

DATE: June 1, 2021

SUBJECT: Construction Management – Request for Qualifications (RFQ)  
Deike Cleanroom Renovation  
**University Park, PA**

PSU PROJECT #: 00-08009.00

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

**PROJECT SCOPE/DESCRIPTION:**

This project site is located at the University Park campus of Penn State. The existing Deike Building consists of 118,352 GSF built in 1965 and houses multiple departments of the College of Earth and Mineral Science (EMS). The core purpose of this capital project is to relocate the Geoscience Department cleanrooms from the adjacent Hosler Building into Deike to prepare for the future Hosler Building complete renovation. There are many impacts of the cleanroom relocation which include faculty, student, and staff office relocation on floors one, two and five as well as MEP system upgrades throughout the building. Additional scope includes building a rooftop penthouse, replacing all punched windows and one curtain wall system. Abatement of the interior spaces and windows will be contracted directly to Penn State but coordinated with the overall construction schedule by the CM. The total project square footage is approximately 23,000 SF.

With the building being occupied during construction, a detailed phasing and construction plan will be required to minimize disruption and plan for the occupant relocation as spaces become available. Construction is currently scheduled to begin Spring 2022.

The total project budget, including hazardous material removal, demolition, soft costs, and FF&E is \$20,000,000. 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. Bostwick Design Partnership has been selected as the project A/E lead and will begin programming and design development work immediately. The design process is currently under way. 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. The first major task of the selected CM firm will be to plan the construction phasing and confirm the current project estimate.

### **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, delivery method (CM At-Risk) and complexity, specifically cleanroom or laboratory experience
- b. Recent experience with projects being completed under budget using Target Value Delivery
- c. Availability of experienced and exceptional staff with excellent customer service skills and the ability to adapt to unexpected challenges.
- d. 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 **June 18, 2021** to my attention at [TDW16@psu.edu](mailto:TDW16@psu.edu), with a copy to Julie Patrick at [jat280@psu.edu](mailto:jat280@psu.edu). In the subject line/field of your e-mail submission, please type: "Penn State Deike Cleanroom 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. The CM Selection Committee will select a short list of approximately 4-5 firms from the respondents to this letter. A Request for Proposal (RFP) will be issued to the short-listed firms Teams will be notified of the advancing to the interview stage which will be scheduled at a later date. The final selection being made shortly after the interviews are complete. The entire process will take as estimated two to three months.



Office of Physical Plant  
Physical Plant Building  
University Park, PA 16802-1118

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