



DATE: March 28, 2014

SUBJECT: **Design/Build Contract with a Guaranteed Maximum Price (DB w/ GMP)**  
New Residence Hall,  
Penn State Brandywine

TO: Design-Build Teams/Firms:

Penn State University intends to build a new residence hall at its Brandywine Campus. WTW Architects recently completed a feasibility study that calls for a multi-story, approximately 80,000 GSF building to be located on a sloped wooded site southwest of the existing Vairo Library. The program includes 250 beds to be organized in double rooms, with wet cores provided in every wing at a typical ratio of 1 bathroom per 5 beds. The wet cores include individual bathrooms with a shower, lavatory, and toilet along with outboard sinks and lockers. The facility will include smaller study and lounge areas on each floor and a multi-purpose room, recreation area, laundry facilities, and offices on the ground floor. (Relevant details of the feasibility study will be included with the RFP).

The DB w/ GMP delivery method has been selected for this project and the DB w/ GMP contract will be awarded in two phases. The initial phase is the Preconstruction/Design Phase, which includes professional design services and the preparation and submission of the GMP. The second phase is the Construction Phase for the actual construction work. Construction trade packages will be required to be competitively procured.

The total project budget including soft costs and FF&E is \$28,000,000 and in keeping with our commitment to environmental sustainability we expect that this facility will, at a minimum, attain USGBC's LEED certified level. We expect design to commence immediately (upon contract execution) with construction completed by July 2017.

If you are interested in submitting a design-build proposal for this project, please provide the following information:

1. Clearly identify the proposed design and construction entities that make up your team and describe their legal structure (ie: joint venture, etc.)  
In order to take advantage of their familiarity with the project and local permitting process, we will contract directly with Kelly and Close Consulting Engineers and Surveyors to handle the site/civil portion of this project; therefore, you will not have to include that discipline in your team.
2. 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 graphic examples representative of your architectural designs.
3. Please discuss some of the key issues that, in your opinion, are important in the design and construction of this project.

4. A statement outlining your design-build approach for this particular project and the added value to the project as a result of your team's processes.

Please submit to my office twelve (12) hard copies of your response by **noon on April 23, 2014** and please limit your submission to five (5) single sided pages. Please include the name and email address of your team's contact individual for this project. We would also like to have a pdf version of the submission sent electronically to [dxz3@psu.edu](mailto:dxz3@psu.edu). If you have any questions regarding this request please contact me or Kurt Coduti, the Project Manager at 814-865-3789 or [khc3@psu.edu](mailto:khc3@psu.edu).

The University will use a qualifications based selection process with long list, short list and interviews. The Screening Committee will select a long list of approximately ten (10) teams from the respondents to this letter with the results and an RFP posted to our web site by **May 7, 2014**. The RFPs will be due in my office, at **noon on June 6, 2014**. Three teams will be chosen from the RFP respondents by **June 20, 2014** and results posted to our web site. The Design-Build Team Selection Committee will interview the three firms on the week of **June 30, 2014**. The results of the interviews will be announced at the Board of Trustees meeting on **July 11, 2014** and immediately posted to our web site.

Sincerely,

David Zehngut  
University Architect  
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cc: Screening Committee  
H. F. Stryker