

DATE: March 6, 2025

SUBJECT: Construction Management at Risk – Request for Proposals (RFP)  
McKee Hall Bathroom Renovations  
University Park

PSU PROJECT No: 00-010054.00

TO: Construction Management at Risk (CM-R) Firms

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

## **PART 1**

### **PROJECT INFORMATION**

#### **A. PROJECT OVERVIEW:**

McKee Hall, built in 1950, is six stories, approximately 81,500 GSF and houses approximately 282 students. The original contract for McKee included Hamilton and Thompson Halls. The three buildings were built concurrently with Waring Commons. These 1950 buildings, combined with the prewar buildings of Watts, Irvin, and Jordan Halls, constitute the housing area known as West Halls at the University Park campus.

In 2024 Penn State created a plan to renovate the bathrooms in McKee Hall. The intention of the plan is to renovate the two existing stacks of bathrooms in the building, one stack at a time. The northeast stack (four levels) will be done during the Spring 2026 semester and the southwest stack (five levels) during the summer of 2026.

The original/existing shared common bathrooms will be replaced with shared individual private bathrooms, clustered in the current footprint in “wet core” groupings. Each private bathroom will have a sink, shower, and water closet. In each grouping, we typically have one bathroom without a shower for quicker turnover. Each wet core grouping will have a sink area open to the corridor. The target bathroom to student ratio is one to six.

#### **B. PROJECT SCOPE / OBJECTIVES:**

The purpose of this bathroom renovation work is threefold. The first is to renew the seventy-five-year-old infrastructure, the second is to make the facilities accessible to all students, and the third is to reconfigure the bathrooms to work for the needs of today’s student residents.

- The work will completely replace the plumbing, mechanical, and electrical systems and all finishes of the two bathroom stacks. Distribution piping between the mechanical room and the bathroom stacks will also be replaced.



- Bathrooms will be accessible for users in accordance with ADA and the building code.
- The bathrooms will be converted from common or “gang” bathrooms to shared private bathrooms with common “wet core” areas with open sinks. The bathrooms will be self-contained, most with sinks, water closets, and showers. Durability will be a key area of focus.

The project's design phase is anticipated to occur during the spring/summer of 2025 with completion in early fall 2025. The intent is to bid both stacks during the fall 2025. Construction is scheduled to start in late December 2025 with the second stack starting in May 2026. The anticipated substantial completion date for construction is August 1, 2026.

An RFP has been issued to select a Design Professional for the proposed scope. That selection will overlap with this selection. Additional information has been enclosed regarding the building layout and typical bathroom design.

**C. PROJECT BUDGET**

A preliminary Total Project Budget (including escalation) is as follows:

Construction Cost:	\$6,800,000*
Soft Costs / Contingency:	\$1,500,000
<b>Total:</b>	<b>\$8,300,000</b>

\*Includes cost of any required demolition, abatement, CM’s staffing, fees, insurance, general requirements, general conditions, insurance/bonds, construction contingency, etc.

**D. DESIGN & CONSTRUCTION SCHEDULE**

RFP Issued: .....	March 6, 2025
RFP Submission Date.....	12:00 PM (ET), March 24, 2025
CM Interviews .....	tentatively April 30, 2025
Design Kick-Off / Program Validation .....	May 2025
Pre-Construction / Design.....	May 2025 - August 2025
Establish GMP .....	October 2025
Construction Start, Phase 1 .....	December 2025/January 2026
Construction Start, Phase 2 .....	May 2026
Substantial Completion, Phase 1 .....	June 2026
Final Completion, Phases 1 and 2 .....	August 2026

## **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, 11-font min. (**A. Project Team**).
- B. One (1) A3 page, single sided, 11-font min. (**B. Experience/Reference Projects**).
- C. One (1) A3 page, single sided, 11-font min. (**C. Project Approach**).
- D. One (1) A3 page, single sided, 11-font min. (**D. Open A3**).

