

DATE: November 7, 2019

SUBJECT: Construction Management – Request for Qualifications (RFQ)  
Forker Laboratory Building Renovation  
**Shenango Campus – Sharon, PA**

PSU PROJECT #: 00-06910.00

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 Shenango admitted its first students in 1965 and is the only predominant urban campus in the Penn State system.

Forker Laboratory (built 1972) Science labs, classroom space, and the Forum, a large classroom used for lectures and events is located here. It is connected to the Science Building.

The main priority of the proposed renovations is for updating the current laboratories located within the Forker Building. This includes two biology labs (101, 126), two chemistry labs (110, 209), and a physics lab (216, 217, 218, 219). Lab 110 was originally a chemistry lab but is now mainly used as a micro-biology lab and will need to be remodeled as such. The proposed renovations also include classroom spaces, student spaces, relocation of restrooms, updating and addition of office space and upgrading mechanical systems. The south wing of the building has not been renovated since the original construction in 1968 and currently has issues with freezing water pipes located above the insulated ceilings and does not have a cooling system. A new boiler was installed in 2016.

A previous renovation was completed on the northern wing of the building in 2014. However, this renovation did not include the laboratory spaces or the south wing of the building. The renovations to the building in 2014 were limited and only addressed classrooms, public spaces and mechanical infrastructure. With the current proposed renovations to the lab spaces, classrooms, offices and bathrooms it is necessary to upgrade the existing mechanical systems as well.

The goals of the project include the following:

- Laboratory Spaces
- 2<sup>nd</sup> Floor Faculty Offices
- Restroom Renovations
- Mechanical System Upgrades

The University has begun the design which defines a renovation of 20,130 gross square feet. Renovations to the 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 \$7,200,000. This includes \$5.7M earmarked for construction, \$0.650M design and support costs, \$0.500M of owner contingencies and \$0.190M for FFE and \$0.160M for other soft costs. 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. BHDP is the project A/E lead. Reese Hackman (MEP/FP) and SMBH (Structural/Civil)

#### **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 @ 2/2020; CD @ 4/2020. 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 April 2020. It is expected that construction will start in May 2020.

#### **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 25, 2019** to Rustyann Echard at [rae12@psu.edu](mailto:rae12@psu.edu), with a copy to Marcus Marasco at [mam326@psu.edu](mailto:mam326@psu.edu). In the subject line/field of your e-mail submission, please type: "Penn State Shenango Forker Laboratory Building Renovation 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. 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 December 3, 2019. The response to the RFP's will be due at noon on December 11, 2019. The short list will be selected by December 16, 2019. Interviews will tentatively be held during the week of **January 6, 2020** at Penn State Shenango. 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; M. Marasco; R. Echard; CM Selection Committee