



BILLINGS, MT

December 27, 2024



REQUEST FOR PROPOSAL
General Contractor / Construction Manager

AMEND PARK RECREATION CAMPUS



Langlas
GENERAL
CONTRACTORS

2685 GABEL RD BILLINGS, MT 59102
406.656.0629
CONTACT JOE CLARK

LANGLAS.COM

LANGLAS & ASSOCIATES
IS A SECOND GENERATION,
FAMILY OWNED COMPANY.

ESTABLISHED IN

1973





Langlas
GENERAL
CONTRACTORS

December 27, 2024

City of Billings
210 North 27th St
Billings, MT 59101

ATTN: Kory Thomson, Recreation Superintendent

Amend Park Recreation Campus

Langlas & Associates is pleased to offer the enclosed Proposal for General Contractor / Construction Manager Professional Services for the above referenced project. Our firm has completed numerous public projects, which include multiple schools, community centers, and sports complexes. We are very familiar with the market, are community driven, and would love to be a part of a milestone project for our community.

Langlas & Associates has provided GC/CM Services as a Montana-based business for the past 51 years. By putting the needs of our project owners first; operating with principles of honesty, integrity, commitment to costs, and pride in our work, we have become one of the leading GC/CM Firms in Montana. Over 90% of our work is performed using the negotiated Construction Manager at Risk or General Contractor/Construction Manager delivery methods.

Please let us know if you have any questions regarding the following information. For questions or further coordination regarding this proposal, please contact Joe Clark at jclark@langlas.com or **406.656.0629**.

Sincerely,

Steve T Langlas
CEO

BILLINGS 2685 Gabel Rd / Billings, MT 59102 / P 406.656.0629 / F 406.656.1088
BOZEMAN 4555 Valley Commons Dr / Bozeman, MT 59718 / P 406.585.3420 / F 406.585.4110
MISSOULA 4852 Kendrick Place / Missoula, MT 59808 / P 406.215.1356 / F 406.926.2005
BUTTE 101 East Park Street / Butte, MT 59701 / P 406.490.2824

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FIRM HISTORY AND EXPERIENCE

4.4

a. Previous experience with new construction projects similar in size and complexity (project budget is \$20 million and is funded by South Billings Urban Renewal Association TIF District). Must be able to provide a minimum of three (3) successful projects totaling \$20 million. Other related projects over \$20 million may also be provided to show success in the management of complex projects. Please specify whether your firm acted as General Contractor or Construction Manager on each project.

LOCKWOOD HIGH SCHOOL • Billings, MT

✓ SIZE / TYPE / COMPLEXITY / GCCM

Contract Amount: \$49,100,000

Contract Type: GCCM

Owner's Representative: QuEst Services Corp, J. Mark Qualcom 406.850.9357

Architect: Collaborative Design Architects, Jeff Kanning, 406.248.3443

Dates: March 2019- September 2020

155,000 SF High School, with 2 gyms, indoor running track, locker rooms, exterior track and fields, and surrounding site work on a live campus.



BEN STEELE MIDDLE SCHOOL Billings, MT

✓ SIZE / TYPE / COMPLEXITY / GCCM

Contract Amount: \$22,207,000

Contract Type: GCCM

Owner Representative: Hulteng CCM, Inc., Shane Swandal 406.655.1116

Architect: A&E Architects, Dusty Eaton, 406.248.2633

Dates: March 2016- August 2017

122,000 SF Middle School, with a gym, locker rooms, track and fields, and surrounding site work on a greenfield site.



LAUREL SCHOOLS Laurel, MT

✓ SIZE / TYPE / COMPLEXITY / GCCM / PHASED

Contract Amount: \$49,017,000

Contract Type: GCCM

Owner Representative: Hulteng CCM, Inc., Shane Swandal 406.655.1116

Architect: Kris Koessler, A&E Design, 406.248.2633

Dates: March 2024 - August 2025

2 Elementary Schools totaling 135,400 SF, with 2 gyms, and surrounding site work on a greenfield site and live campus.



4.4

b. Provide evidence of the company’s financial health for the previous five (5) years and ability to work effectively and cooperatively with the Owner, Architect and sub-contractors as demonstrated by references and successful projects. Please provide references for four (4) Owners, two (2) A/E firms, and two (2) large M/E subcontractors. Please provide current addresses and phone numbers.

Bonding Capacity: the Proposer must be capable of providing a 100% performance bond and 100% payment bond for a project valued up to \$20 million in construction costs, as documented by a letter or binder from the Surety, submitted with the RFQ response.

Our average annual volume for the last five years is \$286,000,000

Our bonding capacity also speaks to our reputation of successful projects with a single project limit of \$100,000,000 and an aggregate of \$300,000,000.