Email your submission, as a PDF attachment, **by 12:00 p.m. on March 24, 2025**, to my attention at [jxl291@psu.edu](mailto:jxl291@psu.edu), with a copy to Jesse Wells at [jgw124@psu.edu](mailto:jgw124@psu.edu). The University should receive one email from each firm with the following file name and subject line:

- PSU McKee - Tech Req - [*your firm's name*].
  - 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.

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 all phases of this project. By submission of this proposal, your firm commits to the Owner that the proposed team members will be those who will be assigned to the project.
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. Be specific about who will be the 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 further demonstrates the strength of the proposed team participants. 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. Total Gross SF
- c. Year Completed
- d. Construction Duration
- e. Project Cost (specifically construction volume)
- f. Services Provided (including the contractual delivery method)
- g. DBE (Diverse Business Enterprise) % achieved
- h. Why you chose to highlight this particular project (prefer similar scoped projects)

**C. Project Approach**

1. As a CM-R on this project, highlight your specific approach to the following:
  - a. Design / Pre-construction Phase
    - i. Outline your specific tasks/approach for pre-construction phase activities.
    - ii. With reference to the project scope, what will be the most challenging project requirements to meet and what are possible solutions?
  - b. Construction Phase
    - i. Identify how your team will manage the cost and schedule during construction.
    - ii. Expand on your specific approach to QA/QC related to plumbing and restroom facilities.
    - iii. Identify how your team will manage and coordinate phasing to create construction zones within the building and project site to minimize impacts to the University's operations and building residents.
    - iv. Detail your experience with locker room/restroom/bathroom facilities. Highlight experience with intricate plumbing and tile projects, where applicable.
2. Outline how your team will coordinate site access and construction activities to minimize impacts to the site and adjacent occupied building areas.

**D. Open A3** – Elaborate on why your firm is the right choice for this project?

**SITE ACCESS:** No formal site visits will be accommodated at this time but you are able to tour the exterior of the building. Tours may be provided, to short-listed firms, prior to interviews.

**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/if 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 **April 8, 2025**. Interviews are planned for Wednesday, **April 30, 2025** with the final selection being made shortly after.

