

Staff Report

To: Board of Directors
From: Jordan Hess, Colin Woodrow
Date: April 10, 2026

Agenda Item: 3.2 Conditional Approval of the Guaranteed Maximum Price Proposal for Construction of the New Facility

Attachments:

- 3.2.1 Guaranteed Maximum Price Summary Letter from Quality Construction

Recommendation:

Conditionally accept the guaranteed maximum price proposal as presented, contingent upon execution of Amendment #1 to the Construction Manager at Risk contract with Quality Construction.

Discussion:

On February 27, 2026, Quality Construction presented MUTD with its guaranteed maximum price proposal, outlining a GMP of \$46,395,810. The GMP was presented to the board on March 11, 2026.

As discussed on March 11, there was strong interest in the project, and bids were competitive. Quality Construction received 176 proposals, far exceeding expectations.

Staff recommend acceptance of the GMP. This step does not obligate the agency to proceed; a separate contract amendment allows Quality Construction to initiate work.

Financial Impact and Funding Source:

Quality Construction proposes a GMP of \$46,395,810. This is slightly under 60% cost estimates and is within the project budget. This project is funded in accordance with the pro forma, sources and uses, and draft plan of finance previously presented to the board.



Right from the Start

PO Box 4746
Missoula, MT 59806
Telephone (406) 728-0080
Fax (406) 542-3639

March 11, 2026

Mr. Colin Woodrow
Mountain Line (MUTD)
1221 Shakespeare Street
Missoula, MT 59802

RE: Mountain Line MOAB
GMP Proposal Summary

Dear Colin,

This letter will serve as a summary of our GMP proposal from February 27, 2026. In accordance with our Contract Agreement, Quality Construction Company is presenting the following Guaranteed Maximum Price (GMP) for the Mountain Line MOAB project.

Cost of work	\$41,113,514.00
Solar / PV systems	\$135,896.00
All-Risk Insurance	\$79,900.00
General conditions	\$1,402,800.00
CM contingency	\$2,400,000.00
CM fee	\$1,263,700.00
Total GMP	\$46,395,810.00

These costs compare to our 60% estimate, plus your sources and uses budgets for solar and All-Risk insurance:

Construction estimate	\$40,782,500.00
MUTD Solar / PV budget	\$320,000.00
MUTD All-Risk insurance budget	\$387,457.00
General conditions	\$1,261,000.00
CM contingency	\$2,500,000.00
CM fee	\$1,247,218.00
60% Construction Estimate	\$46,498,175.00

March 11, 2026
Mountain Line MOAB
GMP Proposal Summary
Page 2

We have attached a preliminary schedule of values breakdown, a summary of our bid solicitation efforts, and our proposed subcontractor team. Our proposal is inclusive of the qualifications, clarifications, exclusions, and contract documents noted in our February 27th package.

If this proposal is acceptable, we will execute a Contract Amendment to initiate the work. Please feel free to contact me at any time regarding this proposal. We appreciate the opportunity to quote this project, and we look forward to working with you.

Sincerely,
Quality Construction Company



Eric Reiber

Scope of Work	Quantity		
General Conditions	28.0	months	\$ 1,402,800.00
Electronic equipment and software	0.55%		\$ 255,177.00
Safety and first aid	0.50%		\$ 231,980.00
Bid Package 1A - Final cleaning	1.0	lump sum	\$ 106,000.00
Bid Package 2A - Excavation, utilities, site concrete	1.0	lump sum	\$ 3,699,427.00
Bid Package 2B - Asphalt paving	1.0	lump sum	\$ 609,981.00
Bid Package 2C - Geothermal wells	1.0	lump sum	\$ 466,637.00
Bid Package 2D - Fencing and gates	1.0	lump sum	\$ 1,290,245.00
Bid Package 2E - Landscaping	1.0	lump sum	\$ 413,787.00
Bid Package 2F - Site amenities and miscellaneous site work	1.0	lump sum	\$ 201,000.00
Bid Package 3A - Concrete foundations, concrete slabs, misc underground work	1.0	lump sum	\$ 2,804,000.00
Bid Package 4A - Masonry and stone veneer	1.0	lump sum	\$ 1,967,061.00
Bid Package 5A - Steel fabrication	1.0	lump sum	Use BP 5C
Bid Package 5B - Steel erection and installation	1.0	lump sum	Use BP 5C
Bid Package 5C - Combined fabrication and erection	1.0	lump sum	\$ 2,537,687.00
Bid Package 6A - Rough and finish carpentry, cabinetry and countertops, misc work	1.0	lump sum	\$ 787,000.00
Bid Package 7A - Insulation	1.0	lump sum	\$ 67,130.00
Bid Package 7B - Roofing	1.0	lump sum	\$ 1,293,085.00
Bid Package 7C - Exterior siding, soffits, and finishes	1.0	lump sum	\$ 1,767,000.00
Bid Package 8A - Doors, frames, and hardware	1.0	lump sum	\$ 660,000.00
Bid Package 8B - Overhead and sectional doors	1.0	lump sum	\$ 520,788.00
Bid Package 8C - Storefront assemblies, windows, and glazing	1.0	lump sum	\$ 593,360.00
Bid Package 9A - Metal stud framing	1.0	lump sum	Use BP 9C
Bid Package 9B - drywall and drywall finishes	1.0	lump sum	Use BP 9C
Bid Package 9C - Combined metal stud framing and drywall	1.0	lump sum	\$ 533,149.00
Bid Package 9D - Suspended ceilings	1.0	lump sum	\$ 128,000.00
Bid Package 9E - Flooring and tile	1.0	lump sum	\$ 249,832.00
Bid Package 9F - Painting and finishes	1.0	lump sum	\$ 442,282.00
Bid Package 9G - Special finishes	1.0	lump sum	\$ 71,000.00
Bid Package 10A - Building specialties	1.0	lump sum	\$ 953,000.00
Bid Package 11A - Process systems and equipment	1.0	lump sum	\$ 1,994,000.00
Bid Package 14A - Electric traction elevators	1.0	lump sum	\$ 155,400.00
Bid Package 21A - Fire suppression systems	1.0	lump sum	\$ 495,000.00
Bid Package 22/23A - Mechanical	1.0	lump sum	\$ 5,930,000.00
Bid Package 26A - Electrical, communications, and electronic safety and security	1.0	lump sum	\$ 7,988,768.00
Bid Package 26B - Solar / PV systems	1.0	lump sum	\$ 135,896.00
CM work items	1.0	lump sum	\$ 796,481.00
CM performance and payment bond	1.0	lump sum	\$ 301,600.00
1% GRT - CM portion	1.0	lump sum	\$ 168,900.00

