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Department of Administration
Division of Public Works

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April 3, 2024

REQUEST FOR QUALIFICATIONS (RFQ)

TO: Design Professionals

FROM: Pat Donaldson, DPW Administrator 

SUBJECT: DPW PROJECT NO. 24190
Science Research Building
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 May 7, 2024 for furnishing Design Professional services to the State of Idaho.

All questions must be sent to the DPW Project Manager:

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

Funding for the project will be a combination of state, agency, and bond proceeds. 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 Professional 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 Professional team.

The attached conceptual design for the *Permanent Building Funds Major Capital Request – FY 2024 – Final* was previously completed for the purpose of establishing a location for the proposed office facility and is not meant to represent the final design. Prior involvement in the study or other studies does not preclude design professionals from participation in the selection process for this project.

The Design Professional 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.

DESCRIPTION OF PROJECT

Project Background and Description

The university continues to experience growth in the student population, STEM and health fields, and its research mission. This growth in STEM education and research stretches the limits of the campus facilities and highlights deficiencies in existing buildings. The existing Science Building (072) houses Chemistry and Biology. This 1970's era building is currently at its maximum occupancy and is unable to accommodate additional research labs or teaching labs.

The challenges and limitations the university has encountered in Building 072 have made it very apparent that the needs created by the research mission are best designed into a new science research building. From a facilities standpoint, the university's objective is to create a state-of-the-art research facility that will allow recruitment of top researchers, attract new grant funding, and preserve needed academic space.

The new building is envisioned to house interdisciplinary research and programs which will include the life sciences as well as other programs overlapping with these areas of research. Research labs will be designed to have systems with ample capacity, be flexible, modular and ideally suited to support collaborative research.

The anticipated total construction budget of \$100 million reflects the cost of constructing a complex building at a scale large enough to accommodate growth needs for STEM programming at Boise State.

Project Components

A comprehensive programming study will be conducted by the selected design team; at this time it is anticipated this new building will serve primarily as an interdisciplinary research and academic building for life sciences. In addition to state-of-the-art research labs, the following programmatic elements will be evaluated: faculty offices, graduate student spaces, informal learning areas, teaching labs, a large lecture hall, and active learning classrooms.

The building is anticipated to be 90,000 – 110,000 GSF.

REQUIRED SERVICES

The State is requesting proposals for complete design services. The design team will be responsible for programming, schematic design, design development, construction documents, and approvals by

the authorities having jurisdiction. In addition to this standard offering of services, the design team will be responsible for all site design, including assisting with site selection between two sites: the Capitol Boulevard and the Southeast Campus sites. It is anticipated that a CM/GC will be selected at the end of the programming phase. The design team will be responsible for coordination with the CM/GC to pursue Target Value Delivery (TVD).

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

The Design Professional 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.

The Design Professional 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 Professional must keep in mind that during all phases, code compliance, energy efficiency, sustainability measures, and building maintenance concerns should be incorporated into the design.

The Design Professional shall develop all necessary presentation materials for, at minimum, two (2) presentations to the Permanent Building Fund Advisory Council.

STATEMENT OF QUALIFICATIONS (SOQ) PROPOSAL CONTENT

A. **Part 1. Basic Qualifications, 0-2 points for each bullet point:** For the firm with the architect-of-record, answer the following three bullet points.

- Years with an office location in the State of Idaho: 1-4 years; 5-10 years, 11 years or more.
- Location of firm. Points will be based on the distance the firm's office is from the project site. 50 or less miles, 51-249 miles, 250 or more miles.
- Size of firm/key staff: principals/architects/project managers with 10 or more years employed at the firm. Points will be based on 1-10 key staff or 11 or more.

Please note: No firm or corporation shall offer to practice architecture within Idaho unless such offer specifically identifies an individual architect licensed under the provisions of the State of Idaho licensing board, Idaho Department of Occupational and Professional Licenses (IDOPL), who will supervise the architectural services identified in such offer.

Part 2. Basic Qualifications, 0-2 points: Provide brief descriptions of the consultants for the following:

Size of firm/key staff: principals/architects/project managers with 10 or more years employed at the firm. Points will be based on 1-10 key staff or 11 or more.

