



Request for Proposal #76673

Pre-Design for the construction of a new 600 bed residence hall and the remodeling/expansion of the Carkoski Commons on the campus of Minnesota State University, Mankato.

Minnesota State University, Mankato

Facilities Purchasing Office

Request for Proposal

Pre-Design for the construction of a new 600 bed residence hall and the remodeling/expansion of the Carkoski Commons of the Campus of Minnesota State University, Mankato.

Return proposals to:

Jean Hardel, Coordinator

Minnesota State University, Mankato
Wiecking Center 358
415 Malin
Mankato, MN 56001

Fax: (507) 389-1092

Email: jean.hardel@mnsu.edu

CURRENT DATE: 08/20/08

RFP OPENING DATE: 09/12/08

RFP OPENING TIME: 2:00 P.M.

MSU RFP#: 76673

Name of Vendor Firm: _____

Firm Contact: _____ Phone: _____ Fax: _____

Mailing Address: _____

Web Address (if any): _____

Email: _____

Signature of Authorized Agent: _____ Date: _____

Proposals are being accepted by Minnesota State University, Mankato for pre-design for construction of a new 600 bed residence hall and the remodeling/expansion of the Carkoski Commons on the Campus of Minnesota State University, Mankato. See specifications in the RFP following.

Minnesota State University, Mankato shall bare none of the costs incurred by any proposer or potential proposer in their preparation of the proposal documents or any visits to campus. All such costs are the responsibility of the proposer.

SUBMISSION

Proposals are to be submitted in a sealed envelope, plainly marked "Proposal No. 76673 Pre-Design Service for new residence hall and remodeling/expansion of Carkoski Commons" along with the Company's name and date and time of the scheduled opening. Minnesota State University, Mankato, its employees, officers or agents shall not be responsible for any pre-opening or post-opening of any proposal not properly addressed and identified. Proposals made in pencil or forwarded using e-mail and the internet will be rejected.

LIABILITY

Company agrees to indemnify and save and hold the University, its agents and employees harmless from any and all claims or causes of action arising from the performance of this agreement by Company or Company's agents or employees. This clause shall not be construed to bar any legal remedies Company may have for the University's failure to fulfill its obligations pursuant to this agreement.

ACCESSIBILITY; COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The Company agrees that in occupying the premises as described herein, it is responsible for complying with the Americans with Disabilities Act, 42 U.S.C. section 12101, et seq., and any regulations promulgated pursuant to the Act. The University **IS NOT** responsible for issues or challenges related to compliance with the ADA beyond its own routine use of facilities, services, or other areas covered by the ADA.

This document is available in alternative format to individuals with disabilities by calling Jean Hardel at the Office of Facilities Purchasing 507-389-5016 or 800-627-3529 (TTY).

DISCLAIMER

Issuance of this Request for Proposal in no way commits the University or its faculty or staff to enter into a contract for services outlined above. The University reserves the right to reject any or all Requests for Proposal submitted in response.

MINNESOTA DATA PRACTICES ACT

The CONTRACTOR must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by the STATE in accordance with this contract, and as it applies to all data, created, collected, received, stored, used, maintained, or disseminated by the CONTRACTOR in accordance with this contract. The civil remedies of Minnesota Statutes Section 13.08, apply to the release of the data referred to in this Article by either the CONTRACTOR or the STATE. In the event the CONTRACTOR receives a request to release the data referred to in this Article, the CONTRACTOR must immediately notify the STATE. The STATE will give the CONTRACTOR instructions concerning the release of the data to the requesting party before the data is released.

MINNESOTA STATE COLLEGES AND UNIVERSITIES

Minnesota State University, Mankato

REQUEST FOR PROPOSAL (RFP) # 76673 FOR

Pre-Design for the construction of a new 600 bed residence hall and the remodeling/expansion of the Carkoski Commons on the Campus of Minnesota State University, Mankato.

