

DATE: August 30, 2022

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Sackett Building Renovation and Additions – University Park Campus
University Park, PA

PSU PROJECT #: 00-08761.00

TO: Construction Management (CM) Firms

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

PROJECT SCOPE/DESCRIPTION:

The Pennsylvania State University (PSU) is excited to begin the CM selection process for an anticipated forthcoming Capital Plan project supporting the College of Engineering Master Plan. The project is the next phase following the new West 1 and West 2 Buildings under construction on West Campus.

PSU considers the 1928-30 Sackett Building, designed by Charles Z. Klauder, historically significant at an iconic location both for the University and the College of Engineering (COE). This project includes the replacement of the existing 1957 wings with new historically appropriate wings, both in scale and aesthetics. A key aspect of this project will be reinstating the status and spirit of the original Charles Klauder design as a prominent freestanding building facing Pattee Mall and Old Main Lawn and near the historic main gate of campus at College Avenue.

We will explore different design options for the original Georgian Revival building with our design team KieranTimberlake and Barton Associates. The new wing additions options will include one that directly interprets Mr. Klauder’s original vision and more contemporary interpretations, yet timeless due to its site context. The project will also explore the design and feasibility of recreating a full-story attic to replace the existing partial-story attic. The reimagined roof/clerestory would be a unifying design element over the entire Sackett Building, and new wings, in the spirit of the original design of the building, that also provides available square footage.

The Sackett Building Renovation and Additions project involves a complex sequence of work on the core campus, including significant utility infrastructure upgrades (while maintaining operations), demolition of the Engineering Units, Kunkle Lounge, Hammond Building, and the 1957 Sackett Building wings, and appropriate landscaping restoration of the precinct ready for future development.

[The College of Engineering Master Plan, dated April 2019](#), is the basis for the approach to the Sackett Building Renovation and Additions project conveyed in its context within the entire College and University. The CM shall become familiar with the Master Plan and generally follow its implementation. However, the CM with the A/E Team must develop the high-level nature of the Master Plan into a very detailed and validated project plan – updated as needed during the design process.

The total scope of work depends on the economic climate at bidding and construction commensurate with the program and design that optimizes the established budget and the University and College of Engineering's needs.

Due to budget limitations, the two new wings are "shelled."¹ In addition, the precinct landscape design must respond to indeterminate future development.² The CM with the A/E Team will bridge the high-level Master Plan vision with the realities of the current budget and project requirements.

PROJECT BUDGET

The anticipated budget cap for this project is under \$80 million. The majority of the project's funds will not be available until July 2024 at the start of the next capital plan (still under development). With limited funding and the goal to complete the project with symmetrical additions – the current strategy is to shell the new additions. However, that's not to preclude other options, such as shelling the attic space or upper floors of the existing building instead and fitting out the more open plate additions. In any case, the additions are only one component of multiple objectives within the project's umbrella.

Non-negotiables are the required demolitions, necessary utility upgrades, infrastructure for the core development, and renovations to the existing historic Sackett Building.

The College of Engineering Master Plan, dated April 2019, presents cost models. A general budget summary (accounting for escalation) is as follows:

Demolition	\$13.5M
Construction*	\$51.5M
Soft Costs	\$13.3M
TOTAL	\$78.3M

*Does not include costs for future stormwater

A solid handle on the cost from the outset of design and forward will be a crucial skill the team must employ, with reliance on Pre-Construction Services from the Construction Manager.

¹ The shell should include foundation, structural frame, exterior doors, windows, insulation, exterior cladding, and roofing to protect from the elements but the interior remains inhabitable. May include roughed-in mechanical and electrical systems (conduits, etc.) if aligned with the allowable budget. Includes temperature controls to prevent freezing, humidity, and mold. Includes code required fire protection and minimal lighting for safety, security, and emergency egress. Does not include interior partitions (except possible egress routes), doors and frames, interior finishes, telecommunications, specialties, and FF&E.

² Landscaping should include rough grading to meet drainage and accessibility requirements, necessary sidewalks for pedestrian navigation, ground cover (gravel, grass, mulch, etc.) to prevent soil erosion with minimal/ temporary campus beautification amenities.

