

DATE: January 27, 2025

SUBJECT: **Short-list and Interview Notice – Design-Build (DB) Team Selection**
Design-Build Contract with a Guaranteed Maximum Price
Physical Education Building Renovation
Penn State Abington Campus, Abington, PATO: **Short-Listed Teams**

- Gilbane Building Company / Moody Nolan
- PJ Dick / Kimmel Bogrette Architecture
- Turner Construction / Gensler

Short-Listed Teams:

The Screening Committee met to determine the shortlist for this project. The Screening Committee has selected the above three (3) teams as the short-list for this project. All interviews will be held at the Barron Innovation HUB located at 123 S. Burrowes St, State College, PA 16801 on **Monday, February 17, 2025**. Firms were randomly selected for the following interview schedule.

<u>Room</u>	<u>Time</u>	<u>Interviewing Team</u>
Room 603	8:30 A.M. – 9:45 A.M.	Gilbane Building Company / Moody Nolan
Room 612	10:00 A.M. – 11:15 A.M.	Turner Construction / Gensler
Room 603	11:30 A.M. – 12:45 P.M.	PJ Dick / Kimmel Bogrette Architecture

The Barron Innovation HUB is equipped with audio & video equipment. Technology support will be available if needed. The interview rooms will be available 15 minutes before the team's assigned time. Bring an extra copy of your presentation, via thumb/flash drive, for Penn State's use.

The interview format will be a 30-minute presentation (including your team introductions), followed by a 40-minute question-and-answer session. If time is left within your Q+A time, you will be given time for a 5-minute closing.

Your team should clearly describe why you believe you are the best team for the project, including an explanation of your team's differentiators. As a part of the presentation, we request that you address the following topics. Present this information in the format, topic duration, and arrangement of information, best suited to your team.

- **Team and Experience.**
 - Briefly introduce interviewees and review the overall team organizational chart. Clearly define the major roles and responsibilities of key team members during various design and construction phases. Identify your team's primary point of contact for the project.
 - Briefly highlight a similar project example(s) that your proposed team has designed and/or built together. Discuss how the team interacted on this project.
 - Highlight the team's experience with athletic facilities. Note lessons learned and current industry trends in athletics and wellness.

- **Describe your Overall Design-Build Approach to this project, including:**
 - How pre-con, construction, architectural, and engineering/ consultant firms will collaborate with each other and how they will interact with PSU stakeholders at different phases of the project. Include your team's approach to student engagement on projects.
 - How does your team propose to execute the initial phase of the project, inclusive of how you propose to validate the project program, identify actionable project drivers, verify project assumptions, and verify any critical existing conditions or investigations, etc.?
 - Discuss what you believe will be key challenges/ risks for this project and your proposed mitigation strategies.
 - Discuss your approach to maximize DBE participation on the project.

- **Describe your approach to Cost and Schedule Control, including:**
 - Approach to achieving the defined project schedule. Identify schedule drivers, possible early start activities, schedule enhancements, critical path items, and milestones.
 - Approach to cost control through all phases of the project. Additionally, outline critical factors to consider with respect to the project budget and discuss how you manage scope/budget change.
 - Approach to material procurement and specifically identify the long lead items for this project.
 - Discuss your impression of the total project budget. At what stage of the project would your team propose the Guaranteed Maximum Price (GMP) to be defined?
 - Describe your procurement method and how you intend to bid out the project to establish a GMP. If you see opportunities for design assistance on this project, elaborate on those trades.

- **Project-Specific and Design Ideas:**
 - Discuss your impressions of the Feasibility Study provided, including the Program and plan layouts.
 - Provide your team's thoughts related to the existing building and what you believe to be unique. Discuss how you would approach design of those features.
 - Utilizing or expanding on the design ideas presented in your proposal, present project-specific design ideas and/or considerations for this project. We do not expect final design solutions to be presented. Rather, we want to hear what your team believes to be the critical design issues for this project/program and ways you could address these key issues. Feel free to utilize precedent projects if helpful to your team.
 - The existing building has low floor to floor dimensions. Provide your team's thoughts related to MEP for this project. Focus on topics applicable for a project of this size/scope/complexity.

- **Construction, Site Logistics and Safety Approach:**
 - Present your site logistics plan and current thoughts on vehicular traffic and pedestrian safety. Discuss how you will approach construction within a residential neighborhood and active campus.
 - Describe opportunities to minimize stakeholder displacement during construction. Identify areas of construction that could be phased or installation of temporary facilities that could assist with this effort.

Limit your team's attendance to seven (7) people. We strongly prefer to meet with the key contacts for the project that will be **working with us daily**. Executive level representatives that will not actively participate in the design and implementation of the project should not attend.

Included is a Non-Binding D-B Cost Proposal form. Please email the completed form to Rustyann Echard (rae12@psu.edu) by **12:00 noon** Eastern Standard Time on **February 15, 2025**.

Sample Interview Room layout, for your reference only.

If you have any questions regarding this notification, please contact Kyle Hollick, Project Manager (kwh121@psu.edu) and Rustyann Echard (rae12@psu.edu) .