SPECIAL NOTE: This Request for Proposal (RFP) does not obligate the Minnesota State Colleges and Universities (MnSCU) system, its Board of Trustees or **Minnesota State University, Mankato** 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. MnSCU reserves the right to reject a proposal if required information is not provided or is not organized as directed. MnSCU 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 Facilities Purchasing web site: <http://www.mnsu.edu/fpurchas/> Any questions must be submitted in writing on the Facilities Purchasing web site, the questions are linked to the project representative's e-mail. The answers to questions will be posted on the web site on the day listed in the RFP. 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.

August 20, 2008

**REQUEST FOR PROPOSAL (RFP) # 76673
FOR
Pre-Design for the construction of a new 600 bed residence hall and the
remodeling/expansion of the Carkoski Commons on the Campus of Minnesota
State University, Mankato**

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**ATTACHMENT:
Sample P-T Contract**

Section I. General Information

Background

Minnesota State University, Mankato, a comprehensive university in the Minnesota State Colleges and Universities (MnSCU) system, is located on a 303 acre campus in Mankato, Minnesota, a community of approximately 43,000 situated in the Minnesota River Valley of south central Minnesota. The University offers a full range of undergraduate and a broad selection of graduate programs, and as such, has statewide responsibilities for the articulation of and providing access to professional programs not available at other colleges and regional universities. The University also has a major obligation to provide leadership in applied research important to the economy and quality of life in the state.

Founded in 1868, Minnesota State University, Mankato, has evolved from its beginnings as a normal school, to become in 1921 Mankato State Teachers College when it was authorized to offer a four-year curriculum. Because of its increasing commitment to providing more than teacher preparation, the name was changed to Mankato State College in 1957. The institution continued to grow in size and its reputation for academic excellence led to university status in 1975. Mankato State University became Minnesota State University, Mankato, in September 1998, giving further prominence to its growth to an institution recognized nationally.

The University is under the control and management of the Minnesota State Colleges and Universities (MnSCU) Board of Trustees, an agency of the State of Minnesota.

Total enrollment is about 14,000.

For additional information on the campus those interested are invited to review the University's Web site at:

<http://www.mnsu.edu/>

Nature of RFP

MINNESOTA STATE UNIVERSITY, MANKATO is requesting proposals for a pre-design for construction of a new 600 bed residence hall and the remodeling / expansion of the Carkoski Commons on the Campus of Minnesota State University, Mankato. Estimated total construction budget is anticipated at around \$40 million.

This RFP is undertaken by MINNESOTA STATE UNIVERSITY, MANKATO pursuant to the authority contained in provisions of Minnesota Statutes § 136F.581 and other applicable laws.

Accordingly, MINNESOTA STATE UNIVERSITY, MANKATO shall select the vendor(s) whose proposal(s), and oral presentation(s) if requested, demonstrate in MINNESOTA STATE UNIVERSITY, MANKATO's sole opinion, the clear capability to best fulfill the purposes of this RFP in a cost effective manner. MINNESOTA STATE UNIVERSITY, MANKATO reserves the right to accept or reject proposals, in whole or in part, and to negotiate separately as necessary in order to serve the best interests of MINNESOTA STATE UNIVERSITY, MANKATO. This RFP shall not obligate the MINNESOTA STATE UNIVERSITY, MANKATO 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.

General Selection Criteria

General criteria upon which proposals will be evaluated include, but are not limited to, the following:

- proposed fee schedule for the pre-design, including any reimbursable expenses
- qualifications of the vendor and its personnel
- capacity of the firm to complete the project as scheduled
- past residence hall design work performed by the proposer
- completeness, thoroughness and detail of response as reflected by the proposal's discussion and coverage of all elements of work

Selection Process

The selection process includes Residential Life and Facilities Planning & Construction staff. This group will evaluate the proposals and make the final decision.

