

TO: **ALL ARCHITECTS/ENGINEERS OF RECORD**

FROM: Russ Katherman, Administrator
Architecture & Engineering Division
1520 East Sixth Avenue, Rm 03
P O Box 200103
Helena MT 59620-0103

DATE: January 9, 2023

RE: **REQUEST FOR QUALIFICATIONS**

Firms interested in being considered for an interview for project on the attached pages must follow these procedures:

- Submit Form 115 through the State's eMACS system, <https://solutions.scquest.com/apps/Router/SupplierLogin?CustOrg=StateOfMontana>. Information in addition to the 115 is acceptable.
- Submissions must be submitted no later than **2:00 p.m. on Thursday, February 02, 2023**
- Submissions received after the deadline may result in rejection.
- The procedure for selection will be in accordance with 18-8-204 MCA.

Firms selected for an interview on each project:

- Will be given project-specific initial information, interview topics/questions, and the interview schedule.
- Will be asked to present their credentials before an interview committee. The committee will then submit the names of three (3) qualified firms to the Dept. of Administration Director, who will appoint one firm for each project in accordance with 18-2-112 MCA.

The State of Montana makes reasonable accommodations for any known disability that may interfere with an applicant's ability to compete in the application and selection process or that may interfere with an applicant's ability to perform the essential duties of the job. 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. Persons using TDD may call the Montana Relay Service at 1-800-253-4091.

NEW RESIDENCE LIFE HALL

PLANNING AND DESIGN ONLY

UNIVERSITY OF MONTANA, MISSOULA

A/E # 2023-01-03

Design Budget: \$5,600,000. The full budget for design activities will need to include funding for a site survey, geo-technical report, and any specialized consultants such as a LEED consultant. Funding for construction will be considered by the MUS at a future Board of Regents meeting between November 2023 and March 2024.

The University of Montana, Missoula commissioned a Student Life Master Plan in 2020 to review sectors of the campus that affect student life. In particular, the master plan identified on-campus Housing as one of many potential building projects that would be useful in aiding student recruitment and retention, as well as help modernize a portion of the aging infrastructure on the UM campus.

The average age of campus housing units is 66 years old. The most recent new housing structure was Pantzer Hall, completed in 1996, already 26 years old, and was recently renovated to modernize finishes and furniture in 2021. The University of Montana is currently renovating Knowles Hall, a 1963 structure, providing all new MEP systems, windows, and roof, as well as updating finishes and furnishings. Knowles Hall renovations are due to be complete by summer 2023. The remodels of Pantzer and Knowles Halls were both identified within the 2020 Master Plan.

With growth in student enrollment, as well as a steep increase in rental prices in the Missoula housing market, the need for on-campus housing is even more acute. A siting and programmatic study was commissioned by UM in 2022 to study the locations, number and types of rooms required for a New Residence Hall. A copy of the report is available with this RFQ.

The 2022 UM housing bed count is 1,786 beds with 1,669 occupied (93% occupancy rate). The New Residence Life Hall will provide modern, contemporary student housing options, as well as provide swing space for the future removal of older campus housing structures that are past their useful life.

The New Residence Life Hall is proposed to be about 600 beds and approximately 170,000GSF in size. Most rooms are to be double occupancy with about 20% single bedrooms, including rooms for RAs (residence assistants). Each student “community” is expected to be about 30-40 students in size. The project will need to include student study spaces, lounges, laundry facilities, all gender bathrooms, administrative offices, reception desks, resident faculty apartments, common storage, and bicycle storage facilities.

The site selection has been narrowed to the area south of Pantzer Hall at the corner of Arthur Ave. and Beckwith, an image of that site is available with this RFQ.

Conventional construction methods are anticipated, though consideration to accelerating on-site construction should be given e.g., precast, or post-tensioned slabs, CLT slabs, prefabrication

etc. The building materials selected will need to be long-lasting and low maintenance. LEED silver is the minimum green certification level required.

