

PENNSYLVANIA TURNPIKE COMMISSION

RETENTION OF AN ARCHITECTURAL FIRM

GIBSONIA MAINTENANCE FACILITY RECONSTRUCTION Allegheny County

Reference No. 1-140

The Pennsylvania Turnpike Commission will receive letters of interest from architecture firms to provide full architectural services related to the demolition and reconstruction of the Commission's Gibsonia Maintenance Facility. The Gibsonia Maintenance Facility is located at Milepost 39.62 Westbound on the Pennsylvania Turnpike, in Hampton Township, Allegheny County.

Gibsonia Maintenance Facility Existing Conditions

The existing campus includes a two-story 16,500 square foot maintenance and State Police facility, (state police occupy a portion of the second floor), a 7,800 square foot salt dome, 3 - 350 square foot communications buildings and radio relay tower, a 350 square foot trailer that houses construction field personnel, a 5,000 square foot trades/warehouse building, and a 1,200 square foot three sided block salt storage building. Gas, diesel and propane fleet fueling are also located on the site. Various site yard storage also exists on this 8-9 acre parcel. All functions described above will have to be maintained throughout the reconstruction process.

Commercial utilities include power, natural gas, water, and sanitary. The successful firm will be responsible for evaluating and modifying these utilities necessary to meet the needs of the new campus of facilities.

Gibsonia Maintenance Facility Preliminary Program

Section Maintenance – This element includes a complement of approx. 30 personnel whose function is to maintain a 25-mile section of the Commission's roadway. Requirements include office space, various storage spaces, vehicle repair space, industrial drive through vehicle wash, lunchroom, restrooms, locker room, server/communications room, and mechanical and electrical spaces. The estimated square footage for this requirement is 18,000 square feet. Also required are a salt storage facility (est. 5,000 square feet), calcium chloride storage and dispensing equipment (est. 500 square feet), and a three-sided covered storage building (est. 1,200 square feet). Gas, diesel and propane fleet fueling stations are required one station for gas and diesel (est. 720 square feet) and one for propane (est. 350 square feet). The final requirement is an unheated vehicle storage building to store all fleet trucks and equipment (est. 11,000 square feet).

Site Requirements for Section Maintenance – These requirements include 25,000 square feet for yard storage and parking for 30 vehicles.

Pennsylvania State Police – This includes a complement of approximately 25 personnel whose function is to patrol a 75-mile section of the Turnpike. Elements will include office space, fitness room, evidence room, conference room, garage, kitchen, restrooms, storage, server room, conference room and mechanical and electrical equipment spaces. The estimated size is 8,000-10000 square feet.

The commission is still evaluating the optimum location for the Pennsylvania State Police. Locations could include:

- In the same building as the sections maintenance function.
- In a separate building on the same site.
- In a separate off site location.
- At a service plaza.

The successful firm will be tasked to assist in evaluating the best location of this function.

Site Requirements for Pennsylvania State Police – These requirements include a 10,000 square foot impound lot, and parking for an estimated 30 vehicles.

Construction Inspection – This includes a varying compliment of up to 10 people whose role is to perform construction inspection. Requirements include office space, open area for reviewing plans and a conference room. Access to kitchen and restrooms is also required. The estimated square footage for this requirement is 1,000.

Site Requirements for Construction Inspection – Parking is required for 10 vehicles.

Communications – This consists of a 350 square foot building and a relay tower. The function of this requirement is a hub location for the Commission's communications and data network.

District Maintenance/Stores – This element consists of a complement of 20 people that manages the maintenance for a 100-mile section of roadway and facilities. The warehousing function stores and supplies all section maintenance facilities in the district. Requirements for the element include office space, warehouse space, trade shops for electrical, carpentry, plumbing and welding, garage space, and conference space. Access to kitchen and restrooms is also required. Estimated square footage for this requirement is 18,000.

Site Requirements for District Maintenance/Stores – These requirements include a 34,000 square foot yard storage area and parking for 20 vehicles.

Contract Requirements

The construction contract will consist of 4 separate contracts (General, HVAC, Electrical & Plumbing). The contract involves all aspects of preliminary and final design for the described preliminary programs. A preliminary task list includes master site planning, facility programming and architecture, mechanical, electrical and plumbing design, site civil engineering design including surveying, utilities, erosion and sedimentation control plans, traffic control design, and landscape architecture. Information required to obtain all permits is required. Administration includes coordination with project team, municipalities, Department of Labor and Industry, etc., design meetings, constructability reviews and contract document preparation. Third party construction cost estimating will be required throughout the design process. Construction Administration includes attendance at the pre-bid and final inspection meetings, regular construction meetings, responding to RFI's and shop drawing and submittal review.

Firms submitting are required to be experienced in sustainable design. This campus will be designed using the criteria set forth by the United States Green Building Council for Leadership in Environmental and Energy Efficient Design (LEED).

Responding firms should demonstrate their experience in design of new buildings that are similar to the maintenance facility buildings on the Turnpike system.