Selection and Implementation Timeline

August 20, 2008	Issue RFP
August 25, 2008 - 1 PM	Pre-proposal vendors meeting
September 3, 2008 – 12 Noon	Submit questions in writing on web site: http://www.mnsu.edu/fpurchas/
September 5, 2008 – 2 PM	answers to questions posted on web site
September 12, 2008 - 2 PM	Deadline for RFP proposals
September 22-24, 2008	Interviews
September 26, 2008	Design firm notified of award
October 3, 2008	Estimated Notice to Proceed date
November 14, 2008	50% completion of pre-design
March 1, 2009	Pre-design final report complete
Summer of 2010	Anticipated start of construction

Contract Term

MINNESOTA STATE UNIVERSITY, MANKATO desires to enter into a contract with the successful vendor effective October 3, 2008. The length of such contract shall be one (1) year.

If MINNESOTA STATE UNIVERSITY, MANKATO and the vendor is unable to negotiate and sign a contract by October 10, 2008, then MINNESOTA STATE UNIVERSITY, MANKATO reserves the right to seek an alternative vendor(s).

Parties to the Contract

Parties to this contract shall be the "State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of MINNESOTA STATE UNIVERSITY, MANKATO and the successful vendor.

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. The vendor(s) may cancel the contract(s) upon 181 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:

MnSCU: State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of MINNESOTA STATE UNIVERSITY, MANKATO.

School: MINNESOTA STATE UNIVERSITY, MANKATO

Office of the Chancellor: The central system office of Minnesota State Colleges and Universities located at Wells Fargo Place, 30 7th Street East, Suite 350, St. Paul, Minnesota.

Vendor: The firm selected by MINNESOTA STATE UNIVERSITY, MANKATO 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.

Contract Assignment

A contract or any part hereof entered into as a result of this RFP shall not be assigned, sublet, or transferred directly or indirectly without prior written consent of the Assistant Director for Environment Richard Wheeler.

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.

Pre-Proposer's Meeting

Minnesota State University will hold a pre-proposal vendors meeting on Monday, August 25, 2008 at 1:00 PM. The meeting will be in the Carkoski Commons Classroom #0009. This meeting will review the intended project and include an on-site visit of the area that is currently planned for this project. Parking is available in the visitor pay lot #4 located at the intersection of South Road and Ellis Avenue. It is recommended all potential or interested responders attend the meeting.

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, MANKATO 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 (MnSCU) system, its Board of Trustees or MINNESOTA STATE UNIVERSITY, MANKATO 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. MINNESOTA STATE UNIVERSITY, MANKATO 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.

Section II. Parties to the RFP

MINNESOTA STATE UNIVERSITY, MANKATO

Section III. Vendor s Scope of Work**General Information:**

The Department of Residential Life is requesting from a qualified consultant a pre-design study for the construction of a new 600 bed residence hall and the remodeling/expansion of the Carkoski Commons on the campus of Minnesota State University, Mankato. This pre-design study should allow for multiple options such as phased renovation of the Carkoski Commons

based on available financing. The pre-design will be submitted to the MnSCU Office of the Chancellor and the Board of Trustees for consideration as a part of the revenue bonding process. The estimated total construction cost not corrected for inflation is estimated at \$40 million.

The pre-design shall include planning for a new residence hall of approximately 600 beds that will be located in parking lot # 13 along Maywood Avenue. This will be adjacent / connected to the Carkoski Commons. The approximate size is now planned for about 150,000 GSF. Although it will not have the same exact footprint, it is anticipated to be programmatically similar to the recently opened Julia A. Sears Residence Hall.

The Carkoski Commons was built in 1959 and expanded to its current footprint in 1961. There was remodeling in the 1990's and early 2000's. It has a total gross square footage of approximately 78,888 sq. ft. Since the initial construction numerous corrective and renovation projects have been done to address building integrity issues, HVAC issues, and program issues.

The Carkoski Commons has a dining hall/kitchen that is designed to serve 1,800 residents. The building also houses the Student Health Services Center (Clinic and Health Education), the Office of Residential Life, classroom, meeting room, and several other function spaces.