The proposed structure will be required to “fit” into the existing University of Montana physical and aesthetic environment, taking into consideration vehicular and pedestrian traffic patterns, parking, service access, sightlines, views, solar angles, and impact on the neighborhoods etc.

Architectural firms responding to this RFQ must have a solid history with experience in design and construction of campus housing facilities, in a scale comparable to this proposed project and in a dense urban fabric, navigating IBC codes and City requirements.

The selected Architectural firm will be expected to provide accurate cost estimates at design milestones, in order for the University to pursue the right amount of construction authority and funding.

The project is expected to be complete, and ready for student occupation by late July 2026, including furniture installation.

While a traditional low bid contractor selection process is expected for this project, other methods of delivery may be considered if deemed necessary to meet the desired completion date.

The short-listing/selection committee will be comprised of members from UM, OCHE and A&E. UM members will be subject to approval by A&E and OCHE in order to maximize objectivity in the selection process.

Responses are due at the time and date set in the eMACS system. Interviews are slated to be held mid-March 2023 @ UM. Final selection is anticipated to be on or before March 31, 2023.

For additional information, please contact Jameel Chaudhry at (406) 243-5576, Jameel.Chaudhry@mso.umt.edu or Rick Hilmes at (406) 543-4187 rhilmes@mt.gov.

Attachments:

