

Independent Cost Estimating Services

REQUEST FOR PROPOSAL

PROJECT NAME: Gallatin Canyon Sewer Project

The Gallatin Canyon County Water & Sewer District (GCCWSD) in partnership with the Big Sky County Water & Sewer District (BSCWSD) (together herein referred to as Districts) are soliciting Independent Cost Estimating (ICE) services for the subject Construction Manager/General Contractor (CM/GC) project. The area of work is illustrated on the attached **Exhibit A** map to include construction adjacent to MT Hwy 64 and US Hwy 191. This work may include but is not limited to a sewer collection system, trunk sewer, reclaimed water distribution and disposal systems, sewer lift station(s), grading, pavement repair, stream protection, and traffic management on local and state highways. The project budget is approximately \$50 million.

The selected ICE firm will provide full-service cost estimating to validate the Contractor's approach to price, construction schedule, estimate reconciliation, and recommendations on approval of Construction/Early Work Packages (EWP) Contractor bids. The Districts have selected WGM Group and AE2S as the project Engineers. WGM Group is currently in the process of advertising for a Construction Manager (CM). The selected ICE firm will be requested to serve on the Technical Review Committee, along with representatives of the Districts and the Engineers, to short-list CM proposers, score RFPs from proposing CMs, and offer recommendations to the Districts during the CM selection process. After CM selection, the Engineers will coordinate with the CM to evaluate and progress design as feasible through December 2025, to be followed by a Rough Order of Magnitude (ROM) comparison meeting where the CM/GC Team will review and compare ROM's provided by the CM and ICE firm. Design progression is anticipated after December 2025 as well, but an end of the year ROM is the goal to inform project status and funding availability.

PROJECT CHALLENGES

The following is a summary of the significant project challenges. ICE proposers are encouraged to address how they will assist the Districts, CM and Engineers to deliver the project.

1. *Expedited Project Delivery*. Rapid regional land development, both recent and projected, requires adequate sewer collection and treatment upgrades. The use of innovative contracting was selected to expedite delivery and economize the scope of work. Expectations are for the CM and Engineers to collaborate on streamlining the approach for design and construction services to deliver the final construction in less than a third of the time if using the Design-Bid-Build model.
2. *Limited Construction Corridor*. The project is proposed to construct a gravity pressure reuse effluent main and parallel pumped sewer force main along MT Hwy 64. The roadway, maintained by the Montana Department of Transportation (MDT), is two lanes and built into a hillside. It is anticipated that there will be bedrock and/or cobbly gravel geotechnical conditions that will complicate construction. MDT prefers that two-way traffic be maintained along the

busy highway and thus avoid lane closures. The Districts welcome the CM's and ICE firm's input on mitigation strategies to construct the pipelines in MDT ROW.

3. *Project Cost Controls*. Establish an accurate and timely method of reporting project spending to ensure the Districts will not exceed the established budget and available funds.
4. *Communication and Coordination*. Develop a process for clearly communicating construction work to the key project stakeholders such as adjacent developers/contractors, utility companies, and the general public using the Districts' Public Involvement consultant.
5. *Use of Innovative Contracting Methods*. CM/GC project delivery is relatively new to the Districts. Emphasis will be placed on educating and providing guidance on the alternative delivery process.

ICE COST ESTIMATING GUIDELINES

Similar to the process used by MDT, the following price thresholds for awarding the construction contract will be utilized:

- Project awarded if the Bid Price is less than 105 percent of the acceptable ICE estimate.
- If the Bid Price is between 105 percent and 110 percent of the ICE estimate, the award is discretionary.
- If the Bid Price exceeds 110 percent of the ICE estimate, the Districts will discontinue price negotiations and terminate the CM's preconstruction contract. The project may then be publicly advertised.

Note that the ICE negotiations will be completely open-book negotiations, i.e., the ICE estimate and backup will not be in the blind.

ICE RFP REQUIREMENTS

Advertising for proposals of the ICE firm is open to all qualified firms. Selection of the ICE firm is based entirely on qualifications and a price component will not be required. In the event the Districts are unable to negotiate a contract and fee from the top ranked ICE firm, the Districts may discontinue negotiations and commence negotiations with the next qualified firm.

ICE firms must submit a written proposal that includes the following requirements, identified with proposal weighting:

- Part 1 – Project understanding and ICE approach. 30%
- Part 2 – Firm's related experience similar to this project. 30%
- Part 3 – Summary of the Team's structure and qualifications. 40%

The proposal is not to exceed six 8½ x 11 pages with a minimum of 11-point font. Each page that contains text, graphics, drawings, or other illustrations is considered in the page limit.

PROJECT SCHEDULE

By submitting a written proposal, you commit to providing the time and resources necessary to perform ICE services for this project. If you cannot commit to this schedule, please refrain from submitting a proposal for this project. The CM is anticipated to be under pre-construction phase contract by September 2025, with the first round of cost comparisons expected in December 2025. The tentative final completion of the design is in July 2026.

SUBMITTAL LOGISTICS

Submit one (1) electronic PDF copy of your proposal no later than **11:00 a.m. local time, July 23, 2025** to Shane Strong at sstrong@wgmgroup.com.

Regardless of cause, late proposals will not be accepted and will automatically be disqualified for further consideration. It is the proposing ICE firm's responsibility to ensure delivery by the specific time and confirm receipt with the specified contact person.

Proposals will be reviewed and scored by the Scoring Committee. Results will be sent via email to all proposing ICE firms. The Scoring Committee will make a final recommendation to the Districts based on the highest scoring proposal. The recommendation will be voted on at the Districts' respective monthly Board meeting currently scheduled for July 30th, using the virtual platform Zoom. A link to this meeting will be provided on the GCCWSD website at: <https://www.gallatincanyonwsd.com/>

CONTACT PERSON

All contact related to this RFP, including questions and comments, must go through:

Shane Strong, PE, Project Leader

WGM Group, Inc.

(406) 728-4611

sstrong@wgmgroup.com

Be advised that requests for information and questions and corresponding answers submitted prior to proposal submission will be shared with all proposing ICE firms.

ATTACHMENTS

Exhibit A – General Project Overview

GALLATIN CANYON SEWER PROJECT

CANYON STUDY AREA BOUNDARY

