

DATE: October 24, 2019

SUBJECT: Construction Management – Request for Qualifications (RFQ)  
Multipurpose Building Renovation and Addition  
**DuBois Campus – DuBois, PA**

PSU PROJECT #: 00-06709.00

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:**

Penn State DuBois opened its doors in 1935 and today offers numerous associate and baccalaureate programs. The campus continues its mission of providing a quality education close to home for the greater DuBois area and the multi-county region it serves.

The Multipurpose Building, originally constructed in 1966, has remained largely the same for the past 50 years with only minor reconfigurations. Today the Multipurpose Building serves as the Penn State DuBois indoor facility for athletic programs, physical activity courses, intramural programs, general recreational activities, special events, wildlife studies and physical therapy. The existing 31,000 gross square foot building includes a gymnasium, fitness room, offices, locker rooms, classrooms and labs. The intent of this project is to renew the entire building's systems and fully address the ongoing space needs to support current programs and broader campus aspirations.

It is anticipated that the Wildlife Studies and Physical Therapy programs and associated support and offices spaces, currently located in the Multipurpose Building, will be relocated to the Smeal Building to better utilize academic spaces across campus and return the focus to serve the athletic, fitness, recreation and event needs of the student population. The relocation of these two programs is to be included in this project.

The goals of the project include the following:

- Provide adequate facilities to support NCAA athletic programs, enhance the DuBois athletics brand and improve recruiting and retention
- Provide adequate recreational, fitness and athletic programs for Students and Student Athletes
- Improve interior circulation especially as it pertains to accessibility to all building levels.
- Renew the existing building infrastructure systems, including building envelop and mechanical systems.
- Create an expansion that will enhance the existing campus aesthetic and character
- In keeping with our commitment to environmental sustainability, we expect that this facility will, at a minimum, attain USGBC's LEED Certified Level.
- A completed facility that helps to positively change the wellness culture of the campus

The University has begun the design which defines an addition of 14,000 gross square feet and 30,000 square feet of renovation to the Multipurpose Building and 5,700 square feet of renovation to the Smeal Building for the Wildlife and Physical Therapy programs. Renovations to the existing Multipurpose Building will require ACM abatement. It is envisioned that the University will sample and test the existing building conditions however, the abatement and coordination thereof will be the responsibility of the Construction Manager.

The total project budget is \$15,000,000. This includes \$11.1M earmarked for construction, \$1.8M design and support costs, \$1.6M of owner contingencies and \$0.5M for FFE. The selected CM will be working directly with the projects A/E firms to ensure all aspects of the project are executed in a timely and professional manner. Kimmel Bogrette Architecture + Site is the project A/E lead. Reuther+Bowen (Structural/Civil), Barton Associates (MEP/FP), Illuminated Integration (Technology-IT/AV), Design Support Services (Building Envelope).

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

The University intends to engage a Construction Management at Risk (CM) firm to provide construction phase services for the project described above. The design schedule is as follows: SD @ 12/2019; DD @ 3/2020; CD @ 9/2020. It is intended that the awarded CM firm will ultimately enter into a GMP (Guaranteed Maximum Price) contract with the University.

The GMP will need to be established by the end of October 2020. The project will require authorization at the BOT meeting in November 2020 in order to proceed with construction. It is expected that construction will start immediately after BOT approval.

#### **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, 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 **November 5, 2019** to Rustyann Echard at [rae12@psu.edu](mailto:rae12@psu.edu), with a copy to Doug Wenger at [jdwl32@psu.edu](mailto:jdwl32@psu.edu). In the subject line/field of your e-mail submission, please type: "Penn State DuBois Multipurpose Building Renovation and Addition 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 Doug Wenger (Project Manager) 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 of approximately 6-8 firms from the respondents to this letter. A Request for Proposal (RFP) will be issued to the long-listed firms by November 14, 2019. The response to the RFP's will be due at noon on November 26, 2019. The short list will be selected by December 5, 2019. Interviews will tentatively be held during the week of **December 16, 2019** at the DuBois Campus. 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:

<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/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*

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

cc: J. Bechtel; A. Dent; D. Wenger; R. Echard; CM Selection Committee