SITE MAP

2022-10-04 STUDENT HOUSING STUDY

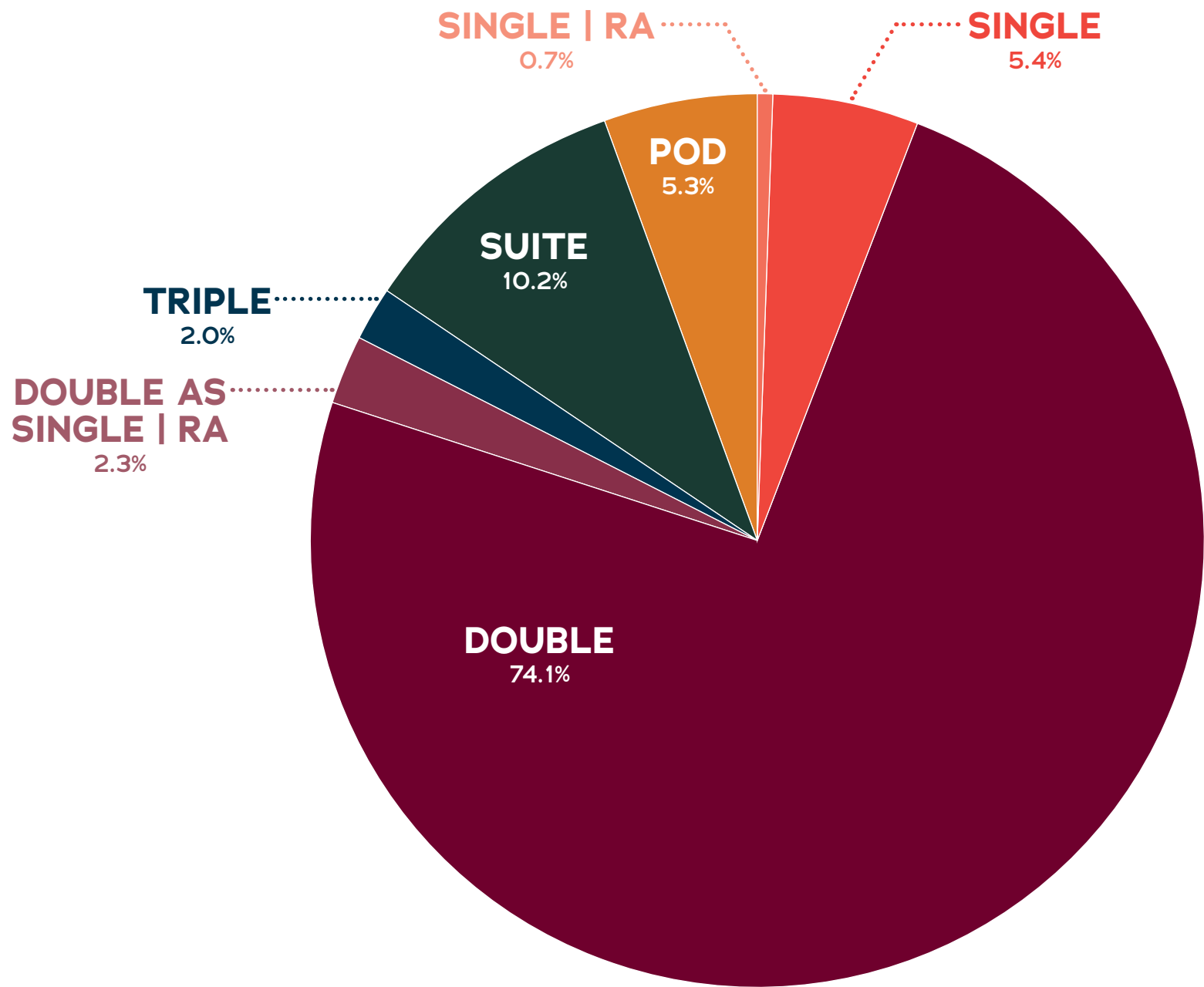


UNIVERSITY OF MONTANA

abbreviated student housing study

FINAL CONCEPT REVIEW
OCTOBER 04, 2022

UNIT MIX



CURRENT BEDS BY ROOM

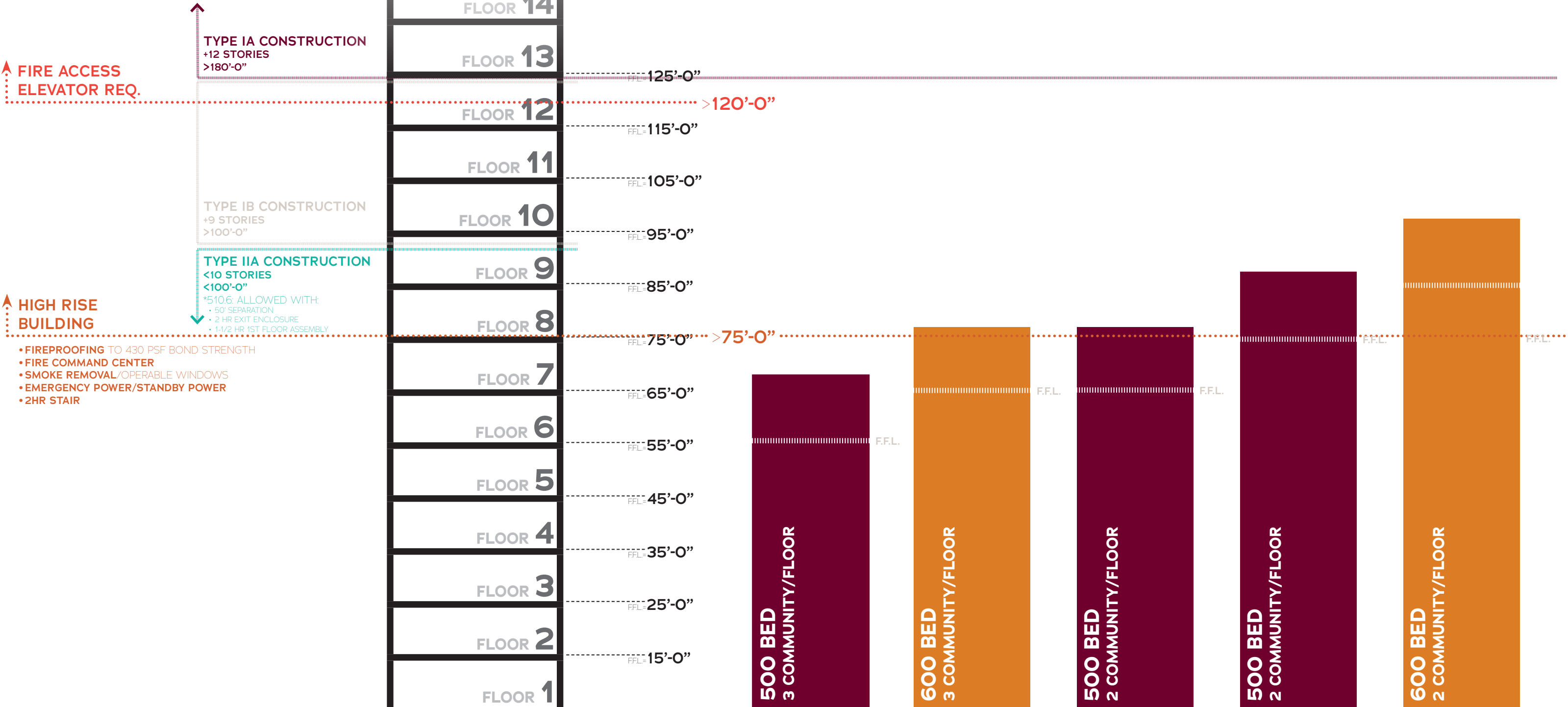
TARGET 500 BED PROGRAM

Room #	Room Name / Description	Program Area/Beds - Target 50 singles				Program Area/Beds - Target 112 singles			
		No.	Area (EA)	Area (Total)	Beds	No.	Area (EA)	Area (Total)	Beds
	Student Community								
	Single Room for RA	1	135	135	1	1	135	135	1
	Singles (Revenue generating, not RA)	3	135	405	3.0	7	135	945	7.0
	Double Room	14	190	2,660	28	10	190	1,900	20
	Triple Room	0	240	0	0	0	240	0	0
	2-Bed Semi-Suite	0	400	0	0	0	400	0	0
	4-Bed Semi-Suite	0	500	0	0	1	500	500	4
	Common Bathrooms/Showers	2	500	1,000		2	500	1,000	
	Gender Inclusive Bathroom/Shower	1	80	80		1	80	80	
	Active Lounge	1	350	350		1	350	350	
	Quiet Study	1	125	125		1	125	125	
	Trash/Recycling Area	0.5	100	50		1	75	75	
	Custodial Closet	0.5	100	50		1	70	70	
	Laundry	0.5	90	45		1	65	65	
				4,900	32			5,245	32
	Times Total Number of Communities	16		78,400	512	16		83,920	512
	Area per bed				153				164

