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Department of Administration
Division of Public Works

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March 04, 2024

REQUEST FOR QUALIFICATIONS

TO: Construction Manager/General Contractor (CMGC)

FROM: Pat Donaldson, Administrator
Division of Public Works

SUBJECT: DPW PROJECT NO. 24090
Data Center Renovations & New Emergency Generator
Canyon Building
College of Southern Idaho (CSI)
Twin Falls, 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 **2:00 p.m., Mountain Standard Time Zone, on April 04, 2024**, for furnishing Construction Manager/General Contractor (CMGC) services to the State of Idaho.

All questions must be sent to the DPW Project Manager:

John Julian, Project Manager
Division of Public Works
502 N. 4th St.
PO Box 83720
Boise ID 83720-0072
(208) 332-1904
john.julian@adm.idaho.gov

An informational meeting and walk through of existing areas affected by the project will be held on **March 19, 2024 at 10:00 am MST, at the Maintenance Building, McManaman Building #300, on the CSI Campus, and meet with Theo Schut, Senior Project Manager, CSI Facilities**, to provide program clarification and answer questions about the project.

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.

This project will be funded by Permanent Building Funds (PBFAC). 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. A Project Manager from DPW has been assigned to serve as project manager and liaison between the Department of Administration, the Agency, and the CM/GC team.

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 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

This project involves the interior renovation of the Data Center, in the Canyon Building, to consolidate data servers to a more secure and central area. The College needs to strengthen its technology infrastructure, cyber security, and protect vital college data and information. The project will require a new server room, creating space for relocation of vital technology equipment, upgrading the HVAC system in the new server room. An additional part of the infrastructure upgrade is the addition of a new emergency generator on the outside of the building with accompanying screen wall, installing a new transfer switch, modifying existing secondary electrical gear, and improving existing electrical and utility spaces.

REQUIRED SERVICES

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

A total project budget has been established at \$2,530,000 and includes fees (A/E and CM/GC), commissioning services, contingencies, tests, and other project related expenses. 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 which is anticipated to be completed approximately October of 2024.

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 have an individual licensed as a Construction Manager. Firms proposing for these services shall hold and maintain a certificate of authority for providing construction management services. Proof of these is required at the time of submission. The CM/GC shall be licensed as a

Public Works Licensed General Contractor with license class “Unlimited” by the State of Idaho. Proof of a Public Works license is required prior to bidding.

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. Cover Letter (No point value but is a required element). Include the email address and phone number of the primary contact person.

B. Basic Qualifications: (18 Points Available)

Provide basic data relative to CM/GC team. Include the following items: general company information, size, history, general personnel information, special expertise, and resources available to meet the project schedule. Include the licensed Construction Manager and confirmation that the firm holds a certificate of authority for providing construction management services.

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 working, in and on, an active college campus.

The Division of Public Works reserves the right to investigate the financial responsibility and past project management for the 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.

C. Team Member Qualifications: (16 Points Available)

List the actual team members roles and responsibilities who will be expected to accomplish the work. Describe who will perform the various tasks, their percentage of involvement, their qualifications, and relevant special expertise related to the project scope and building occupancy type. Provide the following:

1. List (2) recently completed projects as a CM/GC by included team members in this RFQ response. Name the project, the Owner, the Architect, the cost of construction and when the project was completed.
2. List (1) project illustrating experience in data center renovation /construction in an active business work operation environment, and or an active college campus data operations center.

3. List (1) project involving and coordinating design, selection, integrating the installation, testing and operation of a new emergency generator for a fully operational data center. Include name of the project, the Owner, the Architect, and the cost of construction.
4. List the pre-construction team and cost estimator and explain how they will provide real-time as well as projected costs based on local / current market conditions, cost control measures, budget control, risk analysis, value engineering, and scheduling through construction.

