

# Request for Qualifications

## Construction Manager/General Contractor (CM/GC) Services

### **Railroad Park Plaza**

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**Proposal Due: June 28, 2024 by 3 P.M. local time**

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May 14, 2024

Dear Respondent:

In accordance with the qualification-based selection process set forth in Idaho Code § 67-2320, the City of Mountain Home will accept submissions about qualifications to perform Construction Manager / General Contractor (CM/GC) services for its Railroad Park Plaza Project. Respondents must be licensed in Idaho with both construction manager and public works contractor licenses.

The City of Mountain Home seeks to hire a CM/GC to deliver the proposed improvements including a shelter, security barrier along the railroad right-of-way, hardscape improvements for the plaza and associated parking area, playground, waterplay and associated infrastructure, site lighting, landscape plantings, irrigation equipment, and utility improvements.

Statements of Qualifications (SOQ) must be submitted electronically prior to 3 p.m. local time on June 28, 2024 at this email address: [bids@mountain-home.us](mailto:bids@mountain-home.us). Submittals will be evaluated based on qualifications as specified in this Request for Qualifications (RFQ). A selection committee will evaluate each of the submittals and may choose to conduct interviews with one or more of the candidate CM/GC entities.

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

The City of Mountain Home appreciates your interest in meeting the needs of the agency and the citizens of Mountain Home.

Tiffany Belt  
City Clerk

# INSTRUCTION TO RESPONDENTS

## 1.1 Submittal Information

Please follow these instructions for submitting an SOQ.

**SUBMITTAL DEADLINE is 4:00 p.m. local time, June 28, 2024**

SOQ must be submitted electronically by email to: [bids@mountain-home.us](mailto:bids@mountain-home.us)

Please include this subject line on the email:

“RFQ SUBMITTAL: CM/GC SERVICES – Railroad Park Plaza Project ”

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; The City of Mountain Home takes no responsibility for submittals received after the Submittal Deadline or incomplete in any way. Respondent assumes full responsibility for the timely submittal of all documents via the email process.

## PROJECT INFORMATION

### 2.1 Background

Since 2019 the City of Mountain Home and the Mountain Home Urban Renewal Agency have made major improvements to the downtown core of Mountain Home. This project is the last part of this revitalization. Railroad Park Plaza is approximately 3 acres of the city-owned property between Old US 30/Main Street, the railroad right-of-way, E 4th N St, and E 2nd N St. This location is in the heart of downtown and is the host to many annual community events, such as the weekly Farmers Market, Crazy Daze Carnival, and many others. Recently, the two agencies installed a pavilion, interior sidewalks, picnic tables, an art display, and decorative landscaping. The Urban Renewal Agency and the City of Mountain Home's vision is to create an area of destination in our community with a distinct identity for the downtown area.

The Land Group is the lead design consultant for the project. The design consultant's role includes meeting with public agencies to coordinate design and to gain approvals in addition to working closely with the CM/GC during design and construction phases.

### 2.2 Project Budget

A preliminary Engineer's opinion of probable construction cost estimates the total project construction cost is \$5.1 million. 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 City of Mountain Home's available

project.

### **2.3 Contemplated Improvements**

The following list summarizes the improvements to be delivered by the CM/GC through multiple bid packages. The proposed improvements include

- Shelter
- Security barrier along the railroad right-of-way
- Hardscape improvements for the plaza and associated parking area
- Playground
- Waterplay and associated infrastructure
- Site lighting
- Landscape plantings
- Irrigation equipment
- Utility improvements

See Exhibit C for additional details on the proposed improvements.

### **2.4 Project Schedule**

The Land Group and design team have completed the conceptual designs and anticipate completing the project design in late summer 2024. The successful CM/GC will review and provide a construction estimate and project schedule using the design development plans to be developed during early summer 2024. The successful CM/GC will work with the design team to refine the project phasing and the construction schedule to meet the project budget and completion timeline. The successful CM/GC will review and provide iterative updates to the construction estimate using the construction drawings. Preconstruction is expected to start in the summer 2024 and continue until the last Guaranteed Maximum Price (GMP) is approved. Construction is expected to start fall 2024. Construction must be completed prior to summer 2025.

