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Division of Public Works

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December 10, 2025

REQUEST FOR QUALIFICATIONS

TO: Construction Manager/General Contractor (CMGC)

FROM: DPW Administrator
Division of Public Works

SUBJECT: DPW PROJECT NO. 26220
Life Sciences Complex
Idaho State University
Pocatello, Idaho

A handwritten signature in blue ink, likely of the DPW Administrator, is written over the "FROM" and "SUBJECT" lines.

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 January 6, 2026, for furnishing Construction Manager/General Contractor (CMGC) services to the State of Idaho.

All questions must be sent to the DPW Senior 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

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 and Idaho State University Bonds. 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 DPW Project Manager 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 State would like to request Construction Manager/General Contractor services to deliver a state-of-the-art Life Sciences Complex designed to attract and retain top students and world-class faculty to ISU. The Complex will create essential modern teaching and research facilities to train the next generation of Biological Sciences researchers and Health Sciences professionals.

Other goals for this project are to design a complex that is coherent with other buildings on campus, achieve a LEED Silver certification level.

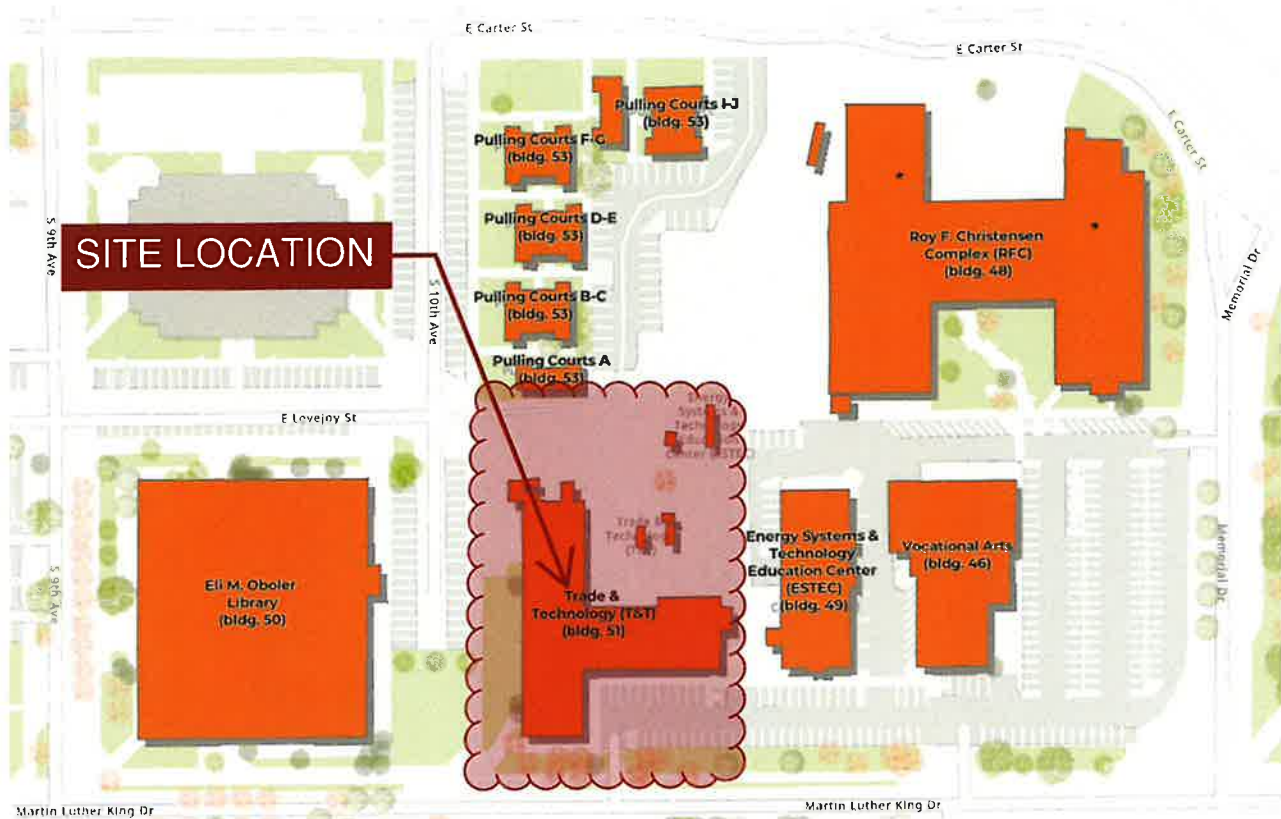
A total project budget has been established at \$128,000,000.00 and includes fees (A/E and CM/GC), commissioning services, contingencies, tests, and other project related expenses. The construction budget has been set at \$95,000,000.00. The anticipated completion date is January 2030.

Idaho State University's program for their New Life Science Building includes:

- Introduction to Biology
- Organismal Biology
- Microbiology
- Biochemistry
- Molecular Biology
- Anatomy & Physiology
- Classrooms
- Teaching Labs
- Collaboration Spaces
- Faculty, Staff, and Graduate Offices
- Administration Offices
- Breakrooms
- Teaching Greenhouse
- Vivarium
- Research Labs
- Molecular Research
- MEP, Circulation, Custodial, and Storage

Collaboratively, ISU's internal pre-programming group identified the need for high-utilization, flexible spaces, multi-use areas and interdepartmental space sharing. The building is anticipated to be between 95,000 and 110,000 GSF.

