



Hailey Elementary School

Blaine County School District No. 61
Hailey, Idaho

REQUEST FOR QUALIFICATIONS

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

**Hailey Elementary School
Replacement Project**

RFQ issued	Friday, October 16, 2026
RFIs due	Thursday, October 29, 2026, 5:00 p.m., Mountain Time
Statements of Qualifications due	Monday, November 9, 2026, 2:00 p.m., Mountain Time
Selection basis	Qualifications only. No pricing.

Issued on behalf of the District by its Owner's Representative



All questions must be submitted to Paradigm as a formal RFI.

Kian Ahmadian, Associate Project Manager | Kian@paradigm-ors.biz

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Three things to know before you start

- 1. This is a Request for Qualifications, not a Request for Proposals.** Selection is based on qualifications only. Do not include fees, general conditions, rates, estimates or pricing of any kind.
- 2. Paradigm is the only point of contact.** Do not contact the District, Hailey Elementary School, Selection Committee, or the design team about this RFQ.
- 3. Questions must be submitted as a formal RFI** on Attachment B. Calls, texts and informal emails regarding project specifics will not be answered.

1. Invitation

Blaine County School District No. 61 (the **District**), through its Owner's Representative, Paradigm of Idaho (**Paradigm**), invites Statements of Qualifications from licensed firms to provide Construction Manager / General Contractor (**CM/GC**) services for the Hailey Elementary School Replacement Project in Hailey, Idaho (the **Project**).

The District is looking for a builder who will join the team early, tell us the truth about cost and schedule while there is still time to act, help validate different options, and build a new school next to an occupied one without compromising the safety of a single student. We want a partner the Hailey community will be proud to have on its campus.

Firms will be scored and ranked on qualifications and demonstrated competence using the 100-point rubric in Section 9. Price is not a factor at this stage and will not be accepted.

Item	Summary
Owner	Blaine County School District No. 61, 118 W. Bullion Street, Hailey, Idaho 83333
School	Hailey Elementary School, 520 S. 1st Avenue, Hailey, Idaho 83333
Owner's Representative	Paradigm of Idaho
Delivery method	CM/GC with a Guaranteed Maximum Price
Selection basis	Qualifications only, 100-point rubric. No pricing.
Questions	Formal RFI to Paradigm only (Section 6 and Attachment B)
RFI deadline	Thursday, October 29, 2026, 5:00 p.m., Mountain Time
Statements due	Monday, November 9, 2026, 2:00 p.m., Mountain Time, by email to Paradigm

2. About Hailey Elementary and the District

Hailey Elementary School, home of the Comets, serves students in preschool through fifth grade in the heart of Hailey. The firm selected for this Project will work within a school community with a clear sense of who it is. We expect every member of the CM/GC team, from the project executive to the newest laborer on site, to understand and respect it.

2.1 Hailey Elementary Mission

"It is our goal that your child feels safe, supported, engaged, challenged, and prepared, as a whole child, with the skills and character to achieve and be successful in school, career, college, and community."

2.2 School Motto

"Be safe, be kind and be responsible."

That motto is the standard the school holds its students to. It is also the standard the District will hold its builders to.

2.3 District Guiding Principles

The District's guiding words are **Inspire, Engage, Educate, Empower**. The 2024 to 2029 Strategic Plan organizes the District's work into six focus areas. Two of them speak directly to this Project:

- **Focus Area 6, Facilities/Safety.** "BCSD will provide facilities that are safe, welcoming, efficient, and well-maintained school environments for all students, staff, and the community while proactively planning for the future."
- **Focus Area 5, Financial Responsibility.** The District has committed to community outreach on finances and to continued community trust and transparency.

2.4 What This Means for the CM/GC

The mission, the motto, and the Strategic Plan are not background. They are the lens the Selection Committee will use to read your Statement. In practical terms, the District is looking for:

- **Safe.** A logistics and safety plan built around young children, not adapted from a commercial jobsite.
- **Supported and engaged.** A team that communicates early and plainly with the principal, teachers, families, and neighbors, and that treats the school day as the priority.
- **Responsible.** Real-time cost visibility, honest estimates, and disciplined stewardship of public and voter-approved funds.
- **Community.** A building process and a finished school that the Hailey community can take part in and be proud of.