Volume for the last five years as evidence of our growth and firm’s stability in the marketplace:



Owners

Northern Hotel	19th N. Broadway	Billings, MT 59101	Mike Nelson	406.581.9956
Rocky Vista University	4130 Rocky Vista Way	Billings, MT 59106	Glenn Olney	720.985.3843
Laurel Public Schools	410 Colorado Ave.	Laurel, MT 59004	Matt Torix	406.628.3360
Billings Clinic	801 N. 29th Street	Billings, MT 59101	Mitch Goplen	406.671.1134
Yellowstone Valley Animal Shelter	1735 Monad Road	Billings, MT 59101	Triniti Halverson	406.294.7387

Architects

A&E, Design	609 N 29th Street	Billings, MT 59101	Dusty Eaton	406.248.2633
Collaborative Design Architects	2280 Grant Road	Billings, MT 59102	Nick Pancheau	406.248.3443

Subcontractors

Air Controls, Inc.	2nd Ave North	Billings, MT 59101	Chris Schaff	406.245.6416
Star Service, Inc.	26 South 24th Street	Billings, MT 59103	Trin Jones	406.259.3754



December 6, 2024

City of Billings
210 North 27th Street
Billings, MT 59101

Re: Langlas & Associates, Inc. – Letter of Bondability – Amend Park
Recreation Campus - \$20,000,000.00

To Whom It May Concern:

Langlas & Associates, Inc. has asked us to provide you with information about their bonding relationship. Langlas has been a surety client of ours for over 20+ years. During this time, they have earned a great reputation in their marketing area.

Langlas & Associates, Inc. is bonded with Travelers Casualty and Surety Company of America. They currently qualify for a single project in excess of \$100 million and an aggregate in excess of \$300 million. Current available bond capacity is in excess of \$220,000,000.00. Travelers is an A++ (Superior) A.M. Best rated insurance company, Financial Size Category XV (\$2 billion or more).

If performance and payment bonds are required for this project, we will favorably entertain that request, subject to review and approval of standard industry underwriting criteria.

We highly recommend Langlas & Associates, Inc. without reservation. If additional information or comments are required, please do not hesitate to contact me at 206-262- 4385.

Sincerely,
Propel Insurance

A handwritten signature in black ink, appearing to read "JHaddock", is positioned above the name Jacob Haddock.

Jacob Haddock

Find your momentum.

Propel Insurance | 601 Union Street Suite 3400, Seattle, WA 98101 | 206.676.4200 | www.propelinsurance.com

KEY PROJECT STAFF

4.4

c. For staff expected to provide services on behalf of the firm, identify roles (project manager, project engineer, superintendent, and task leaders), along with their availability. Resumes should be included, in an appendix that will not count toward the page count of the narrative. Performance on projects, especially City, should be noted. Project Manager and Superintendent must have successfully completed projects of this type individually and together.

Please see our Resume Appendix for our team members' roles and availability for Amend Park.

Projects completed by our construction team together include:

LOCKWOOD HIGH SCHOOL Billings, MT

TEAM:

- Jason Hubbard- Preconstruction Manager
- Joe Clark- Project Manager
- Emily Mainwaring- Assistant Project Manager
- Lane Huffman- Project Superintendent



LAUREL SCHOOLS REMODEL AND EXPANSION • Laurel, MT

TEAM:

- Jason Hubbard- Preconstruction Manager
- Lane Huffman- Project Superintendent



BILLINGS CATHOLIC SCHOOLS Billings, MT

TEAM:

- Joe Clark- Project Manager
- Emily Mainwaring- Assistant Project Manager
- Lane Huffman- Project Superintendent



DEHLER PARK Billings, MT

TEAM:

- Joe Clark- Project Engineer
- Jason Hubbard- Project Manager
- Lane Huffman- Project Superintendent



4.4 d. Provide information on your firm’s approach to the project, scheduling tools/methods and your understanding of critical path scheduling and its applications. Demonstrate capability to meet time and project budget requirements.

Below, in the diagram, and the following pages shows all of the items we provide prior to, during and after a construction project.

At Langlas, we believe that what makes us one of the leading construction managers in the state is that we take all phases of a construction project seriously and maximize effort to provide the best value to the owner.

PROJECT MANAGEMENT APPROACH
for Amend Park



Langlas often states that over fifty percent of a project's success is won or lost during pre-construction, which is why we take our role as gc/cm so seriously.

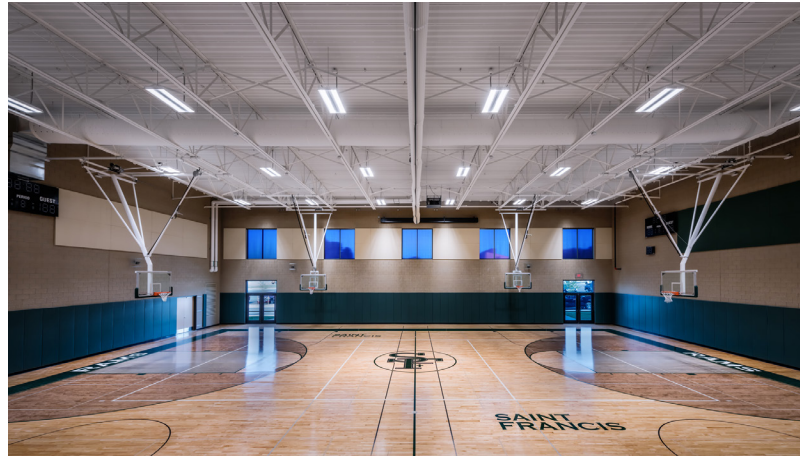
When working with the project team during this time and throughout the project, we prefer communication that is open, honest, and often. Good communication allows us to best understand the needs of others and how to help them facilitate goals for their respective disciplines. By the same token, communicating our own needs helps ensure others can provide us with the information we need, in the time we need it, to do our jobs effectively.

