

# IDAHO STATE BUILDING AUTHORITY

## MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

**DATE:** June 19, 2018

**LOCATION:** Idaho Department of Health and Welfare  
450 West State Street  
10<sup>th</sup> Floor Conference Room  
Boise, Idaho 83720

### Commissioners Present

V.L. "Bud" Tracy, Chairman  
James Hammond, Vice Chairman (via telephone)  
Candice Allphin  
John Ewing  
Greg Schade  
Shelly Enderud  
Tim Anderson

### Others Present

Wayne Meuleman, Executive Director  
Nancy Cunningham, Administrative Assistant  
Joe Meuleman, Meuleman Law Group, PLLC  
David Taylor, Idaho Department of Health and Welfare  
Tracey Sessions, Idaho Department of Health and Welfare  
James Price, Idaho Department of Health and Welfare  
Greg Horton, Idaho Department of Health and Welfare

### Presenters

Anthony Haas, EYP Architecture  
Richard Clarke, EYP Architecture  
Ken Carbonari, EYP Architecture  
Roseann Pisklak, EYP Architecture  
Claire Lavers, EYP Architecture  
Kyle Olson, EYP Architecture  
Scott Wendell, LCA Architects  
Tom Scofield, LCA Architects  
Aurora Riopelle, LCA Architects  
Jerry Meyers, Myers Anderson Architects  
Eric Collett, A Mind for All Seasons  
Mike Wisdom, Cator-Ruma & Associates  
Curtis Hendershott, TreanorHL  
Jeff Lane, TreanorHL  
Kyle Olson, Cator-Ruma and Associates  
Jasen Densmer, The Land Group

#### **1. Call to Order**

Chairman Tracy called the meeting to order at 9:35 a.m.

#### **2. Design Presentations**

Chairman Tracy invited LCA Architecture (LCA) to make its presentation to provide design services. Scott Wendell, Tom Scofield and Aurora Riopelle of LCA, along with Jerry Meyers of Myers Anderson Architects, Eric Collett of A Mind for All Season, and Mike Wisdom of Cator-Ruma & Associates participated in the presentation. The team

described their positions, experience and the responsibilities each would have in the design process of the Secure Skilled Nursing Facility in Blackfoot, Idaho. Following the presentation, LCA responded to questions from the Commissioners and the Idaho Department of Health and Welfare. The Chairman thanked the presenters.

Chairman Tracy then invited TreanorHL to provide its presentation for design services. Curtis Hendershott and Jeff Lane with TreanorHL, along with Mike Wisdom and Kyle Olson of Cator-Ruma and Associates, and Jason Densmer with The Land Group introduced their team and discussed their respective roles, expertise and responsibilities in the design process for the Secure Skilled Nursing Facility, and experience. Following the presentation and responses to questions of the Commissioners and Idaho Department of Health and Welfare, the Chairman thanked the presenters.

**BREAK:** The Chairman then allowed a short break at 11:25 a.m.

**RECONVENE:** At 11:35 a.m. the Chairman called the meeting back to order.

Chairman Tracy then invited EYP Architecture (EYP) to make its presentation to provide design services. Anthony Haas, Richard Clarke, Ken Carbonari, Roseanne Pisklak and Kyle Olson described their positions with EYP, the experience and the responsibilities each would have in the design process of the Secure Skilled Nursing Facility in Blackfoot, Idaho. Following the presentation, EYP responded to questions from the Commissioners and the Idaho Department of Health and Welfare. The Chairman thanked the presenters

### **3. Selection of Design Firm**

The Board then deliberated ranking of the design firm presenters for the Secure Skilled Nursing Facility project in Blackfoot, Idaho based upon qualifications. The Commissioners discussed the knowledge, experience and qualifications of the presenters.

Wayne Meuleman asked the Board to rank the firms to identify the preferred firm to engage in contract negotiations for design services. Mr. Meuleman stated that if a satisfactory contract cannot be agreed upon, the Authority could then engage the second ranked firm in negotiations.

