



DATE: October 21, 2014

SUBJECT: **Integrated Project Delivery (IPD) Engagement**
CONCEPTUALIZATION PHASE
Agricultural Engineering Building Renovation,
University Park

TO: Short Listed Teams

DPR/EYP
Mortenson/ZGF
Whiting-Turner/Perkins+Will

The above listed teams have been selected for further consideration. The next step in the process is for the short-listed IPD teams to separately organize and facilitate a Workshop on November 7, 2014 with the Selection Committee and other select individuals from PSU. *The purpose of the Workshop is for the IPD teams to gain more intimate knowledge of the project and the overall goals and requirements of the program.* This Workshop will enable them to develop a detailed work plan, further develop conceptual solutions, and refine an approach to delivering a successful project. The Selection Committee will use the Workshop to evaluate the leadership potential, team chemistry, and collaborative nature of each IPD team.

The IPD teams will dictate the agenda, style, IPD team attendees, and approach for the Workshop. Tools, media, and Workshop framework will be left to the discretion of the IPD teams. Each candidate IPD team will have 2 hours to gather key programming and planning information and to interact with the Selection Committee in a meeting environment. *We ask that the IPD Teams do not solicit opinions on potential conceptual solutions but focus on the gathering of information required to refine potential solutions and approach.*

Workshop Schedule (11/7/2014, 244 Ag Eng):

08:30 - 10:30 AM	DPR/EYP
11:00 - 01:00 PM	Mortenson/ZGF
02:00 - 04:00 PM	Whiting-Turner/Perkins+Will

IPD Teams will then be required to submit a conceptualization phase proposal on December 12, 2014 that includes deliverables as described in the following paragraph. The Screening Committee will evaluate the proposals prior to the interviews which will be conducted during the week of January 5 or January 12 with a final selection of the IPD Team announced at the Board of Trustees meeting on January 15, 2015 and posted to this website. Penn State will utilize a best value selection process, consisting of team composition, quality of deliverables, design and construction solutions, and cost. Penn State does not obligate itself to accept the lowest proposal or any proposal and reserves the right to waive any informality in any or all proposals, and to reject or accept any proposal. Materials submitted will become property of Penn State. A stipend of \$25,000 will be awarded to each of the two unsuccessful teams.

The following deliverables are required:

- Separate conceptualization phase design proposals for a maximum of two (2) potential solutions. Your proposed design should include, at a minimum, floor plans, exterior elevations, and 3D renderings that translate our programmatic goals into a physical solution achievable within our budget.
- Engineering narratives, as required, to convey concepts/recommendations.
- A conceptual site design for the project to meet our overall site development goals and functional needs.
- Confirmation, with back-up, that the conceptual solutions can be achieved within the identified project budget (refer to attachment “A”).
- An overall project milestone schedule (team selection through close-out).
- A staffing chart for the duration of the project that lists the key team members, their specific role, and their percentage of time on the project.
- A narrative detailing your recommended IPD approach to this project (5 pages maximum).

In order to assist you with the completion of your proposal we will share via Box.com the complete Programming document. Send, via email, a maximum of two email addresses from each team to Jeff Spackman (djs47@psu.edu) so that they can be given access to the online Box folder. Any additional information that is provided to the teams will be shared in this manner.

Any further questions related to this engagement shall be submitted in writing to Jeff Spackman.

A USB drive and sixteen printed copies of your conceptual proposal are to be prepared and submitted to the address provided below no later than Noon on Friday, December 12, 2014. The cost estimate should be submitted in a separate sealed envelope (and a separate file on the USB drive).

**The Pennsylvania State University
Design and Construction Division
106 Physical Plant Building
University Park, PA 16802**

Each package or envelope should be clearly marked with the following identifying notation:

**Proposal for IPD Engagement
ABE Project
Submitted by: _____**

We appreciate your continued interest in this project.

David Zehngut
University Architect
(814) 863-3158, E-mail: dxz3@psu.edu

cc: Screening Committee

ESTIMATE shall be based on and include the following:

- PA Steel Procurement Act
- PA Prevailing Wage Act
- Programming Document
- Design solutions/elements being proposed by your team.
- Construction solutions being proposed by your team.
- Penn State University, Design and Construction Standards as posted on the OPP/PSU Web Page.

Notes:

1. Use attached cost breakdown sheet (if proposing two conceptual solutions, please provide two estimates).
2. Please attach estimate detail sheets as additional back-up.
3. Provide a complete listing of assumptions and clarifications for your estimate.

1. CM/Contractor Preconstruction Fees	\$	_____
2. AE Design/CA Fees	\$	_____
3. CM Staffing/Fees	\$	_____
4. Commissioning Fees	\$	_____
5. Additional Services ¹	\$	_____
6. Demolition/Abatement	\$	_____
7. Sitework/Landscaping	\$	_____
8. Concrete	\$	_____
9. Masonry	\$	_____
10. Metals	\$	_____
11. Wood and Plastics	\$	_____
12. Thermal & Moisture Protection	\$	_____
13. Doors and Windows	\$	_____
14. Finishes	\$	_____
15. Specialties	\$	_____
16. Equipment	\$	_____
17. Furnishings	\$	_____
18. Conveying Systems	\$	_____
19. Fire Protection	\$	_____
20. Plumbing	\$	_____
21. HVAC	\$	_____
22. Electrical/Telecom	\$	_____
23. General Conditions	\$	_____
24. General Requirements	\$	_____
25. Bonds/Insurances	\$	_____
26. Project Contingency	\$	_____
27. Additional Overhead/Profit	\$	_____
TOTAL ESTIMATE	\$	_____

Notes:

1. Owner will contract with other parties for abatement surveys and geotechnical investigations. Include fees for site survey, special consultants, design assist, and any other services that are required and proposed for the project.