



AGENDA BILL

Agenda Subject: CONSIDER: Resolution 1704 Approving Ranking for RFQ: Construction Manager / General Contractor (CM/GC) for 11th Street Bikeway and Streetscapes Improvements Project		Date: May 10, 2021
Staff Contact: Kathy Wanner Contracts Specialist Amy Fimbel Project Manager	Attachments: A. Resolution 1704 B. Request for Qualifications – issued March 24, 2021 C. Final Evaluation Tally	
Action Requested: Adopt Resolution 1704 approving the ranking for the RFQ: Construction Manager - General Contractor (CM/GC) for the 11th Street Bikeway and Streetscapes Improvements Project and authorize the Executive Director to negotiate and execute the CM/GC Agreement.		

BACKGROUND

The project area is composed of the 11th Street public right-of-way between State Street and River Street. In 2020, the Agency, in partnership with the City of Boise, completed a concept development process that engaged with residents, business and property owners, and street users to understand existing needs and desires and the outcome was a raised bike lane design for 11th Street from State Street to River Street for cyclists of all ages and abilities. This project interfaces with the Ada County Highway District (ACHD) 11th Street Bikeway project area at State Street and the two areas together cover the full “ridge-to-river” bicycle connection on 11th Street. These investments combined with streetscape improvements, fiber optic conduit installation, and pavement maintenance are the 11th Street Bikeway and Streetscape Improvement Project.

Consultant Team Selection

As the design for 11th Street is developed, it is critical to have the CM/GC on the team to provide pre-construction services for this complex and dynamic project. The CM/GC managing logistic planning is crucial in this area due to the large geographic area of improvements, number of active businesses fronting 11th Street, and the need to coordinate with other active construction projects and adjacent development projects.

Pre-construction services will include pre-planning of complex street closures, detours for vehicles, pedestrians and bicycles, and schedule planning to maximize efficiency and ensure time sensitive work occurs during specified construction windows. The CM/GC will also work

with the adjacent businesses so that their construction approach accommodates businesses' needs and minimizes impacts to businesses, their customers, and their employees. The CM/GC will also be managing complex contractual obligations relating to ACHD's Interagency Agreement.

The CM/GC will be providing cost estimating and constructability review for streetscape improvements, a non-typical bikeway design, roadway reconstruction, and replacement of a box culvert bridge for the Boise City Canal crossing north of Main Street. During a time of high demand in the construction industry and shortages of subcontractor resources, the CM/GC can ensure that construction packages are receiving appropriate bid coverage. Due to the added value a CM/GC provides, the Agency staff determined the best approach for this project would be to utilize the **Construction Manager / General Contractor ("CM/GC")** construction delivery method.

THE CM/GC DELIVERY METHOD

The CM/GC is selected through a qualifications-based selection process in accordance with Idaho Code. For public works construction, CM/GCs must hold both a Construction Manager license and a Public Works Contractor license. Throughout the project the CM/GC represents the Agency to ensure a predictable and manageable construction project that can be built on time and within budget. The Agency has hired a CM/GC on five prior occasions with success.

During pre-construction, the CM/GC collaborates with the design team and Agency to review and modify the design as needed to improve constructability, estimate costs of the design and develop a logistics and phasing plan for construction. Around the 90% design stage, the Board will oversee amendment of the contract to provide for the Guaranteed Maximum Price (GMP) for construction. The GMP is a key benefit of all CM/GC contracts: the contractor guarantees the construction price – making the contractor "at risk" if the price goes higher. At that point, the CM (Construction Manager) becomes the GC (General Contractor) to construct the project.

HIRING THE CM/GC

The Agency issued a Request for Qualifications (RFQ) on March 24, 2021, inviting licensed CM/GC companies to submit Statements of Qualifications (SOQ). Public notice was published in the Idaho Statesman newspaper on March 24 and March 31. Notice was also sent to fifteen (15) general contractors holding the requisite Construction Manager license and the Idaho Association of General Contractors. Representatives from four different construction companies attended a pre-proposal meeting on March 31.

Three companies submitted qualifications by the April 20, 2021 submission deadline: Guho Corp., McAlvain Construction, Inc., and Wright Brothers, The Building Company. Each of these companies is to be commended for the quality of their proposals and the expertise and competency of their work as evidenced in their SOQs.

The Agency convened an evaluation panel of four Agency staff and project consultants. The three SOQs received were evaluated first for compliance with the technical requirements as prescribed in the RFQ – all three firms met these requirements. They were then ranked based on qualifications and demonstrated competence. On May 3, 2021, the evaluation panel conducted interviews of the two top-ranked firms. Each firm offered strong presentations and were evaluated on the criteria specified in the RFQ: company profile, CM/GC project team, experience and past performance, and project management. After the interviews, the panel members ranked **McAlvain Construction, Inc.** as the top-ranked firm.

The interview panel concluded that McAlvain Construction, Inc. exhibits a well-orchestrated team approach that is built on a depth of CM/GC experience. McAlvain Construction is well versed in the CM/GC approach to construction and offers unmatched concrete experience. During the interview process, McAlvain adeptly intertwined their knowledge of the Idaho Code statutes with a solid pre-construction strategy and sophisticated project tracking processes. The effective construction management approach presented by the company, coupled with their depth of resources and influence within the local subcontracting community, offers the Agency schedule and budget certainty in today's volatile construction market. McAlvain Construction's can-do attitude is bolstered by strong communication methods. In short, McAlvain Construction, Inc. offers a highly qualified team backed by a sophisticated, local construction company that is dedicated to giving the 11th Street Bikeway and Streetscape project the company's full attention.

Please see Attachment C for the panel's scoring of the companies. In accordance with Idaho Code § 67-2320(2), securing the services of the CM/GC firm will involve negotiating with the highest ranked firm for a contract to perform the CM services at a reasonable and fair price. If the Agency is unable to negotiate a satisfactory contract, the Agency may undertake negotiations with the next highest ranked firm for a contract at a reasonable and fair price. State statute establishes this process so that the public receives a fair price for these professional services.

FISCAL NOTES

The CM/GC agreement shall define the terms of the contractual relationship between the Agency and the chosen firm, including the hourly rates charged for the CM/GC services. The FY 2021 budget and forecasted FY2022 budget include sufficient funding for this project.

STAFF RECOMMENDATION

Agency staff recommends that the Agency Board find it in the best interest of the public and of the Agency to adopt Resolution 1704 approving the ranking for the RFQ: CM/GC for the 11th Street Bikeway and Streetscapes Improvements Project; authorize the Executive Director to negotiate and execute the Construction Manager / General Contractor Agreement in accordance with that ranking and the requirements set forth in state statute.

Suggested Motion:

I move to adopt Resolution 1704 approving the ranking for the RFQ: CM/GC for the 11th Street Bikeway and Streetscapes Improvements Project, and to authorize the Executive Director to negotiate and execute the Construction Manager / General Contractor Agreement for the 11th Street Bikeway and Streetscapes Improvements Project.

RESOLUTION NO. 1704

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE RANKING FOR THE AGENCY'S REQUEST FOR QUALIFICATIONS FOR A CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) FOR THE 11TH STREET BIKEWAY AND STREETScape IMPROVEMENTS PROJECT IN ACCORDANCE WITH IDAHO CODE SECTION 67-2320; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO NEGOTIATE THE CM/GC AGREEMENT BASED ON THE RANKING AND TO EXECUTE THE AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public

hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, in cooperation with the City of Boise and the Ada County Highway District, the Agency seeks to make certain transformative improvements and enhancements to 11th Street between State Street and River Street, in downtown Boise, including installation of separated bicycle facilities, new streetscapes, furnishings, street lights, fiber optic resources, green stormwater infrastructure, street reconstruction, and Boise City Canal bridge crossing replacement, all in an effort to contribute as a catalyst to economic development and downtown reinvestment by private entities; and,

WHEREAS, due to the large geographic area of improvements, number of active businesses fronting 11th Street, and the need to coordinate with other active construction projects and adjacent development projects, the Agency determined that the best approach for construction of the improvements is to hire a Construction Manager/General Contractor (“CM/GC”); and,

WHEREAS, Idaho Code § 54-4511 allows for public agency utilization of CM/GC services upon selection of the CM/GC in accordance with Idaho Code § 67-2320; and,

WHEREAS, the Agency issued a Request for Qualifications (“RFQ”) inviting properly licensed CM/GC firms interested in managing the construction of the 11th Street Bikeway and Streetscape Improvements Project to submit Statements of Qualifications (“SOQ”), in accordance with the criteria and procedures set forth in the RFQ; and,

WHEREAS, the Agency published the requisite public notice of the RFQ in the *Idaho Statesman* newspaper on March 24 and March 31, 2021; and,

WHEREAS, the SOQ submissions were due to the Agency on April 20, 2021, by 3:00 p.m., and the Agency did receive three (3) SOQs from the following firms: Guho Corp., McAlvain Construction, Inc., and Wright Brothers, The Building Company LLC; and,

WHEREAS, the Agency examined the three (3) SOQs and, based on the information provided, found that each of the 3 firms gave sufficient information regarding the pre-qualification criteria stated in the RFQ and that each of the firms held the requisite Construction Manager License and correct Public Works License, and,

WHEREAS, the Agency convened an evaluation panel of four Agency staff and project consultants to evaluate the SOQs for compliance with the technical requirements as prescribed in the RFQ and to score and rank the firms on the basis of qualifications and demonstrated competence; and

WHEREAS, on May 3, 2021, the evaluation panel conducted interviews of the two top-ranked firms; and

WHEREAS, following the evaluation of the SOQs and the interviews, the panel ranked the firms as follows:

1. McAlvain Construction, Inc.
2. Guho Corp.
3. Wright Brothers, The Building Company, LLC

WHEREAS, the panel's collective scoring showed that McAlvain Construction, Inc. was the best qualified and highest ranked proposer because: the company exhibited a well-orchestrated team approach that is built on a depth of CM/GC experience; the company is well versed in the CM/GC approach to construction and offers unmatched concrete experience; during the interview process, McAlvain adeptly intertwined their knowledge of the Idaho Code statutes with a solid pre-construction strategy and sophisticated project tracking processes; the effective construction management approach presented by the company, coupled with their depth of resources and influence within the local subcontracting community, offers the Agency schedule and budget certainty in today's volatile construction market; the company's can-do attitude is bolstered by strong communication methods; and the company offers a highly qualified team backed by a sophisticated, local construction company that is dedicated to giving the 11th Street Bikeway and Streetscape project the company's full attention.

