



DATE: October 26, 2016

SUBJECT: **Design-Build Contract with a Guaranteed Maximum Price (DB w/ GMP)**
Request for Qualifications
Emergency Department Expansion,
Milton S. Hershey Medical Center

TO: Design-Build Teams:

The Milton S. Hershey Medical Center is the only Hospital in Central Pennsylvania with both an Adult Level I and Pediatric Level I Trauma Center. The volume of emergency medicine patients seen at the Medical Center has steadily increased since it moved to its current location on campus in 1995. The Emergency Department currently serves approximately 75,000 patients per year. The Milton S. Hershey Medical Center intends to expand and renovate its Emergency Department to continue to effectively provide this vital service to the community. The Medical Center has commissioned Huddy HealthCare Solutions to develop a detailed expansion and renovation program and feasibility study that was completed in September of 2016. Portions of that study will be shared with the teams that advance to the long list selection stage and the complete programming documentation will be provided to the successful candidate.

The program envisions that this project will add patient care spaces, an additional resuscitation (trauma) room, EMS staging areas, a general radiology room, an expanded decontamination area, a security center, and other support spaces. The total project program includes approximately 6,500 GSF of renovation to the existing Emergency Department and the construction of a two-story addition. The first floor of the addition will be approximately 9,900 GSF and accommodate an expansion of the Emergency Department functions. The second floor of the addition will be approximately 8,500 GSF and is planned to be built as shell space for a future operating suite expansion. The goals of the project include the following:

- Increase the overall patient capacity of the Emergency Department
- Support an expedited care initiation program
- Improve patient and provider flow and departmental efficiency
- Support a long term phased realignment of the entire Emergency Department

The final phasing of this project is to be determined. The total project budget range for the program, including soft costs and FF&E, is \$20,000,000 to \$30,000,000. Review and verification of the program will be the first step to be completed by the selected D/B team, followed by the design phase. We anticipate a construction start date of December 2017 and occupancy in April 2019.

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 November 22, 2016** and please limit your submission to five (5) single sided pages; a cover letter may be added. Also, please submit a .pdf version of the submission sent electronically to me and to David Barto, Associate Director of Facilities and Planning at dbarto@hmc.psu.edu. If you have any questions regarding this request please contact David Barto at the above email address or at 717-531-4525.

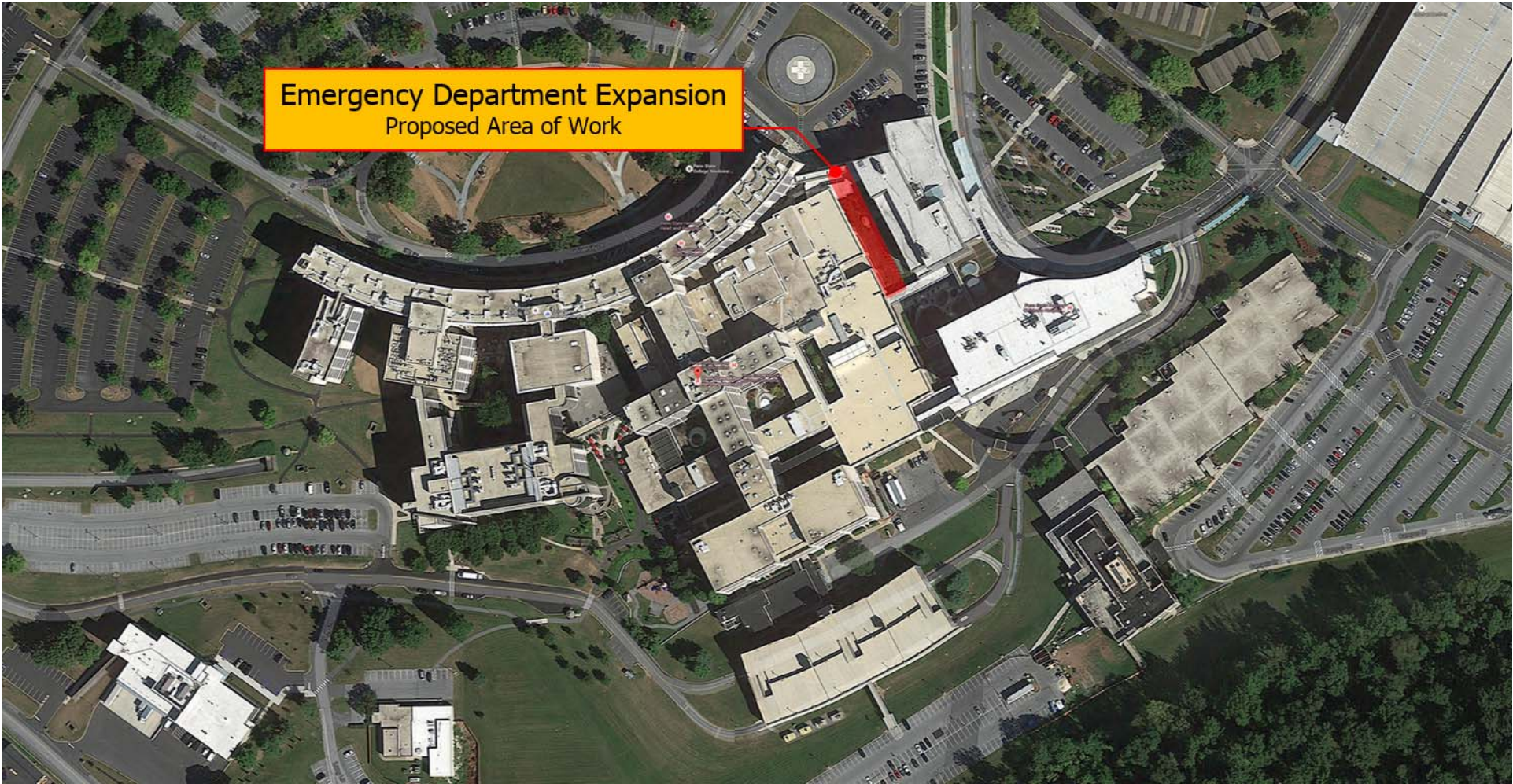
The University will use a qualifications based selection process with long list, short list and interviews. The Screening Committee will select a long list of approximately ten teams from the respondents to this letter. The long list and a Request for Proposals (RFP) will be posted to this website by **December 8, 2016**. The RFP will be due in my office at **Noon on January 12, 2017**. Three teams will be chosen from the RFP respondents and interviewed during the **week of February 13, 2017**. The results will be announced at the Board of Trustees meeting on **February 23, 2017** and posted to this website.

Sincerely,

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

cc. Screening Committee

Emergency Department Expansion
Proposed Area of Work





View Looking South

Extent of Construction



Conceptual Layout