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State of Idaho
Department of Administration
Division of Public Works

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

June 29, 2016

REQUEST FOR QUALIFICATIONS

TO: CONSTRUCTION MANAGER/GENERAL CONTRACTORS

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

SUBJECT: DPW PROJECT NO. 17220
Expansion of Physical and Occupational Therapy
ISU Meridian Health Science Center
Meridian, 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, July 22, 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:

John Julian, Project Manager
Division of Public Works
P.O. Box 83720
Boise, Idaho 83720
(208) 332-1904
John.Julian@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 the Permanent Building Fund and 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

This project is the first phase of an anticipated two (2) phase program expansion within the ISU Meridian Health Science Center (MHSC), located in Meridian, Idaho for the ISU Division of Health Sciences (DHS). ISU-Meridian currently houses three (3) clinics, Counseling, Dentistry, and Speech/Language, and the Idaho Center for Disabilities Evaluation (ICDE) which provides assessment services for developmentally delayed children and adults in the western part of the state.

The scope of this project will be to construct shared classroom and laboratory spaces, offices, and support spaces within the core and shell second floor area. This will include, but not be limited to, addition of between 22 offices, and 28 offices; two (2) large teaching laboratories to be shared by the Physical Therapy (PT) and Occupational Therapy (OT) programs. One of those laboratories will be the Orthopedic Skills Lab for up to 40 students containing furniture, equipment, and supplies consistent with PT and OT examination and practice, cabinet storage, and distance learning capabilities. The second laboratory will be a Neuro-management/Daily Skills/Pediatric Lab for up to 40 students. This lab function requires large and low mat tables, ambulatory aids, accessible mock-up kitchen, pediatric equipment, cabinet storage, and distance learning capabilities. There will be one (1) Distance Learning (DL) classroom for 40 students that will be shared by OT and PT. Additionally, a Wellness Center, an ADA Testing Center which meets the Americans with Disabilities Act requirements, as well as all of the new improved spaces, a Conference Room and Student Study are to be constructed. Construction of a small Microbiology Lab in the south west corner of the second floor Department of Pharmacy. The lab will use existing fume hoods and will include new lab benches, storage cabinets, 3-door refrigerator, and 2-door freezer, enclosed Microbiology Suite, and Equipment Storage Room.

The remodeled spaces will be designed and laid out based on the existing Master Plan with some minor modifications. Preliminary programming for the Phase I work has been done, see attached plan, along with preliminary equipment and fixture lists. In addition to the REQUIRED SERVICES, mentioned herein, the CM/GC will assist the Owner in finalizing design and construction priorities based on the available budget funds. The project may have phased deliveries of constructed spaces in addition to possible separate design/bid packages. This project must be substantially complete and ready for occupancy no later than August 4, 2017.

The following exhibits are attached and become a part of this RFQ:

Exhibit "A" Vicinity map of the project site.

Exhibit "B" Preliminary Programing / Design Plan and Staged Construction Sequence.

Exhibit "C" Preliminary Program / Design of Pharmacy Lab

A commissioning agent will assist with the design from schematic design through bidding and construction.

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 Idaho State University (ISU) are looking for a CM/GC who will be a team player who works closely and in harmony with the DPW, ISU, and the Architect.

A total project budget of approximately **\$3,000,000** has been established to include fees, commissioning services, contingencies, tests, and other expenses. The construction budget of \$2,130,000 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, Idaho 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	July 22, 2016
Oral Interviews	July 28-29, 2016
Review by PBFAC	AUGUST 2, 2016
Negotiate Contract	August 11, 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 17220 CM/GC RFQ

