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Division of Public Works

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April 23, 2026

**REQUEST FOR QUALIFICATIONS (RFQ)**

TO: Design-Build teams

*Sub* FROM: Kelly Berard, DPW Administrator  
Division of Public Works

SUBJECT: DPW PROJECT NO. 26193  
Multi-Bldg. Fire Alarm System Replacement  
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 **10:00 a.m.**, Mountain Standard Time Zone, on **Thursday June 18<sup>th</sup>, 2026** for furnishing Design-Build services to the State of Idaho.

Questions that arise as a result of this Request for Qualifications should be addressed to:

Dan Horrigan, Project Manager  
Division of Public Works  
502 N. 4th St.  
PO Box 83720  
Boise ID 83720-0072  
(208) 969-2407  
dan.horrigan@adm.idaho.gov

An informational meeting and walk through existing areas affected by the project will be held on **Thursday May 21<sup>st</sup>, 2026, at 10:00 am (MTN)**. Interested parties should meet outside of the main entrance of the Harry Morrison Laboratory Building (HML) located at 1910 Euclid Ave. Boise, Idaho 83725 then proceed to Driscoll Hall located at 1607 W Cesar Chavez Ln, Boise, Idaho 83706, and conclude at the Interactive Learning Center Building (ILC) located at 2120 W University Dr, Boise, Idaho 83725.

The Division of Public Works (DPW) 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.

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-Build team 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.

The Design-Build team shall provide drawings and specifications stamped by an Idaho licensed Professional Engineer or NICET III Fire Alarm Designer.

DPW reserves the right to investigate financial responsibility and past project management for the design-build firm and/or consultants. Unfavorable responses regarding financial statements, bank references, interviews with past consultants, employees, creditors, past or current litigation, 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.

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.

## **DESCRIPTION OF PROJECT**

The Design-Build project will replace existing fire alarm systems that have reached the end of their useful life in three (3) campus buildings located on the Boise State University campus. The scope of work includes the removal of the existing systems, design and installation of new addressable fire alarm systems, and all associated equipment, wiring, programming, and architectural patching required for a complete and functional system.

The project includes one base bid and two add alternates

- Base Bid: 021 – Driscoll Hall
- Add Alternate 1: 235 – Interactive Learning Center (ILC)
- Add Alternate 2: 100 – Harry Morrison Laboratory (HML)

The Design-Build team shall be responsible for the complete system design, permitting, installation, testing, and commissioning of each fire alarm system. The systems shall be designed to meet all applicable codes and standards, including the latest editions of NFPA 72, NFPA 70n, the International Fire Code, and all Boise State University Design Standards including, but not limited to Division 01, Division 26, and Division 28.

Each system must meet the following performance requirements:

- Fully code compliant, complete, and addressable Edwards EST4 fire alarm system with voice evacuation.

- Interface of new systems with existing campus security, building automation systems, elevators smoke, and exhaust systems as required to provide a complete and fully functional system.

Refer to the attached Exhibit A for a more in-depth explanation of the scope of work.

## **REQUIRED SERVICES**

The State is requesting Statements of Qualifications (SOQs) proposals for complete Design-Build services. 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.

Specific Owner goals for success on this project include:

- Delivering the project within the established budget.
- Maintaining the schedule and completion deadlines, including early coordination with Division of Occupational and Professional Licenses for plan reviews and permitting, as well as early procurement bid packages for long lead items if necessary.
- Minimizing change orders during construction.
- Maintaining high safety and quality standards.
- Buildings shall remain occupied unless otherwise indicated by Boise State Architectural and Engineering Services (AES) staff.
- The Design-builder shall develop a detailed phasing and outage plan to maintain continuous fire alarm coverage where feasible.
- It is acceptable for the Design-builder to reuse existing raceways to install the new system.
- Planned shutdowns of the fire alarm system shall be coordinated in advance with Boise State AES and the Authority Having Jurisdiction (AHJ). Fire watch shall be implemented during approved system shutdowns and shall be the responsibility of the design builder.
- Coordinating scheduling and access to all buildings with Boise State Architectural and Engineering Services and Facilities teams.

A total project budget of approximately \$1,000,000 has been established to include fees, reimbursables, construction permits, contingencies, tests, and other project related expenses. It is estimated that the total construction budget will be approximately \$840,000. A relatively complete construction cost estimate will be required following the 50% Construction Documents package and must be updated with each additional Construction Document deliverable.