PROJECT ESTIMATING

Our approach to project estimates is an “open book” approach. We organize our estimates by CSI division, with line item detail for each scope of work. Quantities and unit prices are provided when available or practical. We invite subcontractors to participate with us in the estimating process for major portions of the work to ensure we are capturing current market pricing, forecasting for the future, and getting their feedback on ways in which the project could save time or money without sacrifice to quality or design intent. Our estimating processes are constant throughout preconstruction. In between major pricing rounds at Schematic Design, Design Development and during Construction Drawings, we never stop providing component or break-out pricing and Value Engineering options for the Owner's and Design Team's consideration.

PROJECT SCHEDULING

Project schedules are developed to include activities of all major team member disciplines to ensure each understands the relationships between one another's tasks, such as design, pricing, and approval activities; permit applications and local authorities review times, all required before construction can even begin. These schedules will be reviewed with the Owner and the Architect to insure we are meeting the expectations of completion while maintaining quality. When schedule impacts occur we maintain the schedule by increasing resources and looking for creative alternates to still meet expectations. Construction activities are provided in finite detail to ensure we've planned to the greatest extent possible. This level of planning helps to ensure accurate, competitive bids by subcontractors, and helps to ensure those submitting bids are fully aware of labor requirements necessary to fulfill schedule demands. It's an “eyes wide open” approach that has helped us to consistently meet or beat very aggressive project timelines throughout the history of our company.



Below are some examples of our schedule commitment.

These GC/CM projects were all completed on or ahead of schedule:

Project	Contract	Size in sf	Completion Schedule	Actual Completion Compared to Scheduled Completion
MSU Yellowstone Hall	\$36,000,000	121,000	21.5 months	6 weeks ahead
Rocky Vista University	\$45,000,000	140,000	18 months	On schedule
Wilson Hotel Big Sky	\$26,000,000	130,000	22 months	On schedule
Bozeman Gallatin High School	\$79,000,000	310,000	29 months	On schedule
Bozeman Safety Center	\$37,500,000	100,000	26 months	On schedule
Hyalite Elementary School	\$12,913,000	68,000	14 months	1 month ahead
Whitefish High School	\$19,930,000	126,000	20 months	On schedule
Lockwood High School	\$49,000,000	159,000	16 months	2 weeks ahead
West Bozeman Health	\$21,000,000	65,000	22 months	On schedule
Billings Catholic School	\$14,924,000	92,000	15 months	On schedule
Ben Steele Middle School	\$22,207,000	122,753	16 months	On schedule
Meadowlark Elementary School	\$16,000,000	67,500	12 months	3 months ahead



Lockwood High School, Billings, MT

OUR COST CONTROL EFFORTS BEGIN AS SOON AS WE JOIN THE PROJECT TEAM, AND WE CARRY THAT EFFORT TIRELESSLY THROUGH COMPLETION OF THE PROJECT.

During preconstruction, we spend considerable time with Owner and the Architect to review existing conditions, constructability issues, and the project program to have a clear understanding of the project intent and goals. In some cases during Pre-Construction we have scoped existing underground lines and have performed exploratory demolition in order to facilitate getting the best information possible to the design team. This helps reduce change order activity during construction and orchestrate phasing and scheduling to reduce time during construction. This early effort helps us create a plan that is realistic and achievable. In addition to these preconstruction reviews, we prepare a project estimate to be reviewed in line item detail with Owner and the Architect.

To prepare an estimate, we perform our own quantity takeoff of materials, as well as contact subcontractors and suppliers to provide real-time pricing for the project. We work with a number of subcontractors both locally and across the state on many projects during budget phases, valuing their input and expertise, to help us with achieving project cost goals. Our estimate may contain allowances where design information is yet to be determined and a project contingency that is appropriate to allow for future development. These allowance and contingency amounts would be discussed and agreed upon between Langlas, the Owner, and the Design Team before moving forward with the published estimate.

Below are examples of our cost estimating success.

Project	Schematic Design	Design Development	Construction Document	Guaranteed Maximum Price
Rocky Vista University	\$43,230,229	\$43,416,666	\$43,856,911	\$43,656,999
Rankin Elementary School	Not provided	\$13,981,937	\$13,272,553	\$13,022,939
Ben Steele Middle School	\$29,745,861	\$26,637,701	\$24,597,224	\$22,207,931
Gallatin High School	\$83,595,068	\$77,992,664	\$76,623,840	\$76,280,662
Billings Catholic School	\$18,027,273	\$18,265,417	\$16,940,180	\$14,924,625
Monforton Middle School	\$7,248,000	\$7,345,000	\$7,159,000	\$6,500,000
Lockwood School	\$48,504,786	\$43,590,452	N/A	\$46,130,390
Meadowlark Elementary	\$17,015,000	\$16,941,005	\$16,400,000	\$14,464,153
MSU Yellowstone Hall	\$29,964,710	\$30,350,250	\$30,241,157	\$30,173,458
Park High School	\$12,710,563	\$12,179,463	\$11,626,869	\$11,626,869
Ruby Valley Hospital	\$10,345,212	\$9,728,995	\$9,686,495	\$9,686,495
Northern Hotel	Not provided	\$14,567,689	\$14,320,000	\$13,712,441
Department of the Interior	\$20,740,000	20,826,083	\$19,300,051	\$18,099,439
Billings Clinic Surgery Center	\$12,104,320	\$11,730,400	\$11,684,200	\$11,501,000

If any allowances are carried forward into the construction contract, they will be clearly identified in the contract documents. If expenditures towards an allowance item are below the allowance value, the savings accrues to Owner. If expenditures towards an allowance item are above the allowance value, an increase to the contract amount would be required. A contingency line item identified in the estimate would typically be treated as a construction contingency. Once the Guaranteed Maximum Price (GMP) has been established, Langlas would not be able to utilize the construction contingency funds unless approved by the Owner. At the end of the project, any unused contingency would accrue to the Owner.