PROJECT OBJECTIVES

The April 2019 Master Plan details this project's original program and intent. In addition, here is a summary of the project's objectives:

- Modernize COE facilities on core campus utilizing the Sackett Building Renovation and Additions for new space
 - Decades-old engineering facilities have exceeded their usefulness for today's academic needs. Therefore, the College needs new facilities designed for future generations yet rooted in the traditional fabric of the University and the reputation built by past generations of the Engineering program.
- Reduce maintenance backlog through the renovation of the Sackett Building and demolition of facilities in poor condition
 - The project includes demolition of the Engineering Units, Hammond, and the Sackett wings, necessary to reduce the backlog.
- Create Sackett as an "Engineering Head House" with an administrative focus near Old Main
 - The highest and best use for the Sackett Building is for administrative offices, General Purpose Classrooms, Engineering computational labs, and student study/ socializing space.
- Incorporate new General Purpose Classrooms (GPCs) on the Engineering Core Campus
 - The University wants GPCs scattered throughout buildings across campus to cross-pollinate the student population of various academic majors.
- Reinstate the historical status and spirit of the original Charles Klauder design as a prominent freestanding building facing Patee Mall
 - The 1957 north and south wings are among the worst condition of the CoE facilities. Returning Sackett to its highest and best use includes:
 - Creation of new, smaller historically appropriate wings (and potential full-story attic) to create timeless/complete architecture inspired by the original Klauder design
 - A complete gut renovation and reimagining of the original Sackett.
 - Alignment with the correct intensity of the program.
- Upgrade utility infrastructure
 - Aged and interfering underground utilities (campus steam, chilled water, natural gas, power, and telecommunications) need to be replaced and rerouted to accommodate the redevelopment of the Engineering core campus.
- Demolish Engineering Units, Kunkle Lounge, and Hammond
 - The Master Plan aims to finally remove the lamentable Engineering Units, Kunkle Lounge, and Hammond Building over a methodical phased approach.
- Complete initial phases of the COE Master Plan

- The Master Plan is a long-range plan to facilitate the growth and modernization of the College of Engineering, but it is limited by funding and will take time to implement the entire plan. The Sackett Building Renovation and Additions project is a defined phase end. West 1, West 2, and the Sackett Building Renovation and Additions projects effectively replace the Engineering Units, Kunkle Lounge, and Hammond Building.

PROJECT SCHEDULE

The program validation and design are just getting started. The Design Phase will be complete by August 2024, and construction will be done by December 2026. Interim phases must happen along the way, such as moving the occupants out of the Hammond Building, the Units, and Sackett Building after West 1 is complete in January 2024. (Hammond Building will be utilized for additional swing space as needed during the Sackett renovation to house the Dean Suite, for example, until it can move into the finished Sackett Building.)

Abatement, demolition, and utility infrastructure projects must also happen sequentially and linearly, part and partial, with the Sackett Building Renovation and Additions project. The demolition of the Hammond Building is the last of the construction sequence in 2027.

DESIRED CONSTRUCTION MANAGEMENT SERVICES:

The University intends to engage a Construction Management Agency (CM-Agent) firm to provide pre-construction and construction services for the project described above. The construction will most likely be funded by DGS. Construction will start tentatively in August 2024.

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. CM-Agent experience
- c. Availability of experienced and exceptional pre-construction staff
- d. Ability to apply Target Value Delivery and other value-adding lean principles to the project
- e. Virtual reality and technology capabilities

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 **September 16, 2022** to my attention at TDW16@psu.edu, with a copy to Brian Hayes, bwh11@psu.edu.

In the subject line/field of your e-mail submission, please type: "Penn State Sackett Building Renovations and Additions - 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 me or Brian Hayes (Project Manager) via email.

The University will use a qualifications-based selection process with long list and interviews. 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 for early October 2022. Interviews will be tentatively planned for November 2022 at a location to be determined. The final selection will be made after the interviews are completed

Form of Agreement. Included is the link to our [Form of Agreement 1-CM-A](#).

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-A (v. 04/2020).

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; L. Berkey; B. Hayes; CM Selection Committee