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, 0-28 points maximum: Describe how the design team will be dedicated to the project. For each team member, provide the percentage of their time that will be committed to the various phases of this project. Also, provide a brief one-page resume with the specific qualifications for each proposed design professional and consultant. The resume should include education/training and three examples of university design work, preferably in the area of science research facilities, for projects that were completed in the past seven years; include the project budget, cost of construction, location, and date of substantial completion. The selection committee will be evaluating the proposed design team based on the following:

- Architectural / Structural Design Team, 0-8 points
 - It is anticipated that this team will be involved throughout the entirety of the project duration, particularly the architect-of-record.
- Land Use, Civil Eng., and Landscape Consultants, 0-4 points
 - It is anticipated that these consultants of the project team will be involved for site selection, civil engineering, landscape design, and construction administration
- Mechanical, Plumbing, Electrical, Low Voltage, Engineering Consultants, 0-8 points
 - It is anticipated that these consultants of the project team will be involved in identifying required utilities during site selection, utilities site design, design services for all phases of the project for each discipline, and construction administration
- Lab Design Consultants, 0-5 points
 - It is anticipated that these consultants of the project team will be involved for all design phases of the project and construction administration
- Overall Team's qualifications for a successful project, 0-3 points
 - It is preferable to have a design team that has worked together successfully in the recent past. If the team has worked together, please provide one project example of the design.

C. Basic Understanding and Approach of the Project, 0-15 points maximum (0-5 points for each item noted below): Describe your team's understanding and approach to the project for the following three items below. Limit to three (3) pages.

- 1) Understanding of the University's and DPW's processes. Describe how the architect-of-record will perform the design services and coordinate the project team.

- 2) Understanding of the project scope and project sites.
- 3) Approach to design processes, design philosophy, and quality control.

D. Four Project Examples, 16 points maximum (4 points maximum for each example): Provide photographs of four (4) project examples. Two examples must be for the proposed architectural/structural design team and two examples for the proposed lab design consultants. Include the following information for each example: Project name, the names of the design team that completed the project, location, description, project owner, square footage, initial projected construction cost, final construction cost, date of substantial completion, and reference/contact person. The examples must be labeled with who on the team performed the work. Include with each example a brief summary of the project and a contact person for the project’s owner.

Project examples that are most similar to the proposed science research will receive maximum points.

E. 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.

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 will rank the submittals. The committee will rank the teams based on the SOQ scores. The table below is the point range for selection committee’s evaluation for each SOQ.

Initial Ranking, Written Point Scoring		
	Criteria	Maximum Possible Points
A	Basic Qualifications	8
B	Specific Qualifications	28
C	Understanding of Project	15
D	Examples of Work	16
E	Format	3
	Total	70

If interviews are held, the top ranked teams will be notified as to time, place, and content of the interview. The maximum points for the interview will be 30 points. The written and the interview points will be combined for a final total score.

SUBMITTAL REQUIREMENTS

Submit three (3) 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 interviews, 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	May 7, 2024
Oral Interviews	June 26, 2024
PBFAC Selection Approval	July 9, 2024
Negotiate Contract	July 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.

Attachments:

- Concept Exterior Renderings

End 24190 Design Professional RFQ

**Permanent Building Funds
Major Capital Request
FY 2024 – Final**

Capital Improvement Project Description
(New Buildings, Additions or Major Renovations)

Project Title: Science Research Building

Institution/Agency: Boise State University

Brief Description:

Boise State continues to experience increased demand for facilities that support laboratory-based instruction and research. The requested funds will aid in constructing a new science research building, to provide teaching and/or research labs focused on chemistry and biological sciences.

As the university continues to experience growth in the student population, we also experience growth in our research mission. Boise State University is committed to “fostering an environment where research and creative activity thrive” and creating a “vibrant research community where all undergraduate students can engage in high impact research and creative experiences.” This emphasis on STEM education and research stretches the limits of our campus facilities, which, in turn, highlights deficiencies in buildings that we attempt to transform from undergraduate teaching facilities to high-tech, state of the art research facilities. The existing Science Building (072) houses Chemistry and Biology. This 1970’s era building is currently at its maximum occupancy and is unable to accommodate additional research labs or teaching labs. This is true in terms of actual space as well as in terms of the facility’s mechanical and infrastructure systems, which are unable to support additional specialized laboratory equipment such as hoods.

