

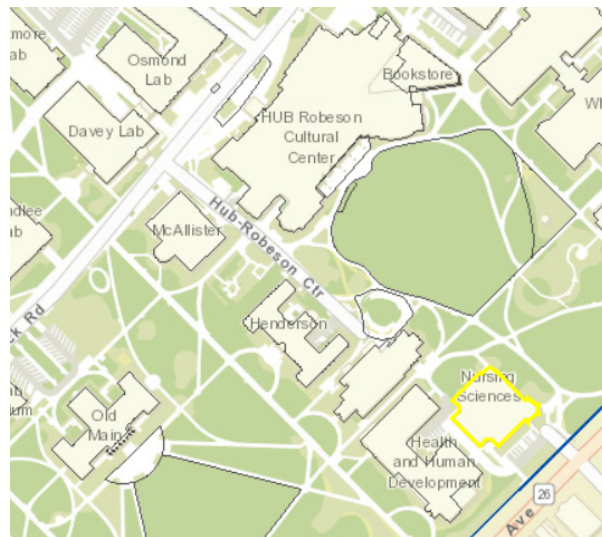
DATE: September 13, 2022  
SUBJECT: Construction Management – Request for Qualifications (RFQ)  
UP – Nursing Sciences Building Renovation  
University Park  
PSU PROJECT #: 00-07273.00  
TO: Construction Management (CM) Firms

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 home for the College of Nursing (CoN) at University Park is the Nursing Science Building which is prominently located along College Avenue between Old Main and the Hetzel Union Building. This building was constructed in 1979 as a three-story building with a full basement and a mechanical penthouse comprising 70,741 gross square feet and 40,656 assignable square feet. The CoN was given full occupancy of this building in 2015 when the neighboring Health and Human Development Building was completed. CoN currently occupies approximately 34,800 square feet of the building, in addition to four previously general-purpose classrooms that were recently released to the CoN.

The major goals that define success for this project include reducing the major maintenance backlog, renewing the building envelope (brick and window), and providing major programmatic upgrades for the College of Nursing including a large classroom addition on the HUB-side of the building.



The total project budget, including hazardous material removal, demolition, soft costs, and FF&E is \$28,000,000. The selected CM will be working directly with the project's A/E firm(s) to ensure all aspects of the project are executed in a timely and professional manner. SLAM Collective has been selected as the project A/E lead. Design development work is currently underway. In joining the project team, the CM is expected to support pre-construction services and work with the A/E in the design development process.

#### **DESIRED CONSTRUCTION MANAGEMENT SERVICES:**

The University intends to engage a Construction Management at Risk (CM) firm to provide pre-construction and construction services for the project described above.

The design schedule is as follows: (Design Development complete by 2/28/23). Additional dates are still to be determined. It is intended that the awarded CM firm will ultimately enter into a guaranteed maximum price (GMP) contract with the University.

The GMP for the Construction portion of the project will need to be established by June 2023. It is expected that construction will start in September 2023 and projected completion by December 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. 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 **October 7, 2022** to my attention at [TDW16@psu.edu](mailto:TDW16@psu.edu), with a copy to Julie Patrick, [jat280@psu.edu](mailto:jat280@psu.edu).

In the subject line/field of your e-mail submission, please type: "Penn State UP – Nursing Sciences Building Renovation - 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 Julie Patrick (Project Manager) via email.



The University will use a qualifications-based selection process with long list, short list and interviews (which may be virtually held). The CM Selection Committee will select a short list based upon an evaluation of the responses to this RFQ. It is intended that a Request for Proposal (RFP) will be issued to the short-listed firms the week of **October 28, 2022**. Interviews will be tentatively planned for the week of November 28, 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-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 – PSU Construction & Contract Specialist

cc: J. Bechtel; L. Berkey; J. Patrick; CM Selection Committee