Sincerely,

*Jason Little*

PSU Facilities Contract Specialist

cc: J. Bechtel; Rich O'Donald; T. Webber; CM Selection Committee

**Enclosures:** McKee Hall Block Plans

## **Enclosures**

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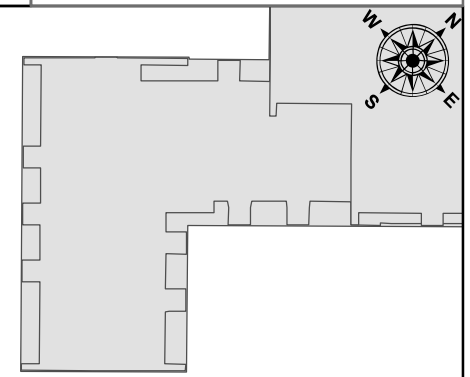
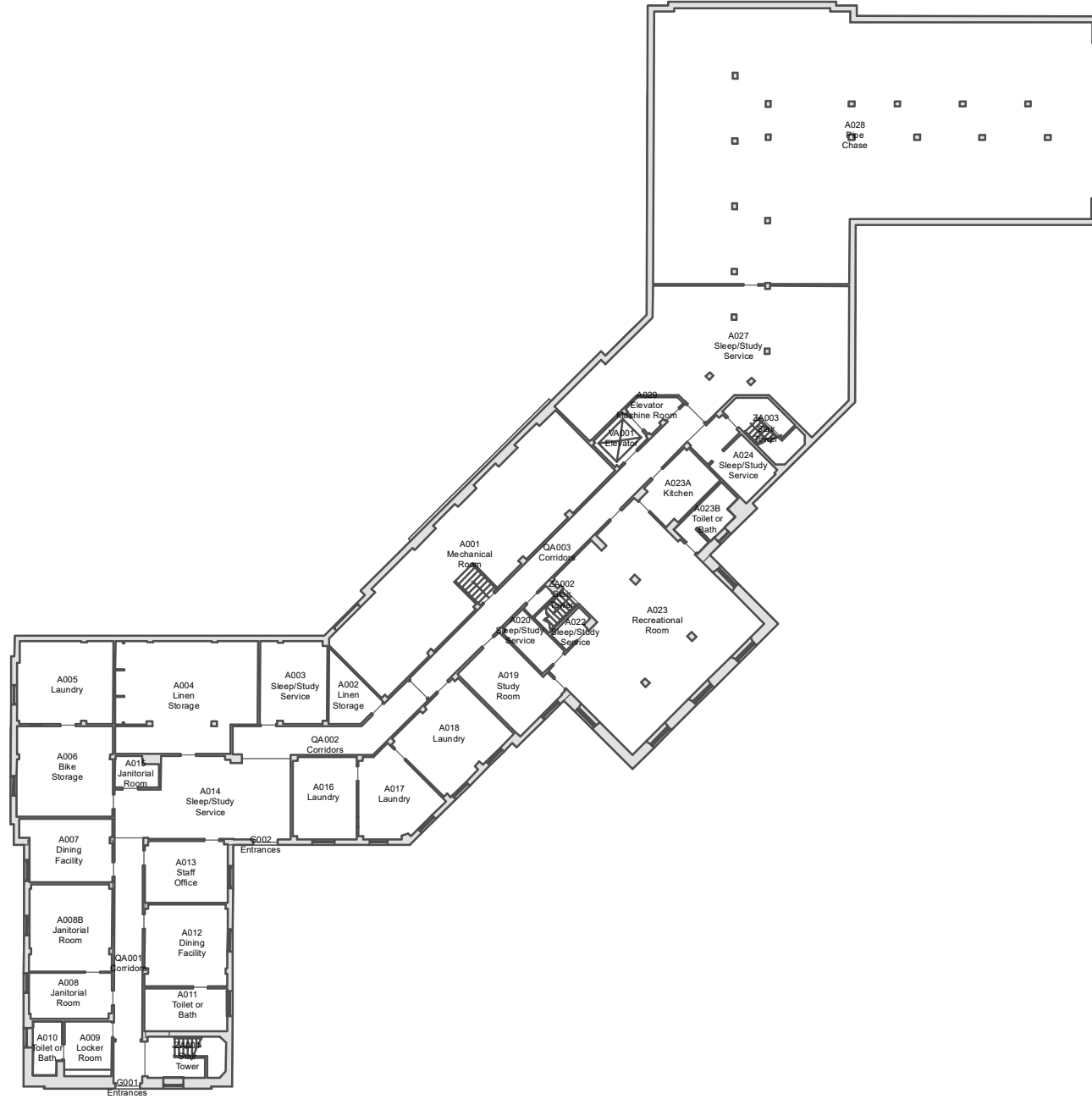
*McKee Hall Block Plans*

