PennState Physical Plant

Office of Physical Plant
Physical Plant Building
University Park, PA 16802-1118

DATE: April 29, 2020

SUBJECT: Construction Management – Request for Qualifications (RFQ)
- Eberly College of Science - Osmond Building Renovations
- Eberly College of Science – New Physics Building

PSU PROJECT #: 00-06902

TO: Construction Management (CM) Firms

The Pennsylvania State University (the University) invites your firm to submit qualifications to provide Construction Management Services for the above-referenced projects. The University intends to engage one Construction Management firm (or joint venture) to provide both pre-construction and construction phase services for the projects described below. A portion of the funding for each project is being provided by the Commonwealth of Pennsylvania (DGS). The delivery method for each project will be multiple-prime contracts, held by the University, with the CM acting in an "agency" capacity. Along these lines, it is intended that the awarded CM firm will ultimately enter into a 1-CM-A (Construction Manager - Agency) contract with the University.

The Architect selected for both projects is ZGF from Washington DC.

PROJECT SCOPE/DESCRIPTION:

The project scope currently consists of the construction of a new building and the renovation of an existing building for the Eberly College of Science at the University Park campus.

The project is planned as both a new freestanding facility and a renovation to the east wing of Osmond Lab, with total anticipated Project Cost of $148.8M. (~$117M construction cost).

The new building will be located on the Osmond Parking Lot, at approximately 105,000 Gross Square Feet, and will house a significant number of research laboratories, faculty and graduate student offices, administrative support areas and a 350-seat lecture hall. Vibration sensitive research will be conducted in the new building, requiring two below grade levels. The project will also renovate the East wing of the existing Osmond Lab (the wing that is perpendicular to Pollock Road) and will demolish the existing rear lecture hall wing of Osmond Lab. The renovation of the Osmond wing will be approximately 47,000 gross square feet and will be converted into new teaching labs, prep/support space, seminar rooms and provide a renovated building core. The project will include a new regional sub-surface stormwater detention facility.

The Design Team is currently working on program and concept validation. Schematic design may start in June 2020 and continue through Design Development this calendar year. Construction Documents are expected to be ready for bidding in late 2021. Construction would start after Board of Trustee approval in 2022. Completion of the new building is expected in the fall of 2024 with the renovations to follow and overlap where possible.

QUALIFICATION SUBMISSION REQUIREMENTS:

If your firm is interested in pursuing this project, please convince PSU that you are highly qualified to perform Construction Management services on this type of project. Please respond on two (2) single-sided A3's (11 x 17) only, in pdf format, with no cover letter:

Please provide evidence of the following (at a minimum):

a. Recent experience with projects of this size, type, complexity, and delivery method (CM-A with Multiple-Prime Contracts direct with the University)
b. Availability of experienced and exceptional staff to address both projects
c. Ability to apply Target Value Delivery and other value-adding lean principles per ConsensusDocs 305 Lean Construction Addendum.
d. Effective DBE outreach strategy
e. Virtual reality and technology capabilities
f. Established QA/QC protocols during design and construction
g. Prevention through Design experience

No 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 **May 14, 2020** to my attention at tdw16@psu.edu, with a copy to Jeff Spackman at djs47@psu.edu. In the subject line/field of your e-mail submission, please type: "Penn State Osmond and Physics 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 Jeff Spackman (Project Managers) via email.

No tours of the existing building will be permitted at this time due to the reduced operation of the University. We will attempt to provide a tour (in person or virtual) for the short listed teams prior to an interview. For information will follow regarding site visits as the University determines the best course of action during the COVID19 situation.

The University will use a qualifications-based selection process with long list, short list and interviews. The CM Selection Committee will select a long list of approximately 8-10 firms from the respondents to this letter. A Request for Proposal (RFP) will be issued to the long-listed firms by **May 28, 2020.** The response to the RFP's will be due in my office at noon on **June 16, 2020**. The short list will be selected by **June 30, 2020.** Interviews will tentatively be held between **July 13, 2020** and **July 17, 2020** with the final selection being made shortly after the interviews are complete.

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,

Todd D. Webber

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cc: J. Bechtel; L. Berkey; CM Selection Committee