



State of Idaho  
Department of Administration  
Division of Public Works

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Design and Construction  
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<http://www.dpw.idaho.gov>

July 30, 2013

**REQUEST FOR QUALIFICATIONS**

TO: DESIGN-BUILD TEAMS

FROM: Tim Mason, Administrator

SUBJECT: DPW PROJECT NO. 14211  
East Campus Green Field  
Boise State University  
Boise, Idaho

Submittals will be received at the Division of Public Works, 502 N. 4th Street, P.O. BOX 83720 Boise, ID 83720-0072, until **August 16 at 5:00 p.m.**, for furnishing design-build services to the State of Idaho.

Questions that arise as a result of this Request for Qualifications should be addressed to:

Barry Miller, Senior Project Manager  
Division of Public Works  
502 N. 4th St.  
P O Box 83720  
Boise ID 83720-0072  
(208) 332-1916

Program clarification and additional data may be requested by e-mail only. E-mail shall be directed to Barry Miller at [barry.miller@adm.idaho.gov](mailto:barry.miller@adm.idaho.gov). All questions and responses will be posted with the original RFQ on August 12, 2013. Contacting any of the Athletic Department Staff will be grounds for rejection of the party's submittal.

The project will be funded by state funds through Boise State University. The Division of Public Works will administer the project according to the terms and conditions of the award and State laws and guidelines. The Design-Build Team will receive general instructions through the State. A Project Manager of the Division of Public Works will be assigned to serve as project manager and liaison between the Department of Administration, the Agency, and the Design-Build Team during the Design Phase and a Field Representative of the Division of Public Works will be assigned to serve during the construction phase.

## DESCRIPTION OF PROJECT

The project will demolish the Applied Technology Building and Mechanical Technology Building; construct a natural grass field to be used for football practice and intramural sports, sand volleyball courts, donor recognition monument/structure, landscaping and perimeter security/screening fence. If budget allows it is desired to reconfigure Bronco Circle between the Student Union Building and West Stadium Parking lot to a pedestrian pathway while allowing vehicular exiting during events. Refer to the attached campus map for location of spaces.

## REQUIRED SERVICES

The State is requesting submittals for complete design and construction services.

The Design-Build Team will be responsible for the Design Phase (Program/Pre-Design, Schematic Design, Design Development) with cost estimates at each phase and Construction Phase (Construction Documents, Construction). The State Board of Education has currently authorized work through Design Development. All work shall be in accordance with currently adopted building codes. All required site survey and geotechnical engineering work shall be the responsibility of the Design-Build Team.

A total project budget of \$1.4 million has been established to include fees, construction, contingencies and tests. A complete construction cost estimate will be required at the conclusion of the Design Development phase for final funding approval by the State Board of Education. This estimate when approved will become the Maximum Contract Price.

A project manual and finish board will be required at the completion of the Design Phase. The project manual shall include product, equipment and fixture cut sheets. The finish board shall include materials/samples for all finishes.

A relatively complete construction schedule and schedule of values will be required at the completion of the Design Phase and must be kept up to date throughout the construction phase.

The Design-Build Team shall make a minimum of one (1) presentation to the Permanent Building Fund Advisory Council and shall keep in mind that during all phases of work, code compliance, energy efficiency, and life-cycle maintenance concerns should be incorporated into the project.

The Design-Build Team will be required to meet monthly with the Project Manager and/or Field Representative for the purpose of providing a verbal report regarding the previous month's progress. Such monthly meetings will show funds expended in the completion of the project and specific accomplishments related to the completion of the project.

The Design-Build Team shall produce the following major written products for review by the State and/or Permanent Building Fund Advisory Council (PBFAC).

1. A preliminary report to the Division of Public Works and the Agency after the Schematic Design phase has been completed.
2. A Design Report and update to the Owner, Agency and the PBFAC, after Design Development phase has been completed, to include complete material/color board,

product, fixture and equipment cut sheets, recommended construction schedule and a final schedule of values.

3. A final report at the conclusion of the Construction Phase to the Owner and Agency to include complete as-built documents and electronic files and O&M Manuals.

### **QUALIFICATION STATEMENT CONTENT**

- A. **Basic Qualifications:** Provide basic data (both Architect and Contractor if separate firms), relative to firm's size, history, personnel, special expertise and general credits. Individual resumes, awards, associations, etc., may be included. Office brochures may be submitted separately as supplemental data.