3. Project Overview

3.1 Project Description

The District intends to replace the existing Hailey Elementary School with a new school built on the current campus. The existing school, portions of which date to the 1930s, will remain open and fully operating while the new school is built.

The planning parameters below reflect current thinking. They are provided for context only and will be refined through design.

Parameter	Current planning basis
New building	Approximately 60,000 square feet, two stories
Capacity	Approximately 450 students
Site	Existing District campus of approximately 14.21 acres at Elm Street and 3rd Avenue South. See Attachment D.
Existing school	Remains occupied during construction. Removal of the existing buildings and reconfiguration of the fields are expected to be part of the Project and will be defined during design.
Target opening	June 2029
Neighbors	Hailey Fire/EMT station, the rodeo arena, Campion Ice House, the skate park, and surrounding residential and commercial uses

3.2 Project Team

- **Owner:** Blaine County School District No. 61, acting through its Board of Trustees
- **Owner's Representative:** Paradigm of Idaho
- **Architect:** Hummel Architects
- **CM/GC:** To be selected through this RFQ

3.3 Project Priorities

The District and the school community are working through the priorities below. Proposers should expect these to drive design decisions, preconstruction work, and the CM/GC's day-to-day approach.

Building and program priorities	Site priorities
<ul style="list-style-type: none"> • Cost • Security and safety • Sustainability • Community use • Community education 	<ul style="list-style-type: none"> • Traffic flow • Access and circulation • Location of the new school on the campus • Secure playgrounds • Clear sight lines • Community site amenities

3.4 Funding

The Project is expected to be funded through a combination of state school modernization funds and a future plant facilities levy that requires voter approval. The District has not set the construction budget. The CM/GC's preconstruction estimates will help the District establish it.

Because some funding depends on a future election, the District expects to authorize the work in phases. See Section 10.4.

3.5 Why CM/GC

The District selected CM/GC delivery for three reasons: reliable cost information before the District commits to a budget and levy amount, a builder's input on phasing and logistics while the design can still respond, and a single accountable team responsible for student safety on an occupied campus.

4. Scope of CM/GC Services

The general scope is outlined below. The final scope will be set out in the agreement negotiated with the selected firm.

4.1 Preconstruction Services

- Participate as a full member of the project team with the District, Paradigm and the Architect, including regular design and coordination meetings.
- Prepare detailed cost estimates at each design milestone and reconcile them with the Architect's and Paradigm's estimates.
- Maintain a running cost model, so the District can see the cost effect of design decisions as they are made, not after the fact.

- Provide constructability, building systems, life-cycle and value reviews with clear recommendations.
- Develop and maintain the master project schedule, including permitting, procurement, phasing and occupancy.
- Develop the site logistics, phasing and student safety plan for building on an occupied elementary campus.
- Identify long-lead items and recommend early procurement or early work packages where they benefit the Project.
- Support the District's public process with accurate cost, schedule and phasing information for Board meetings and community meetings.
- Build trade partner interest in the Project, with attention to Wood River Valley and regional firms.
- Prepare bid packages, pre-qualify bidders where allowed, and plan the bidding strategy.

4.2 Bidding and Guaranteed Maximum Price

- Award to the lowest responsive qualified bidder. The CM/GC may self-perform work only where it has competed for that work on the same terms as other bidders and in the manner the law allows.
- Open the books. The District and Paradigm will have full access to bids, bid tabulations, estimates and cost records.
- Propose a Guaranteed Maximum Price (**GMP**) for the District's consideration at the point set out in the agreement.

4.3 Construction Phase Services

- Serve as the general contractor, hold all trade contracts, and deliver the Project within the GMP and the schedule.
- Carry out the student safety, site security and logistics plan, and adjust it with the school as conditions change.
- Provide full-time, on-site supervision by the key personnel named in the Statement of Qualifications.
- Manage quality control, inspections, submittals, RFIs, changes, pay applications and monthly reporting.
- Coordinate daily with school administration on deliveries, noise, utilities shutdowns, testing days and school events.
- Manage commissioning, owner training, closeout, record documents and warranty service.
- Complete the transition from the existing school to the new school, including any demolition and site work that follows.

