



DATE: February 2, 2018

SUBJECT: Beaver Stadium  
University Park, PA

**Third Level Suite Renovation**

Project Number: 00-06211.00

**Elevator/Lobby Addition & Renovation**

Project Number: 00-06210.00

Construction Management – Request for Qualifications (RFQ)

TO: Construction Management Firm

The Pennsylvania State University (the University) invites your firm to submit your qualifications for Construction Management Services for the above-referenced project.

**PROJECT SCOPE/DESCRIPTION:**

The project involves both the renovation of the Beaver Stadium Third Level President's Suite and a more direct and exclusive elevator/lobby access to the suites. The project will be separated into two projects for bidding, contracting, and construction purposes including possible project phasing; however, the overall construction must be coordinated between the two projects to create one seamless project when completed. Although, the proposal involves two separate projects, the intent is to select one Construction Management Firm to perform both projects.

The goals of the project include the following:

- Create a unique and comfortable experience that is engaging for fans of all ages.
- A place to reinforce the Penn State University and Athletics brand.
- Provide a space for fans to enjoy the game, but also interact before and after game time, a way for them to continue the tailgating culture and atmosphere.
- Provide integration of technology and WIFI within the suite for guests' convenience.

The Third Level Suite renovation project involves the renovation of the third level suites including the President's suite and associated suite renovations. The construction is scheduled to start on April 22, 2019 and must be substantially completed by August 16, 2019 for occupancy during the Fall 2019 football season.

The Elevator/Lobby Addition & Renovation project involves the design of a new elevator/lobby entrance to provide a more direct and exclusive access to the third level suites for guests and patrons. The construction is scheduled to start on December 3, 2018 and must be substantially completed by August 16, 2019 for occupancy during the Fall 2019 football season.

## **DESIRED CONSTRUCTION MANAGEMENT SERVICES:**

The University intends to engage a Construction Management (CM) firm to provide both pre-construction and construction phase services for the project described above. Along these lines, it is intended that the awarded CM firm will ultimately enter into (2) separate GMP (Guaranteed Maximum Price) contracts for each project with the University.

## **QUALIFICATION SUBMISSION REQUIREMENTS:**

If your firm is interested in pursuing this project, please respond to the following on two (2) single-sided A3's only, no cover letter, in pdf format:

1. A brief statement detailing your firm's unique construction management qualifications for overseeing a project of this type and scope. List three (3) to five (5) projects similar to this project for which you performed both Pre-Construction and Construction services within the past five (5) years. Please include the following for each project, **at a minimum**: Owner Contact Information, Year Completed, Construction Volume, Construction Duration, Contractual Delivery Method under which your firm performed and DBE % achieved.
2. Please *briefly* discuss your company's philosophy and commitment to the following concepts:
  - a. Collaborative Project Delivery and Lean Design and Construction
  - b. Use of Virtual Reality on new construction projects
  - c. Conceptual Estimating & Constructability Review
  - d. Selection of subcontractors and use of design assist partners
  - e. QA/QC during Design and Construction
3. Provide an executive summary as to why your company should be considered as the CM for this project.

No formal site visits or tours will be provided at this stage. Please e-mail your submission, as a PDF attachment, by 3:00 p.m. on **February 16, 2018** to my attention at [jgw124@psu.edu](mailto:jgw124@psu.edu), with a copy to Marv Bevan, Jr. at [mxb61@psu.edu](mailto:mxb61@psu.edu). In the subject line/field of your e-mail submission, please type: "Beaver Stadium Suite Renovation CM Qualifications Submission, [*your firm's name here*]". Please limit your submission to **two (2)** single sided A3's. If you have any questions regarding this request please contact me or Marv Bevan (Project Manager) via email.

The University will use a qualifications based selection process with long list, short list and interviews. The final selection will be made shortly after the interviews.

*Confidentiality/News Releases:* News releases pertaining to this project will not be made without prior approval by Penn State, and then only in coordination with Penn State. Additionally, the contents of this correspondence are to remain confidential and as such are to not be made public.

The University reserves the right to waive any informality in any or all proposals, and to reject or accept any proposal or portion thereof. The University's intent is to identify the firm that provides the best overall fit with the perceived need. **Additionally, the above dates are target dates established by the University. The University reserves the right to modify the dates as/if it deems necessary.**

Sincerely,

*Jesse G. Wells*

Jesse G. Wells - PSU Facilities Contract Specialist

cc: J. Bechtel; L. Berkey; M. Bevan, Jr.; CM Selection Committee