PennState
Physical Plant

Office of Physical Plant
Physical Plant Building
University Park, PA 16802-1118

DATE: July 24, 2025

SUBJECT: Construction Management at Risk – Request for Proposals (RFP)
Eisenhower Chapel Spiritual Center Renovation
University Park

PSU PROJECT No: 00-009240.00

TO: Construction Management at Risk (CM-R) Firms

The Pennsylvania State University (University) invites your firm to submit qualifications to provide Construction Management Services for the above-referenced project.

PART 1
PROJECT INFORMATION

A. **PROJECT OVERVIEW:**

The Eisenhower Chapel Spiritual Center Renovation is a large multi-faith spiritual and ethical center located in the heart of Penn State's University Park campus which promotes an environment of appreciation and respect for religious and spiritual diversity. The center provides a warm and inviting space for Penn State students to socialize, host events and enhance their spiritual journey.

Started in 1955, the original Eisenhower Chapel was a testament to the unique aspirations of housing different faiths under a single roof. A 1974 addition to the chapel led to the creation of the Frizzell room, a below grade multi-purpose space which has suffered chronically from water infiltration issues from its inception. Subsequent additions and repair projects have sought to address the water issues with no success. As a result, the Frizzell room is currently not used.

While the size of the Penn State student body continues to expand and diversify in their spiritual needs, the center is looking to solve the water infiltration issues to make this offline space usable again while expanding their programmatic capabilities with an enclosed pavilion on the Plaza above.

B. **PROJECT SCOPE / OBJECTIVES:**

The two primary goals of this project include creating an inspiring, high quality gathering space for large group programming and eliminating the water infiltration issues in the Frizzel Room. Other project considerations include establishing a prominent main entryway, enhancing site

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accessibility, refreshing the Frizzel room and transforming the Garden room into a functional connector to the central corridor.

Several existing features and conditions will be improved as part of this project. These include:

- Improving wayfinding, existing access and pathways to the entrance vestibules
- Preserving the existing Willow Oak, Sugar Magnolia and Commemorative Ginkgo Tree

A Feasibility Report for the Spiritual Center has been enclosed, for reference, with the intent of constructing the Pavillion (**Scheme 3**). This scheme incorporates the construction of an enclosed vestibule below the entrance Marquee and an enclosed event/multipurpose pavilion.

The project's design phase is currently underway with completion anticipated in the Spring 2026. DIGSAU is the architect of record for this project. Construction is scheduled to start in early August 2026. The anticipated substantial completion date for construction is September 1, 2027.

C. **PROJECT BUDGET**

A preliminary Total Project Budget (including escalation) is as follows:

Construction Cost:	$8,500,000
Soft Costs / Contingency:	$2,100,000
Total:	**$10,600,000***

*Includes cost of any required demolition, abatement, CM's staffing, fees, insurance, general requirements, general conditions, insurance/bonds, construction contingency, etc.

D. **DESIGN & CONSTRUCTION SCHEDULE**

RFP Issued: ..... July 24, 2025
RFP Submission Date..... 12:00 PM (ET), August 11, 2025
CM Interviews ..... tentatively September 11, 2025
Pre-Construction / Design..... September 2025 - May 2026
Establish GMP .....June 2026
Construction Start.....August 2026
Substantial Completion..... September 30, 2027
Final Completion ..... October 31, 2027

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PART 2
SUBMISSION INFORMATION

SUBMISSION REQUIREMENTS:

Provide the following information per the requirements detailed below:

Technical Requirements (one PDF):

A. One (1) A3 page, single sided, 11-font min. (**A**. Project Team).
B. One (1) A3 page, single sided, 11-font min. (**B.** Experience/Reference Projects).
C. One (1) A3 page, single sided, 11-font min. (**C.** Project Approach).
D. One (1) A3 page, single sided, 11-font min. (**D.** Open A3).

Email your submission, as a PDF attachment, **by 12:00 p.m. on August 11, 2025**, to my attention at jxl291@psu.edu, with a copy to Jesse Wells at jgw124@psu.edu. The University should receive one email from each firm with the following file name and subject line:

- File Name: PSU Eisenhower Tech Req - [*your firm's name*].
    - Include a monthly schedule/staffing bar chart indicating projected hours for each proposed staff member, along with a total, for both Pre-construction and Construction services for the project.

Here is a summary of the information requested for each A3. We encourage you to be as concise as possible without sacrificing accuracy and completeness.

A. Project Team

1. Identify the specific construction management personnel and any sub-consultants proposed for all phases of this project. By submission of this proposal, your firm commits to the Owner that the proposed team members will be those who will be assigned to the project. Indicate which team members will be relocated to the region to work on this project.

2. Outline the proposed personnel's roles, describe why they have been selected for this team and how their experience aligns directly with this project. Be specific about who will be the single point of contact during design and construction (lead project manager).

3. Identify which office, or offices, of your company will be directly involved with supporting the assigned field staff for this project.

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B. Experience/Reference Projects

1. Provide a selection of projects (up to 4) that were managed by the core team members proposed for this project and further demonstrates the strength of the proposed team participants. Include the following for each project, at a minimum:

    a. Project Owner Contact Information (must be current)
    b. Total Gross SF
    c. Year Completed (recent projects only)
    d. Construction Duration:
        i. Proposed schedule
        ii. Actual schedule
    e. Project Cost:
        i. Initial budget
        ii. Final construction cost
    f. Services Provided (including the contractual delivery method)
    g. DBE (Diverse Business Enterprise) % achieved
    h. Why you chose to highlight this particular project (prefer similar scoped projects)

2. People-Project Matrix: Develop a matrix to show the participation of key individuals on the referenced projects. List team member roles on each project.

C. Project Approach

1. As a CM-R on this project, highlight your specific approach to the following:

    a. Design / Pre-construction Phase
        i. Outline your specific tasks/approach for pre-construction phase activities.
        ii. With reference to the project scope, what will be the most challenging project requirements to meet and what are possible solutions?

    b. Construction Phase
        i. Identify how your team will manage the cost and schedule during construction.
        ii. Expand on your specific approach to QA/QC related to plumbing and restroom facilities.
        iii. Identify how your team will manage and coordinate phasing to create construction zones within the building and project site to minimize impacts to the University's operations and building residents.
        iv. Detail your experience with work around heavy pedestrian traffic and highly constrained sites.

2. Outline how your team will coordinate site access and construction activities to minimize impacts to the site and adjacent occupied building areas.

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D. **Open A3** – Elaborate, in anyway you deem appropriate, on why your firm is the right choice for this project?

SITE ACCESS: No formal site visits will be accommodated at this time but you are able to tour the exterior of the building and grounds. Tours may be provided, to short-listed firms, prior to interviews.

CONFIDENTIALITY/NEWS RELEASES: News releases pertaining to this project will not be made without prior approval by the University, and then only in coordination with the University. Additionally, the contents of this correspondence are to remain confidential and are not to be made public.

Included is the link to our Form of Agreement 1-CM-GMP, along with the related General Conditions:

Review this Agreement and related General Conditions 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-CM-GMP (v. 10/2023) and the related General Conditions (v. 10/2023).

The University reserves the right to waive any informality in any or all proposals, and to reject or accept any proposal or portion thereof. The University's intent is to identify the firm that provides the best overall fit with the perceived need. **Additionally, the above dates are target dates established by the University. The University reserves the right to modify the dates as/if it deems necessary**.

If you have any questions regarding this RFP please contact me via email. The short list of firms for interviews will be selected by **August 25, 2025.** Interviews are planned for Thursday, **September 11, 2025** with the final selection being made shortly after.

Sincerely,

Jason Little

PSU Facilities Contract Specialist

cc: J. Bechtel; D. Leonard; T. Webber; CM Selection Committee

Enclosure: DIGSAU Feasibility Report – Pasquerilla Spiritual Center

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Enclosure

DIGSAU Feasibility Report - Pasquerilla Spiritual Center

PennState
University Park

December 4th, 2024

The Pennsylvania State University, University Park

Feasibility Report

Pasquerilla Spiritual Center

University Park, PA 16802

Penn State Project No. 0009240.00

DIGSAU

Penn State Project No. 0009240.00

Submitted to:
Derek Leonard
Project Manager - Design & Construction
The Pennsylvania State University
Physical Plant Building
101 F Physical Plant Building
University Park, PA 16802

Submitted by:
DIGSAU
340 North 12th Street
Suite 421
Philadelphia, PA 19107
jgoldstein@digsau.com
215-627-0808

PENN STATE UNIVERSITY

Office of Physical Plant
Steve Watson, Director of Planning, Design & Properties
Julie Hedgeland, Senior Architect Planning, Design & Properties
Derek Leonard, Project Manager, Design & Construction

Student Affairs
Mary Edgington, Senior Director HUB-Robeson Center

Pasquerilla Center for Spiritual & Ethical Development
Bob Smith, Director
Rachel Galloway, Assistant Director
Stephanie Mullen, Financial Assistant

ARCHITECT

DIGSAU
Jeff Goldstein, Principal
Aaron Jezzi, Associate
Chuck Nawoj, Project Architect

STRUCTURAL ENGINEER

KEAST & HOOD
John Davis, Partner
Allison Lukachik, Associate

CIVIL ENGINEER

Herbert, Rowland & Grubic, Inc.
Mark Saville, Senior Project Manager

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

Barton Associates, Inc.
Roger Thies, Senior Vice President

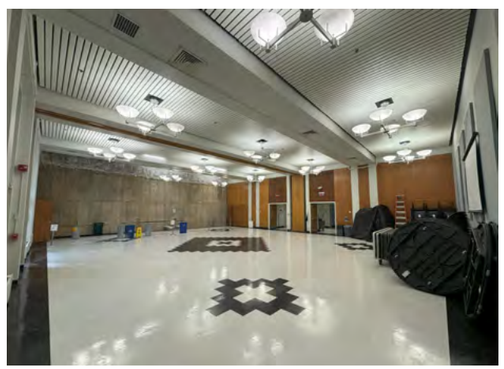
COST ESTIMATOR

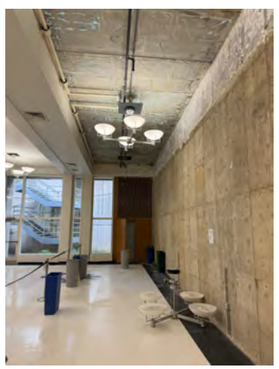
International Consultants, Inc
Michael Funk, President
Lou Johnson, Cost Estimator

DIGSAU

I. Concept Design Solution

Executive Summary





Project Overview

The Pasquerilla Spiritual Center is a large multi-faith spiritual and ethical center located in the heart of the Penn State's University Park campus which promotes an environment of appreciation and respect for religious and spiritual diversity. The center provides a warm and inviting space for Penn State students to socialize, host events, and enhance their spiritual journey.

Started in 1955, the original Eisenhower Chapel was a testament to the unique aspiration of housing different faiths under a single roof. A 1974 addition to the chapel led to the creation of the Frizzell Room, a below grade multi-purpose space which has suffered chronically from water infiltration issues from its inception. Subsequent additions and repair projects have sought to address the water issues to no avail. As a result, the Frizzel room is currently not able to be used. While the size of the Penn State student body continues to expand and diversify in their spiritual needs, the center is looking to solve the water infiltration issues to make this offline space usable again while also exploring opportunities for expanding their programmatic capabilities with an intervention on the Plaza above.

This feasibility study proposes an initial solution for fixing these water infiltration issues on the site and then further proposes improvements to the site pathways, landscaping, entrances, and plaza through a series of strategic interventions. In each subsequent scheme, the initial scope is included while the size and complexity of the intervention on the Plaza increases with the goal of providing options for the center to enhance its presence on the campus and expand its programming flexibility.