CHANGE ORDERS

During construction, we are the Owner’s advocate, ensuring that the subcontractors follow their scopes of work, construction plans, and specifications in order to eliminate or minimize change orders for unforeseen costs. We are not a change order oriented

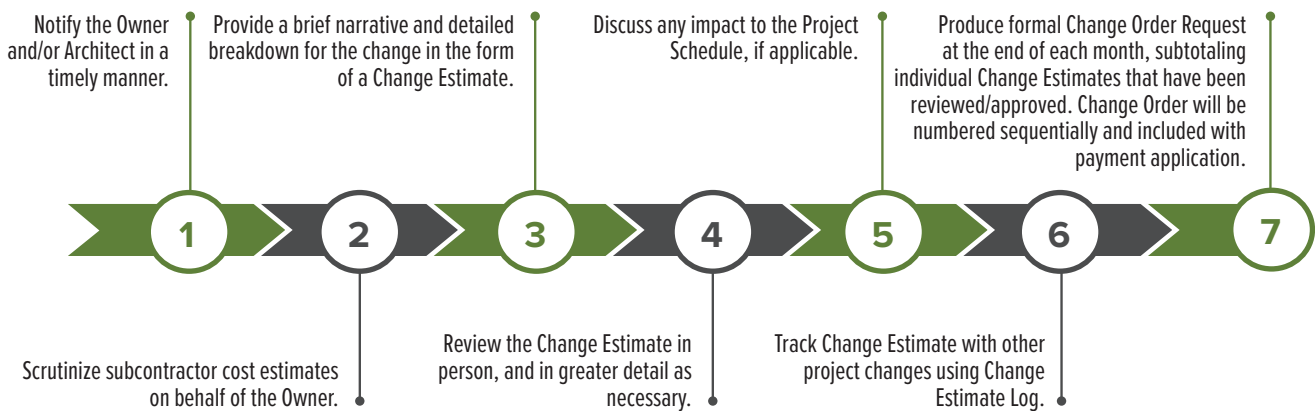
company, and we seek to avoid them as much as possible through effective budgeting, clear bid scopes, and tight subcontracts. Our agreement for this Proposal limits subcontractor overhead and profit percentages to 10% and 5%, respectively, and requires subcontractors to submit any request for change using a Subcontractor Change Order Request form. This form allows us to review the subcontractor’s change order in detail and verify that the subcontractor has fully understood the change in scope and is providing fair pricing to the Owner.

In our past experience, the Owner is usually the driving force for the majority of changes made to our projects due to changes in project vision; modifications to layout function or finish; or simply because what was drawn on the plan had not been fully understood until it was erected, in three dimensions. To help us help you in controlling costs, we ask that you review documents with us or the Architect early and often to gain a complete understanding of the product that is being requested, designed, and put out to bid.

Langlas always strives to minimize change orders through detailed document reviews during pre-construction, helping Owner’s to visualize what is described by plan documents, developing accurate bid scopes, writing detailed subcontracts, and holding subcontractors and suppliers accountable for performance. Nobody wins with change orders and we try to avoid them. Even still, Owner’s may elect to add scope to the project or other issues may necessitate a change to the contract price. When this happens, we will diligently adhere to the following guidelines:



CHANGE ORDER PROCESS



VALUE ENGINEERING

At Langlas, when we pursue Value Engineering opportunities we are careful to discern between true value options for the Owner verses what we call “value reductions,” or removing scope from the project entirely. Throughout our pre-construction efforts we strive to avoid pure cost reductions achieved through loss of program or scope unless other savings options have been exhausted.

The method we use for Value Engineering typically includes a comprehensive list of ideas generated by our staff after reviewing project documents. Savings ideas are then priced for review and discussion with the Owner and Design Team. Any accepted

savings options can then be incorporated into revised documents and used to lower the overall project cost.

We are also able to manage budgets by developing biddable alternates that can be accepted or rejected based on bid day savings, rather than simply removing scope from the drawings.

Finally, we continue the Value Engineering effort through construction and look for opportunities that might have otherwise been over looked during Pre-Construction. This allows us to reduce costs and put that added value back into the project to cover unforeseen items and/or include “wanted” items not in the original scope of work.

Below are examples of Value Engineering efforts from recent projects.

Project	# of VE Ideas from Langlas	Langlas Suggested VE Savings	Owner Selected VE Savings	% of Savings from GMP Amount
Gallatin High School	110	\$10,623,452	\$4,021,434	4.6%
Northern Hotel	106	\$3,932,887	\$3,855,248	22%
Lone Mountain Land Office	59	\$1,473,215	\$788,821	7.4%
Rankin Elementary School	50	\$703,798	\$430,609	3.9%
Wildfire Defense Office	27	\$230,783	\$170,737	3.8%





1 Detailed systems training of all components within the project.

2 Complete and thorough as-builts, owner and operations manuals, and warranty information.

3 Availability and regular check-ups on the building after construction.

4 We will offer the Owner a 2 year warranty for the project. This speaks to our confidence of providing a quality project that lasts.



