

REQUEST FOR QUALIFICATIONS

In accordance with 18-2, Part 5 MCA, the State of Montana is soliciting qualifications submittals from interested parties for a **GC/CM contract** involving pre-construction and construction services with a guaranteed maximum price for:

**Limited Army Aviation Support Facility (LAASF)
Billings, MT
Department of Administration
A/E #2023-33-01**

A Electronic PDF copy of the Qualifications submittals will be accepted until **2:00 PM** on **Thursday, March 23, 2023**, by the Architecture & Engineering Division offices. The RFQ document may be obtained at the Architecture & Engineering Division offices website at <http://architecture.mt.gov/>. If you have any questions, please call 406-444-3104.

The estimated single-project bonding requirement will be approximately \$45 million. Performance and Payment bonds, minimum 50% Montana resident workforce, and compliance with State Prevailing (Building) Wage Rates will be required.

Interested parties shall obtain and comply with the RFQ document which describes the project, schedule, information to be submitted, and criteria that will be used to develop a short list of firms that will receive the subsequent Request for Proposals document.

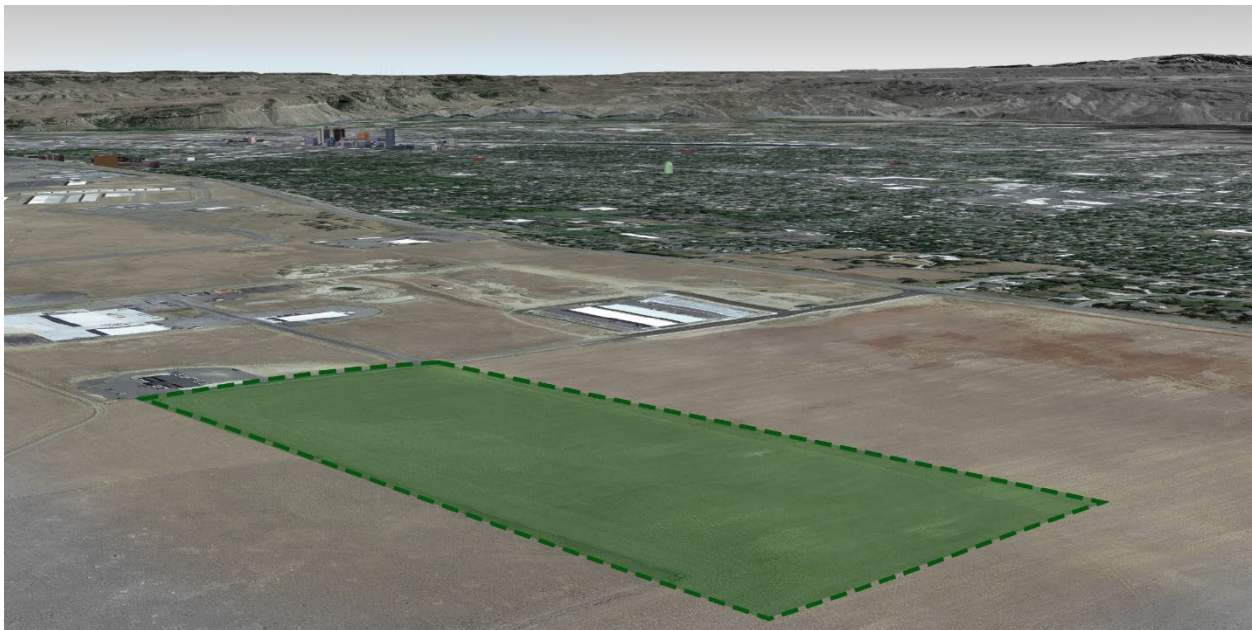
The Owner reserves the right to reject any or all submissions, to waive any and all irregularities or informalities, and the right to determine what constitutes any and all irregularities or informalities.

ARCHITECTURE & ENGINEERING DIVISION
DEPARTMENT OF ADMINISTRATION
STATE OF MONTANA

REQUEST FOR QUALIFICATIONS
GENERAL CONTRACTOR /
CONSTRUCTION MANAGER SERVICES

LIMITED ARMY AVIATION SUPPORT FACILITY
BILLINGS, MT

DEPARTMENT OF ADMINISTRATION
AE #2023-33-01



Architecture & Engineering Division
Department of Administration
PO Box 200103
Helena, MT 59620-0103

March 2023

I. INTRODUCTION

The State of Montana (Owner), is seeking qualified General Contractor / Construction Manager (GC/CM) firms to undertake preconstruction and possibly construction services for the Limited Army Aviation Facility in Billings, MT.

