REQUEST FOR PROPOSAL (RFP)

FOR

PREDESIGN SERVICES FOR

Education Building Replacement at St. Cloud State University

This Request for Proposal (RFP) does not obligate the Minnesota State Colleges and Universities (Minnesota State) system, its Board of Trustees or St. Cloud State University 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 also reserves the right to change the evaluation criteria or any other provision in this RFP by posting notice of the change(s) on http://www.minnstate.edu/vendors/index.html. For this RFP, posting on the captioned web site above constitutes written notification to each vendor. Vendors should check the site daily and are expected to review information on the site carefully before submitting a final proposal.
Executive Summary:
St. Cloud State University is seeking the services of an Architectural and Engineering consulting team to develop a predesign for the Education Building Replacement. St. Cloud State University is a member of the Minnesota State system, serving the Central region of the state. As a 4-year University located in St. Cloud, Minnesota, the institution offers 12,608 students (10,428 FYE) annually a wide range of education opportunities to enhance personal growth and community vitality.

Campus:

The St. Cloud State University main campus consists of 3,193,844 square feet of space in 46 buildings located on approximately 100 acres of land adjacent to the Mississippi River in St. Cloud, Minnesota. The most recent Comprehensive Facilities Plan was completed in 2016 by RDG Planning & Design. A key element identified in that plan was that St. Cloud State University should reduce the campus building square footage by up to 10 percent. In addition, the plan recommended a reduction in the number of 110-type classrooms and the number of general purpose computer labs, while increasing the number of active learning classrooms and increasing the number, and improving the quality of, informal socialization and collaboration spaces.

Education Building:

The Education Building was constructed in 1971 and consists of 101,006 square feet of space divided between two floors.

The 2016 Comprehensive Facilities Plan identified significant deficiencies in the Education Building. Therefore, the recommendation was to “monitor classroom and office utilization to assess remodel or demolition.”

It has since been determined that demolition and replacement is the preferred option. The Education Building is a barrier to recruitment in that it has an uninviting appearance, wayfinding within the building is challenging, and it has poor indoor air quality and a lack of natural light. It does not meet current codes for accessibility. The building currently has nearly $12 million in renewal needs and a current replacement value of $39,403,821, resulting in an FCI of 0.30.

In addition, it is not aligned functionally to adapt to new pedagogy or to provide technology-rich, active learning environments. It has excess space capacity that is not needed by the University. It is estimated that the programs within the building could be housed in 1/2 to 2/3rd of the space (50,000-65,000 square feet).

Departments and Programs:

The Education Building is currently home to the following:
<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>EXISTING NET SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) School of Health and Human Services Department of Community Psychology, Counseling, and Family Therapy</td>
<td>6,956</td>
</tr>
<tr>
<td>2) Center for Doctoral Studies</td>
<td>659</td>
</tr>
<tr>
<td>3) Confucius Institute</td>
<td>1,234</td>
</tr>
<tr>
<td>4) School of Education Academic Departments:</td>
<td>15,998</td>
</tr>
<tr>
<td>a. Child and Family Studies (CFS)</td>
<td></td>
</tr>
<tr>
<td>b. Human Relations and Multicultural Education (HURL)</td>
<td></td>
</tr>
<tr>
<td>c. Special Education (SPED)</td>
<td></td>
</tr>
<tr>
<td>d. Teacher Development (ED/TDEV) &amp; Information Media (IM)</td>
<td></td>
</tr>
<tr>
<td>e. Educational Leadership and Higher Education</td>
<td></td>
</tr>
<tr>
<td>5) School of Education Dean’s Office</td>
<td>Included in #4, above</td>
</tr>
<tr>
<td>6) School of Education’s Academy for Co-Teaching &amp; Collaboration</td>
<td>Included in #4, above</td>
</tr>
<tr>
<td>7) School of Education’s Ignite Center</td>
<td>Included in #4, above</td>
</tr>
<tr>
<td>8) School of Education’s Minnesota Teacher Licensure Exams (MTLE) Center</td>
<td>Included in #4, above</td>
</tr>
<tr>
<td>9) School of Education’s Office of Clinical Experiences (OCE)</td>
<td>Included in #4, above</td>
</tr>
<tr>
<td>10) Classrooms (existing quantity: 20)</td>
<td></td>
</tr>
</tbody>
</table>

St. Cloud State University will provide the selected vendor with a list of the rooms and associated square footages that are currently used by each of these departments. The selected vendor is expected to evaluate this information, seek input on the current and future spatial needs of the departments, make recommendations to gain efficiencies, and develop the space program.

The predesign shall present a solution that relocates these functions into a new facility and/or into existing facilities elsewhere on campus and results in the demolition of the Education Building as part of the Capital project.

The design team shall evaluate the University’s suggestions for where the functions shall be relocated on campus. The assumption is that space in existing buildings on campus will be renovated to house functions #1-3 above. It is assumed that the renovation would take place in 1-3 buildings on campus.
The solution for the School of Education functions, #4-9 above, may be that space in existing buildings on campus will be renovated (which may require an addition onto an existing building), or an entirely new building.

The quantity and type of classrooms need, item #10, shall be evaluated. As part of the predesign process, it shall be determined whether the classroom needs will be met through renovating existing classrooms or building new.

The existing Education Building would remain operational while the new locations are being constructed. Once all functions are moved, the Education Building will be demolished.

