

DATE: December 18, 2024

SUBJECT: Construction Management – Request for Proposals (RFP)
Steam Distribution Program
University Park, PA

TO: Construction Management (CM-R) Firms

The Pennsylvania State University (University) invites your firm to submit qualifications to provide Construction Management Services for the above-referenced program. The delivery method for each individual project will be a CM-GMP (Guaranteed Maximum Price). The awarded CM Firm will enter into a master commitment for the Steam Distribution Program and a Form of Agreement 1-CM-GMP for each individual project.

PART 1
PROJECT INFORMATION

The Steam Distribution Program may encompass seven, or more, projects over a two-year period with an estimated budget of \$20M. The projects will take place at University Park, PA and focus on steam tunnels, steam manholes, and hot water distribution conversions. The steam distribution system is comprised of 250, 150 and 13-psi steam, condensate return, and compressed air lines.

The proposed projects, and their anticipated schedules, have been provided for your review. Projects may be divided into phases, or bundled together, depending on funding or schedule restrictions. This information is preliminary and will be reviewed further with the selected CM-R.

Anticipated Year 1 - 2025 projects:

Project	Current Stage	Scope	ROM	Anticipated Schedule
Steam Tunnel Cap Replacement & Repairs	Design	Full replacement of the cap, abatement coordination, vault replacement, and mechanical repairs to the steam lines. Tunnel is approximately 650 feet. Impacts 5-7 buildings and will include temporary steam measures coordination.	\$3-4M	May-Oct
Steam Tunnel Cap Replacement	Design	Replacement of the cap/sidewalk for a 1,100 lineal foot tunnel. Tunnel is in proximity to other projects currently under construction.	\$5M	Phased into '26

Hot Water Conversion	Design	Convert four (4) buildings from campus steam distribution to hot water distribution. Construction of new hot water conversion plant and replacement of existing steam equipment in each building.	\$5M	6 Months
Full Manhole Replacement	Design Complete	Replacement of an entire manhole including structural and mechanical components. Impacts two buildings and adjacent sidewalks.	\$1.2M	May-Aug

Anticipated Year 2 – 2026 projects:

Project	Current Stage	Scope	ROM	Estimated Schedule
Steam Manhole/Tunnel Structural Repairs	Design	Select structural repairs to 13 manholes across University Park and two tunnels.	\$500k to \$1M	May-Oct
Steam Manholes Repairs	Design Complete	Select mechanical/structural repairs to 7 manholes. Depending on the manhole location and isolation points, temporary steam measures may be needed for buildings affected.	\$2-4M	Phased into '27
Hot Water Conversion	Programming	Conversion of section of Steam Distribution to Hot Water Distribution.	\$4-5M	May-Oct

Additional Information regarding the Program:

1. Preconstruction efforts will vary for each year of the program and each individual project. Be prepared to be actively engaged on numerous projects throughout the term of this program.
2. Due to the heating season, construction is typically limited to the May through October months.
3. Temporary steam measures may be required to mitigate impacts to buildings and occupants.
4. Depending on location, projects may encounter access limitations or restrictions and will require careful coordination with other ongoing campus projects.

5. Hazardous material surveys will be conducted by the University with abatement completed by the University or the CM (TBD per project). Air Monitoring will be hired by the University.
6. Material testing services (e.g. concrete, compaction, geotechnical, etc) will be hired by the University.
7. Weld testing services to be provided by the Contractor.

ANTICIPATED DESIGN & CONSTRUCTION SCHEDULE

RFP Issued:	December 18, 2024
RFP Submission Date	12:00 Noon (ET), January 14, 2025
CM Interviews	week of February 3, 2025
Design Kick-Off / Program Validation	March 2025
Pre-Construction for Program Begins	March 2025
Anticipated Program Term.....	March 2025 to November 2027

**PART 2
SUBMISSION INFORMATION**

SUBMISSION REQUIREMENTS:

Provide the following information per the requirements detailed below:

Technical Requirements (one PDF):

- A. One (1) A3 page, single sided, 10-font min. (**A. Project Team**).
- B. One (1) A3 page, single sided, 10-font min. (**B. Experience/Reference Projects**).
- C. One (1) A3 page, single sided, 10-font min. (**C. Open A3**).
- D. Two (2) A3 pages, single sided. (**D. Monthly Schedule/Staffing Bar Chart**).

Email your submission, as a PDF attachment **by 12:00 Noon on January 14, 2025**, to my attention at jxl291@psu.edu, with a copy to Jesse Wells at jgw124@psu.edu. The University should receive one (1) email from each firm with the following file name and subject line in your email:

- PSU Steam Program_Tech Req - [*your firm's name*].

Here is a summary of the information requested for each A3. We encourage you to be as concise as possible without sacrificing accuracy and completeness.

A. Project Team

1. Identify the specific construction management personnel and any sub-consultants proposed for the term of the program. By submission of a proposal, your firm commits to the University that the proposed team members will be those who will be assigned to the project.



- a. Detail how you will staff the Program based upon the anticipated project schedules, program term and during non-construction periods. If staffing changes are anticipated, during the course of the program, be sure to detail that in your response.
2. Outline the proposed personnel's roles, describe why they have been selected for this team and how their experience aligns directly with this project. Please highlight direct experience associated with steam service projects.
 - a. Be specific on who will your firm's single point of contact during design and construction (lead project manager).
3. Identify which office, or offices, of your company will be directly involved with supporting the assigned field staff for this project.