The 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 potentially Fixed Costs for General Conditions Work, with provisions for adding Construction Services through Early Work Amendments and acceptance of a Guaranteed Maximum Price (GMP) by Contract amendment. The GMP would include construction services through completion of the Project. Alternatively, the 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.

The Owner will use the Request for Proposals (RFQ) process to evaluate each of the Proposers' qualifications. A subsequent Request for Proposals (RFP) will be issued to all qualified Contractors who will then be required to submit detailed information regarding project-specific capabilities, experience, and costs. GC/CM selection will be determined from the Proposals submitted in response to the RFP document, interviews, and any other information sought by the Owner to assess a firm's ability to complete the project as required.

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

This RFQ 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 or all responses received as a result of this RFQ.

This Procurement effort 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, including but not limited to applicable wage rates, payments, gross receipts taxes, building codes, equal opportunity employment practices, and safety regulations.

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

HB 632 of the 67th Legislature authorized the Department of Administration to establish the MTARNG LAASF. State A&E Division will oversee and review the project. DMA and NGB will collaborate with State A&E on review. Funding is ARPA 602, and design requirements are per NGB/MILCON criteria. Funds must be expended by end of 2026.

This project is critical to the state of MT due to the current situation of the Montana Army National Guard (MTARNG) having only one Army Aviation Support Facility (AASF) in the state, located in west-central Montana. There is a significant gap in military aviation coverage of eastern Montana that negatively impacts the MTARNG's ability to readily support the communities in this region. Montana is the third largest state in the continental U.S., at 147,042 square miles. Location of the state's one AASF, creates an eastern Montana coverage gap of 76,806 square miles (based on UH-60 maximum range with return). For the MTARNG to provide immediate response to eastern Montana, they are forced to support from the current location in west-central Montana, or project personnel and assets to respond, resulting in a significant response delays.

Total project funding is approximately \$52 million.

Project Location and Site

The site is located in Billings, MT. This site was chosen to bridge the aviation coverage gap on the eastern part of the state as well as for its opportunity of a Readiness and Innovation Campus (BRIC). The BLAASF is the first Phase of a multi-phase BRIC Master Site Plan. The site is located to the North of Billings, on top of the 'Rim' and west of the Logan International Airport. The proximity of the LAASF to the airport compliments nearby airspace restrictions. The current site is 20 acres.

Design Considerations

The LAASF will include a 51,317 square foot building complex and associated sitework/infrastructure on ±20 acres. The LAASF building complex supports flight operations and consists of multiple aircraft maintenance hangars with maximum exterior heights of 44 feet (potential height restriction based on site placement). The facility also includes indoor aircraft wash facilities, administration/offices, instruction, classroom, storage, and support areas to achieve mission requirements for the Montana Army National Guard (MTARNG).

The project includes the following items that are integral to the facility; Backup/Emergency Generator, Organizational Vehicle Parking (Paved), Unheated Aircraft Storage Hangar, hangar doors, overhead cranes, floor drainage, long span structure, HVAC systems and Fire Suppression for Maintenance Hangars and Aircraft Storage Hangar. Comprehensive interior design services are requested. This facility will be designed to meet Industry Standards as well as all local, State, and Federal building codes and as per 42 U.S. Code 4154. Construction will also include civil components such as utility services, roads, walks, curbs, gutters, storm drainage, exterior concrete and paving, site lighting, geotechnical/seismic soil conditions, parking areas and other site improvements.

Facilities will be designed to a minimum life of 50 years in accordance with DoD's Unified Facilities Code (UFC 1-200-02) including energy efficiencies, building envelope and integrated building systems performance as per ASA(IE&E) Sustainable Design and Development Policy updated 2017. Access for individuals with disabilities will be provided. Antiterrorism measures in accordance with the DoD Minimum Antiterrorism for building standards will be provided. This project will request an exemption to the Army 1 SQFT for 1 SQFT disposal policy.

