



DATE: June 30, 2014

SUBJECT: **I-Team RFQ (Integrated Team Request for Qualifications)**
Agricultural Engineering Building Renovation
The Pennsylvania State University

TO: I-Teams

The University has a need to renovate and rebuild the Agricultural Engineering Building at The Pennsylvania State University (exact program/strategy yet to be established). The front multi-story historical section of the building is to be renovated and is approximately 15,000 gross square feet. The remainder of the building is to be demolished and/or renovated and is approximately 70,000 gross square feet. The project plans to incorporate new undergraduate education labs, research labs, support spaces for these labs, faculty offices and support spaces, general purpose classrooms, a fermentation facility, and an area maintenance shop.

As a core value of the project, the project is intended to incorporate sustainable principles into both project delivery and the building design. The total budget for the project including swing space for the current tenants and all equipment and furnishings is \$41 million. Construction volume is estimated at approximately \$30 million. The targeted construction start is the summer of 2016.

The project shall utilize the concepts and practices of Integrated Project Delivery (IPD). IPD is a project delivery method that is founded on principles of collaboration and shared risks and rewards between the primary project team members. Pure IPD projects require the primary project members to all sign a single contract that legally binds the parties together into one team which fully splits all risk and reward. At this time, the University intends to use a multi-party **single** contract in order to apply the ideals of IPD for this project. The University plans to use *ConsensusDOCS 300* or *AIA C191* as the base template for the contract.

The IPD approach requires that all project participants collaborate to enhance communication, eliminate rework by early collective team due-diligence, build great partnering relationships, and implement the project with the highest efficiency and quality with the lowest cost. By establishing a collaborative and integrated team from the conceptualization phase, all parties have input into all phases of design and construction. Advantages include allowing the builder/constructor to have input into the design, eliminating constructability and rework issues down the road, and allowing the architect to have a greater presence during the construction phase, which aids in quality assurance and general project communication. As such, all involved parties will be expected to have an active presence in the project from an early stage, and be able to maintain this presence through the construction phase and project close-out.

The project will be led by a Project Management Team (PMT), a multi-party group comprised of key stakeholders from the University and select leaders from each primary party. The PMT will meet weekly and ultimately be responsible for enforcement of collaborative principles. However, the University expects a high-level of commitment to collaboration, integration, and the other ideals of IPD from every party and every level for the entirety of the project.

At this stage, we would like the I-Team to include the following entities/services:

Architect
Engineer(s)
Commissioning Agent
Construction Manager
Mechanical/Plumbing Contractor
Electrical Contractor

The I-Team should anticipate and acknowledge/accept the following project characteristics as part of team/contract requirements:

1. Shared Risk/Reward (Potential 100% Profit/Fee at Risk)
2. Tri-Party Agreement
3. Joint decision making
4. Working within and graded against metrics and team pre-determined goals
5. Waiver of Liabilities
6. Breakdown of hourly rates, overhead, and profit
7. Early involvement of all team participants

If you are interested in submitting an I-Team qualifications statement for this project, please submit the following qualifications for review.

1. A description/listing of the proposed I-Team with a brief summary detailing why you have decided to team for this particular project.
2. Identification and contact information of Project Manager or Project Executive for both the Architect and CM who will be responsible for all aspects of the University's procurement processes, RFQ/RFP development, and subsequent notifications. (office location, email address, and cell phone number).
3. A statement detailing your team's unique qualifications for designing and constructing facilities of this type and scope. Include a sampling of your previous relevant project experience and clearly identify involved entities from your team. Also, please include graphic examples representative of your previous architectural designs (from your proposed lead architect).
4. Please discuss some of the key issues that, in your opinion, are important in the design and construction of this project.
5. A statement outlining your integrated and collaborative approach for this particular project and the added value to the project as a result of your team's approach. Please include specific processes and approaches that you plan to implement.
6. Please list any exceptions or clarifications your team has to the (7) Integrated Team Characteristics listed above.

Please submit to my office twelve (12) hard copies of your response by noon on **July 30, 2014** and please limit your submission to ten (10) single sided pages. Also, please submit a *.pdf* version of the submission sent electronically to the following email address: jrb115@psu.edu. If you have any questions regarding this request please contact me or John Bechtel, the Project Executive at 814-777-7079.

The University will use a qualifications based selection process with long list, short list and workshops/interviews. The Selection Committee will select a long list of teams from the respondents to this RFQ. The selected long list will then receive an I-Team RFP. Three teams will be chosen from the RFP respondents. The Selection Committee will then conduct integration/collaboration workshops and interviews with the three teams to better understand the team's cohesiveness and expertise and to allow the teams to demonstrate why that team is the best fit for the project. The Selection Committee will then make a team recommendation to the Board of Trustees who will approve and authorize the final selection of the I-Team.

Targeted Timeline (dates subject to change):

- June 30, 2014 – Post I-Team RFQ
- **July 30, 2014** – Qualification statements due
- August 19, 2014 – Issue I-Team RFP to long list
- October 1, 2014 – Proposals due
- October 20, 2014 – Short list of teams posted
- Week of November 17 – Conceptualization Workshops with short list teams
- Week of January 5 or 12, 2015 – Interviews/Final Presentations with short list teams
- January 16, 2015 – BOT appointment of project team

Sincerely,

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cc: Screening Committee
H. F. Stryker