MINNESOTA STATE COLLEGES AND UNIVERSITIES

MINNESOTA STATE UNIVERSITY MOORHEAD

REQUEST FOR PROPOSAL (RFP)

FOR

MECHANICAL SERVICES
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Notice

This Request for Proposal (RFP) does not obligate the Board of Trustees of the Minnesota State Colleges and Universities (Minnesota State) Minnesota State University Moorhead to award a contract or complete the proposed project and each reserves the right to cancel this RFP if it is considered to be in its best interest. Proposals must be clear and concise. Proposals that are difficult to follow or that do not conform to the RFP format or binding specifications may be rejected. Responding Vendors must include the required information called for in this RFP. Minnesota State reserves the right to reject a proposal if required information is not provided or is not organized as directed.

Minnesota State University Moorhead also reserves the right to waive minor informalities and reserves the right to:

1. Reject any and all proposals received in response to this RFP;
2. Select a proposal for contract negotiation other than the one with the lowest cost;
3. Negotiate any aspect of the proposal with any Vendor;
4. Terminate negotiations and select the next most responsive Vendor for contract negotiations;
5. Terminate negotiations and prepare and release a new RFP;
6. Terminate negotiations and take such action as deemed appropriate.

Any decision to cancel or reject any and all proposals is in Minnesota State’s sole discretion. Minnesota State also reserves the right to change the evaluation criteria or any other provision in this RFP by posting notice of the change(s) on the Vendors and Suppliers at Minnesota State page. Vendors should check the site daily for updates (e.g. amendments, responses to questions) and are expected to review information on the site carefully before submitting a final proposal. Such changes or updates above constitutes written notice to each Vendor.

Definitions

Wherever and whenever the following words or their pronouns occur in this proposal, they shall have the meaning given here:

Minnesota State: State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of Minnesota State University Moorhead.

School: Minnesota State University Moorhead

System Office: The central system office of Minnesota State Colleges and Universities located at Wells Fargo Place, 30 7th Street East, Suite 350, St. Paul, Minnesota 55101.
Vendor: The firm selected by Minnesota State University Moorhead as the successful responder(s) responsible to execute the terms of a contract.

Targeted Group Business (TGB): A business that is at least 51% owned and operated by a woman or person of color.

Minority-Owned Business Enterprise (MBE): Independent business which is at least 51% owned and operated by one or more minority group member (citizen of the United States or permanent resident who is Black, Hispanic, Asian, or American Indian).

Women-Owned Business Enterprise (WBE): Independent business which is at least 51% owned and operated by one or more women.

Please note, for TGB consideration, Minnesota State recognizes certification from at least one the following certifying agencies:

- State of Minnesota – Department of Administration
- Central (CERT) Certification Program
- North Central Minority Supplier Development Council
- Women’s Business Development Center

Economically Disadvantaged (ED) Business and Individuals: Independent business or persons which is at least 51% owned and operated by economically disadvantaged.

Veteran-Owned Business Enterprise (VO): Independent business which is at least 51% owned and operated by one or more veteran.

**About Minnesota State and Minnesota State University Moorhead**

Minnesota State Colleges and Universities is the third-largest system of state colleges and universities in the United States. It comprises 37 state colleges and universities with 54 campuses located in 47 Minnesota communities. Minnesota State serves approximately 350,000+ plus students each year. Minnesota State employs more than 15,900+ dedicated faculty and staff focused on student success. Minnesota State is an independent state entity that is governed by a 15-member Board of Trustees. For more information about the colleges and universities of Minnesota State, please view its website at www.minnstate.edu.

Minnesota State University Moorhead (MSUM) has been a cornerstone of activity in northwestern Minnesota since its founding as a State Teachers College in 1885. MSUM serves as a tremendous resource and asset to the Fargo-Moorhead area, a thriving community of more than 200,000 people.
With more than 6,000 students, faculty and staff, MSUM is the institution of choice for students from the region, other states and countries. MSUM is dedicated to providing students with a solid academic foundation, which is further defined in our mission.

Minnesota State University Moorhead is a caring community promising all students the opportunity to discover their passions, the rigor to develop intellectually and the versatility to shape a changing world.

