REQUEST FOR QUALIFICATIONS

GENERAL CONTRACTOR / CONSTRUCTION MANAGER SERVICES

COLLEGE OF BUSINESS BUILDING
(Academic Building Planning)
MONTANA STATE UNIVERSITY
Bozeman, MT

A/E #2012-02-06; MSU PPA #11-0187

Architecture & Engineering Division
Department of Administration
PO Box 200103
Helena, MT 59620-0103
&
Facilities Planning, Design & Construction
Montana State University
Physical Plant – 6th Avenue & Grant Street
PO Box 172760
Bozeman, MT 59717-2760

February 2012

I. INTRODUCTION

The State of Montana (Owner), is seeking qualified General Contractor /Construction Manager (GC/CM) firms to undertake preconstruction and construction services for the new College of Business Building at the Bozeman campus.

Owner intends to enter into a GC/CM Contract with the selected GC/CM firm that will include Preconstruction Services and identification of a GC/CM Fee and Fixed Costs for General Conditions Work, with provisions for adding Construction Services through acceptance of a Guaranteed Maximum Price (GMP). The GMP would include construction services through completion of the Project. Alternatively, Owner may, at its sole discretion, choose not to continue the GC/CM Contract beyond the completion of preconstruction activities and solicit bids from qualified contractors for the construction of the Project.

Owner will use the RFQ process to evaluate each of the Proposers' qualifications. A subsequent Request for Proposals (RFP) will be issued to a maximum of six (6) qualified Contractors who will then be required to submit details of their capabilities and experience. GC/CM selection information will be obtained from the Proposals submitted in response to RFP document, interviews, and discussions with former and present clients of Proposers.

When selected, the GC/CM will function as part of a team composed of the Owner, Architect, and others as determined by the Owner.

This Request for Qualifications shall not commit the Owner to enter into any agreement, to pay any expenses incurred in preparation of any response to this request, or to procure or contract for any supplies, goods or services. The Owner reserves the right to accept or reject any and all responses received as a result of this RFQ if it is in the Owner's best interest to do so.

This Procurement is governed by the laws of the State of Montana and venue for all legal proceedings shall be the First Judicial District, City of Helena, Lewis & Clark County.

By offering to perform services under this Procurement, all Proposers agree to be bound by the laws of the State of Montana, and including, but not limited to, applicable wage rates, payments, gross receipts taxes, building codes, equal opportunity employment practices, safety, etc.

The State of Montana makes reasonable accommodations for any known disability that may interfere with an applicant's ability to compete in the bidding and/or selection process. In order for the state to make such accommodations, applicants must make known any needed accommodation to the individual project managers or agency contacts listed in the contract documents. Persons using TDD may call the Montana Relay Service at 1-800-253-4091.

II. PROJECT BACKGROUND AND DESCRIPTION

Introduction

The project scope is to undertake pre-construction and construction services for the new College of Business Building on the Montana State University – Bozeman campus. In association with MSU's receipt of a generous private donation in support of the College of Business' success in academic program development and improvement of its physical facilities, MSU intends to complete the programming and design for a new Academic building to accommodate the College of Business on the Bozeman campus. Present authorization for the project extends through completion of design only. MSU intends to submit the project for consideration and authorization to construct during the 63rd Legislative Session.

Project Location and Site

A site/location on campus has not yet been formally determined.

Design Considerations

The new academic building is anticipated to be a unique, state-of-the-art learning center. The facility will primarily serve students through high-tech learning environments for both students and professionals. This will include teaching and lecture spaces of varying capacities, seminar and meeting spaces, interactive learning centers and institutes, group/collaborative study areas, computer centers, public and social gathering areas for large and small groups, reception and display areas, academic offices, departmental and institute offices, administrative, and support spaces.

The design must adhere to the MSU campus long-range master plan, landscaping master plan, utility maps, campus design standards, and all applicable codes. Sustainability, life-cycle costs, maintainability, quality, and energy efficiency will be high priorities in the decision-making process for how this building will be designed and constructed. The building is expected to be submitted for a minimum of USGBC LEED Silver certification.

