PennState
Physical Plant

Office of Physical Plant
Physical Plant Building
University Park, PA 16802-1118

DATE: September 27, 2018

SUBJECT: **Request for Letters of Interest**
Design-Build Contract with a Guaranteed Maximum Price
Ostermeyer Lab Building Renovation
Penn State Greater Allegheny, McKeesport, PA

TO: Design-Build Teams

The Pennsylvania State University is excited begin the Design-Build (D-B) Team Selection process for the Greater Allegheny Ostermeyer Lab Renovation project. The project site is located in White Oak Township, Allegheny County at 4000 University Drive, McKeesport PA 15132, on University-owned property. The **$14.0M project (total project cost)** will support teaching and research labs for chemistry, organic chemistry and biology labs, faculty offices and student spaces.

The existing 21,739 square foot Ostermeyer Lab Building was completed in 1973 and currently houses three chemistry and organic chemistry labs, two biology labs, laboratory prep rooms and laboratory storage, a general classroom and faculty offices. The project will include the complete interior, lab, and building system renovation to modernize and improve the facility along with improvements to the main entrance of the building. A comprehensive window replacement was recently completed. A program/ feasibility study for the renovation is currently being completed and will be used as the basis of design.

The goals of the project include the following:

- Update the laboratory spaces using modern technology, equipment, and lab planning principles.
- Create a well-designed and unique learning environment.
- Create a high-performing and sustainable facility and attain a minimum LEED Certification.
- Create a renovated building that is flexible/adaptable, including modern office space, learning areas, and collaboration spaces in support of evolving education pedagogies, technologies, and research initiatives.
- Efficiency. Delivering a highly space efficient building is critical to the success of this project. We are seeking architecture and programming consultants that can drive our decision making on the optimal grossing factor and also a team that will discover ways to find efficiencies in the planning and design of the completed facility.

The completed program/feasibility study will be shared in the next phase of the selection process. The program will consist of the total 21,739 gross square feet of the three-story building, with a potential for improvements to the main entrance and additional spaces on the floors above the main entrance. With the majority of the building dedicated to labs, there is also the need for faculty offices, a single general classroom, and the addition of student collaboration and activity spaces. 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 designing and constructing similar projects, especially laboratory renovations of a similar size/scale/complexity.

We anticipate the Design-Build contract award following the team selection at the **February 2019** Board of Trustee meeting. We anticipate final plan approval by **November 2019** with construction to start in **January 2020**. The expected construction completion date is **December 2020**. 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.). 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 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 submit to my office nine (9) hard copies of your response by **Noon on October 19, 2018** 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. Additionally, email a PDF of the submission electronically to gak21@psu.edu and mam326@psu.edu by the submission deadline. Include the name and email address of your team's main contact for this D-B procurement process within the submission. Contact myself or Marcus Marasco mam326@psu.edu or 814-865-6197 with any questions.

The University will use a qualifications-based selection process for selecting the D-B team. The Screening Committee will select a long-list of firms from the respondents to this letter. The long-list and a Request for Proposals (RFP) will be posted to this website by **November 5, 2018**. Proposals will be due in my office at **Noon on November 26, 2018**. Three short-listed firms will be chosen from the RFP respondents . The three short-listed D-B firms will be notified via this website on **December 17, 2018**, and interviewed on **January 17, 2019**. The top-ranked D-B team will be announced at the Board of Trustees meeting on **February 22, 2019** and posted to this website.

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

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CC: Screening Committee