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.

The Design-Build team will be responsible for ensuring successful milestone reviews by the Owner, Agency, and necessary Authorities Having Jurisdiction (AHJs). The milestones shall include 50%, 95%, and 99% construction document packages for review prior to construction. Comments and approval from the State Fire Marshal must be obtained before installation of the system.

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.

The Design-Build team will be required to meet as often as necessary, but no less than once monthly with the Owner's Project Manager, the Owner's Field Representative, BSU, and other team members 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 develop all necessary presentation materials for, at minimum, one (1) presentation to the Permanent Building Fund Advisory Council (PBFAC).

The successful Design-Builder will be required to accept the terms of the Division of Public Works Design-Build Contract without modifications.

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## STATEMENT OF QUALIFICATIONS (SOQ) PROPOSAL CONTENT

**A. Cover Sheet:** Include one (1) single sided page with **only** the following information (no photos):

1. Prime firm name and the office location that will primarily serve this project.
2. Name and title of the Primary Point of Contact (include no more than one).
  - a. Primary Point of Contact phone number (include area code).
  - b. Primary Point of Contact email address.
3. Please Acknowledge Addenda on the Cover Sheet, if applicable.

The Primary Point of Contact provided will be notified of all shortlist rankings (if interviews are required), schedule updates, final rankings, and general Request for Qualification information. Failure to include the specific primary contact information may result in your firm being found non-responsive.

**B. Basic Qualifications:** Provide a summary of your team's basic qualifications. Include the following elements for both the contractor and the architect. Limit to two (2) single sided pages with the following elements (no photos or resumes). Points will be deducted for missing information. Provide this information for both the design and build teams as applicable.

1. Company Information:
  - a. Name
  - b. Location
  - c. Size
  - d. History
  - e. Type of Business
  - f. Applicable Licenses and Certificates including the licensed engineer or NICET III Fire Alarm Designer, registered in the State of Idaho, who will supervise all design services contained within this project. Include the License Number.

**C. Past Performance:** Include a summary of your team's qualifications specific to this project type. Limit to one (1) single sided page with the following elements (no photos or resumes). Points will be deducted for missing information.

1. Special expertise as they relate to this project type:
  - a. Short description of experience, qualifications, and training.
  - b. Indicate any specific experience working with similar facilities, in occupied buildings, and adhering to institutional design guidelines etc.
  - c. Describe any situations where a fire watch was provided by the team during the replacement or modification of a fire alarm, or other life safety system.
  - d. Repair of interior architectural finishes in existing spaces where devices were removed. Describe the approach to matching the existing finishes and how scenarios where existing materials or finishes are no longer available or difficult to obtain will be addressed.
2. Resources available to meet the project schedule.

3. Anticipated Sub-Consultants. Please list the entire team and indicate prior experience working together as a Design-Build team.
4. Experience working with multiple stakeholders and managing input.

**D. Team Member Qualifications:** Provide a description of the team's individual qualifications. Only include members who would be assigned to this project. Limit to half page for each person. (photos are optional).

Include **only** the following team members (no more than 5 team members will be scored):

1. Design-Builder's Project Manager
2. Lead Engineer
3. Specialty Consultant
4. Construction Superintendent
5. Estimator
6. Additional Project Team Member (at the team's discretion).

The following information should be included for each individual:

1. Name & title.
2. Number of years in current role.
3. Firm name and home office/location of the individual.
4. Education and training, including any staff licenses.
5. Brief overview of their responsibilities specific to this project.
6. Brief overview of their experience related to this project, including projects involving fire alarm design and/or replacement in an institutional setting or campus setting.
7. Amount of their involvement, IE percentage of involvement on project.

**E. Project Examples:** Provide four (4) examples of relevant past projects, these should include projects with construction completed within the last ten (10) years. Projects should be similar in size and budget to this project. Limit each project to one (1) single-sided page (4 total pages). In either case, points will be deducted for missing information. Please list the following information for each:

1. Project data including name, address, overall square footage, project costs, schedule, substantial completion date, and project delivery method.
2. Project description.
3. Photograph(s) of the completed project.
4. Team members listed; highlight any members from the proposed team.
5. References; include the owner's name, phone number and email.
6. Projects should include some of the following requirements in any of the examples. Please clearly list the requirements that each project complies with in your submittal.
  - a. Fire alarm replacement projects complying with any of the following codes: NFPA 72, NFPA 70, and the International Fire Code.
  - b. Projects where construction was completed in an occupied building.
  - c. Projects in an institutional setting where design standards were met.