Project Goals

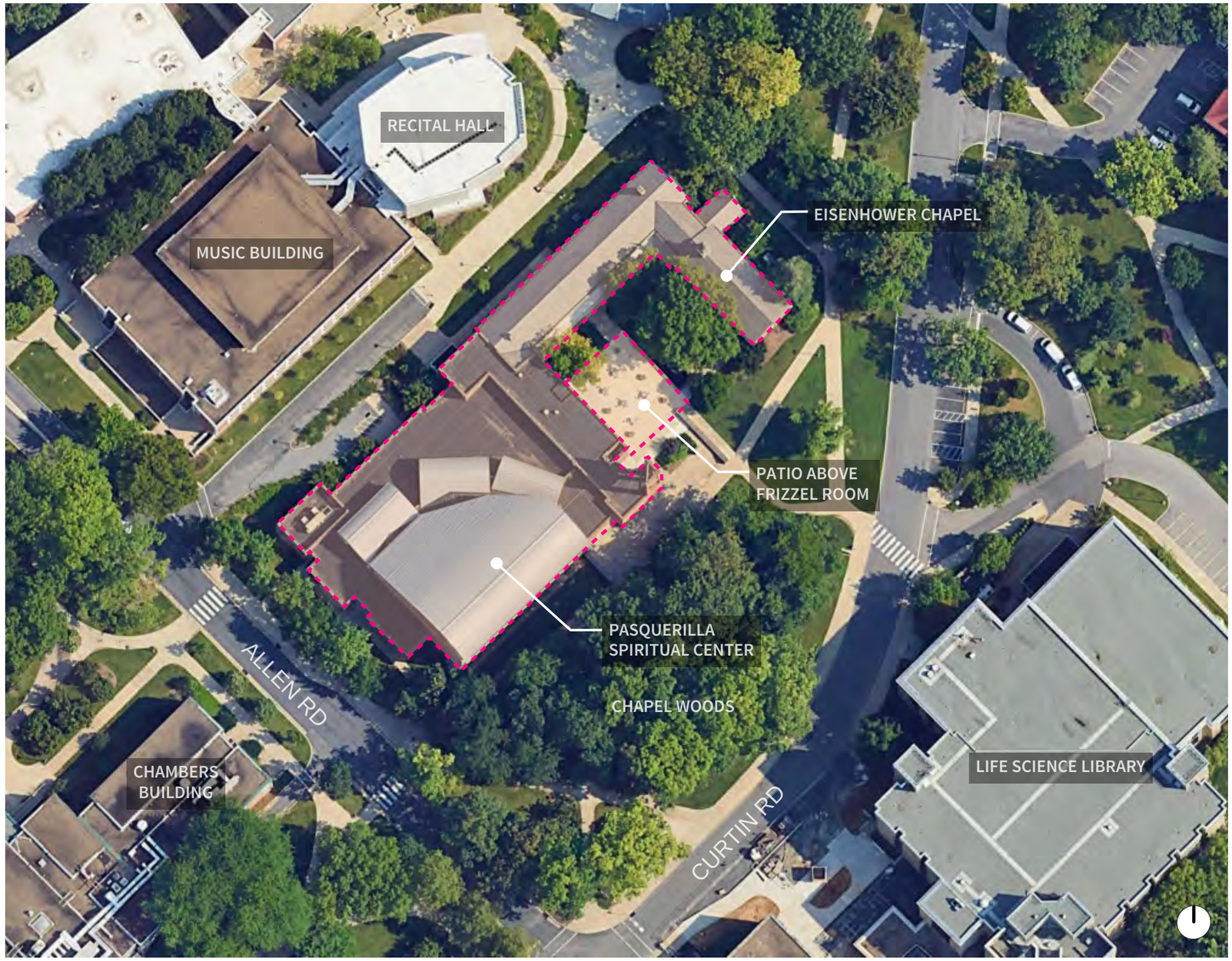
WATER INFILTRATION
Identify and describe three approaches to resolve long-standing water infiltration issues that have compromised the use of the Frizzel Room.

PROGRAM VALIDATION
Demonstrate the case for the need of new assembly spaces to supplement existing spaces.

FACILITY IMPROVEMENTS
Improve circulation, accessibility, and sense of inclusiveness.

PLACE, SPIRITUALITY, AESTHETICS
Demonstrate a vision for recommendations compatible with the language/style of the existing facility.

Location & Project Site



Location

425 Allen Road
University Park, PA 16802

The Pasquerilla Spiritual Center is located near the intersection of Curtin Road and Allen Road within State College Borough. The patio above the Frizzel Room is located within a three sided courtyard between the 1955 Eisenhower Chapel towards the northeast and the 2002 Pasquerilla Center building towards the southwest. To the southeast lies the Chapel Woods.

Property Information

State College Borough
Centre County, Pennsylvania
Zoning District: University Planned District

Parking

There are no project specific parking requirements from College Township. Parking for the entire University is reviewed yearly by the Township and the University manages parking on an as needed basis.

Existing Site Plan

Existing Site

The site plan of the existing Pasquerilla Spiritual Center identifies a number of existing features and conditions that the concept design proposes to improve and remediate.

1. The existing construction of the Plaza area above the the Frizzel room has contributed to a long history of water infiltration issues and is proposed to be removed and replaced with a new waterproofing system and Plaza paver system.

2. The existing sunk courtyard and stair, which provides a code required egress path from the Frizzell room, shows signs of staining, spalling, rusting, and other deterioration resulting from years of exposure to site drainage and water issues.

3. The existing monumental stair providing access from the North and East sides of the building is oversized and unclear in its orientation to key entrance locations.

4. The existing entrance vestibules on either side of the tower are obscured as one approaches the building either because of the foliage of the Chapel Woods or the recessed locations of the entrances which are out of site of approaching pedestrians.

5. The existing access paths to the building ambiguously direct pedestrians to the entrances. The actual destinations of the existing pathways are situated in-between the entrances and present ambiguous wayfinding.

6. The existing accessible ramp directs pedestrians away from the main entrances requiring those with accessible needs to traverse separate and indirect paths.

7. The existing Willow Oak has been identified as a priority for conservation. The large Canopy projects over the existing Sunken Courtyard.

8. The existing Saucer Magnolia has been identified as a priority for conservation.

9. The existing Commemorative Ginkgo Tree has been identified as a priority for conservation.

▲ Primary Entrances

Project Strategies

Range of Solutions

The initial approach to the project begins with a baseline condition which addresses the water infiltration issues of the Plaza and repairs to the Frizzell Room below. The subsequent three schemes enhance the site and landscaping while providing a series of interventions at the Plaza including an entrance Marquee, open-air Canopy and enclosed Pavilion.

BASELINE

Plaza Replacement/Waterproofing + Frizzel Room Renovations

The Baseline scheme proposes to remove the existing Plaza construction so as to replace the waterproofing and Plaza paver system with one that remediates the existing water infiltration issues. In addition, this scheme repairs and replaces damaged finishes and assemblies at the Sunken Courtyard and at the Frizzel MultiPurpose Room below.

Const: +/-$1.4M
Soft : +/-$0.4M

Scheme 1
PLAZA

Improved Landscape, Entrance, and Marquee

Scheme 1 includes all of the improvements described in the Baseline Scheme, but also includes improvements to the building wayfinding by consolidating entrances and pathways so as to direct pedestrians more clearly and directly to a primary entrance. Improvements include the addition of a new vestibule and entrance Marquee.

Const: +/-$3M
Soft: +/-$0.8M

Scheme 2
CANOPY

Canopy

Scheme 2 includes all of the improvements described in the Baseline Scheme and Scheme 1, but also includes the construction of an open-air Canopy structure for outdoor events.

Const: +/-$4.4M
Soft: +/-$1.1M

Scheme 3
PAVILION

Pavilion

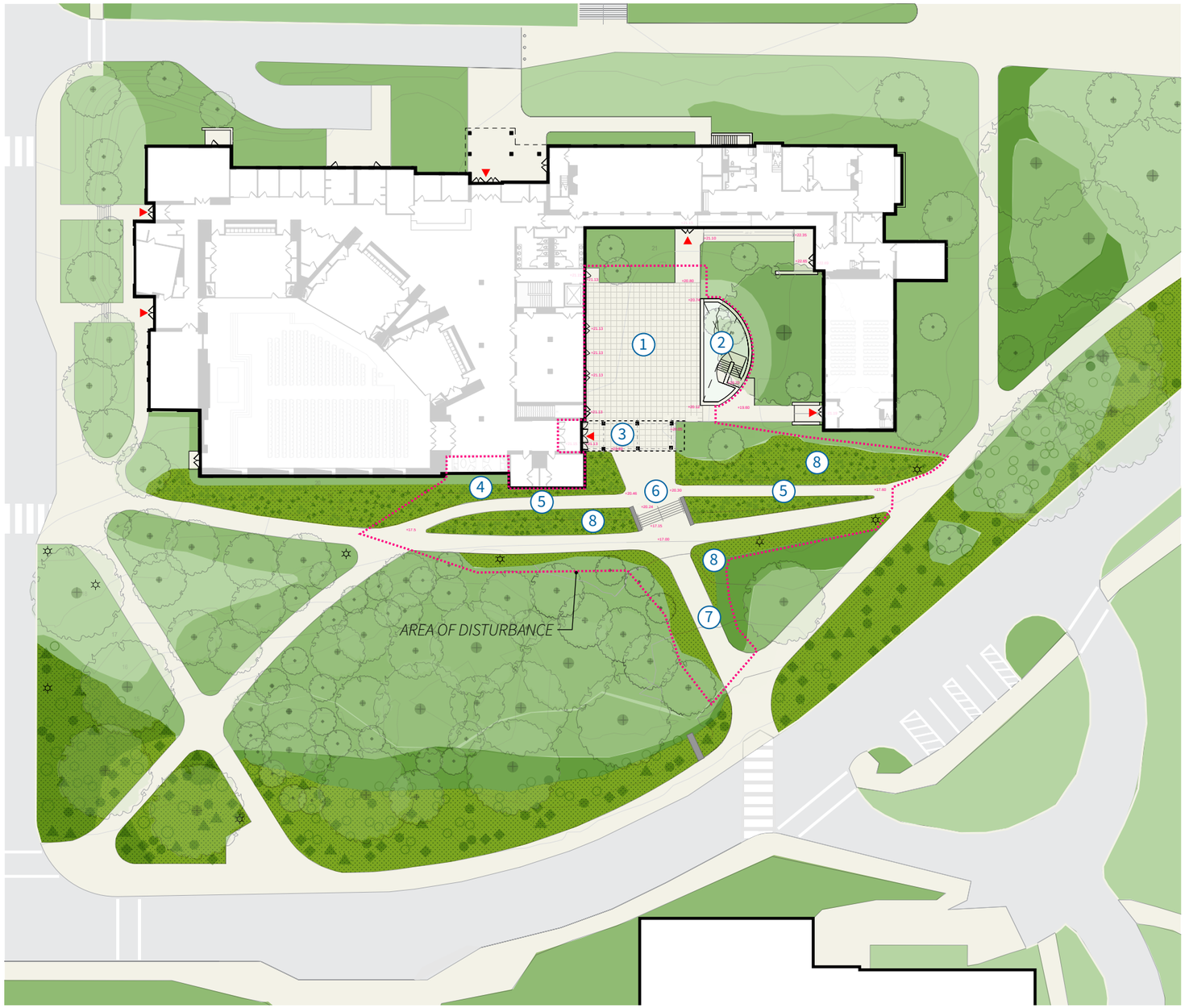
Scheme 3 includes all of the improvements described in the Baseline Scheme and Scheme 1, but also includes expanded, enclosed vestibule below the entrance Marquee and an enclosed event/multipurpose Pavilion in lieu of an open-air Canopy.

Const: +/-$8.5M
Soft : +/-$2.1M

$1.8M — **$3.8M** — **$5.5M** — **$10.6M**

Assumptions:
- Assumed construction duration from May 2026 - July 2027.
- Escalation is taken from the mid-point of construction: November 2026.
- An escalation factor of five percent (5%) per year calculated to the mid point of Construction has been added.
- All options include Frizzell Room renovations.

PLAZA



Entrance | Plaza Pavers | Matrix Plantings | Shadow Meadow Plantings | Area of Site Disturbance

SITE PLAN

Scheme 1 includes the Baseline Scope plus a number of additional site improvements.

