



BRAD LITTLE
Governor
STEVEN BAILEY
Director
STEVE WALKER
Interim Administrator

State of Idaho

Department of Administration

Division of Public Works

502 North 4th Street
Boise, ID 83720-0072
Telephone (208) 332-1900
www.dpw.idaho.gov

November 25, 2025

REQUEST FOR QUALIFICATIONS (RFQ)

TO: Construction Managers / General Contractors (CM/GCs)

FROM: Steve Walker, Interim Administrator
Division of Public Works

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 December 16, 2025 for furnishing CM/GC 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

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. There will be no Informational Meeting for this RFQ. Contacting Boise State or the design professional to discuss this project is now allowed.

Funding for the project will be a combination of state and agency 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 CM/GC 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 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 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

This project is for a new science research building located on the BSU campus on a site that is bounded by Euclid Ave., Denver Ave., and Belmont Street. It is anticipated that the new facility will be approximately 90,000 – 110,000 gross sq. ft. and an anticipated construction base budget is approximately **\$98,500,000.00**.

Boise State's objective is to create a state-of-the-art research facility that will support recruitment of top researchers, attract new grant funding, and preserve needed academic space. The program is anticipated to also include faculty offices, graduate student spaces, informal learning areas, teaching labs, a large lecture hall, active learning classrooms, and interdisciplinary research and programs that will include the biomedical and health sciences, as well as other programs overlapping with areas of research.

REQUIRED SERVICES

The State of Idaho, through the Division of Public Works is requesting proposals for CM/GC Services including preconstruction services, construction, and the one-year period of correction following project completion. The Division of Public Works and BSU are looking for a CM/GC who will be a team player who works closely and in harmony with the DPW, BSU, and the design professional (currently in the schematic design phase).

Additionally, the Division of Public Works and Boise State University expect that the CM/GC will use construction best practices including, but not limited to, Target Value Delivery (TVD), lean construction, conceptual estimating, and choosing by advantages, to deliver the project on schedule and within budget constraints.

The CM/GC team identified in this RFQ will be required to meet as needed, but not less than bi-weekly, during the design and construction phases with the Design Professional, DPW, and BSU, and other team members for the purpose of providing preconstruction services. The CM/GC is required to provide a report regarding the previous month's progress. Such report will show funds expended in the completion of the preconstruction services and specific accomplishments related to the completion of the project.

STATEMENT OF QUALIFICATIONS (SOQ) PROPOSAL CONTENT

- A. **Basic Qualifications. 0-15 points. One page, maximum 400 words.** Provide basic data for the firm's general information: size, history, location in proximity to the project site, awards relative to this type of project, associations related to the construction industry. Firms proposing on this RFQ must include current license information from the Idaho Division of Occupational Licenses (DOPL); the information must include evidence of an unlimited bid amount and a certificate of authority for providing construction management (CM) services. Identify one point of contact with their e-mail and phone number for this RFQ. In this section of the SOQ, acknowledge addenda, if any, as noted on the DPW website.

DPW reserves the right to investigate the financial responsibility of the CM/GC firm. Unfavorable responses regarding financial statements, bank references, interviews with past consultants, employees, creditors, past or current litigation, DOPL, or consultants that were the cause of improperly managing construction projects in the past seven years are grounds for rejection of RFQ submittal.

- B. **Specific Qualifications. 0-15 Points. Half page per person (photo of the person is optional).** Describe who will perform the various tasks, the amount of their involvement and responsibilities, their qualifications, training, experience, expertise, and their ability as a team to complete a project of this scope. Points will be awarded based on qualifications that are related to this type of project. Note: at the time of submitting the SOQ, there must be a team member who is currently a licensed CM through DOPL and must maintain licensure throughout the project duration.
- C. **Approach to the Project. 0-15 points. Three (3) pages.** Provide a narrative for your team's approach. Include the team's approach to Target Value Delivery (TVD), Choosing-By-Advantage, and other Lean methods and processes.
- D. **Three Project Examples 0-15 points (five points for each example). Three pages for each example, including a narrative for the example:** The example(s) must reflect key members' experience and their expertise relative to this project type. Maximum points will be awarded for projects that implement Lean methods and process, particularly TVD. Provide the Owner's point-of-contact for the project.
- E. **Format. 0-5 points.** Format of the SOQ must be similar to the headings listed above. Proposals should be clear, to the point, and checked for grammar. Font size must be no smaller than 10 points. If information requested in this RFQ is not addressed in the numerical section or corresponding lettered subsection in which it is noted, points will be deducted or not awarded for those criteria. Failure to provide the required qualifications will result in the SOQ being nonresponsive.

SUBMITTAL

Five (5) bound copies of the submittal shall be delivered by the time and place specified above. Also include one USB flash drive containing a PDF of the submittal.

EVALUATION, FINAL RANKING, INTERVIEW PROCESS

A selection committee consisting of two (2) persons from DPW, two (2) persons from the agency, and an independent Professional will rank the SOQs based on the RFQ criteria scores. The table below is the point range for selection committee's evaluation for each SOQ.

Initial Ranking, Written Point Scoring		
	Criteria	Points
A	Basic Qualifications	0-15
B	Specific Qualifications	0-15
C	Approach to Project	0-15
D	Project Examples	0-15
F	Format	0-5
	Total	65

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 35 points. The written and the interview points will be combined for a final total score.

AWARD

Based on the results of the final scores, 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 Proposals	December 16, 2025
Interviews	If needed, tentatively December 30, 2025
Review by PBFAC	January 6, 2026
Negotiate Contract	January 2026

SELECTION

The State will attempt to select a firm at the next scheduled Permanent Building Fund Advisory Council meeting. 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.

End 24190 RFQ