

DATE: March 17, 2022

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Library Classroom Renovation
Scranton Campus – Dunmore, PA

PSU PROJECT #: 00-06825.00

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 Scranton Campus is planning a renovation of the Library Classroom Building. The project is a renovation to the existing 20,800 SF two story building located at the western edge of campus. The project is proposing to consolidate Libraries to the first floor and then renovate the entire 10,400 GSF on the ground floor for Nursing. An addition totaling approximately 2,000 GSF is proposed for mechanical space along with a lobby to better address building circulation. The project will be introducing a sprinkler system, replacing windows, and renewing building mechanical, electrical and plumbing systems. On the first-floor level, the program includes renovation of the 10,400 GSF with spatial reconfigurations along with finish upgrades throughout. Like the ground floor, a sprinkler system will be installed, windows will be replaced and building mechanical, electrical, and plumbing systems renewed.

Concept floor plans and elevations [Scranton Library Classroom Renovation] are attached for reference, as part of this RFQ.

The goals of the project include the following:

- Provide adequate program space for the growing Nursing program.
- Provide an identity on campus for the Nursing program.
- Provide upgrades to Library finishes and materials.
- Improve building mechanical systems and ADA accessibility.

The Library Classroom Building renovation has completed the program verification phase and is currently in schematic design. The architect is Chiang O'Brien Architects (Ithaca office). MEP design professional is Pathfinder (Rochester office). The project will seek LEED certification and the University will be engaging building MEP and envelope commissioning services. 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 \$12,500,000. This includes \$9.2M earmarked for construction and \$0.2M for abatement, \$2.35M design and owner contingencies and \$0.75M 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 pre-construction efforts starting with the CD phase and construction phase services for the project described above. The design schedule is as follows: SD @ 4/2022; DD @ 6/2022; CD @ 9/2022; BID @ 10/2022 and BOT Approval @ 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 the end of October 2022. It is expected that construction will start in December 2022 and be complete in December 2023. The building will be taken offline, and construction will be done in a single phase.

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 **Thursday, March 31, 2022** to:

WS-Library_Classroom_Renovation.020_RFQ_Package_Responses@docs.e-builder.net

In the subject line/field of your e-mail submission, please type: "Penn State Scranton Library Classroom (6825) 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 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 April 11, 2022. The response to the RFP's will be due by 3:00 p.m. on April 28, 2022. The short list will be selected by May 12, 2022. Interviews will tentatively be held during the week of June 6, 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; K. Hollick; R. Echard; CM Selection Committee

