



DATE: June 16, 2014

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

TO: Design-Build Teams/Firms:

The Pennsylvania State University intends to build a new residence hall at its University Park campus. Bohlin Cywinski Jackson recently completed a feasibility study that calls for a multi-story, approximately 75,000 GSF building to be located at the existing North Residence Halls complex next to Holmes and Runkle 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. (Relevant details of the feasibility study 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 \$30,200,000. In keeping with our commitment to environmental sustainability we expect that this facility will, at a minimum, attain USGBC’s LEED certified level. We expect design to commence immediately (upon contract execution) with construction completed no later than July 2017.

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 8, 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 23, 2014**. The RFPs will be due in my office, at **noon on August 19, 2014**. Three teams will be chosen from the RFP respondents by **September 4, 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
University Architect
(814) 863-3158, E-mail: dxz3@psu.edu

cc: Screening Committee
H. F. Stryker