### **2.5 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 the City of Mountain Home. 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 the City of Mountain Home 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 Mountain Home, ITD, and Urban Renewal Agency, 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 the City of Mountain Home 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, playground structures, water play features, and other specialty items as required
- Develop and obtain trade contract scopes and other contract documents;
- Coordinate with relevant utility companies and their contractors regarding utility adjustments, upgrades and/or relocations;
- Obtain competitive bids for all the work, materials, and equipment;
- Conduct pre-bid meetings and site tours;
- Work with the City of Mountain Home staff and the design team to address questions during bidding, issue addendums, and publicly open bids;
- Work with the City of Mountain Home 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 CM/GC's estimate of the cost of each bid package. As permitted by the City of Mountain Home, 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 the City of Mountain Home’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 as requested by the City of Mountain Home. Accurate accounting of the City of Mountain Home costs will be critical on this project;
  - 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;
  - 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.

### **2.6 Special Instructions**

Throughout the project, the CM/GC shall provide the City of Mountain Home with professional construction management and contractor services and represent the City of Mountain Home's interests in completing the project on time, within set budgets, and as planned with minimum difficulties. The Standard Agreement and General Conditions between Owner and Construction Manager (Where the CM is At-Risk) will form the basis of agreement for CM/GC services to be entered into for the project; provided however, the City of Mountain Home 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 the City of Mountain Home to run a Qualification Based Selection process to select a company capable of providing the CM/GC services outlined within this RFQ. The CM/GC ranked highest will be approached to negotiate the contract necessary for this project. If a contract cannot be negotiated, the City of Mountain Home will then approach the next highest ranked Respondent to negotiate the contract. CM/GC is not guaranteed work or compensation until a contract is executed with the City of Mountain Home.

### **3.2 Reserved Rights**

The City of Mountain Home reserves the right to act in the Public's 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). The City of Mountain Home 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 submittals received, to request additional data and information from any and all Respondents, to reject any submittals based on real or apparent conflict of interest, to reject any submittals containing inaccurate or misleading information, and to accept the submittal or submittals that are in the best interest of the City of Mountain Home and the public. The issuance of this RFQ and the receipt and evaluation of submittals does not obligate the City of Mountain Home to select a company nor award a contract. The City of Mountain Home may in its discretion cancel, postpone, or amend this RFQ at any time without liability.

### **3.3 Public Records**

The City of Mountain Home 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 Respondent claims any part of a submittal is exempt from disclosure under the Idaho Public Records Act, the Respondent 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 submittal as "Confidential" is not in accordance with Idaho Public Records Act and will not be honored.

The City of Mountain Home, 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, Respondent expressly agrees to defend, indemnify, and hold the City of Mountain Home harmless from any claim or suit

arising from the City of Mountain Home's refusal to disclose such materials pursuant to the Respondent'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 the City of Mountain Home 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 the City of Mountain Home 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) per occurrence and a minimum aggregate limit of One Million Dollars (\$1,000,000). 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) on an occurrence basis (not a claims-made basis).
- c. Comprehensive Automobile Liability coverage with minimum coverage of One Million Dollars (\$1,000,000) per occurrence for owned, non-owned, and hired vehicles.
- d. Excess Liability (Umbrella) with minimum coverage of Five Million Dollars (\$5,000,000) per occurrence.
- e. 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) 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.
- f. Builder's Risk. Unless Owner carries or waives such coverage, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the work and all existing structures owned by Owner within the project on a replacement cost basis.

### **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 the City of Mountain Home. **The Respondent shall indicate within their submittal that they certify 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 the City of Mountain Home and authorized to do business in the State of Idaho.

### **3.6 Taxes**

The City of Mountain Home is exempt from federal and state taxes. Items purchased by the City of Mountain Home 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 SOQ, the Respondent 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**

SOQ 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 submittal 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.

RFQ continues on next page

## **SUBMISSION, EVALUATION, AND SELECTION**

### **4.1 Pre-Submittal Meeting - None**

### **4.2 Required Submission Materials and Format**

SOQ shall be prepared simply and economically, providing a straightforward, concise description of the Respondent's capabilities to satisfy the requirements of the RFQ and the scope of services outlined in Section 2.5.

