



State of Idaho
Department of Administration
Division of Public Works

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May 30, 2023

REQUEST FOR QUALIFICATIONS (RFQ)

TO: Design-Build Teams

FROM: Pat Donaldson, DPW Administrator 

SUBJECT: DPW PROJECT NO. 23201
Albertson's Stadium North End Zone Addition
Boise State University (BSU)
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 3:00 p.m., Mountain Standard Time Zone, on June 22nd, 2023 for furnishing Design-Build services to the State of Idaho.

All questions must be sent to the DPW Project Manager:

Martin Santoyo, Project Manager
Division of Public Works
502 N. 4th St.
PO Box 83720
Boise ID 83720-0072
(208) 332-1913
Martin.Santoyo@adm.idaho.gov

Funding for the project is from the State. The proposed construction budget must be approved by the State Board of Education prior to proceeding to the construction phase of the Project. In the event approval is not obtained and/or the University does not obtain the required funding for the Project to continue, the Project may be delayed or terminated prior to commencement of construction without penalty to the State or Boise State University. The Division of Public Works (DPW) will administer the project according to the terms and conditions of the award, State laws and guidelines. The Design-Build team will receive general instructions through the State. A Project Manager from DPW will be assigned to serve as project manager and liaison between the Department of Administration, the Agency, and the Design-Build team.

A conceptual design study (reference images attached) was previously completed; however, it is not intended to represent the final design. Prior involvement in the study does not preclude AECOM from participation in the selection process for this project.

The Design-Build team 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 Design Professional 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.

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

DESCRIPTION OF PROJECT

The North End Zone project will infill existing bleacher seating on the north of Albertson's Stadium with premium seating including loge boxes and field level suites, additional of general admission seating, and construction of a dining hall and club room for Boise State University student athletes.

The intent of the North End Zone project is to address current structural deficits to improve the fan experience including: improving entrance efficiency and limiting or eliminating queues at the stadium gates, expanding premium seating with the stadium including new field-level suites, improving concourse circulation, and adding additional restroom facilities, concession stands.

Operationally, the project will address critical need areas including visiting team facilities, a full training table kitchen and dining area, improving storage, adding flexible office/classroom space, while allowing for premiere access for event set and strike as the stadium will seek to generate additional revenue by hosting concerts and other large entertainment events.

It is anticipated that the North End Zone project may include:

- Field-level suites
- Loge-style seating
- Connect the east and west concourses and improve event circulation
- Perimeter fencing with grand entrances on NE and NW corners
- Dining hall with seating capacity for 200
- Commercial-level kitchen capable of preparing meals for 350+ student-athletes and coaches (or utility stub-outs for future kitchen build-out if project budget doesn't allow for immediate construction).
- Significant storage and staging areas
- Visitors locker room
- Flex rooms to be used as green rooms, classroom space, open concept office space, etc.

- Significant restroom additions.
- Improved concession stands complete with grills, hoods, fryers, etc.
- 2 grab-and-go concept concession areas with self-checkout/automatic checkout
- 2 small retail merchandise stores
- 15' access tunnel for event load-in

The above project description is intended to provide a general overview of the project. The Program is subject to modification based on the results of the programming phase and the final scope of work will be determined through the design processes.

The anticipated schedule* is as follows:

- Programming: August 7th - September 21st, 2023, including a two-week review period by the Agency and DPW
- Schematic Design: September 25th – November 16th, 2023, including a two-week review period
- Design Development: November 20th – February 12th, 2024, including PBFAC approval and a two-week review period
- February – March, 2024: DOPL Plan Review
- Mobilize for Construction: April 2024
- Substantial Completion: August 1st, 2025

* Construction activities will need to allow for stadium usage.

REQUIRED SERVICES

The State is requesting Statements of Qualifications (SOQs) proposals for complete Design-Build services. The Design-Build team should be proactive with the design and construction processes (design phases, Division of Occupational and Professional Licenses plan reviews/permitting, identify long lead items). The Design-Build team will be required to provide all services as per the standard DPW Design-Build Agreement and be properly licensed as required for the design and construction work.

A total project budget for planning and the design phase is approximately \$2,405,000. The target Design-Build contract project budget for construction is approximately \$28,900,000.00. A relatively complete construction cost estimate will be required following the Schematic Design Phase and must be updated at each additional design phase. The Construction budget and construction of the project is fully conditioned and contingent on the approval by University and the State Board of Education prior to proceeding to the Construction Phase.

At the time of SOQ submittal, the Design Professionals and required consultants must be properly licensed to practice in the State of Idaho for their specific disciplines.

In addition to the design phases, the Design Professionals will be responsible for the approvals by the authorities having jurisdiction.

The Design-Build team will be required to upload all documents to DPW's cloud-based project management system, Projectmates. Documents may include, but are not limited to meeting minutes, sketches, diagrams, programming analysis, photographs relevant to the project, drawings, project manual, schedules, cost estimates, etc. In-person meetings are preferable for the design programming workshops.

The Design-Build team will be required to meet monthly with the Project Manager for the purpose of providing a verbal and written 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 keep in mind that during all phases code compliance, energy efficiency, and building maintenance concerns should be incorporated into the design.

