

DATE: January 24, 2022

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Student Union (SUB) Renovation and Addition
New Kensington Campus – New Kensington, PA

PSU PROJECT #: 00-06841.00

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 New Kensington Campus is planning a renovation and addition of the Student Union Building (SUB). SUB was built in 1974 and is a 16,599 gsf student union building currently housing food services, a dining area, a bookstore and an academic success center. The building consists of two main levels, with the bookstore and success center on the lower level and the dining commons on the upper level. There is also a small subbasement level and an upper mechanical level. A study for this renovation project has been completed by NORR and is attached to this RFQ. The study was conducted for a \$10M project but funding has been reduced to \$8.9M.

The project will address deferred maintenance, renew building systems, update spaces and provide a new addition. The program is outlined in the attached study however this will be revisited at the start of design to revise the scope and identify priorities.

The New Kensington Student Union Renovation and Addition Study is attached for reference, as part of this RFQ.

The goals of the project include the following:

- Address deferred maintenance
- Renew building systems
- Renovate the lower level to address programing requirements
- Build an addition to address programming requirements
- Update ADA accessibility with new elevator and bathrooms
- Create a new main entrance to campus

The University will start design in March 2022. Renovations to the building will require ACM abatement. The University will sample and test the existing building conditions. The abatement work will be bid separately by PSU and coordinated with the CM.

The total project budget is \$8,900,000. This includes \$6.3M earmarked for construction, \$0.2M for abatement, \$1.2M design and support costs, \$0.7M of owner contingencies and \$0.5M 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. The A/E selection process is currently underway and will be finalized in February.

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 @ 5/2022; DD @ 8/2022; CD @ 11/2022. 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 by January 2023. It is expected that construction will start in January 2023.

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 **Friday, February 11, 2022** to:

[NK-Student Union Renovation and Additi.020 RFQ Package Responses@docs.e-builder.net](mailto:NK-Student_Union_Renovation_and_Additi.020_RFQ_Package_Responses@docs.e-builder.net)

In the subject line/field of your e-mail submission, please type: "Penn State New Kensington SUB Renovations 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 Marcus Marasco (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 February 28, 2022. The response to the RFP's will be due by 3:00 p.m. on March 14, 2022. The short list will be selected by March 24, 2022. Interviews will tentatively be held during the week of April 4, 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

Todd D. Webber, MBA, CPP, Assoc. DBIA, EFP
The Pennsylvania State University
Construction & Contract Specialist
#106 Physical Plant Building
University Park, PA 16802
Ph: 814.865.6876

cc: J. Bechtel; A. Dent; M. Marasco; R. Echard; CM Selection Committee