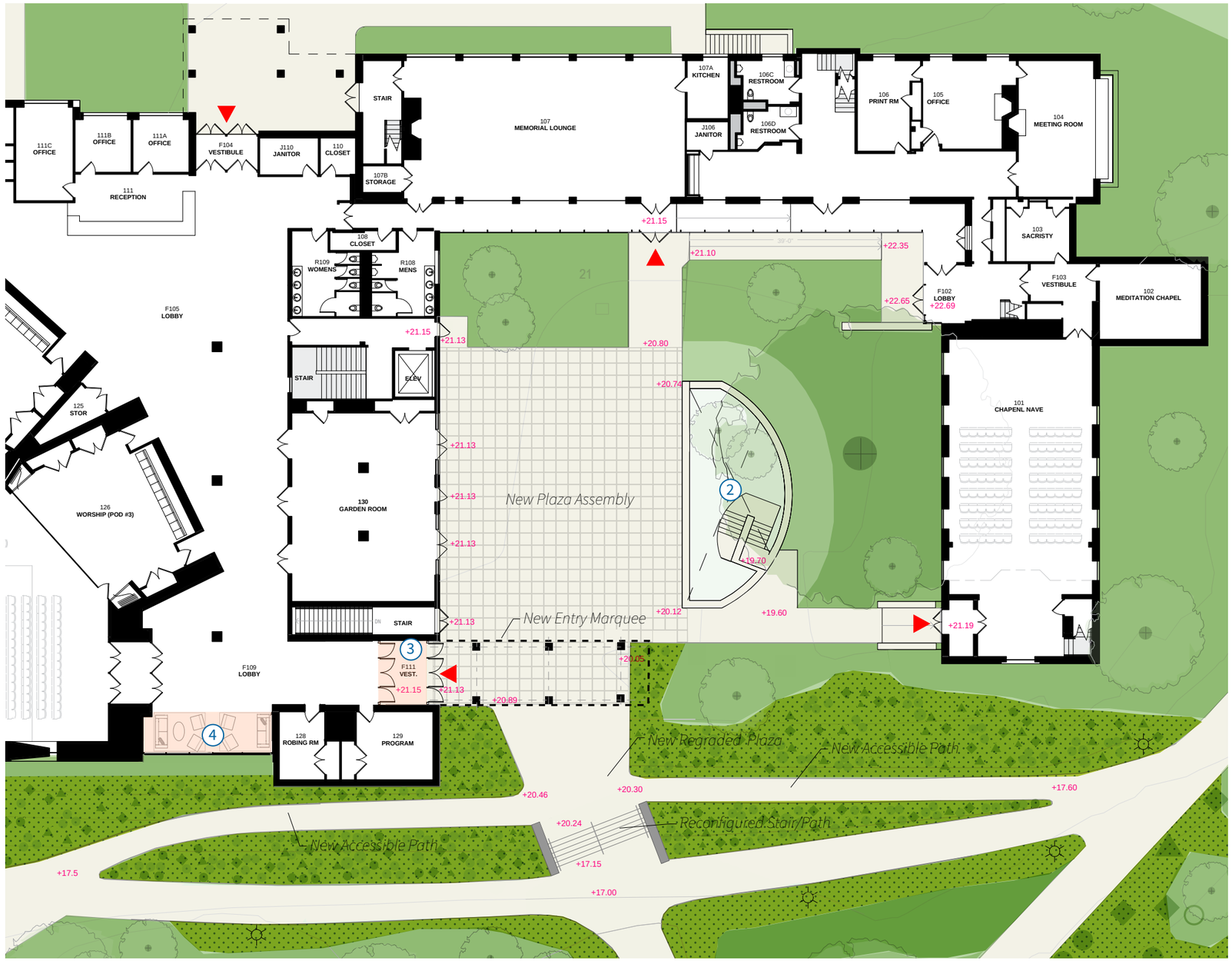
The Baseline Scope (included in all schemes) proposes to resolve and remediate the Frizzell Room water infiltration issues with the following improvements:

1. The removal of the existing roof Plaza waterproofing and paving assembly and replacement with: a) A new waterproofing and Plaza paver assembly that provides a more robust hot fluid-applied, rubberized-asphalt roofing membrane and drainage system; b) A new Plaza paver system that is more easily removable for any further future as needed remediation solutions; c) An extension of the waterproofing system down the existing vertical foundation walls to the furthest extents possible given the existing site excavation limitations; d) Installation of a subgrade french drain system around the full perimeter of the Terrace.
2. The cleaning and patching of the deteriorated and spalling concrete and the replacement of the deteriorated metal and concrete egress stair at the Sunken Courtyard.

The additional Scheme 1 site improvements include:

2. The Scheme 1 scope of work at the Sunken Courtyard also includes: a) The replacement of paving material and the inclusion of additional softscape planting areas (fern garden) and b) An “Alternate” to redirect the existing area drain to an exterior storm-piping location rather than into the building.
3. A new entry Marquee with extensive green roof to clarify the facility entry and wayfinding by focusing attention at a single consolidated entrance.
4. Removal of the redundant southern entrance vestibule and pathways.
5. Provision of new accessible sloped pathways leading towards a consolidated primary entrance. Sloped pathways intended to achieve a 1:20 or less slope so as not to require railings.
6. New concrete stair/path directing pedestrians towards the Marquee and primary entrance; Regraded Plaza directing water away from Frizzel Room foundation walls.
7. Reconfiguration of the concrete pathway approach to the facility in order to clearly direct visitors towards the primary entrance.
8. Replacement of lawn with shadow meadow and matrix plantings for improved stormwater retention; this landscaping improvement would bring this site further in alignment with Penn State’s Sustainable Landscape Implementation Plan.

PLAZA



First Floor

Entrance | Plaza Pavers | Matrix Plantings | Shadow Meadow Plantings | Interior Renovation Areas

FACILITY PLAN

Scheme 1 includes the Baseline Scope plus a number of additional facility improvements.

The Baseline Scope (included in all schemes) consists of the following facility improvements:

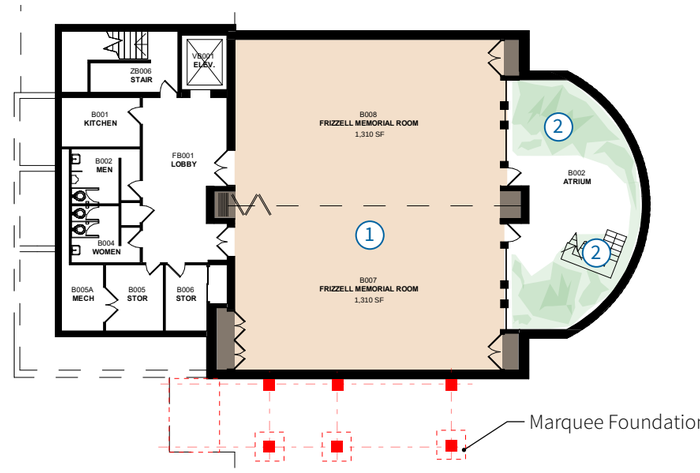
1. At the Frizzell Room, replace damaged finishes, lighting, power, and repair storefront glazing system.

2. At the Sunken Courtyard, replace the egress stair with new; Clean and patch deteriorated concrete; Create an improved softscape landscape (fern garden) for improved stormwater retention; Include an “Alternate” to redirect the existing area drain to an exterior storm-piping location rather than bringing stormwater into the building.

The additional Scheme 1 facility improvements include:

3. A new accessible entry vestibule relocated to resolve the conflict with Room 129 entry door. The new vestibule, located under cover of the Marquee, will function as the primary entrance from this side of the facility.

4. Removal of the redundant southern entrance vestibule and pathways. Replacement of the interior vestibule with a furnished lounge area adjacent to new storefront glazing.



Basement

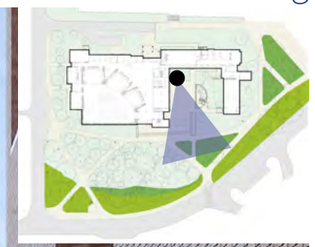
PLAZA
Rendering

View from Curtin Road looking west

VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

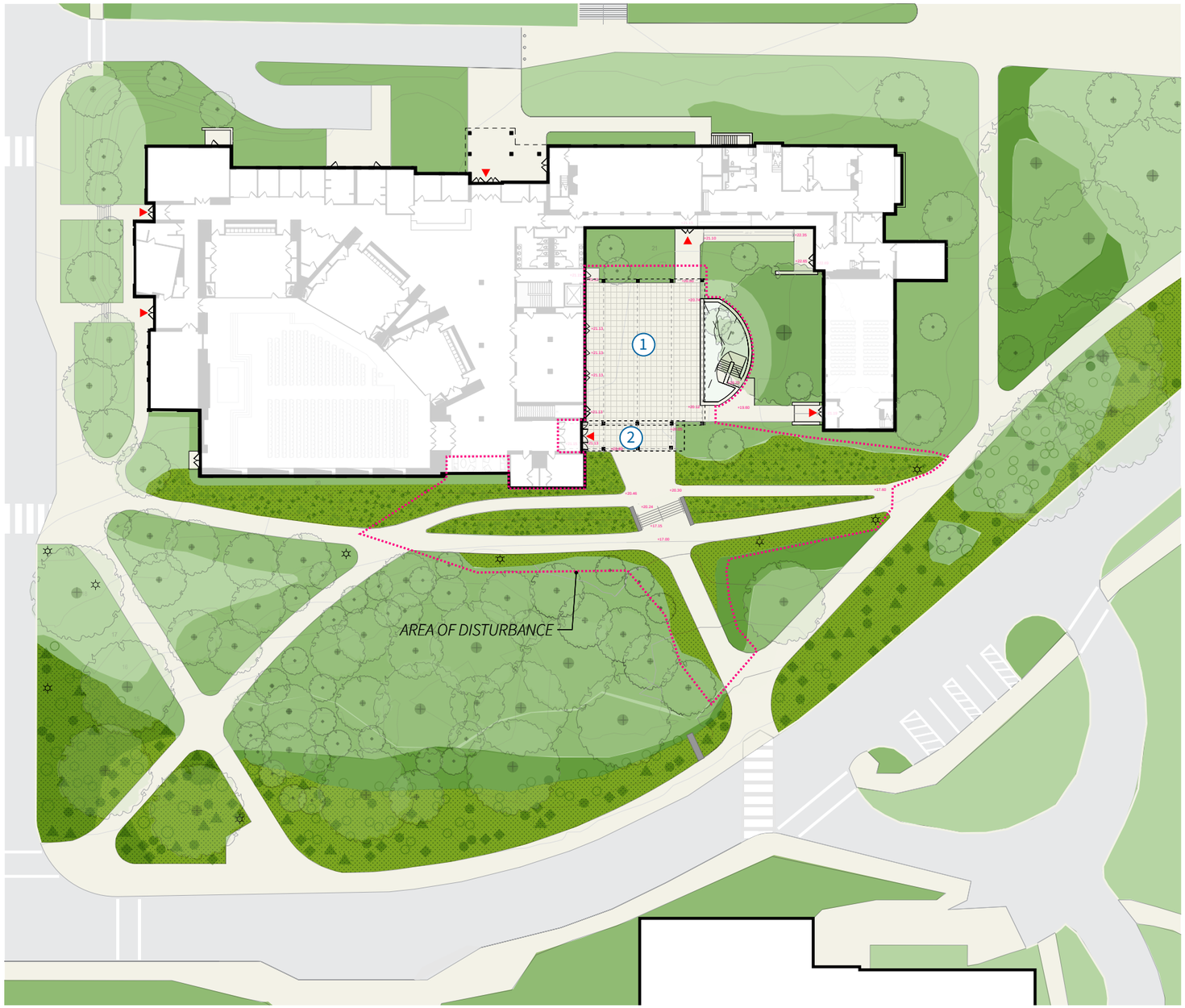
PLAZA
Rendering

View from patio looking east



VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

CANOPY



Entrance | Plaza Pavers | Matrix Plantings | Shadow Meadow Plantings | Area of Site Disturbance

SITE PLAN

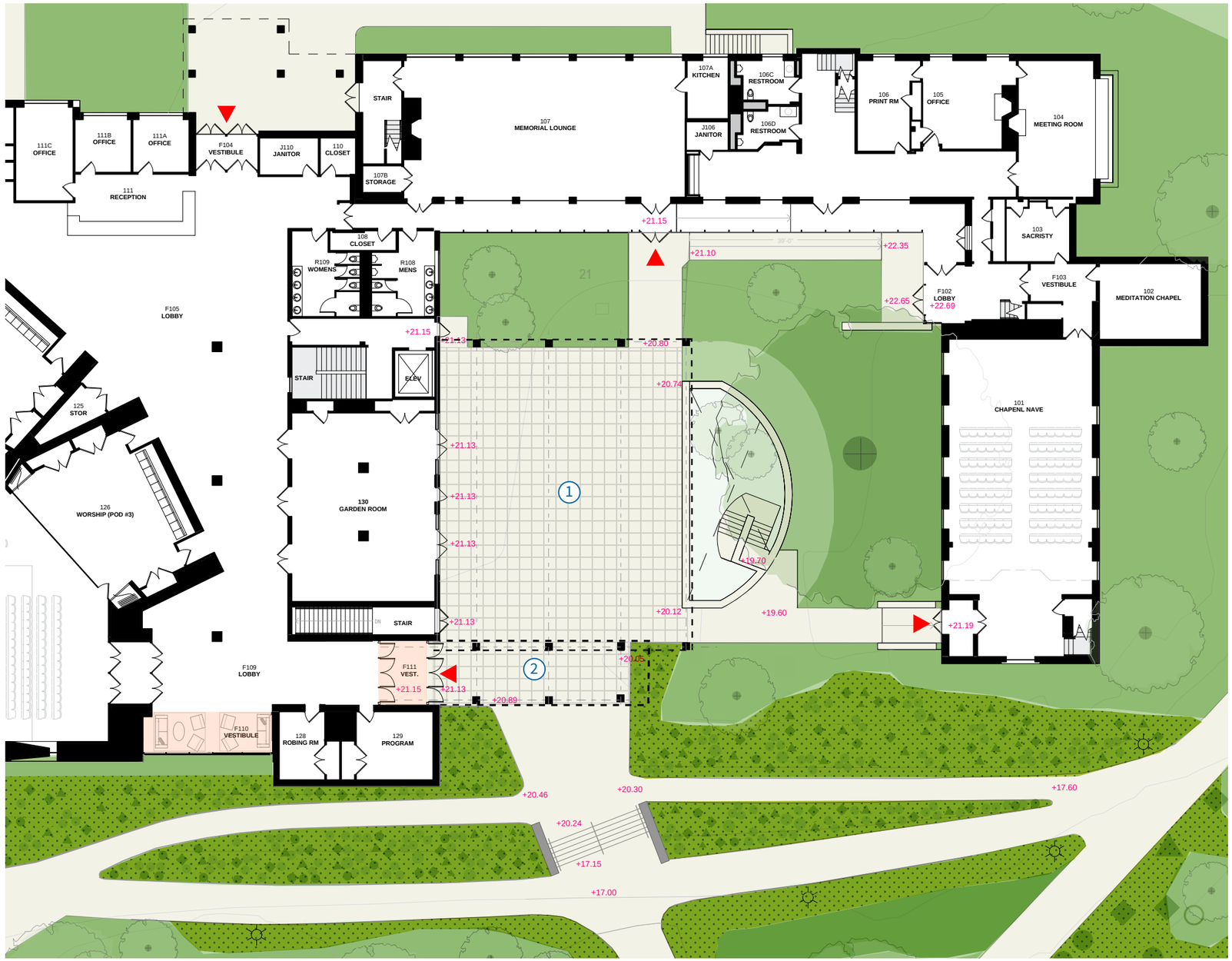
Scheme 2 includes both the Baseline Scope improvements to resolve and remediate the Frizzell Room water infiltration issues as well as the Scheme 1 improvements to the site wayfinding, landscape, and Entry Vestibule/Marquee.

