

DATE: July 19, 2017 – **Updated July 21, 2017**

SUBJECT: **Design-Build Contract with a Guaranteed Maximum Price (DB w/ GMP)**
West Campus Parking Garage
Penn State Health Milton S. Hershey Medical Center

TO: **Short Listed Teams**
Clayco, Inc.
Donley's
Massaro Corporation

The Screening Committee has selected the above teams as the short-list for this project. Interviews for the three (3) short-listed teams will be conducted at the Academic Support Building (ASB) in Hershey, PA on August 7th, 2017. The interview schedule is as follows:

<u>Room</u>	<u>Time</u>	<u>Interviewing Team</u>
Room ASB Facilities 3301	8:30 A.M. – 9:40 A.M.	Clayco, Inc.
Room ASB 1101	9:45 A.M. – 10:55 A.M.	Donley's
Room ASB Facilities 3301	11:10 A.M. – 12: 20 P.M.	Massaro Corporation

The interview rooms will be available half an hour before your assigned time. A projection screen will be provided for your use with connectivity via laptop (IBM compatible) or USB thumb drive. Access to internet or technology needs are your responsibility.

The interview format will be 30 minutes presentation, followed by a 40 minutes question and answer session. During the presentation we request you address the following items:

- Describe your approach to this project, including for project communication, the design process and sustainability.
- Describe your approach to the project schedule. Identify critical path items, milestones, timing and approach to buy out, plans for local contractor integration, and your approach to maximize MBE/WBE/Small Business/Veteran participation. If self-performance is a consideration for you team, discuss this in detail.
- Discuss the building siting with respect to site design, massing and aesthetic considerations, final completed pedestrian and traffic circulation, and construction logistics
- Describe your approach cost control, including the impact of cost into design considerations of the garage. Outline critical factors to consider with respect to the project budget and discuss your impression of the total project budget.
- Discuss what you believe will be key challenges or issues associated with this project and how you solved similar issues on other projects.

Limit your team's attendance to six (6) people. We strongly prefer to meet with the key contacts for the project that will be working with us on a daily basis. Executive level representation that does not plan to participate in the design and construction phases should not attend.

To assist you in preparing for these interviews, the following documents will be provided:

- Non-binding fee form, which must be completed by August 3, 2017 at noon.
- Campus Map
- Photo requirements

In the event that your team is selected, we will show the Board of Trustees examples representative of your architectural designs; with this in mind, we require that you submit to us photographs in digital format no later than 12:00 noon on September 5th, 2017. Requirements for the photographs are described in the attached sheet. It is important that the photographs be representative of the type of project and function that we are addressing.

The result of the interviews will be announced at the Board of Trustees meeting on Friday September 15th, 2017 and posted to our website.

Questions, comments, or additional information requests should be directed to David Barto dbarto@pennstatehealth.psu.edu, 717- 531-3724, or myself.

Sincerely,

Greg Kufner, AIA, NCARB



University Architect
The Pennsylvania State University
206 Physical Plant Building, University Park, PA 16802
Direct: (814) 865-8177 | Mobile: (614) 512-2287
Office: (814) 865-4402 | Email: gak21@psu.edu

cc. B. Sitzabee

Penn State Milton S. Hershey Medical Center CAMPUS MAP



Monday, August 7, 2017
Academic Support Building (#5 on map)

1st Floor
Room #1101
90 Hope Drive, Hershey, PA 17033

or

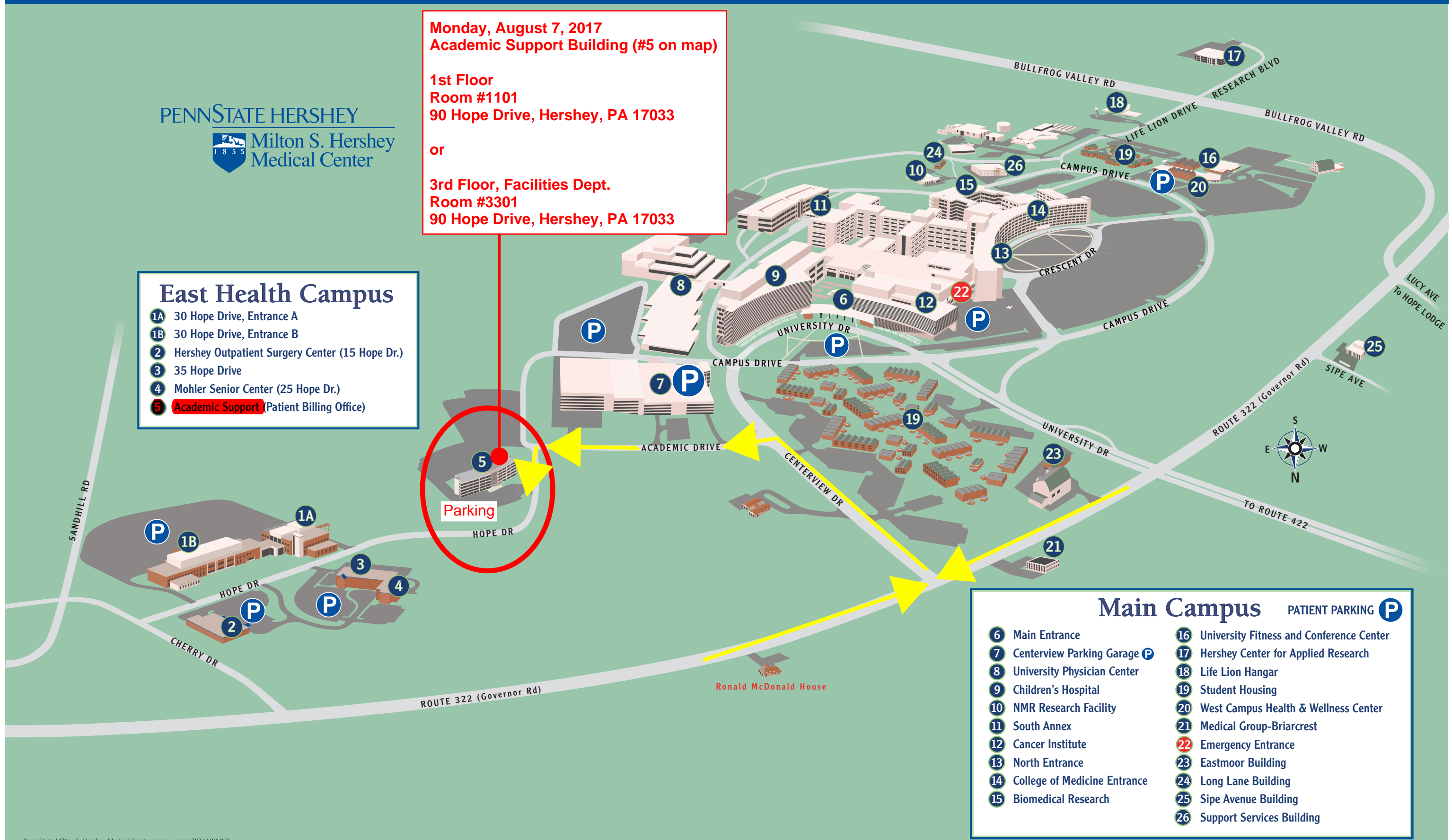
3rd Floor, Facilities Dept.
Room #3301
90 Hope Drive, Hershey, PA 17033