Additional Resources:
- **Campus Website**: [https://www.stcloudstate.edu/](https://www.stcloudstate.edu/)
- **School of Education**: [https://www.stcloudstate.edu/soe/](https://www.stcloudstate.edu/soe/)
- **Department of Community Psychology, Counseling and Family Therapy**: [https://www.stcloudstate.edu/cpcf/default.aspx](https://www.stcloudstate.edu/cpcf/default.aspx)
- **Confucius Institute**: [https://www.stcloudstate.edu/confucius/](https://www.stcloudstate.edu/confucius/)
- **Doctoral Center**: [https://www.stcloudstate.edu/graduestudies/doctoral.aspx](https://www.stcloudstate.edu/graduestudies/doctoral.aspx)
- **St. Cloud State University Comprehensive Facilities Plan**: [https://www.stcloudstate.edu/facilities/planning.aspx](https://www.stcloudstate.edu/facilities/planning.aspx)
- **Capital Budget Request Process and Scoring**: [https://www.minnstate.edu/system/finance/facilities/capitalbudget/index.html](https://www.minnstate.edu/system/finance/facilities/capitalbudget/index.html)

A predesign is required to support future capital bonding requests to the Legislature. It defines project scope, cost, and schedule and clearly validates project alignment with the campus’s Academic Master Plan and Comprehensive Facilities Plan.

Minnesota State is the fourth-largest system of higher education in the United States. It comprises 37 two-year and four-year state colleges and universities with 54 campuses located in 46 Minnesota communities. The system serves approximately 240,000 students annually in credit-based courses, an additional 130,000 students in non-credit courses, and produces 41,000 graduates each year. For more information about Minnesota State Colleges and Universities, please visit [www.MinnState.edu](http://www.MinnState.edu).

**Project Scope:**
The predesign will describe the purpose and rationale for the project by documenting all pertinent data, criteria, objectives, research and analyses, and project alternatives.
The predesign shall include the current and proposed space utilization (data from EMS Campus),
delayed maintenance and backlog, FCI (Facility Condition Index), academic program
information, and options to be analyzed for this program scope. The final product should clearly
describe the adequacy of the current space in support of the academic mission of the campus. It
should also recommend changes in space usage that can better enhance and align academic and
support areas across the campus in light of the changing academic or student services vision.

Preference should be given to solutions that address Minnesota State’s priorities for facilities:

- Maintaining, improving, and modernizing campus spaces supporting critical academic
  needs of the campus region and state of Minnesota
- Improving space for student success through support services, academic advising, and
tutoring
- Prioritizing space that improves transferability between institutions (college and
  universities) and access to baccalaureate programming
- Preserving and maintaining the space we have and minimizing new square footage; addition
  al square footage should be considered only in unique situations where options
  for reutilization or replacement of existing space have been exhausted
- Building for the future with flexible and adaptable space.

Integral to the predesign is describing options or alternatives in program delivery, including
associated schedule and budget implications. The predesign must also consider Sustainable
Building 2030 goals, energy benchmarking, and Presidents’ Climate Commitment; energy
efficiency plans and sustainability options for the project should be analyzed and described.

St. Cloud State University will provide floor plans, site plans, space utilization (EMS) data,
comprehensive facilities plan, academic and technology plans, FCI, condition assessments,
hazardous waste management plans, and other information that the consultant may need.

The consulting team shall meet with the Predesign Taskforce and representatives of academic
and administrative areas, faculty and students, and community constituents to assess current
utilization, future space needs, facilities condition issues, program options, and other future
needs. The consultant shall weigh this input along with marketing, financial, and institutional
data. Note that cost and schedule have an integral connection to the development of the scope
of work to be performed; the consultant should be prepared to discuss how different options
affect the budget and schedule (e.g., a classroom that must be built in six months may cost
substantially more than if it has a more reasonable construction timeframe).

During the predesign process, the consultant shall consider, but not be limited to, the following
options for the campus:

- Addressing academic and workforce needs through space realignment, reconfiguration, and
demolition
- Renovation, including rightsizing obsolete/underutilized classroom and lab space, or
program repurposing and redevelopment.
• Reassessing program delivery as it relates to how the learning components fit the physical plant
• Reuse of existing space through scheduling options
• Consolidation and possible relocation of programs to better serve students
• Incremental plans to modernize for enhanced program efficiency and effectiveness
• Collaborative programs and partnerships at the campus
• Creation of alternatives and options that provide budget flexibility
• Recommending alternative uses of the space after relocation of programs (if applicable).

**Predesign Process:**
The consultant shall be prepared to undertake the tasks below as part of the predesign process. This list is *not inclusive* of all necessary tasks.

• For some projects, additional analysis is required to confirm the overall scope where infrastructure, existing conditions, or phasing of options present additional challenges. This analysis will be part of the predesign project.

• Ensure that the project proposed aligns with the campus’s current comprehensive facilities plan.

• Compile and analyze data from previous studies and plans to ensure a consistent plan for St. Cloud State University (e.g. space utilization, deferred maintenance analysis, facilities condition index (FCI), academic plan, security plan, energy management improvement, technology plan, and transportation/parking studies). Note how the consultant will perform this work in conjunction with the campus. **Assessment of existing facilities condition and building systems must include in-person site surveys by the appropriate consultant(s).**

• Work with the campus’s Predesign Taskforce and other campus personnel to develop a predesign that addresses academic and facilities needs while aligning with the principles established in the core commitments of the Minnesota State Strategic Framework as well as the ‘Charting the Future’ report adopted by the Board of Trustees. The work outlined in the predesign must comply with all applicable local, state and federal codes and Minnesota State policies and standards.

• Provide 50% and 95% document drafts to the campus and to Capital Development at the system office for review and comments. The results of this review should be incorporated before submitting the final document. Modifications may also be required after final submittal. Capital Development staff are available for interim review with the campus or consultant.

• Present the predesign document and recommendations to St. Cloud State University’s president and administration. Provide to St. Cloud State University three (3) bound copies of the final predesign document plus one unbound copy ready for reproduction.
• When the final (100%) predesign document is ready, the system office will need 1 hard copy (3 ring binder, sections separated by tabs, binder labeled **front and spine**) and 1 electronic copy (in PDF format). The PDF may be submitted on either a CD or a thumb drive.

• For Capital Budget Request or Revenue Fund projects, the final predesign must be presented by campus personnel (and the consultant, if desired) to the system office (Capital Development) via teleconference. HEAPR predesigns do not need to be presented.

