

DATE: April 12, 2023

SUBJECT: Construction Management – Request for Qualifications (RFQ)
New ARL Research Building
University Park

PSU PROJECT No: 00-08012.00

TO: Construction Management (CM) Firms

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

PROJECT SCOPE/DESCRIPTION:

The Pennsylvania State University Applied Research Laboratory (ARL) is an integral part of the University and was established in 1945 at the request of the U.S. Navy. Originally focused on undersea weapons technology development, ARL now includes a broad research portfolio addressing the needs of various sponsors. ARL research expenditures contribute significantly to the nearly \$1B of annual research conducted by Penn State.

ARL supports national security, economic competitiveness, and quality of life through education, scientific discovery, technological demonstration, and successful transition to application. As a Department of Defense (DoD) designated University Affiliated Research Center (UARC), ARL conducts essential research, development, and systems engineering in support of our nation's priorities free from conflict of interest or competition with industry. ARL is wholly reliant on sponsored research programs for operation of the Laboratory and therefore must maintain relevance to our sponsor base, as well as an operational agility to meet ever-changing requirements.

Penn State ARL employs approximately 1,400 full time personnel, including approximately 200 Penn State students, within the four research offices and the supporting enterprise groups. The ARL physical plant is 866,000 GSF in 27 buildings spread across eight unique geographic locations. Most of this space is located in State College, PA. Operations and facilities comply with National Industrial Security Program Operating Manual (NISPOM) Intelligence Community Directive ICD705.

The proposed New ARL Research Building at Innovation Park is anticipated to be approximately 88,000 GSF in a four-floor structure. Construction will include infrastructure planning in support of future development. This building will:

- Support ARL research requirements for the next 50 years,
- Maximize ARL growth capability, and
- Create an interdisciplinary HUB for ARL research operations and access.

CallisonRTKL (CRTKL) is the lead design professional for the project. HERA, Vanderweil, OCMI, Woods Peacock, HRG, and Jenson Hughes are subconsultants to CRTKL.



The current Project Schedule is as follows:

- Building Program Approval June 2023
- Design July 2023 – August 2024
- Procurement / Final Plan Approval September – November 2024
- Construction Start December 2024
- Construction Complete August 2026

The current Total Project Budget is \$79.1M.

SECURITY REQUIREMENTS OF CONSTRUCTION MANAGEMENT TEAM:

This project has sensitive security concerns. A general outline of security management requirements is listed below. Security management requirements may be further refined and defined with the selected CM firm.

U.S. citizenship is required for all team members. Additionally, all team members must be willing to submit to a background check and clearances if deemed necessary for the project.

Controlled Unclassified Information (CUI) shall be hosted and viewed on the ARL file storage platform, ARLEX. Documents referred to below contain further details and will be shared with the CM firm at the appropriate time.

1. CRTKL shall maintain a document(s) describing an information security plan regarding digital data controls on the CRTKL network, the CM firm shall comply with this plan.
2. CM firm shall maintain a document(s) describing a personnel security plan regarding authorization of access, security training, and physical access.
 - a. This document shall evolve with the project, with a change log maintained.
 - b. Changes shall be reviewed with ARL staff.
 - c. A list of individuals authorized for access shall be maintained and reviewed on a quarterly basis.
3. CM firm shall maintain site security and safety in accordance with ARL security and safety policy and procedures. ARL, in partnership with the CM and CRTKL, will review and implement security and safety protocols and processes.
4. CM firm shall work with its subcontractors to implement necessary levels of security. Outcomes to be reviewed with ARL staff.
5. All CM firm staff and subcontractors with access to project information shall sign a Non-Disclosure Agreement (NDA) and Citizenship Disclosure & Affirmation (CDA). ARL holds the right to audit and deny access to project team members based on Citizenship Disclosure audit results.



