



DATE: August 20, 2013

SUBJECT: **Design/Build Contract with a Guaranteed Maximum Price (DB w/ GMP)**
Warehouse and Bakery Expansion
Housing & Food Services Building
University Park, PA

TO: Design-Build Teams/Firms:

The University intends to renovate and expand the warehouse and bakery at the Housing & Food Services Building located on Services Road between the Arboretum and Hostetter Building on the University Park Campus. The project will be based on a feasibility study developed by Stantec which will be made available to the teams that are selected to receive 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 existing Housing & Food Services Building is a three-story building with a bakery and warehouse on the ground floor and offices in the two floors above. The existing 94,000 SF building was built in 1989. The building will be renovated in phases to allow for the continuous operation of both the warehouse and bakery.

The goals of the project are:

1. Increase capacity of freezer, cooler, and dry goods storage.
2. Improve work flow and eliminate conflicts.
3. Reorganize and expand existing bakery.
4. Replace aging and inefficient building systems.

The project is anticipated to include approximately 44,500 SF of renovation and 16,800 SF of addition(s). The budget for total project costs, including soft costs and FF&E, is \$12,900,000. We expect design to commence immediately (upon contract execution) with occupancy targeted for September 2015.

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

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.
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 ten (10) hard copies of your response by **noon on September 13, 2013** 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 the following email address: 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.

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 **September 21, 2013**. The RFP's will be due in my office, at **noon on October 21, 2013**. Three teams will be chosen from the RFP respondents by **November 2, 2013** and results posted to our web site. The Design-Build Team Selection Committee will interview the three firms during the week of **November 11, 2013**. The results of the interviews will be announced at the Board of Trustees meeting on **November 22, 2013** and immediately posted to our web site.

Sincerely,

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

cc: Screening Committee
H. F. Stryker