICE-CHAIRPERSON. Council passed the motion.

FISCAL UPDATES

Ms. Glenda Smith presented the Fiscal Updates.

DELEGATED PROJECTS

<u>DPW Project No. 27192D</u> Campus Wide Fiber Loop, Phase 5 Boise State University (BSU) Boise, Idaho	2026 HB919:2A01 \$ 275,000
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Boise State University requests that a DPW project be delegated for the Campus Wide Fiber Loop, Phase 5 project. The project will replace multimode fiber connections between or within the following identified priority buildings:

- Micron Engineering Center to Harry Morrison Civil Engineering
- Bronco Gym to Kinesiology Annex
- Keiser Hall to Morrison Hall
- Keiser Hall to Driscoll Hall
- Ruch Engineering Building to Micron Engineering Center
- Appleton to Heat Plant
- Euclid Annex 2 to Manitou Annex 3

Additionally, the project will continue installation of the new conduit path from Micron Engineering Center to Capitol Village area. Design was completed in a previous phase of the project by Cator Ruma. The contractor will be procured through a public low bid process. It is anticipated that construction for the project will be completed by Spring 2027.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 27192D. Council passed the motion.

DESIGN-BUILD SELECTIONS

DPW Project No. 26193

2025 HB425:2A02 \$ 1,000,000

Multi-Building Fire Alarm System Replacement
Boise State University (BSU)
Boise, Idaho

DPW Project Manager: Gary Groff

The Design-Build project will replace existing fire alarm systems that have reached the end of their useful life in three (3) campus buildings located on the Boise State University campus.

The scope of work includes the removal of the existing systems, design and installation of new addressable fire alarm systems, and all associated equipment, wiring, programming, and architectural patching required for a complete and functional system. The Design-Build team shall be responsible for the complete system design, permitting, installation, testing, and commissioning of each fire alarm system. Each system will be fully code compliant, complete, and addressable fire alarm system with voice evacuation. The new systems will interface with existing campus security, building automation systems, elevators smoke, and exhaust systems as required to provide a complete and fully functional system. The project includes one base bid (Driscoll Hall), and two alternates; Alternate 1: Interactive Learning Center (ILC) and Alternate 2: Harry Morrison Laboratory (HML).

A Request for Qualifications (RFQ) was issued for architect / engineer services on April 23, 2026. Statements of Qualifications were received from two (2) firms on June 18, 2026. The submittals were evaluated by a selection Committee consisting of Francisco Ramirez-Gil and Bryant Johnson, BSU; Nick Schafer, as independent consultant; and Dan Horringan and Reid Harrell, DPW. Based on the gap between the submitting firms it was determined that interviews were not required as it would be mathematically impossible for the point differential between the two teams to be bridged through an interview.

The final rankings are as follows:(Maximum of 70 points)

Quality Electric Inc., Boise	56.13
WSP USA, Boise	23.54

Council discussed the age of the buildings. Mr. Asbury will ensure age of buildings will be entered on the project write-up template for future requests.

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. 26193. Council passed the motion.

DESIGN PROFESSIONAL SELECTIONS

<u>DPW Project No. 25333</u>	Agency	\$ 750,000
Building 557 Roof & HVAC Repairs	<u>2024 HB768:2A01</u>	<u>750,000</u>
Idaho Division of Military (MIL)		\$ 1,500,000
Boise, Idaho		

DPW Project Manager: Melissa VanSlochteren

The work of this project will repair the roof, HVAC systems and interior spaces at Gowen Field building 557 for Idaho Military Division in Boise. The project will improve operational readiness and extend the usable life of the facility.

The work of the project will repair approximately 9,600 square feet of formed metal roofing, gutters and downspouts. Work also includes repairing the existing HVAC systems that include furnaces, exhaust fans, rooftop units, all associated ductwork, and electrical. The Division of Military has contributed agency funds to support additional interior work including vault security upgrades, new carpet tile, LED lighting, ceiling tile and grid, doors, painting & patching throughout classrooms, admin space, and drill hall.

A Request for Qualifications (RFQ) for Design Professional Services was issued on April 30, 2026. Statements of qualifications were received on June 9, 2026, from seven (7) firms. Four (4) of the submitting firms were interviewed on July 9, 2026, by the selection committee consisting of Ron Cecil and Matt Medrano, MIL; Ian Hoffman, Grissom / Hoffman as independent architect; Reid Harrell and Melissa VanSlochteren, DPW.

The final rankings are as follows:

Hutchinson-Smith Architects, Boise	92.31
Design West Architects, Boise	88.66
Cushing Terrell, Boise	86.75
NWESI, Boise	79.01

MOTION: MS. LAYTON MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 25333. Council passed the motion.