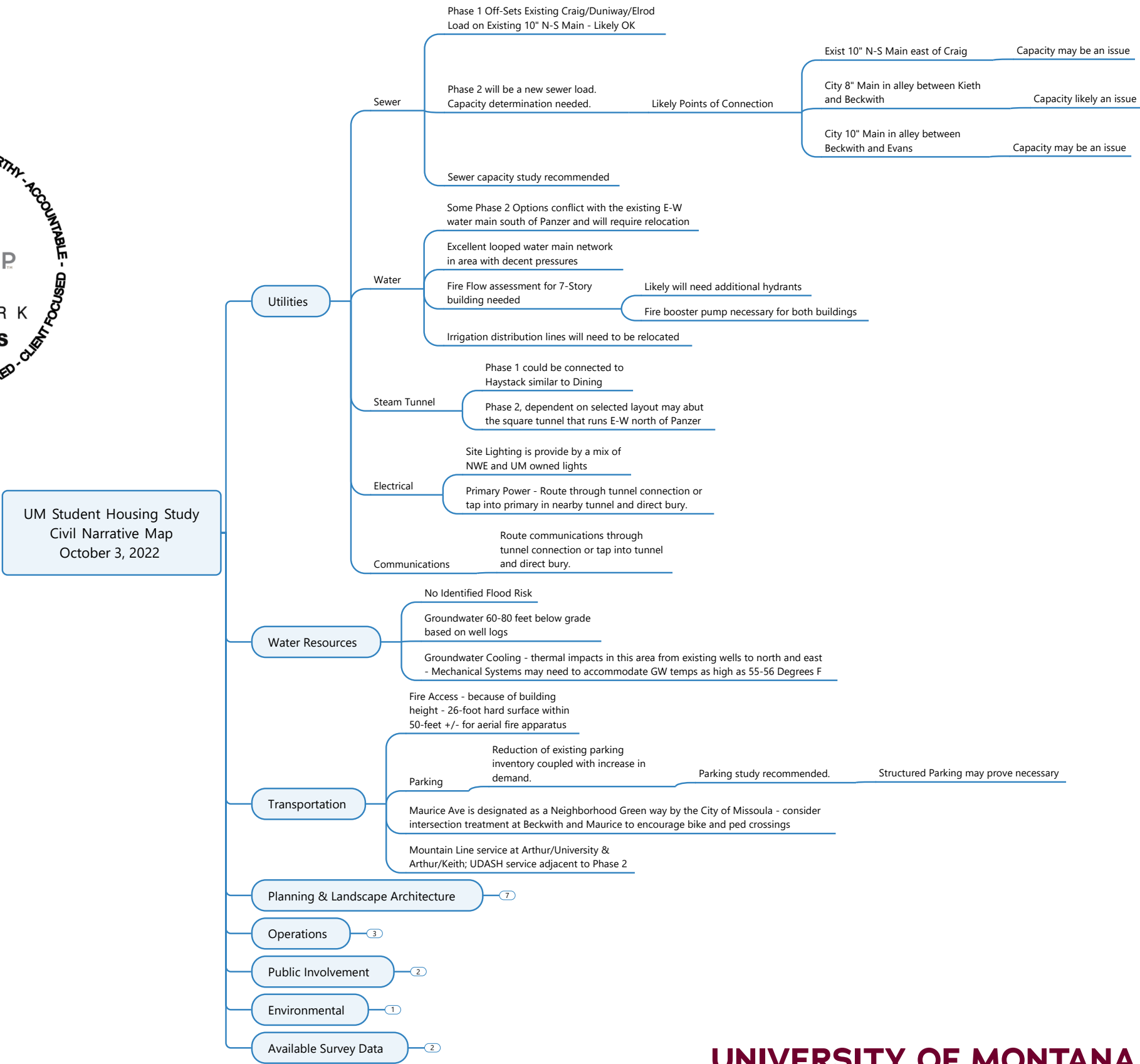
TARGET 600 BED PROGRAM

		Program Area/Beds - Target 50 singles				Program Area/Beds - Target 112 singles			
Room #	Room Name / Description	No.	Area (EA)	Area (Total)	Beds	No.	Area (EA)	Area (Total)	Beds
	Student Community								
	Single Room for RA	1	135	135	1	1	135	135	1
	Singles (Revenue generating, not RA)	3	135	405	3.0	7	135	945	7.0
	Double Room	17	190	3,230	34	13	190	2,470	26
	Triple Room	0	240	0	0	0	240	0	0
	2-Bed Semi-Suite	0	400	0	0	0	400	0	0
	4-Bed Semi-Suite	0	500	0	0	1	500	500	4
	Common Bathrooms/Shower	2	500	1,000		2	500	1,000	
	Gender Inclusive Bathroom/Shower	1	80	80		1	80	80	
	Active Lounge	1	350	350		1	350	350	
	Quiet Study	1	125	125		1	125	125	
	Trash/Recycling Area	0.5	100	50		1	75	75	
	Custodial Closet	0.5	100	50		1	70	70	
	Laundry	0.5	90	45		1	65	65	
				5,470	38			5,815	38
	Times Total Number of Communities	16		87,520	608	16		93,040	608
	Area per bed				144				153