WHEREAS, for these reasons, Agency is recommending that the Agency Board approve the ranking in accordance with Idaho Code § 67-2320(2); and,

WHEREAS, the Agency Board of Commissioners finds it in the best public interest to approve the ranking for its RFQ – CM/GC 11th Street Bikeway and Streetscape Improvements and to authorize the Agency Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement in accordance with that ranking and the requirements set forth in Idaho Code § 67-2320.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agency Board affirms the following ranking for the RFQ – CM/GC 11th Street Bikeway and Streetscape Improvements Project:

1. McAlvain Construction, Inc.
2. Guho Corp.
3. Wright Brothers, The Building Company LLC

Section 3: That the Agency Board authorizes the Agency Executive Director to negotiate a Construction Manager / General Contractor Agreement with the top-ranked proposer, McAlvain Construction, Inc., for the 11th Street Bikeway and Streetscape Improvements Project, and in the event an agreement cannot be reached, that the Executive Director is authorized to negotiate the agreement with the next ranked proposer, in accordance with Idaho Code § 67-2320.

Section 4: That the Board authorizes the Agency Executive Director, upon successful negotiations, to finalize, sign, and enter into the Construction Manager / General Contractor Agreement consistent with the Board's stated instructions at the May 10, 2021, Agency Board Meeting and further authorizes the Agency Executive Director to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by Agency legal counsel that all necessary conditions have occurred;

and further, the Agency Executive Director is authorized to perform any and all other duties required pursuant to the Construction Manager / General Contractor Agreement, including the expenditure of funds.

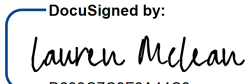
Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on May 10, 2021. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on May 10, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

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By: 
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Dana Zuckerman, Chair

ATTEST:

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By: 
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Lauren McLean, Secretary



REQUEST FOR QUALIFICATIONS

11TH STREET BIKEWAY & STREETScape IMPROVEMENT PROJECT

CONSTRUCTION MANAGER / GENERAL CONTRACTOR
(CM/GC) SERVICES

PROPOSALS DUE: April 14, 2021 by 3 P.M. local time

March 24, 2021

Dear Proposer:

In accordance with the qualification-based selection process set forth in Idaho Code § 67-2320, Capital City Development Corporation (CCDC) will accept submissions about qualifications to perform Construction Manager / General Contractor (CM/GC) services for its 11th Street Bikeway and Streetscape Improvements Project. Proposers must be licensed in Idaho with both construction manager and public works contractor licenses.

CCDC plans to hire a CM/GC to deliver a complex, multi-layer public works improvements project spanning the Westside and River-Myrtle / Old Boise Urban Renewal Districts. This project will incorporate construction of streetscape improvements and pavement reconstruction/rehabilitation in public rights-of-way including unique features such as: a raised bike lane; canal crossing replacement; street furnishings; historic street lights; suspended pavement systems; green storm water infrastructure; conduit banks; and utility infrastructure upgrades. The construction may be phased to coincide with adjacent private development.

Proposals must be delivered **electronically** prior to **3 p.m. local time on April 14, 2021** at this email address: bids@ccdcb Boise.com. Proposals will be evaluated on the basis of qualifications as specified in this Request for Qualifications (RFQ). A multi-agency selection committee will evaluate each of the proposals and may choose to conduct interviews with one or more of the Proposers.

CCDC reserves the right to reject any and all proposals, to waive any irregularities in the proposals received, and to accept the proposal that is in the best interest of CCDC and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate CCDC to award a contract. CCDC will pay no costs incurred by Proposers in responding to this RFQ. CCDC, in its discretion, may cancel this process at any time prior to execution of a contract without liability.

A Pre-Proposal Meeting will be held on ZOOM on March 31, 2021, at 2 p.m. Attendance by Proposers is strongly recommended but not required. Information about the Pre-Proposal Meeting is provided in Section 4.1 of this document.

CCDC appreciates your interest in meeting the needs of the agency and the citizens of Boise.



Kathy Wanner
Contracts Specialist



121 N 9TH ST, SUITE 501 BOISE, ID 83702
208-384-4264 WWW.CCDCBOISE.COM

INSTRUCTIONS TO PROPOSERS

1.1 Proposal Information

The CCDC offices are closed as we do our part to help slow the spread of the COVID-19 virus. Please follow these instructions for submitting a proposal.

PROPOSAL DEADLINE is 3:00 p.m. local time, April 14, 2021

The proposal must be submitted electronically by email to: bids@ccdcboise.com

Please include this subject line on the email:

“RFQ SUBMITTAL: CM/GC SERVICES – 11TH STREET BIKEWAY AND STREETScape IMPROVEMENTS”

All required submittal documents must be *signed and dated* and must be submitted by email either in one PDF or a separate PDF of each required document. Late or incomplete submittals will not be accepted; CCDC takes no responsibility for submittals received late or incomplete in any way. Respondent assumes full responsibility for the timely submittal of all proposal documents via the email process.

PROJECT INFORMATION

2.1 Background

The project area is composed of the 11th Street public right-of-way between State Street and River Street. In 2020, CCDC, in partnership with the City of Boise, completed a concept development process that engaged with residents, business and property owners, and street users to understand existing needs and desires along the corridor and the outcome was a bikeway concept for 11th Street from State Street to River Street that is inviting for all ages and abilities. This project interfaces with the ACHD 11th Street Bikeway project area at State Street, and the two areas together cover the full “ridge-to-river” bicycle connection on 11th Street.

The project team evaluated multiple alternatives to meet the project’s goal of providing a low-stress bicycling experience to a range of people and to respond to feedback heard during public outreach efforts. Feedback from the public and stakeholder agencies resulted in the recommended raised bike lane design for the Downtown 11th Street Bikeway. It will provide physical separation from motor vehicles and easier access for bicyclists to bicycle parking and businesses along the street. The design maintains on-street parking on both sides of the street while also including treatments that will improve safety and comfort at the intersections. These investments combined with streetscape improvements and pavement reconstruction/rehabilitation are the 11th Street Bikeway and Streetscape Improvement Project.

In January 2021, CCDC completed its selection process for a professional design team for the 11th Street Bikeway and Streetscape Improvement Project. The selection panel determined that Jensen Belts Associates was the best qualified and highest ranked proposer as the Design Professional of Record for the project.

Jensen Belts Associates, in coordination with Kittelson & Associates, will be meeting with public agencies and stakeholders to coordinate design and to gain approvals as well as working closely with the CM/GC during pre-construction and construction phases.

2.2 Project Budget

CCDC has budgeted approximately \$6,334,000 for all costs (including design) related to the construction of the improvements listed in this document. Budget control is critical to the success of this project. The CM/GC shall provide current market pricing as a basis of its cost estimates during design. Furthermore, the CM/GC will be expected to make necessary recommendations so that the final construction cost for the work does not exceed the budget.

2.3 Contemplated Improvements

The following list summarizes the improvements to be delivered by the CM/GC through multiple bid packages. Please see Exhibit C for a depiction of these improvements.

- **Streetscape Improvements: 11th Street from State Street to Lee Street**
 - Select reconstruction of streetscapes compliant with the City of Boise’s Streetscape Standards, including suspended pavement systems.
 - Replacement of irrigation system and street trees.
 - Installation of historic light pole assemblies.
 - Coordination with adjacent redevelopments on the east side of 11th between State and Jefferson Streets and a boutique hotel on the west side of 11th between Main and Grove Streets.
- **Bikeway Construction: 11th Street from State Street to River Street**
 - Construction of raised bike lane from State Street to Lee Street.
 - Installation of painted buffered bike lanes from Lee Street to River Street.
 - Installation of corner refuge islands and curb extensions at Front Street and Myrtle Street.
 - Installation of Leading Pedestrian/Bicycle Intervals (LBI/LPI) on 11th at State, Front, and Myrtle Street intersections.
 - Installation of signage and wayfinding to Pioneer Pathway and Boise River Greenbelt.
- **11th Street Pavement Reconstruction/Rehabilitation: State Street to River Street**
 - Reconstruction of street section with concrete paving from State Street to Grove Street.
 - Replacement of asphalt from Grove Street to Front Street and Myrtle Street to River Street.
 - Replace bridge for Boise City Canal crossing north of Main Street.
 - Green stormwater facilities may be constructed to address existing stormwater drainage issues.
 - Upgrade deficient utilities within the project area.
- **Conduit Bank Construction: 11th Street from State Street to River Street; exact limits to be coordinated with City of Boise**

- Install underground conduit runs and vaults for future fiber optic and telecommunication expansion.
- Connect new facilities to existing conduit bank/vault system on 11th Street in coordination with City of Boise.
- Installation may require a combination of trenching and boring.

2.3 Project Schedule

Jensen Belts Associates has been hired by CCDC as the landscape architect of record. They anticipate submitting for City of Boise Design Review (DR) approval in June 2021. The successful CM/GC will be given schematic design plans prior to DR submittal to develop an initial estimate. Preconstruction is expected to start in May 2021 and continue until the last Guaranteed Maximum Price (GMP) is approved. Construction is expected to start April 2022 and be completed by December 31, 2022. Construction may be phased to build streetscapes adjacent to CCDC's redevelopment project on the east side of 11th between State and Jefferson Streets and a private boutique hotel on the west side of 11th between Main and Grove Streets.

2.4 CM/GC Scope of Services

All CM/GC contracted services must be performed by staff properly licensed in the State of Idaho. The following services are anticipated in the CM/GC Services agreement with CCDC. The descriptions are illustrative in nature and not exhaustive. The actual scope of services will be negotiated after this RFQ selection process has concluded.

Preconstruction Phase for Design, Bidding, and Long Lead Time Procurement Services:

- Work with CCDC staff and the design team to review the project and visit the work areas to become familiar with the project;
- Work cooperatively with other agencies including the City of Boise, Ada County Highway District, Idaho Transportation Department, Boise Canal company as well as owners of adjacent properties;
- Review draft design drawings and specifications to identify clarity and constructability issues;
- Provide cost estimates as needed;
- Work with CCDC staff and the design team to value engineer the design and reconcile budget overruns as needed;
- Research and coordinate with specialty contractors and vendors on specialized items such as suspended pavement systems;
- Work with staff to refine a project schedule and define the logistics plans;
- Procure long-lead time material items such as specialty site furnishings, historic streetlights, suspended pavement systems, and other specialty items as required.
- Develop pedestrian and bike temporary traffic control plans;
- Develop and obtain trade contract scopes and other contract documents;
- Obtain competitive bids for all the work, materials, and equipment; conduct pre-bid meetings and site tours;
- Work with CCDC staff and the design team to address questions during bidding, issue addendums, and publically open bids;
- Work with CCDC staff to derive and negotiate project Guaranteed Maximum Price.