4.4 Form of Agreement

The District anticipates using AIA Document A133, Standard Form of Agreement Between Owner and Construction Manager as Constructor, with AIA Document A201 General Conditions (or equivalent), each as modified by the District.

5. Selection Process and Schedule

5.1 Qualifications-Based Selection. No Pricing.

This is a qualifications-based selection. **Pricing is not part of this RFQ and will not be considered.** Do not submit fee percentages, general conditions costs, staffing costs, hourly rates, preconstruction fees, estimates of construction cost, or any other pricing.

A Statement that includes pricing may be found non-responsive. At the District's option, pricing may instead be removed and withheld from the Selection Committee. Compensation will be negotiated only with the highest-ranked firm, after ranking is complete.

5.2 Schedule

Milestone	Date
RFQ issued	Friday, October 16, 2026
First public notice	Wednesday, October 21, 2026
Second public notice	Wednesday, October 28, 2026
Deadline to submit RFIs	Thursday, October 29, 2026, 5:00 p.m.
Final addendum issued	Monday, November 2, 2026
Statements of Qualifications due	Monday, November 9, 2026, 2:00 p.m.
Scoring and ranking by Selection Committee	November 9 and 10, 2026
Shortlist notification	Tuesday, November 10, 2026
Interviews, if held	November 12 and 13, 2026
Notice of highest-ranked firm	Monday, November 16, 2026
Negotiation of agreement	November 16 to December 4, 2026
Board packet due	Tuesday, December 8, 2026
Board of Trustees action	Monday, December 14, 2026
Preconstruction services begin	Tuesday, December 15, 2026

All times are Mountain Time. The District may change this schedule by addendum.

5.3 Selection Committee

Statements will be scored by a Selection Committee made up of:

- Paradigm of Idaho, as the District's Owner's Representative
- Representatives of Blaine County School District
- Representatives of Hailey Elementary School

The Committee may consult non-scoring technical advisors. Committee members are not to be contacted. See Section 6.

5.4 How Selection Works

1. **Responsiveness review.** The Committee checks each Statement against the minimum requirements in Section 7. These are pass or fail.

2. **Individual scoring.** Each Committee member independently scores each responsive Statement using the rubric in Section 9 and the scoring sheet in Attachment C.
3. **Ranking.** Scores are averaged across the Committee to produce a ranking on the 100-point scale.
4. **Interviews, if held.** The District may interview the highest-ranked firms or may proceed without interviews. See Section 5.5.
5. **Negotiation.** The District negotiates with the highest-ranked firm. If the parties cannot agree on a satisfactory contract at a price the District finds reasonable and fair, the District will formally end those negotiations and move to the next highest-ranked firm.
6. **Board action.** Any agreement is subject to approval by the District.

5.5 Interviews

If interviews are held, the Committee expects to meet the people who will actually run the job, in particular the project manager and the superintendent. After interviews, the Committee will finalize its scores for the shortlisted firms on the same 100-point rubric, taking both the written Statement and the interview into account. The final ranking will be based on those final scores. Interview format and time limits will be sent with the shortlist notice. Please hold Thursday, November 12 and Friday, November 13, 2026 on your calendar now. Shortlisted firms will get only about two days' notice, so key personnel need to keep those dates open from the start.

6. Communications and Requests for Information

6.1 Single Point of Contact

Paradigm is the only point of contact for this RFQ, from the date it is issued until the Board of Trustees acts on an agreement or the process is cancelled.

Kian Ahmadian, Associate Project Manager
Paradigm of Idaho
Kian@paradigm-ors.biz

6.2 No Contact with the District or the School

Proposers, and anyone acting for them, may not contact any of the following about this RFQ or the Project:

- Members of the Board of Trustees
- The Superintendent and District administration, staff and consultants
- The principal, teachers and staff of Hailey Elementary School
- Members of the Selection Committee
- The Architect and its consultants

This covers calls, email, text, social media, meetings, site visits, and contact through third parties, including subcontractors, suppliers, and consultants. Ordinary business unrelated to this RFQ is not affected, and anyone may attend a public meeting. **A violation may result in disqualification.**

