

Date: March 10, 2025

Subject: **Request for Letters of Interest**
Design-Build Contract with a Guaranteed Maximum Price
Project No. 00-09752.00 – Boucke Building Capital Renewal
University Park Campus, University Park, PA

To: Design-Build Teams

The Pennsylvania State University is excited to begin the Design-Build (D-B) Team Selection process for the University Park Campus Boucke Building Capital Renewal project. The project site is in the State College Borough, Centre County at the existing Boucke Building located along Pollock Road, University Park, PA 16802. The **\$18.4M** project (total project cost) will provide building system upgrades that will reduce maintenance backlog and improve occupant conditions.

Completed in 1955, the Boucke Building is a classroom and office that houses building occupants from multiple University departments and programs. The existing 95,000 gross square foot building is four stories with a partial basement level that houses mechanical and electric rooms. Student Affairs has the most space within the facility. Other occupants include Undergraduate Education, Global Programs, and Educational Equity, among others.

PROJECT OVERVIEW AND GOALS

The primary project objective is to address deferred maintenance items at Boucke Building to reduce future facility operation and maintenance costs. Aging building mechanical systems have exceeded or are approaching their life expectancy and are unreliable. Since its completion, isolated system upgrades and renovations have been completed at the facility, impacting select floors and rooms only. In the building's current condition, many spaces do not meet University standards. The upgrades involve a complex sequence of work on a core campus building, all while maintaining operations.



The project goals include:

- Address facility mechanical system backlog
- Replace inefficient window systems
- Update facility life safety systems
- Improve occupant comfort and building system reliability
- Improve building accessibility

The extent of facility accessibility improvements will consider recommendations from an independent study that is separate from the Boucke Building Renewal project. The recommendations of that study are expected to be delivered during Summer 2025 and will be shared with the selected D-B team once received.

The selected D-B team will perform a program validation followed by the typical steps for a PSU project through design and construction – SD, DD, CD, CA. It is critical that the selected D-B team have proven expertise with program validation, designing and constructing similar projects of a comparable size/scale/complexity.

PROJECT SCHEDULE AND DELIVERY METHOD

PSU will execute the Design-Build contract with a Guaranteed Maximum Price shortly after D-B team selection. The program validation and design will begin immediately following. The target completion dates for project design and construction phases are April 2026 and June 2028, respectively.

DESIGN-BUILD TEAM SELECTION SCHEDULE

- Letters of Interest are due from lead firms by Noon, eastern Standard Time (EST), **March 31, 2025**
- The Screening Committee will review Letters of Interest received and determine a long-list of firms
- The Screen Committee will send the long-listed firms a Request for Proposal. The long-list of firms and the RFP will be on OPP website by the end-of-day, **April 18, 2025**
- Proposals from the long-listed teams are due at Noon, EST, **May 16, 2025**
- The Screening Committee will choose three firms from the RFP respondents. The sort-list results and interview notice will be on the OPP website by the end-of-day, **June 6, 2025**
- In-person interviews will be scheduled for the **week of June 16, 2025** at a location to be determined. The University intends to start immediately after contract negotiation to align with the project schedule.

LETTER OF INTEREST SUBMISSION REQUIREMENTS

If your firm/team is interested in pursuing this project, please submit a Letter of Interest that, at a minimum, includes the following:

1. Clearly identify the proposed design and construction entities that make up your team, who is leading the project, and describe your legal structure (i.e.: joint venture, etc.). Provide information on previous work together either in a design build relationship or other project delivery method. Include a brief statement detailing your team's profile (for both "design" and "build"), and your unique qualifications in the design and construction of facilities of similar type, size, and complexity.
2. Include a statement detailing your team's unique qualifications for validating program, designing and constructing facilities of this type and scope. Include a sampling of your previous relevant project experience. Clearly identify who on your team is responsible for the examples shown.

3. Your team's vision of what, beyond purely functional issues, constitutes the essence of this type of facility. Discuss key issues important in the design and construction of a project of this type.
4. Outline your D-B methodology for this project and the value your team provides to the project. Provide information on your team's experience in working together on similar D-B projects.

As applicable throughout the Letter of Interest, provide professional credit to project team partners (including design architect, engineer of record, architect of record, etc.) for all projects discussed within the Letter of Interest and for all included images.

Submit a PDF version of the Letter of Interest by Noon, EST, **March 31, 2025**. Limit the submission to five (5) total, single-sided, 8-1/2 x 11 pages. Font size shall be 10-point, minimum. If a cover letter is included, it must be within the five (5) total page limit. Send a PDF of the submission electronically to tjp5136@psu.edu and jvh6712@psu.edu prior to the provided deadline. Include the team's primary contact name and email address for the D-B selection process with your submission.

PSU encourages the teams to visit the site during this selection process. However, guided campus/site tours will not be offered at this step in the selection process but will be scheduled later with the long-listed or short-listed teams.


Participation in this D-B Team selection process is voluntary and at no cost or obligation to PSU. PSU reserved the right to waive any informality in any submissions and reject any submission or portion thereof. PSU reserves the right to modify dates indicated herein as necessary.

CONFIDENTIALITY AND NON-DISCLOSURE

D-B Teams may not issue news releases regarding this project without prior approval from PSU and then only in coordination with PSU. In addition, all information, documents, and correspondence shared within the D-B selection process are to remain confidential and, as such, are not made public in any manner.

Please contact me (information below) or the University Senior Architect Julie Hedgeland (jvh6712@psu.edu or 814-863-5474) with any questions.

Sincerely,



Tyler J. Payne
Facilities Project Manager, Design and Construction
Office of Physical Plant (OPP), The Pennsylvania State University
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Email: tjp5136@psu.edu

cc: Selection Committee