A major goal of predesign is to obtain accurate assessments of existing conditions in the project area (including, but not limited to, mechanical and electrical systems, furniture, fixtures & equipment, instructional technology, hazardous materials, structural systems, environmental concerns, and site conditions) and accurate estimates of project costs. It is expected that consultant teams will include all sub-consultants necessary to achieve this goal. The consulting team should ensure that their proposed fee includes sub-consultant costs.

**Candidate Minimum Qualifications:**
The consulting team shall have a minimum of 5 years prior experience with college design and/or campus planning on a similar campus type environment; municipal, corporate, or other relevant campus planning experience may be considered. The prior experience must demonstrate the ability to determine facilities utilization, evaluate conditions, understand deferred maintenance condition assessments, incorporate sustainability components, suggest project and potential total project costs, evaluate multiple campuses, assess academic program needs, and project future space needs based on that data.

**Required Proposal Information:**
Proposals must be submitted in a sealed envelope no later than 3:00 pm, CST, on Thursday, January 23, 2020.
Mail or deliver four (4) hard copy proposals **plus** an electronic (pdf) copy on a flash drive to:

St. Cloud State University  
Kelly Bartlow, Campus Facility Planning  
Facilities Management Building  
720 4th Avenue South  
St. Cloud, Minnesota 56301-4498  
kmbartlow@stcloudstate.edu

Mail or deliver (1) hard copy proposal **plus** an electronic (pdf) copy to:

Michelle Gerner, Facilities Senior Planner  
Minnesota State  
Wells Fargo Place – Suite 350  
30 7th Street East, St. Paul, MN 55101-7804  
michelle.gerner@minnstate.edu
Complete proposals shall include a hard copy and a copy in Adobe pdf format. **Electronically transmitted proposals are not acceptable to meet the proposal due date.** Proposals received after the deadline listed above will be returned. Proposals must be clearly marked in the lower left hand corner: **St. Cloud State University Predesign for Education Building Replacement.**

Proposals must contain, at a minimum, all of the following components, presented in the order outlined below.

0. **Cover Letter** (addressed to campus contact)

1. **Table of Contents**

2. **Responder Information**
   a. Name of lead responding firm and its legal status.
   b. Company background - summary of company history and relevant experience.
   c. Qualifications of consultant personnel and overall organization of team, including resumes of lead responder staff and proposed consultants/subcontractors. Identify lead person responsible for the project and their specific qualifications.
   d. Three references who can speak to the consultant’s predesign experience; list contact name, date of work performed, and phone number.
   e. A statement of commitment by the consultant to enter the work promptly, if selected, or as indicated in the proposed schedule, along with confirmation that the consultant has adequate staff to meet the requirements of the work.

3. **Project Approach/Work Plan:** Consultant shall state how they will perform the scope of work required within the stated fee range.
   a. Communications Plan: Describe how the consultant will work with the campus to gather information and create options; describe how overall communications are expected to flow.
   b. How the consultant will gather academic data relevant to future needs.
   c. How scope and alternatives will be documented and presented.
   d. How schedule and costing analysis will be done: How project costs will be calculated; which methodology will be used to ensure costing accuracy; which tools will be used to ensure the cost estimate is full, accurate, and complete.
   e. How overall options will be determined and presented.

4. **Schedule:** Proposed schedule with key milestones demonstrating how the consultant proposes to complete the predesign within the timeframe established by St. Cloud State University. The schedule should show key meetings and review times.
5. Fee Proposal: Provide a rate cost for each fee option (plus reimbursable expenses) as follows:

- Fixed fee (lump sum fee) that includes all personnel costs associated with the project.
- Hourly rate (include a total for all personnel costs, listing individual rates).
- Reimbursable expenses – Allowable reimbursable expenses found on the current Commissioner’s Plan reimbursement schedule:

Proposal Format:

- Send to the campus contact only (not to Michelle Gerner at the system office) copies of at least three predesign documents completed by the specific members of the firm proposed. (Documents will be returned, if desired, following consultant selection.) Documents will be used only for review by the selection team to evaluate the graphics and ability to convey efficiently and effectively the overall plan data, concepts, alternative and options, and final plan.

- Proposals should be no more than 20 pages. This limit does not include the front or back cover or the standard form attachments included at the end of the RFP. All other pages containing narrative or graphic content are included in the 20-pages. (Related documents that are to be returned may have unlimited pages.)

- For ease of recycling, hard copies of proposals shall not include acetate or plastic covers or divider sheets, and shall be stapled or bound with removable plastic combs. Other types of bindings, including wire bindings, are not acceptable.

This solicitation does not commit to award a contract or to pay any costs incurred in the preparation of the proposal. St. Cloud State University reserves the right to accept or reject any and all proposals.

Selection Process:
Consultants’ responses will be evaluated by the Predesign Taskforce based on the experience and demonstrated capacity of the consultant to meet the needs of predesign and the campus. The following criteria will be taken into account in evaluating responses:

- Qualifications/experience of the individuals proposed for the Predesign (20 points)
- Qualifications and technical competence in the required fields of design and past performance on similar predesigns for the state and others (20 points)
- Capacity of firm and individuals to complete the project on time (10 points)
- Fee proposal in relation to scope of work (30 points)
• Description of methodology and how the scope of work and tasks will be performed by the consultant and St. Cloud State University to complete the predesign work (20 points)

**Information Contact:**
The Owner’s agent for purposes of responding to inquiries about the RFP is:

Name: Kelly Bartlow  
Title: Campus Facility Planning & Space Utilization Manager  
Email: kmbartlow@stcloudstate.edu  
Phone: 320.308.4106

Other persons are not authorized to discuss RFP requirements before the submittal deadline and the Owner shall not be bound by and Responders may not rely on information regarding RFP requirements obtained from non-authorized persons. From the date of release of this RFP until a vendor is selected and a contract executed, Respondents must not communicate with the Owner’s staff concerning the RFP except through the above Owner Contact.