DPW Project No. 27226

2026 HB919:2A02 \$ 587,000

Eames R-22 Equipment Replacement, Building 48
William M. and Karin A. Eames Advanced
Technical Education & Innovation Complex
Idaho State University (ISU)
Pocatello, Idaho

DPW Project Manager: John Parham

The work of this project will address existing inoperable rooftop HVAC units (RTUs) that use outdated R-22 refrigerant. All work will be completed at the William M. and Karin A. Eames Advanced Technical Education & Innovation Complex in Pocatello.

The scope of this project will be to replace the R-22 RTUs with new units that utilize EPA approved refrigerants, including R-32 and R-454B. The old refrigerants will be recovered and recycled as the old RTUs are replaced, per US EPA requirements.

NWESI, Boise has completed much of the rooftop investigations in conjunction with DPW Project No. 26233, which is currently in DOPL review. Some of the design work and estimating for the RTU replacements have been completed by NWESI. Therefore, ISU and DPW are requesting to use NWESI, Boise, 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.”

Council discussed several HVAC units that have been in service for many years, with multiple units now completely inoperable. Mr. Parham shared the university has begun planning to replace all units utilizing R-22 refrigerant due to their deteriorating condition. Replacement of these units is considered a priority, particularly in conjunction with the new tenant improvement (TI) work planned for the building.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF NWESI AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND PRELIMINARY DESIGN FOR DPW PROJECT NO. 27226. Council passed the motion.

DPW Project No. 27330

Bonneville County Readiness Center
Division of Military (MIL)
Idaho Falls, Idaho

Agency	\$ 2,672,150
2026 HB919:2B01	890,050
	<u>\$ 3,562,200</u>

DPW Project Manager: Darius Ellison

The Idaho Military Division is planning the construction of a new Readiness Center in Bonneville County, west of Idaho Falls, Idaho. This project includes the continuation and completion of design services necessary to advance the facility through final design and prepare the project for bidding and construction in Idaho Falls.

The Idaho Military Division previously completed a qualifications-based selection process and entered into a professional services agreement with Myers Anderson Architects for the federally funded portion of the project's design. To maintain continuity through the remaining design phases, the Idaho Military Division is requesting authorization to continue professional design services with Myers Anderson Architects of Pocatello. This request is made pursuant to Idaho Code § 67-2330, which permits a public agency to extend a professional services agreement for subsequent phases of an associated project.

Council discussed the project has Federal and Agency funding.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE THE USE OF MEYERS ANDERSON ARCHITECTS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND DESIGN FOR DPW PROJECT NO. 27330. Council passed the motion.

COMMISSIONING SERVICES SELECTIONS

DPW Project No. 26462

2025 HB425:2A02 \$ 550,000

Lighting Upgrades

Canyon County Center (CYNC)

College of Western Idaho (CWI)

Nampa, Idaho

DPW Project Manager: John Parham

The work of this project will replace the majority of the antiquated fluorescent lighting throughout the Canyon County Center building.

The scope of this project will upgrade the existing fluorescent lighting to new modern LED lighting. The new lights will be configured with automation controls and daylight harvesting sensors to reduce energy consumption. It will upgrade the existing emergency lighting system with a new mesh network self-reporting system. Idaho Power rebates will be sought for the associated work.

Musgrove Engineering, Boise, has designed the project. Musgrove has provided a fee proposal to take care of commissioning services needed to ensure the lighting controls function as designed. Because of their knowledge of the building and lighting design, CWI and DPW are requesting to use Musgrove Engineering, Boise, 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 MUSGROVE ENGINEERING AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A COMMISSIONING AGENT FOR DPW PROJECT NO. 26462. Council passed the motion.

MID-RANGE REVIEWS

<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			

Previous Minutes: 07-16-26

Mr. Asbury introduced Mr. Randy Knutson, Beus Excavation, Boise, Idaho. Mr. Knutson shared plans and presented the project.

DPW Project Manager: Darius Elison

The work of this project will replace aging and deteriorated post indicator valves and fire hydrants at the Chinden Campus in Boise. Several components of the existing fire water distribution system are older, have reached the end of their useful service life, or are in condition that raises concern for long-term reliability and maintenance. Because these elements are critical to the campus fire protection infrastructure, failure or reduced functionality could impact emergency response capability, system isolation, and overall life safety support for the campus in Boise.