The project will be subject to approval/coordination with FAA, DEQ, MDT, Billings Logan International Airport and the City of Billings.

The building will be designed and constructed for a USGBC LEED v4 certification (level to be determined).

The project will continue to evolve through the schematic design study, and the input of user groups, building committee and others, including the future GCCM addition to the team. The Owner expects the GC/CM to provide continual involvement through all phases of the project. Pre-construction services throughout all design phases will be essential to providing a well-coordinated outcome for this phased project.

The tentative approach for the project is to begin with an Early Work Amendment(s) (EWA) for site work followed by foundation/structural steel.

The selected GC/CM must be able to coordinate and integrate the design and construction of a complex project. Experience working with multiple entities is required.

For the design, the Owner has selected:

SMA Architecture + Design, P.C.
920 Front Street STE 101
Helena, MT 59601
(406) 442-4933
Principal-in-Charge, Tim Meldrum

The Owner is ready to hire a GC/CM for pre-construction collaboration with the ownership and design team. The project is presently in the Schematic Design phase.

The following is the intended timeline for the project:

GC/CM Selection:

Advertising dates:	March 5, 12, 19, 2023
Last Date for Questions:	March 16, 2023
Receipt of Qualifications:	2:00 p.m. on March 23, 2023
Review & Scoring by Committee:	March 27-31, 2023.
Issue RFP to Qualified Firms:	Week of April 3, 2023
On-Site Q&A and Tour of Site:	Week of April 10, 2023
Last Date for Questions:	April 20, 2023
Receive Proposals:	2:00 p.m. on April 27, 2023
Proposals Review:	May 1 -5, 2023
Interviews:	May 9, 2023 in Helena
Potential Follow-Up Questions/Responses:	Week of May 15, 2023
Final Scoring & Selection:	Week of May 22, 2023

Design/Construction:

Completion of SD set:	June 2023
Completion of DD set:	October 2023
Completion of EWA CD set (Site):	Fall 2024
Completion of CD set:	April 2024
GMP Established:	May 2024
Commence Construction:	June 2024
Construction Complete:	June 2026
Commission & Move-In:	July-December 2026

III. SCOPE OF PRE-CONSTRUCTION SERVICES

Subsequent to the RFQ selection and short-listing, each potential firm invited to respond to the RFP shall propose a **maximum** pre-construction services fee. Pre-construction services will be provided on a cost reimbursement basis up to a stated maximum. The specific scope of pre-construction services will be negotiated prior to signing the final GC/CM contract, based on the proposer's input as well as the owner's requirements. In general, services are anticipated to include the following:

1. General goals

- Serve as a partner to the owner and design team.
- Provide preconstruction guidance.
- Develop and update schedules, estimates, and action-plans at scheduled milestones.
- Guide decisions regarding phasing of the project to optimize quality, schedule, and budget.
- Strategically approach the subcontractor market with a focus on providing quality, schedule, and budget value to the owner
- Provide timely information, estimates, and schemes, and participate in decisions regarding construction materials, methods, systems, phasing, sustainability and costs to assist in determining which are aimed at providing the highest quality building, constructed using the most sustainable construction materials and practices, and within the budget and schedule.

2. Quality assurance

- Partner with design team to improve design through constructability reviews.
- Provide design team with collaborative input on design decisions that impact construction quality.
- Complete thorough visual and invasive investigations of existing conditions and strategically plan for challenges.
- Complete reviews of adjacent occupied spaces and strategically plan for impacts.
- Actively participate in value engineering throughout the design process including value added items. Value engineering at the time of establishing EWAs and the GMP is unacceptable and does not meet the intent of this process.

3. Scheduling and coordination

- Provide design team with collaborative input on design decisions that impact construction schedule.
- Develop clear construction staging and impact maps, diagrams, schedules and plans accounting for the challenges of working in a building in the campus core.
- Develop clear communication of impacts and schedules to stake holders and building occupants.
- Guide design team to make changes beneficial to smooth on-boarding of subcontractors.
- 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 agreed upon date.
- 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.
- Develop a preliminary construction schedule.

4. Budgeting and estimating

- Provide design team with collaborative input on design decisions that impact construction budget.
- Complete thorough and accurate line item cost estimating throughout pre-construction.

