

MICHIGAN STATE
U N I V E R S I T Y

**INFRASTRUCTURE PLANNING AND FACILITIES
PLANNING, DESIGN AND CONSTRUCTION**

January 12, 2026

TITLE OF PROJECT: Transportation Services Garage

PROJECT ISSUE DATE: December 19, 2025

PROJECT NUMBER: CP25063

ADDENDUM NO: 1

GENERAL

This Addendum is issued prior to receipt of Proposals to amend the RFP Documents identified as Transportation Services Garage – CM RFP

Except as otherwise specifically mentioned, the general character of the work required by this Addendum shall be the same as originally specified, and all incidentals required in connection with the work hereinafter described shall be included even though not specifically mentioned. When an item is mentioned with additional specifications given, reference shall be made to the original specifications.

No drawings accompany this Addendum

<u>ITEM NO.</u>	<u>DESCRIPTION</u>
1	Updated contact information within the RFP i. Corrected email for Jason VanZee
2	Updated Attachment A – Modified Schedule Milestones. i. Updated RFP due date with the milestone schedule to match the RFP and plan room



MICHIGAN STATE UNIVERSITY

REQUEST FOR PROPOSAL

**CONSTRUCTION MANAGER SERVICE PROFESSIONAL
SERVICES**

Transportation Services Garage

CP# 25063

Issue Date: December 16, 2025

Due Date: January 15, 2026 - 3 (pm EST)

Planning, Design and Construction

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

**Kristi Cruz,
Contract Officer kruz@msu.edu**

**Jason VanZee,
Project Manager vanzeeja@msu.edu**

Project Description and Scope:

See **Attachment A** for the full project description, schedule, budget, and previous study documentation.

Project Overview:

Michigan State University (MSU) seeks professional qualifications and proposals for construction management services for the project listed above. The following outlines the project and submission requirements.

It is MSU's intent to select the team that will provide the most value to the project. The successful firm will enter MSU's standard agreement for Construction Management Services. There are three principal components to the selection process.

There are four principal components to the selection process

1. Qualifications and Experience of the proposed team.
2. This Request for Proposals ("RFP") provides the information necessary to prepare and submit Proposals including fee proposals and general conditions pricing, staffing and general requirements.
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.
4. There is no intention to conduct interviews. Selection will be based on the proposals only.

The university selection committee will select the team which, in its judgment, is the best qualified to execute this project. Submittals will be evaluated based on:

- Demonstrated teaming experience
- Experience with comparable building and project types
- Ability to collaborate effectively with stakeholders
- Commitment to meeting the project schedule and budget

Supporting Documents:

- Attachment A – Project Background & Objectives, including schedule, budget, and floor plans
- Attachment B – Team Matrix Fillable Form
- Attachment C – Previous Study (from Fishbeck)
- Attachment D – Updated layout from AE RFP
- Attachment E – Contract Form (ConsensusDocs 500)
- Attachment F – Cost Proposal Form

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 attached to RFP for reference.

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.

Proposal Requirements

Submit the first four section requirements using a condensed A3 format to the best extent possible. The required information is listed below in the Submission Guidelines.

Provide responses in PDF format no later than 3:00 pm (EST) on the RFP due date. 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>.

MSU 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.

SUBMISSION GUIDELINES

Submission of Proposal:

The submission due date for Proposals is listed in front of this RFP. The proposal will be received via Bid Manager, which requires prior registration and invitation.

- **Bid Manager** is the Oracle Primavera Unifier Bid Manager application used by the Owner to receive proposals for this project.
- Provide MSU with the name, email and phone number of their representative responsible for submitting the proposal.

SECTION 1 - GENERAL INFORMATION

a) Contact Information

1. Firm Name and Address (if multiple offices, list all offices that will develop the project)
2. Company Structure (e.g., partnership, publicly held corporation, etc.)
3. Is the firm a minority-owned, women-owned, or other disadvantaged business? (If yes, please specify)
4. Point of contact communications related to this RFP. Include Name, Title, phone, and email.

b) Firm History

Provide an overview of your firm.

SECTION 2 – TEAM ORGANIZATIONAL CHART

Graphically show the individual members of the team, the services, disciplines, and responsibilities they will provide and how they relate to each other. Verify that the individuals and disciplines shown correspond to the individuals and disciplines indicated in all other parts of the submission guidelines. Graphic representation may be an organizational chart or another representation that best expresses individuals, discipline, responsibilities, and relationships.

