

**IDAHO STATE BUILDING AUTHORITY**  
**MINUTES OF THE MEETING OF THE**  
**BOARD OF COMMISSIONERS**

**DATE:** March 27, 2024

**LOCATION:** Hyatt Place Hotel  
Meeting Room 1  
1024 W. Bannock St.  
Boise, Idaho 83702

**Commissioners Present**

V.L. "Bud" Tracy, Chairman  
James Hammond, Vice Chairman  
Shelly Enderud  
Dale McOmber

**Commissioners Absent and Excused**

Anthony Vahsholtz

**Others Present**

Wayne Meuleman, Executive Director  
Britany Hurst Marchant, Executive Director, Idaho Wheat Commission  
Clint Tacke, Commissioner, Idaho Wheat Commission  
Presenters for design and construction management for IWC Project (see attached)

**1. Call to Order**

Chairman Tracy called the meeting to order at 9:40 a.m.

**2. Minutes of January 24, 2024, Meeting**

The Chairman requested consideration of the minutes of the January 24, 2024, meeting.

**MOTION TO APPROVE:**

There being no questions or comments, Commissioner Enderud moved to approve the meeting minutes as presented. Commissioner McOmber seconded the motion. The motion was unanimously adopted.

- 3. Status Report:** Mr. Meuleman reviewed the progress of the School Modernization Program. He reported that the legislation creating the program has passed both houses of the Legislature and the Governor is expected to sign the legislation shortly. He reported that the program includes authorization for the Idaho State Building Authority to issue short-term bonds to provide lump sum grants to local school districts. The program could require bond issues totaling approximately \$1 billion. Meetings with the Idaho Department of Education are planned and a meeting of the Authority Board will be needed within the next few weeks to initiate the program.

- 4. Report and Presentation:** Chairman Tracy requested the Executive Director to update the Board regarding the Requests for Qualifications issued for professional design

services and construction management services for the Idaho Wheat Commission project. Mr. Meuleman reported that a total of four architectural firms and seven construction manager firms submitted written Statements of Qualifications. Those written statements were reviewed by the Selection Committee comprised of Commissioners Hammond and McOmer. The committee selected two architectural firms (ZGA Architects and Lombard Conrad Architects) and two construction management firms (The Russell Corporation and McAlvain Construction, Inc.) to make presentations to this Board. A copy of the Selection Committee minutes is attached.

Mr. Meuleman introduced the first presenter ZGA Architects. The presentation was made and following questions, Chairman Tracy that the presenters they were excused from the meeting.

Mr. Meuleman then introduced Lombard Conrad Architects. The presentation was made and following questions, Chairman Tracy that the presenters they were excused from the meeting.

Mr. Meuleman then introduced The Russell Corporation. The presentation was made and following questions, Chairman Tracy that the presenters they were excused from the meeting.

Mr. Meuleman then introduced McAlvain Construction, Inc. The presentation was made and following questions, Chairman Tracy that the presenters they were excused from the meeting.

- Action Item:** Following discussion among the Commissioners and comments by Executive Director Hurst Marchant and Commissioner Tacke, Chairman Tracy called for a vote for the preferred professional design firm and construction management firm for the project.

**MOTION TO APPROVE:**

Commissioner Hammond moved to select Lombard Conrad Architects and The Russell Corporation. Commissioner Enderud seconded the motion. The motion was unanimously adopted.

- Other Business.** There was no other business considered.

**ADJOURNMENT**

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

Submitted by:   
Wayne Meuleman, Executive Director

Approved by:   
V.L. Bud Tracy, Chairman