



DATE: November 16, 2010

SUBJECT: South Halls Renovation
University Park, PA

TO: Design-Build Teams/Firms:

The University intends to renovate the South Halls student housing complex and a portion of Redifer Commons. The South Halls complex and Redifer Commons are located on College Avenue between Eastview Terrace and Shortlidge Road on the University Park Campus. The **Design-Build** delivery method has been selected for this project and Hoffman Architecture has been hired to develop bridging documents which will be made available to the teams that are selected to the long-list.

The South Halls complex is comprised of four residence halls with a total population of more than 1000 students. Included in the total population are thirty-two sororities which have special space requirements. Each building is approximately 68,000 GSF.

The buildings will be renovated in four one year phases, one of which will include the Redifer Commons Renovation. Construction of Phase I will begin in May 2012 and be completed by June 1, 2013.

The renovation of each building will include the following:

1. All interior finishes including flooring, wall, and ceiling surfaces.
2. Installation of code compliant doors and hardware.
3. Replacement of existing windows.
4. Renovation of existing gang showers and toilet rooms to provide private shower and toilet rooms.
5. Replacement of Mechanical, Plumbing, and Electrical Systems. This may require the need for architectural enhancements to the exterior of the buildings.
6. Replacement of existing roofing.
7. Architectural enhancements to the main entrance of each building, including landscaping.

Redifer Commons is centrally located in the South Halls complex and functions as the hub of daily student activities providing dining, post office and other student services. The renovation will include a “facelift” to the College Avenue façade and an expansion of the West dining room.

The estimated total budget for the project including soft costs and FF&E is \$65,000,000 and in keeping with our commitment to environmental sustainability we expect that this facility will, at a minimum, attain USGBC’s LEED certified level. We expect design to commence immediately with occupancy of Phase I by June 1, 2013.

If you are interested in submitting a design-build proposal for this project, please submit the following:

1. 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 experience and graphic examples representative of your architectural designs.
2. Please discuss some of the key issues that, in your opinion, are important in the design and construction of this project
3. A statement outlining your design-build approach for this particular project and the added value to the project as a result of your processes.
4. Your team's innovative practices and the benefits to PSU and to the project.

Please submit to my office ten hard copies of your response by **Noon on December 8, 2010** and please limit your submission to ten (10) single sided pages. Please include the name and email address of your team's contact individual for this project. We would also like to have a pdf version of the submission sent electronically to the following email address: dxz3@psu.edu.

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 (10) teams from the respondents to this letter with results and an RFP posted to our web site by **December 21, 2010**. The RFP's will be due in my office, at **Noon on January 18, 2011**. Three teams will be chosen from the RFP respondents by **January 31, 2011** and results posted to our web site. They will be required to submit a proposed schematic design of the exterior architectural elements of the project with an indication that they are within the proposed budget. That submission will be due in my office by **Noon on March 1, 2011**. The Architect Selection Subcommittee of the University's Board of Trustees will interview the three firms during the week of **March 14, 2011**. The results of the interviews will be announced at the Board of Trustees meeting on **March 18, 2011** and immediately posted to our web site.

Sincerely,

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cc: Screening Committee
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