The Design-Build team shall develop all necessary presentation materials for, at minimum, one (1) presentation to the Permanent Building Fund Advisory Council.

STATEMENT OF QUALIFICATIONS (SOQ) PROPOSAL CONTENT

A. Basic Qualifications, 12 points maximum: Provide brief descriptions pertaining to:

- Include Exhibit A in this section.
- Firm's history and years in business (0-2 points).
- Firm's key staff who have been with the firm 10 or more years, and their roles. For example, 1-10 principals/project managers; 10 or more principals/project managers, etc. (0-2 points).
- Office Location(s). List the location(s) for both the Design-Build firm and the design professional/architectural firm who will be responsible for the design and construction administration. Local proximity to the project site is a consideration for maximum points (0-4 points for the Design-Build firm; 0-4 points for the architect).

Please note: DPW reserves the right to investigate the financial responsibility and past project management for the design firm and/or consultants. Unfavorable responses regarding financial statements, bank references, interviews with past consultants, employees, creditors, or design professionals and/or consultants that were the cause of improperly managing a DPW project in the past seven years are grounds for rejection of RFQ submittal.

B. Specific Qualifications, 69 points maximum: Provide the specific qualifications for the proposed key staff. The qualifications must demonstrate that each key staff member has a minimum of 10 or more years of experience in their respective professions. For example, 10-20 years, or 21 or more years. Include the State of Idaho professional license numbers for the design professionals performing the design services.

The maximum points for this criterion is a sum total for all team members.

The table below lists the key team members. For each key member provide one project example that demonstrates their qualifications and expertise needed for the proposed North End Zone project; relevant training specific to collegiate athletics projects and/or previous NCAA stadium athletics design and construction experience is preferable.

Points for the proposed key team members vary. The table below indicates the maximum points for this criterion:

Key Team Member's	
Design Builder's Project Manager	12
Architect	12
Structural Engineer	7
Mechanical Engineer	7
Electrical Engineer	7
Specialty Athletics Design Consultant	7
Kitchen Designer	7
Describe the overall team's strengths, particularly if the team has worked together previously	10
Total	69

Note: if the proposed Key Team Member has more than one role (for example the Architect is also the Specialty Athletics Design Consultant), points will be cumulative for that person if it is demonstrated that they are qualified in each proposed role.

C. Understanding and Approach to the Project, 30 points maximum. Provide a narrative for the following three bullet points below. Limit to two (3) pages if printed both sides, or four (6) pages if printed one side, 10 point font minimum, preferably Times New Roman, Arial or similar font. Provide a heading in the narrative for each item listed below:

- Understanding of the Agency and DPW's Processes
- Understanding of the Project Scope and the Project Site
- Approach to Project Management (such as planning, organizing, leading, and controlling)

There is a maximum point value of 10 points for each bullet point item for a total of 30 points.

D. Design-Build Past Performance, Client Questionnaire, 15 points maximum (5 points max. for each questionnaire). Provide the attached reference questionnaire, Exhibit B, to three (3) past clients for Design-Build projects with a substantial completion date in the past five years. One client questionnaire must be for the proposed architect. The client references are to return the completed survey directly to DPW via email to peggy.birk@adm.idaho.gov no later than June 22nd, 2023.

E. Three Design-Build Project Examples, 15 points maximum (point scale is 0-5 points for each example with a maximum of five points per project example; the project examples should

convey a sense of value for the type of architecture needed for the project; an ideal example that conveys the spirit for promoting Boise State). Provide renderings and/or photographs of three (3) design-build project examples. One design-build project must be for the proposed architect. The examples must be labeled with the person(s) on the team who performed the work.

F. **Format, 3 points maximum:** To assist the SOQ evaluation, it is desirable to format the submittal similar to the headings listed above. The submittals should be clear and to the point. Emphasis should be placed on specific qualifications of the Key Team Members who will perform the project and the approach to the project.

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/Construction Professional will rank the submittals based on the SOQ scores. The top ranked teams will be invited for an interview; however, interviews will not be held if the gap in points between the top ranked team and the subsequent team(s) exceeds the allowable interview points.

If interviews are held, selected teams will be notified as to time, place, and content of the interview.

Written Point Scoring		
	Criteria	Maximum Possible Points
A	Basic Qualifications	12
B	Specific Qualifications	69
C	Approach to Project	30
D	Client Questionnaire	15
E	Examples of Work	15
F	Format	3
		144
Interview Questions		56
Total		200

SUBMITTAL REQUIREMENTS

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.**

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	June 22 nd , 2023
Oral Interviews, if required	Tentatively July 20 th , 2023
PBFAC Selection Approval	August 1, 2023
Negotiate Contract	August 2023

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.

Attachments:

- Exhibit A, Transparency and Conflict of Interest form
- Exhibit B, Client Reference Questionnaire
- Reference Images from the Study for Boise State, prepared by AECOM

End 23201 Design Professional RFQ

EXHIBIT A
Transparency and Attestation

Potential Conflicts of Interest

Provide information about any business associations, financial interests or other circumstances that may create a conflict of interest with the Owner, Agency or any other Party known to be involved in the Project. If applicable, the information must be attached as a separate page to this document.