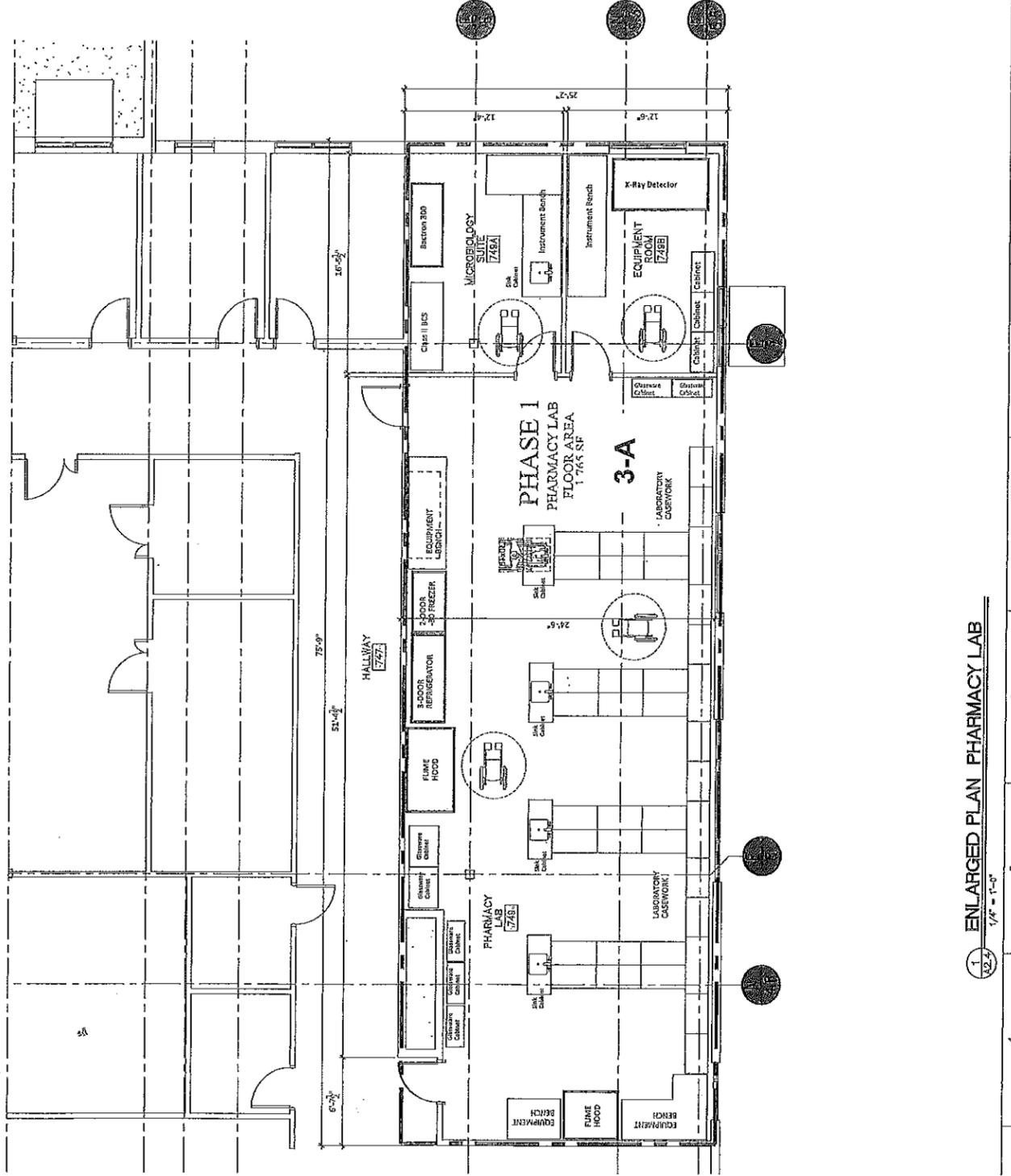


Exhibit "C"