At Langlas, we take pride in delivering a timely, quality project and take ownership in doing so and are therefore committed to providing Owner and community with a project we can all be proud of.



UM Locker Rooms, Missoula, MT

ENTHUSIASM, COMMUNICATION AND WORKING TOWARDS COMMON GOALS IS THE KEY TO

SUCCESS

STRENGTHS AND SPECIAL CAPABILITIES



51-YEAR WORK HISTORY

Langlas brings years of experience in building construction, including expertise with Metal Buildings, Gyms, and Rec Center projects.



220 EMPLOYEES

Our staffing resources include seasoned in-house carpenters and tradesmen who consistently produce reliable work products.



SELF-PERFORM ABILITIES

Langlas has the capacity to self-perform a variety of scopes, such as concrete, framing, and interior finish work, which allows us to better manage quality, cost, and the schedule to ensure timely project completion.



TRADE/SUBCONTRACT RESOURCES

Our library of over 4,800 pre-qualified subcontractors and suppliers ensures competitive bid coverage and best pricing.



A STRONG SENSE OF PARTNERING

Langlas is committed to building relationships with Owners, Design Teams, and the local subcontract community.



STATE-OF-THE-ART TECHNOLOGIES

To enhance communication, trade coordination, and project documentation, we use the following software programs:

- **Procore** — Used for project management
- **Navisworks, AutoCAD, Revit, and SketchUp** — Used for Building Information Modeling (BIM)

Langlas also offers in-house field engineering, including use of total station equipment and verification with our own AutoCAD or Revit layout drawings to ensure accuracy.



DETAILED, ACCURATE SCHEDULES

Developed with input from subcontractors, our schedules are continually monitored and managed through the entirety of our projects.



VAST EQUIPMENT RESOURCES



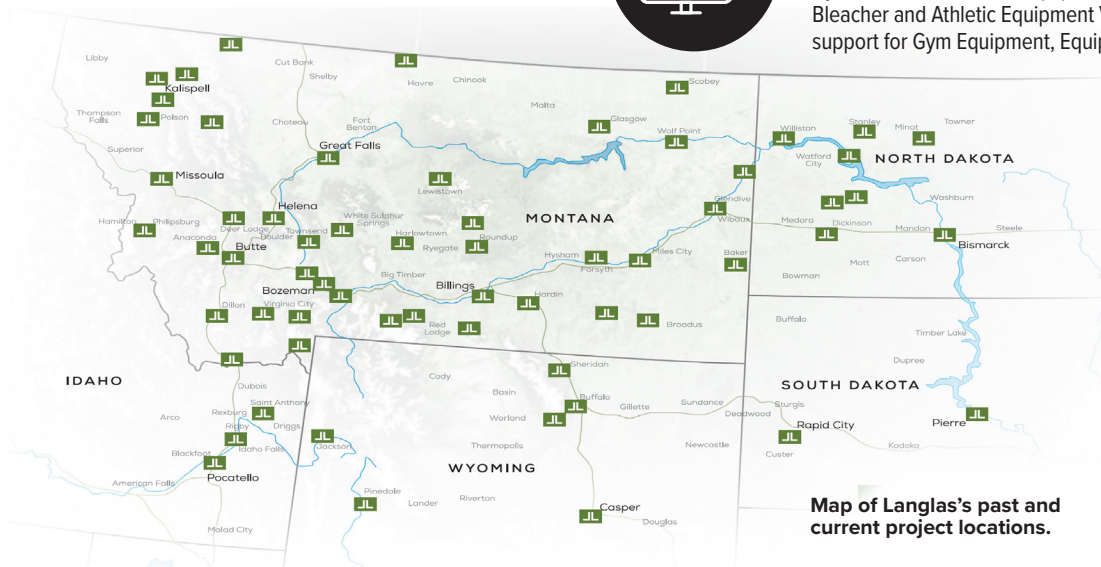
LOCAL KNOWLEDGE, EXPERIENCE, AND REPRESENTATION

Since 1973, Langlas has developed an extensive project footprint across the West, establishing a particularly strong presence throughout Montana.



Technical Abilities/Strength with constructing Recreational Facilities.

Lessons Learned: Installing and maintaining Wood Gym Floors, Mechanical Equipment for Gym Facilities, Bleacher and Athletic Equipment Vendors, PEMB design & support for Gym Equipment, Equipment lead times.



Map of Langlas's past and current project locations.

APPENDIX





JASON HUBBARD

Vice President-Eastern District
Amend Park Recreation Campus Preconstruction Manager

Education: B.S. Construction Engineering Technology Montana State University
Master of Construction Management Montana State University

24
YEARS WITH LANGLAS

26
YEARS IN CONSTRUCTION

REFERENCES:

Dusty Eaton
A&E Design
Principal Architect
406-248-2633

Matt Torix
Laurel Public Schools
Superintendent
406-628-3360

Mark Qualman
Quest Services Corporation
Owner's Representative
406-409-4708

Jason has repeatedly demonstrated his abilities to successfully plan and execute some of our most challenging projects. His intelligence is readily seen through his organized approach, attention to detail and his ability to orchestrate many tasks simultaneously. Jason is dedicated to his work, maintains a calm disposition, and interacts well with owners, architects, and subcontractors. These attributes make him a valuable part of the Project Team.