The additional Scheme 2 site improvements include:

1. A new permanent open-air Canopy with articulated roof elements to cover the new Plaza area and redirect rain water to an improved stormwater system exterior to the facility. Translucent clerestory glazed elements will continue to allow natural daylighting to the Plaza area.

2. Entrance Marquee, similar to Scheme 1, however now providing a clearly marked entrance and gateway to both the Facility and the new covered outdoor event space.

CANOPY



First Floor

Entrance | Plaza Pavers | Matrix Plantings | Shadow Meadow Plantings | Interior Renovation Areas

FACILITY PLAN

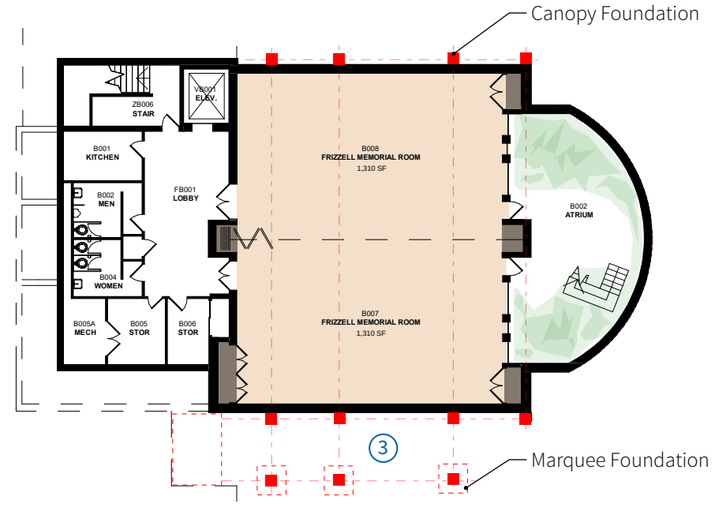
Scheme 2 includes both the Baseline Scope improvements to the Sunken Courtyard and Frizzell Room interior as well as the Scheme 1 reconfiguration and improvements to the entry vestibules.

The additional Scheme 2 facility improvements include:

1. The new open-air Canopy will provide a covered space for outdoor events. The Canopy will be outfitted with lighting, convenience power, audio-visual hookups and ceiling fans to provide a flexible and comfortable multipurpose use space with the ability to accommodate a range of event types.

2. Entrance Marquee, similar to Scheme 1.

3. The columns and foundations of both the Marquee and Canopy are to be located outside of the Frizzell Room so as not to impact the interior space.



Basement

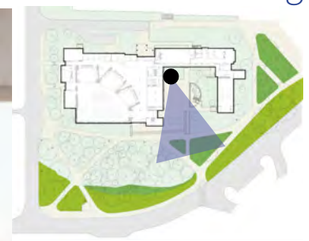
CANOPY
Rendering

View from Curtin Road looking west

VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

CANOPY
Rendering

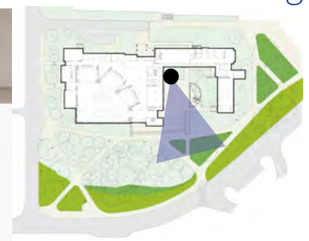
View from under open-air Canopy looking east



VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

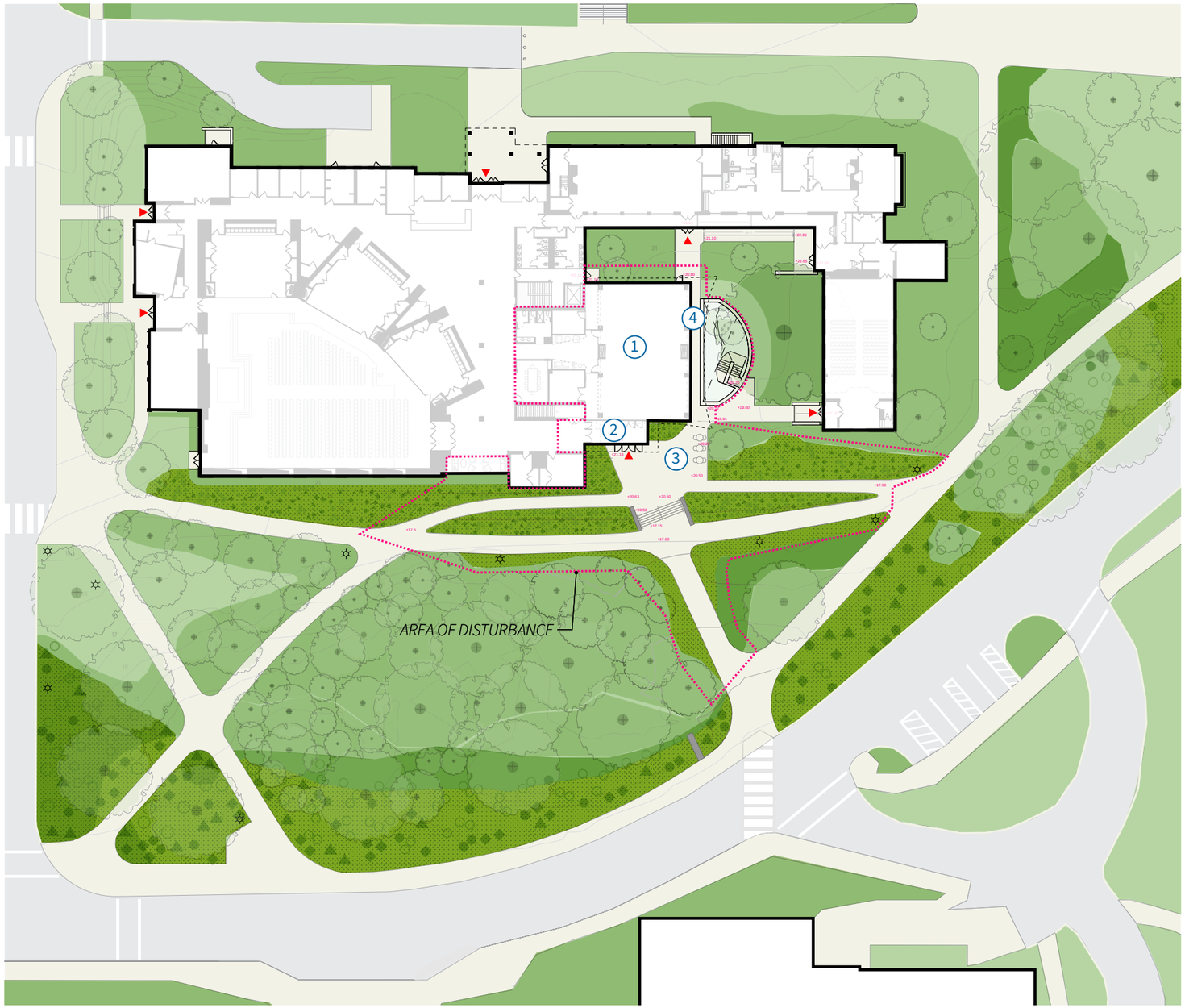
CANOPY
Rendering

View from under open-air Canopy looking east



VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

PAVILION



SITE PLAN

Scheme 3 includes both the Baseline Scope, Scheme 1, and Scheme 2 improvements.

The additional Scheme 3 site improvements include:

1. A new enclosed Pavilion (+/- 2600 sf)
2. An expanded new enclosed entry vestibule.
3. A small Plaza area with outdoor seating.
4. A exterior paved path is maintained from the Eisenhower portion of the center.

PAVILION

First Floor

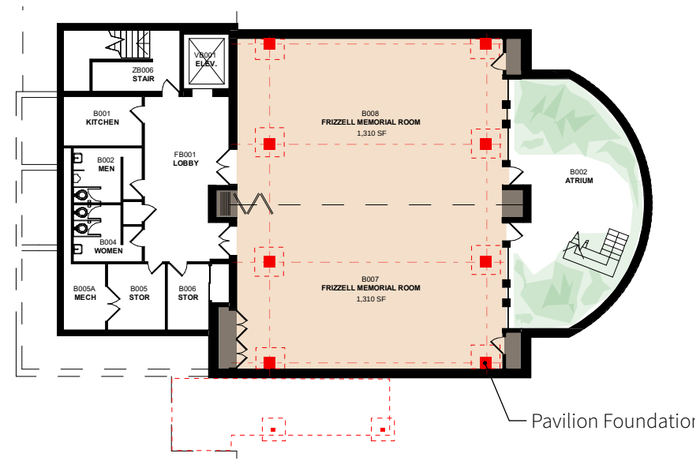
Entrance | Plaza Pavers | Matrix Plantings | Shadow Meadow Plantings | Interior Renovation Areas

FACILITY PLAN

Scheme 3 includes both the Baseline Scope, Scheme 1, and Scheme 2 improvements.

The additional Scheme 3 facility improvements include:

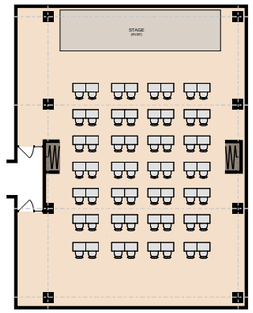
1. New enclosed Pavilion (+/- 2,600 sf)
2. Enclosed entrance vestibule providing direct access to both the new Pavilion and to the main Facility.
3. A new meeting room (+/- 250 sf)
4. (2) new storage rooms (+/- 210 sf and 130 sf)
5. Entrance corridor to Pavilion with lobby seating.
6. New gender-neutral single user Restrooms (incld. three water-closets and two lavatories)
7. Operable room divider.
8. A perforated scrim cladding is proposed at the Pavilion to maintain views to the surrounding gardens while also providing appropriate shading and creating an interior environment with dappled lighting effects. The curved profile of the scrim enclosure is shaped to respect the extents of the large Canopy of the adjacent historic Willow Oak tree.
9. Replace the glazed curtainwall at the Frizzell Room.
10. Pavilion column locations are threaded down through the interior of the Frizzell Room.



