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**State of Idaho**  
**Department of Administration**  
**Division of Public Works**

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www.dpw.idaho.gov

June 10, 2022

**REQUEST FOR QUALIFICATIONS**

TO: Construction Manager/General Contractor (CMGC)

*BSM* FROM: Pat Donaldson, Administrator  
Division of Public Works

SUBJECT: DPW PROJECT NO. 19607  
SW Vets Home  
Idaho Division of Veterans Services  
Boise, Idaho

RFQ submittal packages will be received at the Division of Public Works (DPW) office, located at 502 N. 4th Street, PO Box 83720 Boise, ID 83720-0072, by 4:00 p.m., Mountain Standard Time Zone, on July 14, 2022, for furnishing Construction Manager/General Contractor (CMGC) services to the State of Idaho.

All questions must be sent to the DPW Project Manager:

Margie Kennedy, Sr Project Manager  
Division of Public Works  
502 N. 4th St.  
PO Box 83720  
Boise ID 83720-0072  
(208) 332-1917  
Margie.kennedy@adm.idaho.gov

An informational meeting will be held on June 29, 2022 at 11:00 via Zoom.

DPW is inviting you to a scheduled Zoom meeting.

Topic: 19607 IDVS: SW Vets Home Info Meeting for CMGC RFQ  
Time: Jun 29, 2022 11:00 AM Mountain Time (US and Canada)

Join Zoom Meeting  
[https://us02web.zoom.us/j/89412320777?  
pwd=dHRSZk5ER1N0SjdqRS90QWQ2TDBjdz 09](https://us02web.zoom.us/j/89412320777?pwd=dHRSZk5ER1N0SjdqRS90QWQ2TDBjdz 09)

Meeting ID: 894 1232 0777  
Passcode: 450782

Dial by your location  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
Meeting ID: 894 1232 0777  
Passcode: 450782  
Find your local number: [https://us02web.zoom.us/j/89412320777?  
pwd=dHRSZk5ER1N0SjdqRS90QWQ2TDBjdz 09](https://us02web.zoom.us/j/89412320777?pwd=dHRSZk5ER1N0SjdqRS90QWQ2TDBjdz 09)

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

Funding for the project is from the State. The Division of Public Works (DPW) will administer the project according to the terms and conditions of the award, State laws and guidelines. The CM/GC will receive general instructions through the State. An Owner's Representative will be assigned to serve as project manager and liaison between the Department of Administration, the Agency, and the CM/GC.

The CM/GC shall warrant the following: not knowingly hire or engage any illegal aliens or persons not authorized to work in the United States as required by Title 67, Chapter 79, Idaho Code. The 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 RFQ.

## **DESCRIPTION OF PROJECT**

The scope of work includes an anticipated 5-story (165,276 sf) 152 bed Skilled Nursing Home Facility on the existing Boise Veterans Home site located in Boise, Ada County, Idaho. The building will consist of private rooms with private bathrooms within a home like environment. Each home unit will also have a shared common bathing suite, dining, living, patio and den/day area spaces. The facility will also include a common food preparation area, laundry facility, maintenance and supply areas, a covered drop off/pick-up area, and general parking space for approximately 260 vehicles. All home units will have direct access to the community center via passenger elevators. The community center includes common multi-purpose spaces, canteen/bistro, therapy, pharmacy, administration support spaces, and other common use spaces.

It is anticipated that a portion of the existing Veterans Home will be demoed to provide adequate space for the new building. Once substantially complete, and the Owner is in full occupancy of the building, the remainder of the existing building will be demolished and at that time the remaining parking lot and sitework will be completed.

Federal Funds will be associated with this project.

Schematic Design is in progress. Construction start date is dependent on federal grant opportunity with the earliest plausible grant opportunity allowing for a schedule to commence on or about March 2024 and completion May 2026. Construction is contingent on federal grant opportunity being awarded.

## **REQUIRED SERVICES**

The State of Idaho, through the Division of Public Works is requesting proposals for Construction Manager/General Contractor Services beginning with design development phase / pre- construction services through project construction, including the one-year period of correction following project completion. The Division of Public Works and Idaho Division of Veterans Services (IDVS) are looking for a Construction Manager who will be a team player eager to work closely and in harmony with the DPW, IDVS and the Design Team.

A total project budget has been established at \$106,000,000.00 and includes fees (A/E and CM/GC), commissioning services, contingencies, tests, and other project related expenses. A construction budget has been set at \$84,000,000.00. A complete construction cost estimate and construction schedule will be required following CM/GC's review of the Design Development set of drawings and must be updated throughout the construction documents process.

The CM/GC will be required to meet as needed, but not less than twice a month, with the Owner and DPW for the purpose of providing a report regarding the previous month's progress. Such meetings will: advise the team of projected project cost and related value engineering if needed; include critical path schedules, 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.