D. Technical Approach to Project: (31 Points Available)

Based on proposer's knowledge of this project, list the CM/GC services proposed to be provided in a statement of your approach to this specific project, including the following:

1. Understanding of project scope and schedule referenced information from the RFQ project description.
2. Potential challenges, opportunities, as well as alternative concepts and methods for consideration.
3. Ability to interact with a design team and work through construction documents, while providing quality control and alternate solutions if necessary.
4. Approach to participate in value engineering efforts and working within the budget provided.
5. Present ideas for constructability review and identify quality control and coordination review efforts through construction and approach to any phasing.
6. Approach to determining highly qualified sub-contractors. Pre-qualification measures taken prior to bidding.
7. Describe how the CM/GC plans to engage with stakeholders to maintain lines of communication, and assist in evaluating temporary provisions/locations for uninterrupted Data Center operations during construction phase. Examples of dust control in enclosed buildings and in and around Data Centers.
8. Addressing ongoing or unforeseen site issues and working on an occupied campus .

E. Construction Delivery: (7 points available)

Identify procurement management and how to address current construction environment, material/labor shortage, long lead times, etc. Discuss experience with project phasing and safety/security measures necessary with fully operational data center operation on/near construction premises. Discuss how your bid solicitation and subcontractor procurement process provides value to the owner.

F. Examples of Work: (8 points available – 5 points maximum for each project)

Provide three (3) examples of construction projects, preferably in fully operational data centers, that include: schedules, phasing plans, and any other relevant documents used during both the pre-design and construction phases of successful projects completed in the past five years by the proposed CMGC team members. The examples must be labeled with who on the team performed the work. Provide the following facts for each project: name, location, description, project owner, square footage, initial projected construction cost, final construction cost, date of substantial completion, and reference/contact for each project. Points will be reduced for missing information. These projects can be the same as what were provided for Team Member Qualifications. Performance on past projects with the State of Idaho is an important factor.

G. Format: (5 points available)

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.

SUBMITTAL

Submit five (5) bound copies of the submittal 8-1/2 x 11 format; include one USB drive containing a PDF of the submittal. In a cover letter, include the email address and phone number of the primary contact person; **failure to provide this information may result in the proposal being nonresponsive.** Acknowledge any and all Addendums posted on the website in your Proposal.

EVALUATION | INITIAL 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 evaluate and rank the teams deemed to be the most highly qualified to perform the required services. The initial ranking criteria will be weighted as indicated below and used to determine the teams selected for an interview, if deemed necessary. 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.

The ranking process is accomplished in two steps: Initial Ranking based on the written submittal and Final Ranking based on an interview. The Selection Committee will score the written submittals based on the criteria. If interviews are conducted, the teams invited for an interview will be given content in the interview invitation. The remaining points will be awarded for the interview. If interviews are not conducted, then scores will be final based on the SOQ only.

The Selection Committee may choose to interview any, all, or none of the respondents as may be in the best interest of the State. The names of all firms that submitted Statement of Qualifications and the names, if any, selected for interview shall be public information. At the conclusion of the RFQ process, committee comments and evaluation scores, as well as contents of all Statement of Qualifications become public information. Firms not selected will be notified in writing after the conclusion of the selection process.

If applicable, 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 CM/GC's closing comments. After interviewing the selected teams, the committee will rank the interviews to determine the final score.

Initial Ranking, Written Point Scoring		
	Criteria	Maximum Possible Points
A	Cover Letter	Yes/No
B	Basic Qualifications	18
C	Team Member Qualifications	16
D	Technical Approach to Project	31
E	Construction Delivery	7
F	Examples of Work	8
G	Format	5
Written Total		85
Presentation – Interview Point Scoring		
	Criteria	Maximum Possible Points
	Competency and ability to verbally state teams understanding of the project criteria in their Technical Approach to the project in an overall presentation.	10
	Selection Committee's Q & A	5
Interview Total		15

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:

Informational Walk-through/Meeting	March 19, 2024 10:00 am
Receive Statement of Qualifications	April 04, 2024 by 2:00 pm
Oral Interviews (location /time TBD)	April 24, 2024
PBFAC Selection Approval	May 07, 2024
Negotiate and Execute Contract	May 21, 2024

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 and associated ranking criteria noted above.

End 24090 Construction Manager/General Contractor RFQ