From a facilities standpoint, University resources would be best invested in creating true “state of the art” research facilities that will allow recruitment of top researchers, attract new grant funding, and preserve needed academic space. The challenges and limitations the University has encountered in Building 072 have made it very apparent that the needs created by the research mission are best designed into a new science research building. Science is a core curriculum required for all majors and current teaching lab space is maxed out, with labs operating up to 12 hours a day, seven days a week to accommodate student demand. In addition to providing state of the art research space, a new Science Research building will alleviate the instructional burden and will enable the university to offer more sections during the week at normal hours. This new building will be designed to contain comprehensive laboratory systems with ample capacity, and with spaces designed with flexibility in mind to accommodate changing research and instructional needs

The anticipated total budget of \$110 million reflects the cost of constructing a complex building at a scale large enough to accommodate growth needs for STEM programming at Boise State.

Project Scope:

Construction of New Science Research and Academic Building

Estimated Building Size:

90,000 - 110,000 GSF

Project and Building Components:

Site Preparation and improvements

Construction of multi-story research and academic building to include:

- Research labs with hoods and utilities
- Computational labs
- Teaching labs and Active Learning Classrooms
- Faculty offices and Graduate student spaces
- Informal learning areas and break-out study rooms

Estimated Project Cost:

Total Project Cost

<u>Fund Source</u>	<u>Amount</u>
Permanent Building Fund	\$30,000,000
<u>Bond, Donor and other University Funds</u>	<u>\$80,000,000</u>
Total Estimated Cost	\$110,000,000

1. Project Description and Justification

Boise State's undergraduate STEM and health programs, which rely on science teaching labs, continue to grow: the number of graduates in those fields has increased by more than 90% since the 2012-2013 academic year. Enrollments in doctoral programs in the sciences are witnessing rapid growth and have more than tripled since 2013-14, primarily a result of new PhD programs in Biomolecular Sciences and in Ecology, Evolution & Behavior.

Existing buildings hosting these programs struggle to maintain modern pedagogical needs, both for teaching and research. For example, building 072 is frequently modified to respond to research needs, and the building's infrastructure has been pushed to the limit. These retroactive projects on aging buildings are extremely costly and often come with multiple compromises due to facility limitations.

With the construction of a new Science Research facility, building 072 can more easily fulfill the needs for less-intensive classroom and lab instruction. The new multi-story building is envisioned to house interdisciplinary research and programs which will likely include Chemistry, Biochemistry, Biology, and Physics, as well as other programs overlapping with these areas of research. Research labs will be designed to be flexible, modular and ideally suited to support collaborative research. In addition to research labs, offices and graduate spaces, this building may also house some instructional and informal learning areas.

This new facility is a direct response to Boise State Strategic Plan, *Blueprint for Success 2021-2026*. Various goals and strategies direct the institution to continue its focus on STEM-related fields. However, Goal 3 to “Advance Research and Creativity Activity” is closest aligned. The strategies supporting that goal are:

1. Provide the physical space, policies, information systems, technology, budgetary and human resources to sustain and grow research and creative activities.
2. Develop an integrated, transdisciplinary, and accessible research ecosystem dedicated to student excellence and success.
3. Invest in a Grand Challenges initiative¹ to propel a transdisciplinary model for research and creative activity.

A new Science Research building will have a transformative impact on the University’s ability to accomplish this goal.

2. Project Components

A comprehensive programming study will be conducted, but at this time it is anticipated this new building will serve primarily as an interdisciplinary research and academic building for chemistry, biology and/or physics. In addition to providing state of the art research labs, the building will house faculty offices, graduate student spaces and informal learning areas. The building may also house teaching labs and active learning classrooms.