Prior to release of the first package for the subcontractor bidding, the CM/GC shall submit a bid package estimate that itemizes all bid packages to be bid and awarded and which includes the RFQ: CM/GC Services – 11th Street Bikeway and Streetscape Improvements Project

CM/GC's estimate of the cost of each bid package. As permitted by CCDC, the bid package estimate will include line items for any work the CM/GC proposes to self-perform. The CM/GC's overhead, profit, and contingencies shall be identified in separate line items. The total of the bid package estimate shall equal the construction cost on the CM/GC's most recent estimate.

Construction Phase Services:

- Obtain project bonding, issue subcontracts and trade contracts, and obtain permits for all the work;
- Serve as the General Contractor and as a licensed Construction Manager, including:
 - Manage the construction process including coordination, planning, trade contractor management, submittals management, and requests for information;
 - Coordinate with the CCDC's project manager and design team;
 - Plan and provide general condition services such as superintendence, mobilization, storage areas, staging, et cetera.
 - Manage accounting of multiple project scopes and funding sources as requested by CCDC
 - Review and negotiate change orders, coordinate safety programs, resolve issues and claims;
 - Conduct and coordinate inspections, review and pay trade invoices, update construction schedules;
 - Conduct coordination meetings; and
 - Maintain records, record documents and manuals, develop and monitor punch list, coordinate and assist with warranty corrections.
- Obtain permission from and coordinate access with public and private property owners affected by the construction activity.

2.5 Special Instructions

Throughout the project, the CM/GC shall provide CCDC with professional construction management and contractor services and represent CCDC's interests in completing the project on time, within set budgets, and as planned with minimum difficulties. It is anticipated that a contract based on ConsensusDocs will form the basis of agreement for CM/GC services to be entered into for the project; provided however, CCDC reserves the right to change, modify, or amend the final contract to be entered into by the parties.

GENERAL CONDITIONS

3.1 Intent of RFQ

It is the intent of CCDC to run a Qualification Based Selection process to select a company capable of providing the CM/GC services outlined within this proposal. The CM/GC ranked highest will be approached to negotiate the contract necessary for this project. If a contract cannot be negotiated, CCDC will then approach the next highest ranked company to negotiate the contract. CM/GC is not guaranteed work nor compensation until under contract with CCDC.

3.2 Reserved Rights

CCDC reserves the right to act in the public best interest and in furtherance of the purposes of the Idaho Code Title 50, Chapter 20 (Idaho Urban Renewal Law) and Idaho Code Title 67, Chapter 28 (Purchasing by Political Subdivisions). CCDC reserves the right to waive any

formalities or defects as to form, procedure, or content with respect to its Request for Qualifications and any irregularities in the proposals received, to request additional data and information from any and all Proposers, to reject any proposals based on real or apparent conflict of interest, to reject any proposals containing inaccurate or misleading information, and to accept the proposal or proposals that are in the best interest of CCDC and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate CCDC to select a company nor award a contract. CCDC may in its discretion cancel, postpone, or amend this RFQ at any time without liability.

3.3 Public Records

CCDC is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Chapter 1, Title 74, Idaho Code. The Public Records Act contains certain exemptions – one of which that is potentially applicable to part of your response is an exemption for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique or process that derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. Prices quoted in a proposal are not trade secrets.

If any Proposer claims any part of a proposal is exempt from disclosure under the Idaho Public Records Act, the Proposer must: 1.) Indicate by marking the pertinent document “CONFIDENTIAL”; and 2.) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as “Confidential” is not in accordance with Idaho Public Records Act and will not be honored.

CCDC, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming materials to be exempt from disclosure under the Idaho Public Records Act, Proposer expressly agrees to defend, indemnify, and hold CCDC harmless from any claim or suit arising from CCDC’s refusal to disclose such materials pursuant to the Proposer’s designation. Any questions regarding the applicability of the Public Records Act should be addressed to your own legal counsel prior to submission.

3.4 Insurance

Prior to executing any contract for CM/GC services with CCDC or commencing any work under the contract, the CM/GC will be required to provide evidence of the coverages listed below and pay all costs associated with the insurance coverage. Insurance policies or certificates of insurance will name CCDC as the named insured, and the CM/GC will maintain these minimum insurance coverages during the entire term of the contract:

- a. Professional Liability Insurance coverage with minimum coverage of One Million Dollars (\$1,000,000.00) per occurrence and a minimum aggregate limit of One Million Dollars (\$1,000,000.00). NOTE: CGL policies do not provide coverage for the type of professional services the CM will be performing during the pre-construction phase of the project, therefore Professional Liability Insurance coverage must be obtained.

- b. Commercial General Liability Insurance coverage with minimum coverage of Two Million Dollars (\$2,000,000.00) on an occurrence basis (not a claims-made basis).
- c. Automobile Insurance coverage with minimum coverage of One Million Dollars (\$1,000,000.00) per occurrence for owned, non-owned, and hired vehicles.
- d. Worker's Compensation Insurance in an amount as required by statute and Employer's Liability Insurance in an amount not less than One Million Dollars (\$1,000,000.00) for each occurrence, for all of the company's employees to be engaged in work on the project under contract and, in the case any such work is subcontracted, the CM/GC company will require Subcontractors and trade contractors similarly to provide Worker's Compensation and Employer's Liability Insurance for all the Subcontractors and trade contractors to be engaged in such work.

3.5 Bonding

As the General Contractor, the CM/GC must have the capability to bond for 100% of the contract price of the project estimated at the time the contract is negotiated and until such time that the entire project bids, the overall GMPs for the work are established, and the bond is delivered to CCDC. Proposer shall indicate within their cover letter that they certify that they have the bonding capacity to meet the requirements of this RFQ.

The performance and payment bonds shall be AIA Document A312 (2010 or the most recent edition) or a standard surety form certified approved to be the same as the AIA A312 form and shall be executed by a surety or sureties reasonably acceptable to CCDC and authorized to do business in the State of Idaho.

3.6 Taxes

CCDC is exempt from federal and state taxes. Items purchased by CCDC and put into use by a contractor are subject to Idaho Use Tax. All other taxes are the responsibility of the Contractor and are to be included in the Contractor's pricing.

3.7 Legal Residency Requirement

By submitting a proposal, the Proposer attests, under penalty of perjury, that they are a United States citizen or legal permanent resident or that they are otherwise lawfully present in the United States pursuant to federal law. Prior to being issued a contract, the company will be required to submit proof of lawful presence in the United States in accordance with Idaho Code § 67-7903.

3.8 Dual-Capacity License Requirements

Proposals will be accepted from Idaho licensed construction managers and the company of which they are a principal or full-time employee who, prior to the proposal deadline, also have a valid public works contractor license as a general contractor pursuant to Idaho Code § 54-1902. Idaho Code § 54-1902 requires that public works contractors and subcontractors have the

appropriate Public Works License for the particular type of construction work involved, and the general contractor must perform at least 20% of the work under contract.

SUBMISSION, EVALUATION, AND SELECTION

4.1 Pre-Proposal Meeting

A Pre-Proposal Meeting will be held on ZOOM on March 31, 2021, at 2 p.m. The design team will be in attendance to explain the project and answer questions. Attendance by Proposers is strongly recommended, but not required.

Join Zoom Meeting

<https://zoom.us/j/95426410901?pwd=WURJeUZPclRXOS9HdTZwU1dsbHZpUT09>

Meeting ID: 954 2641 0901

Passcode: 662336

One tap mobile

+13462487799,,95426410901# US (Houston)

+16699006833,,95426410901# US (San Jose)

4.2 Required Submission Materials and Format

Proposals shall be prepared simply and economically, providing a straightforward, concise description of the Proposer's capabilities to satisfy the requirements of the RFQ and the scope of services outlined in Section 2.4. Proposers must submit a PDF of the following completed forms via email by the due date and time:

- RFQ Submittal Cover Sheet (attached to this RFQ as Exhibit A)
- RFQ Waiver and Release (attached to this RFQ as Exhibit B)
- Signed Cover Letter
- ONE (1) signed proposal

Failure to submit all requested information may render any proposal unresponsive and void.

4.3 Addenda

In the event it becomes necessary to revise any part of this RFQ, addenda will be issued. Information given to one Proposer will be available to all other Proposers if such information is necessary for purposes of submitting a proposal or if failure to give such information would be prejudicial to uninformed Proposers. It is the Proposer's responsibility to check for addenda prior to submitting a proposal. Failure to do so may result in the proposal being declared non-responsive. No addenda will be issued fewer than four (4) business days before the proposal deadline unless the deadline is extended. Proposer shall indicate within their cover letter the addenda number(s) which they have incorporated into their submittal.

4.4 Scoring

Proposals must include the following information in the sequence set forth below. This format is meant to allow uniform review and easy access to information by the evaluation committee. For each of the specific articles listed below, Proposers should include a complete description of

RFQ: CM/GC Services – 11th Street Bikeway and Streetscape Improvements Project

qualifications to serve as a CM/GC. Proposers are invited to include information about innovative methods and/or procedures that they can provide to assist in ensuring successful completion of this project; unique qualities and/or capabilities and cost efficiencies should be identified. Proposers acknowledge they will be ranked according to each article below, with points applied per article (200 points total):

RFQ Submittal Cover Sheet (Exhibit A) 5 Points

RFQ Waiver and Release (Exhibit B) 5 Points

Signed Cover Letter (Limit one page) 0 Points

Provide a signed cover letter with introductory information, such as point of contact, address, phone number and email address. This letter should reference the RFQ by name, provide a concise summary of the Proposer's organization by firm and responsibility, identify the key individual for Project Manager and his/her relevant experience, and generally introduce CCDC to the capabilities of the firm.

Detailed Proposal (Limit 20 pages) – organized with the following information:

a. Company Profile: 30 Points

Describe the company's history, size, resources, philosophy of service, typical volume of work, and construction management techniques and methods. Describe how your particular expertise, experience, techniques, and culture can be an advantage to CCDC in completing the project. Include annual volume figures for the last five years, current firm commitments, and current bonding capacity. Confirm that Proposer can meet CCDC's insurance requirements as stated in Section 3.4. Explicitly identify all work the Proposer intends to self-perform.

b. Proposed CM/GC Project Team Staff: 50 Points

A dynamic, well organized, and experienced team is needed for this project. Key personnel proposed shall be expected to reside in the Boise region for the duration of the project. Identify the personnel to whom construction management responsibility will be assigned by names, titles, roles, qualifications, years of experience, relevant project experience, resumes, and describe why the specific personnel were selected for inclusion on the team. Some individuals may fulfill multiple positions on the project, but the Proposer should demonstrate how multiple assignments are within the capacity of the management team. Include personnel information for both pre-construction and construction services. Resumes and Idaho Public Works Construction Manager License information shall be included in an appendix for all key personnel listed on the organizational chart. Resumes and license information are not counted within page limits noted above.