Respondents 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 SOQ

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

### **4.3 Addenda**

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

### **4.4 Scoring**

Submittals 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, Respondents should include a complete description of qualifications to serve as a CM/GC. Respondents 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. Respondents acknowledge they will be ranked according to each article below, with points applied per article (100 points total):

**RFQ Submittal Cover Sheet (Exhibit A) 0 Points**

**RFQ Waiver and Release (Exhibit B) 0 Points**

**Signed Cover Letter (Limit 1 page) 5 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 Respondent's organization by firm and responsibility, identify the key individual who will be the Project Manager for this project and his/her relevant experience, and briefly introduce the City of Mountain Home to the capabilities of the firm. Acknowledge any addenda issued for the RFQ.

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

**a. Company Profile: 15 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 the City of Mountain Home in completing this specific project. Identify current firm commitments and confirm that the respondent can meet the City of Mountain Home's insurance and bonding requirements as stated in Sections 3.4 and 3.5. Explicitly identify all work the respondent intends to self-perform.

**b. Proposed CM/GC Project Team Staff: 20 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 CM/GC responsibilities will be assigned by names, titles, roles, qualifications, years of experience and relevant project experience. Describe why the specific personnel were selected for inclusion on the team. Some individuals may fill multiple positions on the project, but the Respondent should demonstrate how multiple assignments are within the capacity of the management team.

Provide an organizational chart for the project. For key staff, the organizational chart shall identify position titles, the names of the people proposed to fulfill these roles and the proposed percentage of time that each of the key personnel will be dedicated to the project (Note: this percentage is not the individual's availability. Rather, what percent of their time will be devoted to this specific project). The organizational chart shall also indicate reporting and chain of command structure for the team and interfaces with the City of Mountain Home and the design team.

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.

**c. Respondent Experience and Past Performance: 20 Points**

Describe up to five (5) projects similar in scope, complexity and budget to this project that the company has completed within the last 10 years or are currently in progress. Projects including public gathering shelters, playground structures, waterplay and associated infrastructure concrete pavement reconstruction, asphalt pavement reconstruction, sidewalk, utility infrastructure upgrades, and landscaping improvements are of particular interest. Projects that highlight experience working within or across multiple agency jurisdictions and work within highly urban areas should be highlighted.

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.
- Clearly list the Respondent’s responsibilities on the project, and where applicable, identify proposed team staff that participated in the project and their specific role.
- Amount of respondent’s initial contract award and final contract closeout or projected price. Respondent’s portion of contract, scope of respondent’s portion, and value of respondent’s portion, and identification of whether respondent 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: 25 Points**

i. Project Approach

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

ii. Work Plan, including Schedule

Maintaining an aggressive schedule will be critical on this project. Provide a preliminary baseline schedule illustrating the Respondent's proposed phasing, sequencing of work, durations, and options to be considered by the City of Mountain Home. The baseline schedule should assume the current schedule outlined in Section 2.4 as 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: 15 Points**

i. 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

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.

Describe your approach to integrating work efforts with the adjacent property owners and anticipated private development projects adjacent to or near the project sites. Describe work strategies you will employ and examples of past successes working with adjacent property owners.

Describe methods used to coordinate with utility providers for utility relocations/adjustments to existing utilities to ensure timely execution of utility work ahead of or in concert with other project work.

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.

## **4.5 Evaluation of Proposer**

Proposals will be evaluated based on the respondent's response and qualifications by a selection committee that may include the City of Mountain Home employees and/or consultants. Before a CM/GC is selected, the City of Mountain Home may 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 SOQ, the Respondent authorizes the City of Mountain Home to conduct reference investigations as needed and to conduct interviews where the Respondents 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 the City of Mountain Home City Council. The City of Mountain Home has the right to waive or alter submission requirements or to reject any or all submittals, consistent with Idaho law. It is the Respondent'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 Respondents in meeting applicable requirements but is not exhaustive, and the City of Mountain Home will not be responsible for any failure by any Respondent to meet applicable requirements.