Issues to be addressed in general with regard to the proposed project:

1. Review of the current Residential Life master plan.
2. Review of the campus master plan as it relates to the residence halls.
3. Review plans for the decommissioning of a 1,200 bed residence hall (Gage Residence Community) which houses several functions that serve the entire campus, i.e. First Year Experience, bakery, etc. and consider replacement options for these elements in the proposed project.
4. Review of pedestrian and vehicle circulation in the area
5. How the new construction and remodeling will impact the surrounding area
6. Overall estimated project cost estimate

Note: The campus and residence hall master plan information may be found at the following web sites: <http://www.mnsu.edu/planning/masterplan/> and <http://www.mnsu.edu/acadaf/institutional>

Issues to be addressed for the Carkoski Commons:

1. Resolve the 1999 identified \$1,199,400 million of deferred maintenance items.
2. Evaluation of the current building mechanical systems.
3. Evaluation of the building functions
4. Review of the kitchen, servery, and dining hall and make recommendations on how the University can deliver a contemporary residence hall dining services program. The number of students that will be served in this facility is expected to increase to 3,000 upon completion of the project.
5. Phasing plan for facility expansion.
6. Life safety requirements

Issues to be addressed for the new residence hall:

1. Site of the new building
2. General footprint of the new building
3. Determine program

Programmatic:

1. Meet with all building stakeholders to develop a plan for the use of the new and remodeled/expanded space.
2. Investigate, identify, and propose a building program to increase utilization and flexibility of building spaces and to lower retrofitting and construction costs due to programmatic changes.
3. Propose construction phasing strategies to minimize construction impact on existing programs in the Carkoski Commons.

Schedule/Budget Issues:

1. Estimate associated costs and project schedule.
2. Complete pre-design to correspond with MnSCU's submittal schedule.
3. Provide seven (7) hard copies and an electronic PDF copy of pre-design.

MnSCU Pre-Design Information and Report Requirements

Information on the MnSCU pre-design report requirements can be found at the following web site:

<http://www.finance.mnscu.edu/facilities/planning-programming/predesign/index.html>

Other:

Responders may propose additional tasks or activities if they will substantially improve the results of the project.

Section IV. Designer Requirements and Proposal Format and Proposal Evaluation

Designer Requirements:

The selected firm and their associated firms must be able to demonstrate experience in pre-design studies of residence hall buildings with similar programs and with high quality sustainable construction relative to college and university residence halls in the northern part of the United States, as well as familiarity with MnSCU construction standards, MnSCU documentation schedules, and MnSCU submittal schedules. Proposals should include all appropriate historical information on your firm so that the Department of Residential Life can do an evaluation and selection based on:

- Professional competence and experience.
- Capability and staffing levels to provide timely service and to meet the timelines outlined in Section 1 above.
- Capability to work with larger user groups
- Past performance in similar residence hall pre-design studies.
- List of three (3) references regarding work performance on similar pre-designs.

Proposal Format:

Proposals shall include the following information:

1. A company profile, including names of individuals that would be assigned to this project. If a team of consultants is formed, a lead firm and lead project manager shall be included in the proposal. Include the length of time at the current firm for each of the key team members.
2. A list and company profile of all subcontractors/consultants that the firm plans to use in this project, including names of the individuals assigned to this project and their relative work experience with a residence hall building project. Any person, firm, or other party who will be used in this context must be acceptable to Minnesota State University, Mankato.
3. An explanation of how the work would be planned with the university to develop and complete 50% or more of the pre-design by November 14, 2008. The partial pre-design will be presented to the MnSCU Office of the Chancellor Finance and Facilities staff. The final report should be completed as soon as possible thereafter, but no later than March 1, 2009.
4. A detail of all costs associated with this project from the architectural, engineering and design consultant aspects.
5. One (1) copy of at least three (3) pre-designs of similar projects your firm has completed. (These will be returned to you upon completion of the selection process.
6. Provide one original and 6 copies of the proposal.