Attestation:

The undersigned certifies under oath that RFQ information in its entirety, including any schedule or attachment, is true and sufficiently complete so as not to be misleading.

Design-Build Firm's Signing Authority

By: _____

Title: _____

Date: _____

End of Document Exhibit A

RFQ 23201 Exhibit B

Client Reference Questionnaire

Design-Builder / Design Professional: _____

Project completed by (name of key person):

Date of Project Substantial Completion:

Name of Client Reference:

Using the Rating Scale provided below by circling the appropriate number for each item. Zero for “poor / inadequate” services through five for “exceeded expectations / excellent” services.

1. The project was within the construction budget (minimal change orders caused by errors/omissions).
0 1 2 3 4 5

2. Ability to maintain the schedule (completed on-time or early).
0 1 2 3 4 5

3. Quality of the construction.
0 1 2 3 4 5


4. Professionalism and ability to manage their team.
0 1 2 3 4 5

5. Communication, explanation of risks, and documentation.
0 1 2 3 4 5

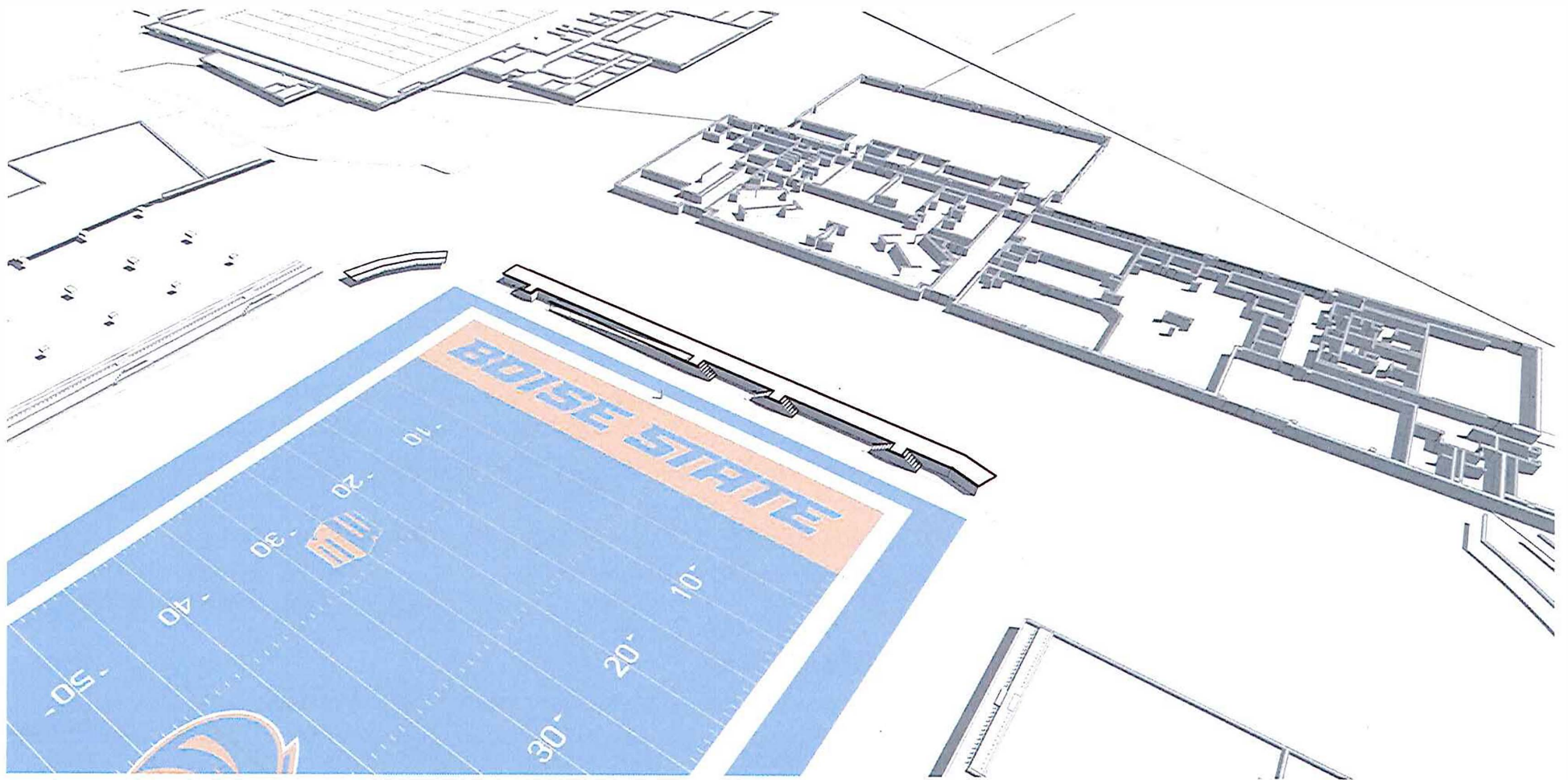
6. Ability to follow the owner’s directions, rules, regulations, and requirements.
0 1 2 3 4 5