Include contact information (Name, address, phone number, email address) for a single entity that will be the point of contact during the selection process.

The Division of Public Works reserves the right to investigate and confirm the candidate's financial responsibility. This may include financial statements, bank references and interviews with past consultants, employees and creditors. Unfavorable responses to these investigations are grounds for rejection of proposal.

- B. **Specific Qualifications:** List the team (Contractor, Architect, Civil Engineer, Mechanical Engineer, Electrical Engineer and Structural Engineer, etc.) expected to accomplish this project. Describe who will perform the various tasks, the amount of their involvement and responsibilities, and give their qualifications. Provide a list of at least five (5) projects, with brief descriptions, which show ability to complete projects of this scope.
- C. **Approach to Project:** Include a statement of your team's approach to this specific project, including design philosophy, understanding of program, alternative concepts and methods for consideration, as well as concepts for construction staging. Limit to five pages.
- D. **Past Performance:** Submit reference letters from prior clients or client representatives. Letters from projects listed in item B are preferable. In addition, past performance comments may be obtained from DPW and Agency staff. Make specific reference to past performance of the "Team".
- E. **Examples of Work:** Renderings, photographs, preliminary drawings, may be submitted as examples of your work. For Contractors and/or Architects who have done work for the Division of Public Works in the past three years, a reference to the project or projects will be sufficient in lieu of examples. Include specific information regarding work completed as a "Team".
- F. **Special Requirements:** Provide information regarding specific involvement with this project or a special expertise in this type of project. Examples are: design of original building or phase, preliminary studies or programming of this project, special training or experience in this type of building, work on the BSU campus.
- G. **Format:** To assist evaluation it is desirable to format the proposal similar to the headings listed above. The submittals should be clear and to the point. Emphasis

should be placed on specific qualifications of the people to actually perform the project and the approach to designing and building this specific project. Performance of this "Team" on past projects with the State of Idaho and other clients is a highly important factor

**Submit five (5) copies of the submittal.**

## **EVALUATION**

An evaluation committee consisting of persons from the Division of Public Works, Agency and an independent architect/engineer/contractor will rank the submittals, and at least three (3), but not more than five (5) teams may be selected for personal interviews.

After interviewing the selected design-build teams, the evaluation committee will re-rank the teams to determine the final point score. There will be no Request for Proposals (RFP) phase.

## **AWARD**

Based on the results of the submittals and review of previous projects awarded to each firm, the Division of Public Works will recommend a course of action to the PBFAC at their next scheduled meeting. If recommended, the Division of Public Works, Department of Administration in accordance with prescribed procedures, will issue a notice of intent to negotiate.

### **PROPOSED DATES:**

Receive Submittal	August 16, 2013
Oral Interviews	August 27, 2013
Review by PBFAC	September 4, 2013
Design presentation	TBD
Substantial Completion	Required for Aug. 1, 2014 football.

## **SELECTION**

The State will attempt to select a firm at the next scheduled Permanent Building Fund Advisory Council meeting. Upon selection of a firm, the State will issue a letter of intent. However, final award is contingent upon the successful negotiation of an Agreement.

The contents of the submittal may be used in a legal contract or agreement. Candidates should be aware that methods and procedures proposed could become contractual obligations. The successful firm will be required to sign an agreement including the State's standard terms, including a requirement to carry and maintain a minimum of \$2,000,000 professional liability insurance coverage, except in special circumstances.

The State reserves the right to reject any or all submittals received as a result of this request.

The State may also negotiate separately with any source in any manner necessary to serve the best interests of the State of Idaho. Awards will be made on the basis of submittals resulting from this request and subsequent interviews. Design-Build Teams must have design professionals licensed by the State of Idaho and the constructors must have an Idaho Public Works Contractor's License to submit on this project.

Appleton  
Tennis Center

Students

Intramural Field

Kinesiology  
Annex

(Pool)

Bronco  
Gymnasium,  
Dept. of  
Kinesiology

Stu  
Sky

SITE

POTENTIAL  
PEDESTRIAN  
PATHWAY

Bronco Circle

TO BE DEMO'D  
BY SEPERATE  
CONTRACT.

DEMO

Applied  
Technology

Diesel  
Tech.

Mechanical  
Tech.

Student Union

Academic and  
Career Services

Culinary  
Arts

Maint. Shop

University Drive

#14211

EAST CAMPUS GREEN FIELD

Student

Facilities &  
Operations &  
Maintenance

Engineering

Enviro  
Res