6.3 Questions Must Be Submitted as a Formal RFI

- Every question, request for clarification or request for a change to this RFQ must be submitted in writing on the RFI form in Attachment B.
- Email the completed form to the Paradigm contact above. Use the subject line **Hailey Elementary CM/GC RFQ: RFI, [Firm Name]**.
- RFIs must be received by the RFI deadline in Section 5.2. Late RFIs may go unanswered.
- Phone calls, voicemail, texts, informal emails and in-person questions will not be answered and are not a substitute for an RFI.
- Responses will be issued in writing, by addendum, to every firm that has registered. Questions will be shared without naming the firm that asked.

6.4 Registration and Addenda

To receive addenda, email the Paradigm contact with your firm name, contact person, email and phone. Only written addenda issued by Paradigm change this RFQ. No verbal statement by anyone is binding. Proposers are responsible for confirming they have every addendum and must acknowledge each one on Attachment A.

The RFQ and all addenda are posted on the Blaine County School District website, www.blaineschools.org, on the Finance page. Firms that download the RFQ from the website should still register with Paradigm so addenda are sent to them directly, and should check the website for addenda before submitting.

6.5 Site Visits

Hailey Elementary is an active school with young children on site. Proposers may view the campus from the public right-of-way. Do not enter school buildings or grounds, and do not approach staff, students, or families. If the District schedules a site walk, it will be announced by addendum.

7. Minimum Requirements

The items below are pass or fail. A Statement that does not meet them may be rejected without scoring.

#	Requirement
1	Construction manager licensing. The firm holds a valid Idaho certificate of authority to provide construction management services, and the individual in responsible charge holds a valid Idaho construction manager license.
2	Public works contractor licensing. The firm holds a valid Idaho public works contractor license in a class and type sufficient for the anticipated value and nature of the Project.
3	Bonding. A letter from a surety authorized to do business in Idaho confirming the firm's single-project and aggregate bonding capacity and its ability to provide performance and payment bonds for a project of this type.
4	Insurance. A current certificate of insurance showing the firm's commercial general liability, automobile, umbrella or excess, and workers' compensation coverage.
5	Attachment A. Completed and signed by a person authorized to bind the firm, with all addenda acknowledged.
6	No pricing. The Statement contains no fees, rates, estimates or other pricing.

#	Requirement
7	On time and in format. Received by the deadline in the format required by Section 8.

8. Statement of Qualifications: Format and Content

8.1 Format and Delivery

- Submit one searchable PDF by email to the Paradigm contact in Section 6.1. Use the subject line **Hailey Elementary CM/GC RFQ: Statement of Qualifications, [Firm Name]**.
- The Statement must be received by the deadline in Section 5.2. Paradigm's email timestamp controls. Late Statements will not be considered. Paradigm will confirm receipt by reply email.
- Organize the Statement by the tabs below, in the same order. The tabs match the scoring rubric one for one.
- Tabs 1 through 8 are limited to 20 **pages** total, letter size, minimum 10-point type. The cover letter, résumés, Tab 9, and section dividers do not count toward the limit. Each PDF page counts as one page.
- Keep it direct. The Committee is scoring substance, not production value.

8.2 Required Content

Tab	What to provide	Points
Cover letter	One page. Identify the firm, the office that will run the Project, and the person authorized to bind the firm. Confirm the named key personnel will be assigned if selected.	Not scored
Tab 1 Firm Qualifications and Capacity	<ul style="list-style-type: none"> • Firm history, ownership, years in business and years operating in Idaho • Office location that will staff the Project and its size • Annual volume for each of the last five years and current backlog • Current and committed workload, and how this Project fits within it • Financial stability. A statement from the firm is sufficient at this stage. 	10
Tab 2 Relevant Project Experience	<ul style="list-style-type: none"> • Up to five projects completed or substantially complete in the last ten years • Priority to K-12 schools, CM/GC or GMP delivery, public owners, and construction on an occupied campus • For each: owner, location, size, delivery method, role, completion date, and which proposed team members worked on it • For each: original GMP or contract amount and final amount, original and actual completion dates, and a plain explanation of any difference 	20
Tab 3 Project Team and Key Personnel	<ul style="list-style-type: none"> • Organization chart for preconstruction and construction • Named project executive, project manager, superintendent, lead estimator and preconstruction manager • For each: role, percent of time committed in each phase, current assignments, and where they will be based • One-page résumé for each (not counted toward the page limit) • How long the proposed team has worked together 	20