Key Responsibilities: Jason will provide input on cost impact for project design elements, review for constructability, and lead the pre-construction phase to control costs and schedule. He will establish and maintain a clear and open channel of communication with the entire Team.

He will contact key subcontractors to gain information on construction types, codes and new technology that could contribute to the project's success. Jason will assist in preparing bid advertisements, bid packages, bid documents, and contracts for the project.

Pre-Construction: Jason will be able to dedicate up to 50% of his full time work load to the pre-construction efforts of this project, and as much time as needed to successfully complete the preconstruction phase of the project.

Construction: Jason will be able to dedicate 20% of his time to the construction phase of the project by assisting with quality control, schedule, and close out of the Project.



SIMILAR PROJECTS:

Based on GC/CM Method,
Building Type, Scope
and/or Size:

- Laurel School Projects
- Lockwood High School
- Dehler Park
- Meadow Hill Middle School
- Marriott Courtyard
- Shepherd School
- Elder Grove Elementary School
- KOA Corporate Headquarters
- Bridger School





JOE CLARK

Vice President-Eastern District
Amend Park Recreation Campus Project Manager

Education: B.S. Construction Engineering Technology, Montana State University

21
YEARS WITH LANGLAS

23
YEARS IN CONSTRUCTION

REFERENCES:

Tobin Novasio
Previous Lockwood
School Superintendent
406-855-2910

Merisa Murray
Elementary Principal,
Kalispell Montana
406-249-2784

Scott Dorn
Vice President Strategic
Initiatives
215-817-0216

Joe Clark has a variety of construction knowledge with an education in Construction Engineering. Joe’s involvement ranges from large commercial projects to stand alone metal buildings. Joe’s ability to estimate, schedule, and run projects has made him an asset to our company. His positive communication skills between Owners, Architects, and Subcontractors are a welcomed addition to any project team.

Key Responsibilities: Joe will assist Jason in the Preconstruction phase of the Project and be the primary point of contact during the Construction phase. He will oversee quality, safety, schedule and budget, and will provide the necessary leadership to ensure the project’s success.

Pre-Construction: Joe will be able to dedicate up to 40% of his full time work load to the pre-construction efforts of this project.

Construction: Joe will be able to dedicate 50% of his time to the construction phase of the project. With support of our proposed construction team and additional office assistance for delegated tasks, it is normal for Joe to be involved in a few projects simultaneously.



SIMILAR PROJECTS:

Based on GC/CM Method,
Building Type, Scope
and/or Size:

- Rocky Vista Vet Training Center
- Rocky Vista University
- Lockwood High School
- Three Forks School
- Central Elementary School
- Billings Catholic School
- Jeannette Rankin Elementary School





EMILY MAINWARING

Assistant Project Manager

Education: B.S. Construction Engineering Technology, Montana State University

16
YEARS WITH LANGLAS

18
YEARS IN CONSTRUCTION

REFERENCES:

Glenn Olney
Owner's Representative
Rocky Vista University
484-919-5014

Shane Swandal
Principal Hulteng, Inc.
406-655-1116

Jason Davis
Principal SMA Architecture
406-442-4933

Key Responsibilities: Emily will work in a team capacity with Jason and Joe during the preconstruction and construction of the Project. She will hold primary responsibility for project document control. Emily will oversee the distribution of bid advertisements, bid packages, bid documents, and contracts for the project. She will be responsible for review, distribution and tracking of all submittals. Emily will ensure that insurance, safety and submittal documentation is received from all subcontractors, as well as collect and distribute all closeout documentation (O&M manuals, warranties, final lien waivers) as required.

Emily will also be responsible for reviewing and processing subcontractor payment applications and lien waivers as well as monthly prime contract construction draws.

Finally, Emily will be responsible for creation, maintenance and Team access to all critical project documentation via our web-based project management software.

Pre-Construction: Emily will be able to dedicate up to 75% of her full time work load to the pre-construction efforts of this project.

Construction: Emily will be able to dedicate 50% of her time to the construction phase of the project.



SIMILAR PROJECTS:

Based on GC/CM Method, Building Type, Scope and/or Size:

- Rocky Vista Vet Clinic
- Rocky Vista University
- Three Forks School
- Lockwood High School
- Central Elementary School
- Billings Catholic School
- Jeannette Rankin Elementary School
- West Park Plaza Renovation





LANE HUFFMAN

Project Superintendent

27
YEARS WITH LANGLAS

27
YEARS IN CONSTRUCTION

REFERENCES:

Tobin Novasio
Former Lockwood
School Superintendent
406-252-6022

Merisa Murray
Principal Jeannette Rankin
Elementary School
406-249-2784

Dusty Eaton
Principal, A&E Architects
406-248-2633

Lane Huffman has proven to be a leader, starting work with our company from the ground and working his way up. Over the years he has displayed excellent organizational skills in the field in addition to effective labor management. Lane keeps an extremely clean project site, aiding in positive morale from the craftspeople and Owner satisfaction. His commitment to schedule is apparent by on-time completions. Lane’s positive attitude and enthusiasm is infectious!