Provide an organizational chart for the project. The organizational chart shall identify position titles, and for key personnel only, the names of the people proposed to fulfill these roles, along with the proposed percentage of time that each of the key personnel will be dedicated to the project. The organizational chart shall also indicate reporting and chain of command structure for the team and interfaces with CCDC and the design team.

c. Proposer Experience and Past Performance: 40 Points

Describe five (5) projects similar in scope, complexity and budget to this project that the company has completed within the last 10 years. Projects including green stormwater infrastructure, suspended pavement systems, bicycle facilities, pavement reconstruction, utility infrastructure upgrades and downtown streetscape improvements are of particular interest. Please focus on company experience – do not include individual experience for projects performed while individuals were employed by other companies.

Provide the following key information for each noted project:

- Brief description of the project, highlighting scope, budget, complexity, context, key interfaces, and project delivery method similarities.
- Client reference and current contact information including name, title, phone number, and role on the project.
- Location of the project and completion date.
- The company's responsibilities on the project, and where applicable, identify proposed team staff that participated in the project and their specific role.
- Amount of Proposer's initial contract award and final contract closeout or projected price. Proposer's portion of contract, scope of Proposer's portion, and value of Proposer's portion, and identification of whether Proposer was a prime or subcontractor on the project.
- Number of claims greater than \$100,000, and the value of each that required mediation, arbitration or litigation to settle and their current disposition.

d. Project Approach, Work Plan, & Schedule: 40 Pointsi. Project Approach

Provide a brief narrative describing the Proposer's approach to this work and project management control systems that will be used on this project to achieve efficiency, schedule adherence, and budget certainty.

ii. Work Plan, including Schedule

Provide a preliminary baseline schedule showing the Proposer's proposed phasing, sequencing of work, durations, and options to be considered by CCDC that provides value and minimizes adverse impacts to the public and adjacent businesses and property owners. The baseline schedule should assume the current schedule outlined in Section 2.3 provides a starting point for planning.

iii. Conduct of Construction

Describe actions and procedures used to minimize adverse impacts to the public and adjacent businesses and property owners. Explain how good relations will be established and maintained and how open and productive communications will be fostered with all interested parties. Specific examples of successful implementation of these actions and procedures from past projects are encouraged.

e. Project Management : 30 Pointsi. Preconstruction Services

Outline a specific approach to guide the review of preliminary drawings and specifications and the review of subsequent revisions to final construction documents. Detail how the review will ensure constructability and how the Proposer will successfully propose changes to the drawings if deemed necessary.

ii. Budget Control/Value Engineering

Submit detailed information of how your company provides and periodically updates cost estimates and participates in Value Engineering (VE). Describe how opportunities will be identified that will make the project a better value. Include the means and methods that will be used and, specifically, how key personnel will interact with stakeholders and the design team to introduce VE proposals and work through updates to cost estimates. Describe past projects where VE has been an integral part of the relationship with the owner, including VE processes that were not successful and VE means and methods successfully used on past projects.

Describe how your company tracks and reports construction costs, including line item costs for each bid package, fees, permits, reimbursable costs, CM fees, and all other project costs. Finally, describe how your company would administratively manage, track, and invoice for the various separate cost categories that comprise the Guaranteed Maximum Price especially given multiple funding sources.

iii. Scheduling

Outline your company's understanding of the local construction market as it relates to this project and how your company will ensure the proposed staff will be available at the proper times to complete this project on schedule. Include explanations of your existing and upcoming projects within the area, subcontractor availability, and approaches to reach-out/solicit to subcontractors.

Describe the primary scheduling techniques the company uses and the software you will employ to produce an effective construction schedule. Provide examples of successful construction management and scheduling services provided on projects of similar complexity. Discuss in detail how you intend to enforce contract schedule compliance.

4.5 Evaluation of Proposer

Proposals will be evaluated based on the Proposer's response and qualifications by a selection committee that may include CCDC employees and consultants. Before a CM/GC is selected, CCDC will conduct reference investigations and may conduct interviews to evaluate the Proposer's ability to perform the size and type of work anticipated and to determine the quality of the service being offered. By submitting a proposal, the Proposer authorizes CCDC to conduct reference investigations as needed and to conduct interviews where the Proposers will be evaluated based on the information described in this RFQ.

4.6 Qualification-Based Selection

Selection will be based on the procurement rules set forth in Idaho Code § 67-2320. Final selection is made by the CCDC Board of Commissioners. CCDC has the right to waive or alter submission requirements or to reject any or all proposals, consistent with Idaho law. It is the Proposer's responsibility to conform to all applicable federal, state, and local statutes or other applicable legal requirements. The information provided herein is intended to assist Proposers in meeting applicable requirements but is not exhaustive, and CCDC will not be responsible for any failure by any Proposer to meet applicable requirements.

4.7 Modification or Withdrawal of Proposal

A proposal may be modified or withdrawn by the Proposer prior to the submission deadline set forth in this RFQ. After the submission deadline, the submitted proposal shall remain in effect for a minimum of 90 days for evaluation and contracting purposes.

4.8 QUESTIONS

Direct questions to: Kathy Wanner, Contracts Specialist
(208) 391-7304 or kwanner@ccdcboise.com

EXHIBITS TO THIS RFQ:

- A: RFQ Submittal Cover Sheet
- B: RFQ Waiver and Release
- C: 11th Street Bikeway and Streetscape Improvements Concept Design

EXHIBIT A

**RFQ: CM/GC SERVICES – 11TH STREET BIKEWAY & STREETScape IMPROVEMENTS
PROJECT
SUBMITTAL COVER SHEET
(REQUIRED FOR SUBMISSION)**

TO: Capital City Development Corporation
Attn: Kathy Wanner, | Contracts Specialist
121 N. 9th Street, Suite 501
Boise, Idaho 83702

FROM:

Company Name: _____

Mailing Address: _____

Physical Address: _____

Telephone: _____ Fax: _____

E-mail Address: _____

Company officer responsible to CCDC for CM/GC services contemplated by this RFQ:

SIGNATURE: **X** _____

Print Name and Title: _____

License Information: Idaho Public Works Contractor License # _____

Idaho Public Works Construction Management License # _____

held by _____ (name of licensed CM who will be responsible).

EXHIBIT B

**REQUIRED WAIVER & RELEASE
(REQUIRED FOR SUBMISSION)**

The undersigned has read this waiver and release and fully accepts the Capital City Development Corporation's (CCDC) discretion and non-liability as stipulated herein, and expressly for, but not limited to, CCDC's decision to proceed with a qualification based selection process in response to the Request for Qualifications (RFQ) to select a company to supply CM/GC services to CCDC for the project.

- A. Discretion of CCDC: The Proposer submitting a response to this CM/GC RFQ agrees that CCDC has the right to, unless contrary to applicable state law:
 - a. Modify or suspend any and all aspects of the process seeking proposals and making any decisions concerning the CM/GC services RFQ;
 - b. Obtain further information from any person, entity, or group regarding the Proposer, and to ascertain the depth of Proposer's capability and experience for supplying CM/GC services and in any and all other respects to meet with and consult with any Proposer or any other person, entity, or group;
 - c. Waive any formalities or defects as to form, procedure, or content with respect to CCDC's RFQ to select a CM/GC firm and any response by any Proposer thereto;
 - d. Accept or reject any sealed proposal received in response to the RFQ, including any sealed proposal submitted by the undersigned; or select any one proposal over another in accordance with the selection criteria; and
 - e. Accept or reject all or any part of any materials or statements, including, but not limited to, the nature and type of proposal.

- B. Non-Liability of CCDC:
 - a. The undersigned agrees that CCDC shall have no liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.
 - b. The undersigned, including all team members, have carefully and thoroughly reviewed the RFQ and has found it to be complete and free from ambiguities and sufficient for their intended purpose.

