



DATE: May 3, 2019

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Erie Hall Recreation Center Replacement
Penn State Behrend

PSU PROJECT #: 00-06840.00

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 Behrend is preparing to expand or replace the existing Erie Hall recreation center. The existing Erie Hall is a 26,381 sf structure built in 1952. The building has deferred maintenance backlog of \$10.4M and is in need of a major renovation. The existing building houses a recreational gym on the first floor and office space on the ground floor. The existing office spaces are utilized for Athletics, Police Services, Copy Center, Instructional Design, International Student Services and a video conferencing center.

In addition to necessary renovations of the building, the Behrend campus has a deficiency of assignable square feet for Student Life/activities. According to a space assessment from 2015, it was recommended the campus have 64,905 sf but currently only has 12,655 sf. The goal of this project is to provide updated and additional space for the campus to help alleviate the shortfall identified in the campus master plan, and to update or replace the current Erie Hall.

The project also helps to alleviate space limitations for Athletics. With 24 NCAA Division III athletic teams, nine of which will be supported in the new facility, support for varsity teams is a necessity. Reception space, coaches' offices, athletic training facilities and storage space are important components in the new Erie Hall which will complement existing athletic facilities located in the Junker Center.

Equally important is the need for campus recreation space for the general student body to include weight training, cardio, studio activities, among others in both group and individual settings. The facility needs to accommodate simultaneous activity for athletic and recreational purposes.

Lastly, the programmatic needs for Police Services and the Personal Counseling Office will be accommodated in the new facility.

The goals of the project include the following:

- Realize the vision and goals of the University Leadership to create a new facility that meets the needs of the campus' student body. Accommodate the space needs for all programs (Recreation, Athletics, Police Services, Counseling, etc.) in the new building.
- Create a state-of-the-art Recreation Center that is complimentary to the Junker Center and is designed to meet current and future student needs. The recreation space hopes to include multi-purpose space for indoor soccer, deck hockey, etc. which may also be used for non-recreational campus events.
- Campus planning goals include:
 - Create a new building on the Erie Campus that will enhance the existing character of the site, complement existing campus architecture and meet the needs of the Behrend Campus Master Plan.
 - Maximize impact of east-facing side of the building as an attractive component to the entrance to campus.

- Relate new building to existing Reed Building parking lot as future campus green.
- Address vehicular/pedestrian traffic from Erie Hall parking lot (large lot located to the north of existing Erie Hall) to Reed Building, Metzgar Building, Kochel Building destinations.
- The facility needs to accommodate simultaneous activity for athletic and reactional purposes, along with spaces for Police Services and Personal Counseling Office. The design will need to consider access/security measures for each of these program types.
- Be functional and efficient. The new building is likely to be used to help people navigate the steep campus grades through internal circulation. Additionally, the building will need to appropriately address security and privacy aspects of the different program elements. Finding uncompromised synergies and efficiencies in the planning and design of the completed facility will be critical.
- Replace the existing Erie Hall and related deferred maintenance backlog, given the deteriorated building, infrastructure systems, and existing site utility services.
- In keeping with our commitment to environmental sustainability, we expect that this facility will, at a minimum, attain USGBC's LEED Certified Level and meet the university's high-performance building standards.

The total project budget, including soft costs and FF&E is \$25,000,000. This is broken down into \$18M for construction, \$3.3M in soft costs, \$1.9M in FFE and \$1.8M in owner contingency. The successful Construction Management firm 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. *Sasaki Associates, Inc.* has recently been selected as the project A/E lead and will begin programming and design work immediately.

Review and verification of the program will be the initial project phase for the selected project team. After the program validation phase, the project will follow the standard design and construction administration phases of the project.

DESIRED CONSTRUCTION MANAGEMENT SERVICES:

The University intends to engage a Construction Management (CM) firm to provide both pre-construction and construction phase services for the project described above. Along these lines, it is intended that the awarded CM firm will ultimately enter into a GMP (Guaranteed Maximum Price) contract with the University.

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 design and construction
- f. Prevention through Design experience

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 **May 16, 2019** to Rustyann Echard at rae12@psu.edu, with a copy to Marcus Marasco at mam326@psu.edu. In the subject line/field of your e-mail submission, please type: "Penn State Behrend Erie Hall 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 8-10 firms from the respondents to this letter. A Request for Proposal (RFP) will be issued to the long-listed firms by May 31, 2019. The response to the RFP's will be due June 13, 2019. The short list will be selected by June 27, 2019. Interviews will tentatively be held during the week of **July 11, 2019**. 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;