Chairman Tracy asked the members of the Idaho Department of Health and Welfare (DHW) to provide their thoughts as to the presentations and recommendations as to which firm they felt was best suited for the project.

Tracey Sessions with DHW clarified to the Board the type of residents that will be at the new Secure Skilled Nursing Facility, and the risks and challenges the facility would face as to safety, security and complying with state regulations.

Jim Price with DHW further discussed the level of care that will be needed for the potential residents of the facility. He stated that his preference of the three firms was TreanorHL.

Greg Horton with DHW informed the Board of his conversations with a company that hired TreanorHL to design a skilled nursing facility in Arizona, and who complimented the firm and particularly Curtis Hendershoot. Mr. Horton also felt the firm has the most expertise in designing a skilled nursing facility among the presenters.

### **MOTION TO APPROVE:**

Following discussion, Commissioner Enderud moved to rank TreanorHL first and LCA second with the stipulation that Mr. Meuleman have authority to negotiate the contract

based upon the fee proposals submitted by all three firms. Commissioner Allphin seconded the motion. Prior to vote, Commissioner Enderud made an amended motion to rank TreanorHL first. The amended motion was seconded by Commissioner Allphin and, upon vote, the amended motion was unanimously adopted.

There was further discussion by the Board as to a second choice should negotiations with TreanorHL be unsuccessful.

**MOTION TO APPROVE:**

Commissioner Anderson moved that EYP be ranked as second choice for the design of the Secure Skilled Nursing Facility. Commissioner Ewing seconded the motion and, upon vote, the motion was unanimously adopted.

**4. Review Proposed Transfer of EITC Facilities to College of Eastern Idaho**

Mr. Meuleman explained the dissolution of EITC by the legislature effective July 1, 2018, and the transfer by the State Board of Education (SBOE) of the EITC programs and campus to the College of Eastern Idaho (CEI) which was formed as a community college under the supervision of the SBOE. Mr. Meuleman explained that ISBA is being requested to consent to a sublease by the State of the Authority's education facility at the EITC campus to CEI. The only issues to be resolved are easements necessary to allow for control of the facility in the event the State were to discontinue payments of annual rent under the Facilities Lease. The intent is for the State to continue making annual lease payments to the Authority. Mr. Meuleman requested that the Board authorize him to consent to a sublease to CEI as a sub-tenant of the State subject to appropriate easements to be provided.

**MOTION TO APPROVE:**

Commissioner Anderson moved that the Executive Director be authorized consent to the proposed sublease subject to appropriate easements to serve the facilities. Commissioner Allphin seconded the motion and, upon vote, the motion was unanimously adopted.

**5. Minutes of May 29, 2018 Meeting**

Chairman Tracy requested consideration of the May 29, 2018 meeting minutes.

**MOTION TO APPROVE:**

Commissioner Allphin moved to approve the meeting minutes as presented. Commissioner Anderson seconded the motion and, upon vote, the motion was unanimously adopted.

**6. Other Business**

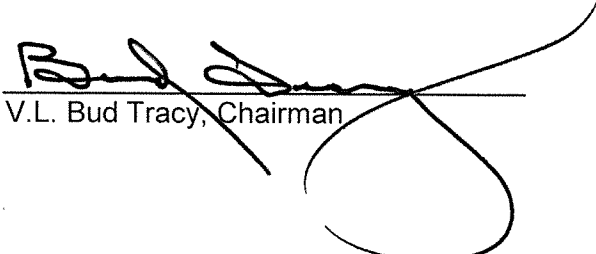
There was no other business.

**ADJOURNMENT**

At 12:55 p.m. Chairman Tracy adjourned the meeting.

Submitted by: 

Wayne Meuleman, Executive Director

Approved by: 

V.L. Bud Tracy, Chairman