

**State College Area School District  
Office of Physical Plant  
Ed Poprik, Director**

To: Board of School Directors

From: Ed Poprik

RE: **CAC for Facilities, Construction Manager  
Recommendation**

Date: May 18, 2009

The CAC for Facilities recommends that the Board of School Directors authorize the release of an RFP for construction management services to the following firms:

Alexander  
P.J. Dick  
Foreman  
Quandel

A copy of the proposed RFP is attached.

**Background:**

Based on previous Board direction, the CAC for Facilities evaluated an RFQ (Request for Qualifications) for construction management services. The intent of this endeavor was to recommend a “short-list” of construction management firms for the Board of School Directors to interview for the Phase 1 District Wide Facilities Master Plan project(s). The committee has reached consensus on a “short-list.”

**Short-List Process and Outcome:**

The District received a total of 9 responses to this request. The committee reviewed these responses and evaluated them against the following six criteria:

- Interest in working for the SCASD
- LEED process and experience
- Specific project references
- Understanding and analysis of Single vs. Multiple Prime Contractors
- Staffing
- Strategies for Value Engineering and Cost Containment
- References

Based on this evaluation, the committee narrowed the list of respondents to 4 firms. All members of the committee were confident that this list reflected the firms that best addressed the established criteria. Specific comments from committee members, as well as interest letters from each of these firms, are attached.

**Specific comments from committee members:**

*I would generalize that these 4 were chosen based on their experience, presentation, and location relative to State College. The only one of these 4 selected that may not have as much experience working in building schools is Alexander. I believe any of them can do a great job for us.*

***Alexander -***

*Large firm with adequate staffing for multiple projects & lots of LEED AP's; worked on local Geisinger LEED Gold project*

*I selected Alexander at the top of my short list because they are a local firm with experience in very large projects.*

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*Local knowledge of the region's bidders and bid climate would be very valuable during the document development and bidding phase, and their local presence should be very helpful during the construction phase.*

*They demonstrated a good working understanding of the integrated design process.*

*-Local company, understands local bidding environment, trusted by local contractors, good response to Single vs Multiple Primes, my personal experience has been very good with Alexander.*

***P.J. Dick -***

*Large firm with adequate staffing for multiple projects; contractor for Phipps Conservatory LEED Platinum project*

*Have demonstrated an excellent portfolio of successful projects.*

*They included excellent examples of value engineering, which will be critical in these projects. Their construction expertise will also be helpful with facilitation of all phases of development.*

*- Professional response to RFQ, I liked their response to Single vs Multiple Primes especially matching the packages to the bidding environment, good school experience, my personal experience has been very good with PJ Dick.*

***Foreman -***

*Good K-12 experience; knows architectural side; LEED AP's, incl. CEO (commitment to LEED); Employs a lot of PSU AE's; mid size firm, should have enough staff*

*Good understanding of LEED with specific examples.*

*Their discussion of strategies for division of bid packages was excellent.*

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*Demonstrated programs for cost containment and seemed to have a good grasp of managing simultaneous projects.*

*I liked their response to Single vs Multiple Primes, good school experience for the Elementary School sized projects*

***Quandel -***

*Large firm with adequate staffing for multiple projects; lots of school experience; report well tailored for SCASD*

*All of the demonstrated and referenced projects were specific to their PA public school experience.*

*Good staff, concise proposal, and “spot on” with their analysis of single vs multiple prime contractors*

*Quandel was my second choice because they also had extensive experience in large projects but do not have a local office and may not be “on scene” as much as a local CM firm*

*Well known CM with lots of school and large project experience*