



DATE: March 1, 2022

SUBJECT: Request for Letters of Interest - Architecture/Engineering Team Selection
Sackett Building Renovation and Additions – University Park Campus
University Park, PA

TO: Architectural Firms

The Pennsylvania State University (PSU) is excited to begin the Architecture/Engineering (A/E) Team selection process for an anticipated forthcoming Capital Plan project supporting the College of Engineering Master Plan. The project is the next phase following the new West 1 and West 2 Buildings under construction on West Campus. PSU is utilizing its standard qualification-based A/E Team selection process for this project.

PSU and the College of Engineering (COE) consider the 1928-30 Sackett Building designed by Charles Z. Klauder historically significant at an iconic location. This project includes the replacement of the existing 1957 wings with new historically appropriate wings, both in scale and aesthetics. A key aspect of this project will be reinstating the status and spirit of the original Charles Klauder design as a prominent freestanding building facing Pattee Mall and Old Main Lawn and near the campus's historic main gate at College Avenue.

We will explore various design possibilities for the original Georgian Revival building with the chosen architect. The options for the new wing additions will include one that directly interprets Mr. Klauder's original vision (see sketch below) and more contemporary interpretations, yet timeless due to its site context. The project will also explore the design and feasibility of recreating a full-story attic to replace the existing partial-story attic. The reimagined roof/clerestory would be a unifying design element over the entire Sackett Building, and new wings, in the spirit of the original design of the building, that also provides available square footage.



[Original Klauder design sketch showing the intended design concept for the wings.](#)

PROJECT OVERVIEW

The Sackett Building Renovation and Additions project involves a complex sequence of work on the core campus, including significant utility infrastructure upgrades (while maintaining operations), demolition of the Engineering Units, Kunkle Lounge, Hammond Building, and the 1957 Sackett Building wings, and appropriate landscaping restoration of the precinct ready for future development.

[The College of Engineering Master Plan, dated April 2019](#) is the basis for the approach to the Sackett Building Renovation and Additions project conveyed in its context within the entire College and University. The A/E Team shall become familiar with the Master Plan and generally follow its implementation. However, the A/E Team must develop the high-level nature of the Master Plan into a very detailed and validated project plan – updated as needed during the design process.

The total scope of work depends on the economic climate at bidding and construction commensurate with the program and design that optimizes the established budget and the University and College of Engineering’s needs. Due to budget limitations, the two new wings are “shelled.”¹ In addition, the precinct landscape design must respond to indeterminate future development.² The A/E Team will bridge the high-level Master Plan vision with the realities of the current budget and project requirements.

PROJECT OBJECTIVES

The attached April 2019 Master Plan details this project’s original program and intent. In addition, here is a summary of the project’s objectives:

- Modernize COE facilities on core campus utilizing the Sackett Building Renovation and Additions for new space
 - Decades-old engineering facilities have exceeded their usefulness for today’s academic needs. Therefore, the College needs new facilities designed for future generations yet rooted in the traditional fabric of the University and the reputation built by past generations of the Engineering program.
- Reduce maintenance backlog through the renovation of the Sackett Building and demolition of facilities in poor condition
 - The project includes demolition of the Engineering Units, Hammond, and the Sackett wings, necessary to reduce the backlog.
- Create Sackett as an “Engineering Head House” with an administrative focus near Old Main
 - The highest and best use for the Sackett Building is for administrative offices, General Purpose Classrooms, Engineering computational labs, and student study/ socializing space.
- Incorporate new General Purpose Classrooms (GPCs) on the Engineering Core Campus
 - The University wants GPCs scattered throughout buildings across campus to cross-pollinate the student population of various academic majors.

¹ The shell should include foundation, structural frame, exterior doors, windows, insulation, exterior cladding, and roofing to protect from the elements but the interior remains inhabitable. May include roughed-in mechanical and electrical systems (conduits, etc.) if aligned with the allowable budget. Includes temperature controls to prevent freezing, humidity, and mold. Includes code required fire protection and minimal lighting for safety, security, and emergency egress. Does not include interior partitions (except possible egress routes), doors and frames, interior finishes, telecommunications, specialties, and FF&E.