**InVision Block Plan**

**Building Number:** 0206000

**Building Name:** McKee Hall

**Floor:** LA

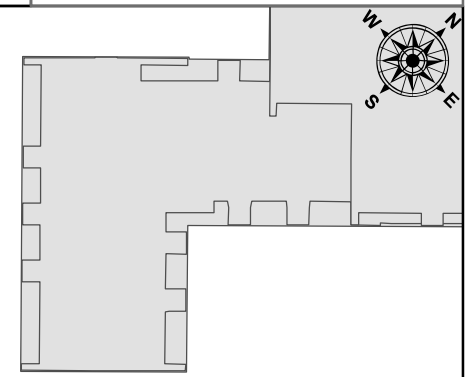


**InVision Block Plan**

**Building Number:** 0206000

**Building Name:** McKee Hall

**Floor:** LB



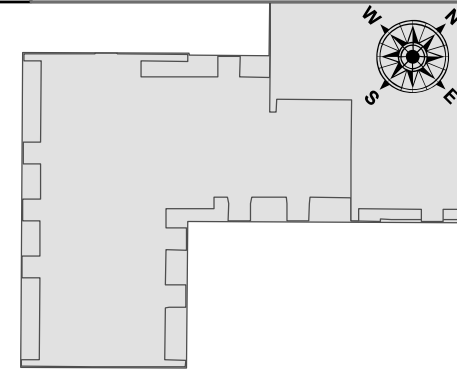


# InVision Block Plan

Building Number: 0206000

Building Name: McKee Hall

Floor: 1

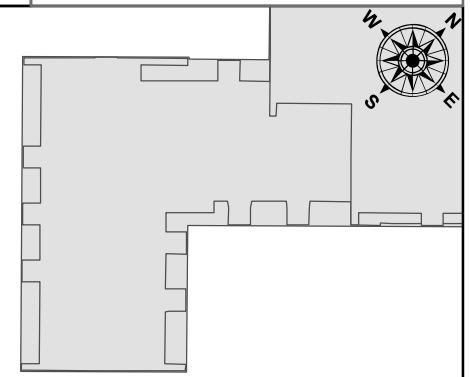
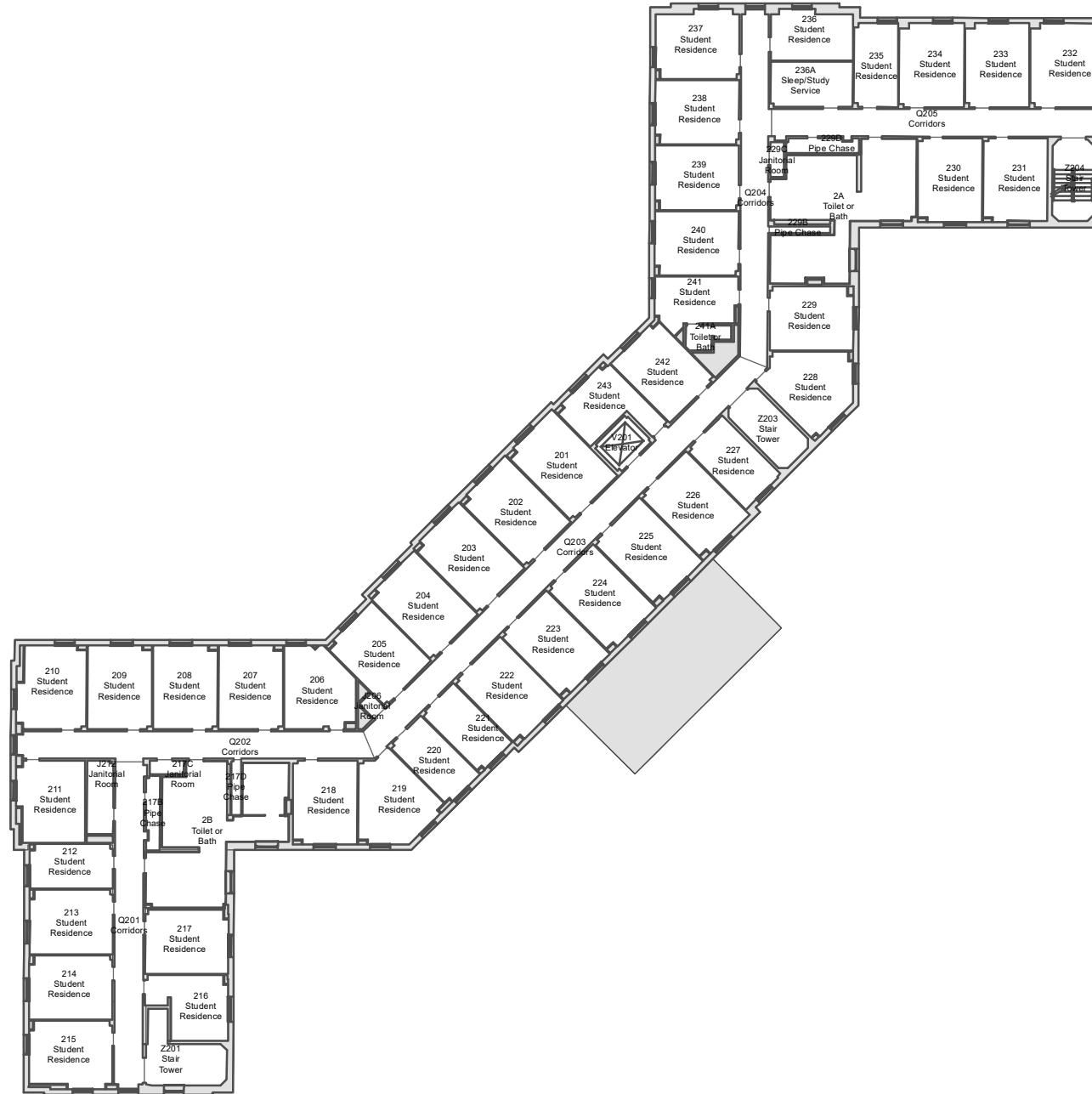