For the design, the Owner has selected:

Comma-Q Architecture, Inc.
109 Rouse Avenue, #1
Bozeman, MT 59715
(406) 585-1112
ben@commaq.com

The Owner is ready to hire General Contractor / Construction Manager as the next step to informing and collaborating in the design process. The project is presently in the early Programming/Planning and Site Selection process.

The following is the intended timeline for the project:

GC/CM Selection:

Advertising dates:	February 12, 19, and 26, 2012
Receipt of Qualifications:	No later than 5:00 p.m. MST on February 28, 2012

Review & Short-List by Committee: March 1, 2012
Issue RFP: March 5, 2012
Receive Proposals: March 20, 2012
Interviews & Selection: Week of March 26, 2012

Design/Construction:
Building Committee Meetings: April 18-19, 2012 (additional meetings TBD)
Review and Completion of DD set: August, 2012
(Submission of Project to 63rd Legislative Session, January 2013)
Completion of CD documents: January/February, 2013
(Approval of Construction in 63rd Legislative Session, May 2013)
Pricing/Alterations/Negotiations: TBD, anticipated to be April/May 2013
GMP established: TBD, anticipated to be May 2013
Mobilization: June, 2013
Construction Complete: April, 2015 (or sooner)

III. SCOPE OF PRECONSTRUCTION SERVICES

Preconstruction services will be provided on a cost reimbursement basis up to a stated maximum. The specific scope of preconstruction services will be negotiated prior to signing the GC/CM Contract. In general, services are anticipated to include the following:

1. Participation in all design, coordination, and building committee meetings;
2. Review of all designs for constructability;
3. Work with the Owner and design team on phasing, scheduling, and other strategies to complete construction of this scale of project on or before the stated date;
4. Coordination and gathering of input from subcontractors regarding constructability;
5. Review and cost evaluation at each phase of design taking into consideration schedule, phasing and market conditions;
6. Consult with, advise, assist, and provide recommendations to the Owner and design team on all aspects of the planning and design of the work;
7. Provide information, estimates, schemes, and participate in decisions regarding construction materials, methods, systems, phasing, sustainability and costs to assist in determinations which are aimed at providing the highest quality building, constructed using the most sustainable construction materials and practices, within the budget and schedule;
8. Actively participate in a value engineering process anticipated to be held at the end of design development;
9. Review the Programming/Planning and Site Selection documents and provide input and advice regarding scope of the Project;
10. in-progress design and construction documents and provide input and advice on construction feasibility, alternative materials, costs and availability;
11. Review completed design and construction documents prior to subcontractor/supplier bidding/selection and suggest modifications to improve completeness and clarity and to eliminate construction change requests due to inconsistencies or omissions in the construction documents;
12. Provide input to the Owner and the design team regarding construction market bidding climate, status of key subcontract markets, and other relevant economic conditions;
13. Recommend and actively source labor and material resources necessary to complete the project construction;

14. Provide input to the Owner and the design team regarding long lead time materials and equipment, impact on the construction schedule and strategies for mitigating the impact;
15. Prepare construction cost estimates for the Project at the schematic, design development and construction document design phases and, if appropriate, at other times throughout of the work;
16. Notify the Owner and design team immediately if construction cost estimates appear to be exceeding the construction budget, and reconcile each cost estimate with the Architect's cost estimate, if required;
17. Furnish a final construction cost estimate for the Owner's review and approval;
18. Develop a preliminary construction schedule;
19. Develop all subcontractor/supplier bid packages and perform all advertising and receipt of subcontractor/supplier bids;
20. Obtain bids per trade for the Owner's review, unless otherwise approved by Owner in order to meet resourcing requirements, per GC/CM Contract. Self-performed work must be bid against at least two subcontractors, if readily available;
21. Upon execution of any Early Work Amendment prior to a GMP agreement, undertake early material procurement, site preparation, and advance construction work.

