



**MICHIGAN STATE UNIVERSITY**  
**REQUEST FOR PROPOSAL**  
**Construction Management Services**  
**Dairy Cattle Teaching and Research Center**  
**CP22033**

**Issue Date: February 6, 2023**

**Due Date: February 28, 2023**

**Michigan State University**  
**Chris Barnes**

**Planning, Design, & Construction**  
**Infrastructure Planning and Facilities**  
**1147 Chestnut Rd, Room 101,**  
**East Lansing, MI 48824-1215**

## **Instructions for Filling RFP Response**

### **GENERAL INFORMATION:**

Michigan State University will identify qualified firms it believes can successfully execute the scopes of services for this project. It is the university's intent to enter into MSU's standard agreement for Construction Management Services with the successful firm in accordance with the terms, conditions and requirements set forth in this Request for Proposals. There are three principal components to selection process.

1. Interested firms respond to this this Request for Proposals ("RFP"), which provides the necessary information for the university to evaluate team qualifications, experience, technical approach, and cost information. .
2. The university will invited a maximum of 4 finalists to attend an interview with the Owner and selected design professional to confirm their Proposal and answer additional questions.
3. MSU will identify the best-qualified firm, and then review cost proposals. If the most qualified firm is higher than other proposals, MSU will decide if the premium brings corresponding value. If it is significantly lower, MSU will review to ensure the cost proposal is reasonable.

The university will select the team which, in its sole judgment, is the best qualified to execute this project.

### **Attachments:**

1. MSU Standard Construction Management Contract
2. Cost Proposal Form
3. Feasibility Study Report
4. Anticipated Project Schedule

### **Type of Contract:**

This project will be delivered in a highly collaborative Construction Management approach. A contract resulting from this solicitation will be in the form of the ConsensusDocs 500, as modified by MSU and provided with this RFP. Firms must request any changes as part of the RFP response.

## **Clarifications and Interpretations:**

Any clarifications or interpretations of this RFP that materially affect its requirements in any way will be issued by the Owner. It is the responsibility of all respondents to obtain this information in a timely manner. All such addenda shall be issued by the Owner before the proposals are due as part of the RFP. Respondents shall acknowledge receipt of and incorporate each addendum in its Proposals.

## **Submissions:**

Firms will submit responses in an A3 format. Submit each section as a separate single-sided A3. Required information is listed below.

The submission due date for Proposals is February 28, 2023 at 3:00 P.M. Local Time.

Late proposals will not be considered. Submit responses through MSU's Oracle Primavera Unifier Bid Manager. This system requires prior registration. Please submit registration at least 7 days before responses are due. For instructions on registration, see <https://ipf.msu.edu/construction/partners/prospective-partners>.

Michigan State University is not responsible for any expenses incurred in the preparation of any proposal or presentation, nor does Michigan State University assume any contractual obligation by issuing this RFP.

Firms are required to provide the financial proposal in a live unsecure excel file as provided in with this RFP. This is to be provided as an attachment in Bid Manager, along with the other documents requested.

The Owner designates the following person as its representative and Project Manager for this RFP. Respondents shall restrict all contact with the Owner and direct all questions regarding this RFP, including questions regarding terms and conditions, to the Project Manager.

Chris Barnes

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## **Background:**

Michigan State University seeks proposals for pre-construction and construction management services for the new Dairy Cattle Teaching and Research Center. The following is a brief description of the project:

MSU is widely recognized for excellence in Plant and Animal Sciences (#7 globally) and Agriculture Sciences (#22 globally). In alignment with the MSU 2030 Strategic Plan, the new Dairy Teaching and Research facility will be a critical component for building on MSU's strength as a globally recognized leader in animal and veterinary science and agricultural engineering providing critical solutions to increase the workforce and develop research-based solutions to advance economic and environmental sustainability of the Michigan dairy industry, the leading contributor to the state's agricultural economy. The current MSU Dairy Teaching and Research Facility is located on approximately 40 acres within MSU's south campus in East Lansing.

## **Project goals:**

- Replacement of existing 1960s era facilities which are no longer reflective of modern dairy production or suitable for accompanying research, teaching and outreach needs of today and into the future.
- Facility expansion to allow increase in dairy herd size from ~220 to ~700 cows to expand ongoing fundamental and applied research efforts in dairy cattle nutrition, health, reproduction, genetics and management and reduce ~ 2-year backlog on funded research.
- Add necessary infrastructure to facilitate formal instruction and experiential learning experience on sight for agricultural technology, BS, MS, PhD and DVM students and exposure to digital dairy technologies
- Add/expand infrastructure to facilitate new/expanded research opportunities focused on environmental sustainability and new revenue streams for dairy operations including anaerobic digestion and energy generation, nutrient recovery and reducing greenhouse gas emissions
- Add infrastructure necessary to facilitate outreach to the dairy industry and general public on modern dairy production and impact of efforts at MSU
- Help attract and retain the very best faculty and students
- Increasing potential to attract significant federal funding in high-demand research areas
- Aligning modern dairy facility infrastructure, space functionality, and adjacency with the caliber of the programs and its faculty, staff, and students