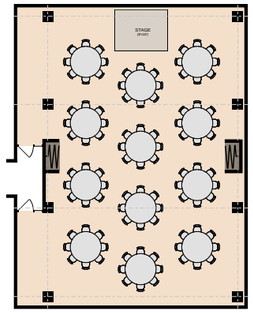
Basement

Undivided Configurations

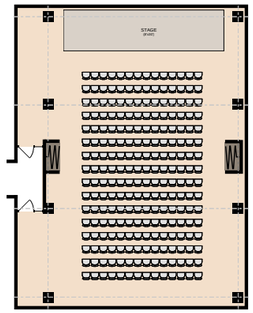
SCENARIO 1A SEMINAR W/ DESKS
56 DESKS



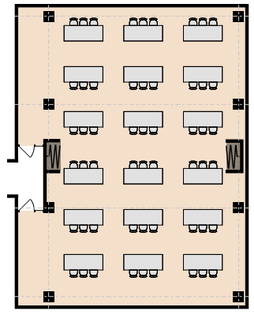
SCENARIO 2A SMALL BANQUET 72" ROUND TABLES
12 TABLES / 8 PER TABLE / 96 PEOPLE



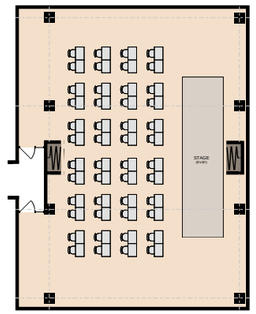
SCENARIO 3A LECTURE
17 ROWS / 14 SEATS PER ROW / 238 SEATS



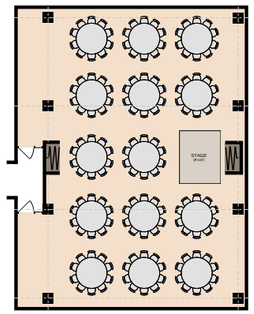
OPTION 4 WORKSHOP
18 TABLES



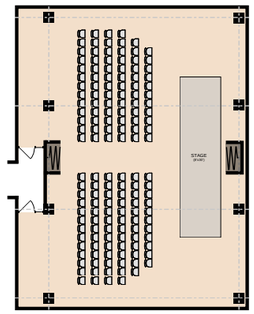
SCENARIO 1B SEMINAR W/ DESKS
48 DESKS



SCENARIO 2B BANQUET W/ 72" ROUND TABLES
14 TABLES / 10 PER TABLE / 140 PERSONS

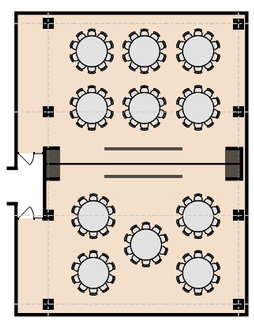


SCENARIO 3B LECTURE
6 ROWS / 11-13 SEATS PER ROW / 150 SEATS

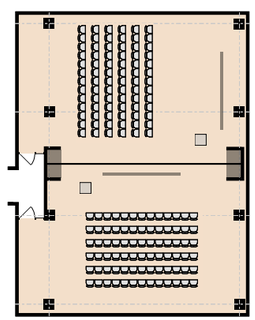


Divided Configurations

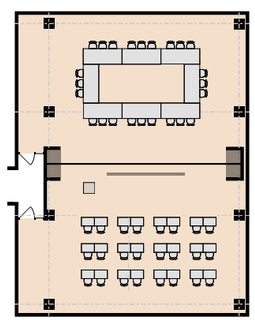
SCENARIO 6A
BANQUET W/ 72" ROUND TABLES
6 TABLES / 10 PER TABLE / 60 PERSONS PER SPACE



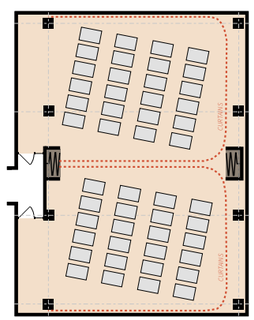
SCENARIO 7
LECTURE w/ 78 SEATS



SCENARIO 8
CONFERENCE w/ 24 SEATS



SCENARIO 9
MUSLIM PRAYER w/ 48 WORSHIPERS



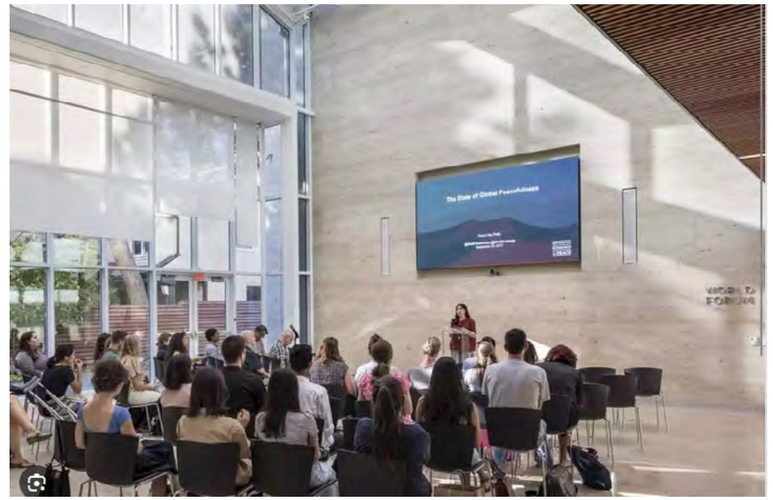
SCENARIO 6B
BANQUET W/ 72" ROUND TABLES
5 TABLES / 10 PER TABLE / 50 PERSONS PER SPACE

SCENARIO 9
SEMINAR w/ 24 DESKS

Multipurpose Gathering Space Use Needs

The Pavilion footprint (approx. 2600 GSF) matches the size of the Frizzel Room below. This size of the space allows for a range of furniture configurations and uses. Assuming the inclusion of a motorized room divider further increases the potential flexibility and utilization of the space.

The diagrams to the left illustrate a number of configurations and uses in both an undivided and divided scenario. Uses range from lecture or performance events with chair seating, banquet event style seating with tables and chairs, workshops, conference meeting, classrooms, and prayer.



PAVILION
Rendering

View from Curtin Road looking west

VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

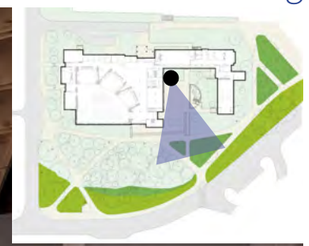
PAVILION
Rendering

View from inside Pavilion looking east

VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

PAVILION
Rendering

View from inside Pavilion looking east



VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

PAVILION
Rendering

View from inside Pavilion looking east

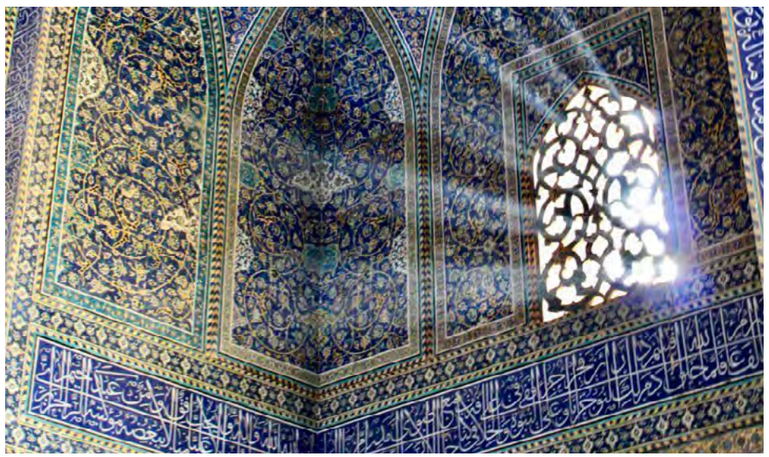
VISUALIZATIONS REPRESENT PRELIMINARY CONCEPTUAL DESIGN ONLY

Ornament: Pattern and Meaning

Architectural ornamentation forms the backdrops to many spiritual traditions and the spaces they adorn. There is a long history to the use of ornamentation as a language embodying sacred geometry and disclosing significance in the dialogue between material and its form.

Light: Spirit, Ephemerality

The affective use of light to evoke a sense of spirituality and wonder has the power to transform the ordinary into the sacred. Shifting and ephermal, it reminds us of the transient beauty of each moment and reveals our world as a fleeting canvas of possibilities.

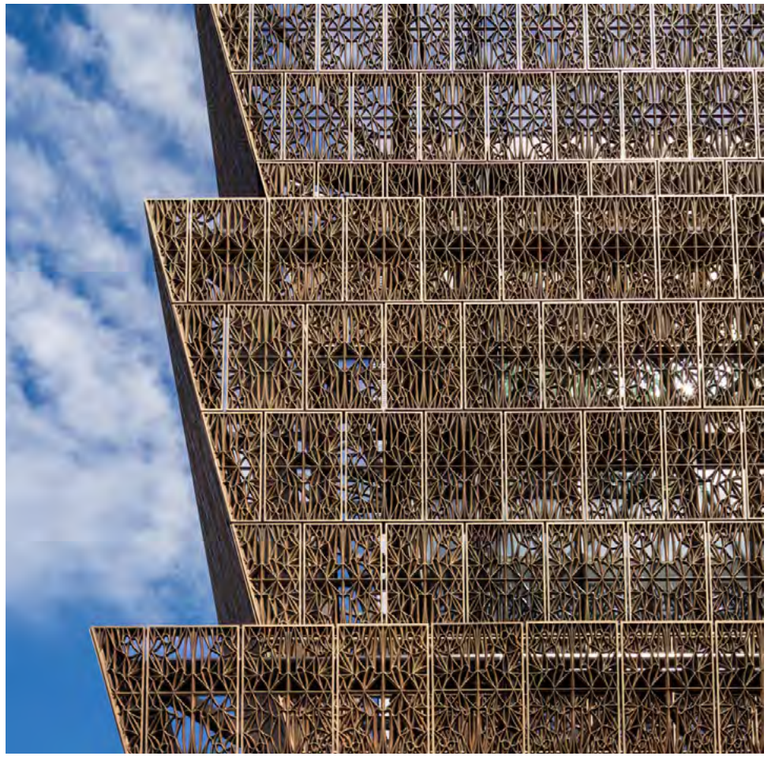


Textiles: Softness, Protection, Fluidity

Draping, covering, and embracing, textiles are used throughout many spiritual traditions- offering identity, protection and warmth like a sanctuary that shelters and soothes. In their tactile presence, textiles weave a spiritual language where form and texture invite reflection and ritual.

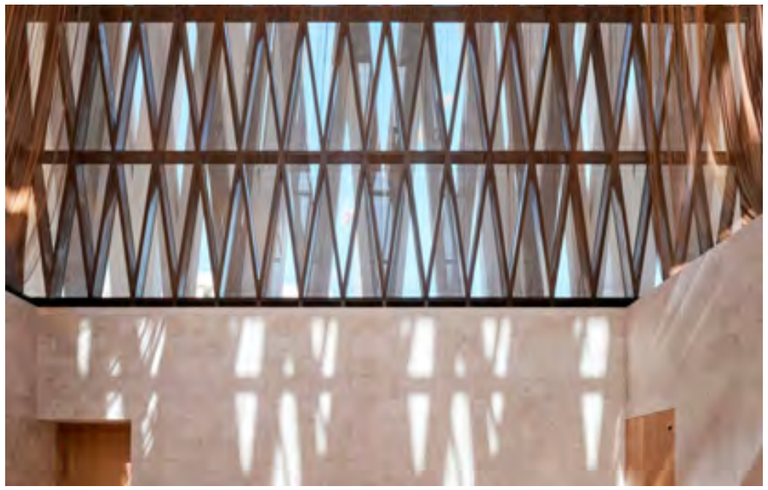
Softness in Architecture

The inversions of solid and void through the use of patterned and perforated screens and scrims can be used to soften architectural elements. Where the play of light seeps through, harsh lines dissolve into gentle patterns and solid forms shift inversel y to volumetric ones evoking a depth that invites the outside world to gaze inwards.



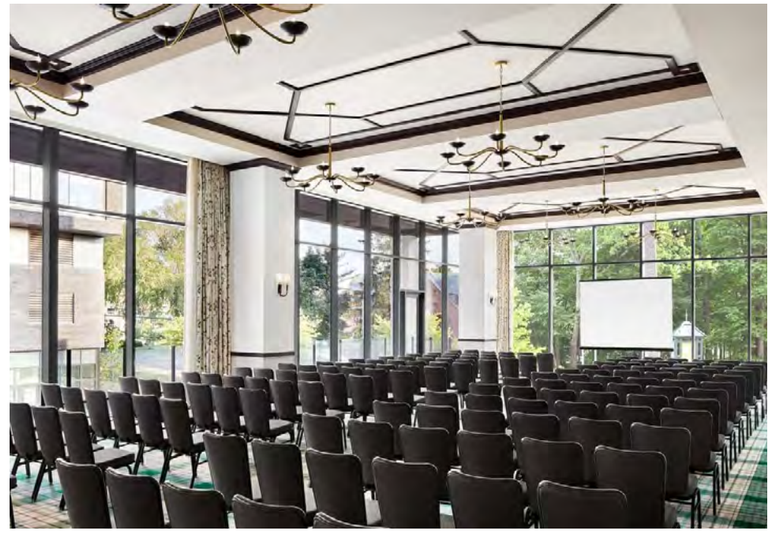
Filtered Light

In its delicate interplay of shadow and glow, filtered light through fabrics, scrims and screens can evoke a sense of spirituality as it transforms the ordinary into the ethereal. The fluid metamorphic impression of light dappled on otherwise solid and fixed architectural materials guide one towards reflections upon impermanence.