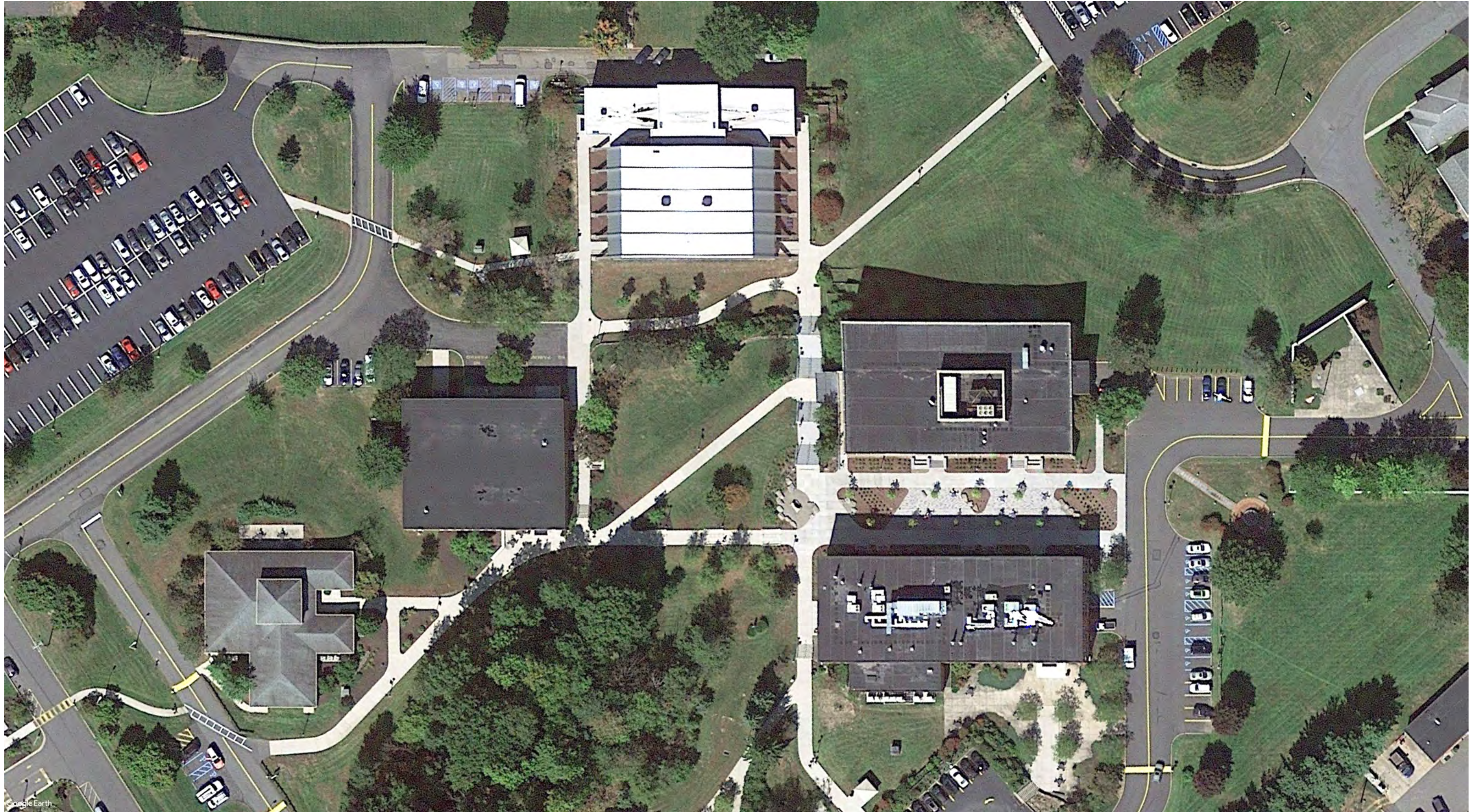
Classroom Library Building Renovation

Penn State Scranton

15 February 2022

Chiang I O'Brien Architects

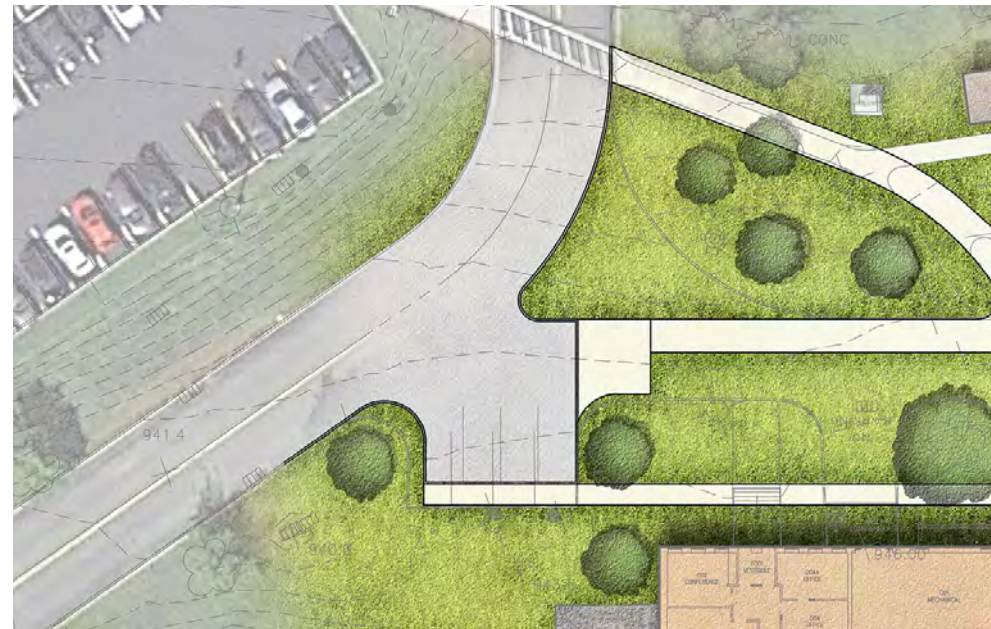
Exterior



Exterior



Concepts

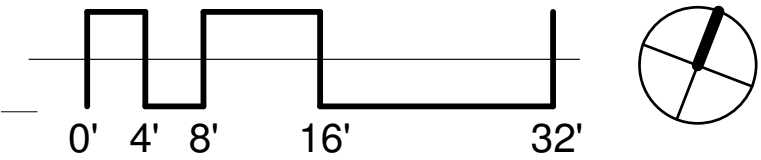


Ground Floor - No Classroom



Legend

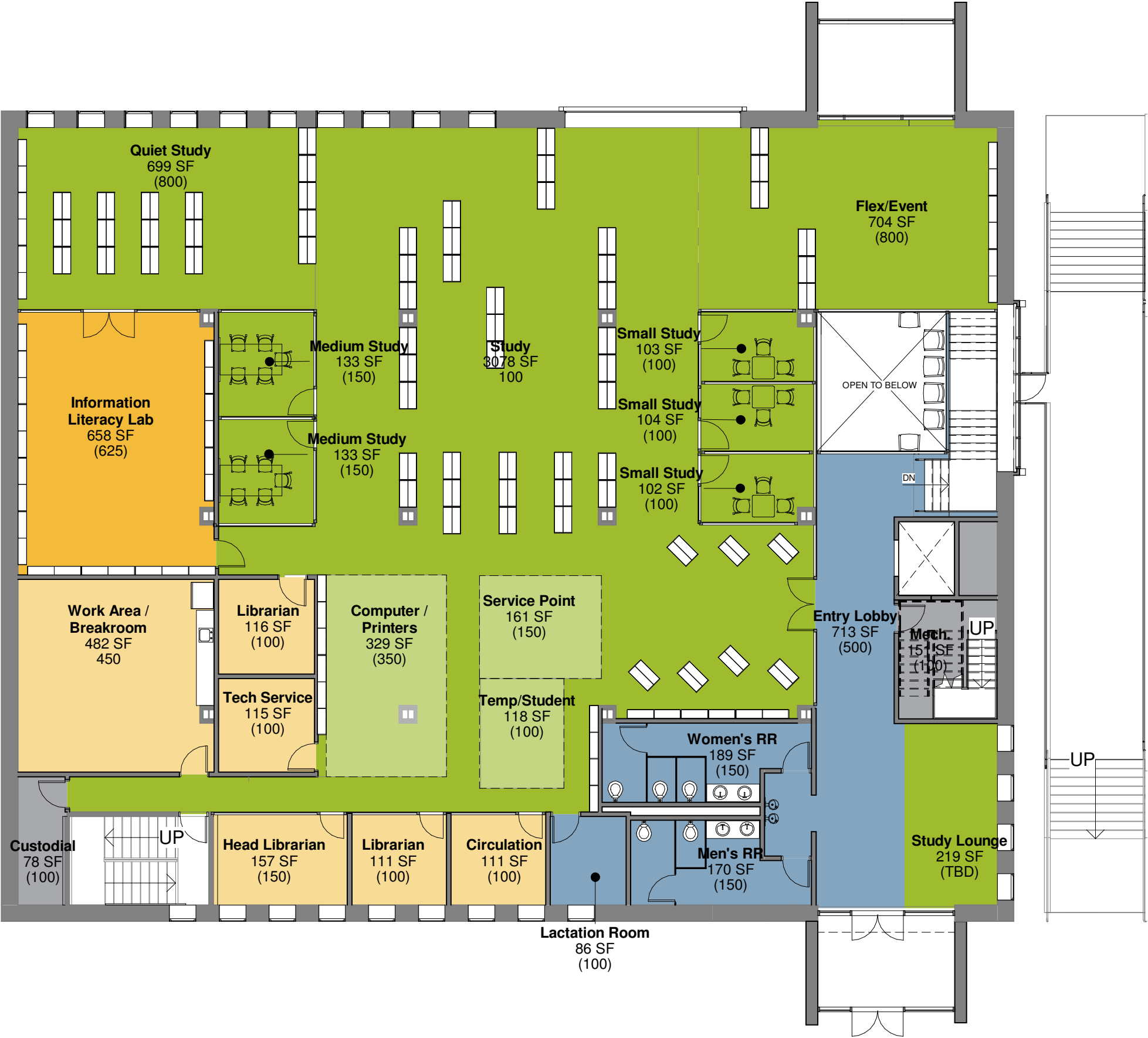
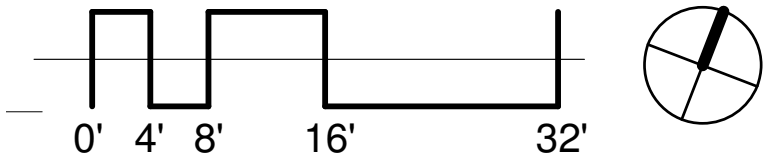
- Building Support
- Classroom/ Skills Lab
- Faculty and Administration Offices
- Lobby/Lounge/Public Spaces
- SIMS/ Skills Lab
- Study Space



Library First Floor

Legend

- Building Support
- Classrooms
- Faculty and Administration Offices
- Lobby/Lounge/Public Spaces
- Study Space



3D Views



3D Views