Sincerely,



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E-mail: kwh121@psu.edu

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

Enclosed: Attachment A: Non-Binding D-B Cost Proposal
Attachment B: Barron Innovation HUB Room Layouts



Attachment A: Non-Binding D-B Cost Proposal
Penn State Abington Campus Physical Education Building Renovation
Project No. 00-09957.00

D-B Firm Name: _____

Date: _____

Please provide a summary of proposed costs as indicated below. The estimated direct design-build cost of this project is \$20,750,000. This value includes D-B costs associated with design fee, pre-construction, staffing, fee, insurance / bonds, reimbursables, general conditions, and D-B construction contingency. Construction costs include abatement, telecom, access control / surveillance, storage and swing space.

Summary of D-B Cost Proposal:

1. Design Services \$ _____
 - a. Provide a listing of design services you will provide for the fees above.
 - b. Please be specific on how your fee applies to each service.

2. Pre-construction Phase Services \$ _____
 - a. Provide a listing of pre-construction services your construction management team will provide for the fee above and be specific on how your fee applies to each service.
 - b. Include a monthly schedule/staffing bar chart indicating projected hours for each proposed staff member, along with a **total for Pre-construction services for the project.**

3. D-B staff costs (construction through closeout) \$ _____
 - a. Include a monthly schedule/staffing bar chart indicating projected hours for each proposed staff member for bid phase and Construction services for the project. This schedule shall summarize **total hours for bid phase and construction services separately.**

4. D-B Fee (if proposing a fee in addition to costs above)

_____ % \$ _____

5. D-B Insurance cost

_____ % \$ _____

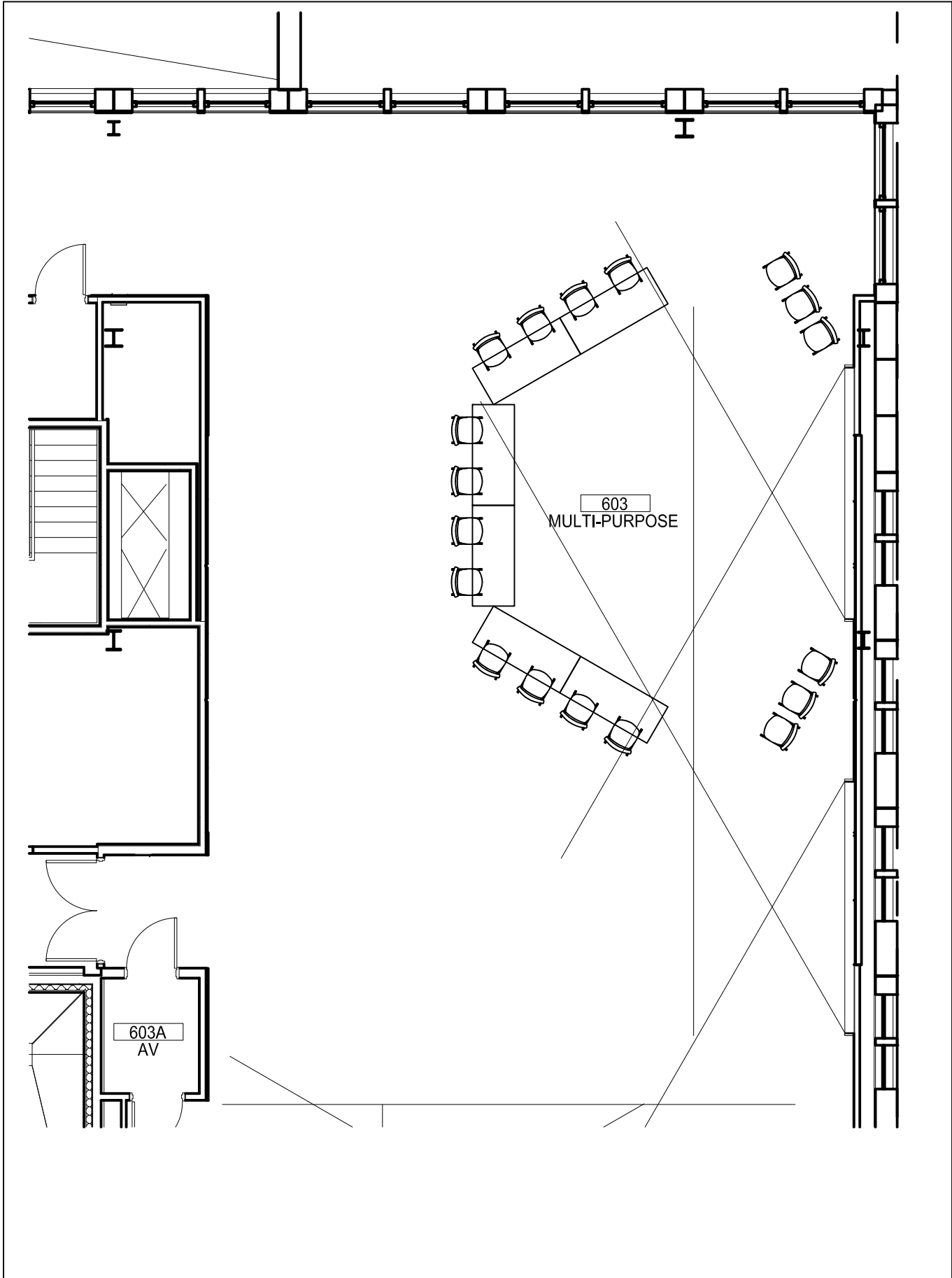
 - a. Cost to include all required insurances. If subcontractor default insurance (SDI) is being provided indicate how that may impact bonding costs.