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

The Design-Build team of Beus Excavation / Randall Knutson, Boise, have been contracted for this project. This estimated construction costs are \$487,564.55 (\$30,472 per Post Indicator Valve) which is within the construction budget of \$600,000. Construction is anticipated to begin in August 2026 with the completion in December 2026.

MOTION: REPRESENTATIVE SAUTER 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. 26011. Council passed the motion.

DPW Project No. 26150
Multi-Building Electronic Access Control
Lewis-Clark State College (LCSC)
Lewiston, Idaho

2025 HB425:2A01 \$ 644,000

Previous Minutes: 11-06-25

Mr. Asbury introduced Mr. Ben Larsen, Castellaw Kom Architects, Lewiston, Idaho (Virtual). Mr. Larson shared plans and presented the project.

DPW Project Manager: Duran Villegas

The work of this project is to extend LCSC's Salto smart access control system across seventeen (17) buildings and up to fifty-eight (58) existing exterior doors. These doors lack electronic access control, which requires LCSC's security team to manually lock each door in an emergency.

The scope of this project will install new card reader access control door hardware, electrical connection upgrades, internet, and related architectural detailing to conceal new electrical routing. The work has a variety of ingress and egress door hardware needs including maintaining ADA access at each location. This system expansion will improve access and security and allow LCSC to electronically lock down individual buildings in an emergency.

Castellaw Kom Architects, Lewiston, has completed the preliminary project design with an estimated construction cost of \$525,600, which is within the \$531,300 construction budget. The scope had to be downsized to fit within the estimated cost. If funds remain, the project proposes to use two bid alternates totaling \$36,400 to meet the original scope. Construction is anticipated to start Fall/Winter of 2026 and to be completed by 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. 26150. Council passed the motion.

DPW Project No. 26254

2025 HB425:2A02 \$ 750,000

Buchanan Engineering Lab Civil &
Environmental Engineering Hydraulics Lab
Pump & Plumbing Systems Repairs
University of Idaho (UI)
Moscow, Idaho

Previous Minutes: 01-06-26

Mr. Asbury introduced Mr. Ned Warnick, Design West Architects, Pullman, Washington (Virtual). Mr. Warnick shared plans and presented the project.

DPW Project Manager: Duran Villegas

The work of this project is to repair and replace failing pumps, valves, piping, and controls specific to the water hydraulics lab located in the University of Idaho's Buchanan Engineering Lab (BEL) Hydraulics Lab. The lab's equipment and systems were part of the original 1968 building construction and require critical revitalization to maintain safe operations and support ongoing academic and research activities. The hydraulic equipment and systems have exceeded their functional life and are experiencing failures, leaks, corrosion, and a lack of serviceable replacement parts, creating escalating operational and safety concerns.

The scope of the project proposes comprehensive repairs to the BEL Hydraulics Lab, including replacing the pump and control systems, renewing hydraulic distribution piping, and securing confined spaces to meet current safety standards. The work will integrate necessary architectural, mechanical, electrical, and hydraulic improvements.

MSI Engineering and Design West Architects, Pullman, WA have designed the project. The estimated construction cost is \$610,000 (\$165/sq. ft.), which is within the \$620,000 construction budget. The scope had to be downsized to fit within the estimated cost. If funds remain, the project proposes to use three bid alternates totaling \$77,936 to meet the original scope. The work is anticipated to commence January 2027 and be completed prior to June 2027.

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. 26254. Council passed the motion.

PRELIMINARY REVIEWS

DPW Project No. 26196
Multi Building HVAC R-22 Replacements
Campus and Children's Center Buildings
Boise State University (BSU)
Boise, Idaho

2025 HB425:2A02 \$ 1,000,000

Previous Meeting Minutes: 12-02-25

Mr. Asbury introduced Ms. Zanda King, Cushing Terrell, Boise, Idaho. Ms. King shared plans and presented the project.

DPW Project Manager: Scott Shawver

The work of this project will replace the HVAC systems with modern systems, with new refrigerants and higher efficiency at the Campus School and the Children's Center on the Boise State University campus. The current HVAC mechanical systems were originally installed in 1991 and 1994 respectively. These systems are operational, however, many of the components are well past their life expectancy. Following a full engineering analysis of rooftop HVAC unit (RTU) options like heat pumps and dual fuel systems, new units with standard DX/Gas configuration were selected to replace the failing equipment.

This scope of this project will replace (8) RTUs at the BSU Children's Center and (10) RTUs at the Campus School. Existing roof structural design at the Campus School will require minor upgrades to accommodate new units. Additionally, up to date fall protection guard rails will be included for maintenance access in a portion of the Children's Center.