The academic programs at MSUM are founded upon a common liberal studies experience and emphasize developing the unique talents of each student. Minnesota State University Moorhead:

• provides baccalaureate-level programs in the liberal arts, natural and social sciences, teacher education, business and technology, the fine arts, and professional areas;
• provides selected graduate programs in response to regional needs;
• encourages scholarly and creative endeavors that promote a commitment between faculty and students according to their disciplines;
• supports continued professional development;
• and, as always, promotes excellence in learning.

Minnesota State University Moorhead enhances the quality of life in the region with the professional, cultural, and recreational services offered by its students, faculty, and staff.

**Authority**

This RFP is undertaken by Minnesota State University Moorhead pursuant to the authority contained in provisions of Minnesota Statutes § 136F.581 and other applicable laws. Minnesota State University Moorhead will select the Vendor(s) whose proposal(s), and oral presentation(s) if requested, demonstrate in its sole opinion, the clear capability to best fulfill the purposes of this RFP in a cost-effective manner. Minnesota State University Moorhead reserves the right to accept or reject proposals, in whole or in part, and to negotiate separately as necessary to serve the best interests of Minnesota State University Moorhead. This RFP does not Minnesota State University Moorhead to award a contract or complete the proposed project and it reserves the right to cancel this RFP if it is considered to be in its best interest.

**Project Overview**

**Minnesota State University Moorhead** is requesting proposals for mechanical services on an as needed and emergency basis. These services include but are not limited to repair and maintenance of boilers, chillers, pumps, motors, assorted plumbing, ventilation, mechanical equipment and underground piping throughout our campus.
Technical/Functional Requirements

Vendor must have at least five (5) years of corporate experience in commercial mechanical business, preferably working with universities including previous experience in the repair and maintenance of boilers, chillers, pumps, assorted plumbing, ventilation, mechanical equipment and underground piping.

Vendors must have an MSUM parking permit if not operating a lettered vehicle. Vendors are responsible for all parking tickets.

Assigned technicians must abide by MSUM Key and Card Policy. This includes the Housing and Residential Life requirement for a background check under the Kari Koskinen Manager Background Check Act.

Upon notification by authorized MSUM personnel, perform any additional related service work requested.

Vendor must be capable of providing emergency services within a 1-hour period during normal business hours and within 2-hours after normal working hours (normal working hours are 7:00 A.M. – 3:30 P.M.).

Vendor must have a current Contractor’s License in the State of Minnesota and provide a copy to Minnesota State University Moorhead at the time of the bid, to prove vendor’s qualifications in system operation and maintenance competency

RFP Information Contact

Minnesota State University Moorhead’s authorized representative for purposes of responding to inquiries about the RFP is:

Name: Tom Schmidt
Title: Power Plant Chief Engineer
Address: 709 17th Street South, Moorhead, MN 56563
Telephone: 218-477-2504
E-mail address: schmdt@mnstate.edu

Other persons are not authorized to discuss RFP requirements before the proposal submission deadline and Minnesota State University Moorhead shall not be bound by and vendors may not rely on information regarding RFP requirements obtained from non-authorized persons. Questions must include the name of the questioner and his/her telephone number, fax number and/or e-mail address. Anonymous inquiries will not be answered.
Duration of Offer

All proposal responses must indicate they are valid for a minimum of [one hundred eighty (180) calendar days] from the date of the proposal opening unless extended by mutual written agreement between Minnesota State University Moorhead and the Vendor.

Prices and terms of the proposal as stated must be valid for the length of the resulting contract.

Minnesota State’s RFP Terms and Conditions

This RFP includes and incorporates Minnesota State’s RFP Terms and Conditions. Vendors should be aware of Minnesota State’s RFP terms and conditions in preparing responses to this RFP. Much of the language reflected in any resulting contract with Minnesota State is required by statute. If you take exception to any of the language in the terms and conditions, you must indicate those exceptions in your response to the RFP; certain exceptions may result in your proposal being disqualified from further review and evaluation. Only those exceptions indicated in your response to the RFP will be available for discussion or negotiation.

Authorized Signature

The proposal must be completed and signed in the firm's name or corporate name of the Vendor and must be fully signed by an authorized representative of the Vendor. Proof of authority of the person signing must accompany the response.