- Provide input on current market climate and economic conditions.
- Balance budget and schedule with needs of users
- Evaluate budget and makes suggestions for cost-saving changes or value enhancements.

5. Bidding process

- Develop detailed and well-organized bid packages in coordination with design team.
- Advertise, manage, and obtain bids per trade for Owner review.
- Lead and manage bid package opening and tally results for review.
- Manage any bid package amendments and communicate revisions to bidders.
- If necessary, and upon execution of any Early Work Amendment prior to a GMP agreement, undertake early material procurement, site preparation, and/or advanced construction work.
- Clearly define scope and bid packages to keep GC/CM allowances in the GMP to a minimum.

6. LEED

- The project goal is to attain a LEED v4 silver certification.
- The GC/CM shall bring valuable trades to the team during both design and construction to further the LEED goal.
- The GC/CM will be responsible for meeting the design standards and point values set forth during the construction phase.

IV. SCOPE OF CONSTRUCTION SERVICES

The GMP may be requested during the Construction Documents phase or after GC/CM buy-out is completed, either option at the Owner's discretion.

The established GMP will be the maximum amount paid for the construction 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 selection 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 / STATEMENT OF QUALIFICATIONS REQUIREMENTS

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. The Request for Proposals (RFP) will be issued to all qualified Contractors who will then be required to submit detailed information regarding project-specific capabilities, experience, and costs.

The Owner’s selection committee will consist of representatives from the State A&E Division, Department of Military Affairs, and SMA Architecture + Design. The selection committee will evaluate each of the firms based on the overall merit of the written qualifications in accordance with the criteria listed below.

Non-prerequisite criteria will be rated on a scale of 0 through 5 (5 being highest rating) by the selection committee and weighted in accordance with the importance of each item.

Ratings will be determined by deliberations and consensus scoring of the selection team as recommended in “Best Practices for Use of Best Value Selections,” a joint publication of the National Association of State Facilities Administrators (NASFA) and the Associated General Contractors of America (AGC).

Firms must receive a minimum of a “3” rating in # 5, #6, and #7 below, and a minimum weighted total of 45 to be considered qualified to receive the RFP.

Category	Rating:	Weight:	Total Possible Score:
1. Signature of Officer or Principal	----	----	Prerequisite
2. Bonding Capacity	----	----	Prerequisite
3. Safety	----	----	Prerequisite
4. MT Construction Contractor Registration	----	----	Prerequisite
5. Civil/Aviation/NGB/Military Experience	0-5	5	25
6. GC/CM Experience	0-5	5	25
7. Legal and Financial Information	0-5	5	25
8. Business Entities Other Than Corporations	----	----	Per 1 through 7 above
TOTAL:			75

CAUTION: Firms shall NOT propose either verbally or in writing any form of donations, contributions, gifts, assistance, or offsets or that could have the appearance of such. Doing so may result in disqualification.

NOTE: If submitting as an entity other than an incorporated firm (e.g. partnership or joint-venture) or other arrangement (e.g., a contractual teaming relationship), refer to Article 8 below.

Proposers must meet certain minimum Qualification Conditions in order to be eligible to submit a Proposal. The Owner has identified the following Qualification Conditions:

1. Statement of Qualifications must be signed by an officer or principal of your firm.
(PREREQUISITE)
2. Bonding Capacity (PREREQUISITE)
 - a) It is required that proposing firm have the bonding capacity for this project. Proposer must have a single-project bonding capacity of \$45 million at the time of the RFP. Provide single-project and aggregate bonding program amount. Please note that bonding capacity is a requirement and if not met, the proposer will not be selected to move forward in the process.
 - b) In addition to bonding capacity of \$45 million, please provide:
 - i. Bonding company and agent, with phone and email contact information;
 - ii. Years of relationship;
 - iii. If less than 5 years, or not your exclusive source, name all others used in the last 5 years; and,
 - iv. If less than 5 years, or not your exclusive source, provide additional explanation regarding any transitions or changes.
3. Safety (PREREQUISITE)
 - a) Provide incidence rate, experience modification rate, AND loss ratio. An incidence rate greater than the latest average for non-residential building construction for Montana as established by the federal Bureau of Labor Statistics (BLS) for the prior year or an experience modification rating (EMR) greater than 1.0 or a loss ratio of more than 100% may result in immediate disqualification on this item.
 - b) Provide your firm's number of employees for BLS's most recent reporting period and the firm's applicable NAICS code.
 - c) 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. Include evidence of valid Montana Contractor Registration. **(PREREQUISITE)**
5. Civil/Aviation/NGB/Military Experience:
 - a) Describe your firm's experience with building projects that have a large civil component.
 - b) Describe your firm's experience with Aviation projects.
 - c) Describe your firm's experience with NGB/Military projects.
 - d) Similar civil, aviation, NGB/Military experience or efforts performed by your firm.

