

November 12, 2013

Desiree Quinney, MSU Purchasing

RE: Moore Trosper Construction Company - Project Experience Overview

In the Summer/Fall of 2012, MSU acquired property and buildings adjacent to campus to become the MSU Community Music School. An extremely short timeframe was established for property acquisition, renovation, and start-up to enable classes to begin immediately following the start of the new year. MSU Land Management Office was charged with overseeing the entire project, on behalf of the Office of Planning and Budget, and regularly utilizes the Design-Build process to complete projects while also serving as the General Contractor for sub-contractor work.

Knowing the schedule was extremely tight, there was not any room for delays and surprises as generally found in most renovation projects. Having worked with Moore Trosper Construction Company on other "small" projects and through the recommendation of MSU Contracts and Grants, we secured a Design-Build contract with MTCC to complete engineering and design for renovations, including development of bid documents for the renovation and construction project. As we began the process, MTCC started off immediately with a homerun by utilizing EAI for the design as EAI completed the original design for the original building. This proved to be a huge time and money saver as they already had documents for existing facilities AND had hands on knowledge of the design factors which were necessary to change the use of the building.

We asked MTCC to incorporate our specialty consultants (IT, Sound, Art, MSU Services, Interior Design, etc) recommendations into their designs for construction, which added another layer of outside influence to their task. MTCC handled this with ease, coordinating information and details that were beyond our knowledge and grasp. And at all steps in the process, involvement of the user (Community Music School) was held with the highest regard. Additionally, we threw another curve at MTCC by allowing the previous owner to remain in the office area of the building, operating as usual and with all amenities, while the project progressed. Knowing that eventually, even that space would require renovation.

MTCC proposed a bidding process where they identified 5-10 subcontractors for each work category to offer the bid documents to. MTCC coordinated the documents, pre-bid meetings, walk-thru, and bid opening with MSU LMO and MSU CGA present and involved in the decision making and evaluation. MTCC also

conducted interviews with each bidder to confirm understanding of the specifications and ability to meet the stringent timelines.

Following the bid process, in which MTCC also provided a proposal to oversee the project as the Construction Manager and to complete the general construction pieces, MTCC was secured as the overall Contractor for the project. Additionally, the project was going to be tracked through Skire (CGA) and MTCC happened to be the very first company to utilize Skire for MSU Projects and as such, MTCC had knowledge and understanding of the system which not only prevented issues with budgetary tracking but helped MSU LMO understand the system for the first time.

The project successfully met the timelines established with MTCC being the key to success. Their ability to coordinate the entire project, stay on top of subcontractors, bend with user changes in scope, work with our numerous outside consultants, and secure the appropriate specialists to deal with significant HVAC shortfalls, proved to be a difference maker and allowed the project to meet budgetary expectations while exceeding quality and outcome expectations.

I would not hesitate to utilize Moore Trosper Construction Company for additional projects irregardless of the scope of work. We have already secured their services for additional South Campus Farms projects and potentially for an upcoming Golf Course project. Moore Trosper Construction Company is a highly valuable contractor to have in our arsenal to serve the construction needs of MSU and they have demonstrated the ability and willingness to go above and beyond to ensure that the projects they are charged with exceed the user expectations in every way.

Sincerely and with Pleasure,

Benjamin Darling
Assistant Director & Project Manager

cc: Brian Moore, Moore Trosper Construction Company