



DATE: January 31, 2011

SUBJECT: South Halls Renovation,  
University Park

TO: Short Listed Teams

Barton Malow / Clark Nexsen  
P.J. Dick / WTW  
Whiting-Turner / Newman

The Screening Committee will interview the above listed teams in anticipation of recommending one of them for appointment by the Board of Trustees to design and build the above mentioned project. This letter provides the interview time and format, describes the proposal requested by the University, and describes the evaluation criteria.

We are most interested in your creative approach to our specific project, your understanding of the key issues and challenges, and a review of your proposed solution. Our intent is to identify the Design Build Team that provides the best fit with our needs. Penn State will be utilizing a best value selection process, consisting of team, 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. A stipend of \$20,000 will be awarded to the unsuccessful teams.

As a basis for your design and cost proposals, we will forward a copy of the Renovations to South Halls Bridging Documents dated October 1, 2010. As noted in the RFP document dated December 21, 2010, we are committing \$30,000,000 in Total Project Costs for Phase I of South Halls Renovations with \$27,500,000 committed to design fees and construction costs of Haller-Lyons and Ewing-Cross Halls (Phase I) plus Schematic Design only, for Hibbs-Stephens, Cooper-Hoyt, Redifer Commons and the South Halls/College Avenue Site (Phase II).

Prior to the interviews, we require that you submit the following:

- A schematic design proposal for the renovations to the South Halls buildings including Redifer Commons. Your proposed design should include schematic floor plans, exterior elevations, and 3D renderings which indicate your understanding of the programmatic requirements for the project.
- A schematic site design that complements your schematic design proposal for the buildings.
- A cost estimate for Phase I of the project. Phase I will include design and construction costs for Haller-Lyons and Ewing-Cross Halls, and Schematic Design for Hibbs-Stephens, Cooper-Hoyt, Redifer Commons and the South Halls/College Avenue site (Phase II).
- A cost estimate for Phase II. Phase II will include design continuation and construction for Hibbs-Stephens, Cooper-Hoyt, Redifer Commons, South Halls/College Avenue site improvements.
- A project schedule for Phase I. As a schedule alternative you can assume a seven month construction window beginning May 2012 for each building.

A CD and one printed copy of your schematic design proposal are to be prepared and submitted to the address provided below no later than 3:00 P.M. on Monday March 14, 2011. Phase I cost estimate and Phase II cost estimate should be submitted in a separate sealed envelope. **Please complete Attachment "A" for your Phase I and II estimates.**

**The Pennsylvania State University  
Office of the Director  
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  
South Halls Renovation  
Project No. 07-91210  
Due Date: March 15, 2011  
Submitted by: \_\_\_\_\_**

Interviews will be conducted at The Penn Stater Conference Center, University Park on Thursday March 17, 2011. The interview schedule is as follows:

Barton Malow / Clark Nexsen	09:00 A.M. – 10:30 A.M.	Room 107
P.J. Dick / WTW	10:45 A.M. – 12:15 P.M.	Dean's Hall I
Whiting-Turner / Newman	01:00 P.M. – 02:30 P.M.	Room 107

Each team will be limited to no more than 1 hour for their presentation allowing us 30 minutes for follow-up questions. It is most important to us that the key team members assigned to this project and any major consultants be present for the interview; however, please limit the number of team attendees to eight. A screen and three easels will be provided for your use.

In the event that your team is selected, we will show the Board of Trustees examples representative of your work; with this in mind, we require that you submit to us photographs in digital format no later than 3:00 P.M. on Monday March 14, 2011. Requirements for the photographs are described in the attached sheet. It is important that the photographs be representative of other student housing projects.

The results of the interviews will be announced at the Board of Trustees meeting on Friday March 18, 2011 and posted to our website.

We appreciate your interest in this project. Please contact Mike Leakey prior to your interview with questions or if we can be of further assistance.

Sincerely,

David Zehngut  
University Architect  
(814) 863-3158, fax (814) 863-7757,  
E-mail dxz3@psu.edu

Enclosures

cc: A. G. Horvath, Screening Committee

## South Halls Renovation

D-B Cost Estimate

### Summary of Project Costs

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1.0 Phase I \$ \_\_\_\_\_

Please include schematic design fees for Phase II of the project as detailed in the RFP.