Send requests for information or clarification to the e-mail address above, with the subject line of “**Question: RFP for Education Building Replacement.**” Responses (in the form of an addenda) will be posted to http://www.minnstate.edu/vendors/index.html.

**Proposed Schedule:**
(Dates for completion of work and presentation are approximate.)

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFP Issued</td>
<td>December 18, 2019</td>
</tr>
<tr>
<td>Questions Due</td>
<td>4:00 pm, CST, Wednesday, January 8, 2020</td>
</tr>
<tr>
<td>Addendum Posted</td>
<td>4:00 pm, CST, Wednesday, January 15, 2020</td>
</tr>
<tr>
<td>Proposals Due</td>
<td>3:00 pm, CST, Thursday, January 23, 2020</td>
</tr>
<tr>
<td>Finalists Notified</td>
<td>By 4:00 pm, CST, Friday, January 31, 2020</td>
</tr>
<tr>
<td>Potential Interviews at Campus</td>
<td>February 11 or February 12, 2020</td>
</tr>
<tr>
<td>* Interviews will be held at the prerogative of the campus</td>
<td></td>
</tr>
<tr>
<td>Selected Vendor Notified</td>
<td>By 4:00 pm, CST, Friday, February 14, 2020</td>
</tr>
<tr>
<td>Contract Signed</td>
<td>Wednesday, February 26, 2020</td>
</tr>
<tr>
<td>Notice to Proceed</td>
<td>Friday, February 28, 2020</td>
</tr>
<tr>
<td>On-Campus Meetings with Stakeholders</td>
<td>March 2 to May 1, 2020</td>
</tr>
<tr>
<td><em>(Aligned with Academic Calendar)</em></td>
<td></td>
</tr>
<tr>
<td>50% Draft Completion for Review:</td>
<td>June 14, 2020</td>
</tr>
</tbody>
</table>
95% Draft Completion for Review: September 4, 2020

Predesign Presentation to the System Office via Web Conference:
**Presentation date subject to change**

October 15, 2020

100% (Final) Predesign Document Complete:

November 13, 2020

**Additional RFP Response and General Contract Requirements**

**Contract Termination**

The State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities, may cancel the contract(s) upon 30 days written notice, with or without cause.

**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 St. Cloud State University.

School: St. Cloud State University

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 St. Cloud State University as the successful responder(s) responsible to execute the terms of a contract.

**Applicable Law**

A contract entered into as a result of this RFP shall be governed and interpreted under the laws of the State of Minnesota.

** Entire Agreement**

A written contract and any modifications or addenda thereto, executed in writing by both parties constitutes the entire agreement of the parties to the contract. All previous communications between the parties, whether oral or written, with reference to the subject matter of this contract are void and superseded. The resulting contract may be amended at a future date in writing by mutual agreement of the parties.
Deviations and Exceptions

Deviations from and exceptions to terms, conditions, specifications or the manner of this RFP shall be described fully on the vendor's letterhead stationery, signed and attached to the proposal submittal page(s) where relevant. In the absence of such statement the vendor shall be deemed to have accepted all such terms, conditions, specifications and the manner of the RFP. A vendor's failure to raise an issue related to the terms, conditions, specifications or manner of this RFP prior to the proposal submission deadline in the manner described shall constitute a full and final waiver of that vendor's right to raise the issue later in any action or proceeding relating to this RFP.

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 St. Cloud State University and the vendor.

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

Authorized Signature

The proposal must be completed and signed in the firm's name or corporate name of the vendor, and must be fully and properly executed and signed in blue or black ink by an authorized representative of the vendor. Proof of authority of the person signing must accompany the response.

Proposal Rejection and Waiver of Informalities

This RFP does not obligate the Minnesota State Colleges and Universities (Minnesota State) system, its Board of Trustees or St. Cloud State University 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. St. Cloud State University also reserves the right to waive minor informalities and, notwithstanding anything to the contrary, 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.

Notice to Vendors and Contractors

As a condition of this contract, CONTRACTOR is required by Minn. Stat. §270C.65 to provide a social security number, a federal tax identification number or Minnesota tax identification
number. This information may be used in the enforcement of federal and state tax laws. These numbers will be available to federal and state tax authorities and state personnel involved in approving the contract and the payment of state obligations. Supplying these numbers could result in action to require CONTRACTOR to file state tax returns and pay delinquent state tax liabilities. This contract will not be approved unless these numbers are provided.

If you are an independent contractor, Minn. Stat. §256.998 requires the state to report your name, address and social security number to the New Hire Reporting Center of the Minnesota Department of Human Services unless your contract is for less than two months in duration with gross earnings of less than $250.00 per month. This information may be used by state or local child support enforcement authorities in the enforcement of state and federal child support laws.

Problem Resolution Process

A formal problem resolution process will be established in the contract to address issues raised by either St. Cloud State University or the vendor.

Affidavit of Non-Collusion

All responding vendors are required to complete the Affidavit of Non-Collusion form and submit it with the response.

Human Rights Requirements

For all contracts estimated to be in excess of $100,000 all responding vendors are required to complete the Human Rights Certification Information and Affirmative Action Data Page and submit it with the response. As required by Minnesota Rule 5000.3600, "It is hereby agreed between the parties that Minnesota Statutes §363A.36 and Minnesota Rule 5000.3600 are incorporated into any contract between these parties based upon this specification or any modification of it. Copies of Minnesota Statutes §363A.36 and Minnesota Rules 5000.3400 - 5000.3600 are available from the Minnesota Bookstore, 660 Olive Street, St. Paul, MN 55155. All responding vendors shall comply with the applicable provisions of the Minnesota Affirmative Action law, Minnesota Statutes §363.A36. Failure to comply shall be grounds for rejection.