SECTION 3 – PROJECT PLAN

1. Provide a project plan to align with Attachment A. Include decision making time for the University and assess if the proposed schedule is realistic.
2. After reviewing the information provided, identify the key issues for a successful project. Provide examples where you have successfully addressed these issues in other projects.
3. To meet the Step 2 Board of Trustees (BOT) meeting deadlines, design, and CM Bid/GMP need to be completed prior. Provide examples where your team has collaborated to expedite construction procurement.
4. Describe how your team will support MSU's strategic initiatives and the IPF Mission, Vision, and Values if selected for this project.

SECTION 4 – RELEVANT EXPERIENCE

Submit up to **five (5)** relevant facilities constructed within the last five years. Include these in your Team Matrix.

One project per page (up to 5 pages total).

For each project, include:

- Project Name and Owner
- Project Status
- Current Design Phase or Year of Completion
- Delivery Method
- Proposed Team Members Involved
- Building Information:
 - Program description
 - Gross square footage (and grossing factor if available)
 - Construction cost and cost/SF + Total project cost and cost/SF
 - New construction, addition, or renovation
 - Sustainability certifications (LEED, Net-Zero, WELL, etc.)
- Design Team
- Owner Contact Information
- Other relevant information or links

Identify how the proposed team participated in the projects listed in **Relevant Experience**. If an individual did not contribute to these projects, describe their experience with similar projects.

Submit a separate file containing half-page résumés for each key team member.

Partnering

If your proposal involves multiple firms outline each firm's specific responsibilities in:

- Project management
- Administration
- Technical disciplines

SECTION 4 – CM TEAM MATRIX

Firm Information -Indicate firm name and city. List each office separately if the firm has multiple locations.

Team Member Information: List all key personnel expected to participate, under the office from which they will provide services. Limit to personnel with major project responsibilities. Add rows if needed.

Project Discipline / Role - Use the following keys:

Discipline Key	
Exec	Project Executive
PM	Project Manager
Est	Project Estimator
PrEng	Project Engineer
S	Superintendent
A	Accountant
SO	Safety Officer

Indicate everyone's role and discipline for the project lifecycle. If a role or discipline is not listed, type it directly on the form.

Years with Firm: Indicate everyone's years with the current firm vs. years with other firms.

Team Members Projects Experience & role for Similar Projects:

- Project title
- Construction cost
- Square footage
- Year of substantial completion
- Role of each staff member

Include up to **four additional projects** demonstrating previous collaboration (these should not be described elsewhere in your proposal).

Key Personnel and Staffing Changes

The Proposer shall identify all key personnel and project team members (including sub-consultants) proposed to perform the services described in this RFP. The individuals identified in the Proposer's submittal are considered material to the evaluation and selection process.

Any substitution, reassignment, or removal of proposed key personnel or project team members between the submission of the RFP and the commencement of the project, or thereafter during the term of the contract, must be requested in writing and approved in advance by the Owner. Such requests shall be made in writing to the Owner no less than (10) business days prior to the proposed change, include the reason for the proposed change and the qualifications and experience of the proposed replacement, which must be equal to or better than those of the originally proposed individual.

The Owner reserves the right to reject any proposed substitution and to consider unapproved changes in staffing as a material breach of contract.

Sample Matrix

- (Attachment B)

SECTION 5 – COST PROPOSAL

Cost proposals will be reviewed **after** technical evaluation but will factor in selection. Submit fees and expenses in a **separate Microsoft Excel-compatible file** using the provided Cost Proposal Form.

SUBMISSION INSTRUCTIONS

- Submit responses in PDF format **by 3:00 PM on the due date in Attachment A**.
- Late proposals will not be considered.
- Submit via **MSU's Oracle Primavera Unifier Bid Manager**.
- Registration is required:
 - Complete the Registration Form for Electronic Bidding for Capital Projects
 - Email it to: IPF.SA.CPMShelp@msu.edu
 - Only one email per company may be registered (use a centrally monitored account)
 - Details: <https://ipf.msu.edu/construction/partners/prospective-partners>

In addition to the written proposals and electronic copy, 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 Contract Officer 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.

Kristi Cruz (IPF Contract Officer)
517-930-0580
kcruz@msu.edu

Jason VanZee (IPF Project Manager)
517-432-2675
vanzeeja@msu.edu

CLARIFICATIONS AND INTERPRETATIONS

Any clarifications or interpretations that could materially affect requirements may be issued by MSU as addenda. Respondents are responsible for obtaining and acknowledging all addenda and incorporating them into proposals.