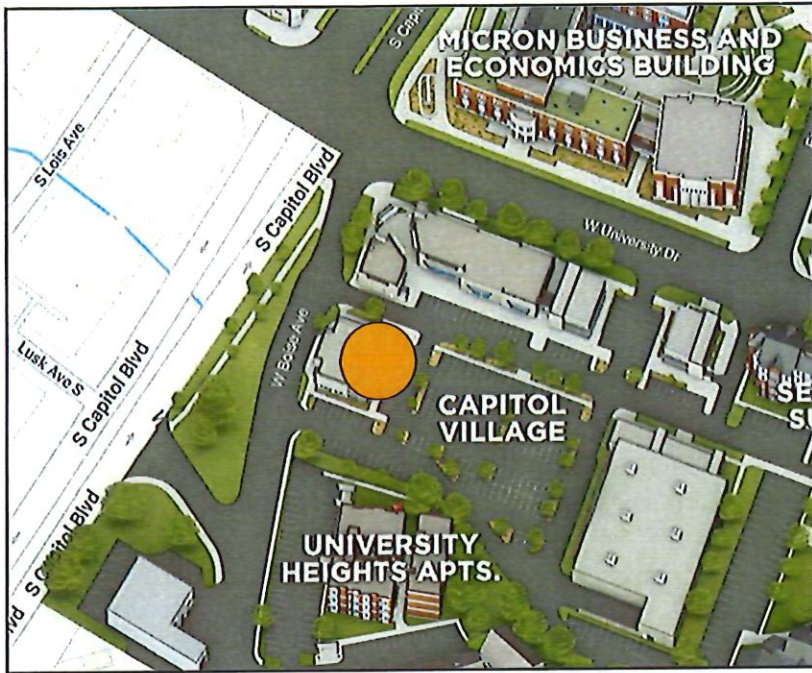
3. Alternatives

The current and future shortage of quality research spaces impinges the University’s ability to attract and retain new faculty and grant funding. If the University is not able to construct this facility, continued growth in science programs is not sustainable. The shortfall of additional suitable research and teaching lab space will necessitate that science departments manage the growth of faculty and student enrollment, which is counter to the stated goals of the University. A current and future shortage of science teaching facilities will not only affect the growth of Biology and Chemistry but will also negatively impact growth in other disciplines such as Nursing and Engineering.

4. Vacated Space

A recent space utilization study indicated a significant shortfall in research spaces at Boise State University based on the number of active researchers and as compared to peer universities. In addition, the study showed a need for additional science teaching labs, especially for Biology and Chemistry. Following occupancy of a new science building and the relocation of research labs into that new building, it is anticipated the vacated research labs in Building 072 will be repurposed as teaching labs. This will allow Biology and other science teaching labs that are currently scattered around campus to be co-located with the other teaching labs in Building 072 and will also increase the number of available teaching labs. In turn the teaching labs in the other buildings will be repurposed as standard classrooms. Any vacated offices will be reviewed and reassigned to academic groups and some spaces may be repurposed as informal learning areas and student spaces.

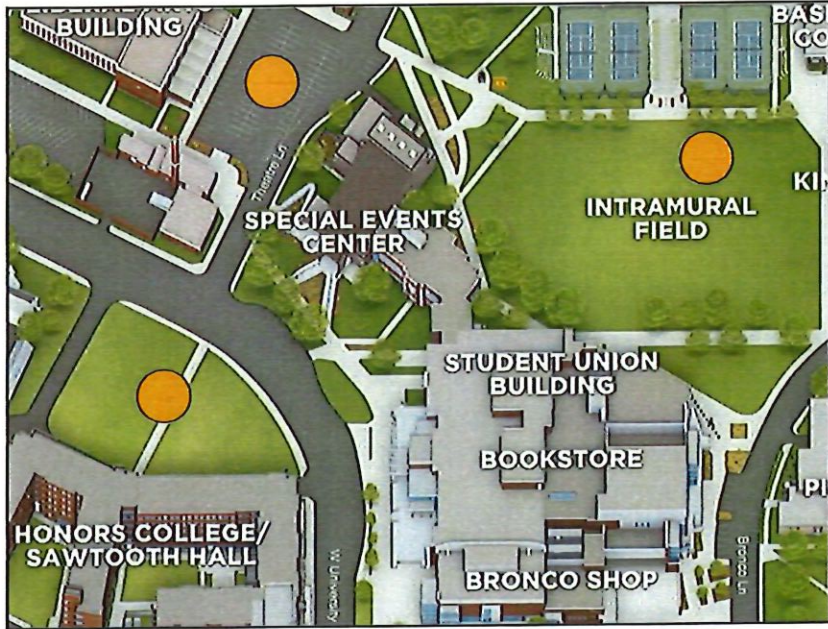
¹ Link to Grand Challenges: <https://www.boisestate.edu/crca/grand-challenges-overview/>