## **Expected major facility components:**

- Conventional free stall housing
- Tie stall housing
- Milking parlor and holding area
- Robotic milking
- Manure collection system and sand separation
- Administration area
- Treatment and veterinary medicine area
- Dry cow and maternity housing
- Calf housing
- Feed storage
- Anaerobic digestion (expansion)

**Selection and Tentative Schedule:**

<b>RFP Issued</b>	<b>February 6, 2023</b>
<b>RFP Due</b>	<b>February 28, 2023</b>
<b>Interviews</b>	<b>March 9 &amp; 10, 2023</b>
<b>Selection</b>	<b>March 14, 2023</b>
<b>Design</b>	<b>April 2023 - Feb 2024</b>
<b>Construction</b>	<b>March 2024 – Sept 2025</b>

**Interview:**

Interviews will be scheduled for 1 ½ hours for all shortlisted firms.

For the project interview, please provide a project plan which addresses the following:

Please refrain from marketing related presentations.

Please focus your presentation on this project.

During the interview, MSU would like the firms to focus on the following items:

- Describe proposed team’s experience and strength in providing preconstruction and construction services on a project of this scale and complexity.
- Provide detail and explanation into your preconstruction services plan for this project. How will your team engage with the AE and Owner team?
- Describe solutions for challenges this project presents, for example, how you respond to changes in design scope and resulting changes in cost.
- Describe how your commitment to DEI will be reflected on the project site.

Please provide an electronic copy of any presentation materials on the day of the interviews.

## **Written RFP Response:**

Firms will submit responses in an A3 format. Submit a single A3 for each section.

### 1. General Information

#### a. Organization

1. Firm name, address, and Federal Taxpayer Identification Number.
2. Identify type of organization for the firm/team, such as partnership, corporation (including type), etc. Include parent company if applicable.
3. Also identify if your firm/team is an MBE, WBE, or other DBE. Include detail.
4. Does your firm/team have an Affirmative Action Plan(s) approved by the Michigan Department of Civil Rights?
5. Year established.
6. Total bonding capacity, single project bonding limit, and amount of total bonding capacity that is encumbered at this time.
7. Contact for this RFQ, including email, address, and phone.
8. Include information on the distribution of projects by size in your firm.

#### b. People

1. Number of permanent employees.
2. Number of employees permanently assigned to pre-construction and construction services.
3. Describe your organization's Commitment and demonstrated experience in supporting Diversity, Equity, and Inclusion in the community.
4. List number of staff in each of the following roles. Include number that are licensed, registered, or similarly noted.
  - Field Managers or Superintendents
  - Project Administrator or Managers
  - Estimator
  - Resource Personnel (safety, etc.)
  - Support or Administrative Persons
  - Principals or Officers
  - Other (specify)
  - Total

- c. Certification by officer of firm: I certify to the best of my knowledge that the information provided is complete and accurate.

### 2. Key Personnel and Projects

1. Provide the key personnel you propose for this project, including principal or project executive, project manager, superintendent, and preconstruction staff. Concise resumes (no more than one page per team member) may be attached in addition to A3 submittals; provide as a separate single file with applicable team members.
2. List representative projects, and the role of the Key Personnel
3. Provide examples where your team has succeeded in delivering comparable projects. Include the role of the proposed Key Personnel, and include:

- a. Construction cost
- b. Schedule
- c. Delivery Method
- d. Owner representative during design and construction, including name, email, and current telephone number of the individual that is most familiar with the project and your team's role.

3. Plan:

- a. Provide a project plan, which should align with MSU's schedule.
  - Include key milestone dates for the university review and decision making to ensure schedule and budget compliance.
  - Note proposed team members level of effort through each phase of the project. Express as a percentage of time; for example, full time assignment to the project would be 100%.
  - Note potential or actual conflicts with other projects and assignments.
- b. How will you ensure that your listed construction phase team members will be available for this project's construction phase slated to start in 2025?

4. Current challenges:

- a. What techniques are you using to address the current economic and supply chain volatility while delivering transformative buildings per schedule and on budget?

5. Collaboration:

- a. Provide an outline of how you will implement Sustainable principles on this project during the programming and design phase. Include examples of past implementations.
- b. How will your team support collaboration on this project? Provide examples of how you have effectively and successfully delivered a similar project within a university structure, working with multiple decision-makers and stakeholders.

6. Diversity Equity and Inclusion

MSU values and embraces Diversity, Equity and Inclusion which is articulated in our DEI plan, outlined as a presidential initiative (<http://president.msu.edu/initiatives/dei-plan/index.html>). We are seeking creative approaches to infusing DEI in the built environment. Please describe your plan to incorporate DEI in this project.

**Cost Proposal:**

*Please provide cost proposal on the attached form.*

Include an estimate of all general conditions, including those that may be included in subcontracted work scopes. MSU will be open to any suggested allowances that would benefit the Project. Cost proposal to be based on \$38.5M construction cost.

Provide personnel costs in detail on and electronic spreadsheet (will be emailed separately)

1. FIRM NAME(s)/ BUSINESS ADDRESS(s):
2. TELEPHONE NUMBER(s):
3. State the Name, Title, Email Address and Telephone Number of the Contact Person:

Signature:

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(Name)

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(Title)

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(Date)