- d. Fire alarm replacements that required integration with any of the following existing facility wide systems; security, Building Automation Systems (BAS), HVAC, elevators, smoke exhaust, fire suppression etc.
- e. Situations on a project where the contractor was required to provide and coordinate a fire watch.
- f. Projects where extensive patching and finishing of existing interior architectural finishes (walls, ceilings, paint, etc) was completed.

**F. Technical Approach to Project:** Describe your team's understanding of and approach for the following items. Points will be deducted for missing information. Limit to three (3) single-side pages (no photos).

1. Understanding of DPW's processes, as outlined in **REQUIRED SERVICES**.
2. Understanding of the project scope and individual program needs, as outlined in the **DESCRIPTION OF PROJECT**. Identify key risks associated with replacing fire alarm systems in occupied buildings and describe how your team will mitigate these risks during design and construction.
3. Cost control, including design and construction within a budget and explain your approach to cost control when working in the context of existing buildings where unknown conditions could be encountered.
4. Quality control, define your internal quality control processes and how they will be implemented on this project during both design and construction.
5. Schedule, how will your team coordinate construction with DPW to minimize disruption to occupants. For student dormitories, how will your team complete the work during the allotted period of vacancy and minimize disruption to the occupants if any work needs to occur while residents are present. For academic buildings how will your team work around class schedules, office schedules, dead week, and finals week. Discuss how your team will keep the project on track during construction to ensure closeout and documentation are completed per the project schedule.
6. Describe how the Design-Build team will coordinate design and construction efforts to deliver a fully integrated fire alarm system within an occupied campus environment. The response should address methods for maintaining communication, coordinating with project stakeholders, and resolving field conditions in real time, and include examples of similar projects where this approach supported successful fire alarm system replacement.

**G. Format:** To assist evaluation, it is desirable to format the submittal similar to the headings listed above. The submittals should be clear and to the point, following the page length guidelines provided. Pages should be no larger than 8-1/2 x 11, single-sided, and the font size no smaller than 10 points.

If information requested is not addressed in the numerical section or corresponding lettered subsection in which it is requested, points will NOT be awarded for those criteria.

## **SUBMITTAL**

Submit three (3) printed copies of the submittal 8-1/2 x 11 format; two (2) USB drives 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 Design Professional or Contractor will rank the submittals. 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 and once a contract is awarded, 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. Interviews will aim to evaluate the following: team communication, team capacity for innovation, understanding of project goals, approach to collaboration, problem solving ability, and the ability to execute design and construction best practices. After interviewing the selected teams, the selection committee will rank the interviews to determine the final score.

<b>Initial Ranking, Written Point Scoring</b>		
	Criteria	Maximum Possible Points
A	Cover Sheet	3
B	Basic Qualifications	6
C	Past Performance	10
D	Team Member Qualifications	14
E	Project Examples	16
F	Technical Approach	18
G	Format	3
<u>Written Total</u>		70
<b>Presentation – Interview Point Scoring</b>		
	Criteria	Maximum Possible Points
<u>Interview Total</u>		30

## AWARD

Based on the results of the Statement of Qualifications and Interviews, DPW will recommend a course of action to the Permanent Building Fund Advisory Council (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	May 21, 2026 (10:00 am MT at BSU)
Last Day for Questions	June 3, 2026
Addendum Issued	June 5, 2026
Receive SOQ Submittals	June 18, 2026 (10:00 am at DPW in Boise)
Oral Interviews	July 16, 2026 (morning at DPW in Boise)
PBFAC Selection Approval	August 4, 2026
Negotiate Contract	August 2026

## SELECTION

The State will attempt to select a firm at the next scheduled PBFAC 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 successful firm will be required to sign an agreement including the State's standard terms, including a requirement to carry and maintain a minimum of \$1,000,000 professional liability insurance coverage. 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.

## ATTACHMENTS

1. Exhibit A: Scope of Work Outline
2. Exhibit B: Link to Boise State University [Interactive Campus Map](#)

**End 26193 Design Build RFQ**

# DPW 26-196 Multi-Building Fire Alarm Replacement

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## Design-Build Scope of Work

### 1. Project Overview

This design-build project will replace existing fire alarm systems that have reached the end of their useful life in three campus buildings. The work includes removal of existing systems, design and installation of new addressable fire alarm systems, and all associated equipment, wiring, programming, and architectural patching required for a complete and functional system.