Selection and Implementation Timeline

<table>
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<tr>
<th>Key Dates</th>
<th>Timeline</th>
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<tbody>
<tr>
<td>Wednesday, March 3, 2021</td>
<td>Publishes RFP notice in State Register</td>
</tr>
<tr>
<td>Wednesday, March 10, 2021</td>
<td>Deadline for Vendors to submit clarifying questions</td>
</tr>
<tr>
<td>Friday, March 12, 2021</td>
<td>Deadline to publish responses to RFP questions</td>
</tr>
<tr>
<td>Tuesday, March 23, 2021</td>
<td>Deadline for RFP proposal submissions</td>
</tr>
<tr>
<td>Tuesday, March 30, 2021</td>
<td>Vendor(s) selected and notified</td>
</tr>
<tr>
<td>Friday, April 9, 2021</td>
<td>Deadline for executing contract</td>
</tr>
</tbody>
</table>

Minnesota State University Moorhead reserves the right to not award a contract. The dates noted above are estimates, but are reasonable for the purposes of presenting deadlines.

Contract Term

Minnesota State University Moorhead desires to enter into a contract with the successful Vendor(s) effective April 16, 2021 or on the date the last recognized signature is obtained, whichever occurs later. The length of such contract(s) will be 5 Years. If Minnesota State University Moorhead and Vendor are unable to negotiate and sign a contract by April 30,
2021, then Minnesota State University Moorhead reserves the right to seek an alternative Vendor(s).

**Proposal Deadline**

Submitted proposals must be received at the following address not later 2:00 p.m. CT on Tuesday March 23, 2021:

- **Institution:** Minnesota State University Moorhead
- **Name:** Tom Schmidt
- **Title:** Power Plant Chief Engineer
- **Mailing Address:** 709 17th Street South Moorhead, MN 56563
- **Email:** schmdt@mnstate.edu

**Format of Proposals and Submission**

The responder should email its RFP response as a PDF. Attachment limits are 50MB. If file sizes are too large, please create multiple smaller files and email them separately. Hyperlinks to submissions in the cloud storage will not be accepted. Proposals received after the proposal deadline date and time will not be considered. MSUM email receipt time stamp will be used for consideration, not the senders.

Proof of authority of the person signing must accompany the response.

Proposals received after this date and time will not be considered.

Fax and mailed responses will not be considered.

This RFP as well as any submitted questions and answers will be posted as a link to: [http://minnstate.edu/vendors/index.html](http://minnstate.edu/vendors/index.html). It is the responder’s responsibility to check the site on a regular basis.

**Proposal Content**

Vendors must submit the following information:

1. Hourly rate of all trades for work on as-needed basis during normal working hours.
2. Hourly rate of all trades for work requested on an on call/emergency basis.
3. Hourly rate for all equipment with operator.
4. Qualifications of the vendor. Indicate the name of the individuals who will be acting as contacts for Minnesota State University Moorhead.
5. Provide at least two (2) business references. Include contact information.
Terms of Payment

Payment shall be made by Minnesota State University Moorhead promptly after Vendor’s presentation of invoices for services performed and acceptance of such services by Minnesota State University Moorhead’s authorized representative. All services provided by the Vendor pursuant to the resulting contract shall be performed to the satisfaction of Minnesota State University Moorhead, as determined at the sole discretion of its authorized representative, and in accordance with all applicable federal, state and local laws, ordinances, rules and regulations. The Vendor shall not receive payment for work found by Minnesota State University Moorhead to be unsatisfactory or performed in violation of any applicable federal, state or local law, ordinance, rule or regulation.

Required Documents and Forms

1. Affidavit of Non-Collusion. Each Vendor must complete the Affidavit of Non-Collusion and attach it with the response.

2. Conflicts of Interest. Vendor must provide a list of all entities with which it has relationships that create, or appear to create, a conflict of interest with the work that is contemplated in this request for proposals. The list should indicate the name of the entity, the relationship, and a discussion of the conflict.

3. Minnesota Department of Human Rights Workforce – Affirmative Action Certification (if proposal exceeds $100,000, including extension options).

