



DATE: September 15, 2014

SUBJECT: **Design/Build Contract with a Guaranteed Maximum Price (DB w/GMP)**
East Halls Renovation and New Residence Hall,
University Park

TO: Short Listed Teams

Barton Malow/Clark Nexsen/Hoffman Leakey Architects
Clayco/DLA Architecture/Mackey Mitchell Architects
Gilbane/Newman Architects/Bohlin Cywinski Jackson
Whiting-Turner/Ewing Cole

The above listed teams have been selected for further consideration. The next step in the process is for these four teams to submit a conceptual design proposal that includes deliverables as described in the following paragraph. The Screening Committee will evaluate the proposals and select three teams to be interviewed by the Board of Trustees Subcommittee on Architect / Engineer Selection. Interviews will be conducted at the Nittany Lion Inn, University Park on Wednesday November 12, 2014.

Penn State will utilize a best value selection process, consisting of team composition, 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 three unsuccessful teams. The following deliverables are required:

- Separate conceptual design proposals for the new proposed residence hall, a typical tower (Brumbaugh), and a typical mid-rise (Stuart). 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.
- A conceptual site design for Phase 1 that provides a comprehensive response to our overall site development goals and functional needs.
- Any additional thoughts regarding the overall site strategy
- A cost estimate for Phase 1 of the project following the attached format.
- A project schedule for Phase 1.
- A staffing chart for the duration of the project that lists the team members and their percentage of time on the project.
- You may include any additional detail that helps explain your overall strategy.

As noted in the Letter of Interest dated June 27, 2014, the total project budget for Phase 1, including direct costs, owner's soft costs, and FF&E, is \$171,300,000.

In order to assist you with the completion of your proposal we will share via Box.com the Programming and Master Plan Study and available existing drawings. Send, via email, a maximum of two email addresses from each team to Rich O'Donald 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.

A USB drive and sixteen printed copies of your conceptual design proposal are to be prepared and submitted to the address provided below no later than Noon on Thursday October 23, 2014. The cost estimate should be submitted in a separate sealed envelope. Complete Attachment "A" for your estimate.

**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 Design Build Services
East Halls Renovation and New Residence Hall,
University Park
Due Date: October 23, 2014
Submitted by: _____**

In order to ensure that all teams have consistent information and understanding of our goals and requirements, we will hold an orientation and question and answer session on Wednesday September 24 at 10:00 AM in Room 106 of Fisher Hall in East Halls. Team representatives are urged to attend this meeting. This will be the only opportunity for teams to communicate with Penn State staff on matters regarding this project; no further contact with University staff regarding this project should take place. However; contact me if you have any process questions.

We appreciate your continued interest in this project.

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

cc: Screening Committee

1. Total Phase 1.A GMP	\$ _____
2. Total Phase 1.B GMP	\$ _____
3. Total Phase 1.C GMP	\$ _____
TOTAL PHASE 1 GMPs	\$ _____

GMP costs shall be based on and include the following:

- PA Steel Procurement Act
- PA Prevailing Wage Act
- Programming and Master Plan Study
- Design solutions/elements being proposed by your team.
- Construction solutions being proposed by your team.
- Provisions of the PSU D-B Contract and D-B General Conditions as previously provided.
- Penn State University, Design and Construction Standards as posted on the OPP/PSU Web Page.
- Fulltime CM project manager for the duration of the project.

Notes:

1. Of the \$171,300,000 total project budget, assume that \$152,900,000 is available for the GMPs of Phase 1.A, Phase 1.B, and Phase 1.C.
2. Use attached cost breakdown sheets.
3. Attach your estimate detail as additional back-up.
4. Provide a complete listing of assumptions and clarifications for your estimate. Emphasize deviations from the Programming and Master Plan Study.