Capitol Boulevard

The Capitol Boulevard/University Drive site includes a portion of the existing “Capitol Village” facilities. This area currently accommodates a myriad of uses, ranging from research to Human Resources and the Office of Information Technology. There is less flexibility in this location, but it does offer a premier location on one of Boise’s signature corridors. To construct a new science building here, there would inevitably be impacts to existing uses and those would need to be accounted for in the project.

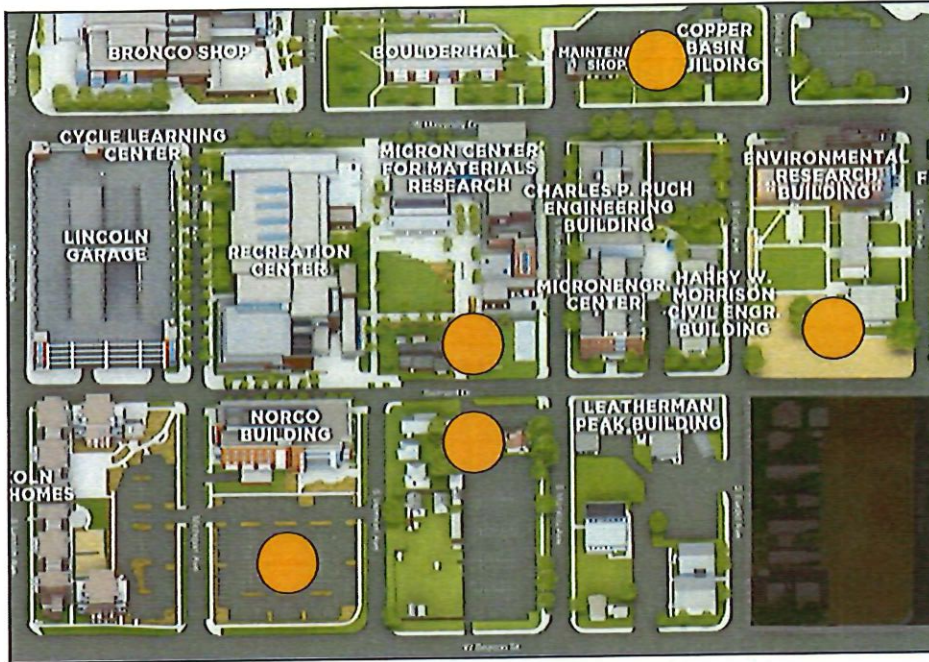
The design of Capital Boulevard is currently under review by ACHD and several stakeholders, including Boise State to improve pedestrian and bicycle infrastructure on the corridor. One potential outcome is a realignment of the Boise Avenue “spur,” which in turn would expand the developable area at Capitol Village. If ACHD selects this alternative, it strengthens the site as an opportunity for a signature building.



Central Campus

Central Campus opportunities include three separate sites. One is the surface parking lot adjacent to Building 030, the second is the grass lawn north of the Honors College/Sawtooth Hall (Buildings 380/382), and the third would occupy a portion of the field north of the Student Union. Immediate proximity to other STEM-related facilities is less present in this area, but a central location could benefit cross-campus collaboration. There would be little to no impact on existing facilities if any of these sites are selected.

Southeast Campus



Southeast Campus provides the most extensive site options. Clustered around existing STEM facilities, this area of campus includes the NORCO Building, the Micron Center for Materials Research, the Charles P. Ruch Engineering Building, and the Environmental Research Building. Natural synergies with those facilities could be created through a new science research building.

At present, potential sites are currently occupied by either parking, temporary modular facilities, or facilities identified for replacement in the 2015 Campus Master Plan.

The only development-sensitive area in this portion of the campus is along the Beacon Street corridor. Due to the residential nature of uses to the south, the intensity of campus buildout needs to respond accordingly. The site south of NORCO carries this consideration, but all other locations come with very flexible design opportunities.

Agency Signature: Ann P. Wzniak

Date: 07/18/2022