IV. SCOPE OF CONSTRUCTION SERVICES

It is anticipated that the GMP will be requested during the Construction Documents phase but no construction activities shall be allowed to commence until authorization is received from the 63rd Legislative Session. The established GMP will be the maximum amount paid for the construction of the facility, unless scope changes are requested and approved by the Owner. Acceptance of the GMP by contract will constitute completion of preconstruction services and that GMP Agreement/Amendment will initiate the construction period services for the Project. At the time of execution of the GMP, the GC/CM will be required to submit a 100% performance and 100% payment bond for the amount of the GMP. The Owner retains the option to cancel the construction phase services, or to start a new process for the construction of the Project, or terminate the contract and negotiate a replacement contract with the next highest rated Proposer from this solicitation, or to conclude the GC/CM's services at pre-construction and issue the Project on a lowest, responsible bidder method.

The State of Montana Wage Rates incorporated in this RFQ are provided for informational purposes only. The selected GC/CM will be required to comply (as a minimum allowable rate schedule) with those Rates adopted and effective at the time of signing the GMP Agreement/Amendment. All reporting, documentation, etc. shall remain as per the State requirements.

V. SELECTION PROCEDURE

This RFQ is the first of a multi-part selection process. In order to qualify for further consideration, Proposers must comply with the mandatory requirements provided below. Statements of Qualifications that do not contain the required documentation will be deemed nonresponsive to this RFQ requirement and will be rejected on that basis. A maximum of six (6) firms that satisfy the required qualifications detailed below will be provided a Request for Proposal by the Owner.

STATEMENT OF QUALIFICATIONS

Proposers must meet certain minimum Qualification Conditions in order to be eligible to submit a proposal. The Owner has identified the following pass/fail Qualification Conditions in order to establish eligibility to propose further on this procurement:

1. General Contractor / Construction Manager Firm Information:
   a. Proposer must demonstrate successful experience and capacity to act as a general contractor on projects of similar site, size, type and complexity. Proposer must include evidence of valid current construction contractor registration in the RFQ response.
   b. Firm Background: Describe your firm's history. Include information identifying the firm's annual volume of business, financial/bonding capacities, and speak to the firm's stability in the marketplace. Information identifying the firm's strengths and weaknesses along with special capabilities that may be appropriate to this Project will assist in the evaluation.
   c. Who are your bonding company and agent?
      i. Provide their name, phone and email contact information
      ii. Are they your exclusive source for bonds?
      iii. How long have you used them?
      iv. If less than 5 years, or not your exclusive source, name all others used in the last 5 years
      v. Provide name, phone and email contact information for each
      vi. Will you use them for this project?
   d. In the last ten years, have you (if you answer "yes", provide full explanation):
      i. had a settled or pending claim against your payment or performance bond?
      ii. had your contract terminated on a project?
      iii. been declared in default on a project?
      iv. been assessed liquidated damages in excess of $5,000?
      v. taken legal action or dispute resolution proceedings of any kind against an Owner?

2. Bonding Capacity:
   Provide proof of bonding capacity. The Proposer must be capable of providing a 100% performance bond and 100% payment bond for a project valued up to $15 million in construction costs, as documented by a letter or binder from the Surety, submitted with the RFQ response.

3. Safety:
   Provide incidence rate and either experience modification rate or loss ratio. An incidence rate greater than the average for non-residential building construction and an experience modification rating (EMR) greater than 1.0 or a loss ratio of more than 100% may result in disqualification on this item. Incident Rate to be used for this evaluation is OSTB data published in 10/20/2011, Total recordable non-fatal cases - injuries and illnesses for 2010, available at http://www.bls.gov/iif/oshwc/osh/os/ostb2817.txt.
   Average Incident Rates for Nonresidential Building Construction per # of employees:

1-10 employees	3.6
11-49 employees	4.6
50-249 employees	3.2
250 – 999 employees	1.5
1,000+ employees	0.9

Proposer may submit an explanation for incident rate, EMR, and/or loss ratio greater than those listed here for further consideration by the Owner. The Owner reserves the sole right to waive the pass/fail requirement if, in the Owner's sole judgment, sufficient justification exists for any explanation provided. The Owner also reserves the right to request additional information and/or clarification on this item but is not obligated to do so prior to making its determination on whether or not to waive the requirement.