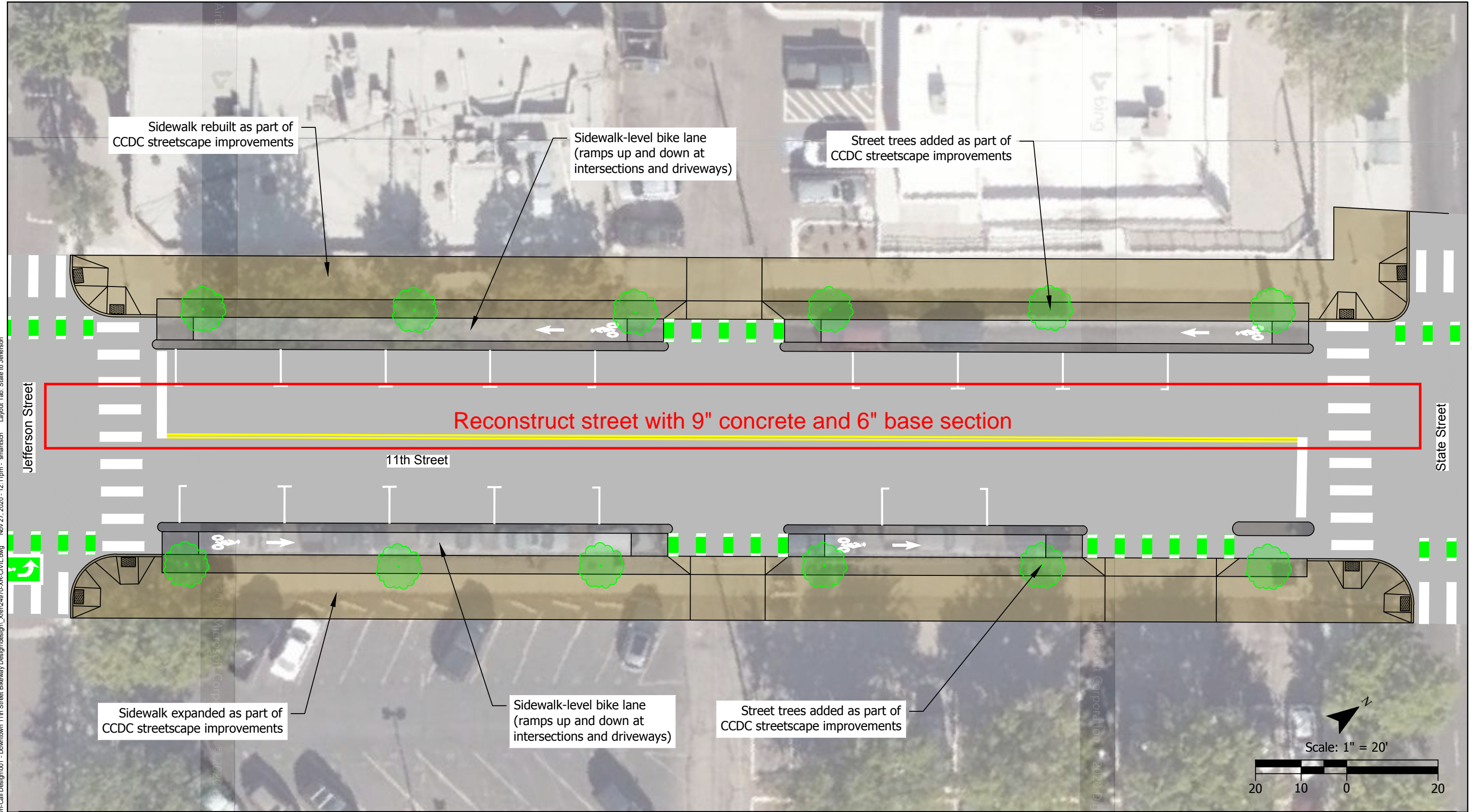
Proposer's Signature: **X** _____

Print Name: _____

Print Title: _____

Name of Firm: _____

Date: _____

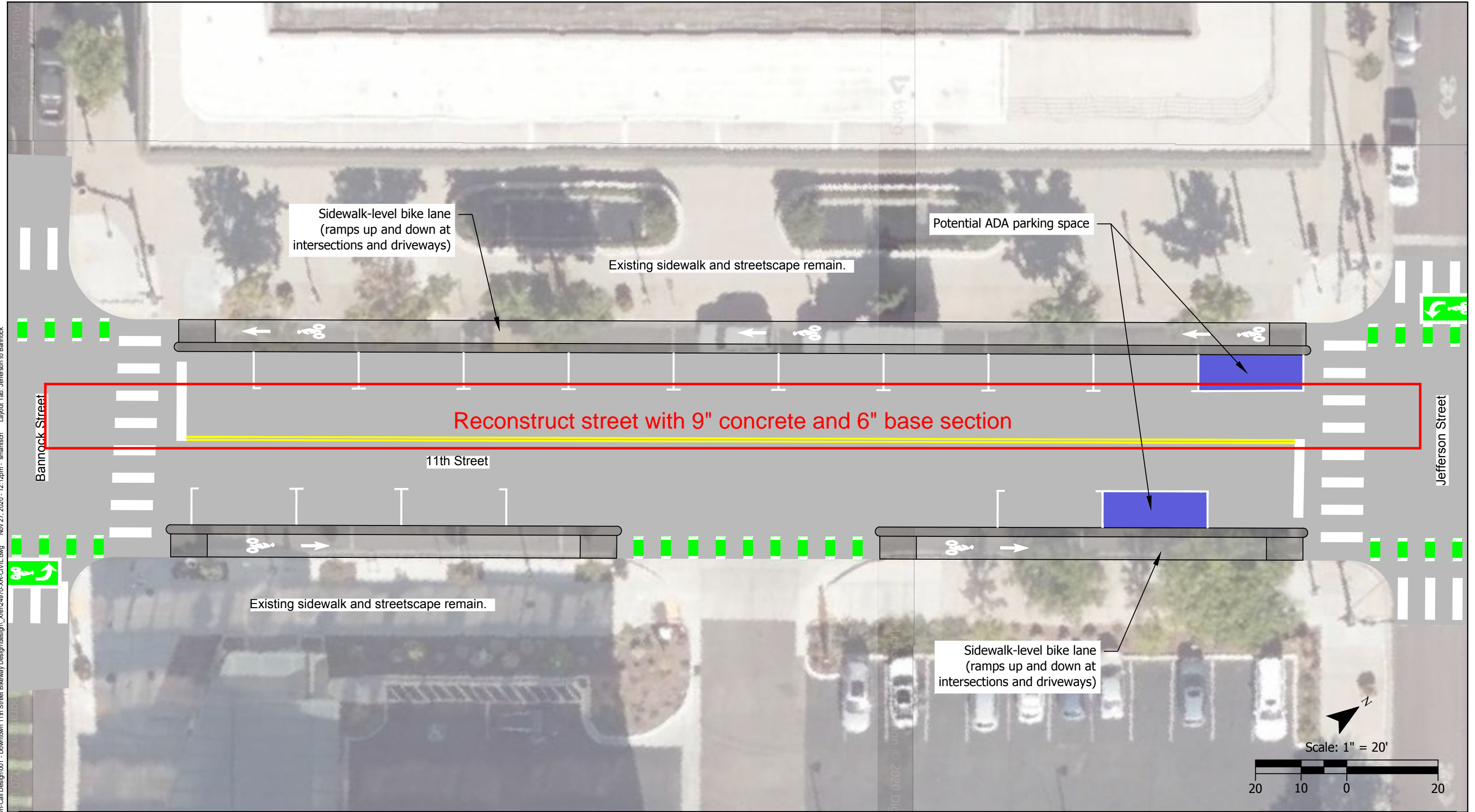


H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:11pm - smantisch Layout Tab: State to Jefferson

Existing # of Parking Spaces: 18
Proposed # of Parking Spaces: 12

Concept Design - Raised Bike Lane
State Street to Jefferson Street

Figure
01

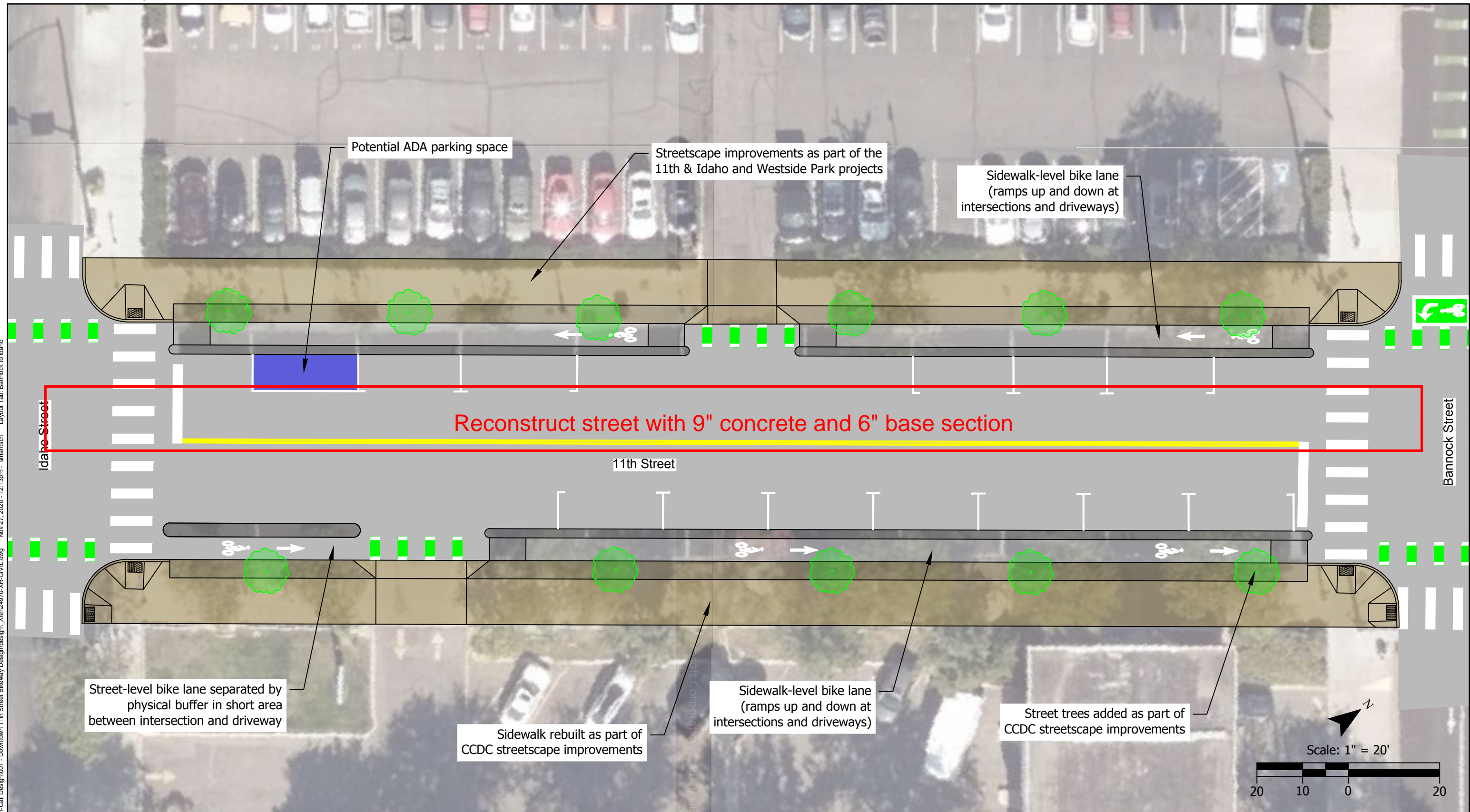


H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:12pm - smantisch Layout Tab: Jefferson to Bannock