² Landscaping should include rough grading to meet drainage and accessibility requirements, necessary sidewalks for pedestrian navigation, ground cover (gravel, grass, mulch, etc.) to prevent soil erosion with minimal/ temporary campus beautification amenities.

- Reinstatement of the historical status and spirit of the original Charles Klauder design as a prominent freestanding building facing Patee Mall
 - The 1957 north and south wings are among the worst condition of the CoE facilities. Returning Sackett to its highest and best use includes:
 - Creation of new, smaller historically appropriate wings (and potential full-story attic) to create timeless/complete architecture inspired by the original Klauder design;
 - A complete gut renovation and reimagining of the original Sackett; and
 - Alignment with the correct intensity of the program.
- Upgrade utility infrastructure
 - Aged and interfering underground utilities (campus steam, chilled water, natural gas, power, and telecommunications) need to be replaced and rerouted to accommodate the redevelopment of the Engineering core campus.
- Demolish Engineering Units, Kunkle Lounge, and Hammond
 - The Master Plan aims to finally remove the lamentable Engineering Units, Kunkle Lounge, and Hammond Building over a methodical phased approach.
- Complete initial phases of the COE Master Plan
 - The Master Plan is a long-range plan to facilitate the growth and modernization of the College of Engineering, but it is limited by funding and will take time to implement the entire plan. The Sackett Building Renovation and Additions project is a defined phase end. West 1, West 2, and the Sackett Building Renovation and Additions projects effectively replace the Engineering Units, Kunkle Lounge, and Hammond Building.

PROJECT PROGRAM AND SCOPE OF WORK:

The approved program comes from the Pennsylvania State University College of Engineering Phase 1 Programming Report, Volume 1: April 2019, pp. 5-10 and 5-12. It is as follows:

Offices (15,523), GPCs (4,741), Conference (2,653), Knowledge Commons (2,337), Building Support (1,960), IT Training Lab (300): totaling is 27,514 Assigned Square Feet. The whole building “container” should hold 51,000 Assigned Square Feet within 80,000 Gross Square feet (with two shelled wings), making the ASF to GSF ratio 63% efficient – an agreeable target.

Note that the North wing houses a new elevator, elevator machine room, and mechanical shafts to access all floors of the existing historical portion. It is a well-conceived and established parameter born from the Master Plan analysis.

Since the Master Plan’s utilization of the Sackett Building is high-level, the project will require further program exploration and verification. (See the last sentence on 5-12.) Whatever test-fits during the design process prove most advantageous practically and economically will supersede the Master Plan.

The A/E Team’s Scope of work includes:

- Multiple design options for the new additions/wings and full-story attic.
- Design documents for the demolition of the Engineering Units (including Historic Review Board documentation, as required)
- Design documents for the demolition of Kunkle Lounge

- New Utility Corridor (from Reber to Sackett) in addition to all required utility work
- Sackett Building (historic) renovation
- Design documents for the phased demolition of the 1957 Sackett Building wings – replace with new additions
- Temporary Landscape design (and regrading) until future construction starts
- Parking Lot (restoration from lay-down space and staging area required for construction)

The A/E Team should fully comprehend, advance, and develop the information contained in the Master Plan.

PROJECT SCHEDULE

PSU will execute the Architect-Engineer contract shortly after the anticipated confirmation at the July 2022 Board of Trustees meeting. The program validation and design will begin immediately after. The Design Phase will be complete by August 2024, and construction will be done by December 2026. Interim phases must happen along the way, such as moving the occupants out of the Hammond Building, the Units, and Sackett Building after West 1 is complete in January 2024. (Hammond Building will be utilized for additional swing space as needed during the Sackett renovation to house the Dean Suite, for example, until it can move into the finished Sackett Building.)

Abatement, demolition, and utility infrastructure projects must also happen sequentially and linearly, part and partial with the Sackett Building Renovation and Additions project.

The demolition of the Hammond Building is the last of the construction sequence in 2027.

PROJECT DELIVERY

The project may be potentially funded by DGS, requiring a Design-Bid-Build delivery method - under multi-prime construction contracts with a Construction Manager Agency arrangement.