PT/OT PHASE 1
 ISU MERIDIAN HEALTH SCIENCES CENTER
 1911 E. CENTRAL DRIVE
 Meridian, ID 83642

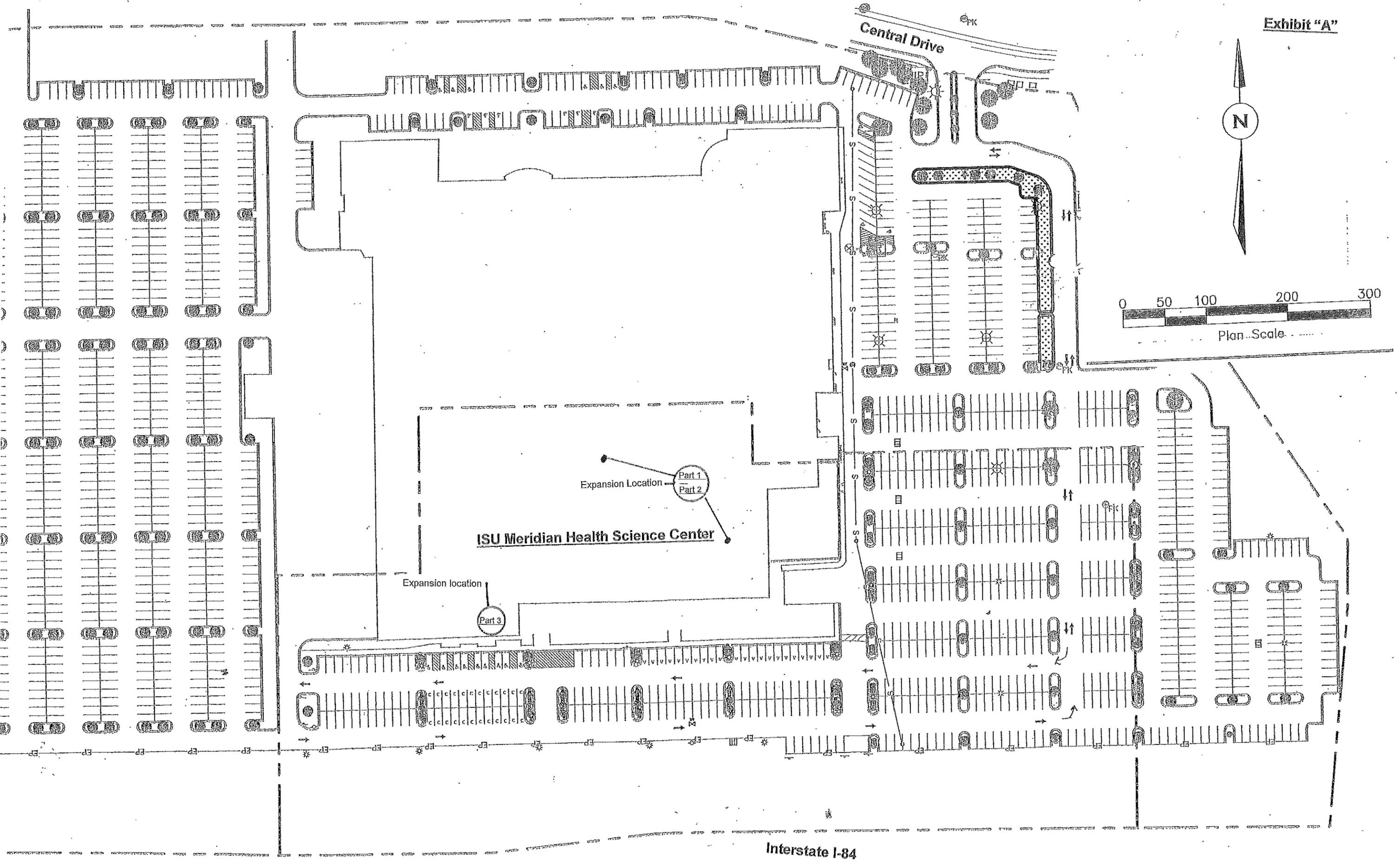
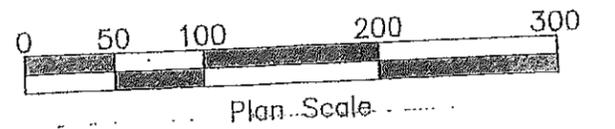


Idaho State
 UNIVERSITY

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REVISIONS
DRAWN BY: DJM
CHECKED BY: DJM
JOB NUMBER
DATE: 08/27/06
SHEET: A24

1
 02.3
 ENLARGED PLAN PHARMACY LAB
 1/4" = 1'-0"



Interstate I-84

Exhibit "B"

Occupational Therapy and Physical Therapy Expansion – DPW 17220
Staged Construction Sequence for Phased Space Delivery

Part 1 Delivery – Substantial Completion for August 4 2017:

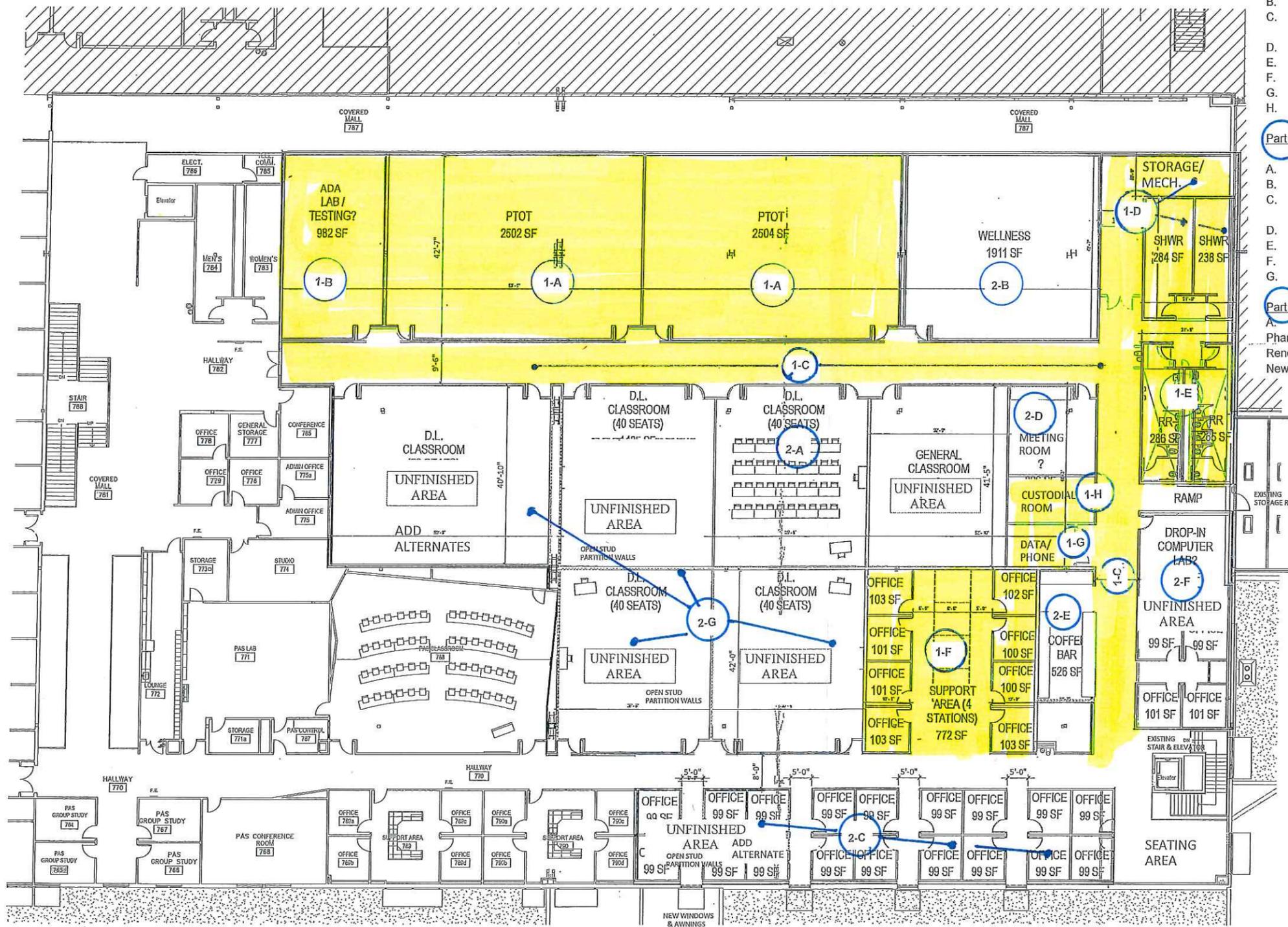
- A. Construct both OT /PT Labs and corridor walls
- B. Construct ADA Testing Lab
- C. Construct remainder of corridor walls and door ways. (exposed steel studs on interior)
- D. Construct Locker/Shower Rooms / Mechanical & Storage
- E. Construct Toilet Rooms
- F. Construct Open Office Pod (8) offices and (4) work station
- G. Construct Phone/Data Rooms
- H. Construct Custodial Room

Part 2 Delivery Substantial Completion–November 2017:

- A. Construct DL Classroom for 40 Students
- B. Construct Wellness Center
- C. Construct (18) – (22) offices on south side of 2nd floor
Possible Add alternate 1
- D. Construct Meeting Room – Possible Add Alternate 2
- E. Construct Coffee Bar – Possible Add Alternate 5
- F. Drop-in Computer Lab / Offices Possible Add Alternate 4
- G. Add minimal open stud interior walls in central 2nd floor interior core.

Part 3 Delivery –Option beyond November of 2017:

- A. Construct Pharmacy Lab – Possible Add alternate 3
Pharmacy Lab will be located on the south east second floor of the Department of Pharmacy. Renovated lab will re-use existing lab furnishings and base cabinets with new lab tops. New unused fume hoods will be placed in this lab.



PT/OT PHASE 1
ISU MERIDIAN HEALTH SCIENCES CENTER
 1311 E. CENTRAL DRIVE
 Meridian, ID 83642

REVISIONS

DRAWN BY:
DHJ

CHECKED BY:
DHJ

JOB NUMBER
-

DATE
06/22/16

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