4. U.S. Green Building Council LEED Certification:
   Have successfully completed a minimum Silver certified new building through USGBC.

The Owner has also identified the following Qualification Conditions in order to establish eligibility to propose further on this procurement. These Qualification Conditions will be scored:

5. Specific Project Requirements:
   a. Proposer should provide evidence of successful experience and capacity to act as a GC/CM on similar projects greater than $15 million construction value. Include contact information for the owners and designers familiar with your work on each project. Also include photographs of the projects referenced, if possible. *Scored from a total of 15 points.*
   b. Proposer should provide evidence of successful experience to act as a general contractor on State, Federal or similar institutional projects. Include contact information for the owners and designers familiar with your work on each project. *Scored from a total of 10 points.*
   c. Proposer should provide evidence of experience and capacity to act as a general contractor on similar projects requiring strategies to successfully complete construction within difficult staging and materials handling environments. Proposer should include a list of potential strategies and/or a sample schedule. *Scored from a total of 15 points.*
   d. Proposer should provide evidence of experience and capacity to act as a general contractor on LEED certified building projects and/or projects utilizing sustainable systems/strategies in construction. Proposer should include a list of LEED certified projects. *Scored from a total of 10 points.*

VI. SUBMITTAL OF INFORMATION

Five (5) copies of the written response to this RFQ must be **received** at:

Architecture & Engineering Division
(Room 33, Metcalf Building, Capitol Complex)
Department of Administration
PO Box 200103
Helena, MT 59620-0103

By February 28, 2012; 5:00 p.m. MST.

ALL QUESTIONS AND CONTACTS REGARDING THIS RFQ MUST BE SUBMITTED **IN WRITING (email is acceptable)** TO:

Russ Katherman, Project Manager
Architecture & Engineering Division
(Room 33, Metcalf Building, Capitol Complex)
Department of Administration
PO Box 200103
Helena, MT 59620-0103
(406) 444-3332; fax (406) 444-3399
rkatherman@mt.gov or DOAAEDivision@mt.gov

VII. INSTRUCTIONS TO PROPOSERS

Statements of Qualification must:

1. Follow the format outlined in the Selection Procedure, above.
2. Be signed by an officer or principal of your firm.
3. Be contained in a document not to exceed 10 pages total (single or double-sided pages) including whatever pictures, charts, graphs, tables, and text the firm deems appropriate to be part of the review of the firm's qualifications. A separate transmittal letter is exempted from the page limit. Page size is limited to 8-l/2 x 11 inches, with basic text information no smaller than 12-point type.
4. Schedules may be submitted in addition to the page limit.

VIII. ATTACHMENTS

The following exhibits are incorporated in this RFQ:

Appendix A: Preliminary Project Information

Appendix B: State of Montana Wage Rates, Current Rates for Building Construction

END OF RFQ

APPENDIX A

PRELIMINARY PROJECT INFORMATION
ACADEMIC BUILDING PLANNING
A/E #2012-02-06; MSU PPA #11-0187
MONTANA STATE UNIVERSITY
BOZEMAN CAMPUS

January 23, 2012

1. Introduction

In response to academic program development and growth, Montana State University intends to complete a programming and schematic design study for a new College of Business facility to be constructed on the Bozeman campus. This academic building will offer new state of the art teaching facilities, faculty office space, public interface and student and community support services for the university and Montana communities. It is Montana State University's intent that the new facility be a Leadership in Energy and Environmental Design (LEED) certified silver or higher facility.

The University has secured Regents' authority to proceed with finalizing design documents, and to secure construction authority in the 2013 legislative session. See Attachment A.

