



DATE: June 27, 2014

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

TO: Design-Build Teams/Firms:

The Pennsylvania State University intends to renovate existing residence halls and build a new residence hall at its University Park campus. Bohlin Cywinski Jackson recently completed a feasibility study that calls for a multi-phase construction program as follows (further relevant details of the feasibility study will be included with the RFP):

Phase 1: Construction of one new residence hall and the renovation of five existing residence halls. Phase 1 will also involve the schematic design of the rest of the East Halls complex. (Note: Findlay and Johnston commons and Fisher Hall will be included only to the extent that their systems serve the residence halls.)

- Phase 1A: Construct a new residence hall and renovate one existing residence hall.
  - o Proposed new residence hall; approximately 75,000 GSF multi-story building located at the existing East Residence Halls complex between Brumbaugh and Stuart halls. The program includes 300 beds in primarily double rooms. Each floor will include study/lounge space and “wet cores” which consist of individual bathrooms with a shower, lavatory, and toilet along with adjacent alcoves with sinks and lockers. The ground floor will include a lounge with a kitchen, multiple study spaces, a laundry room, and a residence life apartment.
  - o Existing Tener Hall; approximately 74,500 GSF ten-story building with about 336 beds.
- Phase 1B: Renovate two existing residence halls and the site area between Sproul and Geary halls and Findlay/Johnston and Bigler Road.
  - o Existing Brumbaugh Hall; approximately 75,800 GSF ten-story building with about 336 beds.
  - o Existing Stuart Hall; approximately 67,300 GSF eight-story building with about 302 beds.
- Phase 1C: Renovate two existing residence halls.
  - o Existing Pinchot Hall; approximately 69,400 GSF ten-story building with about 336 beds.

- Existing Stone Hall, approximately 66,200 GSF five-story building with about 241 beds.

Phase 2: Upon satisfactory completion of Phase 1 and the approval of the University's next capital plan, the design/build team will renovate the remaining nine residence halls in East Halls.

The DB w/ GMP delivery method has been selected for this project and the DB w/ GMP contract will be awarded in phases. The initial phase(s) for Preconstruction/Design will include professional design services and the preparation and submission of multiple GMPs. This will be followed by the Construction Phases for the actual construction work. Construction trade packages will be required to be competitively procured.

The total project budget for Phase 1, including soft costs and FF&E, is \$171,300,000. In keeping with our commitment to environmental sustainability we expect that each facility will, at a minimum, attain USGBC's LEED certified level. We expect design to commence immediately (upon contract execution) with construction completed as follows:

- Phase 1A no later than July 2017
- Phase 1B no later than July 2018
- Phase 1C no later than July 2019

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.)
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 with graphic examples representative of your architectural designs. Clearly identify who from your team is responsible for the examples shown.
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 July 22, 2014** and please limit your submission to ten (10) 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 Rich O'Donald, the Project Manager at 814-865-1333 or [reo100@psu.edu](mailto:reo100@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 **August 6, 2014**. The RFPs will be due in my office, at **noon on September 3, 2014**. Three teams will be chosen from the RFP respondents by **September 18, 2014** and results posted to our web site. These three teams will be required to submit a proposed schematic design of the various elements of the project with an indication that they are within the proposed budget. That submission will be due in my office by **noon on October 23, 2014**. The Design-Build Team Selection Committee will interview the three teams on the week of **November 3, 2014**. The results of the interviews will be announced at the Board of Trustees meeting on **November 14, 2014** and immediately posted to our web site.

Sincerely,

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