The Commission will consider the following factors during the evaluation of the firms submitting Letters of Interest for this project:

- a. Specialized experience and technical competence of prime consultant and subconsultants. The Team must clearly demonstrate an ability to analyze available data to make decisions and develop plans to complete the project in a timely and cost effective manner.
- b. Past record of performance with respect to cost control, work quality, ability to meet schedules and previous experience on similar projects. The consultant should identify similar projects that have been completed by that firm as the prime, the magnitude of the project, and the client.
- c. The specific experience and number of individuals who constitute the firm.
- d. Workload of the prime consultant and subconsultants for all Pennsylvania Department of Transportation and Pennsylvania Turnpike Commission projects.
- e. Other factors, if any, specific to the project.

Address these items and any necessary further details in a brief yet comprehensive manner in the Statement of Interest.

Questions and inquiries concerning this Project should be directed to Mr. Christopher David, at (724)755-5168, or by e-mail at cdavid@paturnpike.com. Direct contractual questions to Mr. George M. Hatalowich at (717) 986-8737; or by e-mail at ghatalow@paturnpike.com.

GENERAL REQUIREMENTS AND INFORMATION

Firms interested in providing the above work and services are invited to submit a Statement of Interest with the required information. The Statements of Interest must include the following:

1. One page transmittal letter clearly identifying the project reference number, brief description of the project from the advertisement, the firm's federal identification number, the firm's legal name, contact person or project manager, address of corporate office and project office. (If the firm has multiple offices, the location of the office performing the work must be identified).
2. A three (3)-page expression of interest on the advertised project. Each firm should demonstrate their ability to perform the specific requirements indicated for each project and provide explanation of the technical approach.
3. An organization chart for the Project, identifying key personnel and any subconsultants and their roles. Any deviation from the subconsultant's listed in the statement of interest will require written approval from the Commission.
4. Tabulation or listing of workload for the prime consultant and all subconsultants for all Pennsylvania Department of Transportation and Pennsylvania Turnpike Commission projects. Do not graphically represent the firm's workload.
5. A Consultant Qualification Package similar to the one submitted to the Pennsylvania Department of Transportation for the current year or one that is best suited for this project. A copy of the Consultant Qualification Package printed directly from PaDOT's ECMS website is acceptable.

The Consultant Qualification Package should contain, at a minimum, the following information for the prime consultant and all subconsultants and attached to the back of the statement of interest (subs to follow primes) The Consultant Qualification Packages should be kept as brief as possible. Only include pertinent information as it relates to the following:

- ECMS General Information and Project Experience Forms or Standard Form (SF) 254 or 330 Architect-Engineer and Related Services Questionnaire in its entirety, either not more than one (1) year old as of the date of the advertisement.
- Resumes of key personnel expected to be involved in the project. (Limit to two (2) 8 1/2 x 11 pages, per person). Only resumes of key personnel should be included.
- Copy of the firm's registration to do business in the Commonwealth as provided by the Department of State for firms with out-of-state headquarters or corporations not incorporated in Pennsylvania.
- A copy of the Department's DBE/WBE Certification, if applicable.
- Copy of the firm's license to practice architecture in the Commonwealth.

Small firms, Disadvantaged Business Enterprise (DBE) firms, and other firms who have not previously performed work for the Commission are encouraged to submit a statement of interest.

A firm that responds to this solicitation as a prime may not be included as a designated subconsultant to another firm that responds to the same solicitation. Multiple responses under any of the forgoing situations will cause the rejection of all responses of the firm or firms involved. This does not preclude a firm from being set forth as a designated subconsultant to more than one prime consultant responding to the project advertisement.

Firms interested in performing the above services are invited to submit one (1) copy of a statement of interest and required information to Mr. George M. Hatalowich, Manager of Contract Administration, at the **PA Turnpike Commission Administration Building located at 700 South Eisenhower Boulevard, Middletown, PA 17057 (Street address). Our mailing Address is P. O. Box 67676, Harrisburg, PA 17106-7676.**

The statement of interest and required information must be received by 12:00 PM (noon), Local Time, **Friday, July 22, 2005**. Any statements of interest received after this date and time will be time-stamped and returned.

Based on an evaluation of acceptable statements of interest received in response to these solicitations, one (1) firm will be selected for this contract. The order of preference will be established for the purpose of negotiating an agreement with the highest ranked firm established by the Technical Review Committee and approved by the Commission. Technical Proposals will not be requested prior to the establishment of the final ranking.

The Commission may revise a published advertisement. If the Commission revises a published advertisement less than ten days before the Statement of Interest due date, the due date will be extended to maintain the minimum ten-day advertisement duration if the revision alters the project scope or selection criteria. Firms are responsible to monitor advertisements to assure the Statement of Interest complies with any changes in the published advertisement.

The Commission reserves the right to reject all statements of interest, to cancel solicitation requested under this notice, and/or to re-advertise solicitation for the work and services.

Mitchell Rubin
Chairperson