All-Risk insurance premium	1.0	lump sum	\$ 79,900.00
Subcontractor liability insurance	0.32%		\$ 147,600.00
Closeout procedures and documentation	0.10%		\$ 46,396.00
General Contractor's insurance expense	0.95%		\$ 440,761.00
Construction Manager's contingency	1.0	lump sum	\$ 2,400,000.00

Cost of Construction Work \$ 45,132,110.00

CM Fee 2.80% \$ 1,263,700.00

Total GMP Contract Amount \$ 46,395,810.00

** Quantities listed as a percentage will be billed as a percentage of the GMP

Bid documents were advertised with the following Plans Exchanges:

- Billings, MT
- Bozeman, MT
- Butte, MT
- Great Falls, MT
- Helena, MT
- Kalispell, MT
- Missoula, MT
- Spokane, WA
- Boise, ID

The Mountain Line MOAB project was viewed by 495 different individuals on the Billings, Bozeman, Great Falls, Kalispell, and Missoula exchange websites.

Bid documents were filed at Dodge Report and Dodge Plan Room – this is a national bid tracking service.

Bid documents were uploaded to Quality Construction's BidMail Share system and our DropBox directory.

Individual bid invitations were sent to 193 companies.

Separate bid invitations were sent out at the following times:

- Invitation to bid
- Follow up invitation / pre-bid meeting notice
- Addenda notifications (4 times)

As a result of these efforts, 176 proposals were received: 87 Bid Package proposals, and an additional 89 2nd tier subcontractor and vendor proposals. Most of these 2nd tier proposals were used in the Bid Packages Quality Construction is managing.

Below is our proposed Subcontractor Team. In order to protect the Owner's interests, we are considering these bids to be confidential. We will not be performing a final review as to the scope of work on the individual bids until after we have executed a contract agreement. There is the potential for discrepancies to be identified that would preclude us from using a listed bidder.

- 1A Final cleaning – this bid package will be managed by Quality Construction Company
- 2A Excavation, utilities, site concrete – *Western Excavating*
- 2B Asphalt paving – *Knife River*
- 2C Geothermal wells – *Eagle Drilling and Pump Service*
- 2D Fencing and gates – *Grizzly Fence*
- 2E Landscaping – *Blue Mountain Landscape and Sprinklers*
- 2F Site amenities and miscellaneous site work – this bid package will be managed by Quality Construction Company
- 3A Concrete foundations, concrete slabs, miscellaneous underground work – this bid package will be managed by Quality Construction Company
- 4A Masonry and stone veneer – *Anderson Masonry*
- 5A Steel fabrication – *Use Bid Package 5C*
- 5B Steel erection and installation – *Use Bid Package 5C*
- 5C Combined steel fabrication and erection – *Steel Erectors*
- 6A Rough and finish carpentry, cabinetry and countertops, miscellaneous work – this bid package will be managed by Quality Construction Company
- 7A Insulation – *Lilienthal Insulation*
- 7B Roofing – *Summit Roofing*
- 7C Exterior siding, soffits, and finishes – this bid package will be managed by Quality Construction Company
- 8A Doors, frames, and hardware (furnish and install) – this bid package will be managed by Quality Construction Company
- 8B Overhead and sectional doors – *Wayne-Dalton Sales and Service*

- 8C Storefront assemblies, windows, and glazing – *Missoula Glass*
- 9A Metal stud framing – *Use Bid Package 9C*
- 9B Drywall and drywall finishes – *Use Bid Package 9C*
- 9C Combined metal stud framing and drywall – *Tudahl Contracting*
- 9D Suspended ceilings – *DSI Construction*
- 9E Flooring and tile – *Great Floors*
- 9F Painting and finishes – *Mile High Painting*
- 9G Special finishes – this bid package will be managed by Quality Construction Company
- 10A Building specialties (furnish and install) – this bid package will be managed by Quality Construction Company
- 11A Process systems and equipment – this bid package will be managed by Quality Construction Company
- 14A Electric traction elevators - *Kone*
- 21A Fire suppression systems – *Montana Fire Sprinklers*
- 22/23A Mechanical (plumbing and HVAC) – *Garden City Plumbing and Heating*
- 26A Electrical, communications, and electronic safety and security - *PETES*
- 26B Solar / PV systems – *Bozeman Green Build*