Existing # of Parking Spaces: 17
Proposed # of Parking Spaces: 15

Concept Design - Raised Bike Lane
Jefferson Street to Bannock Street

Figure
02

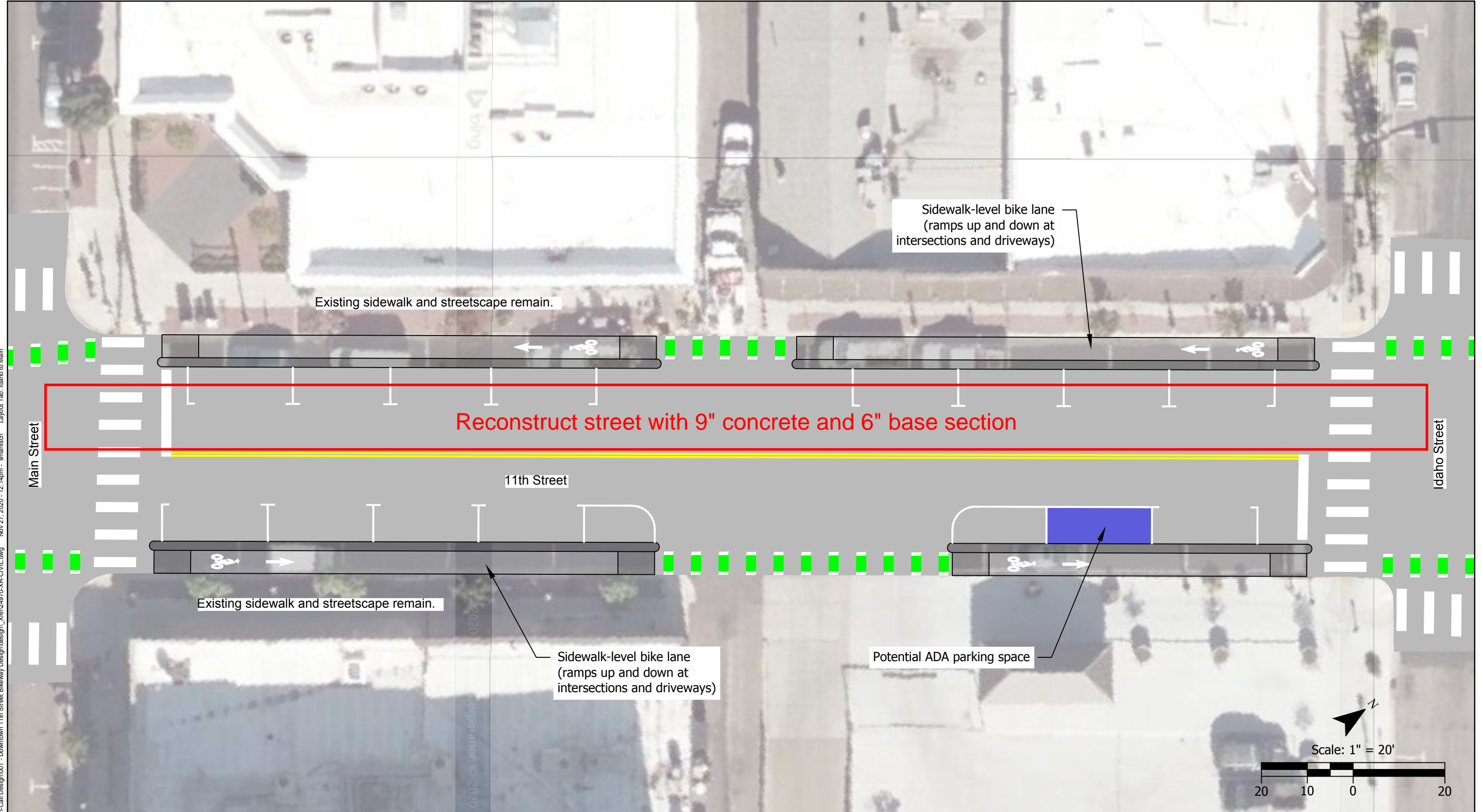


H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:13pm - smantisch Layout Tab: Bannock to Idaho

Existing # of Parking Spaces: 16
Proposed # of Parking Spaces: 13

Concept Design - Raised Bike Lane
Bannock Street to Idaho Street

Figure
03



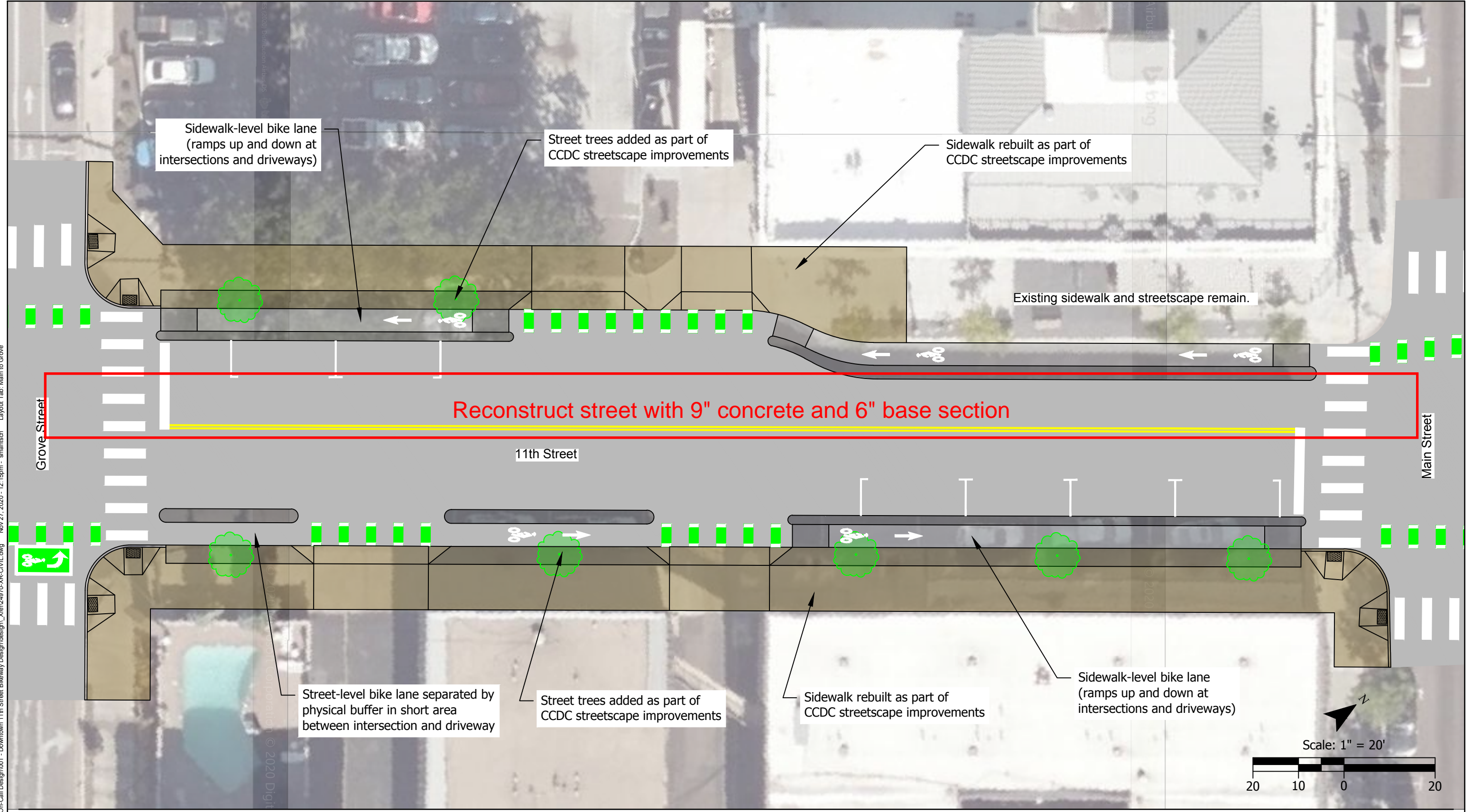
H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:14pm - smantisch Layout Tab: Idaho to Main

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Existing # of Parking Spaces: 18
Proposed # of Parking Spaces: 14

Concept Design - Raised Bike Lane
Idaho Street to Main Street

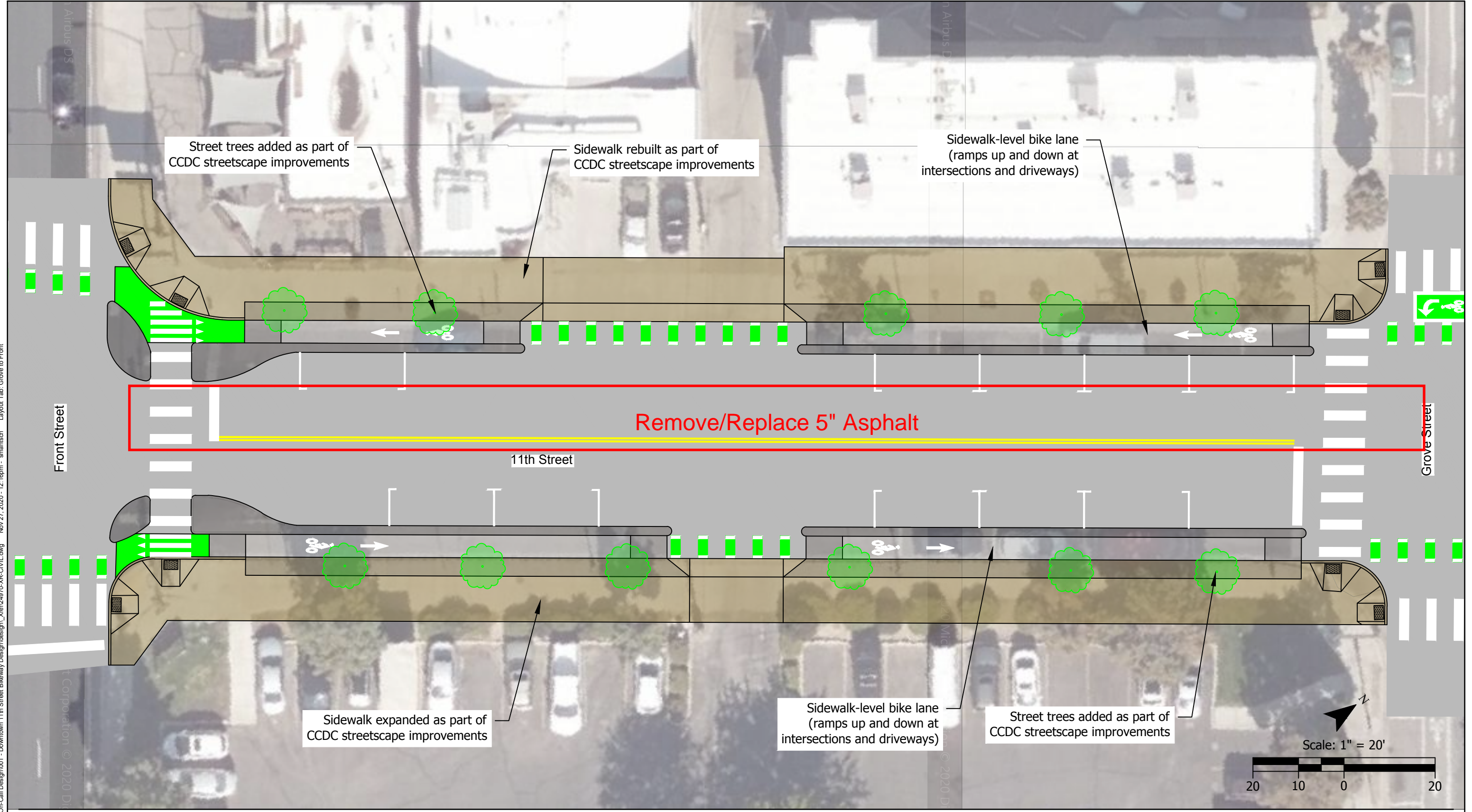
Figure
04



H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:15pm - smantisch Layout Tab: Main to Grove

