



DATE: June 16, 2014

SUBJECT: **Design/Build Contract with a Guaranteed Maximum Price (DB w/ GMP)**
Findlay Dining Commons Renovation,
University Park

TO: Design-Build Teams/Firms:

The Pennsylvania State University intends to renovate the existing Findlay Commons at its University Park campus. The project is anticipated to include the following scope:

- Renovation of the second floor dining hall (dining rooms, dishwashing, kitchen, and support spaces); approximately 44,000 GSF
- Renovation and potential expansion of the first floor eatery “the Big Onion”; approximately 4,200 GSF existing
- Renovation and potential expansion of the first floor convenience store “Good 2 Go”; approximately 3,600 GSF existing
- Modifications to the existing building entrances
- Building modifications to address ADA accessibility issues
- Replacement of doors, windows, and roof and repairs to the rest of the existing building envelope to remain
- Installation of an automatic sprinkler system throughout Findlay and the adjacent Johnston Commons
- Plumbing, mechanical, and electrical upgrades including connection of the building to the campus chilled water system and natural gas lines

(Additional details of the project 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 \$21,500,000. We expect design to commence immediately (upon contract execution) with construction completed before the 2017 spring semester.

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 9, 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. 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.

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 **July 24, 2014**. The RFPs will be due in my office, at **noon on August 20, 2014**. Three teams will be chosen from the RFP respondents by **September 5, 2014** and results posted to our web site. The Selection Committee will interview the three teams on either the week of **September 8 or 15, 2014**. The results of the interviews will be announced at the Board of Trustees meeting on **September 19, 2014** and immediately posted to our web site.

Sincerely,

David Zehngut
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cc: Screening Committee
H. F. Stryker