Cushing Terrell, Boise, has designed the project through the Design Development Phase. The estimated construction cost is \$786,072, which is within the \$820,000 construction budget. The work is anticipated to commence Spring of 2027 and be completed September 2027.

MOTION: MS. LAYTON 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. 26196. Council passed the motion.

DPW Project No. 26253
Janssen Engineering Building. HVAC Phase 4
University of Idaho (UI)
Moscow, Idaho

2025 HB425:2A02 \$ 1,250,000

Previous Minutes: 09-09-25

Mr. Asbury introduced Mr. Ned Warnick, Design West Architects, Pullman, Washington (Virtual). Mr. Warnick shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The work of this project is the continuation of the fourth phase of a systems modernization project in the Janssen Engineering Building to upgrade heating, ventilation, air conditioning (HVAC), electrical, and control systems. The first phase began in 2006, and the first portion of the fourth phase was completed in December 2023.

The scope of the project will complete the mechanical improvements serving laboratories and classrooms that were not included in the previous four phases. It will include upgraded air conditioning, air filtration, variable volume HVAC for existing air handler systems, improvements to existing hydronic systems, digital controls systems, new distributed ductwork, etc.

MW Engineering and Design West Architects, Pullman, WA has designed the project. The estimated construction cost is \$998,000 (\$201 / sq. ft.), which is within the \$1,000,000 construction budget. There is one bid alternate to replace the ceiling and lighting in the project area if the budget allows. The work is anticipated to commence February 2027 and be completed prior to September 2027.

Council discussed there is 5% contingency funding in all projects.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH FINAL PLANS AND SPECIFICATIONS FOR DPW PROJECT NO. 26253. Council passed the motion.

PRELIMINARY AND FINAL REVIEWS

DPW Project No. 20541

Agency \$ 3,706,561

Thousand Springs Visitor Center

Idaho Department of Parks & Recreation (IDPR)

Hagerman, Idaho

Previous Minutes: 08-06-19, 01-07-20, 05-05-20, 11-04-21, 09-07-22

Mr. Asbury introduced Ms. Jenna Aya, nFusion Services, Orlando, Florida (Virtual). Ms. Aya shared plans and presented the project.

DPW Project Manager: Nicole Gallaher

The original project was to complete the design and construction of a new 3,400 square foot Thousand Springs Visitor Center. This was completed in the Spring 2022 under this project number, 20541. However, the original design-builder who was to complete the exhibits portion was unable to complete the exhibits due to their inability to meet IDPR's budget and other needs. This project went back out for an exhibit specific RFQ in September 2022 to acquire a new design-builder to design and construct the exhibits. The design-builder who was selected and approved by PBFAC unfortunately went out of business in late 2024. DPW then selected the second-ranked design-builder, nFusion Services, to complete the project. Their design is now ready for PBFAC approval.

Currently, the exhibits on display are on loan from the National Parks Service. The project area includes approximately 1,670 square feet of the Visitor Center's interior space and approximately 400 square feet of outdoor area. The scope of work includes a Design-Build package for interpretive design that provides inclusive design elements, built-in exhibits, cabinetry, murals, and exterior kiosks.

nFusion Services, of Orlando, Florida has designed the project. The estimated construction cost is \$663,177, which is within the \$683,177 construction budget. The work is anticipated to commence this fall and be completed within eight (8) months.

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. 20541. Council passed the motion.

Council discussion clarified the funding of the project.

<u>DPW Project No. 26220</u>	Anticipated Agency	\$ 114,000,000
Life Sciences Complex	<u>2025 HB425:2B05</u>	<u>14,000,000</u>
Idaho State University (ISU)		\$ 128,000,000
Pocatello, Idaho		

Previous Minutes: 10-08-25, 03-03-26, 06-02-26

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

DPW Project Manager: Margie Kennedy and John Parham

The work of this project will provide and install new underground power, data, and steam lines around the building footprint of the new Life Science Complex. There are existing power, data, and steam lines that feed other buildings as well as the new Life Science Complex that need to be rerouted. Completing this early bid package this year will allow the new Complex to start construction on time in the Fall of 2027.

The scope of the project will be to provide a trench around the site perimeter for Idaho Power to install power lines that are being displaced by the demolition of an existing building that is currently located where the new Life Science building will be built. The trench will also include data lines. In addition, new steam lines that currently go through the future building pad need to be relocated to continue service to other buildings.

Keller Engineering, Boise, has designed the civil site work for the project. Cannon Design has designed the steam line for the project. The estimated construction cost is \$1,500,000. Andersen-Jacobson is the Construction Manager General Contractor for this project.