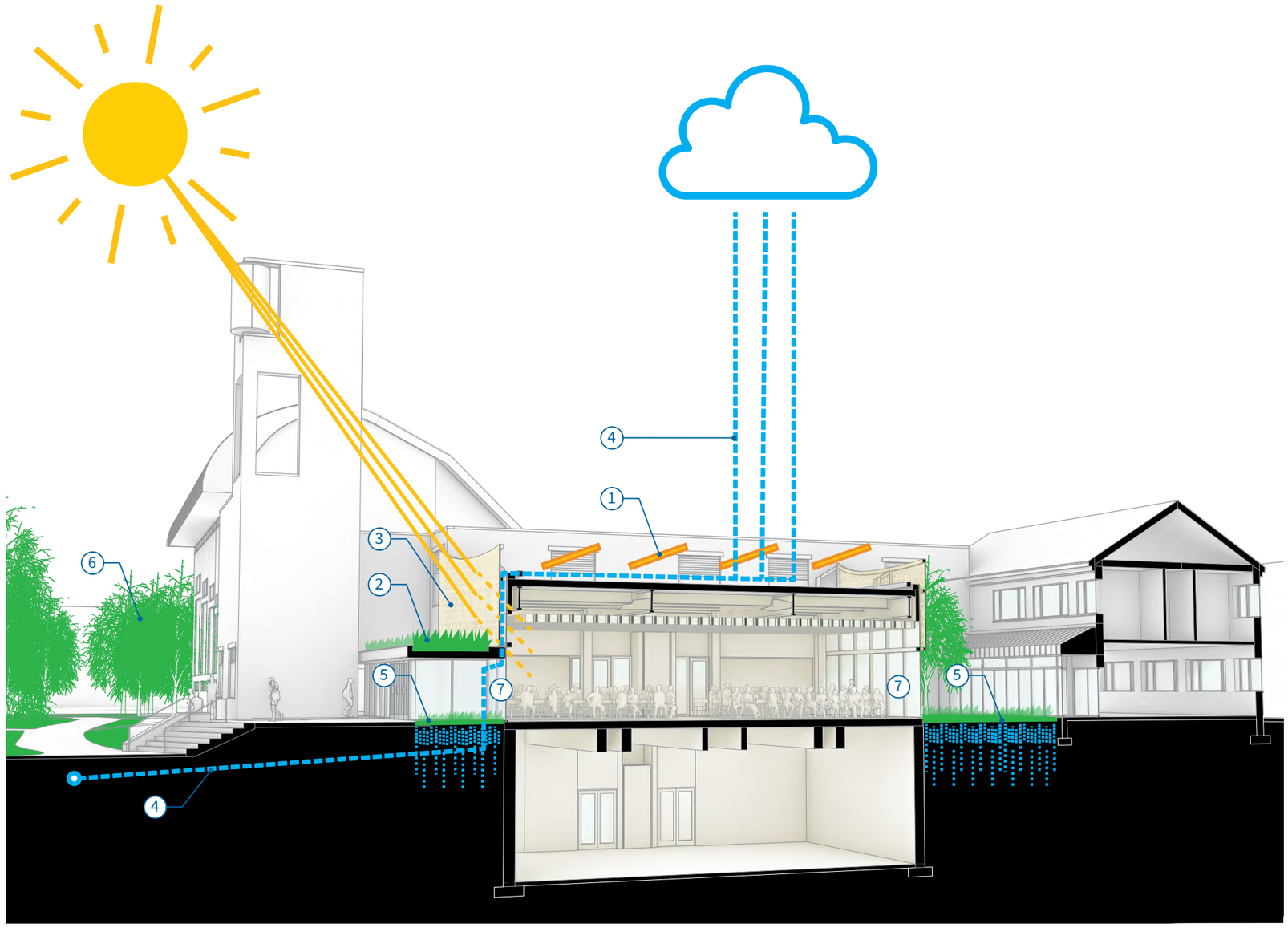


Views of Natural Landscapes

Views to exterior green spaces promote mental health and a sense of well-being. The use of large glazed openings directed to lushly planted gardens and woods can provide calming and meditative interior ambiences.



Sustainable Strategies



Sustainable Strategies

The following strategies focused on well-being, energy, and rainwater management have been considered and should be further explored as the project is developed:

1. Photovoltaic Array

2. Intensive Green Roof
   - Planting beds located at vestibule roof
   - Supports stormwater retention by retaining the typical 1” downpour
   - Minimizes heat-island effect
   - Fosters biodiversity and habitat creation

3. Solar Shading
   - Perforated scrim provides shade while allowing for ample views to the exterior

4. Rainwater Redirection
   - Capture rainwater on the roof of the Pavilion and redirect to stormwater system
   - Current building stormwater enters the building and combines with sanitary
   - Separating stormwater from sanitary improves code compliance and reduces the stormwater burden on water treatment plants

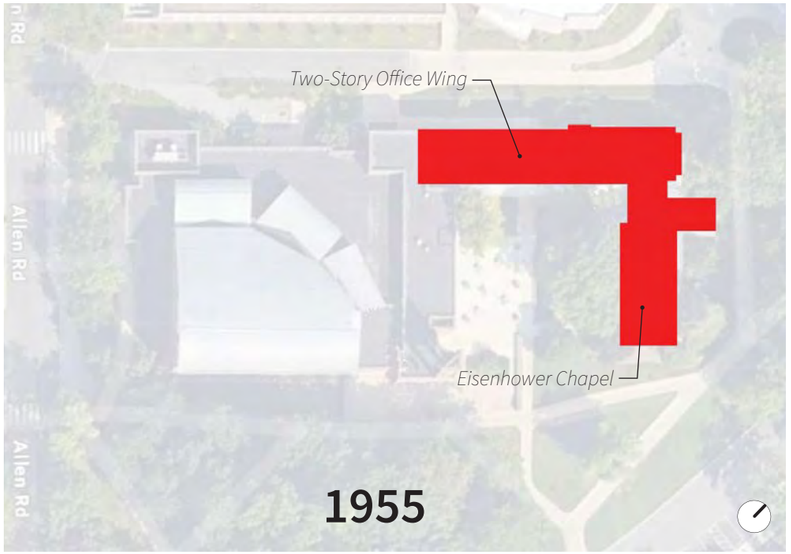
5. Native Shadow Meadow and Matrix Plantings
   - Replaces and reduces the amount of lawn
   - Improves rainwater infiltration and retention on site
   - Fosters biodiversity and habitat creation

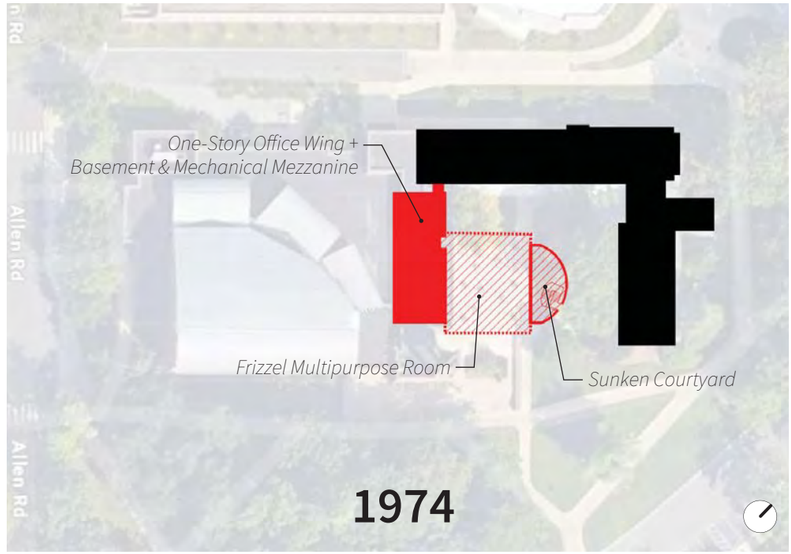
6. Heritage Tree Protection
   - Maintain and support the health of surrounding heritage trees
   - Pavilion footprint and scrim shaped to avoid root and dripline of select heritage trees

7. Quality Views to Natural Spaces
   - Ample glazing provides direct line of sight to intensively planted outdoor spaces
   - Acid etching on glazing and perforated scrim provides improved bird safety

II. Existing Site & Facility Assessment

Existing Site Assessment





Above-Grade Construction
(at timeframe indicated)

Below-Grade Construction
(at timeframe indicated)

Site and Facility Development History

The existing site and facility was developed over the course of seventy years and involved connecting multiple phases of construction, including construction at subgrade locations. This complex construction phasing sequence has very likely contributed to the history of water infiltration issues.

1955

The original facility consisting of the Eisenhower Chapel and the two-story office wing designed by Harbeson, Houch, Livingston & Larson Architects was constructed.

1974

A southern wing was added (also designed by Harbeson, Houch, Livingston & Larson Architects) consisting of the following structures: a one-story above grade structure for offices; a basement space including bathrooms and a mechanical mezzanine directly below the above grade structure; the Frizzel Multipurpose Room below a new Plaza area; and the adjacent Sunken Courtyard.

2002

The above grade portion of the 1974 southern wing addition was demolished and the remaining sub-grade portions (basement, mechanical mezzanine, Frizzel Multipurpose Room, and Sunken Courtyard) were maintained. The Pasquerilla Spiritual Center building designed by Kruhly + Associates signifcantly added to the size and programming of the facility. The addition stiched together the new above-grade construction with the existing sub-grade building portions. There has been a history of water infiltration issues at the Frizzel Room ever since.

2009

PSU's Office of the Physical Plant (OPP) initiated and developed a plan to remediate the water infiltration issues by removing the 2002 Plaza construction and replacing it with a new Plaza assembly, waterproofing, and cavity drainage system.

2021

Recognizing that the 2009 remediation efforts did not resolve the ongoing water infiltration issues, PSU engaged Wiss, Janney, Elstner Associates to develop a new remediation plan. That plan was partly implemented from 2021 through 2023. However, upon reconizing that significant water infiltration issues were migrating to new locations, this plan concluded with the acknowledgement that a more substantial and wholistic approach would likely need to be considered.

Existing Site Assessment

Existing Conditions

Approach from the northeast just off Curtin Road

Approach from the east walk to one of the primary entrances at the northeast corner

Approach from the northeast leading to the other primary entrance at the northeast corner

View of patio looking north at the memorial room connector hallway entrance

View of patio looking southwest toward Curtin Road.

View looking south toward the entrance to the Garden Room and main east entrance

Existing Site Assessment

Existing Conditions

Top of the Sunken Courtyard coping and guardrail

Looking down into the Sunken Courtyard with the egress stair in the foreground

Looking down into the Sunken Courtyard foundation walls and drainage scuppers

View from Frizzell looking out at the egress stair

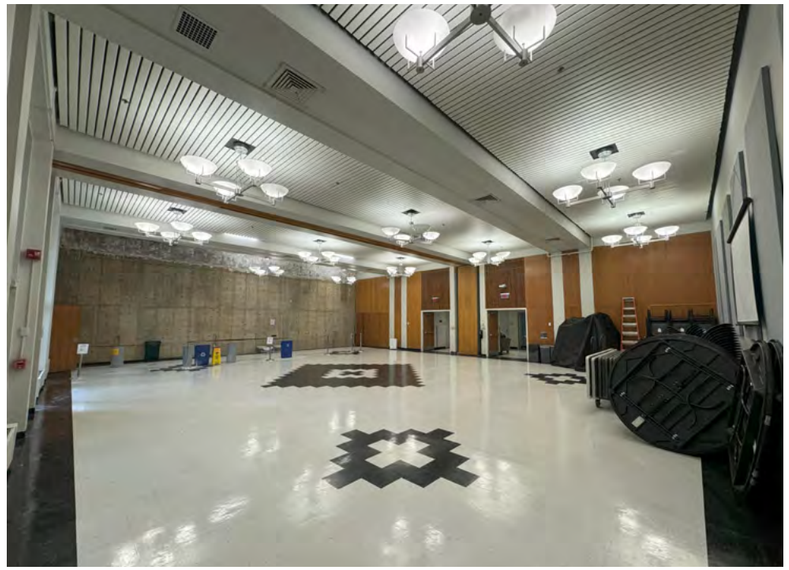
Looking at the trunk of the willow oak specimen tree