2. Project Location and Site

The site for the proposed academic building has yet to be determined. Several project sites are currently being considered and will be reviewed by the University Facilities Planning Board in conjunction with Facilities, Planning Design & Construction, university administrators, and academic college representatives. It is anticipated that a site will be selected in accordance with the University Long Range Campus Development plan with the assistance from the appointed design consultant.

3. Site Selection & Development

a) Assistance with site selection will be a component of the selected consulting firm's services and shall be done in compliance with of the University's Long Range Campus Development Plan (LRCDP).
b) Site amenities and landscape design improvements which fit within the context of the University's Long Range Campus Development Plan (LRCDP) and the campus landscape master plan will be part of the planning process. These elements will include but are not limited to preserving and enhancing view corridors and circulation corridors, providing appropriate plantings, lawn areas, seating areas, bike storage facilities, and connection to utility/irrigation systems.

c) Site design elements will continue to promote an emphasis on a pedestrian-oriented campus. Pedestrian walkways will be interconnected to existing university circulation systems. In general, pedestrian walkways will be delineated and separated from vehicular traffic ways.
d) Vehicle traffic systems will be dependent on final site location. Existing campus parking facilities will be used to accommodate building needs. Public vehicular traffic on campus will generally be routed towards the perimeter of campus. The facility will require an "authorized vehicle only" service area connected to the campus vehicular circulation system. Size of the service area will be adequate to accommodate parking for multiple maintenance vehicles, garbage and recycle dumpsters, routing of refuse collection vehicles, staging space for future partial renovation projects as well as short term delivery vehicles.
e) The facility will be connected to existing campus utility systems including water, sewer, power, telecommunications, irrigation, and steam services. If the final site is in proximity to the campus utility tunnel system, it is expected that a utility tunnel connection will be constructed to connect to the building.

4. Design Considerations

a) The new academic building is anticipated to be a unique, state-of-the-art learning center for one of Montana State University's professional college programs. The facility will primarily serve students through high-tech learning environments for both students and professionals. This will include teaching and lecture spaces of varying capacities, seminar and meeting spaces, interactive learning centers and institutes, group/collaborative study areas, computer centers, public and social gathering areas for large and small groups, reception and display areas, academic offices, departmental and institute offices, administrative, and support spaces.
b) The new academic building will be an inviting, open facility for both the University community and general public. It must promote interactive and collaborative educational opportunities as well as community involvement. The facility shall provide for and encourage communication and interaction between faculty, staff, students, and professionals.

5. Area Requirements

The building is anticipated to be between 45,000 and 50,000 gross square feet. Final program elements will be established based on priority needs and coordinated with the physical and financial constraints associated with construction and maintenance of the facility.

It is expected that the selected consulting firm will assist with program development, prioritization, and establishment of space requirements for the facility through a collaborative effort with University personnel, a GC/CM firm, and specialty consultants

partnered with the selected firm and/or possibly hired independently by MSU. The facility is anticipated to accommodate the following list of spaces:

- Inspiring entrance lobby
- Reception or welcome center
- The building should maximize opportunity for natural daylight and take advantage of views associated with the campus and Montana landscape based upon the site selected
- State-of-the-art teaching facilities of various occupancies and configurations to support a diversity of teaching pedagogies
    - Support high-tech and collaborative learning opportunities
    - Lecture, seminar, and group classroom facilities
    - Auditorium
    - Conference and meeting spaces
- Formal and informal meeting and work areas for students, faculty and professionals
- Institute and clinic space which includes:
    - Administrative, faculty, and staff office space
    - Conference space
    - Learning resource center space
    - Group study spaces
- Public Spaces
    - Seating/lounge areas
    - Open study and collaborative study areas
    - Coffee and snack bar
    - Display areas, both static and electronic
    - Outdoor seating areas
- Computer and technology centers
    - Formal and informal areas
    - Wireless connectivity throughout the facility
- Suite space for various functions
    - Departmental offices
    - Faculty office suites
    - GA and TA office space
    - Student Services
    - Institute and clinic suites
    - Advising center
    - Student programs and organizations
    - Visiting faculty and professional spaces
- Building services and utility areas
    - Service area and loading dock
    - Custodial service space on each floor
    - Mechanical/electrical space
    - Vending areas

    - Restrooms
    - Storage space for both occupant storage and building/maintenance storage
- It is anticipated that the academic building facility final design will allow for potential future expansion through additions and/or renovations
- It will be the architect's responsibility to verify and refine the area requirements and to account for circulation, support spaces, information technology, and mechanical/electrical requirements.