Section V. Selection Process

The University may interview one or more proposers for the purpose of determining qualifications, asking questions, and entering into negotiations. The award document will be a contract incorporating all requirements, terms, and conditions of the solicitations and the consultant proposal negotiated.

Proposers' responses will be evaluated by Minnesota State University, Mankato based on the following criteria:

- proposed fee schedule for the pre-design, including any reimbursable expenses – 20%
- qualifications of the vendor and its personnel – 25%
- capacity of the firm to complete the pre-design as scheduled – 20%
- past residence hall design work performed by the proposer – 25%
- completeness, thoroughness and detail of response as reflected by the proposal's discussion and coverage of all elements of work – 10%

The interview will also be part of the evaluation process.

MINNESOTA STATE UNIVERSITY, MANKATO reserves the right to name a date at which all responding vendors will be invited to present demonstrations or participate in an interview. MINNESOTA STATE UNIVERSITY, MANKATO 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** in Section I of this document.

Section VI. Fees

Please provide a rate for each fee option plus reimbursable expenses as follows:

- Fixed fee (lump sum fee) including all personnel costs associated with the development of the pre-design.
- Reimbursable expenses (including reproductions, postage, telephone, and travel).

Section VII. General Submittal Timelines and Information

Proposals are to be submitted in a sealed envelope labeled "Proposal: Pre-Design New Residence Hall" and must be received by 2:00 P.M., September 12, 2008 at:

Minnesota State University, Mankato
Office of Facilities Purchasing
Attn: Jean Hardel
358 Wiecking Center
Mankato, MN 56001

The contract start date is scheduled for October 3, 2008.

Each proposal shall contain one (1) original and six (6) complete copies with the original proposal document signed on the first page by an authorized representative of the firm submitting the proposal. Unsigned proposals will not be considered.

Proposals may be submitted in person or sent via mail or express/parcel service. No telephone, fax or electronic submissions will be accepted.

Proposals may be withdrawn at any time prior to the time and date set for the receiving of the

proposals.

Any and all interpretations, corrections, revisions and amendments shall be issued by Minnesota State University, Mankato Office of Facilities Purchasing to all firms or individuals who have requested proposal documents from the Office of Facilities Purchasing. Any addenda, if issued, will be in writing and shall be posted on the Facilities Purchasing web site at the same time as the posting of the reply to any questions.

Information Contact

Questions regarding this RFP need to be submitted in writing, and submitted through the Purchasing web site (<http://www.mnsu.edu/fpurchas/>) under submit questions. The questions are linked to the contact person listed below.

Richard Wheeler
Assistant Director for Environment
Department of Residential Life
111 Carkoski Commons
Minnesota State University, Mankato
Mankato, MN. 56001

Unless designated by the above named project manager, other Minnesota State University, Mankato personnel are NOT allowed to discuss the request for proposal with anyone, including responders, before the proposal submission deadline.

Questions and comments with reference to purchasing/RFP procedures or other administrative issues relative to the RFP should be directed to:

Jean Hardel
Office of Facilities Purchasing
358 Wiecking Center
Minnesota State University, Mankato
Mankato, MN. 56001
507-389-5016 (Telephone)
507-389-5975 (Fax)
jean.hardel@mnsu.edu

DISCLAIMER

Issuance of this Request for Proposal in no way commits the University or its faculty or staff to enter into a contract for services outlined. The University reserves the right to reject any or all Requests for Proposals submitted in response.

Section VII. Additional RFP Response and General Contract Requirements

Problem Resolution Process

A formal problem resolution process will be established in the contract to address issues raised by MINNESOTA STATE UNIVERSITY, MANKATO or the vendor.

Affidavit of Non-Collusion

All responding vendors are required to complete Exhibit A, the Affidavit of Non-Collusion, 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 Exhibit B, 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, 680 Olive Street, St. Paul, MN 55155. All responding vendors shall comply with the applicable provisions of the Minnesota Affirmative Action law, Minnesota Statutes §363A.36. Failure to comply shall be grounds for rejection.