**InVision Block Plan**

**Building Number:** 0206000

**Building Name:** McKee Hall

**Floor:** 2

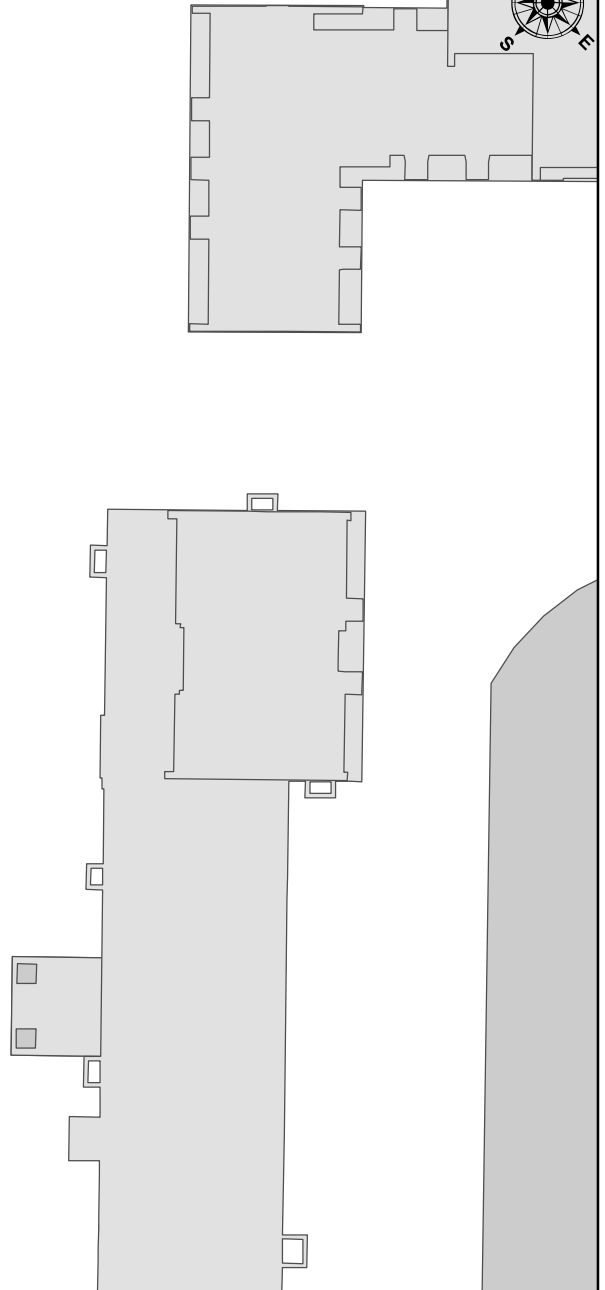
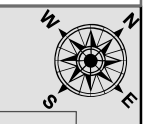
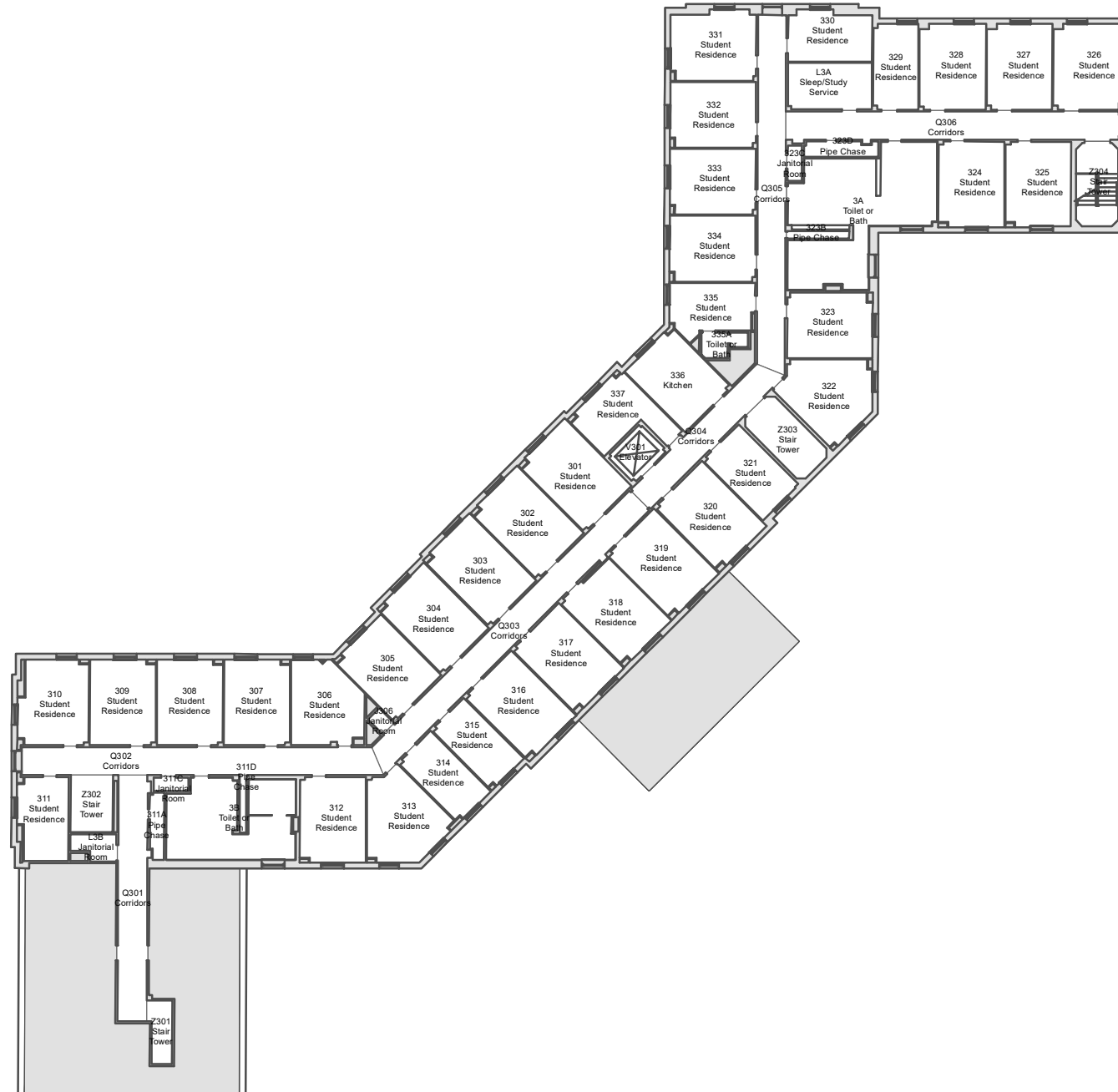


**InVision Block Plan**

**Building Number:** 0206000

**Building Name:** McKee Hall

**Floor:** 3



**InVision Block Plan**

**Building Number:** 0206000

**Building Name:** McKee Hall

**Floor:** 4