The CM/GC will be required to upload all documents to DPW's Owner's web-based project management system, Projectmates. Documents may include, but are not limited to meeting minutes, sketches, diagrams, programming analysis, photographs relevant to the project, submittals, field reports, schedules, cost estimates, RFI's, close out documents, warranties, etc.

The CM/GC in conjunction with the design team shall keep in mind that during all phases, code compliance, energy efficiency, and building maintenance concerns should be incorporated into the design.

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

## PROPOSAL CONTENT

A. **Basic Qualifications:** Provide basic data relative to CM/GC team size, history, personnel, special expertise, resources available to meet the project schedule, and general information. Individual resumes, awards, associations, etc., may be included.

Provide information that validates the CM/GC has had at least 10 years or more of successful experience in commercial construction and construction management, which includes pre-construction during the design phases and construction phase with experience of multistory construction in Boise.

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 consultants, employees, and creditors. Unfavorable responses to these investigations are grounds for rejection of proposal.

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

1. List the most recently completed project as a CM/GC. Name the project, the Owner, the Architect, and the cost of construction.
2. List all current relevant projects including name of the Owner, Architect, construction delivery method, and total of expected construction costs. List projects with experience in nursing homes/and/or hospital construction (preferred experience constructing other state veteran's homes under the federal grant construction process.)
3. List the pre-construction team and cost estimator who will provide real-time and projected costs based on market conditions, provide constructability reviews, cost control measures, budget control, risk analysis, value engineering and schedules.

C. **Approach to Project:** Based on proposer's knowledge of this project, list the CM/GC services proposed to be provided within pre-construction services. Include a statement of your approach to this specific project, including understanding of project scope and schedule, challenges and opportunities as well as alternative concepts and methods for consideration. Identify how the CM/GC will participate in value engineering and life cycle costs, as well as analyzing building systems after review of Design Development Set and into Construction Documents. Present ideas for constructability review. Identify quality control and coordination review efforts during pre-construction services.

D. **Construction Delivery:** Identify procurement management and how to address current construction environment, material / labor shortage, long lead times, etc. Discuss your procedures for quality control during construction. Explain your experience with project phasing and safety/security measures necessary with vulnerable residents living on/near construction premises. Discuss how your bid solicitation and subcontractor procurement

process is different than other CM/GC's. Describe your construction management using Davis-Bacon wages.

**E. 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 will be obtained from DPW and Agency staff.

**F. Examples of Work:** Project schedules, cost estimates, photographs, and applicable documents may be submitted as examples of your work. For CM/GC's who have done work for the Division of Public Works in the past ten years, a reference to the project or projects will be sufficient in lieu of examples.

**G. 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. Performance on past projects with the State of Idaho and other clients is a highly important factor.

**SUBMITTAL**

Submit five (5) copies of the submittal; include one USB drive containing a PDF of the submittal. In your SOQ cover letter, include the email address of the primary contact person; **failure to provide this information may result in the proposal being nonresponsive.**

**EVALUATION, FINAL RANKING, INTERVIEW PROCESS**

A selection committee consisting of two (2) persons from DPW, two (2) persons from the agency, and an independent Design Professional/Contractor will rank the submittals.

The ranking process is accomplished in two steps: 65 points for the Initial Ranking based on the written submittal, and 35 points for a Final Ranking based on an interview. Step one: the selection committee will score the written submittals based on the criteria in the Proposal Content and the top 3-5 teams will be invited for an interview. Step two: the teams invited for an interview will be given a set of questions in the interview invitation. The scores will be based on the tables below.

<b>Initial Ranking, Written Point Scoring</b>		
	<b>Criteria</b>	<b>Maximum Possible Points</b>
A	Basic Qualifications	10
B	Specific Qualifications	10
C	Approach to Project	10
D	Construction Delivery	15
E	Past Performance	5
F	Examples of Work	10
G	Format	5
<b>Written Total</b>		<b>65</b>

<b>Presentation – Interview Point Scoring</b>	
<b>Criteria</b>	<b>Maximum Possible Points</b>
Competency and abilities to address the items that will be provided to the final ranked teams	20
Selection Committee’s Q & A	15
<b>Presentation – Interview Total</b>	<b>35</b>

The timeframe for the teams invited for an interview is approximately one hour: 25-30 minutes for the presentation; 15-20 minutes for the selection committee’s Q&A; and 5-10 minutes for the Design-Build team’s closing comments.

After interviewing the selected teams, the selection committee will re-rank the proposals to determine the final score.

### **AWARD**

Based on the results of the final proposals, DPW will recommend a course of action to the PBFAC at their next regularly scheduled meeting. If recommended, a notice of intent to negotiate will be issued by DPW.

### **PROPOSED DATES:**

Receive RFQ Submittals	July 14, 2022
Oral Interviews	July 26, 2022
PBFAC Selection Approval	August, 2022
Negotiate Contract	August, 2022

### **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. 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 submittals resulting from this request and subsequent interviews.