Edge of the Sunken Courtyard and Canopy of willow oak

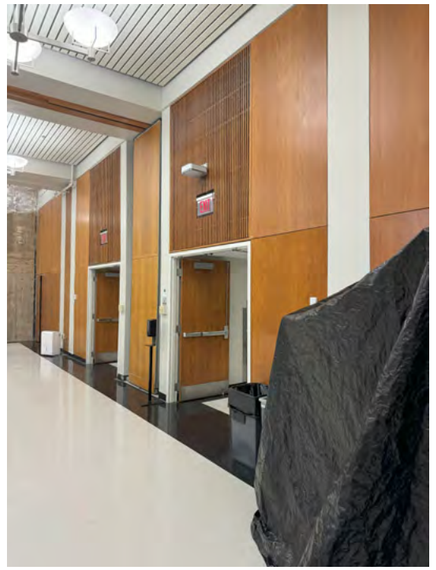
View looking north the entirety of the willow oak and Sunken Courtyard in foreground

Existing Facility Assessment

Existing Conditions

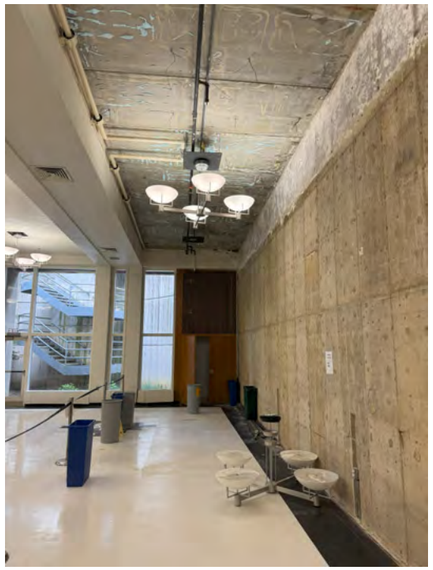


Frizzell Room existing VCT flooring



Frizzell Room exit doors and millwork

Frizzell Room looking at Sunken Courtyard in background through glazed openings



Frizzell Room water damaged ceiling bay

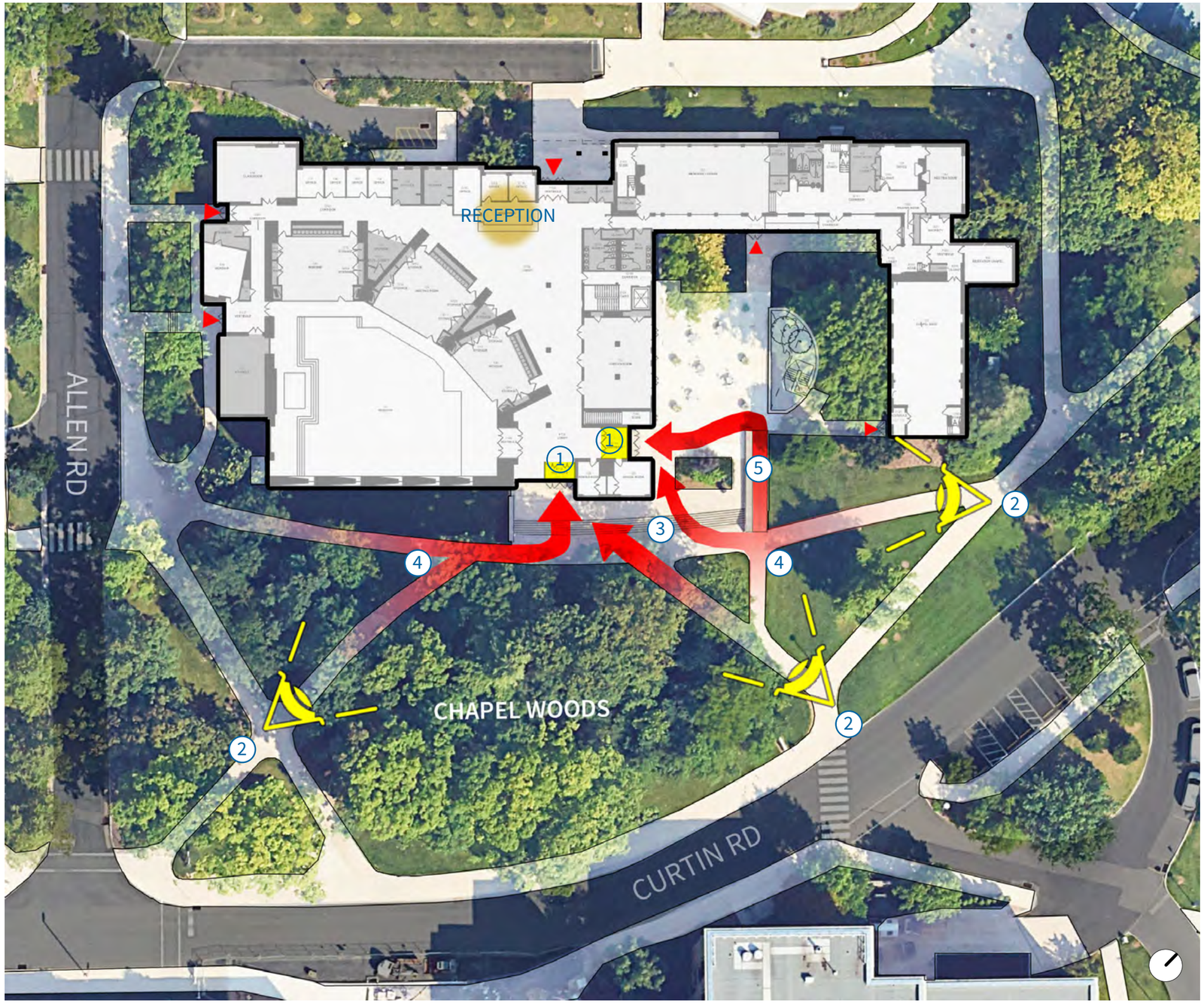
Pasquerilla Center reception area and lobby seating

Hallway outside of the Garden Room (looking west)

Garden Room

Exterior open air mechanical stair

Existing Site Assessment



Site Access, Circulation, and Entry Visibility

The building is accessed via multiple entrances from many different sides of the site. As a porous building with many access points, the centrally located Reception Desk provides an important touch point for information, visibility, and security. Access from the northeast corner of the facility is primarily via two vestibules flanking either side of the buildings tall tower structure.

1. The two entry vestibules at the northeast corner are located very close to each other. Both are at recessed locations and are not clearly visible from the primary approaches.

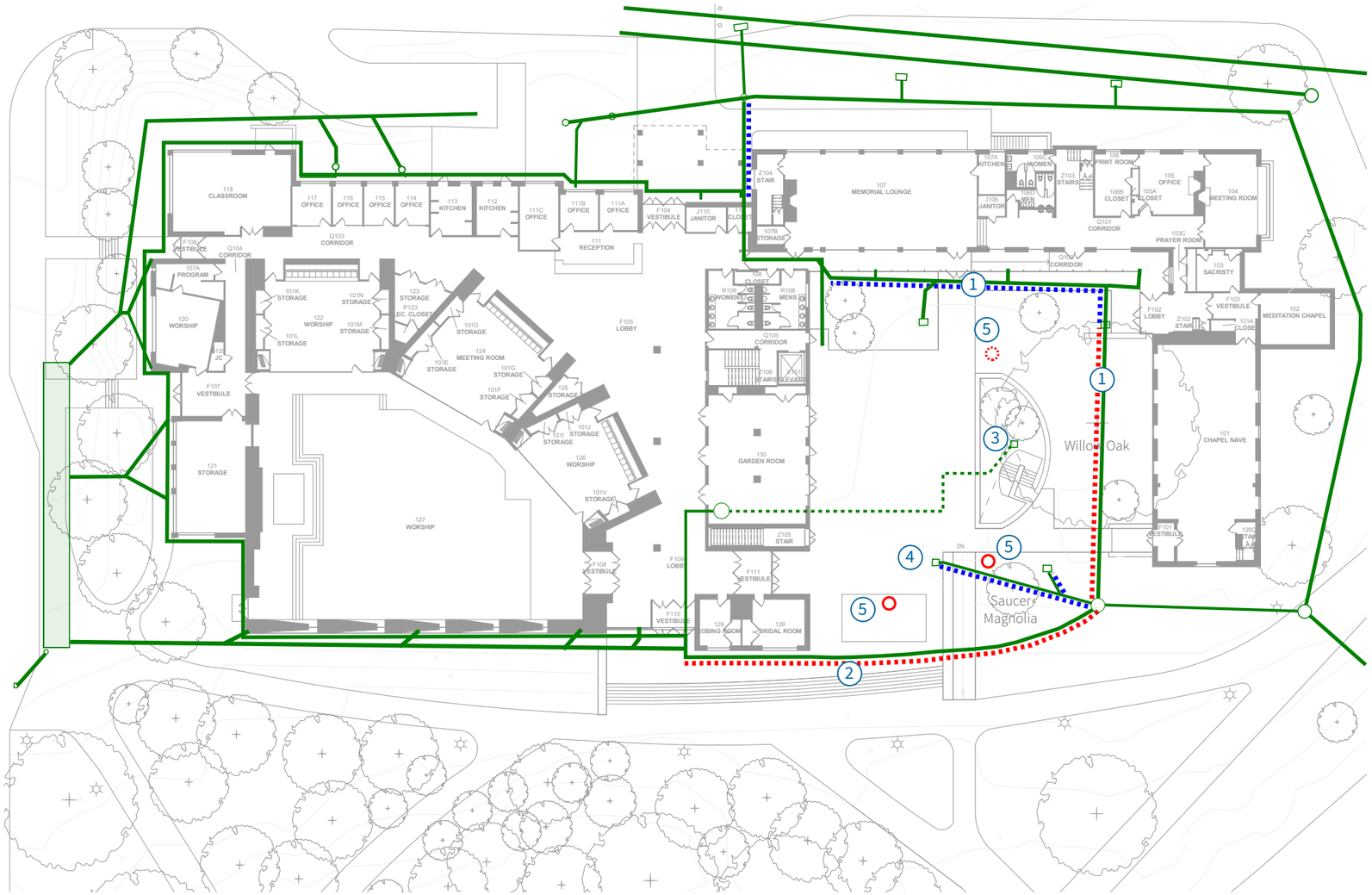
2. Views of the two entrances are blocked by the dense foliage of the Chapel Woods and by the recessed entrances that lay tucked away behind the tall tower structure.

3. The oversized site stair leading up to the Plaza does not offer clear indication of where to find the facility entrance.

4. In addition to obscured views, the multiple possible approaches adds to the general wayfinding confusion.

5. The accessible pathway up a ramp is directed away from both primary entrances and results in a separate path towards the entrance for those with accessible needs.

Existing Site Assessment



Storm Water

The existing site stormwater system was investigated for signs of potential contribution to the historical water infiltration issues at the Frizzel Room. A number of observations were made leading the team to suspect that one possible source of the problem may stem from ineffective portions of the existing stormwater system saturating the groundwater surrounding the Frizzel Room foundation walls. It is recommended that groundwater is metered using piezometers to gather more data on the current groundwater situation.

1. Some stormwater piping was identified as being part of the original 1955 construction. Subsequent construction in 1974 and 2002 connected new branch lines to this original line. Upon videoing, it was discovered that this line was damaged and clogged. A portion of this line lies under the Willow Oak.

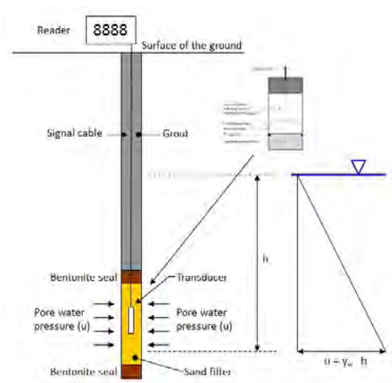
2. Upon further investigation, another main stormwater line was identified as being clogged and leading to stormwater backing up into the surround ground.

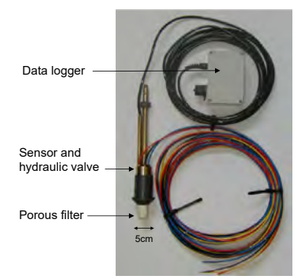
3. There is one area drain in the Sunken Courtyard that takes water under the Frizzel Room's below-grade slab and into an interior mechanical space where it joins with other building sanitary lines and is pumped out of the building via a sump pump.

4. This area drain was investigated in 2021 and shown at that time to be working properly. However, a test pit that was dug near it indicated that ground water at that general area was not properly infiltrating the surrounding the ground.