6. Provide a preliminary estimated amount for GC's / GR's based on your understanding of the project:

..... \$ _____

7. Provide an hourly billable rate schedule for your staff, including off-site and home office staff typically used to serve your projects.

TOTAL D-B Costs (totals from above) \$ _____



Barron Innovation HUB
 PSU Building Name

0054-000
 Building Number
 603
 Room Number

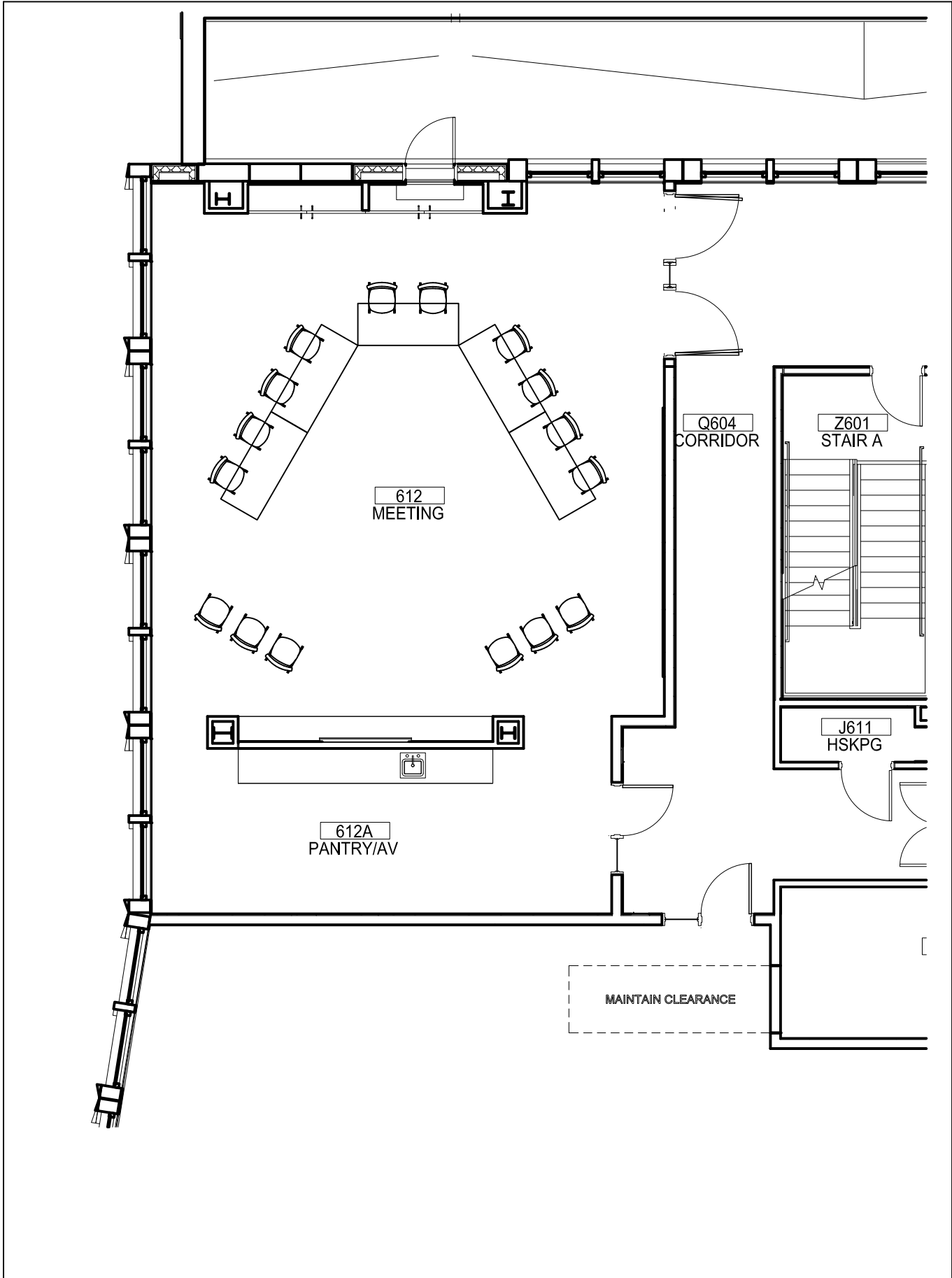


PennState
 Physical Plant

PLANNING | DESIGN | PROPERTIES

Drawing Name

Drawing Number
 05/02/2024
Date



Barron Innovation HUB

PSU Building Name

0054-000

Building Number

612

Room Number



PennState

Physical Plant

PLANNING | DESIGN | PROPERTIES

Drawing Name

Drawing Number

05/02/2024

Date