DATE: November 9, 2021

SUBJECT: **Request for Letters of Interest (R/LOI) - Architect/ Engineer (A/E) Team Selection**
             Computer Building Renovation Project
             University Park, PA

TO: A/E Firms

The Pennsylvania State University (PSU) is excited to begin the Architecture/Engineering (A/E) Team selection process for the Computer Building Renovation Project. The initial effort will include the programming phase and, if approved, will move forward into design. PSU is utilizing our standard qualification-based A/E Team selection process for this study.

The Computer Building, located at the intersection of Curtin and Bigler Roads on Penn State's University Park campus, was originally constructed in 1964 as a 2-story, mixed use building with offices, classrooms, computer rooms, and support spaces. A large addition was constructed in 1973, doubling the size of the building. The raised floor and acoustic ceiling in the data halls has not been replaced since the 1973 project. A 2nd addition was completed in 2008, which included redundant electrical infrastructure to support IT capacity growth, including generators, switchgear, UPS, and electrical controls systems. The majority of the office space was renovated during this project. Currently, the Computer Building is a 65,000 SF facility with approximately 14,550 SF of raised floor.

The raised floor space is divided into four areas as noted below; all utilize a 14" raised floor and traditional acoustic ceiling system.
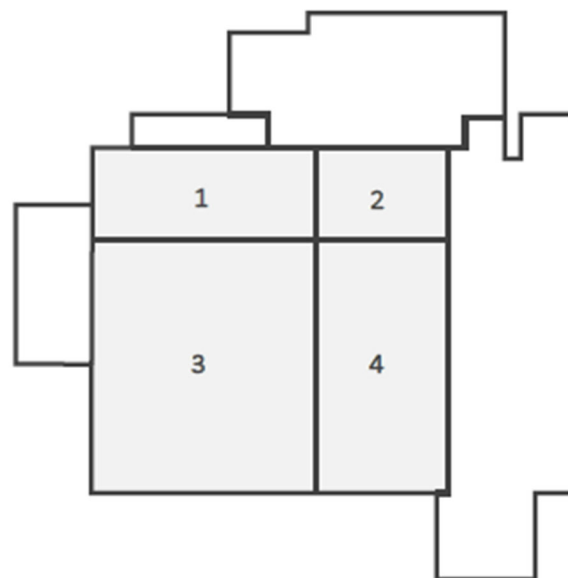
The data center and supporting electrical room are served by dedicated systems, independent of the office systems. The primary means of cooling is provided by a 'N+1' primary/secondary chilled water plant located in the building.

The Computer Building power is supplied by two (2) 12.47kV independent feeds from a sub-station on campus. Two (2) 1600kW 480V standby diesel generators provide critical power upon loss of utility. Space was allocated for a third generator; however, it was never installed. The substation feeds a 4000A double-ended secondary switchgear in a main-tie-main configuration which feeds the UPS systems. A project to reduce the number of UPSs from 6 to 2 is currently in design and construction will start in early 2022.

The raised floor space is protected by a single interlock pre-action sprinkler system installed during the most recent renovation.

PROJECT OVERVIEW AND GOALS

The University intends to extend the life of the Computer Building for 10 years to accommodate research computing, with the potential to retain enterprise computing if capacity remains. While the current facility is categorized as Tier 2+, the University is willing to consider replacing or renewing systems as they reach end of life with a Tier 1 strategy. In addition to identifying equipment or system replacement, the successful consultant will create a realistic scope, including risks to IT equipment and services, in order to maintain operations while work is occurring.

The raised floor space will need to be comprehensively evaluated to understand how infrastructure modifications could affect the current configuration, or if a reconfiguration will be necessary. This includes but is not limited to the following:

- Server rack location
- Cold-aisle containment
- Sprinkler distribution
- Overhead busway distribution
- Lighting locations within the ceiling grid
- Security systems

The University desires to hire an architectural and engineering consultant team to develop a feasibility study for this proposed renovation. The preliminary scope of work will include:

- Meet with the University's project team to confirm scope and program (virtual when possible)
- Meet with users to develop a basic program document (virtual when possible)
- Summarize the mission and vision of the project
- Provide an assessment of the existing building
- Develop budgets and evaluate construction logistics for each option
- Determine a high-level schedule that includes design and construction durations for each option
- Review progress of the scope, program and other data with specific OPP stakeholders prior to submitting the first draft.
- Prepare and submit a draft report and final report for review and comment by the University
- Assist the project leader with preparation of graphics and metrics for PDRB Gate 1 Programming

The University anticipates relocating data systems requiring compliance with U.S. government security standards. These systems could be co-located with assets that support University-wide operational infrastructure and require regular access.

The study will require that multiple scope/programmatic options are developed. PSU will work closely with the selected A/E team to develop these options. It is important to note that this ***study should not make final recommendations about advancing the project or make final*** recommendations between the various options.

PROJECT SCHEDULE, DELIVERY METHOD, and OWNER REQUIREMENTS

PSU anticipates executing the Architect-Engineer agreement shortly after team selection. The planning/study/programming efforts will start upon execution of the agreement. We anticipate the study to be completed by April 15, 2022.