Lane will produce and maintain the schedule for all phases of the project. The schedule will be organized to indicate Design Team activities, Owner decision points and activities, and Langlas’ pre-construction and construction activities. This schedule will help the Team understand possible impacts to any design decisions and identify long lead elements that may affect the schedule.

Key Responsibilities: Lane will provide full-time on-site construction supervision where he will be directly responsible for quality control, safety, project coordination and timely completion. He will communicate with the Owner and Design Team on all aspects of the project.

Pre-Construction: Lane will be able to dedicate up to 25% of his full time work load to the pre-construction efforts of this project.

Construction: Lane will be on-site 100% of the project.



SIMILAR PROJECTS:
Based on GC/CM Method,
Building Type, Scope
and/or Size:

- Laurel Mogan Elementary
- Red Lodge School Field
- Lockwood High School
- Jeannette Rankin Elementary School Kalispell
- Billings Catholic School
- KOA Corporate Headquarters
- Northern Hotel
- West Park Plaza Renovation
- Billings Clinic Surgery Center





NED MALONE

Project Engineer

Education: B.S. Construction Engineering Technology Montana State University

5 YEARS WITH LANGLAS

7 YEARS IN CONSTRUCTION

REFERENCES:

Brent Sumner
Veeder Homestead, LLC
Owners Rep
406-208-0470

Josh Smith
Simkins Hallin Lumber
406-556-4829

Nicholas Zacher
True North Steel,
Project Manager
406-869-2641

Ned has a variety of construction knowledge with an education in Construction Engineering. Ned’s ability to provide and control field layout and coordinate detailed shop drawings has made him an asset to our company. His positive communication skills between Owners, Architects, and Subcontractors are a welcomed addition to any project team.

During Pre-Construction, Ned will provide input/as-built information to design team, and detailed constructability reviews.

During Construction, Ned will provide general layout and field engineering. He will be responsible for the creation, coordination and distribution of AutoCAD and/or Revit drawings and RFI’s. He will also maintain as-built documents and insure that documentation is being recorded properly.

Pre-Construction: Ned will be able to dedicate up to 30% of his full time work load to the pre-construction efforts of this project.

Construction: Ned will be able to dedicate 30% of his time to the construction phase of the project.



SIMILAR PROJECTS:

Based on GC/CM Method, Building Type, Scope and/or Size:

- Courtyard by Marriott
- KOA Headquarters
- Billings Clinic Bed Expansion
- Rocky Vista Vet Clinic
- MSU Jones College of Nursing
- Albertsons Billings
- Pea Cannery Building L
- Three Forks School



Projects with similar size, type, critical time lines, and complexity, specific to Gymnasiums, Recreational Facilities and Pre-Engineered Metal Buildings

- Lockwood High School – PEMB, 2 Gyms
- Three Forks School Addition & Remodel - 2 Gyms
- Bridger School Addition & Remodel - PEMB, Gym
- Shepherd School Addition & Remodel - PEMB, Flex Gym
- Butte East Middle School – 2 Gyms
- Sentinel High School Addition & Remodel - Gym
- Gallatin High School - 3 Gyms
- Bozeman High Remodel - Gym
- Meadow Hill Middle School Addition & Remodel - Gym
- Missoula International School - Gym
- Helena Central Elementary - Gym
- Monforton Schools - Gym
- Gallatin Valley YMCA - Gym
- Jeannette Rankin Elementary - Gym
- Billings Ben Steele Middle School - Gym
- Billings Catholic Schools K-8 - Gym
- Hyalite Elementary - Gym
- Meadowlark Elementary - Gym
- Heritage Christian Fire Restoration - Gym
- Whitefish High School Addition and Renovation - Gym
- West Yellowstone School Expansion & Remodel - Gym
- Park High School Renovation and Expansion - Gym
- Granite Health & Fitness – Gym
- Billings YMCA – Gym
- Big Sky Community Center – Gym
- The Pitt Gym
- MSU Indoor Practice Facility
- UM Locker Room Remodel
- Fed Ex Main Distribution Center – PEMB
- Gallatin County Road & Bridge Maintenance Facility – PEMB
- Pinedale Maintenance Facility – PEMB
- Red Lodge Brewery – PEMB
- Billings Fitness – PEMB
- U-Haul Storage – PEMB
- Bear Canyon Building – PEMB
- Space Bank – PEMB
- Johnstone Supply – PEMB
- Faith Evangelical – PEMB
- Red Lodge Hanger – PEMB
- First Interstate Bank Hanger – PEMB
- Bozeman Hangers (Multiple) – PEMB
- Mercedes Benz Service Center – PEMB
- Faithful Disaster Restoration – PEMB
- Carbon County Salt Building – PEMB
- Red Lodge School & Field Addition & Remodel - PEMB