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 DPW PROJECT NO. 26220. Council passed the motion.

FINAL REVIEWS

<u>DPW Project No. 22602</u>	Agency	\$ 110,055.88
Veterans Home Expansion and Remodel	Anticipated Agency	37,930,682.90
Veterans Home – Lewiston (VET-L)	2021 HB791:2A01	18,483,675.00
Idaho Division of Veterans Services (IDVS)	2020 HB569:2A01	65,000.00
Lewiston, Idaho		<u>\$ 56,589,313.78</u>

Previous Minutes: 10-06-21, 02-01-22, 01-03-23, 05-02-23, 12-05-23, 06-02-26

DPW Project Manager: Andrew Gibler

This project is an expansion and remodel of the existing Lewiston Veterans Home facility. 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. 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 expands the existing facility to the North following the VA's Small House Design Guideline principles. This expansion will create two new household wings with a total of 33 new beds which then allows the conversion of the existing rooms into 33 single occupancy rooms. The expansion encloses 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. The project also includes the remodel of existing community and administrative services spaces to better meet the needs of the residents.

The Design Team consists of Castellaw Kom Architects, Lewiston, in association with Grace Design Studios, Phoenix, AZ. The current cost estimate is \$47,438,446. This is within the project's construction budget of \$47,439,000. The new expansion adds 24,491 square feet to the existing 50,803 square feet for a new total of 75,294 square feet. This translates to about \$630 per square feet for the expansion, remodel, and all related site work. Construction is expected to start in January 2027 and be completed by May 2029.

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. 22602. Council passed the motion.

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

Previous Minutes: 05-06-25, 07-16-26

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: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF

CONTRACT 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, 07-16-26

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.

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. 25233. Council passed the motion.

SERVICE CONTRACT REQUESTS

DPW No.	Agency	Work Category	Initial Amount
27861	ADM	Electrical – North Idaho	\$ 200,000
27862	ADM	HVAC – North Idaho	\$ 200,000

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE SERVICE CONTRACT NUMBERS 27861 AND 27862. Council passed the motion.

CLOSED PROJECT REPORT

Mr. Asbury presented the closed project report.

LEASE REPORT

Ms. Krishnek presented the lease report.

Council discussed the varying sizes of the proposed student housing leases. Ms. Krishnek explained student housing needs vary by location and are based on the number of students assigned to clinical placements. Unit sizes range from one-bedroom to three-bedroom accommodations, depending on each site's capacity and whether local hospitals are able to provide housing.

Council also discussed additional information regarding the renewal lease costs for Office of Species, Minerals, and Energy Coordination. Ms. Krishnek explained that the previous lease rate was approximately \$14 per square foot. During negotiations, the landlord requested an increase to align more closely with the local market, where comparable office space rents for approximately \$22–\$23 per square foot. The parties ultimately agreed to a rate of approximately \$18 per square foot, below the landlord's initial request, with annual escalations of \$0.15 per square foot.

REQUEST FOR LEASE TERM OVER FIVE YEARS

Agency: Idaho Liquor Division

Lessor: CJM LLLP

Address: 1016 South Lincoln Avenue, Jerome

Sq. Ft.: 1,206

Cost/Yr.: \$18,090

Lease Type: NNN

Lease Term: 10 Years

Cost Ratio: 0.82

Escalations: 3.00% per year

Space Type: Retail

Total Contract Value: \$208,758.60

Comments: As of January 2026, The Liquor Division has been in negotiations for a potential renewal of their current location in Jerome. Negotiations resulted in an RFP being issued In March, resulting in the Division's desire to negotiate with the top-ranking responder to move its current contract store located within the Lincoln Plaza shopping center into the soon to be remodeled Ridley's Family Market located within the same shopping center.

In consideration of a 10-year lease, the lessor will perform a new turn-key finish per the Division's standards. The total space between the current store and proposed will be reduced by half, resulting in savings to the State of approximately \$14,000/year.

The proposed space is located in the Ridley's Family Market grocery store. In addition to reducing space, this location provides easy access, ample parking, and neighboring/anchor retail stores in the surrounding area.

MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE A 10-YEAR LEASE TERM FOR THE IDAHO STATE LIQUOR DIVISION AT 1016 SOUTH LINCOLN AVENUE IN JEROME, IDAHO. Council passed the motion.

OLD BUSINESS

Mr. Asbury presented the Southwest PBFAC Presentation Itinerary.

ADJOURNMENT

The August 4, 2026 PBFAC Meeting adjourned at 2:51p.m.

Mr. Clint Shiflet, Chair

Ms. Wynter Bell, Management Assistant