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.

End of RFP

Attachment A: Project Background

Project Name: Transportation Services – New Service Garage

Project Type: Demolition & New Construction

Project Location: 153 Service Road (Corner of Harrison & Service Roads)

Project Budget: \$18 – \$20M

Anticipated Construction Start: April 2026

Target Completion: 14 months from construction start

Project Size: 20,000 – 23,000 GSF new construction, and 2,500 – 5,000 GSF renovated construction, and 12,000 GSF of building demolition.

1. Executive Summary / Project Vision

Michigan State University (MSU) seeks to construct a new purpose-built service garage to support its Transportation Services operations. The project will provide a modern, efficient, and sustainable facility designed to meet current and future demands of the University's fleet management, repair, and transportation support functions.

Currently, Transportation Services operations are housed in the Spartan Stadium east concourse, a space never intended for long-term maintenance and fleet operations. This temporary arrangement limits MSU's ability to service larger vehicles, constrains workflow efficiency, and cannot support future growth. Relocating operations to a new facility will provide MSU with a long-term solution that enhances safety, operational capacity, and overall service quality for the campus community.

The new service garage will be a vital investment in MSU's infrastructure, ensuring that Transportation Services can continue to provide essential fleet support, mobility services, and transportation planning for students, faculty, staff, and visitors.

2. Scope of Work

The project will include:

- Demolition of the current RHS Services Building (12,800 sq/ft)
- Construction of a new 20,000–23,000 GSF service garage.
- Relocation of all maintenance operations currently located in Spartan Stadium's east concourse.
- Flexible, state-of-the-art maintenance bays designed to accommodate the full range of MSU fleet vehicles, including larger and specialty vehicles.
- Integration of administrative and operational support spaces to streamline services and improve efficiency.
- Renovations within the existing University Services building to accommodate connection to garage and update of interior of the building.

3. Program Requirements

- Full fleet maintenance capabilities, including heavy vehicles.

- Secure storage for tools, parts, and equipment.
- Sustainable design strategies consistent with MSU's energy and carbon reduction goals.
- Administrative and staff support spaces have already been relocated to the former University Services Building.

4. Site, Adjacency & Reuse Considerations

- **Location:** Northeast corner of Service Road and Harrison Road.
- **Proximity:** Centrally located to provide convenient access across campus.
- **Adjacency Goals:** The new garage will be directly west of the former University Services Building, where Transportation Services administration relocated in June 2025. This adjacency allows for improved coordination between administrative staff and maintenance operations. Investigate the possibility of a covered or enclosed connection between the new garage and the existing building.

5. Team Qualification Requirements

MSU is seeking a design partner with proven expertise in planning and delivering transportation and fleet service facilities for large universities, municipalities, or comparable public entities. Experience with complex maintenance facilities, sustainable building systems, and operationally efficient layouts is required.

6. Budget & Schedule

Budget Range: \$18–\$20M (inclusive of design, construction, MEP, FF&E, AV/IT, fees, and contingencies).

Milestone Schedule:

MSU Board of Trustees (BOT) Authorization to Plan (Step 1)	October 31, 2025
<i>A/E RFP Issued</i>	<i>November 3, 2025</i>
<i>Site Visit (1 pm) 153 Service Road</i>	<i>November 13, 2025</i>
<i>Proposals Due</i>	<i>November 21, 2025</i>
<i>Selection Committee Review Meeting</i>	<i>November 26, 2025</i>
<i>A/E Team Notification</i>	<i>November 26, 2025</i>
<i>A/E Team interviews</i>	<i>December 11, 2025</i>
<i>A/E Team Kickoff Meeting</i>	<i>December 19, 2025</i>
<i>Program Verification Begins</i>	<i>Mid-January 2026</i>
CM RFP Issued	December 16, 2025
<i>Proposals Due</i>	<i>January 15, 2026</i>
<i>CM Selection Committee Meeting (AM)</i>	<i>January 22, 2026</i>
<i>CM Interviews (if necessary – PM – Virtual)</i>	<i>January 22, 2026</i>
<i>CM Team Notification</i>	<i>January 23, 2026</i>

CM Team/Project Team Kick Off	January 29, 2026
Construction Document Phase Begins	March 2026
MSU Internal Committees	May 2026
MSU BOT Authorization to Proceed (Step 2)	June 2026
Demolition of RHS Service Building	June 2026
Construction Begins	August 2026
Substantial Completion	June/July 2027
Center Opening	Fall 2027