

Memorandum

REPORT TO: City Commission

FROM: Shane Miller, Facilities Project Coordinator
David Arnado, Facilities Superintendent

SUBJECT: A Resolution Adopting the Use of an Alternative Project Delivery Contract for a General Contractor Construction Manager for Preconstruction and Construction Services for the Lindley Center Renovation Project

MEETING DATE: April 1, 2025

AGENDA ITEM TYPE: Resolution

RECOMMENDATION: A Resolution Adopting the Use of an Alternative Project Delivery Contract for a General Contractor Construction Manager for Preconstruction and Construction Services for the Lindley Center Renovation Project.

STRATEGIC PLAN: 4.3 Strategic Infrastructure Choices: Prioritize long-term investment and maintenance for existing and new infrastructure.

BACKGROUND: In 2005, the Montana Legislature created an alternative project delivery process for certain construction projects of the state and local government. MCA 18-2-502 establishes requirements that must be met in order to use an alternative project delivery contract, including a written justification. City staff recommends using the General Contractor/Construction Manager (GC/CM) process in the Lindley Center Renovation. Ever increasing demand, in addition to the aging of Lindley Facility, has resulted in the need to pursue significant indoor & outdoor renovations as well as some necessary structural upgrades and possible addition of updated safety & ADA features (ingress/egress/cctv) to benefit the facility, as well as the surrounding community. In the past the City has successfully used an alternative project delivery process in the construction of several municipal construction projects including the Public Library, the Parking Garage, Fire Station 3, the Anderson Pavilion at Bogert Park, and the Public Safety Center. The GC/CM delivery method is intended to create a more collaborative relationship between the City and general contractor that is not found in a traditional design-bid-build delivery method. The GC/CM model involves the general contractor early in the process to review constructability, methods and means, and long-term durability. The GC/CM will also provide a guaranteed maximum price (GMP) for the project which will assist in the Lindley Center Renovation, at or below, budget. We have found that involving the contractor at this stage of the process results in better cost estimates and reduced change orders. Even though the contractor provides a GMP, the elements of construction are still bid to ensure competitive prices are

received by the City.

UNRESOLVED ISSUES: None At This Time

ALTERNATIVES: As Suggested by City Commission

FISCAL EFFECTS: On November 2nd, 2021, voters within the City of Bozeman approved a bond to fund the renovation of several public recreation facilities, including the Lindley Center. This Resolution enables the use of an alternative project delivery contract following a competitive selection process, and thus does not have a fiscal component.

Attachments:

[Lindley Center Commission Resolution.pdf](#)

Report compiled on: March 18, 2025