Preference to Targeted Group and Economically Disadvantaged Business and Individuals

In accordance with Minnesota Rules, part 1230.1810, subpart B and Minnesota Rules, part 1230.1830, certified Targeted Group Businesses and individuals submitting proposals as prime contractors shall receive the equivalent of a six percent preference in the evaluation of their proposal, and certified Economically Disadvantaged Businesses and individuals submitting proposals as prime contractors shall receive the equivalent of a six percent preference in the evaluation of their proposal. For information regarding certification, contact the Materials Management Helpline at 651.296.2600, or you may reach the Helpline by e-mail at mmd.help.line@state.mn.us. For TTY/TDD communications, contact the Helpline through the Minnesota Relay Services at 1.800.627.3529.
Veteran-Owned Preference

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 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.

In accordance with Minn. Stat. § 16C.19 (d), a veteran-owned small business, the principal place of business of which is in Minnesota, is certified if it has been verified by the United States Department of Veterans Affairs as being either a veteran-owned small business or a service disabled veteran-owned small business, in accordance with Public Law 109-461 and Code of Federal Regulations, title 38, part 74.

To receive a preference the veteran-owned small business must meet the statutory requirements above by the solicitation due date and time.

If you are claiming the veteran-owned preference, attach documentation, sign and return the Veteran-Owned Preference Form with your response to the solicitation. Only eligible veteran-owned small businesses that meet the statutory requirements and provide adequate documentation will be given the preference.

Insurance Requirements

A. The selected vendor will be required to submit an ACORD Certificate of Insurance to the St. Cloud State University’s authorized representative prior to execution of the contract. The selected vendor shall not commence work under the contract until they have obtained all the insurance described below and Minnesota State has approved evidence of such insurance. Vendor shall maintain such insurance in force and effect throughout the term of the contract.

B. The selected vendor will be required to maintain and furnish satisfactory evidence of the following:

1. Workers' Compensation Insurance. The vendor must provide workers’ compensation insurance for all its employees and, in case any work is subcontracted, the vendor will require the subcontractor to provide workers’ compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Coverage B, Employer’s Liability, at limits not less than $100,000.00 bodily injury by disease per employee; $500,000.00 bodily injury by disease aggregate; and $100,000.00 bodily injury by accident.

2. Commercial General Liability. The vendor will be required to maintain a comprehensive commercial general liability insurance (CGL) policy protecting it from bodily injury claims and property damage claims which may arise from operations under the contract whether the operations are by the vendor or by a subcontractor.
or by anyone directly or indirectly employed under the contract. The minimum insurance amounts will be:

- $2,000,000.00 per occurrence
- $2,000,000.00 annual aggregate
- $2,000,000.00 annual aggregate – Products/Completed Operations

In addition, the following coverages must be included:

- Premises and Operations Bodily Injury and Property Damage
- Personal and Advertising Injury
- Products and Completed Operations Liability
- Blanket Contractual Liability
- Name the following as Additional Insureds:
  - Board of Trustees of the Minnesota State Colleges and Universities
  - St. Cloud State University

3. **Commercial Automobile Liability.** The vendor will be required to maintain insurance protecting it from bodily injury claims and property damage claims which may arise from operations of vehicles under the contract whether such operations were by the vendor, a subcontractor or by anyone directly or indirectly employed under the contract. The minimum insurance amounts will be:

- $2,000,000.00 per occurrence Combined Single Limit (CSL)

In addition, the following coverages should be included:

4. **Errors and Omissions (E & O) Insurance.** The vendor will be required to maintain insurance protecting it from claims the vendor may become legally obligated to pay resulting from any actual or alleged negligent act, error or omission related to the vendor’s professional services required under this contract. The minimum insurance amounts will be:

- $2,000,000.00 per occurrence
- $2,000,000.00 annual aggregate

Any deductible will be the sole responsibility of the vendor and may not exceed $50,000 without the written approval of Minnesota State. If the vendor desires authority from Minnesota State to have a deductible in a higher amount, the vendor shall so request in writing, specifying the amount of the desired deductible and providing financial documentation by submitting the most current audited financial statements so that Minnesota State can ascertain the ability of the vendor to cover the deductible from its own resources.
The retroactive or prior acts date of such coverage shall not be after the effective date of this contract and vendor shall maintain such insurance for a period of at least three (3) years, following completion of the work. If such insurance is discontinued, extended reporting period coverage must be obtained by vendor to fulfill this requirement.

Additional Insurance Conditions:

- Vendor’s policy(ies) shall be primary insurance to any other valid and collectible insurance available to Minnesota State with respect to any claim arising out of vendor’s performance under this contract;
- If vendor receives a cancellation notice from an insurance carrier affording coverage herein, vendor agrees to notify Minnesota State within five (5) business days with a copy of the cancellation notice, unless vendor’s policy(ies) contain a provision that coverage afforded under the policy(ies) will not be cancelled without at least thirty (30) days advance written notice to Minnesota State;
- Vendor is responsible for payment of contract related insurance premiums and deductibles;
- If vendor is self-insured, a Certificate of Self-Insurance must be attached;
- Vendor’s policy(ies) shall include legal defense fees in addition to its liability policy limits, with the exception of B.4 above;
- Vendor shall obtain insurance policy(ies) from insurance company(ies) having an “AM BEST” rating of A- (minus); Financial Size Category (FSC) VII or better, and authorized to do business in the State of Minnesota; and
- An Umbrella or Excess Liability insurance policy may be used to supplement the vendor’s policy limits to satisfy the full policy limits required by the contract.

C. St. Cloud State University reserves the right to immediately terminate the contract if the vendor is not in compliance with the insurance requirements and retains all rights to pursue any legal remedies against the vendor. All insurance policies must be available for inspection by St. Cloud State University and copies of policies must be submitted to St. Cloud State University’s authorized representative upon written request.

State Audit

The books, records, documents and accounting practices and procedures of the vendor relevant to the contract(s) must be available for audit purposes to Minnesota State and the Legislative Auditor’s Office for six (6) years after the termination/expiration of the contract.

