

DATE: October 29, 2024

SUBJECT: **Request for Letters of Interest**
Design-Build Contract with a Guaranteed Maximum Price
Project No. 00-09957.00
Physical Education Building Renovation
Penn State Abington Campus, Abington, PA

TO: Design-Build Teams

The Pennsylvania State University is excited to begin the Design-Build (D-B) Team Selection process for the Abington Campus Physical Education Building Renovation project. The project site is in Abington Township, Montgomery County at 1600 Woodland Rd, Abington, PA 19001, on University owned property. The **\$25.0M project (total project cost)** will support students' educational and athletic experiences along with providing building system improvements.

Completed in 1973, the Physical Education Building serves as the Penn State Abington indoor facility for athletic programs, physical activity courses, intramural programs, general recreational activities and special events. The existing 44,000 gross square foot building is three stories with a mezzanine. It includes a gymnasium, cardio room, weight room, training room, auxiliary gymnasium, offices and locker rooms. Since its completion, only minor upgrades have occurred to the facility including a new gym floor, new hot water heater and boilers, roof replacement, partial conversion of locker rooms into weight and cardio rooms, and a lower-level conversion of unoccupied space for maintenance. In the building's current condition, many spaces do not meet University standards. The intent of this project is to renovate the building to make the existing spaces more usable, including ADA improvements, and provide building system upgrades. A sprinkler system and air conditioning will be added to the building as part of the project.

A feasibility study for the renovation was completed by Voith & Mactavish Architects LLP in January of 2018. The completed feasibility study will be shared in the next phase of the selection process.

The project will focus on interior renovations and building system upgrades to modernize and improve the facility. Exterior improvements will be limited to building envelope enhancements, mechanical equipment needs and required utility upgrades. The project will not include any building additions.

The goals of the project include the following:

- Provide design changes to make the exiting spaces more usable.
- Expand the school's ability to host outside events.

- Reduce the building facilities backlog.
- Improve building systems to meet current code and University standards.

The selected D-B Team will perform a program validation followed by the typical steps for a PSU project through design and construction – SD, DD, CD, CA. It is critical that the selected D-B team have proven expertise with program validation, designing and constructing similar projects, especially athletic facility renovations of a similar size/scale/complexity.

We anticipate the Design-Build contract award following the team selection after the **February 2025** interviews. The expected construction completion date is **June 2028**. The project will be executed with a Design-Build contract with a Guaranteed Maximum Price.

If your firm is interested, please submit the following within your Letter of Interest:

1. Clearly identify the proposed design and construction entities that make up your team, who is leading the project, and describe your legal structure (i.e.: joint venture, etc.). Provide information on previous work together either in a design build relationship or other project delivery method. Include a brief statement detailing your team's profile (for both "design" and "build"), and your unique qualifications in the design and construction of facilities of similar type, size, and complexity.
2. Include a statement detailing your team's unique qualifications for validating program, 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. Include illustrative examples representative of your architectural design, interior design, and lab renovations.
3. Your teams vision of what, beyond purely functional issues, constitutes the essence of this type of facility. Discuss key issues important in the design and construction of a project of this type.
4. Outline your D-B methodology for this project and the value your team provides to the project. Provide information on your team's experience in working together on similar D-B projects.

Please email a PDF response of your submission electronically to rae12@psu.edu and kwh121@psu.edu by **Noon on November 22, 2024** and please limit your submission to five (5) total, single-sided, 8-1/2 x 11 pages. If a cover letter is included, it must be within the five (5) pages. Include the name and email address of your team's main contact for this D-B procurement process within the submission. Contact Kyle Hollick (kwh121@psu.edu) with any questions.

The University will use a qualifications-based selection process for selecting the D-B team with long list, short list and interviews. The D-B Selection Committee will select a long list of firms based upon an evaluation of the responses to this RFQ. A Request for Proposals (RFP) will be issued to the long-listed firms the week of December 9, 2024. After reviewing the RFP responses several short-listed firms will be selected for interviews. Interviews will be tentatively planned for the week of February 17, 2025 at either the Abington Campus or University Park. The final selection will be made after the interviews are completed.

Site tours are not necessary at this step in the selection process. We will arrange for scheduled visits with the long-listed teams.

The University reserves the right to waive any informality in any or all proposals, and to reject or accept any proposal or portion thereof. The University's intent is to identify the firm that can best meet the demands of the project while ensuring success. **The dates listed are target dates established by the University. The University reserves the right to modify the dates as it deems necessary.**

Sincerely,



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cc: J. Bechtel; A. Dent ; K.Hollick; T.Webber; D-B Selection Committee

Enclosure(s): N/A