The site for the building has been selected. It is located on a steep gradient between the Eli M. Oboler Library and the ESTEC building. See Figure 1 below. The existing Trade and Technology building, currently located on the site, will be demolished to make way for the new Life Sciences Complex. Consideration should be given to connectivity with a future (not in scope) parking structure that has been identified in ISU's Master Plan. The parking structure would be located just north of the new Life Science Complex.



REQUIRED SERVICES

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

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 at the time of the RFQ is submitted to the State. Firms proposing for these services shall hold and maintain a certificate of authority for providing construction management services at the time that the RFQ is submitted to the State. **Certificates must be submitted with a cover sheet at the beginning of the RFQ submittal.**

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, insurance, and Builders Risk in the amount of the total construction management contract.

The Division of Public Works Agreement with the Construction Manager General Contractor is attached. The successful CM/GC will be required to accept the terms of the Division of Public Works Agreement Between Owner and Construction Manager dated September 2025 without modifications. This project does not have federal funds.

SUBMITTAL CONTENT

A. Basic Qualifications:

1. Provide basic data relative to CM/GC company size, history, personnel, experience, resources available to meet the project schedule, and general information. Individual resumes, awards, associations, etc., may be included. (2 pages maximum; 3 points maximum.)
2. Provide information that validates the CM/GC and the Project Team 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. (2 pages maximum; 3 points maximum)

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:

1. 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 expertise of complex mechanical, plumbing and electrical systems, as well as buildings of this size and cost.

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. (6 pages maximum; 12 points maximum)

C. Approach to Project:

1. 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, identifying and mitigating risks, challenges and opportunities as well as alternative concepts and methods for consideration. (2 pages maximum; 4 points maximum)
2. Identify how the CM/GC will provide and monitor real-time accurate project estimates to make design decisions followed by value engineering during the design phase to ensure project stays within budget and avoids scope creep. (2 pages maximum; 3 points maximum)
3. Identify how the CM/GC will be involved in analyzing building systems and life cycle costs during schematic design and into construction documents. How will the CM/GC present ideas for constructability review. (2 pages maximum; 4 points maximum)
4. Identify construction documents and specification quality control and coordination review efforts during pre-construction services. Discuss how the CM/GC will participate in ensuring the final design documents meet ISU standards and State statutes. (2 pages maximum; 3 points maximum)

D. Construction Delivery:

1. Identify procurement management and how to address current construction environment, material / labor shortage, long lead times, etc. (2 pages maximum; 3 points maximum)
2. Discuss your procedures for quality control during construction. (1 page maximum; 2 points maximum)
3. Discuss how your bid solicitation and subcontractor procurement process is different than other CM/GC's. Identify how the CM/GC will bid the project to subcontractors with consideration of Section 44-1001 and 44-1002, Idaho Code, dealing with labor preference. (1 page maximum; 5 points maximum)

E. Examples of Work:

Contractors may reference a broad range of technically complex facilities; including commercial research laboratories, medical or biomedical research buildings, STEM education centers, greenhouses, animal care facilities, and other advanced mechanical/electrical projects to demonstrate relevant experience. While all comparable projects will be considered, preferences will be given to firms with completed higher-education science and engineering buildings and/or medical facilities of similar size and construction cost. Project schedules, cost estimates, photographs, project dates, size, construction costs, construction delivery method, and other applicable documents may be submitted as examples of your work. Maximum of 3 projects (1 page for each example; 5 points maximum for each example; 15 points total maximum)

- F. Format:** To assist evaluation, it is critical to format the RFQ submittal similar to the criteria headings listed above A through E. The submittal should be clear and to the point for each criteria. Emphasis should be placed on specific qualifications of the people who actually were involved with the projects identified and part of this team. Please provide page numbers in the RFQ submittal. Font size cannot be less than 10 points. (3 points maximum)

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 as well as **Acknowledgement to go into contract with DPW's CMGC Agreement dated September 2025 without modifications; failure to provide this information may result in the proposal being nonresponsive.**

EVALUATION, FINAL RANKING, INTERVIEW PROCESS

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

The ranking process is accomplished in two steps: 60 points for the Initial Ranking based on the written submittal, and 40 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 3-6 teams will be invited for an interview. Step two: the teams invited for an interview will be given time to present their qualifications, along questions from the selection committee during the interview. The questions will not be given to the CMGC in advance. It is highly recommended that the entire team is in person to respond to the questions. The scores will be based on the tables below.

Initial Ranking, Written Point Scoring		
	Criteria	Maximum Possible Points
A	Basic Qualifications	6
B	Specific Qualifications	12
C	Approach to Project	14
D	Construction Delivery	10
E	Examples of Work	15
F	Format	3
	Written Total	60
Presentation – Interview Point Scoring		
	Criteria	Maximum Possible Points
	Presentation to include the Construction Manager's team qualifications, experience and challenges with this type of building, and the CM's unique approach that sets them apart from other Construction Managers.	10
	Selection Committee's Q & A	30
	Presentation – Interview Total	40

The timeframe for the teams invited for an interview is approximately one hour: 20 minutes for the presentation; 35 minutes for the selection committee's Q&A; and 5 minutes for the Construction Manager's team's closing comments.

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	January 6, 2026
CM/GC Shortlist Published	January 21, 2026
Oral Interviews	Jan 26 – Feb 4, 2026
PBFAC Selection Approval	March 3, 2026
Negotiate Contract	March 2026
Programming is complete and Schematic Design Starts	April 1, 2026

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.

End of 26220 Construction Manager/General Contractor RFQ