



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

DATE: October 9, 2019

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Penn State University – New Liberal Arts Research & Teaching Building
University Park, PA
Project #00-07085.00

TO: Construction Management (CM) Firms

The Pennsylvania State University (the University) invites you to submit qualifications to provide Construction Management Services for the above-referenced project. The University intends to engage a Construction Management firm to provide both pre-construction and construction phase services for the project described below. Along these lines, it is intended that the awarded CM firm will ultimately enter into a GMP (Guaranteed Maximum Price) form-of-agreement with the University.

PROJECT OVERVIEW:

The new Liberal Arts Research and Teaching Building (LARTB) is planned as a freestanding new building with an anticipated Total Project Cost of \$112.6M. The new building will be approximately 134,800 Gross Square Feet in size and will serve various academic units, including:

- College of Liberal Arts (Anthropology, Sociology & Criminology, Political Science, and Master of Public Policy)
- Social Science Research Institute / Population Research Institute
- School of International Affairs

The building will contain general-purpose classrooms, instructional laboratories, dry (data driven) and wet (fume hood) research space, museum/collections space, faculty and graduate student offices, and administrative support areas. The various Departments identified in the building program will be relocated from their current locations, in various other facilities, into the new building upon completion. No project swing space will be required.

The new building will be located on a prominent “campus edge” site, located between the Donald H. Ford Building and Mateer Building, along W. Park Ave (see attached). Site constraints and opportunities include: existing campus buildings (including the tall, adjacent Ford Building); active existing pedestrian pathways and road network; “campus edge” condition; limited area for service access; a number of mature trees on the site; underground site utilities, and building setback requirements plus height limitations.

As part of this same project and upon completion of the new LARTB, the existing Oswald Tower Building, located on “central” Campus, will be demolished and the site restored to “green space.”

The selected CM will be working with the project’s A/E firms, lead by Bohlin Cywinski Jackson, to ensure all aspects of the project are executed in a timely and professional manner.

OVERALL PROJECT SCHEDULE:

• Design Kick-Off / Program Validation	October 2019
• CM Contract Award	January 2020
• Penn State BOT Final Plan Approval	July 2021
• LARTB Construction Start Date	August 2021
• LARTB Construction Completion	July 2023
• LARTB Occupancy	August - September 2023
• Oswald Tower Demolition Begins	September 2023
• Oswald Tower Demolition / Site Restoration Complete	May 2024

QUALIFICATION SUBMISSION REQUIREMENTS:

If your firm is interested in pursuing this 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):

- Recent experience with projects of this size, type, and complexity
- Availability of experienced and exceptional staff
- Ability to apply Target Value Delivery and other value-adding lean principles to the project
- Virtual Reality and technology capabilities
- Effective Diverse Business Enterprise (DBE) outreach strategy
- Established QA/QC protocols during design and construction for a project of this type

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 **October 29, 2019** to my attention at tdw16@psu.edu , with a copy to Jeanne Fudrow at jgf1@psu.edu. In the subject line/field of your e-mail submission, please type: "Penn State University LARTB, [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 Chad Spackman (Project Manager, e-mail: cws4@psu.edu) via email.

The University will use a qualifications-based selection process, with the intent of establishing a long list, short list and interviews. The CM Selection Committee will select a long list of approximately 6-10 firms from the respondents to this letter. It is anticipated the Request for Proposal (RFP) document will be sent to selected firms on approximately November 11, 2019. Responses to the RFP are anticipated to be due on December 5, 2019. Interviews are anticipated to be scheduled for the week of January 13, 2020.



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Form of Agreement. Included is the link to our Form of Agreement 1-CM-GMP, along with the related General Conditions:

<https://wikispaces.psu.edu/display/OPPDCS/Division+00+-+Procurement+and+Contracting+Requirements> , Section "00 53 00 CONSTRUCTION MANAGER AGREEMENTS"

Please review this agreement to ensure that your firm accepts all terms and conditions as written. In submitting a proposal for this project, you acknowledge that you concur, without exception, with all terms, conditions and provisions of Form of Agreement 1-CM-GMP (v. 01/2019) and the related General Conditions (v. 01/2019).

Confidentiality and Non-Disclosure. News releases pertaining to this project will not be made without prior approval from PSU, and then only in coordination with PSU. The contents of all CM selection process correspondence are to remain confidential, and as such, 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

Todd D. Webber, MBA, CPP, Assoc. DBIA, EFP – PSU Construction & Contract Specialist

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

Proposed Future Site of the New Liberal Arts Research and Teaching Building