6. Time Schedule Estimate

   Board of Regents' authority was granted at the November 2011 meeting. Upon completion of the consultant appointment process, programming and design services would begin in January, 2012 with an anticipated design completion in February, 2013. Legislative authority to construct will be pursued in the 2013 legislative session allowing construction to begin on or about June, 2013 and be completed for a summer of 2015 occupancy. During the fee negotiation, milestones will be established with the consultant and MSU to accommodate this schedule.

7. Bidding Requirements

   The project will be procured as one general contract under the alternative delivery method utilizing the GC/CM process. It is desired that the GC/CM be contracted to provide pre-construction services within two months of the consultant appointment. Construction bidding and contracting with sub-contractors would occur upon receipt of legislative authority on or about June 2013.

8. Project Budget:

   The project is expected to be funded solely from privately donated funds.

   The anticipated, total project budget is Nineteen Million Nine Hundred Thousand Dollars ($19,900,000). This budget will be for all costs, including surveys, consultant services, construction, utility connections, site work and landscaping, testing, code reviews, supervisory fees (including MSU Facilities non-state-funded project fee and A&E Division non-state funded supervisory fee), trades support, furniture/fixtures, and equipment (FF&E), donor recognition and way-finding signage, project contingencies, and building technology infrastructure in teaching spaces and public spaces with audio, video, and telecommunications equipment. The budget will be further defined/refined through the design process. If at any time the project exceeds budget the consultant must notify both A&E and MSU in writing and work with A&E and MSU to adjust the scope to fit the budget.

9. Applicable Building Codes and Standards -- The project must comply with the requirements of the most current adopted edition of the following:

The International Building Code,
The International Fire Code,
The International Mechanical Code,
The Uniform Plumbing Code,
The National Electrical Code,
ASME Boiler Code,
Model Energy Code,
ADA or Uniform Federal Accessibility Standards,
NFPA 101 - Life Safety Code,
The American National Standard Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks, ANSI A17.I,
Montana Safety Act, State Compensation Mutual Insurance Fund
Radon Prevention in the Design and Construction of Schools and Other Large Buildings EPA/625/R-92/016
All local state and federal building related codes in effect in the jurisdiction where the building is built.

10. Reviews:

a) Programming Phase - The consultant must submit a systems approach, programming outline, schedule, and cost estimate at the completion of the programmatic study outlining space requirements, sizes, configurations, relationships, and general building systems information.
b) Schematic and Design Phases - At the conclusion of each phase, the consultant in conjunction with the GC/CM firm, must submit a systems approach and detailed project cost estimate, a Building Code Outline, an outline specification and drawings which clearly describe the project at the conclusion of each phase. These should include as appropriate: site plan with vicinity map, floor plans, elevations, building sections, mechanical and electrical layouts as required and appropriate for each stage of the design process to adequately detail the project scope, cost and schedule.
c) Construction Document Phase: The consultant in conjunction with a GC/CM Firm, must submit complete drawings and specifications, a unit price cost estimate and any updates to the A&E Division and MSU. The drawings should include, as appropriate, vicinity map, landscape, civil, architectural, structural, mechanical, electrical, plans; along with sections, elevations, and details.

11. Project Responsibility:

a) The consultant will coordinate the project with Walter Banziger, Director of Facilities Planning Design and Construction. The Project Manager for Architecture and Engineering is Russ Katherman, Engineering Manager. All correspondence should copy both individuals and must include the assigned A/E and MSU project numbers.

b) Any significant deviation from this program must be approved in writing by the Architecture & Engineering Division. Any work done outside this program scope without A&E Division approval will be the consultant's responsibility.