Existing # of Parking Spaces: 9
Proposed # of Parking Spaces: 6

Concept Design - Raised Bike Lane
Main Street to Grove Street

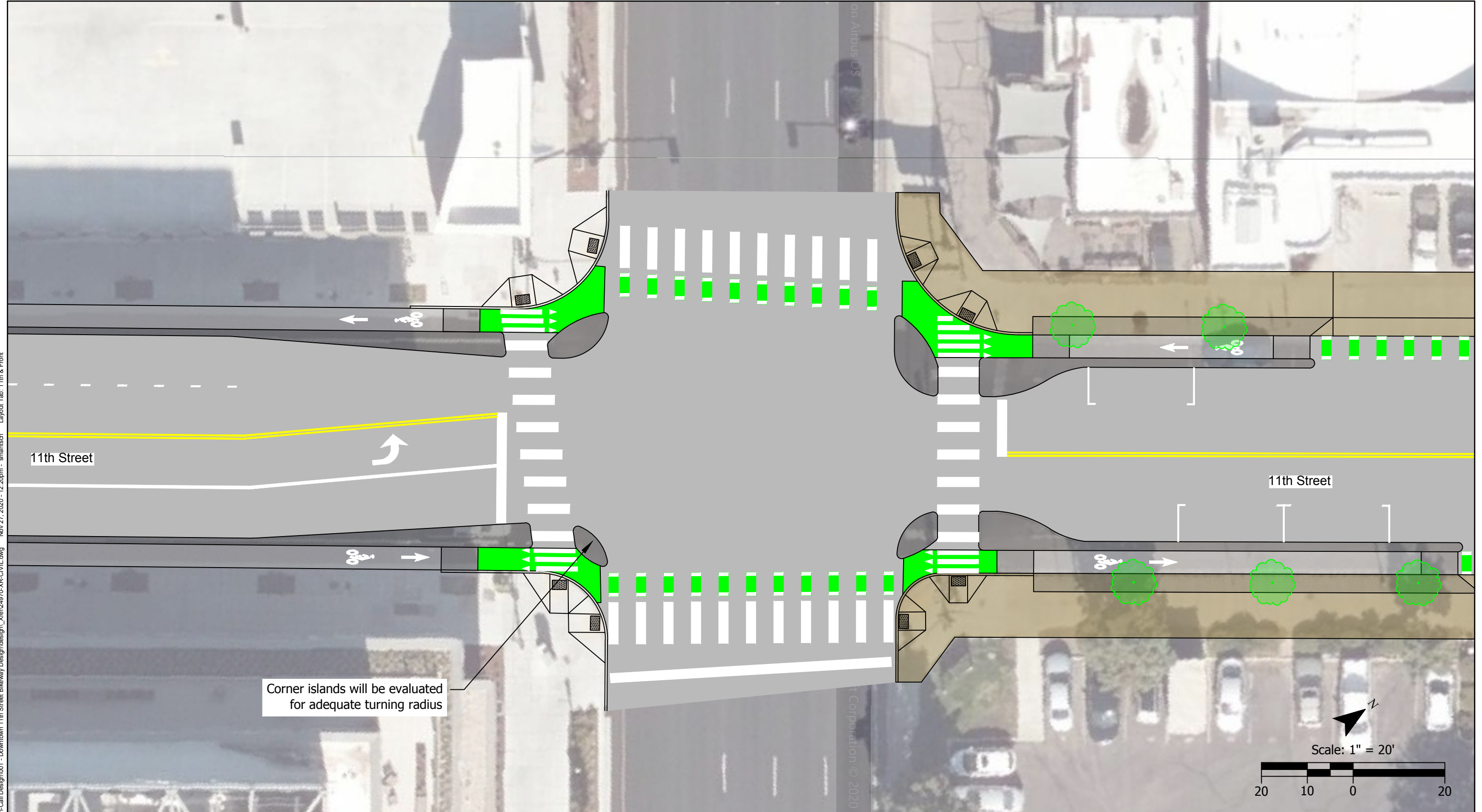


H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:16pm - smantisch Layout Tab: Grove to Front

Existing # of Parking Spaces: 8
Proposed # of Parking Spaces: 10

Concept Design - Raised Bike Lane
Grove Street to Front Street

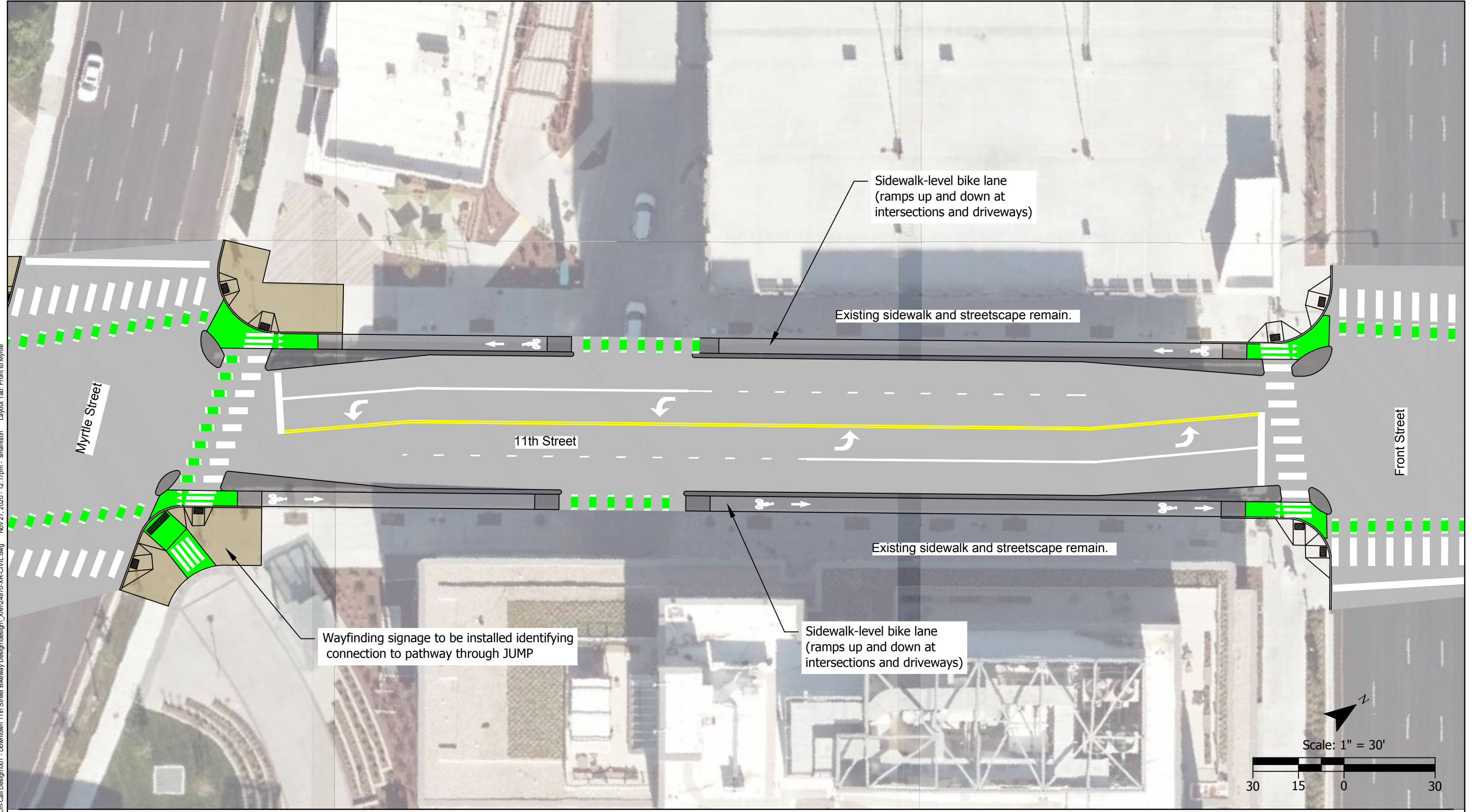
Figure
06



H:\23\23898 - CCDC 2019 - On-Call Design\001 - Downtown 11th Street Bikeway Design\design\Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:20pm - smantisch Layout Tab: 11th & Front

Concept Design - Raised Bike Lane
11th Street & Front Street

Figure
07

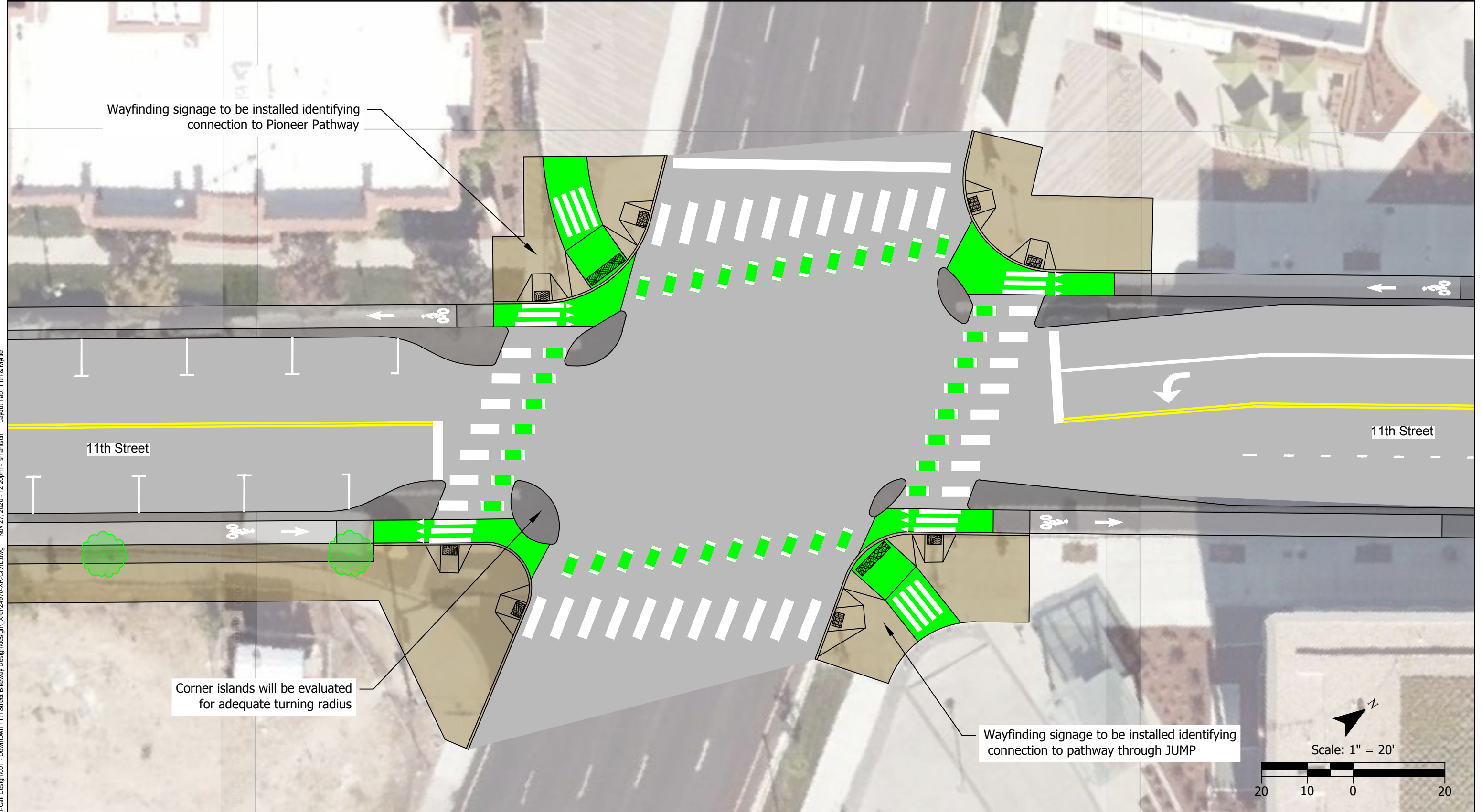


H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:17pm - smantisch Layout Tab: Front to Myrtle