6. General Contractor / Construction Manager Firm Information:
 - a) List 3 projects of similar size and scope demonstrating experience and capacity to act as a GC/CM.

7. Legal and Financial Information:
 - a) In the last five years, have you (if you answer “yes”, provide full explanation):
 - i. Had an Owner claim against your Performance Bond?
 - ii. Been declared in default and/or terminated on a project?
 - iii. Assessed damages for delay in delivery of project?
 - iv. Taken legal action, filed liens, or dispute resolution proceedings of any kind against an Owner for anything other than non-payment for accepted work?

8. Business Entities Other than Corporations
 - a) If submitting as a Partnerships/Joint-Venture, please contact the State A&E Division for additional information and specific requirements.

VI. SUBMITTAL OF INFORMATION

One electronic PDF copy to this RFQ must be **received** at:

Architecture & Engineering Division, State of Montana
P.O. Box 200103; 1520 East 6th Avenue
Helena, MT 59620-0103
rwarfle@mt.gov or DOAAEDivision@mt.gov

BY MARCH 23, 2023 BY 2:00 PM MST

Electronic PDF copy may be emailed prior to the closing time to DOAAEDivision@mt.gov, rwarfle@mt.gov, or sent ftp to rwarfle@mt.gov by use of the State's e-Pass file transfer service, <https://app.mt.gov/epass/Authn/selectIDP.html> (a free account will need to be created for use of e-Pass)

e-Pass MUST be used for files larger than 10MB

ALL QUESTIONS AND CONTACTS REGARDING THIS RFQ MUST BE ADDRESSED IN WRITING
BY March 16, 2023, TO:

Bob Warfle-P.E., Engineering Manager
(406) 444-0771; fax (406) 444-3399
rwarfle@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 20 sheets total (printed 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 transmittal letter, section dividers, and cover/backing sheets, are exempted from the page limit. Page size limit is 8-1/2 x 11 inches, with basic text information no smaller than 10-point font.

CLAIMS FOR TRADE SECRET AND/OR CONFIDENTIALITY:

Public agencies in Montana are required by Montana law to permit the public to examine documents that are kept or maintained by public agencies, other than those legitimately meeting the provisions of Montana's Uniform Trade Secrets Act, Mont. Code Ann. §§ 30-14-401, et seq., and that the State is required to review claims of trade-secret confidentiality.

Information separated out under this process will be available for review only by the procurement officer, the evaluator/evaluation committee members, and limited other designees. Offerors shall pay all of its legal costs and related fees and expenses associated with

defending a claim for confidentiality should another party submit a "right to know" (open records) request.

For a claim of confidentiality to be considered by a public agency, all trade secret confidentiality information must be segregated and be accompanied by the Trade Secret Confidentiality Affidavit available <http://vendorresources.mt.gov/VendorForms>. This affidavit must be fully completed and submitted to the State along with the RFQ/RFP, and the following conditions must be met:

- a) Confidential information (including any provided in electronic media) to be withheld under a claim of confidentiality must be clearly marked and separated from the rest of the qualifications or proposal;
- b) The qualification or proposal may not contain trade secret matter or confidential information related to the cost or price; and,
- c) A full explanation of the validity of this trade secret claim attached to the affidavit.

VIII. ATTACHMENTS

The following exhibits are incorporated in this RFQ:

Attachment A: Montana Prevailing Wage Rates for Building Construction 2023 (available at <http://erd.dli.mt.gov/labor-standards/state-prevailing-wage-rates>).

END OF RFQ