B. Experience/Reference Projects

1. Provide a selection of projects (up to 4) that were managed by the core team members proposed for this project and that further demonstrates the strength of the proposed team participants. Referenced projects should have been completed within the last five years. Provide a matrix to illustrate core team involvement on each project. Include the following for each project, at a minimum:
 - a. Project Owner Contact Information (must be current)
 - b. Year Completed
 - c. Construction Duration
 - d. Project Cost (specifically construction volume)
 - e. Services Provided (including the contractual delivery method)
 - f. DBE (Diverse Business Enterprise) % achieved
 - g. Why you chose to highlight this particular project

C. Open A3

1. Highlight any additional information on how your firm will service the proposed program and ensure success related to quality, schedule and budget.

D. Monthly Schedule/Staffing Bar Chart

1. Include a monthly schedule/staffing bar chart indicating projected hours for each proposed staff member, along with a total, for both Pre-construction and Construction services for the project.

CONFIDENTIALITY/NEWS RELEASES: News releases pertaining to this project will not be made without prior approval by the University, and then only in coordination with the University. Additionally, the

contents of this correspondence are to remain confidential and are not to be made public.

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. 10/2023) and the related General Conditions (v. 10/2023).

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 it deems necessary.**

If you have any questions regarding this RFP please contact me via email. The short list of firms for interviews will be selected by **January 20, 2025**. Interviews will be tentatively held the week of **February 3, 2025** with the final selection being made shortly after.

Sincerely,

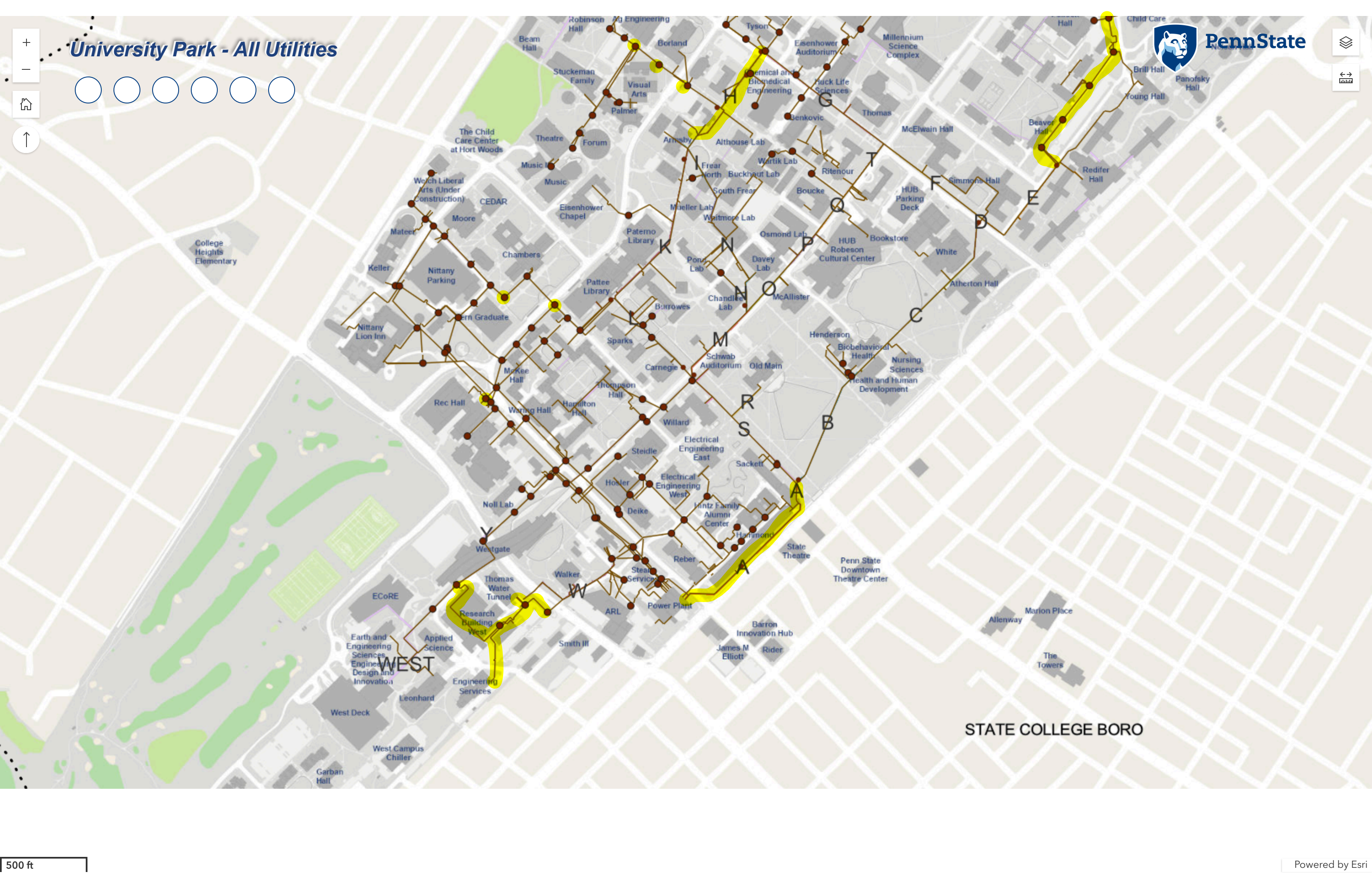
Jason Little

Jason Little – PSU Construction & Contract Specialist

cc: J. Bechtel; Morgan VanOuse; Jeffrey Spackman; CM Selection Committee

Enclosure(s): Project Location Maps

University Park - All Utilities



STATE COLLEGE BORO

University Park - All Utilities

Map navigation controls: a vertical toolbar with a '+' sign, a '-' sign, a home icon, and an upward arrow.

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Map navigation controls: a vertical toolbar with a layer icon and a double-headed arrow icon.