7. Overall comfort level in hiring this team again.
0 1 2 3 4 5

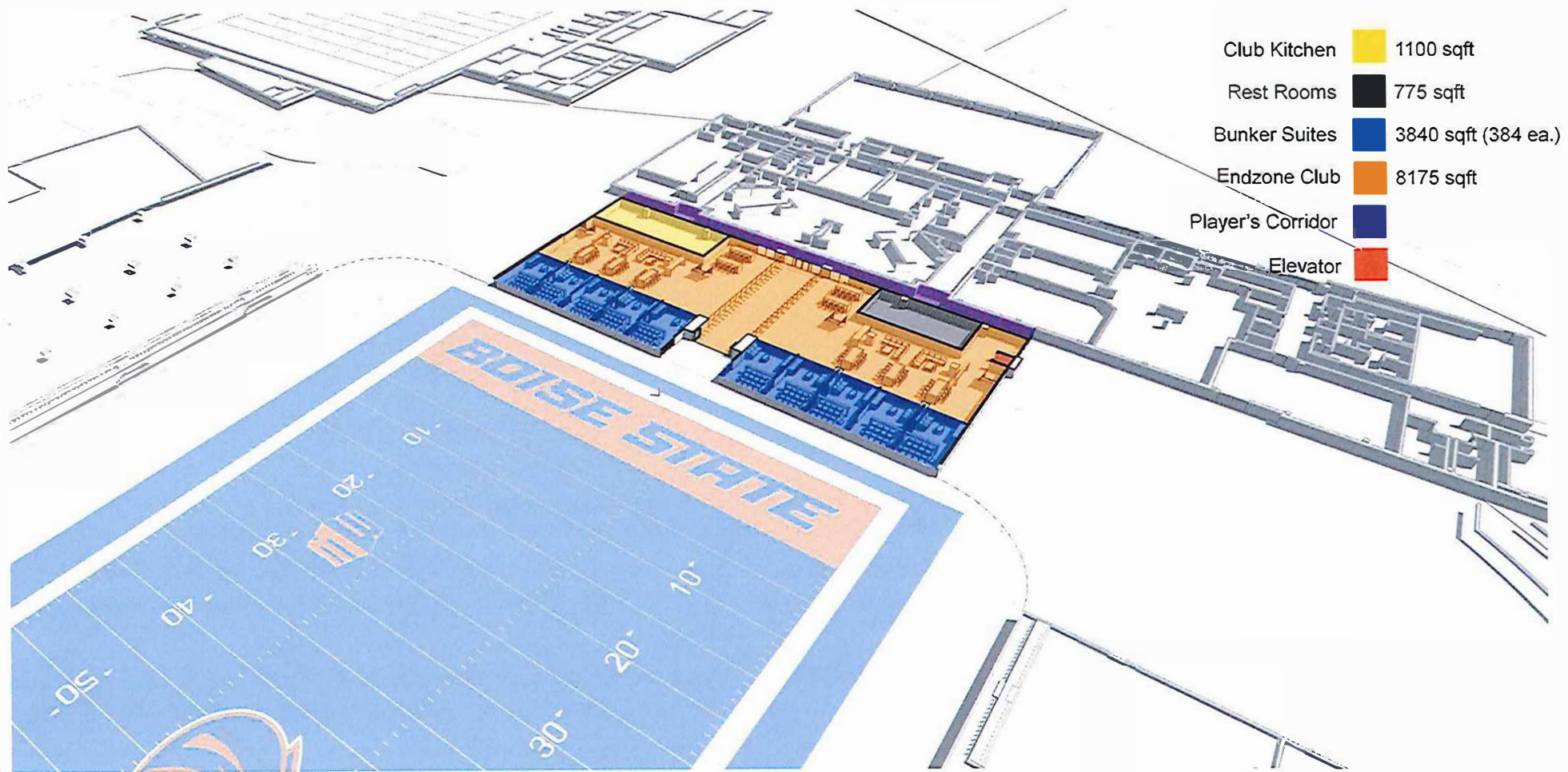
Email directly to peggy.birk@adm.idaho.gov no later than June 22nd, 2023.