Insurance Requirements

A. The selected vendor will be required to submit an ACCORD Certificate of Insurance to the MINNESOTA STATE UNIVERSITY, MANKATO's authorized representative prior to execution of the contract. Each policy must contain a thirty (30) day notice of cancellation, non-renewal or material change to all named and additional insured's. The insurance policies will be issued by a company or companies having an "A.M. Best Company" financial strength rating of A- (Excellent) or better prior to execution 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:

\$1,000,000.00 per occurrence
\$2,000,000.00 annual aggregate

In addition, the following coverage's must be included:

Products and Completed Operations Liability
Blanket Contractual Liability

Name the following as Additional Insured's:

Board of Trustees of the Minnesota State Colleges and Universities

MINNESOTA STATE UNIVERSITY, MANKATO

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:

\$1,000,000.00 per occurrence Combined Single Limit (CSL)

In addition, the following coverage's should be included:

Owned, Hired, and Non-owned

Name the following as Additional Insured's:

Board of Trustees of the Minnesota State Colleges and Universities
MINNESOTA STATE UNIVERSITY, MANKATO

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:

\$1,000,000.00 per occurrence

\$2,000,000.00 annual aggregate

The vendor will be required to submit certified financial statement providing evidence the vendor has adequate assets to cover any applicable E & O policy deductible.

C. MINNESOTA STATE UNIVERSITY, MANKATO 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 MINNESOTA STATE UNIVERSITY, MANKATO and copies of policies must be submitted to MINNESOTA STATE UNIVERSITY, MANKATO'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 MnSCU and the Legislative Auditor's Office for six (6) years after the termination/expiration of the contract.

Minnesota Government Data Practices Act

The vendor must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by MnSCU, its schools and the Office of the Chancellor 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 and an award decision made. 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, MnSCU, its agents and employees, from any judgments or damages awarded against the State or MnSCU in favor of the party requesting the materials, and any and all costs connected with that defense. This indemnification survives MnSCU'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 MnSCU.

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 Office of the Chancellor'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 Office of the Chancellor 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 Office of the Chancellor 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 MnSCU'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, section 270B.02, subdivision 1, 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 Statutes Chapters 270B and 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 MnSCU and MINNESOTA STATE UNIVERSITY, MANKATO.

The vendor shall recognize MnSCU'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, MnSCU and MINNESOTA STATE UNIVERSITY, MANKATO 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

Exhibit A. Affidavit of Non-Collusion

**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: _____

Exhibit B. Human Rights Certification Information and Affirmative Action Data Page

NOTICE TO CONTRACTORS AFFIRMATIVE ACTION CERTIFICATION OF COMPLIANCE

It is hereby agreed between the parties that MnSCU 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 two (2) years. For additional information, contact the Department of Human Rights, Compliance Services Unit, 190 East 5th Street, Suite 700, St. Paul, Minnesota 55101.

AFFIRMATIVE ACTION DATA PAGE – FOR RESPONSES IN EXCESS OF \$100,000 ONLY

If a response to this solicitation is in excess of \$100,000, complete the information below to determine whether the business or firm is subject to the Minnesota Human Rights Act (Minnesota Statutes §363A.36) certification requirement and to provide documentation of compliance if necessary. *It is the sole responsibility of the business or firm to provide this information and, if required, to apply for Human Rights certification prior to the due date and time of the response and to obtain Human Rights certification prior to the execution of the contract.*

Effective July 1, 2003. The Minnesota Department of Human Rights is authorized to charge a \$75.00 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 \$75.00 to the Minnesota Department of Human Rights or you may contact the Department for additional information at the Compliance Services Unit, 190 East 5th Street, Suite 700, St. Paul, MN 55101.

