

DATE: April 5, 2021

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Capital Systems Renewal Program, University Park Campus

PSU PROJECT #: TBD

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 project. 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 within the various programs is being provided by the Commonwealth of Pennsylvania Department of General Services (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.

PROJECT SCOPE/DESCRIPTION:

The University has embarked on a comprehensive Capital Systems Renewal initiative, partially funded through DGS. Priority has been given to the following building systems:

- Façade
- Roof systems
- Windows
- Elevators
- Electrical systems

Each system is internally stewarded by Asset Management Teams consisting of representatives from Work Control, Project Management, Design Services, Engineering Services, Area Services, Planning, Design and Properties, and others.

Each of the various Asset Management Teams have compiled a portfolio of projects that have been, or are in the process of being, prioritized in order of need.

It is the intention of this Capital Renewal Program to compile these priorities and execute the scopes of work in a logical manner that optimizes the available funding and minimizes disturbance of occupants and campus operations.

As such, it is the desire of the University to secure the services of a construction manager to assist in the efforts to coordinate this campus-wide effort alongside the designated Project Management team from programming through construction.

The project scope currently consists of the repair, renewal and replacement of the abovementioned systems at various Education and General (E&G) buildings across the University Park Campus. At this time, the available funding forecasted is a total of \$95M for FY 21-22 and 22-23, inclusive of design, management and construction costs. Funding contributions from DGS make up approximately \$70M over those two (2) fiscal years, with the balance of funding made up of various Capital Program funding sources and the Major Maintenance operating budget.

The program is in various stages of assessment, prioritization, and design; however, the current projections for funding by program are as follows:

- Façade - \$7M
- Roof systems - \$30M
- Windows - \$28M
- Elevators - \$15M
- Electrical systems - \$15M

Projects within these programs are distributed throughout University Park Campus and include a very wide variety of building types and uses, including but not limited to, historic, culturally significant, high-trafficked, research, continuous operations, mission critical, teaching, and administrative support.

As noted, each program is in various stages of assessment, prioritization, and design. The designers include OPP Design Services and outside consultants. It is the expectation that the successful CM will serve as an extension of the Project Management and Construction Services staff to facilitate the development of these program prioritizations, aid in identifying opportunities to consolidate schedule and disturbance, aid in the development of a design strategy, assist in the management of the design and permitting process, cost estimation, scheduling, logistics planning, development of a bidding strategy, coordinate internally within Office of Physical Plant, occupants and other stakeholders, along with traditional pre-construction and construction responsibilities and manage all aspects of required reporting for DGS-delegated projects.

While funding is allocated for FY 21-22 and 22-23, it is expected that construction activities will likely extend to FY 23-24 due to limitations in available workforce from the various trades required.

The Asset Management Program Project Leaders are currently finalizing a design and delivery strategy for the next three years.

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 a program of this size, type, complexity, and delivery method (CM-A with Multiple-Prime Contracts held direct by the University/Owner)
- b. Availability of experienced and exceptional staff
- c. Ability to apply value adding Lean principles
- d. Effective DBE outreach strategy
- e. Established QA/QC protocols during design and construction
- f. Approach to program development and execution

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 **April 29, 2021** to my attention at tdw16@psu.edu, with a copy to Christie Holloway at cmp33@psu.edu. In the subject line/field of your e-mail submission, please type: "Penn State Capital Systems Renewal CM Qualifications RFQ 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 Christie Holloway (Project Managers) via email.

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 from the respondents to this letter. A Request for Proposal (RFP) will be issued to the long-listed firms on/around the end of May 2021.

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.**

Very truly yours,

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