Tab	What to provide	Points
Tab 4 Preconstruction Approach	<ul style="list-style-type: none"> How you estimate at each design stage and how accurate your early estimates have been against final GMP How you keep the District informed of cost as design decisions are made Your approach to constructability, value and life-cycle reviews, with an example where it changed an outcome How you would support a public owner preparing for a levy election with reliable cost and schedule information Your approach to schedule development, early procurement and GMP timing 	15
Tab 5 Construction Approach on an Occupied Campus	<ul style="list-style-type: none"> How you would build next to an operating elementary school: separation, fencing, access, deliveries, hours and noise Student, staff and visitor safety, including worker screening and conduct on a school site Your initial thinking on phasing and the move from the existing school to the new one How you would handle traffic, bus and parent drop-off, emergency access for the adjacent Fire/EMT station, and neighboring uses How you would communicate with the principal, families and neighbors during construction 	15
Tab 6 Local Knowledge and Trade Partner Strategy	<ul style="list-style-type: none"> Experience building in Blaine County and the Wood River Valley, or in comparable mountain communities Your understanding of local conditions: labor availability, housing and travel, winter conditions, and local permitting How you will generate at least three competitive bids per package and involve local and regional trade partners How you manage open-book bidding and any work you intend to compete for yourself 	10
Tab 7 Safety and Quality	<ul style="list-style-type: none"> Experience Modification Rate for each of the last three years OSHA recordable incident rate for each of the last three years and any citations in that period Summary of your safety program and how it changes on a school site Your quality control program and your approach to closeout and warranty 	5
Tab 8 References	<ul style="list-style-type: none"> Three owner references and two architect references from projects in Tab 2 where possible For each: name, title, organization, phone, email and the project The Committee may also contact owners and architects not listed 	5
Tab 9 Required Forms and Documents	<ul style="list-style-type: none"> Attachment A, signed Idaho construction manager license and certificate of authority Idaho public works contractor license Surety letter Certificate of insurance Disclosure of any litigation, arbitration, claims, terminations, defaults or assessed liquidated damages in the last five years, with a brief explanation 	Pass / fail
Total		100

9. Evaluation Criteria and Scoring Rubric

9.1 Point Summary

Statements are scored on a 100-point scale. Price is not a criterion.

#	Criterion	Maximum points
1	Firm Qualifications and Capacity	10
2	Relevant Project Experience	20
3	Project Team and Key Personnel	20
4	Preconstruction Approach	15
5	Construction Approach on an Occupied Campus	15
6	Local Knowledge and Trade Partner Strategy	10
7	Safety and Quality	5
8	References and Past Performance	5
Total		100

9.2 Rating Scale

For each criterion, evaluators choose the rating that best fits the response and award points within that range.

Rating	Share of points	What it means
Exceptional	90 to 100 percent	Exceeds what was asked. Specific, proven, and directly relevant to this Project. No weaknesses.
Strong	75 to 89 percent	Fully meets what was asked with clear strengths. Any weaknesses are minor.
Acceptable	60 to 74 percent	Meets what was asked. Competent but general, or with some gaps.
Marginal	40 to 59 percent	Partly meets what was asked. Notable gaps, thin evidence, or limited relevance.
Unacceptable	0 to 39 percent	Does not meet what was asked, or the information was not provided.