East Health Campus

- 1A 30 Hope Drive, Entrance A
- 1B 30 Hope Drive, Entrance B
- 2 Hershey Outpatient Surgery Center (15 Hope Dr.)
- 3 35 Hope Drive
- 4 Mohler Senior Center (25 Hope Dr.)
- 5 **Academic Support** (Patient Billing Office)



Parking



Main Campus

PATIENT PARKING **P**

- | | |
|--------------------------------------|---|
| 6 Main Entrance | 16 University Fitness and Conference Center |
| 7 Centerview Parking Garage P | 17 Hershey Center for Applied Research |
| 8 University Physician Center | 18 Life Lion Hangar |
| 9 Children's Hospital | 19 Student Housing |
| 10 NMR Research Facility | 20 West Campus Health & Wellness Center |
| 11 South Annex | 21 Medical Group-Briarcrest |
| 12 Cancer Institute | 22 Emergency Entrance |
| 13 North Entrance | 23 Eastmoor Building |
| 14 College of Medicine Entrance | 24 Long Lane Building |
| 15 Biomedical Research | 25 Sipe Avenue Building |
| | 26 Support Services Building |

REQUIREMENTS FOR COLOR PHOTOGRAPHS OF BUILT PROJECTS

Examples of the Architect's / Engineers's built projects are required for presentation to the Board of Trustees as part of the approval process. Images will be used for a Powerpoint presentation and will be projected with a 16:9 aspect ratio (widescreen).

Approximately (12) high quality exterior and (6) high quality interior photos should be submitted along with a very brief description of each photo. Photos must be of BUILT projects and should be relevant to the proposed project. Hand drawn renderings, computer drawn renderings and models, and photos of study models will NOT be accepted. It is highly recommended that interior shots include people using the space. Please send digital photographs that meet the following minimum standards.

Minimum photo dimensions:

6.5 x 10 inches (975 x 1500 pixels)

Minimum resolution: 150 pixels/inch

(Photos will be inserted into Powerpoint at a maximum resolution of 220pixels/inch)

Preferred photo formats: .tif, .jpg, .png, .gif for use in a PC environment

File transfer methods:

- email is preferred with a maximum attachment file size of about 10mb/email.
- Files may be zipped (compressed) using WinZip and/or emailed individually.
- FTP sites with explicit instructions or user-friendly interfaces

Photos should NOT contain any text. A descriptive reference document should be included that provides a project name and location for each photo. Please send to:

Madeline Cantú, RLA
Design Resources Coordinator
Campus Planning & Design
203 Physical Plant Building
University Park, PA 16802
mac56@psu.edu
(814) 863-4242

Please don't hesitate to call or email with any questions or concerns.



DATE: July 19, 2017

SUBJECT: **Non-Binding Design/Build Fee Schedule**
West Campus Parking Garage
Penn State Health Milton S. Hershey Medical Center

TO: **Short Listed Teams**

Use this form as coversheet to the requested supporting documentation.

Firm Name : _____

- | | <u>Hours</u> | <u>Fee</u> |
|---|--------------|------------|
| 1. Preconstruction Services Fee (inc. reimb) | _____ | \$ _____ |
| 2. Onsite Construction Staffing Estimate | _____ | \$ _____ |
| a. CM construction staffing will be included in the GMP. The intent of this line item is to understand proposed level of onsite staffing during construction. Final staffing to be coordinated prior to GMP approval. | | |
| 3. Design Builder Fee: | _____ | \$ _____ |
| 4. Additional Services (not Included above): | | \$ _____ |
| a. List any other services and breakout cost for each that you are proposing, e.g. document review, facilitation, colocation. | | |
| 5. Provide hourly rates for all proposed team members. | | |
| 6. Include spreadsheet that clearly communicates the level of effort from each team member during each phase of the project. Including level of on-site presence anticipated. | | |

Note: Include ALL costs for consultants within the amounts listed above.

Return this form and requested fee details **via email** to me by noon August 3, 2017.

Sincerely,

Greg Kufner, AIA, NCARB
University Architect
The Pennsylvania State University
206 Physical Plant Building, University Park, PA 16802
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