#### **4.7 Modification or Withdrawal of Submittal**

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

#### **4.8 QUESTIONS**

Direct questions to: Mayor Rich Sykes

(208) 587-2104 or [mayor@mountain-home.us](mailto:mayor@mountain-home.us)

or

Tiffany Belt, City Clerk

(208) 587-2104 or [tbelt@mountain-home.us](mailto:tbelt@mountain-home.us)

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#### **EXHIBITS TO THIS RFQ:**

A: RFQ Submittal Cover Sheet

B: RFQ Waiver and Release

C: Map of Proposed Improvements

**EXHIBIT A**  
**RFQ: CM/GC SERVICES – Railroad Park Plaza Project**  
**SUBMITTAL COVER SHEET**  
**(REQUIRED FOR SUBMISSION)**

TO: City of Mountain Home  
Attn: Tiffany Belt, | City Clerk  
P.O. Box 10  
Mountain Home, ID 83647

FROM:  
Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Physical Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**Company officer responsible to the City of Mountain Home 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)**

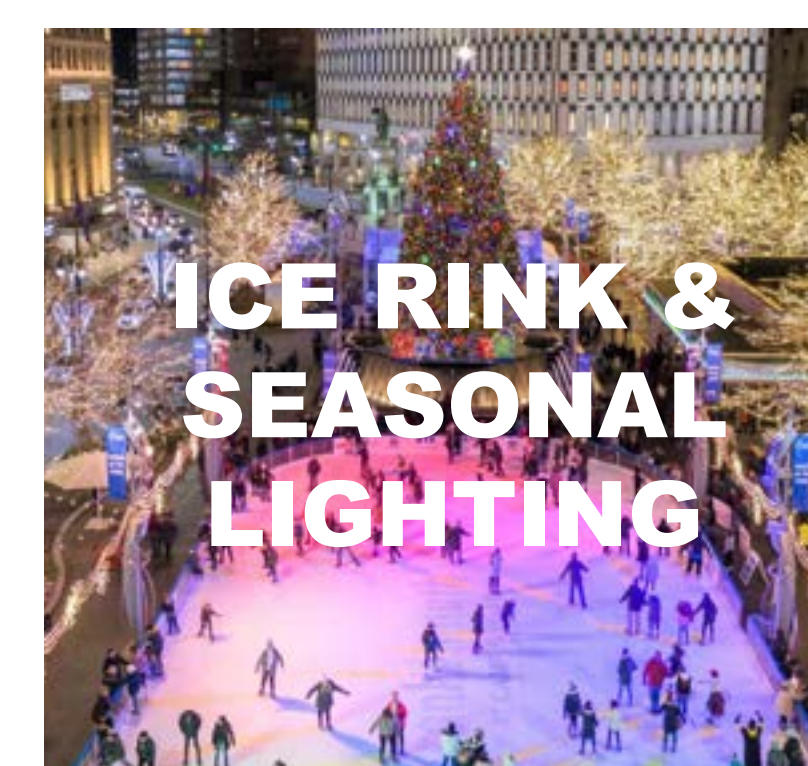
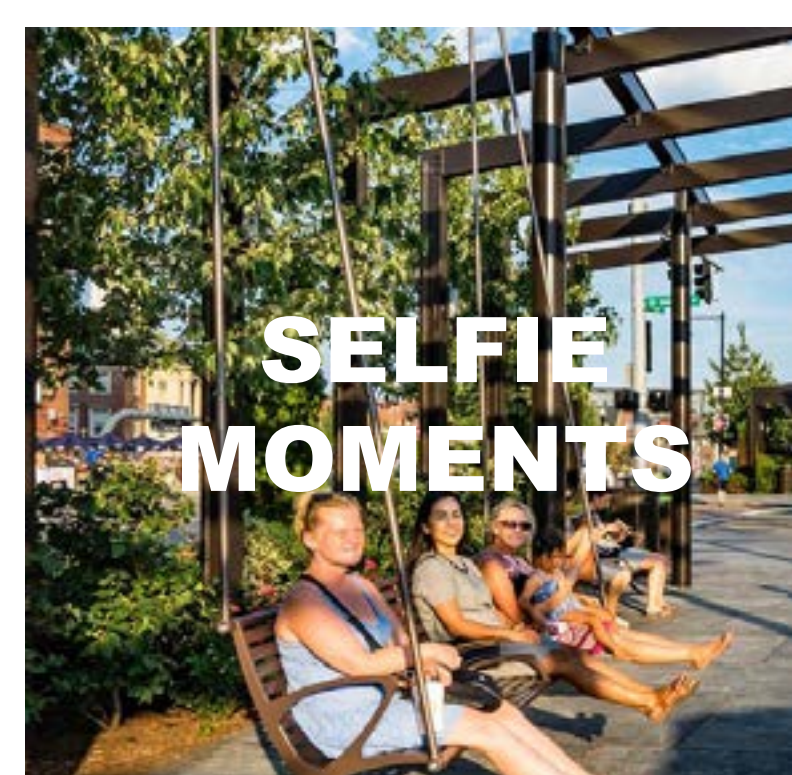
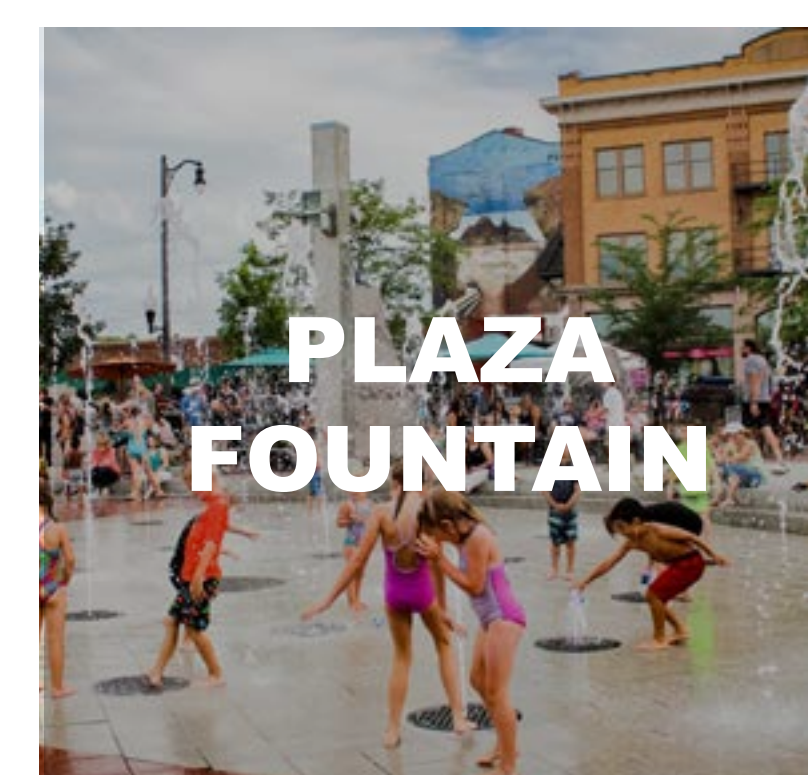
The undersigned has read this waiver and release and fully accepts the City of Mountain Home discretion and non-liability as stipulated herein, and expressly for, but not limited to, the City of Mountain Home’s decision to proceed with a qualification based selection process in response to the Request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