ATTACHMENT "A" – BOARD OF REGENTS' ITEM

November 17-18, 2011
ITEM 153-2003-R1111
Authorization to Design a New Academic Building - College of Business - MSU (Bozeman)

THAT

Consistent with provisions of BOR Policy 1003.7, the Board of Regents authorizes Montana State University to proceed with programming and design services only for a new Academic Building for the College of Business on the MSU Bozeman Campus. This authorization is for $1,600,000.

EXPLANATION

1. In association with MSU's receipt of a generous private donation in support of the College of Business' success in academic program development and improvement of its physical facilities, MSU intends to complete the programming and design for a new Academic building to accommodate the College of Business on the Bozeman campus.
2. The College of Business is currently housed on the 3rd and 4th floors of Reid Hall. Due to its growing success and increasing program commitments in support of student business and entrepreneurial education, MSU is looking to relocate the College of Business into a new state-of-the-art teaching facility. This facility will offer a dynamic educational and professional experience for MSU students as well as provide an interface for services in support of the university and regional, state, and national business communities. This facility, dedicated to 100% instructional use, will also provide needed expansion space for the College of Business programs, departments, institutes and clinics. Additionally, the space vacated in Reid Hall will be used to accommodate MSU's growing enrollment in other disciplines.
3. The business and entrepreneurial programs, institutes, clinics, and instructional facilities require technologically advanced, vibrant space to facilitate the mission of the College of Business. The MSU community, students in particular, as well as the local community will benefit from the new facility. In addition, a new professional and contemporary facility will not only facilitate recruitment, and will promote local and national business community partnerships.
4. This stimulating new building is expected to be approximately 46,000 SF and will house modern teaching spaces of various sizes and configurations to support a variety of teaching pedagogies, collaborative learning spaces, and administrative, faculty, and departmental offices. The facility will also accommodate student seating and lounge areas, open study areas, formal and informal computer and technology centers, and institute and clinic suites.
5. The Academic Building will provide offices for Graduate and Teaching Assistants; an academic advising center, student services facilities, student organization offices; transition areas for visiting faculty and professionals; conference and meeting spaces; and lobby and reception space along with business community interface areas.
6. The planning and design efforts are expected to cost approximately $1,600,000 and will be funded by private donations through the MSU Alumni Foundation.
7. It is MSU's intent that the new Academic facility be a Leadership in Energy and Environmental Design (LEED) certified silver or higher facility.

8. This authority does not authorize construction, financing or any operations & maintenance funding for this project. MSU intends to request construction authority (including O&M funding) from the 63rd Montana Legislature (2013 - Long Range Building Program).

Attachment #1 - Board of Regents Policy: Physical Plant B Section 1003.7
This authority request is for an amount greater than $150,000.00, which requires the following additional information:

a) Project Description:
This project performs the programming and design services for a new Academic building to accommodate MSU's College of Business. The facility is anticipated to be approximately 46,000 SF and constructed on the MSU Bozeman campus. It is MSU's desire construct a LEED certified (Silver or higher) facility. The new facility will accommodate academic, institute, clinics, administrative, departmental, community outreach, and support spaces to better serve students and advance the missions of the College of Business and the University.

b) Cost Estimate and Funding Sources:
Estimated Cost: the design of this project is not expected to exceed $1,600,000.