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2.0 Phase II \$ \_\_\_\_\_

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Project costs to be inclusive of the following:

- PA Steel Procurement Act
- PA Prevailing Wage Act.
- Bridging documents and specifications
- Alternative design solutions/elements being proposed by your team.
- Alternative 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.

Cost breakdown sheets have been attached for your use. Please attach your complete estimate detail as additional back-up. Also provide a complete listing of assumptions and clarifications for your estimate. Please emphasize deviations from the bridging documents.

DETAILED BREAKDOWN OF PROPOSED Cost Estimate for **PHASE I**

The breakdown of the **Phase I** cost estimate is detailed below:

1. Design Fees (including schematic design for Phase II)	\$ _____
2. Sitework / Landscaping	\$ _____
3. Concrete	\$ _____
4. Masonry	\$ _____
5. Metals	\$ _____
6. Wood and Plastics	\$ _____
7. Thermal & Moisture Protection	\$ _____
8. Doors and Windows	\$ _____
9. Finishes	\$ _____
10. Specialties	\$ _____
11. Equipment	\$ _____
12. Furnishings	\$ _____
13. Conveying Systems	\$ _____
14. Fire Protection	\$ _____
15. Plumbing	\$ _____
16. HVAC	\$ _____
17. Electrical / Telecom	\$ _____
18. General Conditions	\$ _____
19. Overhead and Profit	\$ _____
20. Bonds/Insurances	\$ _____
21. Contingency	\$ _____
<b>TOTAL</b>	\$ _____

DETAILED BREAKDOWN OF PROPOSED Cost Estimate for **PHASE II**

The breakdown of the **Phase II** cost estimate is detailed below:

1. Design Fees	\$ _____
2. Sitework / Landscaping	\$ _____
3. Concrete	\$ _____
4. Masonry	\$ _____
5. Metals	\$ _____
6. Wood and Plastics	\$ _____
7. Thermal & Moisture Protection	\$ _____
8. Doors and Windows	\$ _____
9. Finishes	\$ _____
10. Specialties	\$ _____
11. Equipment	\$ _____
12. Furnishings	\$ _____
13. Conveying Systems	\$ _____
14. Fire Protection	\$ _____
15. Plumbing	\$ _____
16. HVAC	\$ _____
17. Electrical / Telecom	\$ _____
18. General Conditions	\$ _____
19. Overhead and Profit	\$ _____
20. Bonds/Insurances	\$ _____
21. Contingency	\$ _____
<b>TOTAL</b>	\$ _____



## **REQUIREMENTS FOR COLOR PHOTOGRAPHS OF BUILT PROJECTS**

Examples of the Architect's / Engineers's built projects are required for presentation to the Board of Trustees as part of the approval process. Images will be used for a Powerpoint presentation and will be projected onto a large screen in a dimly lit room.

Approximately (12) high quality exterior and (6) high quality interior photos should be submitted along with a very brief description of each photo. Photos must be of BUILT projects and should be relevant to the proposed project. Hand drawn renderings, computer drawn renderings and models, and photos of study models will NOT be accepted. It is highly recommended that interior shots include people using the space. Please send digital photographs that meet the following minimum standards.

Minimum photo dimensions:

6.5 x 10 inches (975 x 1500 pixels)

Minimum resolution: 150 pixels/inch

(Photos will be inserted into Powerpoint with a 6.5" x 10" dimension at a maximum resolution of 220pixels/inch)

Preferred photo formats: .tif, .jpg, .gif for use in a PC environment

File transfer methods:

-email is preferred with a maximum attachment file size of about 5mb/email.

-Files may be zipped (compressed) using WinZip and/or emailed individually.

-photos on CD-rom are acceptable.

Photos, along with their descriptions, should be sent to:

Madeline Cantú, RLA

Design Resources Coordinator

Campus Planning & Design

203 Physical Plant Building

University Park, PA 16802

[mac56@psu.edu](mailto:mac56@psu.edu)

(814) 863-4242

Please don't hesitate to call or email with any questions or concerns.