The project includes one base bid and two add alternates:

- Base Bid: 021 - Driscoll Hall
- Add Alternate 1: 235 – Integrated Learning Center (ILC)
- Add Alternate 2: 100 – Harry Morrison Laboratory (HML)

The design-build contractor shall be responsible for the complete design, permitting, installation, testing, and commissioning of each fire alarm system. Systems shall be designed to meet all applicable codes and standards, including the latest editions of NFPA 72, NFPA 70, the International Fire Code, and all Boise State University (BSU) Design Standards including but not limited to Division 01, Division 26, and Division 28.

### 2. Design-Build Responsibilities

- Design Services:
  - Provide full design documents including drawings and specifications stamped by an Idaho-licensed Professional Engineer or NICET III Fire Alarm Designer.
  - Submit 50%, 95%, and 100% design packages for agency review prior to installation.
  - Incorporate comments and obtain approval from the State Fire Marshal prior to construction.
- Performance Requirements:
  - Provide a complete, code-compliant, addressable Edwards EST4 fire alarm system with voice evacuation.
  - Interface new systems with existing campus security, building automation systems, elevators, smoke exhaust systems, etc. as required.
- Workmanship and Quality:

## EXHIBIT A: Scope of Work Outline

- Install all devices and raceways level, plumb, and true to line.
- Execute all work in a neat, professional manner in accordance with manufacturer requirements, industry standards, and Boise State University Standards
- Restore all disturbed architectural finishes (walls, ceilings, paint, etc.) to match adjacent surfaces or patch with stainless steel plates as directed by agency.
- Coordination and Occupancy:
  - Buildings must remain occupied; existing fire alarm systems shall remain active until the new system is accepted.
  - Contractor is responsible for all required fire watch duties.
  - The Design-builder shall develop a detailed phasing and outage plan to maintain continuous fire alarm coverage where feasible.
  - Coordinate scheduling with Boise State Architectural and Engineering Services, Facilities teams, and building occupants to minimize disruption. For academic buildings like ILC and HML, work can be completed at anytime during the year with exceptions for dead week and finals week. Specific restrictions related to class schedule and office schedule should be coordinated with the AES project manager.
  - Work in Driscoll Hall must be scheduled with Housing and Residence Life via AES. Submit pricing that is valid for a project schedule of Summer 2027. Approximately Mid May through Mid August when the dormitory is not occupied by students.
- Submittals and Documentation:
  - Submit shop drawings, product data, and wiring diagrams for approval prior to installation.
  - Provide O&M manuals, record drawings, device address lists, and testing documentation at project closeout.
- Testing and Commissioning:
  - Conduct pre-functional and functional testing witnessed by BSU and the State Fire Marshal.
- Warranty:
  - Provide a minimum one-year installers warranty on all materials, equipment, and labor.

### 3. General Requirements

- Install new Edwards EST4 addressable fire alarm system with voice evacuation per BSU standards.
- Programming for EST4 systems will be performed by Boise State University Electricians.

## EXHIBIT A: Scope of Work Outline

- Repair all penetrations left by relocated or removed devices. Use stainless-steel wall plates. Painting to match existing finishes may be required in specific locations. No visible gaps shall remain.
- Locate new fire alarm panels in the same room as existing panels.
- Maintain occupancy and system coverage for duration of construction. Any required Fire watch activity is the contractor's responsibility and must be coordinated with the Boise State University Fire and Building Safety Officer.
- Reuse existing raceways where feasible and code-compliant.
- Existing dialers that meet the current Boise State University Standard can be re-used for the new system.
- Planned shutdowns of the fire alarm system shall be coordinated in advance with Boise State AES and the Authority Having Jurisdiction (AHJ). Fire watch shall be implemented during approved system shutdowns and shall be the responsibility of the design builder.
- New fire alarm system must interface with and maintain existing operability and functionality with existing campus systems including, security systems, Building Automation Systems (BAS). HVAC, elevators, smoke exhaust, fire suppression, etc.
- The following Boise State University Standards and clarifications are missing from the current Division 28 Standards and must be included.
  - Install red color junction box covers and raceway unions for all fire alarm systems to help identify fire alarm raceway in the building. Where existing junction boxes are re-used and covers are not red, replace with red covers. Where existing conduit unions are re-used and not red, they can remain.
  - All devices for new systems must be of the same type and manufacture of the fire alarm panel.
  - All fire alarm devices must be powered from the fire alarm system.
  - Install / add dual action pull stations at every exit on every floor.