Points available in each rating:

Maximum points	Exceptional	Strong	Acceptable	Marginal	Unacceptable
20-point criterion	18 to 20	15 to 17	12 to 14	8 to 11	0 to 7
15-point criterion	14 to 15	12 to 13	9 to 11	6 to 8	0 to 5
10-point criterion	9 to 10	8	6 to 7	4 to 5	0 to 3
5-point criterion	5	4	3	2	0 to 1

9.3 Scoring Rubric

Criterion	What earns the top of the range	What loses points
1. Firm Qualifications and Capacity (10 points)	<ul style="list-style-type: none"> Stable, established firm with a real Idaho presence Volume and bonding comfortably support a project of this size Workload shows clear room for this Project 	<ul style="list-style-type: none"> Project would strain capacity or bonding Staffed from a distant office with no clear plan Vague or missing workload information
2. Relevant Project Experience (20 points)	<ul style="list-style-type: none"> Multiple recent K-12 projects delivered as CM/GC for public owners Direct experience building on an occupied school campus Finished on or under GMP and on schedule, with differences explained plainly The proposed team actually worked on the projects shown 	<ul style="list-style-type: none"> Experience is mostly non-school, hard-bid or private work No occupied-campus experience Cost or schedule overruns left unexplained Projects delivered by people who are not on the proposed team
3. Project Team and Key Personnel (20 points)	<ul style="list-style-type: none"> Named project manager and superintendent with school and CM/GC experience Meaningful, stated time commitments in both phases Team has worked together before Superintendent suited to working around children, staff and families 	<ul style="list-style-type: none"> Key roles unnamed or listed as to be determined Low or unclear time commitments Key people heavily committed elsewhere Résumés that do not match the roles proposed
4. Preconstruction Approach (15 points)	<ul style="list-style-type: none"> Estimating method that is specific and backed by a record of early estimates holding through GMP Real-time cost visibility as design decisions are made Concrete examples of constructability or value input changing an outcome Understands what a public owner needs heading into a levy election 	<ul style="list-style-type: none"> Generic description of preconstruction services No evidence of estimate accuracy Value engineering treated as cost cutting after the fact No recognition of the public and levy context
5. Construction Approach on an Occupied Campus (15 points)	<ul style="list-style-type: none"> Site-specific thinking about separation, access, deliveries and the school day Student safety, worker screening and conduct addressed directly Practical ideas on phasing and the move to the new school Accounts for Fire/EMT access, drop-off, buses and neighbors 	<ul style="list-style-type: none"> Boilerplate logistics that could describe any site Safety discussion limited to worker safety No plan for communicating with the school and families Ignores neighboring uses and emergency access

Criterion	What earns the top of the range	What loses points
6. Local Knowledge and Trade Partner Strategy (10 points)	<ul style="list-style-type: none"> • Has built in Blaine County or comparable mountain communities • Understands local labor, housing, winter and permitting conditions • Credible plan to get three or more bids per package and involve local trades • Clear, open-book approach to bidding and any self-performed work 	<ul style="list-style-type: none"> • No local or comparable experience • No plan for trade coverage in a tight labor market • Unclear on the public bidding requirements
7. Safety and Quality (5 points)	<ul style="list-style-type: none"> • Experience Modification Rate consistently below 1.0 • Low incident rates and no serious citations • Safety and quality programs tailored to school sites 	<ul style="list-style-type: none"> • Rates above industry average or trending worse • Serious or repeat citations • Data not provided
8. References and Past Performance (5 points)	<ul style="list-style-type: none"> • Owners and architects would hire the firm and the named team again • Praised for honesty, responsiveness and how problems were resolved 	<ul style="list-style-type: none"> • References hesitant, unreachable or unrelated to the proposed team • Pattern of disputes, claims or unresolved closeout issues

9.4 Scoring Rules

- Each evaluator scores independently, in whole points, using Attachment C, and records a brief comment supporting each score.
- The firm's score is the average of all evaluators' total scores, carried to one decimal place.
- Evaluators score only what is in the Statement, what references report, and, if interviews are held, what is presented in the interview.
- If two firms tie, the tie goes to the firm with the higher combined average score on Criteria 2 and 3. If still tied, the Committee will decide by majority vote.
- Scoring sheets and rankings are public records to the extent Idaho law provides.

10. Terms, Conditions and Legal Requirements

By submitting a Statement of Qualifications, the Proposer accepts the terms of this RFQ, including the terms below.

10.1 Qualifications Only

This is a Request for Qualifications and not a Request for Proposals or an invitation to bid. Price is not an evaluation factor and pricing will not be accepted. Compensation, including preconstruction compensation, the CM/GC fee and general conditions, will be negotiated with the highest-ranked firm.