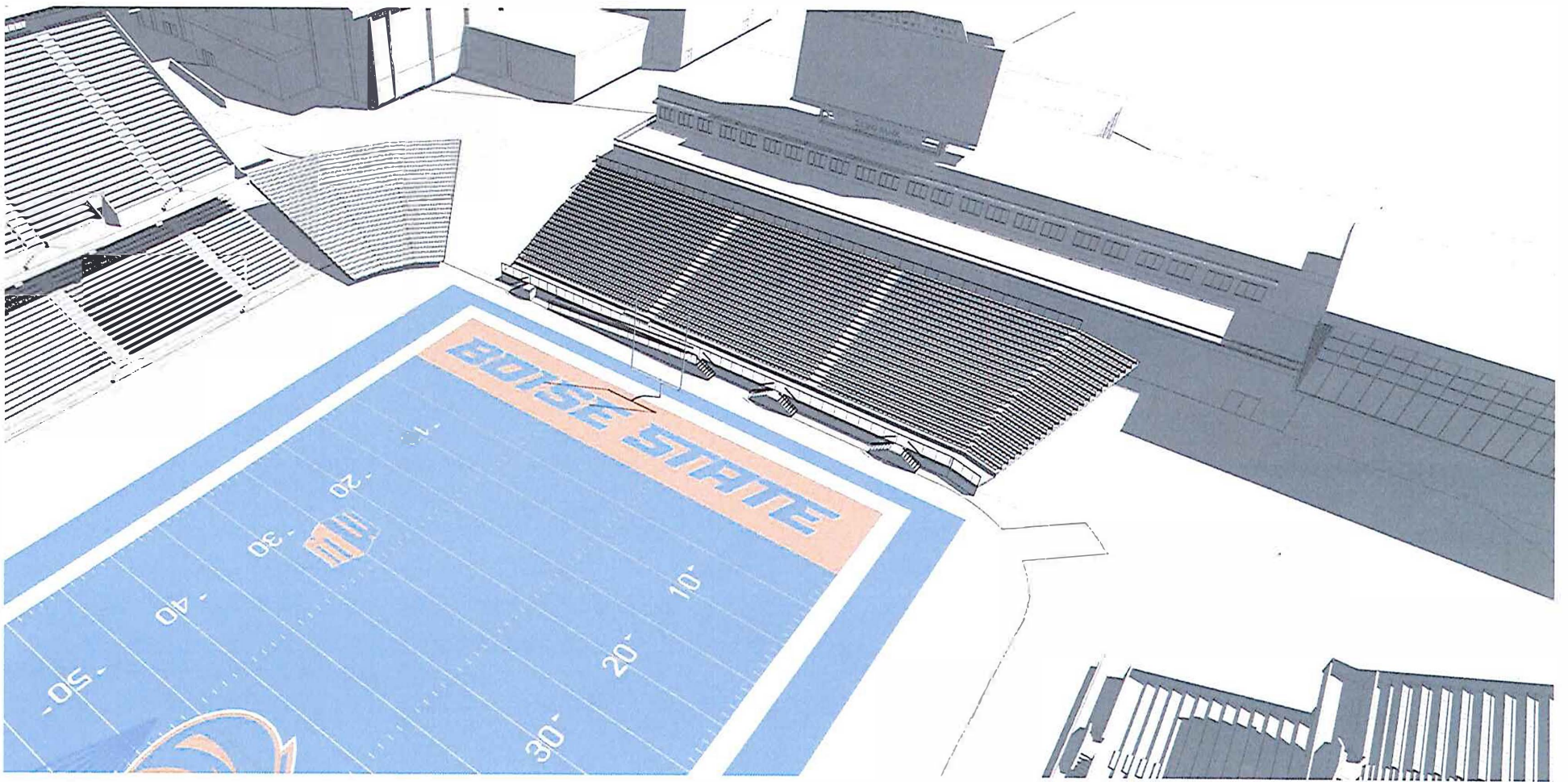
The background of the slide is a blue-tinted aerial photograph of a large stadium complex, likely the University of Idaho's Albertsons Stadium. The image is overlaid with a semi-transparent blue layer. At the top of this layer, there is a repeating pattern of the text "FIGHT FOR DISTINCTION AND OUR ALMA MATER" in a light blue, sans-serif font. The main title is positioned in the lower-middle section of the slide.