How to determine which boxes to complete on this form:

Then	Box A	Box B	Box C	Box D
you must complete these boxes...				
On any single working day within the previous 12 months, the company...				
employed more than 40 full-time employees in Minnesota.	•			•
did not employ more than 40 full-time employees in Minnesota but did employ more than 40 full-time employees in the state where the company is domiciled.		•		•
did not employ more than 40 full-time employees in Minnesota or the state where the company is domiciled.			•	•

BOX A – For a company which has employed more than 40 full-time employees within Minnesota on any single working day during the previous 12 months,

Its response will be rejected unless the company:

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 and time the responses are due.

Check one of the following statements if the company has 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. Include a copy of your certificate with your response. **Proceed to BOX D.**
- We do not have a current Certificate of Compliance but we have submitted an affirmative action plan to the MDHR for approval which the Department received on _____ (date) at _____ (time). [If you do not know when the Department received your plan, contact the Department.] We acknowledge that the plan must be approved by the MDHR before any contract can be executed. **Proceed to BOX D.**
- We do not have a Certificate of Compliance and have not submitted an affirmative action plan to the MDHR. *We acknowledge our response will be rejected.* **Proceed to BOX D.**

Note: A Certificate 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 reviewed and approved by the Minnesota Department of Human Rights before a certificate can be issued.

BOX B - For a company which has not had more than 40 full-time employees in Minnesota but has employed more than 40 full-time employees on any single working day during the previous 12 months in the state where its primary place of business is domiciled,

the company may achieve compliance with the Minnesota Human Rights Act by certifying it is in compliance with applicable federal affirmative action requirements.

Check one of the following statements if the company has not employed more than 40 full-time employees in Minnesota but has employed more than 40 full-time employees on any single working day during the previous 12 months in the state where its primary place of business is located:

- We are not subject to federal affirmative action requirements. **Proceed to BOX D.**
- We are subject to federal affirmative action requirements and are in compliance with those requirements. **Proceed to BOX D.**

BOX C – For a company not described in BOX A or BOX B,

The company is not subject to the Minnesota Human Rights Act certification requirement.

- We have not employed more than 40 full-time employees on a single working day in Minnesota or in the state of our primary place of business within the previous 12 months. **Proceed to BOX D.**

BOX D – For all companies

By signing this statement, you certify the information provided is accurate and that you are authorized to sign on behalf of the responder.

Name of

Company: _____

Authorized

Signature: _____

Printed

Name: _____

Title: _____

Date: _____ Telephone
number: _____

For further information regarding Minnesota Human Rights Act requirements, contact:

Minnesota Department of Human Rights, Compliance Services Unit

Mail: 190 East 5th Street, Suite 700

St. Paul, MN 55101

Metro: 651.296.5663

Toll Free: 800.657.3704

Website: www.humanrights.state.mn.us

Fax: 651.296.9042

Email: employerinfo@therightsplace.net

TTY: 651.296.1283

**MINNESOTA STATE COLLEGES AND UNIVERSITIES
NOTICE TO VENDORS**

AFFIRMATIVE ACTION CERTIFICATION OF COMPLIANCE

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 MnSCU 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, 190 East 5th Street, Suite 700, St. Paul, MN 55101; Voice: 651.296.5663; Toll Free: 800.657.3704; TTY: 651.296.1283.

MnSCU 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 MnSCU 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 two (2) 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:

REQUEST FOR PROPOSAL OFFERING FORM

Pre-Design for the construction of a new 600 bed residence hall and the remodeling/expansion of the Carkoski Commons on the Campus of Minnesota State University, Mankato

In compliance with the Request for Proposal, the undersigned acknowledges that he/she has read and understands all the conditions imposed herein and offers and agrees to furnish the services in accordance with the attached proposal or as mutually agreed upon by subsequent negotiation.

Name of Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Fax: _____ E-mail: _____

State Tax ID Number: _____

Federal Employer ID Number: _____

Name _____

Signature _____

Title _____

Date _____