4. Minnesota Department of Human Rights Equal Pay Certificate Form (if proposal exceeds $500,000, including extension options)

5. Veterans Preference Form (if applicable).

6. Targeted Business Inclusion Form: Respondent must provide certification(s) that at least 51% of the business is owned and operated by a woman or minority.

Selection Process

The selection process includes Executive Director of Facilities Management, Physical Plant Director, and Power Plant Chief Engineer. This group will evaluate the proposals and make the final decision.

RFP Evaluation Factors

The following factors and their identified weight will be used by Minnesota State University Moorhead to evaluate the responses:
<table>
<thead>
<tr>
<th>No.</th>
<th>Evaluation Factors</th>
<th>Weight</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Hourly rate for work on an as-needed basis during normal business hours</td>
<td>20%</td>
</tr>
<tr>
<td>3.</td>
<td>An hourly rate for work requested on an on call/emergency basis.</td>
<td>20%</td>
</tr>
<tr>
<td>5.</td>
<td>Hourly rate for equipment with operator.</td>
<td>10%</td>
</tr>
<tr>
<td>6.</td>
<td>Qualifications of the vendor. Indicate the name of the individuals who will be acting as contacts for Minnesota State University Moorhead. Provide qualifications and background as a separate attachment.</td>
<td>20%</td>
</tr>
<tr>
<td>7.</td>
<td>Provide at least two (2) business references. Include contact information.</td>
<td>20%</td>
</tr>
<tr>
<td>8.</td>
<td>Target Business Inclusion; respondent is a certified TGB and/or respondent commits to sub-contracting 10% or more of the value of the contract to a certified TGB</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>100%</td>
</tr>
</tbody>
</table>

*Preferences are to be applied by adding 6% to the final cost proposal submitted by non-TGB/ED/VO respondents.

Minnesota State University Moorhead reserves the right to name a date which all responding Vendors will be invited to present demonstrations or participate in an interview.

Minnesota State University Moorhead does not agree to reach a decision by any certain date although it is hoped the evaluation and selection will be completed by the date identified in the Selection and Implementation Timeline.

A proposal may be rejected if it is determined that a Vendor’s ability to work with the existing infrastructure will be too limited or difficult to manage.

**Supplier Diversity**

Pursuant to policy 5.14 and Minn. Stat. 16C.16, Minnesota State Colleges & Universities is committed to taking affirmative action to ensure that minority-owned (MBEs) and women-owned (WBEs) businesses are given equal opportunity to provide their goods & services to Minnesota State. Targeted Business inclusion is a part of the criteria for this request for proposal to facilitate Minnesota State’s fulfillment of this commitment.

For all goods & services contracts estimated to be in excess of $50,000, all responding Vendors are required to complete the attached [Targeted Business Inclusion Form](#) and attach hard copies of TGBs certificates verifying that the Vendor is certified by one of the certifying agencies recognized by Minnesota State (see acceptable certifications in the definitions section of this
Vendors are **not** required to include TGBs in their bid response; however, it should be noted that TGB inclusion is ten percent (10%) of the total proposal criteria.

**ED/VO Preferences:**

For information regarding certification, contact the OEP at 651-201-2402 or you may reach the Helpline by e-mail at procurement.equity@state.mn.us. For TTY/TDD communications, contact the Helpline through the Minnesota Relay Services at 1.800.627.3529.

**Economically Disadvantaged (ED) Business and Individuals**

In accordance with Minnesota Rules, part 1230.1810, subpart B certified Economically Disadvantaged (ED) Businesses submitting proposals as prime contractors shall receive the equivalent of a six percent (6%) preference in the evaluation of their proposal. Eligible ED businesses must be currently certified by the Minnesota Department of Administration’s Office of Equity in Procurement (OEP) prior to the solicitation opening date and time.

**Veteran-Owned (VO)**

In accordance with Minn. Stat. § 16C.16, subd. 6a, (a) Except when mandated by the federal government as a condition of receiving federal funds, the commissioner shall award up to a six percent (6%) preference, but no less than the percentage awarded to any other group under this section on state procurement to certified small businesses that are majority-owned and operated by veterans.