Minnesota Government Data Practices Act

The requirements of Minnesota Statutes § 13.05, subd. 11 apply to the contract. The vendor must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by Minnesota State, its schools and the System Office in accordance with the contract and as it applies to all data created, gathered, generated or
acquired in accordance with the contract. All materials submitted in response to this RFP will become property of the State of Minnesota and will become public record after the evaluation process is completed. Pursuant to the statute, completion of the evaluation process occurs when Minnesota State has completed negotiating the contract with the selected vendor. If the vendor submits information in response to this RFP that it believes to be trade secret materials as defined by the Minnesota Government Data Practices Act, the vendor must:

- mark clearly all trade secret materials in its response at the time the response is submitted;
- include a statement with its response justifying the trade secret designation for each item;
- defend any action seeking release of the materials it believes to be trade secret, and indemnify and hold harmless the State of Minnesota, Minnesota State, its agents and employees, from any judgments or damages awarded against the State or Minnesota State in favor of the party requesting the materials, and any and all costs connected with that defense. This indemnification survives Minnesota State’s award of a contract.

In submitting a response to this RFP, the responder agrees this indemnification survives as long as the trade secret materials are in possession of Minnesota State.

Minnesota State will not consider the prices submitted by the Responder to be proprietary or trade secret materials.

**Conflict of Interest**

The 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 it is contemplated in this Request for Proposal. The list should indicate the names of the entity, the relationship, and a discussion of the conflict.

**Organizational Conflicts of Interest**

The responder warrants that, to the best of its knowledge and belief, and except as otherwise disclosed, there are no relevant facts or circumstances that could give rise to organizational conflicts of interest. An organizational conflict of interest exists when, because of existing or planned activities or because of relationships with other persons, a vendor is unable or potentially unable to render impartial assistance or advice, or the vendor’s objectivity in performing the contract work is or might be otherwise impaired, or the vendor has an unfair competitive advantage. The responder agrees that, if after award, an organizational conflict of interest is discovered, an immediate and full disclosure in writing must be made to the respective school’s chief financial officer or the System Office’s Business Manager that must include a description of the action which the vendor has taken or proposes to take to avoid or mitigate such conflicts. If an organizational conflict of interest is determined to exist, the school or System Office may, at its discretion, cancel the contract.

In the event the responder was aware of an organizational conflict of interest prior to the award of the contract and did not disclose the conflict to the contracting officer, the school or System Office may terminate the
contract for default. The provisions of this clause must be included in all subcontracts for work to be performed similar to the service provided by the prime contractor, and the terms “contract,” “contractor,” and “contracting officer” modified appropriately to preserve Minnesota State’s rights.

Physical and Data Security

The vendor is required to recognize that on the performance of the contract the vendor will become a holder of and have access to private data on individuals and nonpublic data as defined in the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13; and other applicable laws.

In performance of the contract, the vendor agrees it will comply with all applicable state, federal and local laws and regulations, including but not limited to the laws under Minnesota Statute Chapters 13 relating to confidentiality of information received as a result of the contract. The vendor agrees that it, its officers, employees and agents will be bound by the above confidentiality laws and that it will establish procedures for safeguarding the information.

The vendor agrees to notify its officers, employees and agents of the requirements of confidentiality and of the possible penalties imposed by violation of these laws. The vendor agrees that neither it, nor its officers, employees or agents will disclose or make public any information received by the vendor on behalf of Minnesota State and St. Cloud State University.

The vendor shall recognize Minnesota State’s sole and exclusive right to control the use of this information. The vendor further agrees it shall make no use of any of the described information, for either internal or external purposes, other than that which is directly related to the performance of the contract.

The vendor agrees to indemnify and hold harmless the State of Minnesota, Minnesota State and St. Cloud State University from any and all liabilities and claims resulting from the unauthorized disclosure by the vendor, its officers, employees or agents of any information required to be held confidential under the provisions of the contract. The vendor must return all source data to the “Authorized Representative” to be identified in the contract.

Reimbursements

Reimbursement for travel and subsistence expenses actually and necessarily incurred by the contractor as a result of the contract will be in no greater amount than provided in the current "Commissioner’s Plan” promulgated by the commissioner of Employee Relations. Reimbursements will not be made for travel and subsistence expenses incurred outside Minnesota unless it has received the State’s prior written approval for out of state travel. Minnesota will be considered the home state for determining whether travel is out of state.
STATE OF MINNESOTA
AFFIDAVIT OF NON-COLLUSION

I swear (or affirm) under the penalty of perjury:

1. That I am the Responder (if the Responder is an individual), a partner in the company (if the Responder is a partnership), or an officer or employee of the responding corporation having authority to sign on its behalf (if the Responder is a corporation);

2. That the attached proposal submitted in response to the ________________________ Request for Proposal has been arrived at by the Responder independently and has been submitted without collusion with and without any agreement, understanding or planned common course of action with, any other Responder of materials, supplies, equipment or services described in the Request for Proposal, designed to limit fair and open competition;

3. That the contents of the proposal have not been communicated by the Responder or its employees or agents to any person not an employee or agent of the Responder and will not be communicated to any such persons prior to the official opening of the proposals; and

4. That I am fully informed regarding the accuracy of the statements made in this affidavit.

Responder’s Firm Name: __________________________________________

Authorized Signature: _____________________________________________

Date: __________________________________________________________

Subscribed and sworn to me this ________ day of ___________

Notary Public: _________________________________________

My commission expires: ________________________________
NOTICE TO CONTRACTORS
AFFIRMATIVE ACTION
CERTIFICATION OF COMPLIANCE

It is hereby agreed between the parties that Minnesota State will require that affirmative action requirements be met by contractors in relation to Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600. Failure by a contractor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the contract (Minnesota Statutes §363A.36, subdivisions 3 and 4).

