

DATE: March 30, 2022

SUBJECT: Construction Management – Request for Qualifications (RFQ)  
New Academic Building  
**Abington Campus – Abington, PA**

PSU PROJECT #: 00-06256.00

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 Penn State University Abington Campus is planning a new Academic Building. The project is a new 74,100 gsf three story building with a mechanical penthouse located at the western edge of campus off Cloverly Lane. The building program consists of general-purpose classrooms, art classrooms, offices, conference rooms, and general building support. Two existing buildings on site will be demolished, and new utilities will be required to the site location to connect to the existing campus infrastructure.

The goals of the project include the following:

- Provide classroom and technology lab space to accommodate the current enrollment need.
- Include a variety of classroom sizes and layouts for various teaching styles such as small group, project based, lecture and technology enhanced learning.
- Address the lack of faculty office space on campus.
- Promote collaboration to facilitate dialogue between departments, interdisciplinary learning, and student engagement.
- Accommodate students on campus for entire four-year undergrad tenure.
- Provide a focal point at the west side of campus.

The Academic Building project has completed schematic design and is currently in design development. The land development process is scheduled to start in April. The Architect is KBCA (Hatfield office). MEP Design Professional is Snyder Hoffman Associates (Bethlehem office). The project will seek LEED certification and the University will be engaging building MEP and envelope commissioning services. Demolition of the existing structures on site may require ACM abatement. The University will sample and test the existing building conditions and

coordinate the scope and bid with CM. The CM will be responsible for abatement and demolition. PSU prequalification will be required for abatement and demolition subcontractors.

The total project budget is \$50,000,000. This includes \$40.5M earmarked for construction, \$4.5M design and support costs, \$3.5M of owner contingencies and \$1.5M for FFE. The selected CM will be working directly with the project's A/E firms to ensure all aspects of the project are executed in a timely and professional manner.

#### **DESIRED CONSTRUCTION MANAGEMENT SERVICES:**

The University intends to engage a Construction Management at Risk (CM) firm to provide preconstruction efforts starting during the CD phase and construction phase services for the project described above. The design schedule is as follows: SD @ 8/2019; DD @ 5/2022; CD @ 10/2022; BID @ 11/2022 and BOT Approval @ 2/2023. It is intended that the awarded CM firm will ultimately enter into a GMP (Guaranteed Maximum Price) contract with the University.

The GMP for the Construction portion of the project will need to be established in December 2022. It is expected that construction will start in March 2023 with occupancy in September 2024.

#### **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 as follows:

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

- a. Recent experience with projects of this size, type, and complexity
- b. Availability of experienced and exceptional staff
- c. Ability to apply Target Value Delivery and other value-adding lean principles to the project
- d. Virtual reality and technology capabilities
- e. Established QA/QC protocols during construction

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 **Tuesday, April 19, 2022** to:

[AB-New Academic Building.020 RFQ Package Responses@docs.e-builder.net](mailto:AB-New_Academic_Building.020_RFQ_Package_Responses@docs.e-builder.net)

In the subject line/field of your e-mail submission, please type: "Penn State Academic Building (6256) 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 Rustyann Echard or Kyle Hollick (Project Manager) via email.

The University will use a qualifications-based selection process with long list, short list and interviews (these may be virtual). The CM Selection Committee will select a long list based upon an evaluation of the responses to this RFQ. A Request for Proposal (RFP) will be issued to the long-listed firms by May 2, 2022. The response to the RFP's will be due by 3:00 p.m. on May 20, 2022. The short list will be selected by June 6, 2022. Interviews will tentatively be held during the week of June 20, 2022 (location to be determined, but may be virtual). The final selection will be made shortly after the interviews.

**Form of Agreement.** Included is the link to our [Form of Agreement 1-CM-GMP](#), along with the related [General Conditions](#):

**Please review this Agreement and related General Conditions 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. 10/2020) and the related General Conditions (v. 01/2019).**

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; A. Dent; K. Hollick; R. Echard; CM Selection Committee