

DATE: June 12, 2023

SUBJECT: Construction Management – Request for Qualifications (RFQ)
Perkins Student Center Tully’s Dining Renovations
Berks Campus -- Reading, PA

PSU PROJECT No: 00-09110.00

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:

Tully’s (<https://liveon.psu.edu/berks/dining/tullys>) is a full-scale food court that offers stations serving grilled specialties, fresh pasta, soups and subs, pizza, healthy entrees, and salad. Deserts, drinks, and grab 'n go items are also available within the 960 square foot serving area. It is located in the Perkins Student Center which is a hub for campus activity. Student engagement on campus is near a capacity of 2,500 enrolled students and over 800 meal plans.

Tully’s was opened in 1990 and realized its last significant renovation in 2000. Flooring and furnishings have been updated as recently as 2015. Some project goals are as simple as updating the existing dated décor, worn finishes and inefficient preparation stations. Other goals are more complex:

- Employ new and emerging food service and technologies
- Organizing spaces to draw in customers and promote sales
- Optimizing spaces to promote staff safety and efficiency
- Optimizing ‘dock-to-plate’ flow for all food and material movement
- Renovating flexible spaces to be used for distinct functions at different times

GBBN has initiated professional study and schematic design services for the project. Target milestones include:

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| • Commence Feasibility Study and Schematic Design | 06/05/23 |
| • Begin Design Development | 10/23/23 |
| • Begin Construction Documents | 01/02/24 |
| • Pre-Purchase Equipment as Needed | 01/02/24 |
| • GMP Established | 03/17/24 |
| • Begin Construction | 05/13/24 |
| • Construction Substantial Completion | 08/02/24 |
| • Construction Final Completion | 08/16/24 |

A preliminary project budget has been established at \$4M.

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: SD @ 10/2023; DD @ 12/2023; CD @ 03/2024.

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 March 17, 2024. It is expected that construction will start on May 13, 2024, with substantial completion anticipated by August 02, 2024.

QUALIFICATION SUBMISSION REQUIREMENTS:

If your firm is interested in pursuing this project, then provide evidence to the University that you are highly qualified to perform the desired Construction Management services. Respond on two (2) single sided A3's (11 x 17) only, size 10 font min., in pdf format, with no cover letter:

Provide evidence of the following (at a minimum): ***(Verify evidence requirements meet project scope)***

1. Recent experience with projects of this size, type, complexity and date of completion
2. Experience as a Construction Management at Risk firm
3. Availability of experienced and exceptional pre-construction and construction staff
4. Ability to apply Target Value Delivery and other value-adding lean principles to the project
5. Established QA/QC protocols during construction

No formal site visits or tours will be provided at this stage, but you may visit the site location for further investigation. Contact Linda MacDuff lmm120@psu.edu, Berks Campus Director of Housing and Food Services, to schedule a time if desired.

Email your submission, as a PDF attachment, **by 12:00 p.m. on June 29, 2023** to my attention at rae12@psu.edu, with a copy to Jesse Wells at jgw124@psu.edu. In the subject line of your email submission, please type: "PSU Perkins Student Center Tully's Dining Renovations – Quals - [your firm's name here]". The PDF attachment shall have the same file name as the subject line.

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 July 17, 2023. After reviewing the RFP responses several short-listed firms will be selected for interviews. Interviews will be tentatively planned for the week of September 11, 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](#):

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 can best meet the demands of the project while ensuring success. **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 questions regarding this request, please contact me via email.

Sincerely,

Rustyann Echard

Rustyann Echard – PSU Construction & Contract Specialist

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

Enclosure(s): N/A