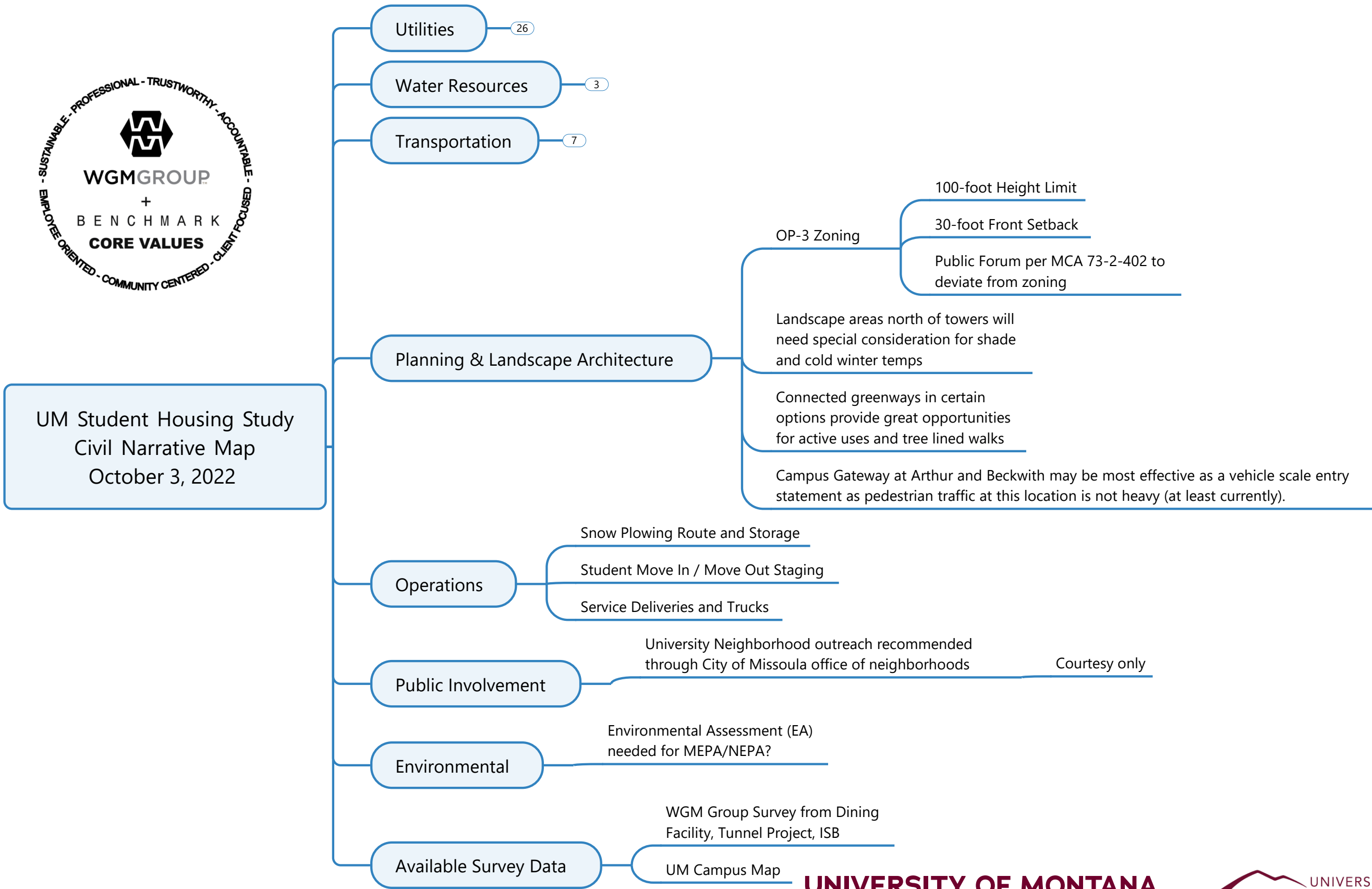
CODE IMPLICATIONS



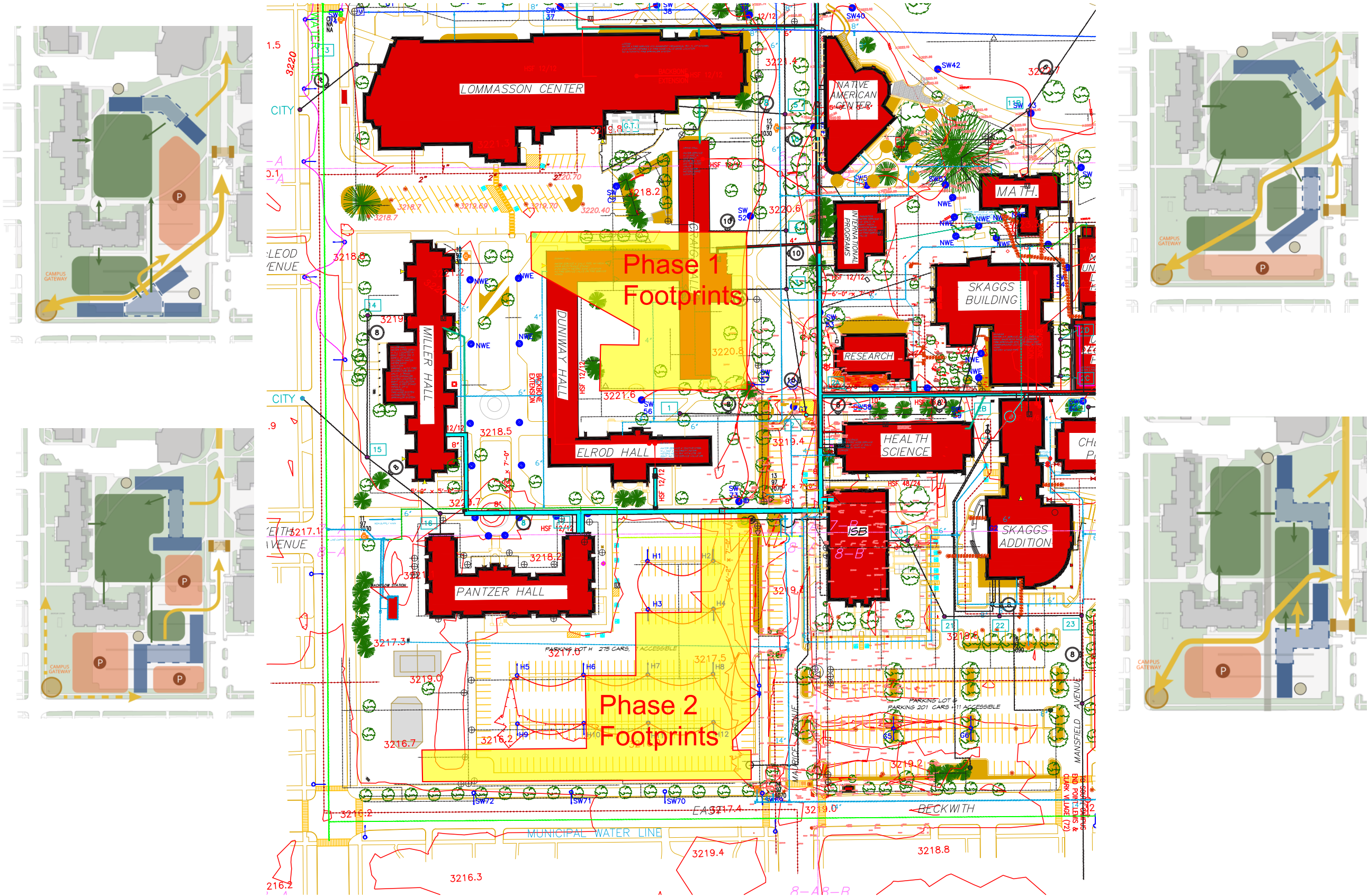
BUILDING SYSTEMS OVERVIEW | CIVIL



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architecture + design