Under the Minnesota Human Rights Act, §363A.36, businesses or firms entering into a contract over $100,000 which have more than forty (40) full-time employees within the state of Minnesota on a single working day during the previous twelve (12) months, or businesses or firms employing more than forty (40) full-time employees on a single working day during the previous twelve (12) months in a state in which its primary place of business is domiciled and that primary place of business is outside of the State of Minnesota but within the United States, must have submitted an affirmative action plan that was received by the Commissioner of Human Rights for approval prior to the date and time the responses are due. A contract over $100,000 will not be executed unless the firm or business having more than forty (40) full-time employees, either within or outside the State of Minnesota, has received a certificate of compliance signifying it has an affirmative action plan approved by the Commissioner of Human Rights. The Certificate is valid for four (4) years. For additional information, contact the Department of Human Rights, Freeman Building, 625 Robert Street North, Saint Paul, MN 55155.

Effective July 1, 2003. The Minnesota Department of Human Rights is authorized to charge a $150.00 fee for each Certificate of Compliance issued. A business or firm must submit its affirmative action plan along with a cashier's check or money order in the amount of $150.00 to the Minnesota Department of Human Rights or you may contact the Department for additional information at the Compliance Services Unit, Freeman Building, 625 Robert Street North, Saint Paul MN 55155.
State Of Minnesota – Affirmative Action Certification

If your response to this solicitation is or could be in excess of $100,000, complete the information requested below to determine whether you are subject to the Minnesota Human Rights Act (Minnesota Statutes 363A.36) certification requirement, and to provide documentation of compliance if necessary. It is your sole responsibility to provide this information and—if required—to apply for Human Rights certification prior to the due date of the bid or proposal and to obtain Human Rights certification prior to the execution of the contract. The State of Minnesota is under no obligation to delay proceeding with a contract until a company receives Human Rights certification.

BOX A – For companies which have employed more than 40 full-time employees within Minnesota on any single working day during the previous 12 months. All other companies proceed to BOX B.

Your response will be rejected unless your business:

- has a current Certificate of Compliance issued by the Minnesota Department of Human Rights (MDHR)
- or
- has submitted an affirmative action plan to the MDHR, which the Department received prior to the date the responses are due.

Check one of the following statements if you have employed more than 40 full-time employees in Minnesota on any single working day during the previous 12 months:

- We have a current Certificate of Compliance issued by the MDHR. Proceed to BOX C. Include a copy of your certificate with your response.
- We do not have a current Certificate of Compliance. However, we submitted an Affirmative Action Plan to the MDHR for approval, which the Department received on __________________ (date). Proceed to BOX C.
- We do not have a Certificate of Compliance, nor has the MDHR received an Affirmative Action Plan from our company. We acknowledge that our response will be rejected. Proceed to BOX C. Contact the Minnesota Department of Human Rights for assistance. (See below for contact information.)

Please note: Certificates of Compliance must be issued by the Minnesota Department of Human Rights. Affirmative Action Plans approved by the Federal government, a county, or a municipality must still be received, reviewed, and approved by the Minnesota Department of Human Rights before a certificate can be issued.

BOX B – For those companies not described in BOX A

Check below.
- We have not employed more than 40 full-time employees on any single working day in Minnesota within the previous 12 months. Proceed to BOX C.

BOX C – For all companies

By signing this statement, you certify that the information provided is accurate and that you are authorized to sign on behalf of the responder. You also certify that you are in compliance with federal affirmative action requirements that may apply to your company. (These requirements are generally triggered only by participating as a prime or subcontractor on federal projects or contracts. Contractors are alerted to these requirements by the federal government.)

Name of Company: ______________________________ Date________________________

Authorized Signature: __________________________ Telephone number: _____________
For assistance with this form, contact:
Minnesota Department of Human Rights, Compliance & Community Relations
Freeman Building, 625 Robert Street North, Saint Paul, MN 55155
Phone: 651-296-5663       Toll Free: 800-657-3704
Fax: 651-296-9042          TTY: 651-296-1283
Web: mn.gov/mdhr
Email: compliance.mndh@state.mn.us
The amended Minnesota Human Rights Act (Minnesota Statutes §363A.36) divides the contract compliance program into two categories. Both categories apply to any contracts for goods or services in excess of $100,000.

The first category applies to businesses that have had more than 40 full-time employees within Minnesota on a single working day during the previous 12 months. The businesses in this category must have submitted an affirmative action plan to the Commissioner of the Department of Human Rights prior to the due date and time of the response and must have received a Certificate of Compliance prior to execution of the contract or agreement.

The secondary category applies to businesses that have had more than 40 full-time employees on a single working day in the previous 12 months in the state in which its primary place of business is domiciled. The businesses in this category must certify to Minnesota State that it is in compliance with federal affirmative action requirements before execution of the contract. For further information, contact the Department of Human Rights, Compliance Services Unit, 625 Robert Street North, Saint Paul MN 55155; Voice: 651-296-5663; Toll Free: 800-657-3704; TTY: 651-296-1283.

Minnesota State is under no obligation to delay the award or the execution of a contract until a vendor has completed the Human Rights certification process. It is the sole responsibility of the vendor to apply for and obtain a Human Rights certificate prior to contract execution.

It is hereby agreed between the parties that Minnesota State will require affirmative action requirements be met by vendors in relation to Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600.

Under the Minnesota Human Rights Act, §363A.36, subdivision 1, no department or agency of the state shall execute an order in excess of $100,000 with any business within the State of Minnesota having more than 40 full-time employees in a single working day during the previous 12 months unless the firm or business has an affirmative action plan for the employment of minority persons, women, and the disabled that has been approved the Commissioner of Human Rights. Receipt of a Certificate of Compliance issued by the Commissioner shall signify that a firm or business has an affirmative action plan approved by the Commissioner.

Failure by the vendor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the order (Minnesota Statutes §363A.36, subdivisions 3 and 4). A certificate is valid for a period of four (4) years.

**DISABLED INDIVIDUAL CLAUSE**

A. A vendor shall not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee
or applicant for employment is qualified. The vendor agrees to take disabled individuals without discrimination based on their physical or mental disability in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection of training, including apprenticeship.

B. The vendor agrees to comply with the rules and relevant order of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

C. In the event of a vendor’s noncompliance with the requirements of this clause, actions for noncompliance may be taken by the Minnesota Department of Human Rights pursuant to the Minnesota Human Rights Act.