### 4. Additional Requirements and Notes by Building

#### Driscoll Hall (Base Bid – Priority 1)

- Replace the existing system per the general requirements above. The intent is to provide a code compliant system equivalent to what was provided in the almost identical Morrison Hall Building. Fire Alarm drawings for that building are provided as a courtesy for reference only. Field verification is still required for existing conditions of Driscoll Hall.
- Coordinate all work with BSU Housing via the AES department.
- For non-concealed locations, surface-mounted conduit and devices are acceptable. Where feasible, conceal plenum-rated wire above ceilings, in walls, or attics.
- The Existing Honeywell cell dialer will remain as owner-provided / reuse equipment.
- Confirm presence of attic dry system similar to Morrison.
- Verify pull-station locations; add one at each exit on each floor per agency standards. Pull stations at Driscoll Hall will be installed with pre-alarms.

## EXHIBIT A: Scope of Work Outline

### 235 – Integrated Learning Center (Add Alternate 1)

- Replace the existing system per the general requirements above.
- Boise State believes the existing system largely meets current code; replace devices in their current location when feasible. Use existing conduit for new wiring when feasible.
- Relocate existing cell dialer to an accessible height from the floor without a ladder.
- Return all demolished Siemens devices, relays, and panels to Boise State University for Parts.
- Tie the existing smoke exhaust system into the new fire alarm system. Note that the existing smoke exhaust program is not downloadable.
- Maintain individual tamper switch addresses.
- Add notification appliances in single-occupancy offices to support future renovations.
- Verify pull-station locations; add one at each exit on each floor per agency standards.
- Confirm if existing Siemens relays serving AHUs and smoke exhaust systems require replacement. Coordinate with agency HVAC and Siemens to ensure all interfaces function as before.
- Identify any DPW project changes not reflected on BSU device maps; incorporate as required.

### 100– Harry Morrison Laboratory (Add Alternate 2)

- Replace the existing system per the general requirements above.
- Surface-mounted raceway and free-air plenum-rated cable are acceptable where code permits. Maintain cable in raceway design in the highbay area above the mobile crane. Conceal wiring in finished lab spaces behind walls or ceilings where feasible.
- Ensure test switches are accessible from the floor without a ladder.
- Primary and Secondary Recall of elevators in HML is currently operating on a variance. Review with Boise State University Electricians to ensure new design is compliant with elevator code.
- HML contains emergency off pull stations for exhaust fans. Investigate code to determine if these need to interface with the fire alarm system.
- RTU-1 and RTU-4 are being replaced by DPW 23-880 winter 2025 through spring 2026. Coordinate fire alarm devices with new RTUs.

## 5. Supporting Documents

Existing device maps, points lists, as-built drawings, and other supporting documents are provided for reference only. The contractor must verify all field conditions. Supporting documents available upon request from DPW.

- **BSU-provided Device Maps and Points Lists:** Owner created maps showing locations of initiation devices and panels. Notification devices not shown.
- **Record Documents:** As-builts and record drawings showing most current available information. Contractor is responsible for verifying all field conditions and accuracy of documents.
- **Morrison Hall Fire Alarm Drawings (Reference Only)**  
As Morrison Hall is nearly identical in construction and layout to Driscoll Hall, complete

## EXHIBIT A: Scope of Work Outline

fire alarm drawings and specifications from the Morrison Hall project are provided as a reference to assist in developing the design and estimating the scope of work for Driscoll Hall.

- These documents are **for reference only** and **shall not be used as a substitute for field verification** or the design-build contractor's own design and code analysis. The design-build contractor remains responsible for preparing a complete, code-compliant fire alarm design specific to Driscoll Hall.
- **CAD Base files:** Can be obtained for each building from AES upon request.

### 6. References

Applicable Boise State University Design Standards:

- Division 01 Section 011000 for General Work Restrictions
- Division 01 Section 015000 for Temporary Facilities and Controls
- Division 26
- Division 28
- Boise Stat Cabling Standards
- Building Automation (BAS) Guidelines
- Exterior Desing Guidelines
- Interior Design Guidelines

These standards may be accessed using the URL below:

<https://www.boisestate.edu/operations/campus-design-standards/>

# EXHIBIT B: Boise State University Annotated Map

