

DATE: May 8th, 2017

SUBJECT: **Design-Build Contract with a Guaranteed Maximum Price (DB w/ GMP)**
Request for Qualifications
West Campus Parking Garage
Penn State Hershey

TO: Design-Build Teams:

The Penn State Hershey campus is home to the Milton S. Hershey Medical Center and The Pennsylvania State University College of Medicine. The University is planning building construction on campus that will increase the demand for vehicle parking. Currently, the campus has approximately 6,400 surface parking spots and approximately 2,700 parking spots within two parking structures. The Penn State Hershey campus intends to construct a new parking structure on the west side of the campus to accommodate the pending growth as well as replace parking lost to building construction. The University has commissioned Skidmore, Owings, & Merrill to develop a building program and feasibility study for a new research and education building. This study was completed in August of 2016 and included a proposed massing and site location for the west campus parking structure. Applicable portions of that study will be shared with the firms that advance to the short list selection stage and the complete programming documentation will be provided to the successful candidate.

It is anticipated that the parking structure will accommodate approximately 1,100 parking spots. The successful design-build team will verify the capacity based on traffic and parking study data provided by the University. The goals of the project include the following:

- Increase the overall parking capacity on campus with an economical parking structure
- Design and construct a parking structure that does not detract from the campus aesthetics, conforms to the site topography, and has appropriate massing relative to its location and adjacent buildings
- Provide careful consideration of vehicular and pedestrian traffic flow to maintain a safe campus environment

The total project budget range for the program, including soft costs, is \$30,000,000 to \$40,000,000. We anticipate a construction contract award in October 2017, with a construction start date of February 2018 and substantial completion by the end of 2018.

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. Include 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. 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 May 26, 2017** and please limit your submission to five (5), single sided, 8-1/2 x 11 pages. Send PDF version of the submission electronically to gak21@psu.edu and dbarto@pennstatehealth.psu.edu, no later than the submission deadline. Include the name and email address of your team's main contact for this project. If you have any questions regarding this request please contact David Barto, Associate Director of Facilities and Planning, at the above email address or at 717-531-4525.

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 teams from the respondents to this letter. The long list and a Request for Proposals (RFP) will be posted to this website by **June 9, 2017**. The RFP will be due in my office at **Noon on July 5, 2017**. Three teams will be chosen from the RFP respondents and interviewed during the **week of August 7th, 2017**. The results will be announced at the Board of Trustees meeting on **September 15, 2017** and posted to this website.

Sincerely,

Greg Kufner, AIA, NCARB



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cc. Screening Committee, H.F. Stryker