6. Currently, Penn State/ARL does not require Federal clearances for this project. ARL reserves the right to investigate any service provider or employee as deemed necessary.
7. VPN access to CM systems shall be through encrypted communication with Multi-Factor Authentication enforced.
8. Logins to Office 365 shall have Multi-Factor Authentication enforced.
9. IT privileged accounts shall use Multi-Factor Authentication (MFA).
 - a. Service accounts that cannot use MFA to support a specific service shall have passwords of at least 16 characters using at least one of each character type, upper case, lower case, numeric, and special characters – and will require ARL approval.
 - b. Any account with Global Admin privileges shall use MFA as well as a minimum of 64-bit passwords.
10. Hardware assets, when taken out of service, shall be appropriately wiped to ensure data is no longer readable.
11. Removable media and laptop storage shall be encrypted via Bitlocker using 256-bit encryption.
12. No cloud service shall be used for this project without first conducting a review and documentation of the security posture of the service and then obtaining approval of ARL staff.
13. Incidents that could result in possible exposure of ARL business sensitive information shall be reported to ARL staff as soon as possible, but no later than 72 hours after discovery.
14. A list shall be maintained and communicated to ARL staff of key contacts for the components of the security plan.
15. CM firm will coordinate with ARL and OPP for audits of information to ensure the confidentiality of project information. Such audits are expected to include:
 - a. Lists of CM staff, and staff of other firms hired by the CM, with signed NDAs and CDAs.
 - b. Lists of network Access Control List (ACL) and ACL groups assigned to project.
 - c. Lists of users assigned to any file sharing, collaboration, or cloud service.
 - d. Automated reports as can be configured using CRTKL system monitoring software and services.
 - e. Information to be supplied quarterly and following any incidents reported.

DESIRED CONSTRUCTION MANAGEMENT SERVICES:

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

It is intended that the awarded CM firm will ultimately enter into a guaranteed maximum price (GMP) contract with the University upon completion of the preconstruction phase. The GMP for the Construction portion of the project will need to be established to support the Project Schedule noted above. It is further expected that dates for construction start and substantial completion will also support the Project Schedule noted above.

QUALIFICATION SUBMISSION REQUIREMENTS:

If your firm is interested in pursuing this project, please convince Penn State that you are highly qualified to perform Construction Management services. Please respond on two (2) single sided A3's (11 x 17) only, 10 font min., in pdf format, with no cover letter:

Please provide evidence of the following (at a minimum):

1. Recent experience with projects of this size, type, and complexity
2. Experience as a Construction Management at Risk firm
3. Availability of experienced and exceptional preconstruction staff
4. Ability to apply Target Value Delivery and other value-adding lean principles to the project
5. Virtual reality and technology capabilities
6. Established QA/QC protocols during construction
7. Acknowledgement of "Security Requirements of Construction Management Team"

No formal site visits or tours will be provided at this stage. Please email your submission, as a PDF attachment, **by 3:00 p.m. on April 25, 2023** to my attention at jgw124@psu.edu, with a copy to Rich O'Donald at reo100@psu.edu. In the subject line of your email submission, please type: "PSU New ARL Bldg - CM Quals- [your firm's name here]". The PDF shall have the same name as the email subject line. If you have any questions regarding this request, please contact me 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 firms based upon an evaluation of the responses to this RFQ. A Request for Proposals (RFP) will be issued to the long-listed firms the week of May 1, 2023. After reviewing the RFP responses, a short list of firms will be selected for interviews. Interviews will be tentatively planned for the week of June 19, 2023 at a location to be determined. The final selection will be made after the interviews are completed.

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 contents of this correspondence are to remain ***confidential***. 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 dates listed are target dates established by the University. The University reserves the right to modify the dates as it deems necessary.**

If you have any specific questions or concerns pertaining to this information please contact me via email. I will make every effort to provide each firm with equal information. The University's intent is to identify the firm that can best meet the demands of the project while ensuring success.

Sincerely,

Jesse G. Wells

Jesse G. Wells – Penn State Construction & Contract Specialist

cc: J. Bechtel; L. Berkey; R. O'Donald; M. Reed; CM Selection Committee