[The Owner's "Form of Agreement 1-P"](#) will be used for this project. The prime firm (contract holder) of the awarded A/E Team will sign the 1-P Form of Agreement found at the following link. By submitting a letter of interest, firms pledge to agree to the Agreement's terms and conditions without exception or modification.

ARCHITECTURE/ENGINEERING (A/E) TEAM SELECTION PROCESS AND SCHEDULE

The University will perform a three-step A/E Team selection process for this project with three assessments: Letters of Interest (LOI), Request for Proposals (RFP), and In-Person Interviews. Each assessment will be separate and distinct. The result selects the full A/E design team, including the architectural team, engineering team, and specialty consultants. Firms may decide the makeup of the full or partial team at this initial LOI phase. However, the next step will require the long-list of teams to identify the entire design team.

A/E Team Selection Schedule

- Letters of Interest are due from lead firms by Noon, Eastern Standard Time (EST), **March 24, 2022**.
- The Screening Committee will review the received Letters of Interest and determine a long-list of firms.
- The Screening Committee will send the long-listed firms a Request for Proposal. The long list of firms and the RFP will be posted on the OPP website by the end-of-day, **April 8, 2022**.
- Proposals from the long-listed teams are due at Noon, Eastern Standard Time (EST), **May 6, 2022**.
- The Screening Committee will choose three firms from the RFP respondents. The short-list results and interview notice will be posted on the OPP website by the end-of-day, **June 2, 2022**.

- On **June 30, 2022**, in-person interviews will occur at The Penn Stater Hotel and Conference Center in State College, PA. This date will not change, so please plan accordingly.
- The A/E Team selection process results will be posted on the OPP website in **July 2022**. We plan to start immediately after contract negotiation to align with the project schedule.

LETTER OF INTEREST SUBMISSION REQUIREMENTS

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

1. A brief statement detailing the firm/team's profile (size, characteristics, unique qualifications, etc.). There is no requirement to identify the entire A/E team at this stage, but firms that wish to include an architectural partner should describe their anticipated role on the project.
2. Outline the firm/team's experience in the planning/design/execution of facilities of similar higher education programs, scope, size, and complexity. Convey how building renovations, and sensitively done additions within historic parts of campuses, can transform a building/campus.
3. Narrate the firm/team's vision of what, beyond purely functional issues, constitutes the essence of this type of facility. Then, discuss some of the uniqueness and critically important issues in designing a project of this type.
4. Include images (captions encouraged) of the firm/team's most relevant design experience related to this particular project. Highlight projects with renovations/additions done in a historical context; sensitive/timeless additions to a historic building; and/or projects where a reimagined historic building reinforces its original design and character.

*** As applicable throughout the Letter of Interest, provide professional credit to architectural partners (including design architect, architect of record, and academic planning partners) for all projects discussed within the proposal and for all project images shown.**

Submit a PDF version of the Letter of Interest by Noon, Eastern Standard Time (EST), **March 24, 2022**. Limit the submission to five (5) total letter-size pages, single-sided. A cover letter, if included, must be within the five (5) total pages. Send a PDF of the submission electronically to gak21@psu.edu and bwh11@psu.edu by the submission deadline. Include the team's primary contact name and email address for the A/E selection process.

PSU encourages A/E teams to visit the site during this selection process. However, guided campus/ site tours are not provided at this step in the selection process but will be scheduled later with the long-listed or short-listed teams.

Participation in this A/E Team selection process is voluntary and at no cost or obligation to PSU. PSU reserves the right to waive any informality in any submissions and reject any submission or portion thereof. PSU reserves the right to modify dates as it deems necessary.

CONFIDENTIALITY AND NON-DISCLOSURE

A/E Teams may not make news releases about this project without prior approval from PSU and then only in coordination with PSU. In addition, all information, documents, and correspondence shared within the A/E selection process are to remain confidential and, as such, are not be made public in any manner. Please contact me (information below) or the Facility Project Manager Brian Hayes (bwh11@psu.edu or 814-863-4665) with any questions.

Letters of Interest
The Pennsylvania State University
Sackett Building Renovation and Additions
March 1, 2022
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Kindest Regards,

A handwritten signature in black ink, appearing to read 'GK', with a stylized flourish extending from the end.

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The Pennsylvania State University
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cc: Selection Committee