

Facilities Department, Mail Code A330, Room 3301
90 Hope Drive
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Hershey, PA 17033-0855

DATE: June 27, 2017

SUBJECT: College of Medicine Innovation Pavilion for Research & Learning,
Penn State Hershey Campus

TO: Construction Management Firms

The Penn State College of Medicine and Milton S. Hershey Medical Center are national leaders in medical research and educating future health care providers. The Pennsylvania State University intends to build a new Innovation Pavilion for Research & Learning on the Hershey campus that will provide facilities for state-of-the-art research and that will support changing educational pedagogies and technologies. The University has commissioned Skidmore, Owings, & Merrill to develop a detailed building program and feasibility study that was completed in August of 2016. Portions of the results of that study will be shared with the firms that advance to the short list selection stage and the complete programming documentation will be provided to the successful candidate.

The program envisions both new construction and renovation of existing spaces and will generally include: wet research labs; dry computational lab space; core lab space; vivarium; various size teaching spaces, including large format classrooms; student services; a food service venue; common student spaces; renovated gross anatomy labs; clinical simulation center; and human structure labs, including virtual reality components. The total project program includes approximately: 82,000 ASF education space; 106,000 ASF research and vivarium space; and 8,400 ASF common building spaces. The new building is estimated at 292,000 GSF. The goals of the project include the following:

- Create a physical presence for the College of Medicine on the Hershey campus showcasing the interplay of learning, discovery and innovation
- Support changing educational pedagogies and technologies, including team based learning and inter-professional education
- Lay the groundwork for growth and expansion of research and education for both near term and long term needs
- Create a new research facility that supports Penn State's status as a top research institute providing wet lab space for up to 54 research faculty and 11 computationalists
- Integrate the new building into the existing facility to support collaboration and mission as an academic medical center
- In keeping with our commitment to environmental sustainability, we expect that this facility will, at a minimum, attain USGBC's LEED Certified Level.

The phasing of this project is to be determined and may include shell space for future laboratory spaces, delaying construction of portions of the building and/or renovations, or the entire program may be constructed in a single phase. The total project budget range for the program if built in a single phase, including soft costs and FF&E, is \$250,000,000 to \$350,000,000. The successful Construction Management firm will be expected to work in conjunction with the A/E selected by the University during both pre-construction and construction phases.

A brief review and verification of the program will be the first step to be completed by the selected A/E firm supported by the selected CM firm, followed by the design phase. We anticipate contract award in November 2017, with a construction start date of January 2019 and occupancy in July 2021.

If your firm is interested in pursuing this project, please submit the following:

1. A brief statement detailing your firm's unique Construction Management qualifications for facilities of a similar type, scope, and size. Include a sampling of your previous relevant experience and illustrative examples representative of your CM capabilities. Clearly identify who from your team is responsible for the examples shown.
2. Your firm's experience with and commitment to Lean project delivery methods, Integrated Project Delivery strategies and team based project work.
3. To indicate to the Screening Committee your understanding of the uniqueness of this project, discuss some of the key issues that are important in the design and execution of a project of this type.

Please submit to my office twelve (12) hard copies of your response by **Noon on July 14, 2017** and please limit your submission to five (5), single sided, 8-1/2 x 11 pages. Send PDF version of the submission electronically to gak21@psu.edu and dbarto@pennstatehealth.psu.edu, no later than the submission deadline. Include the name and email address of your team's main contact for this project. If you have any questions regarding this request please contact David Barto, Associate Director of Facilities and Planning, at the above email address or at 717-531-4525.

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 firms from the respondents to this letter. The long list and a Request for Proposals (RFP) will be posted to this website by **July 27, 2017**. The RFPs will be due in my office at **Noon on August 18, 2017**. Three firms will be chosen from the RFP respondents and interviewed **October 20, 2017**. The results will be announced on the same day and posted to this website.

Sincerely,

Greg Kufner, AIA, NCARB



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cc. Screening Committee