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

May 20, 2016

REQUEST FOR QUALIFICATIONS

TO: CONSTRUCTION MANAGER/GENERAL CONTRACTORS

FROM: Jan P. Frew, Administrator
Division of Public Works

A handwritten signature in blue ink that reads "Jan Frew".

BJM

SUBJECT: DPW PROJECT NO. 16207
Material Science Building, Boise State University
Boise, Idaho

Proposals will be received at the Division of Public Works, 502 N. 4th Street, P.O. Box 83720, Boise, Idaho 83720-0072, until Friday, June 9, 2016, at 5:00 PM, for furnishing construction manager/general contractor (CM/GC) services to the State of Idaho.

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

Martin Santoyo, Project Manager
Division of Public Works
P.O. Box 83720
Boise, Idaho 83720
(208) 332-1913
Martin.Santoyo@adm.idaho.gov

Modifications (addenda) to this RFQ, if any, will be posted on the Division of Public Works web page http://dpw.idaho.gov/professional_services/. It is recommended that responders to this RFQ check this page prior to making their submittal.

The project will be funded by Agency funds. The Division of Public Works will administer the project according to the terms and conditions of the award and State laws and guidelines. The CM/GC 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, the Architect, and the CM/GC.

CM/GC shall warrant that the CM/GC does not knowingly hire or engage any illegal aliens or persons not authorized to work in the United States. CM/GC shall take steps to verify that it does not hire or engage any illegal aliens or persons not authorized to work in the United States; and that any misrepresentation in this regard or any employment of persons not authorized to work in the United States constitutes a material breach and shall be cause for the imposition of monetary penalties and/or termination of any Contract resulting from this bid.

DESCRIPTION OF PROJECT

A materials science building with teaching spaces, laboratories, research and computational laboratories to facilitate cutting-edge research, faculty offices, a 250 seat lecture hall, and two 80 seat classrooms. The building will be located on the BSU campus between the student recreation center and the engineering complex. A preliminary programming study has been completed and is attached to this RFQ identified as "Preliminary Programming Study, Materials Science Building, Boise State University, Exhibit A".

It is intended that the selected team will be retained during the design phases for cost analysis, constructability, and quality control reviews and then continue through complete construction phases as the general contractor.

The University desires a highly sustainable project and the project designed to provide long-term value through durability of materials and systems. CM/GC may choose to highlight their experience and ability in providing a commissioned building to meet those goals.

REQUIRED SERVICES

The State of Idaho, through the Division of Public Works is requesting submittals for CM/GC Services beginning with design phase services through project construction, including the one-year period of correction following project completion. The Division of Public Works and Boise State University (BSU) are looking for a CM/GC who will be a team player who works closely and in harmony with the DPW, BSU, and the Architect.

A total project budget of approximately **\$41,450,000** has been established to include fees, commissioning services, contingencies, tests, and other expenses. The construction budget of \$35,425,000 that includes construction management fees and reimbursable construction expenses will be confirmed at the completion of Schematic design.

The CM/GC will be required to meet as needed, but not less than monthly, with the Owner for the purpose of providing a report regarding the previous month's progress. Such monthly meetings will: advise the team of projected project cost and related value engineering; include critical path schedules that take into account criteria specific to continued operation of existing labs, show funds expended in the completion of the project and specific accomplishments related to the completion of the project.

The CM/GC shall be licensed as a Public Works Construction Manager and as a Public Works Licensed General Contractor by the State of Idaho. Firms proposing for these services shall hold and maintain a certificate of authority for providing construction management services. Experience with higher education research centers and Building Information Modeling (BIM) is highly desirable.

QUALIFICATION STATEMENT CONTENT

- A. **Basic Qualifications:** Provide basic data relative to firm's size, history, personnel, special expertise and general credits. Individual resumes, awards, associations, etc., may be included. Information shall include, as a minimum, firm name, office address, phone number, fax number, organizational status (corporation, partnership, etc.), and names of officers and the names and license numbers of all Construction Managers employed by the firm. Office brochures may be submitted separately as supplemental data if the submitting firm feels this would clarify their submittal.

The Division of Public Works reserves the right to investigate and confirm the proposer's financial responsibility. This may include financial statements, bank references and interviews with past clients, employees, and creditors. As a minimum, include a letter from proposer's bonding agent and a letter from proposer's banker, giving an opinion of financial stability. Unfavorable responses to these investigations are grounds for rejection of qualification statement.

The CM/GC will be required to provide payment and performance bond or bonds in the amount of the total construction management contract.

- B. **Specific Qualifications:** List the team expected to accomplish this work. Describe who will perform the various tasks, the amount of their involvement and responsibilities, and give their qualifications. In addition, provide the following:

1. List the most recent completed project as a CM/GC. Name the project, the Owner, the Architect, cost of construction and cost of CM fee including all reimbursable expenses for General Condition costs.
2. List all current CM/GC projects including name of the Owner, Architect and total of expected construction costs, CM fees and reimbursable expenses for each project.
3. List all CM projects completed within the past three years, including name of Owner, Architect and construction costs, CM fees and Reimbursable expenses.

(Note: While cost information will not be used as part of the selection criteria, it is important to the Owner, and failure to provide will not be received favorably.)

- C. **Approach to Project:** Based on proposer's knowledge of this project, list the CM/GC services the proposer anticipates providing on this project. Indicate which service is provided within the CM fee and which is a reimbursable expense.
- D. **Other Information:** Provide any additional information demonstrative of the proposer's superior qualifications for this project.
- E. **Format:** To assist evaluation, it is desirable to format the proposal similar to the headings listed above. The proposals 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

this specific project. Submit five (5) copies of the proposal and any supplemental material, such as office brochures.

EVALUATION

An evaluation committee consisting of persons from the Division of Public Works, Boise State University, and a local architect will rank the proposals. At least three, but not more than five firms will be selected for personal interviews.

After interviewing the selected candidates, the evaluation committee will re-rank the proposals to determine the semi-final point score.

AWARD

Based on the results of the proposals, the Division of Public Works will recommend a course of action to the PBFAC at their next scheduled meeting. If recommended, a notice of intent to negotiate will be issued by the Division of Public Works, in accordance with prescribed procedures.

PROPOSED DATES:

Receive Qualification Statement	June 9, 2016
Oral Interviews	June 30, 2016
Review by PBFAC	July 12, 2016
Negotiate Contract	July 2016

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 a contract.

The contents of the proposal may be used in a legal contract or agreement. Proposers should be aware that methods and procedures proposed could become contractual obligations. The State reserves the right to reject any or all proposals 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 proposals resulting from this request and subsequent interviews.

End of 16207 CM/GC RFQ