

DATE: May 1, 2024

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Animal Diagnostic Lab Addition and Renovation
University Park, PA

PSU PROJECT No: 00-09651.00

TO: Construction Management Agency (CMA) Firms

The Pennsylvania State University (University) invites your firm to submit qualifications to provide Construction Management Agency services for the above-referenced project.

PROJECT SCOPE/DESCRIPTION:

The Penn State Animal Diagnostic Laboratory (ADL) is an integral part of the Pennsylvania Animal Diagnostic Laboratory System (PADLS), which plays a pivotal role in protecting PA animal agriculture from infectious and non-infectious diseases. Penn State ADL is strategically located to serve the current and expanding needs of animal agriculture in Pennsylvania. ADL is the only full-service virology specialty within PADLS, and ADL also contributes to expertise in genomics and bioinformatics, as well as cutting-edge research facilities within the College of Agricultural Sciences (CoAS) and Penn State Huck Institute of Life Sciences. Leveraging this unique strength, ADL has been playing a significant role in developing innovative diagnostic tools for emerging animal disease threats. In addition, ongoing animal infectious disease research projects at Penn State strengthen our efforts to provide innovative platforms for disease diagnoses and develop sustainable prevention and control practices for emerging and re-emerging diseases.

We foresee that ADL's ability to continue to offer reliable, quality, and state of the art diagnostic services to our clientele is compromised largely due to constraints presented by the continued decline of the existing infrastructure. The Wiley Lab has recently been abandoned for diagnostic purposes, due to the aged condition of the structure and infrastructure, and only very minimal research activities are being conducted there. The original ADL facility is approaching 70 years of age and is not amenable to further expansion. The newer part of the facility is also at capacity, and there are some significant issues that need to be addressed in this section of the current building.

In the past decade, there have been numerous major technological changes in veterinary diagnostics. To stay current and effectively support Pennsylvania's animal agricultural industries by protecting them from emerging and endemic disease challenges, it is critical to embrace and implement these technologies at the ADL. Up-to-date, and adequately sized facilities are required to support these new and emerging technologies.

In addition to declining infrastructure, ADL faces significant space constraints for diagnostics and new test innovation activities, which has resulted in the addition of numerous temporary modular buildings being used to support these activities.

The Animal Diagnostic Laboratory (ADL) Addition at University Park will provide a 30,000 square foot addition to accommodate current and projected operational needs proficiently and safely. The ADL was originally constructed in 1956 with renovations and a significant addition being completed in 1999. The new addition will house a sample receiving area, shared core laboratory space, Bacteriology, Serology, Virology, Histopathology, Parasitology labs, Molecular Diagnostics, Pathology, and conference, office, and support spaces. The replacement of the existing incinerator is also included. Other renovations to the existing facility and demolition of existing adjacent buildings will be explored as budget permits.

The AE team is currently being selected by DGS and the team is expected to be named by late July 2024. Construction would start in October 2026 and be complete in July 2028. **The ADL must remain in operation during this project.**

The total project budget is **\$65.3M** with the majority of the funding by DGS. All costs for the project, including design, construction, contingency, FFE, CMA and Owner costs, are included in this total. The CMA shall work with the Architect during the program validation phase to confirm the amount of program space that fits within this budget.

DESIRED CONSTRUCTION MANAGEMENT SERVICES:

The University intends to engage a Construction Management Agency firm to provide pre-construction and construction services for the project described above.

The **tentative** design schedule is as follows:

1. Designer selected by DGS by late July 2024.
2. CMA Agent to prepare budget analysis and develop target values for the project by end of August 2024.
3. Program Validation by design team, with support of the CMA, to start in August 2024 and be complete by November 2024.
4. Design starts on approved program and budget in January 2025.
5. Design continues through schematic, DD, CD and bid phase through August 2026. The project team, including the CMA, will validate this schedule as part of the program validation phase through an entire team pull-planning exercise. Additionally, the CMA is to provide input, constructability reviews, target value delivery estimating services and assistance with schedule and project phasing during this time.
6. Construction phase would start in October 2026 if approved by the Board of Trustees.
7. Construction is expected to be substantially complete by June 2028, or sooner if the project team agrees to a more aggressive schedule.

8. Final completion by end of July 2028.

QUALIFICATION SUBMISSION REQUIREMENTS:

If your firm is interested in pursuing this project then provide evidence to the University that you are highly qualified to perform the desired Construction Management services. Respond on two (2) single sided A3's only, size 10 font min., in pdf format, with no cover letter.

Provide evidence of the following (at a minimum):

1. Recent experience with projects of this size, type, complexity and date of completion.
2. CMA experience:
 - a. Specifically highlight experience assisting with DGS funded construction.
 - b. Demonstrate working knowledge and experience of adhering to the PA Separations Act (e.g. multi-prime delivery method), PA Steel Products Procurement Act, PA Prevailing Wages, etc.
3. Availability of experienced and exceptional pre-construction and construction staff.
4. Ability to apply Target Value Delivery and other value-adding lean principles to the project.
5. Highlight your firms ability to meet the project demands while maintaining existing operations, creating safe access for existing building occupants and other value added options.
6. Established QA/QC protocols during construction and with project closeout.

No formal site visits, or tours, will be provided at this stage.

Email your submission, as a PDF attachment, **by 12:00 p.m. on May 14, 2024** to my attention at jxl291@psu.edu, with a copy to Jesse Wells at jgw124@psu.edu. In the subject line of your email, please type: "PSU ADL Reno - Quals - [*your firm's name here*]". The PDF submission shall have the same file name.

The University will use a qualifications-based selection process with long list, short list and interviews. The CMA Selection Committee will select a long list of firms based upon an evaluation of the responses to this RFQ. A Request for Proposals (RFP) will be issued to the long-listed firms the week of **May 20th, 2024**. After reviewing the RFP responses several short-listed firms will be selected for interviews. Interviews will be tentatively planned for the week of **July 8th, 2024** at the Penn State Hotel & Conference Center. The final selection will be made after the interviews are completed.

Included is the link to our [Form of Agreement 1-CMA](#). 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 the Form of Agreement 1-CMA (v. 10/2023).

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 can best meet the demands of the project while ensuring success. **The dates listed are target dates established by the University. The University reserves the right to modify these dates as it deems necessary.**

If you have any questions regarding this request please contact me via email.

Sincerely,

Jason Little

Jason Little – Facilities Contract Specialist

jxl291@psu.edu

cc: J. Bechtel; T.Webber; Jeff Spackman; CMA Selection Committee