ESTIMATE OF GMP COSTS FOR **PHASE 1.A**
East Halls Renovation and New Residence Hall

1. CM Preconstruction Fee	\$	_____
2. AE Design Fees ¹	\$	_____
3. Additional Services ²	\$	_____
4. Reimbursable Expenses	\$	_____
5. Demolition/Abatement	\$	_____
6. Sitework / Landscaping	\$	_____
7. Concrete	\$	_____
8. Masonry	\$	_____
9. Metals	\$	_____
10. Wood and Plastics	\$	_____
11. Thermal & Moisture Protection	\$	_____
12. Doors and Windows	\$	_____
13. Finishes	\$	_____
14. Specialties	\$	_____
15. Equipment	\$	_____
16. Furnishings	\$	_____
17. Conveying Systems	\$	_____
18. Fire Protection	\$	_____
19. Plumbing	\$	_____
20. HVAC	\$	_____
21. Electrical / Telecom	\$	_____
22. General Conditions	\$	_____
23. Bonds/Insurances	\$	_____
24. Contingency	\$	_____
25. Design Builder Fee	\$	_____
TOTAL PHASE 1.A GMP	\$	_____

Notes:

1. Include all phases from Schematic Design to Record Drawings/Closeout for Phase 1.A. Include schematic design for Phases 1.B and 1.C.
2. Owner will contract with other parties for abatement surveys, geotechnical investigations, and commissioning services. Include fees for site survey, LEED, design assist, and any other services that are required and proposed for the project.

ESTIMATE OF GMP COSTS FOR **PHASE 1.B**
East Halls Renovation and New Residence Hall

1. CM Preconstruction Fee	\$	_____
2. AE Design Fees ¹	\$	_____
3. Additional Services ²	\$	_____
4. Reimbursable Expenses	\$	_____
5. Demolition/Abatement	\$	_____
6. Sitework / Landscaping	\$	_____
7. Concrete	\$	_____
8. Masonry	\$	_____
9. Metals	\$	_____
10. Wood and Plastics	\$	_____
11. Thermal & Moisture Protection	\$	_____
12. Doors and Windows	\$	_____
13. Finishes	\$	_____
14. Specialties	\$	_____
15. Equipment	\$	_____
16. Furnishings	\$	_____
17. Conveying Systems	\$	_____
18. Fire Protection	\$	_____
19. Plumbing	\$	_____
20. HVAC	\$	_____
21. Electrical / Telecom	\$	_____
22. General Conditions	\$	_____
23. Bonds/Insurances	\$	_____
24. Contingency	\$	_____
25. Design Builder Fee	\$	_____
TOTAL PHASE 1.B GMP	\$	_____

Notes:

1. Include all phases from Design Development to Record Drawings/Closeout for Phase 1.B.
2. Owner will contract with other parties for abatement surveys, geotechnical investigations, and commissioning services. Include fees for site survey, LEED, design assist, and any other services that are required and proposed for the project.

ESTIMATE OF GMP COSTS FOR **PHASE 1.C**
East Halls Renovation and New Residence Hall

1. CM Preconstruction Fee	\$	_____
2. AE Design Fees ¹	\$	_____
3. Additional Services ²	\$	_____
4. Reimbursable Expenses	\$	_____
5. Demolition/Abatement	\$	_____
6. Sitework / Landscaping	\$	_____
7. Concrete	\$	_____
8. Masonry	\$	_____
9. Metals	\$	_____
10. Wood and Plastics	\$	_____
11. Thermal & Moisture Protection	\$	_____
12. Doors and Windows	\$	_____
13. Finishes	\$	_____
14. Specialties	\$	_____
15. Equipment	\$	_____
16. Furnishings	\$	_____
17. Conveying Systems	\$	_____
18. Fire Protection	\$	_____
19. Plumbing	\$	_____
20. HVAC	\$	_____
21. Electrical / Telecom	\$	_____
22. General Conditions	\$	_____
23. Bonds/Insurances	\$	_____
24. Contingency	\$	_____
25. Design Builder Fee	\$	_____
TOTAL PHASE 1.C GMP	\$	_____

Notes:

1. Include all phases from Design Development to Record Drawings/Closeout for Phase 1/C.
2. Owner will contract with other parties for abatement surveys, geotechnical investigations, and commissioning services. Include fees for site survey, LEED, design assist, and any other services that are required and proposed for the project.