D. The vendor agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Commissioner of the Minnesota Department of Human Rights. Such notices shall state the vendor obligation under the law to take affirmative action to employ and advance in employment qualified disabled employees and applicants for employment and the rights of applicants and employees.

E. The vendor shall notify each labor union or representative of workers with which it has a collective bargaining agreement or other order understanding, that the vendor is bound by the terms of Minnesota Statutes §363A.36 of the Minnesota Human Rights Act and is committed to take affirmative action to employ and advance in employment physically and mentally disabled individuals.

It is hereby agreed between the parties that Minnesota Statutes §363A.36 and Minnesota Rules 5000.3400 to 5000.3600 are incorporated into any order of Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600 are available from Minnesota Bookstore, 660 Olive Street, St. Paul, Minnesota 55155.

By signing this statement the vendor certifies that the information provided is accurate.

NAME OF COMPANY: ______________________________________________

AUTHORIZED SIGNATURE: _________________________________________

TITLE: ____________________________________________________________

DATE: ____________________________________________________________

Revised 1/22/09
In accordance with Minn. Stat. §16C.16, subd. 6a, the Minnesota State may award up to a 6% preference in the amount bid on state procurement to certified small businesses that are majority owned and operated by veterans.

Veteran-Owned Preference Requirements - See Minn. Stat. §16C.19(d):

1. Principal place of business is in Minnesota.

   and

2. The United States Department of Veterans Affairs verifies the business as being a veteran-owned small business under Public Law 109-461 and Code of Federal Regulations, title 38, part 74.

Statutory requirements and appropriate documentation must be met by the solicitation response due date and time to be awarded the veteran-owned preference. The preference applies only to the first $500,000 of a solicitation response.

Claim the Preference

By signing below I confirm that:

My company is claiming the veteran-owned preference afforded by Minn. Stat. § 16C.16, subd. 6a. by making this claim, I verify that:

- My company’s principal place of business is in Minnesota; and
- The United States Department of Veteran’s Affairs verifies my company as being a veteran-owned small business. (Supported By Attached Documentation)

Name of Company: _____________________________ Date: __________________________

Authorized Signature: _____________________________ Telephone: __________________________

Printed Name: _____________________________ Title: __________________________

Attach documentation, sign, and return this form with your solicitation response to claim the veteran-owned preference.
Appendix – Photographs of Existing Education Building
Appendix – Photographs of Existing Education Building
Appendix – Photographs of Existing Education Building
Appendix – Photographs of Existing Education Building
3.4 BUILDING CONDITIONS ASSESSMENT

Education Building

**Building Summary**

Date of Construction: 1971  
Renovation: 2011  
Number of Floors: 2  
Gross SF: 101,006  
Cost Replacement Value (000’s): $29,909  
Building Repair Backlog (000’s): $6,415  
Facilities Condition Index: 0.21  
Building Systems:  
  - Heating: Hot Water / Steam  
  - Cooling: Chilled Water  
  - Hot Water: Steam  
  - Controls: Pneumatic / Direct Digital  

**Building Strengths:**  
- Good Ceiling Height

**Building Deficiencies and Needs:**  
- Interior finishes are outdated  
- Building is a barrier to recruitment  
- Wayfinding within building is challenging  
- Poor Air Quality, HVAC, and Climate Control  
- Poor artificial lighting  
- Desire to access exterior windows, natural light

**Building Opportunities:**  
- Improve Main Entrance connection to outdoors

**Anticipated Maintenance Needs:**

- 2015 - Fire Protection Systems: $383,000
- 2016 - Interior Finishes: $1,147,000
- 2020 - Building Exteriors (Hard): $751,000
- 2020 - Elevators: $313,000
- 2021 - Built-in Equipment: $661,000

**Instructional Space Utilization Summary**

Current Uses:  
- College of Education  
- Doctoral Center

Total Number of Classrooms: 21  
- 90+ seats: 1  
- 50-89 seats: 2  
- 35-49 seats: 12  
- 20-34 seats: 6  
- 0-19 seats: 0

Type of Classrooms:  
- Classrooms (110): 21

Appendix - Excerpt from SCSU 2016 Comprehensive Facilities Plan
3.4 BUILDING CONDITIONS ASSESSMENT

ST. CLOUD STATE UNIVERSITY COMPREHENSIVE FACILITIES PLAN  CHAPTER 3: EXISTING BUILDING CONDITIONS

Class Laboratory (210): 1
Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):
Classrooms (110): 4,650
Class Laboratories (210): 192

Total Assignable SF: 58,497
Assignable SF as percentage of Gross SF: 57.9%
Assignable SF per station: 24.9

Average Classroom Utilization*: 73.73%
Avg. Classroom Hours Used per Week: 24
Average Classroom Station Occupancy: 51%
Average Classroom Enrollment: 21 students
*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:
Poor - Will need upgrade to adapt to new A/V Capture and Reflective Critique pedagogy

Suitability for Current Use:
Suitable

Room Configuration Issues:
- Lack of flexibility – options are desired
- Desire more conference room space
- Need access to large classroom (125 seats) 9 times a year
- Need meditation/prayer space, foot wash room, lactation room

Future Program Changes:
- Facilities renovation to adapt to new pedagogy, active learning environments
- Doctoral Center does not need to be in this building
- Growth of Special Education in future
- Growth of Graduate Studies in future
- Reduction in Undergraduate Studies in future
- Will serve more students through distance learning in future

2010 Comprehensive Facilities Plan Recommendation
HVAC system needs renovation and upgrade to meet current and future uses of the building. A complete facilities renovation needs to occur to adapt to new pedagogy (grant based models).

Comprehensive Facilities Plan Recommendation
Monitor classroom and office utilization to assess remodel or demolition, 0-5 years. Remodel HVAC phase 1 & 2 (if remodeling is appropriate), fire protection 0-5 years, 6-10 years.