Construction: *(not applicable for this authority request)*
Consultant Fees: *$1,500,000*
Pre-construction Services *$ 50,000*
Owner's Expenses: *$ 25,000*
Contingency: *$ 25,000*
Total *$1,600,000*

Funding Source: This project will be financed with private donations through the MSU Alumni Foundation.

c) Program Served, Enrollment Data, Projected Enrollment:
The 100% instructional use facility will be occupied primarily by teaching and business related programs. The facility is expected to accommodate growth in enrollment in the College of Business from its current level of 1,141 (1,096 undergraduate and 45 graduate) students to as many as 1400 students. The new facility will also contribute to the retention of students by creating an inviting, student-centered environment that promotes collaboration, mentoring and advising. The facility will allow the College to expand its Jake Jabs Center for Entrepreneurship to offer more opportunities to students as well as to increase outreach to Montana business and economic development communities. The facility will provide space for the College's Professional Advantage Program which is designed to increase students' professional skills and awareness. It will also enable the College to offer more interdisciplinary opportunities to students in other departments who wish to complete one of the College's minors or simply to explore an area of interest such as sustainable business practices or social entrepreneurship. The new facility will include offices for MSU faculty involved in teaching business and entrepreneurial courses which will promote recruitment and retention of university personnel. In addition the facility will

provide offices for graduate assistants and teaching assistants. The College of Business is an essential component of MSU's educational mission. The enhancement of existing programs, courses, and services will advance the College of Business' as well as the University's mission in education, research and community outreach.

d) Space Utilization Data:

The facility is expected to be approximately 46,000 SF. Efficiency data will be developed over the course of the programming and designing efforts. Pre-construction services (estimating, scheduling, planning, and value engineering services) provided by a competitively selected Construction Management/General Contractor (GC/CM) will also help maximize project efficiency. It is anticipated that approximately 65% of the gross SF will be assignable space.

e) Projected Use for Available Residual Space

The relocation of the College of Business into the new facility will free up approximately 14,000 SF of space in Reid Hall. Much of the space in Reid Hall will be used to relieve crowding of existing instructional occupancies and is expected to result in greater efficiency and higher quality delivery of other existing instruction programs.

f) Projected O&M Costs and Proposed Funding Sources:

O&M expenditures are anticipated to cost approximately $10.00/SF or $460,000 per year. MSU intends to request construction authority (including O&M funding) from the 63rd Montana Legislature (2013 - Long Range Building Program).

[End of APPENDIX A]

APPENDIX B

MONTANA
PREVAILING WAGE RATES FOR BUILDING CONSTRUCTION SERVICES 2012

Effective: February 10, 2012

Brian Schweitzer, Governor
State of Montana

Keith Kelly, Commissioner
Department of Labor and Industry

To obtain copies of prevailing wage rate schedules, or for information relating to public works projects and payment of prevailing wage rates, visit ERD at **www.mtwagehourbopa.com** or contact them at:

Employment Relations Division
Montana Department of Labor and Industry
P. O. Box 201503
Helena, MT 59620-1503
Phone 406-444-5600
TDD 406-444-5549

The Labor Standards Bureau welcomes questions, comments and suggestions from the public. In addition, we'll do our best to provide information in an accessible format, upon request, in compliance with the Americans with Disabilities Act.

MONTANA PREVAILING WAGE REQUIREMENTS

The Commissioner of the Department of Labor and Industry, in accordance with Sections 18-2-401 and 18-2-402 of the Montana Code Annotated, has determined the standard prevailing rate of wages for the occupations listed in this publication.

The wages specified herein control the prevailing rate of wages for the purposes of 18-2-401, et seq., Montana Code Annotated. It is required that each employer pay (as a minimum) the rate of wages, including fringe benefits, travel allowance, and per diem applicable to the district in which the work is being performed as provided in the attached wage determinations.

All Montana Prevailing Wage Rates are available on the internet at **www.mtwagehourbopa.com** or by contacting the Labor Standards Bureau at (406) 444-5600 or TDD (406) 444-5549.

In addition, this publication provides general information concerning compliance with Montana's Prevailing Wage Law and the payment of prevailing wages. For detailed compliance information relating to public works contracts and payment of prevailing wage rates, please consult the regulations on the internet at **www.mtwagehourbopa.com** or contact the Labor Standards Bureau at (406) 444-5600 or TDD (406) 444-5549.

KEITH KELLY
Commissioner
Department of Labor and Industry
State of Montana

[End of APPENDIX B]