10.2 Reservation of Rights

The District reserves the right, in its sole discretion and without liability, to:

- Reject any or all Statements, in whole or in part

- Cancel, withdraw, postpone, amend or reissue this RFQ at any time
- Waive informalities and non-material irregularities
- Request clarification or additional information from any Proposer
- Verify any information submitted and consider information from any source, including references not listed by the Proposer
- Interview some, all or none of the Proposers
- End negotiations with a firm and begin negotiations with the next highest-ranked firm
- Select the firm it determines to be in the best interest of the District, consistent with Idaho law

10.3 No Contract and No Reimbursement

This RFQ is not an offer and does not commit the District to award a contract. No contract exists until a written agreement has been approved by the Board of Trustees and signed by both parties. Proposers bear all costs of preparing a Statement, attending interviews and negotiating. Neither the District nor Paradigm will reimburse any of those costs.

10.4 Funding and Phased Authorization

Construction of the Project depends on funding that includes a future plant facilities levy requiring voter approval. The District may contract for preconstruction services only and authorize later phases separately. The District has no obligation to proceed to a GMP or to construction. If funding is not approved or the District decides not to proceed, the District may end the agreement, and the CM/GC's compensation will be limited to services properly performed to that date under the agreement. The CM/GC will have no claim for lost profit or lost opportunity on work not authorized.

10.5 Public Records

The District is subject to the Idaho Public Records Act. Statements become public records once received and may be disclosed. A Proposer that believes specific material is exempt as a trade secret or otherwise must mark each page of that material and state the basis for the exemption. Marking an entire Statement confidential is not acceptable and will be disregarded. The District will decide what must be released and is not liable for disclosing any record the law requires it to disclose.

10.6 Licensing

The selected firm must hold, and keep in good standing for the life of the Project, an Idaho construction manager certificate of authority and license and an Idaho public works contractor license of the class and type the work requires. Subcontractors must be licensed as Idaho law requires.

10.7 Bonds and Insurance

Before construction begins, the CM/GC must furnish performance and payment bonds in the amounts set in the agreement, issued by a surety authorized to do business in Idaho. The CM/GC must carry insurance of the types and limits set in the agreement and name the District and Paradigm as additional insureds where the agreement requires it.

10.8 Bidding of the Work

All construction work, materials and equipment must be competitively bid and awarded as public works law requires, with bids solicited from not fewer than three qualified contractors or suppliers and award to the lowest responsive qualified bidder. The CM/GC may perform work with its own forces only as Idaho law allows.

10.9 Idaho Public Contract Requirements

The selected firm must comply with all federal, state and local laws that apply to the work, including:

- Employment of Idaho residents on public works
- Payment of taxes, excises and license fees by public works contractors
- Certification that the firm is not engaged in and will not engage in a boycott of goods or services from Israel
- Certification that the firm is not owned or operated by the government of China
- Equal employment opportunity and non-discrimination laws
- Workers' compensation coverage for all employees as Idaho law requires
- A drug-free and alcohol-free workplace program for everyone working on District property

10.10 Working on a School Campus

The Project will be built on an operating elementary school campus. The CM/GC, its employees, subcontractors and suppliers must:

- Comply with all District policies while on District property
- Meet the District's requirements for criminal history checks and screening of anyone who may have contact with students, consistent with District policy
- Use no tobacco, vaping products, alcohol or controlled substances on District property
- Bring no firearms or other weapons onto District property
- Have no contact with students beyond what safety requires
- Wear visible identification at all times while on site

The District may require the removal of any worker from the site at any time.

10.11 Conflicts of Interest and Non-Collusion

Each Proposer must disclose on Attachment A any relationship that is or could appear to be a conflict of interest, including any financial, business or family relationship with a member of the Board of Trustees, a District employee, Paradigm, the Architect or a member of the Selection Committee. By submitting a Statement, the Proposer certifies that it was prepared independently and without collusion with any other Proposer, and that no gift, payment or other thing of value has been offered or given to anyone connected with this selection.

10.12 Prohibited Contact

The communication rules in Section 6 are a condition of this RFQ. Contact with the District, Hailey Elementary School, the Board of Trustees, the Selection Committee or the design team about this RFQ, other than through Paradigm, may result in disqualification.