Existing # of Parking Spaces: 0
Proposed # of Parking Spaces: 0

Concept Design - Raised Bike Lane
Front Street to Myrtle Street

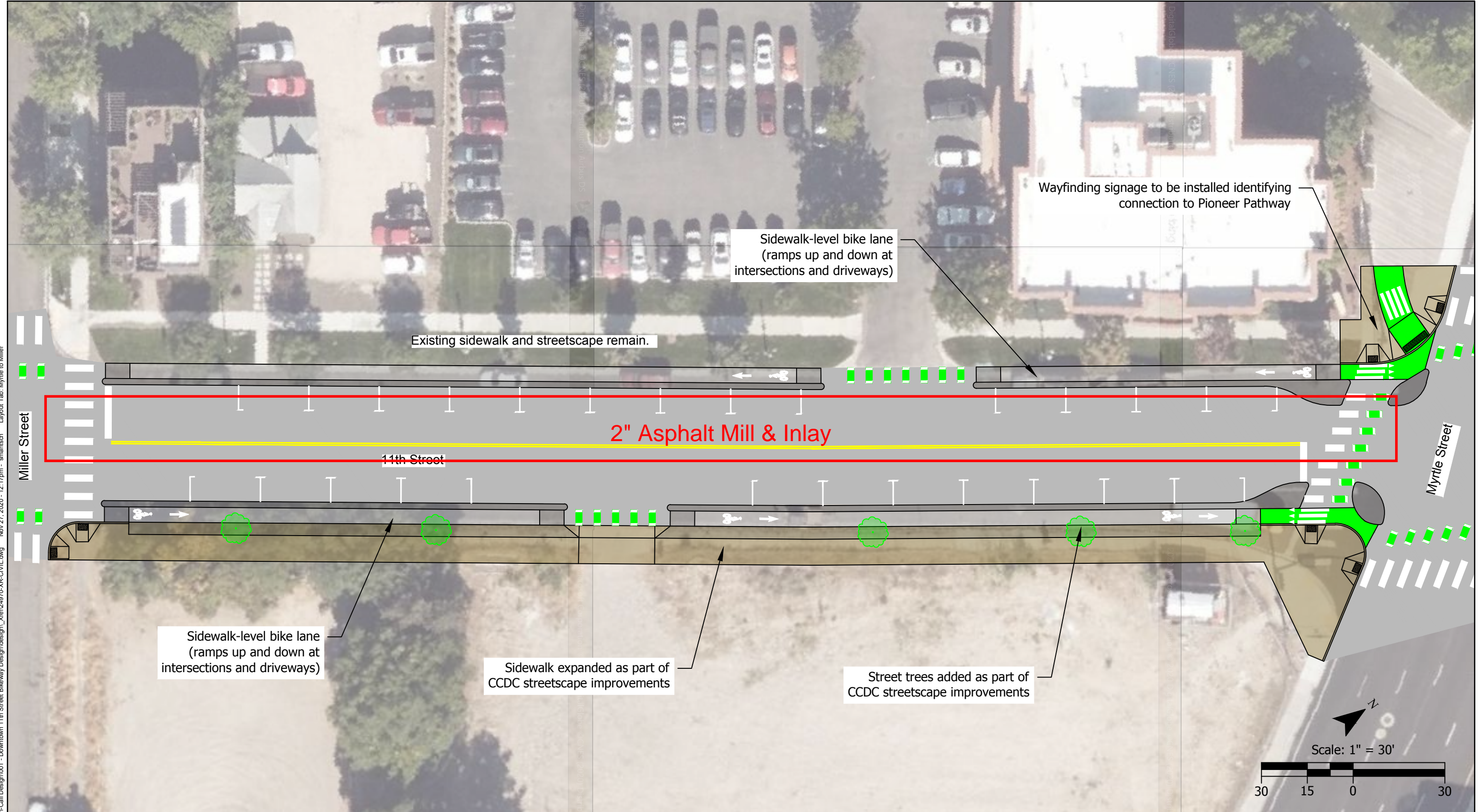
Figure
08



H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:20pm - smantisch Layout Tab: 11th & Myrtle

Concept Design - Raised Bike Lane
11th Street & Myrtle Street

Figure
09

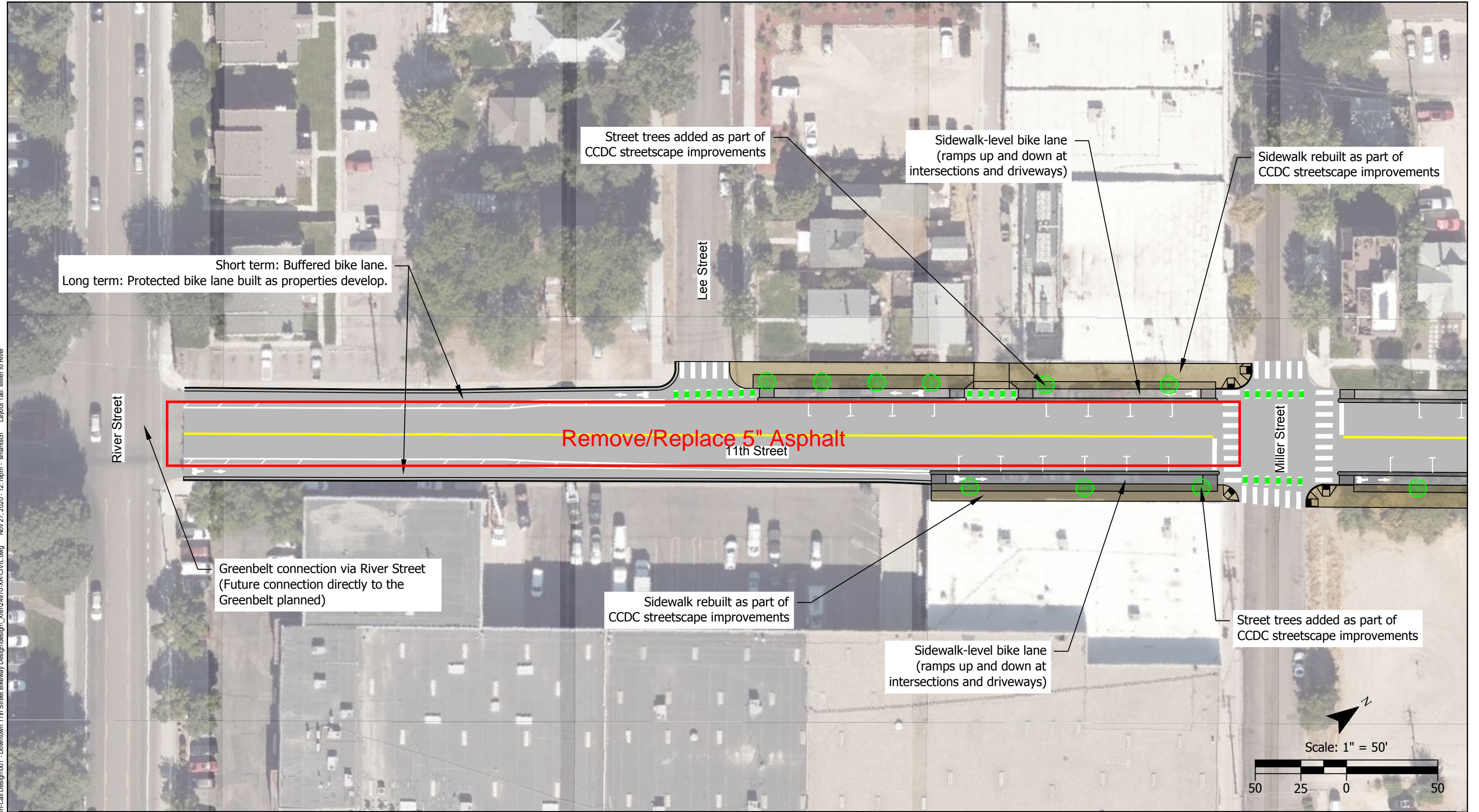


H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:17pm - smantisch Layout Tab: Myrtle to Miller

Existing # of Parking Spaces: 28
Proposed # of Parking Spaces: 23

Concept Design - Raised Bike Lane
Myrtle Street to Miller Street

Figure
10



H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\design_X\124970-XR-CIVIL.dwg Nov 27, 2020 - 12:19pm - smantisch Layout Tab: Miller to River

Existing # of Parking Spaces: 27
Proposed # of Parking Spaces: 15

Concept Design - Raised Bike Lane
Miller Street to River Street

Figure
11



Final Evaluation Tally

RFQ: CM/GC SERVICES: 11TH STREET BIKEWAY AND STREETScape IMPROVEMENTS

		GUHO	MCALVAIN	WRIGHT BROTHERS
Category		Points	Points	Points
Cover Sheet	5	5	5	5
Waiver/Release	5	5	5	5
Signed Cover Letter	0	0	0	0
Company Profile	30			
	Member #1	28	30	28
	Member #2	28	25	25
	Member #3	27	25	25
	Member #4	30	28	25
Proposed CM/GC Project Team	50			
	Member #1	47	48	35
	Member #2	45	42	40
	Member #3	45	45	40
	Member #4	50	50	45
Proposer Experience and Past Performance	40			
	Member #1	39	39	38
	Member #2	40	35	35
	Member #3	35	40	35
	Member #4	39	38	37
Project Approach, Work Plan & Schedule	40			
	Member #1	35	39	32
	Member #2	35	35	25
	Member #3	35	37	25
	Member #4	38	38	30
Project Management	30			
	Member #1	28	30	25
	Member #2	28	28	25
	Member #3	25	30	30
	Member #4	30	27	25
Total Points	800	717	719	635
Rank		2	1	3