#WhatsNext: ***Albertsons Stadium
Improvements***



 Field Level Existing Conditions

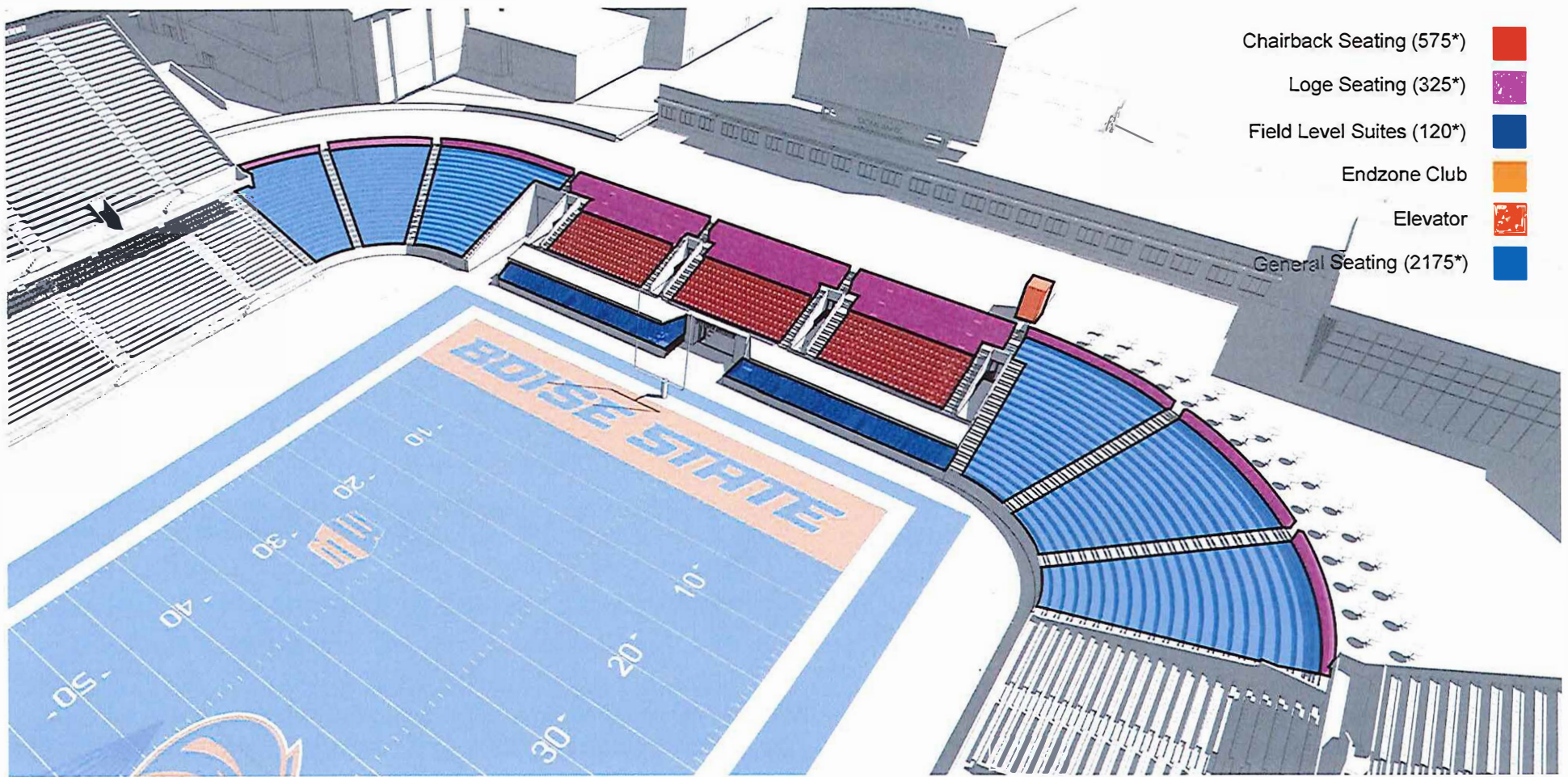




Seating Bowl + Concourse Existing Conditions



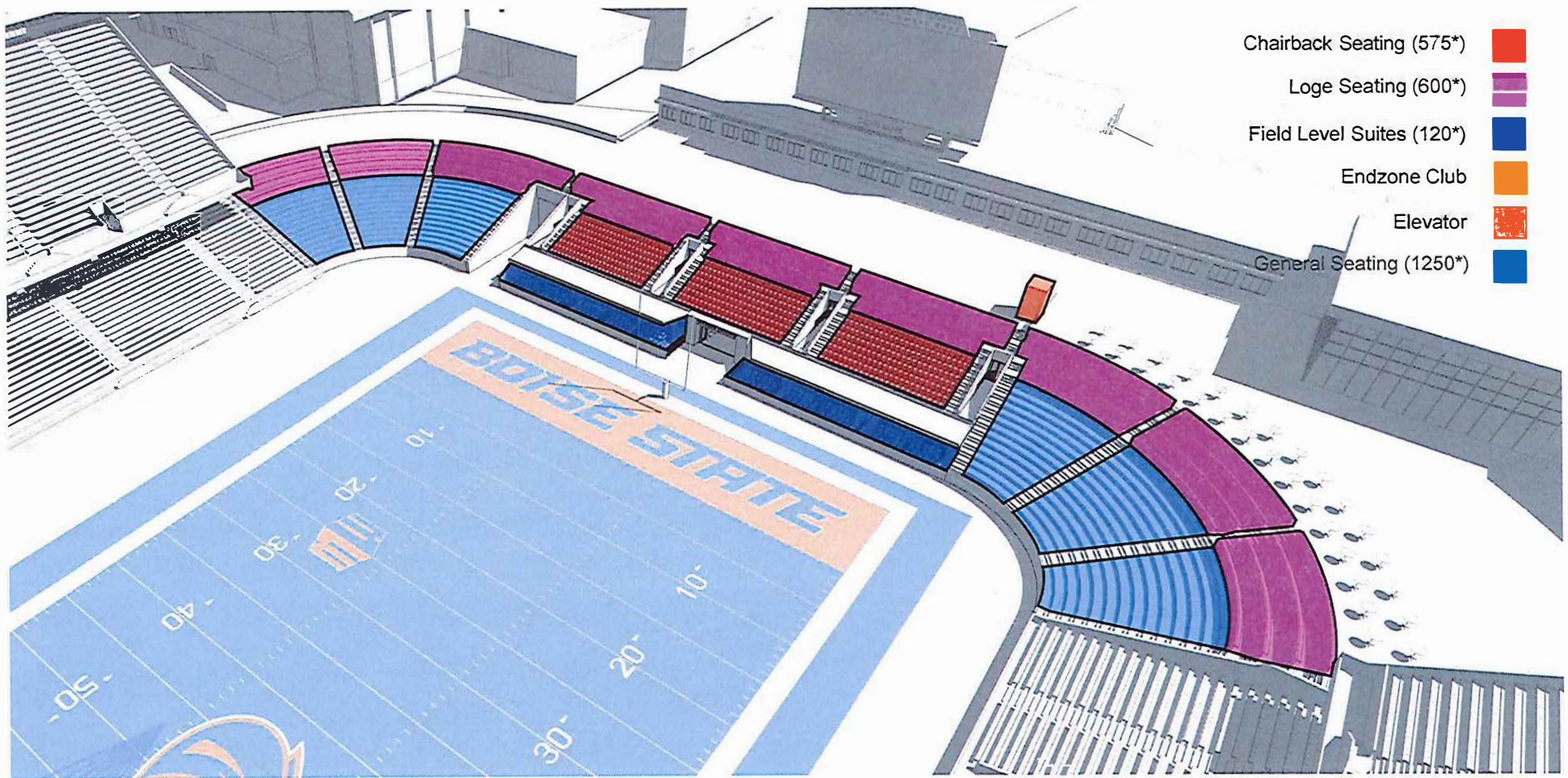
Seating Bowl + Proposed Phase 1: Club Seats + Field Level Club + 10 Suites - all seat counts are approximations -