SIMILAR PROJECTS





ATTACHMENT A

VALIDATION QUESTIONS FOR SUPPLIER

GENERAL INFORMATION

Company Name: **Langlas & Assoc, Inc.**
 Address: **2685 Gabel Rd Billings, MT 59102**
 Contact Name: **Joe Clark**
 Contact Phone: **406.656.0629**
 Contact Email: **jclark@langlas.com**
 Website/URL: **www.langlas.com**
 How many facilities/locations do you have in the U.S? Please list. **4 Billings, Bozeman, Missoula, Butte**
 How many years has your company been doing business under this name? **51**
 Total Full-Time Employees. **220**
 Do you have Small Business Administration Status? If yes, can you provide documentation? **No**
 What are your standard payment terms? **30 Days**
 References - Please include a page with all contact information for at least the following three!
 references:
 New Company (started doing business with them in the past 12 months)
Yellowstone Animal Clinic Triniti Halverson, 406.294.7387
 Retained Company (have been doing business with them for 3 + years)
Lockwood Schools, Don Christman, Superintendent, 406.252.6022
 Former Company (contract terminated in the past 2 years)Br
Bryan Tate, Tate Management, 406.599.9648
 Can you provide a statement and meet the City minimum insurance requirements of \$750,000 per/ claim and \$1,500,000 per occurrence, and the City being named as an additional insured? (please! note – proof of insurance is not required to be submitted with proposal, but must be provided prior to! contract execution) **Yes.**

FUNCTIONALITY

- 1) A certificate of insurance must be provided prior to signing the contract, commencing on the day contract begins. Are you willing to comply with these requirements? **Yes**
- 2) You must instruct your insurance broker/carrier to notify the City should your coverage change. Are you willing to do this? **Yes**
- 3) The successful proposer will be required to purchase a City business license and complete the new vendor forms in order to be eligible for payment. Are you willing to do this? **Yes**

QUALITY AND SERVICE

Do you have a quality assurance program? If yes, please attach a copy **Our Quality Assurance Program is comprised of the following items largely housed within our Project Management Software, Procore:**

- 1. Matrix of Roles & Responsibilities**
- 2. Inspections**
- 3. Checklists for all Divisions of Work**
- 4. Records and Reporting**
- 5. Communication**
- 6. Non-Conforming Work**
- 7. Sub & Supplier Qualifications**
- 8. Tracking and Follow up**

Due to these items being integrated in Procore they are not easily extracted. Upon selection we would be happy to review these items in more detail.

Are your employees required to take a mandatory drug test? **Yes at hiring.**

LEGAL ISSUES

- 1) Are there any pending lawsuits against your company? If yes, please explain. **No**

REPORTING

- 1) Does your firm have a project management software system?
Yes
- 2) If yes to the previous question, please specify which software.
Procore



ATTACHMENT C

CONDITIONS AND NON-COLLUSION FORM

To receive consideration, this form must be signed in full by a responsible, authorized agent, officer, employee or representative of your firm.

CONDITIONS AND NON-COLLUSION AGREEMENT

We have read and agree to the conditions and stipulations contained herein and to the Standard Terms and Conditions contained on the attached.

We further agree to furnish the services specified at the prices stated herein, to be delivered to the location and on that date set forth herein.

In signing this proposal, you also certify that you have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit a proposal; that this proposal has been independently arrived at without collusion with any other proposer, competitor or potential competitor; that this proposal has not been knowingly disclosed prior to the due date and time to any other proposer or competitor; that the above statement is accurate under penalty of perjury.

Langlas & Associates, Inc.

Legal Name of Firm/Corporation

Authorized Signature

2685 Gabel Rd

Catherine Bergman

Address

Printed Name

Billings, MT 59102

CFO

City/State/Zip

Title

12/11/24

406.656.0629

Date

Telephone Number



ATTACHMENT F

SUPPLIER CONTACT INFORMATION

A. Company Contacts

Primary Contact Person (Name):	Joe Clark
Title/Function:	Vice President-Eastern District
Address	2685 Gabel Rd Billings, MT 59102
Business Hours Phone:	406.656.0629
Fax:	406.656.1088
Internet E-mail Address:	jclark@langlas.com
Name of Person Responding to Request:	Same as above.
Title/Function:	
Address:	
Phone:	
Fax:	
Internet E-mail Address:	

B. General Company and Financial Information

Company Name:	Langlas & Associates, Inc.
Headquarters Address:	2685 Gabel Rd
City, State, ZIP	Billings, MT 59102
Headquarters Phone:	406.656.0629
Headquarters Fax:	406.656.1088
Company Owned By:	Stephen T Langlas
Percent % Ownership:	47
Years In Business	51
Name of CFO	Catherine Bergman
Name of CEO/President:	Stephen T Langlas

LANGLAS & ASSOCIATES HAS
51 YEARS OF EXPERIENCE AS
A GENERAL CONTRACTOR AND
CONSTRUCTION MANAGER.



QUALITY



SERVICE



DELIVERY

We believe competitive costs, aggressive schedules, and quality craftsmanship are the attributes that create successful projects and satisfied customers. We work in partnership with Owners and Design Team Professionals to accomplish common project goals. Our teamwork attitude is apparent through our repeat business and client referrals received throughout our company's history.



ESTABLISHED

1973



Langlas
GENERAL
CONTRACTORS

BILLINGS 2685 Gabel Rd / Billings, MT 59102 / P 406.656.0629 / F 406.656.1088
BOZEMAN 4555 Valley Commons Dr / Bozeman, MT 59718 / P 406.585.3420 / F 406.585.4110
MISSOULA 4852 Kendrick Place / Missoula, MT 59808 / P 406.215.1356 / F 406.926.2005
BUTTE 101 East Park Street / Butte, MT 59701 / P 406.490.2824

LANGLAS.COM