The following supplemental documents are relevant to this RFP:

- Form of Agreement. Included is the link to our Form of Agreement 1-P: https://wikispaces.psu.edu/display/OPPDCS/00+50+00+CONTRACTING+FORMS+AND+SUPPLEMENTS
  Please review this agreement to ensure that your firm accepts all terms and conditions as written. ***In submitting a proposal for this project, you acknowledge that you concur, without exception, with all terms, conditions and provisions of Form of Agreement 1-P.***

- Office of the Physical Plan (OPP) Standards. The web sites www.opp.psu.edu and https://wikispaces.psu.edu/display/OPPDCS/Design+and+Construction+Standards provide information regarding specific design submission requirements and standards, of the University.

- OPP High Performance Standards. The University has a commitment to environmental stewardship and requires the maximum possible use of sustainable and energy-efficient designs and specifications for architectural, site, utility, structural, mechanical, electrical and plumbing work. Refer to the following link for the University's high performance standards that exceed building code minimum requirements.

  https://wikispaces.psu.edu/display/OPPDCS/01+80+00+PERFORMANCE+REQUIREMENTS
  A part of this is PSU's High-Performance Building Design Standards: Building projects shall comply with ASHRAE Standard 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings, 2010 version AND as superseded by more stringent requirements of ASHRAE Standard 189.1 Standard for the Design of High-Performance Green Buildings, 2011 version.

ARCHITECT/ENGINEER (A/E) TEAM SELECTION PROCESS AND SCHEDULE

The University will perform a three-step A/E team selection process, with three assessments: Letter ofInterest, Proposals, and Interviews (if needed).

This is the process to select the full A/E team, including: the architectural team, engineering team, and specialty consultants (if needed). At the next step of the process, each of the invited firms willcreate and define their entire proposed design team. At this initial step, it is at your discretion to what levelyou define your proposed A/E team.

A/E Team Selection Schedule

- Interested Lead/Prime firms must submit an electronic copy of your Letterof Interest by Noon, Eastern Standard Time (EST) on **Monday, November 22, 2021**
- The Screening Committee will review the respondents to this Request for Letters of Interest and determine a Long-list of firms.
- The Long-listed firms will be invited to respond to a Request for Proposal, both of which will be posted to this website by the end-of-day on **Friday, December 3, 2021.**
- Proposal responses from the Long-listed teams are due via email at **Noon EST on Friday, December 17, 2021.**
- Three short-listed firms will be chosen from the RFP respondents. The short-list results and interview notice will be posted to this website by the end-of-day on **Monday, January 10, 2022.**
- Interviews, if needed, will be scheduled after the short list has been established.

LETTER OF INTEREST SUBMISSION REQUIREMENTS

If your firm/team is interested in pursuing this project, please submit a Letter of Interest that, at a minimum, includes the following:

1. A brief statement detailing your team's profile (firm size, characteristics, unique qualifications, etc.). There is no requirement to identify the full A/E team at this stage, but we advise you to identify the prime firm and major consultant firms.

2. Your firm's experience in the planning/design/execution of critical data center facilities of a similar program, scope, size and complexity. Highlight your expertise in utility and building infrastructure analysis along with experience developing programs/project scope of work. **Highlight your experience with renovations in existing and operational data center facilities.**

3. Your firm's approach to developing the budget and anticipating the constructability concerns. To indicate to the Screening Committee your understanding of the uniqueness of this project, discuss some of the key issues that are important in a project of this type.

4. Your firm's experience and expertise with designing or renovating facilities that must comply with U.S. government security standards

   * **As applicable throughout your Letter of Interest, provide professional credit to design partners for all projects discussed within the proposal and for all project images shown.**

Please limit your submission to five (5) total 8-1/2 x 11 pages. If a cover letter is included, it must be within the five (5) pages. Submit a PDF of the submission electronically to gak21@psu.edu and mjr204@psu.edu by the submission deadline. Include the name and email address of your team's main contact for the A/E selection process within your submission.

Due to security requirements, all key team members must be U.S. citizens and be able to provide signed attestation of citizenship. The successful team will also be required to complete non-disclosure agreements.

Participation in this A/E Team Selection process is voluntary and at no cost or obligation to The Pennsylvania State University. PSU reserves the right to waive any informality, in any or all submissions, and to reject any submission or portion thereof. PSU reserves the right to modify dates as/if it deems necessary. News releases pertaining to this project will not be made without prior approval from PSU, and then only in coordination with PSU. All information, documents, and correspondence shared within the A/E selection process are to remain confidential, and as such, shall not be made public in any manner. Additionally, the University may hold all proposals for up to 45 days.

Please contact me or Monica Reed, Project Manager (814-863-5765 or mjr204@psu.edu) with any questions regarding the project or the A/E Selection process.

Kindest Regards,

Greg Kufner, AIA, NCARB

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CC: Screening Committee