- Chairback Seating (575*) ■
- Loge Seating (325*) ■
- Field Level Suites (120*) ■
- Endzone Club ■
- Elevator ■
- General Seating (2175*) ■



Seating Bowl + Proposed Phase 2: Club Seats + Field Level Club + 10 Suites + 2175 General Seating *all seat counts are approximations*



Chairback Seating (575*)



Loge Seating (600*)



Field Level Suites (120*)



Endzone Club



Elevator



General Seating (1250*)



Seating Bowl + Proposed Phase 2: Club Seats + Field Level Club + 10 Suites + 1250 General Seating *all seat counts are approximations*

AECOM



Seating Bowl + Proposed Phase 2: Club Seats + Field Level Club + 10 Suites + 900 General Seating *all seat counts are approximations*

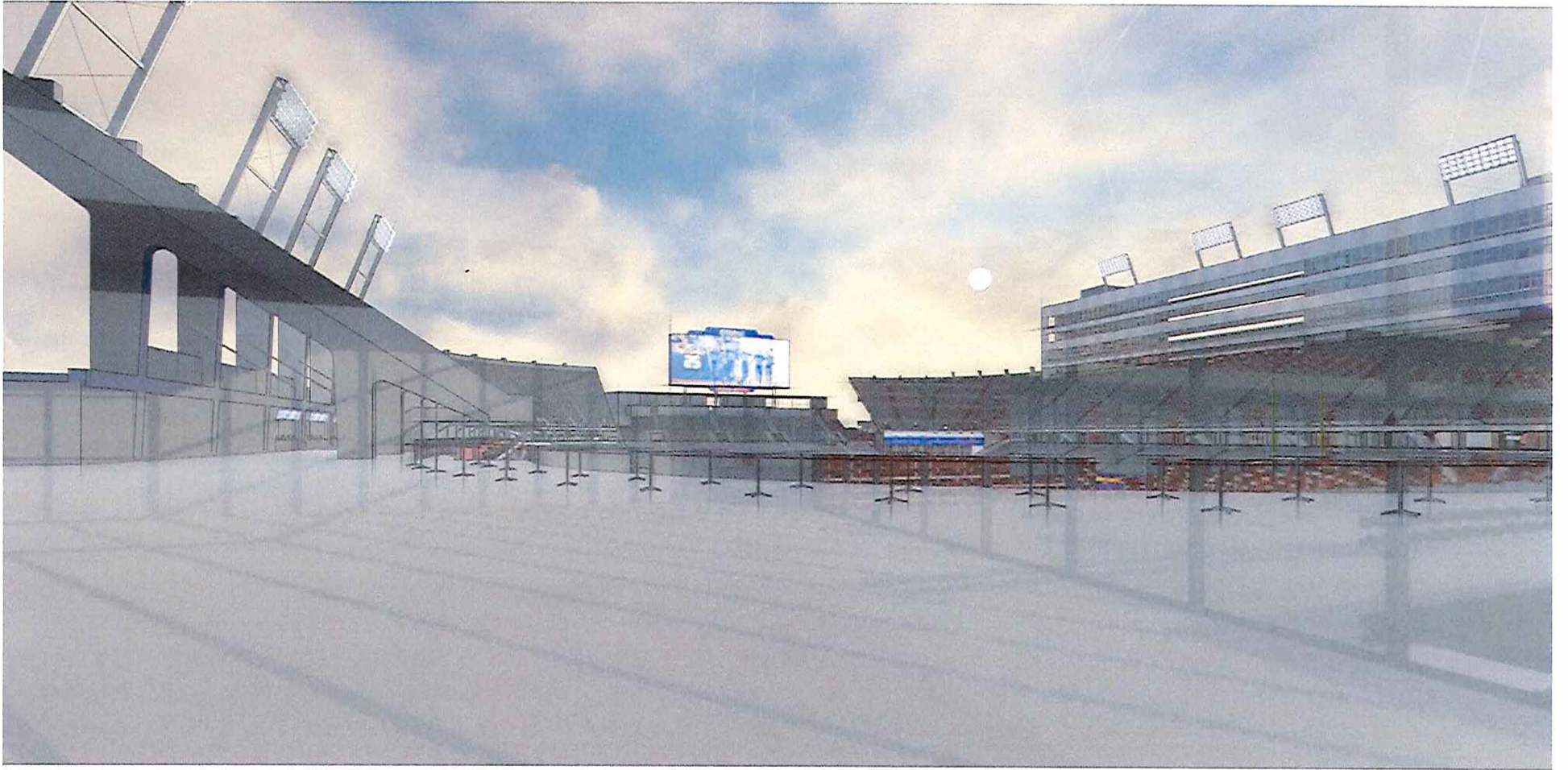
AECOM



Field Level Suite Concept Illustration

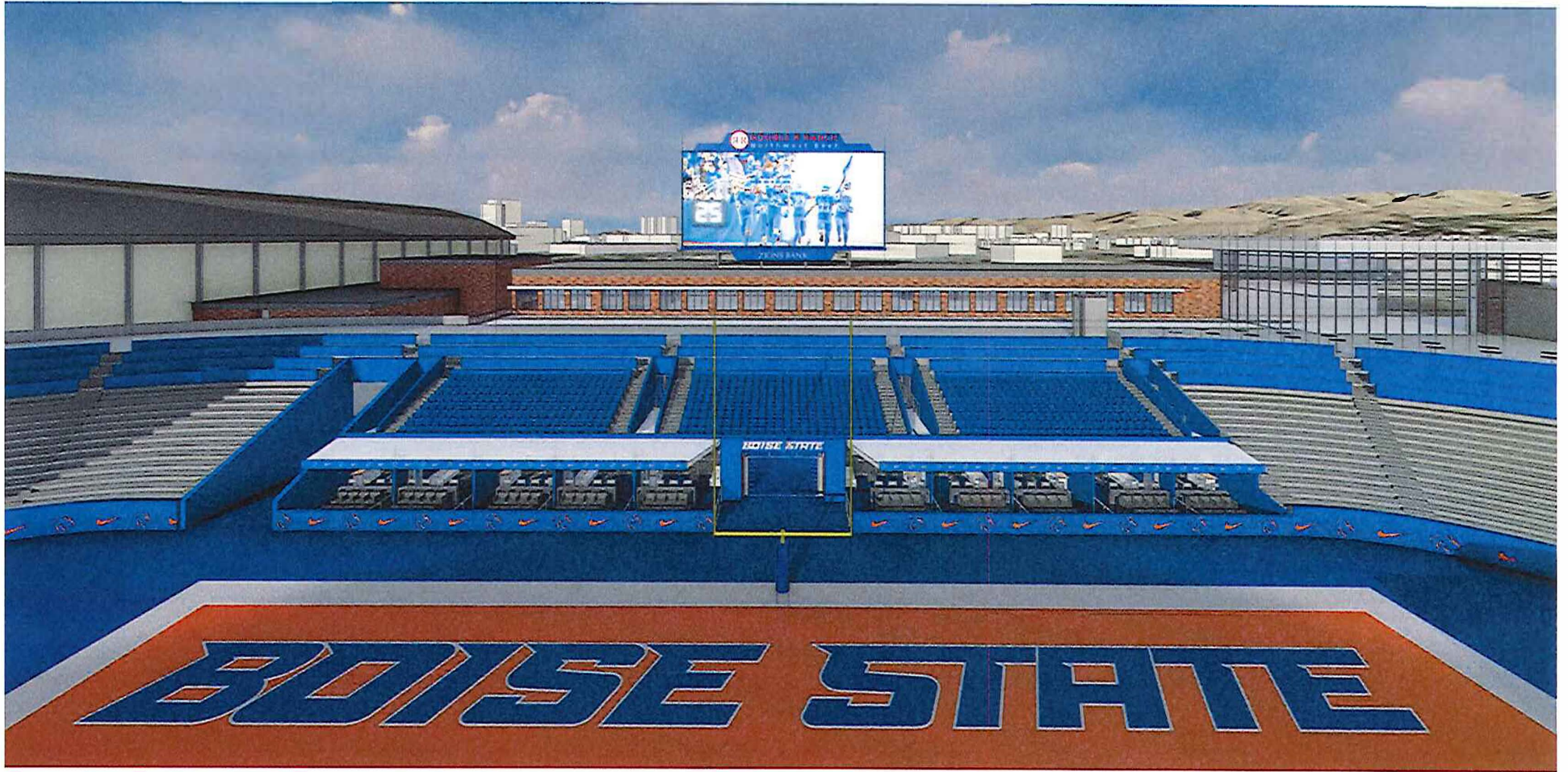


Field Level Suite Concept Illustration





North Endzone Concept Illustration Phase 1



North Endzone Concept Illustration Phase 2



Field Level Suite Concept Illustration



North Endzone Concept Overview Illustration