10.13 Accuracy of Information

All information submitted must be true and complete. A false, misleading or materially incomplete statement is grounds for rejection of the Statement, for ending negotiations and for termination of any resulting agreement.

10.14 Key Personnel

The people named in the Statement are a material part of the District's selection. They may not be replaced without the District's prior written approval. A proposed change in key personnel before an agreement is signed may be grounds to end negotiations.

10.15 Use of Statements

Statements become the property of the District on receipt and will not be returned. The District may use any idea or information in a Statement without compensation, subject to Section 10.5.

10.16 Role of the Owner's Representative

Paradigm administers this RFQ on the District's behalf and serves on the Selection Committee. Paradigm is not a party to the agreement between the District and the CM/GC. Nothing in this RFQ creates a contract or any duty between Paradigm and any Proposer.

10.17 Debriefing

After the Board of Trustees acts, a Proposer may ask Paradigm in writing for a debrief on its own Statement.

Attachment A: Proposer Certification Form

Request for Qualifications, CM/GC Services, Hailey Elementary School Replacement Project. Complete, sign and include in Tab 9.

Legal name of firm	
Office address	
Contact person and title	
Email and phone	
Idaho CM certificate of authority number	
Licensed construction manager in responsible charge and license number	
Idaho public works contractor license number, class and type	
Surety and bonding agent	
Addenda received (list each number and date)	

Conflict of interest disclosure. List any relationship described in Section 10.11, or write "None."

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Certification. The undersigned certifies on behalf of the firm that:

1. The information in this Statement of Qualifications is true and complete.
2. The firm holds the licenses listed above and they are in good standing.
3. This Statement contains no fee, rate, estimate or other pricing.
4. The firm has not contacted the District, Hailey Elementary School, the Board of Trustees, the Selection Committee or the design team about this RFQ, and has communicated only through Paradigm.
5. This Statement was prepared independently and without collusion.
6. The firm is not engaged in, and will not engage in, a boycott of goods or services from Israel, and is not owned or operated by the government of China.
7. The key personnel named in the Statement will be assigned to the Project if the firm is selected.
8. The firm has read and accepts the terms of this RFQ.

Signature	
Printed name and title	
Date	

Attachment B: Request for Information (RFI) Form

All questions about this RFQ must be submitted on this form, by email, to Paradigm of Idaho at Kian@paradigm-ors.biz by the RFI deadline in Section 5.2. Do not contact the District or Hailey Elementary School. Responses are issued by addendum to all registered firms.

Project	Hailey Elementary School Replacement Project, CM/GC RFQ
Firm name	
Submitted by (name and title)	
Email and phone	
Date submitted	

RFI #	RFQ section and page	Question or requested clarification
1		
2		
3		
4		
5		

Add rows as needed. Number RFIs in sequence across all forms your firm submits.

For Paradigm use	Date received:	Answered in Addendum No.:
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Attachment C: Evaluator Scoring Sheet

Hailey Elementary School Replacement Project, CM/GC Request for Qualifications. One sheet per evaluator, per firm. Score in whole points and note the basis for each score.

Firm being scored	
Evaluator name	
Evaluator organization (Paradigm, District or Hailey Elementary)	
Date	

Criterion	Max	Score	Basis for score
1. Firm Qualifications and Capacity	10		
2. Relevant Project Experience	20		
3. Project Team and Key Personnel	20		
4. Preconstruction Approach	15		
5. Construction Approach on an Occupied Campus	15		
6. Local Knowledge and Trade Partner Strategy	10		
7. Safety and Quality	5		
8. References and Past Performance	5		
Total	100		

Minimum requirements (Section 7)	Evaluator certification
Confirmed by Paradigm before scoring: Pass ☐ Fail ☐ Statement contains no pricing: Yes ☐ No ☐	I scored this Statement independently, using only the published criteria, and I have no conflict of interest with this firm. Signature: _____

Attachment D: Campus Reference Aerial

For reference only. This is not a design, survey or site plan. The dashed blue line shows the approximate limits of District property. The location of the new school on the campus has not been set.

