

DATE: April 9th, 2018

SUBJECT: **Request for Letter of Interest (Qualifications)**  
**Design-Build Contract with a Guaranteed Maximum Price**  
**West Campus Parking Structure and Roadway Connections**  
University Park, PA

TO: Design-Build Teams:

The Penn State University Park campus intends to construct a new parking structure on the West side of the campus (West of Atherton Road) to accommodate campus growth. The project includes the extension of White Course Drive and a new major roadway connection from West College Avenue to the parking structure, including resulting signalization and other site/civil/landscape improvements. The scope of work will also include expansion of the existing stormwater detention basin on West Campus. It is anticipated that the parking structure will accommodate approximately 1,380 to 1,670 parking spots. The successful design-build team will verify the capacity based on traffic and parking study data provided by the University.

The University commissioned Tim Haahs, McCormick Taylor, and NTM Engineering to complete a feasibility study for the aforementioned improvements. This study was completed in March of 2018 and included conceptual plans/massing for multiple site locations for the west campus parking structure and preliminary alignments for the roadway connections. Applicable portions of that study will be shared with the firms that advance to the long list selection stage and the complete programming documentation will be provided to the successful candidate.

The successful team will lead planning, design, and construction efforts of the roadway, garage, and all related site/civil improvements. As the first project that will be realized from the ongoing PSU College of Engineering (COE) Master Plan, it is critical to coordinate planning/design efforts with that effort and future building projects. The COE Master Plan is underway will be completing just as this project begins.

The goals of this project include the following:

- Increase the overall parking capacity on campus with a well-designed, financially prudent parking structure.
- Design and construct a parking structure that enhances the campus aesthetic, and has appropriate massing relative to its location and adjacent buildings.
- A completed project that ties together all important factors and jurisdictional requirements. This includes: site topography, interface with new or re-located CATA stop, roadway design, stormwater enhancements, and modified roadway signalization. PennDOT, Borough of State College, Ferguson Township, PA DEP, and Centre County Conservation District are among the entities that will need to be coordinated with for land development and regulatory approvals.

- Garage/roadway arrangement to encourage garage and CATA usership and execute exemplary vehicular and pedestrian traffic flow, during construction and when completed, to maintain a safe campus environment.

The total project budget range for the program, including soft costs, is \$50,000,000 to \$60,000,000. We anticipate a construction contract award in September 2019 and substantial completion by November 2020.

If you submit a Letter of Interest for this Design-Build project, provide the following information:

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.).
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 thirteen (13) hard copies of your response by **Noon on April 27, 2018** and please limit your submission to five (5), single sided, 8-1/2 x 11 pages. If a cover letter is included, it must be within the five (5) pages. Send PDF version of the submission electronically to [gak21@psu.edu](mailto:gak21@psu.edu) and [khc3@psu.edu](mailto:khc3@psu.edu), no later than the submission deadline. Include the name and email address of your team's main contact for this project. If you have any questions, please contact myself or Kurt Coduti, Project Manager, at [khc3@psu.edu](mailto:khc3@psu.edu) or 814-863-4960.

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 **May 11, 2018**. Proposals will be due in my office at **Noon on June 4, 2018**. Three teams will be chosen from the RFP respondents and notified via list website on **June 15, 2018**. Interviews will be held on **July 2, 2018**. The results will be announced at the Board of Trustees meeting on **July 20, 2018** and posted to this website.

Sincerely,

Greg Kufner, AIA, NCARB



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cc. Screening Committee