

DATE: October 5, 2018

SUBJECT: Construction Management – Request for Qualifications (RFQ)  
Beaver Community Center Expansion  
**Berks Campus - Reading, PA**

PSU PROJECT #: 00-06497.00

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:**

Constructed in 1980, the Beaver Community Center serves as the Penn State Berks indoor facility for athletic programs, kinesiology instruction and research (including to support biomechanics and exercise physiology), physical activity courses, intramural programs, general recreational activities and special events. The existing 28,060 gross square foot building includes a gymnasium, fitness room, studio, offices, locker rooms, training room, small research area and concourse. Minor renovations over the years have attempted to accommodate the growth of programs and student population. The intent of this project is to fully address the ongoing space inadequacies to support current programs and broader aspirations.

Kinesiology is the second largest major at Berks with strong growth projection. It is intended to provide the kinesiology program with the best available space(s), equipment and environment to enhance the learning experience, attract new students and position students for their successful careers. Additionally, the importance of the kinesiology space is enhanced, given the recently-approved athletic status of Division III. This new facility will provide an important transition to aid in recruiting and build pride in varsity and club sport programs. At the campus scale, it is critical that the project considers a building expansion in the direction of the campus center, connecting to the adjacent Perkins Student Center and providing an enhanced campus aesthetic.

The goals of the project include the following:

- Provide a facility that fully addresses the current space limitations for the growing Kinesiology Program
- Provide adequate facilities to support NCAA athletic programs, enhance the Berks athletics brand and improve recruiting and retention
- Provide adequate recreational, fitness and athletic programs for Students and Student Athletes
- Improve the existing building infrastructure systems, including site utilities
- Connect the Beaver Community Center with the Perkins Student Center per the Master Plan
- Create an expansion that will enhance the existing campus aesthetic and character
- In keeping with our commitment to environmental sustainability, we expect that this facility will, at a minimum, attain USGBC's LEED Certified Level.

The project's new construction will support program space for an auxiliary gym, fitness center, locker rooms, kinesiology program, athletic offices and a convenience store. A portion of the existing building will be renovated to include an exercise studio, athletic training room and locker rooms. The remaining portion of the existing building will be renovated in a future construction project.

The University has completed a concept level program document which defines a building of 74,301 gross square feet. This project will feature 40,017 GSF of new construction and 5,706 GSF of renovation. A future construction project will address the remaining portion of the existing building renovation of 23,040 GSF with 5,538 GSF of addition. The facility and areas not addressed in this project will need to remain open during construction.

The total project budget, including soft costs and FF&E is \$26,600,000. This is divided into \$20.5M for construction, \$4.1M in soft costs and \$2.0M in contingency. 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. Atkin Olshin Schade Architects 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 **October 18, 2018** to Rustyann Echard at [rae12@psu.edu](mailto:rae12@psu.edu), with a copy to Kyle Hollick at [kwh121@psu.edu](mailto:kwh121@psu.edu). In the subject line/field of your e-mail submission, please type: "Penn State Berks Beaver Expansion 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. 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 October 25, 2018. The response to the RFP's will be due in my office at noon on November 15, 2018.

The short list will be selected by November 22, 2018. Interviews will tentatively be held during the week of **December 3, 2018**. The final selection will be made shortly after the interviews.

*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; K. Hollick; R. Echard; CM Selection Committee