- A. Discretion of the City of Mountain Home: The Proposer submitting a response to this CM/GC RFQ agrees that the City of Mountain Home 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 the City of Mountain Home’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 the City of Mountain Home:
  - a. The undersigned agrees that the City of Mountain Home 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 the City of Mountain Home 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: \_\_\_\_\_

# SITE PLAN

## SCHEMATIC DESIGN UPDATE



**VICINITY MAP**

### KEYNOTES

1. PEDESTRIAN FLASHERS
2. PLAZA FOUNTAIN
3. SWING BENCH
4. EXISTING MOUNTAIN HOME SIGN
5. STAIRS
6. METAL PLANTER
7. FOOD TRUCK COURTYARD
8. PLAYGROUND AMPHITHEATER SEATING
9. ROLLED CURB FOR VENDOR ACCESS
10. FLUSH PLAZA ENTRY
11. STORMWATER TREATMENT - PAVERS
12. CORRUGATED METAL AND CONCRETE WALL WITH MURALS
13. CORRUGATED METAL RETAIN WALL
14. FARMER'S MARKET
15. ICE RINK
16. CHRISTMAS TREE

# COMMUNITY GATHERING

## RAILROAD PARK EXPERIENCE

### Exhibit C



# COMMUNITY PLAY

## RAILROAD PARK EXPERIENCE

### Exhibit C

