

DATE: August 1, 2022

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Harmony Hall Bathroom Renovations
Beaver Campus – Monaca, PA

PSU PROJECT #: 00-08910.00

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:

Harmony Hall is a traditional, three-story residence hall that was constructed on the Penn State Beaver campus in 1969. Its layout includes six total Stacked Toilet and Shower Rooms (two per floor) surrounded by private double-occupancy student rooms. Penn State Housing and Food Services (HFS) wishes to convert the existing Stacked Toilet and Shower Room spaces to a Semi-Private Wet Core Bathroom configuration, modernizing design to be consistent with their more recently constructed residence hall facilities.

Existing plumbing systems in the building are beyond end of life expectancy and will be replaced to the greatest extents possible. The project scope will also include exhaust and make-up air upgrades as needed to meet ventilation code requirements. Any resulting changes to the building exterior will be fully vetted with Penn State Campus Planning.

Demolition of the existing structures on site may require ACM abatement. The University will sample and test the existing building conditions and coordinate the scope and bid with CM. The CM will be responsible for abatement and demolition. PSU prequalification will be required for abatement and demolition subcontractors.

The goals of the project include the following:

- Promote a sense of safety, security, and privacy for students.
- Promote a sense of community through Universal design.
- Replace existing aging infrastructure with new facilities.
- Consider code compliance, sustainability, and energy conservation.
- Execute construction over a compact summer schedule.

WTW Architects has been engaged to adjust previously designed Schematics and advance design through Construction Documents.

The total project budget is \$5,000,000. This includes \$4.5M earmarked for construction, \$0.5M soft costs including design, support, and owner contingency. The selected CM 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.

DESIRED CONSTRUCTION MANAGEMENT SERVICES:

The University intends to engage a Construction Management at Risk (CM) firm to provide preconstruction efforts starting during the CD phase and construction phase services for the project described above. The design schedule is as follows: SD @ 9/2022; DD @ 11/2022; CD @ 01/2023; NTP @ 3/2023. It is intended that the awarded CM firm will ultimately enter into a GMP (Guaranteed Maximum Price) contract with the University.

The GMP for the Construction portion of the project will need to be established in January 2023. It is expected that construction will start in May 2023 with re-occupancy required in August 2023.

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 as follows:

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
- f. Please review this Penn State's Form of Agreement [1-CM-GMP \(v. 10/2020\)](#) and the related [General Conditions \(v. 01/2019\)](#) to ensure your firm accepts all terms and conditions as written. Please include a statement that your firm concurs, without exception, with all terms, conditions and provisions thereof.

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 **Tuesday, August 16, 2022** to Rustyann Echard, rae12@psu.edu. In the subject line/field of your e-mail submission, please type: "Penn State Beaver Harmony Hall Bathroom Renovations (8910) 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 RFQ, please contact Rustyann Echard (rae12@psu.edu) or Justin Keister, Project Manager, (jxk947@psu.edu) via email.

The University will use a qualifications-based selection process with long list, short list and interviews (these may be virtual). 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 by August 29, 2022. The response to the RFP's will be due by 3:00 p.m. on September 12, 2022. The short list will be selected by September 21, 2022. Interviews will tentatively be held during the week of October 3, 2022 (location to be determined but may be virtual). The final selection will be made shortly after the interviews.

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
The Pennsylvania State University
Construction & Contract Specialist
#106 Physical Plant Building
University Park, PA 16802
Ph: 814.865.6876

cc: J. Bechtel; A. Dent; J. Keister; R. Echard; CM Selection Committee