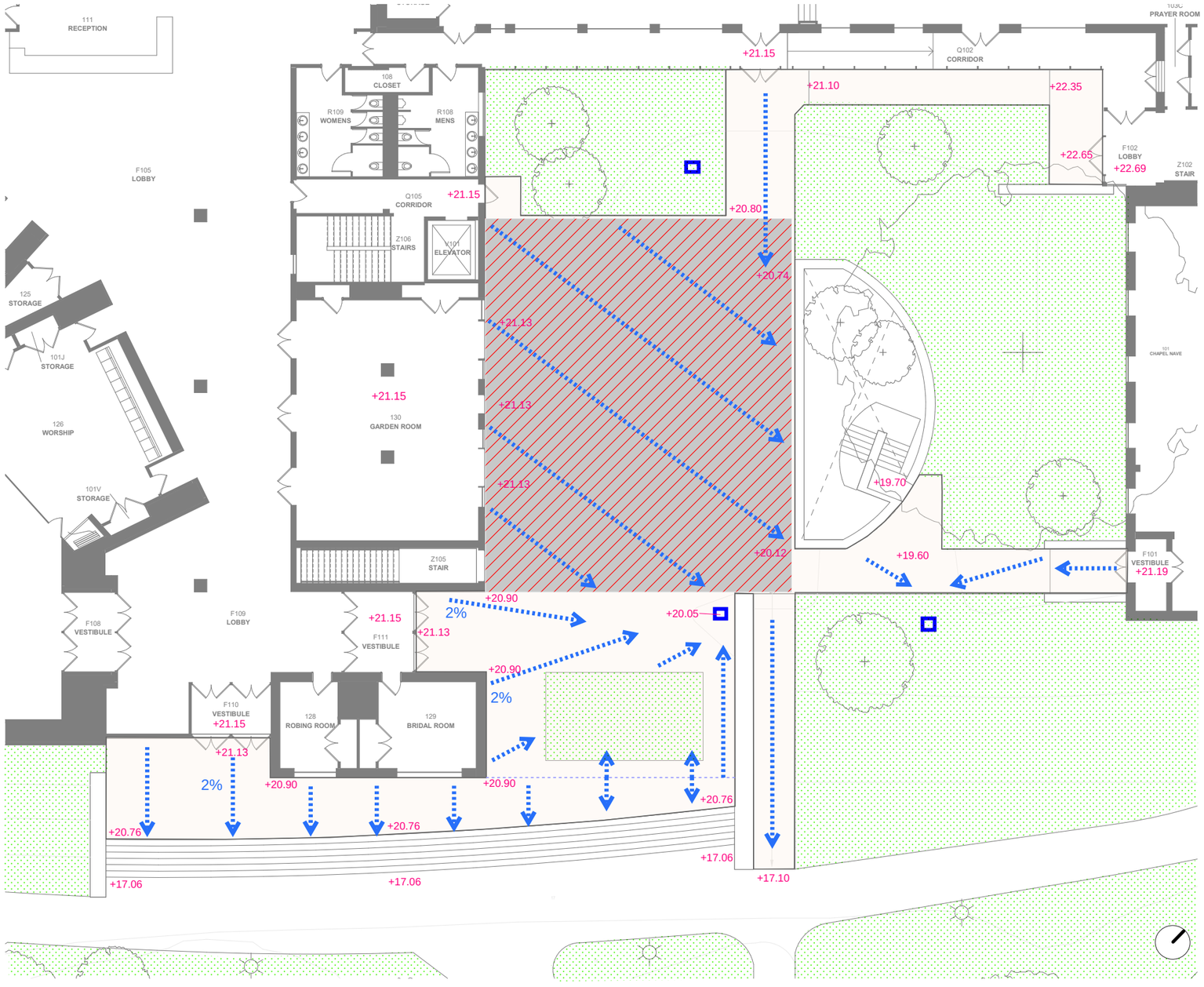
5. Proposed piezometer locations

Piezometer Application Diagram & Sensor





Existing Site Assessment

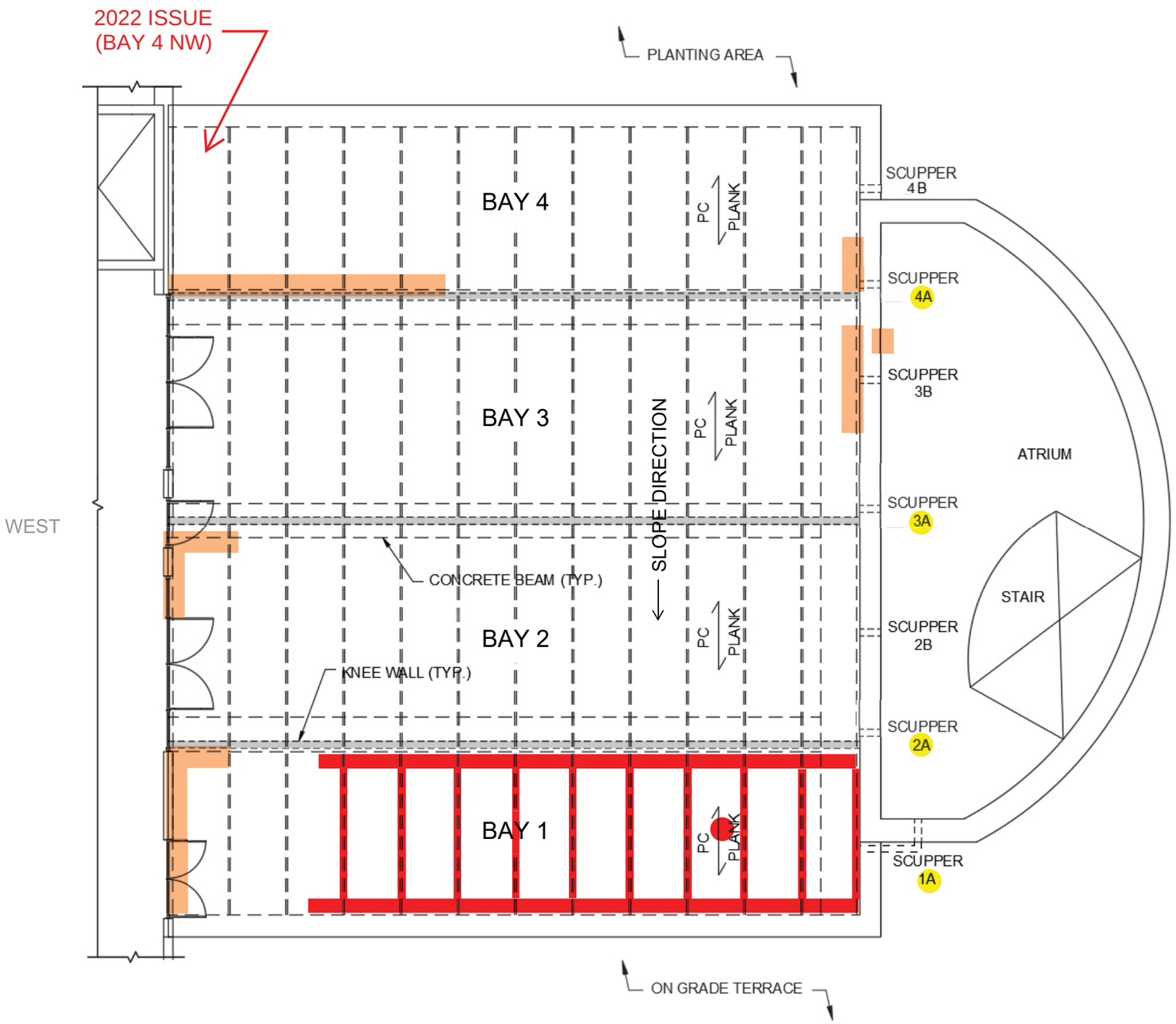


Surface Drainage

The existing surface drainage on the structured Plaza above the Frizzel Room and at adjacent hardscape paving is less than ideal. Given the fixed grade elevations required at each of the primary entrances at the building's northeast corner, the maximum slope of the hardscape surfaces does not allow for the surface water to drain away from the building and away from the building's foundations. Instead, surface water drains to area drains and towards soft scaping directly adjacent to the Frizzel Room foundation walls. These areas of softscape are currently planted with lawn grasses which provide limited retention.

- Softscape (mostly lawn)
- Concrete Slab-on-Grade
- Concrete Paving on Structure (above Frizzel Room)
- Drainage Path
- Area Drains

Existing Facility Assessment



Water Infiltration

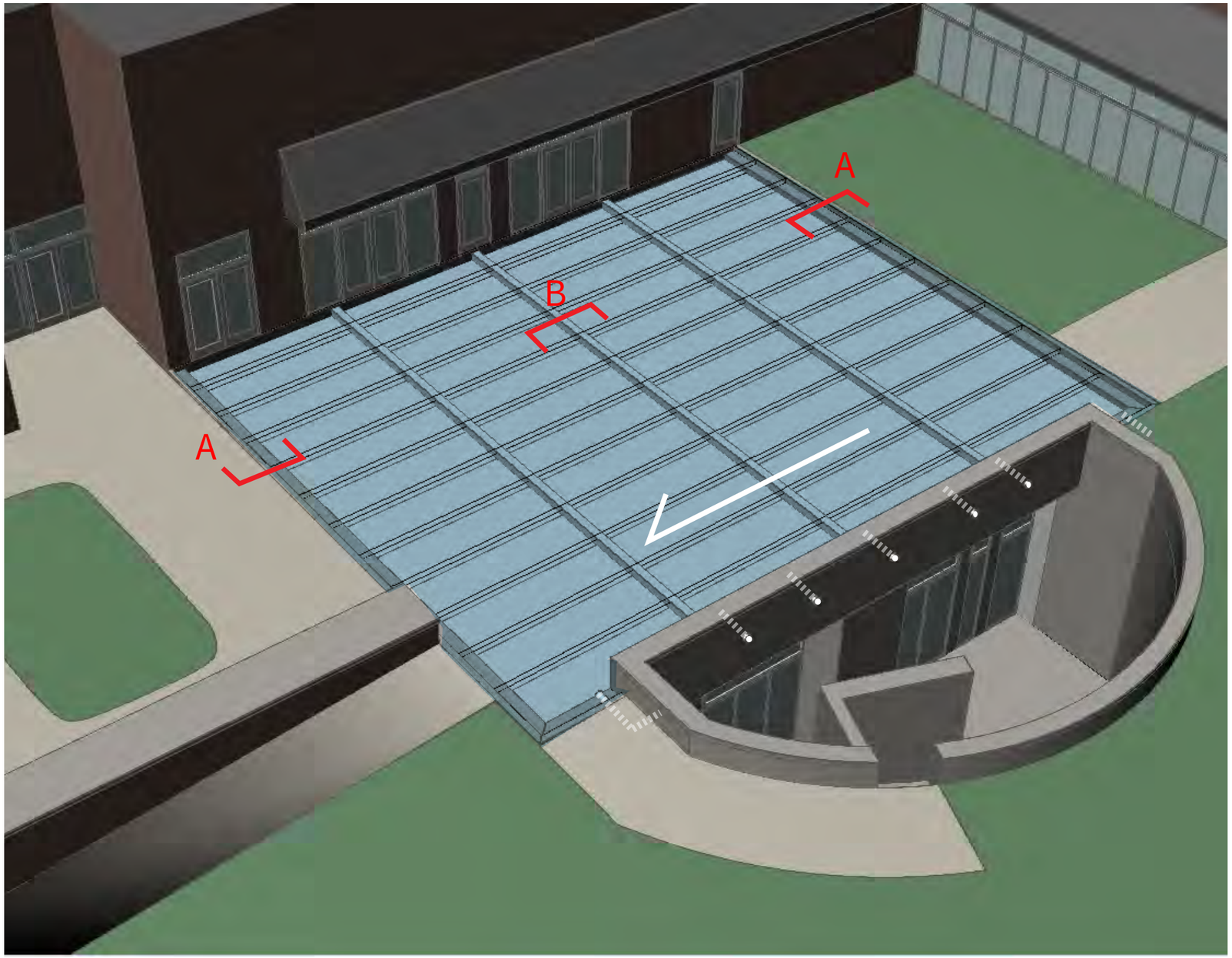
There has been a history of water infiltration at the ceiling of the Frizzel Room beginning soon after the completion of the 2002 construction stitched the existing basement and subgrade Frizzel Room with the rest of the above grade portion of the Pasquerilla Spiritual Center. The more recent water infiltration issues shown in the diagram to the left documents observations from 2017 up to the present day. While most of the issues observed in 2017 appear to have been resolved, the most recent water infiltration in Bay 1 continues to be signifant and has damaged the ceilng and wall finishes at these areas. The Frizzel Room is currently off-line owing to these ongoing water issues.

The removal of the ceiling finishes after this most recent water infiltration event revealed that the roof structure is precast concrete plank instead of cast-in-place concrete as shown in the 2002 construction documents. Not being a monolithic material, precast plank naturally allows for more gaps for water infiltration. The photos below show water dripping from the seams between discrete planks.

- Water Infiltration (2022)
- Water Infiltration (2017)
- Most Active Scuppers

Water Infiltration Observations

Existing Facility Assessment

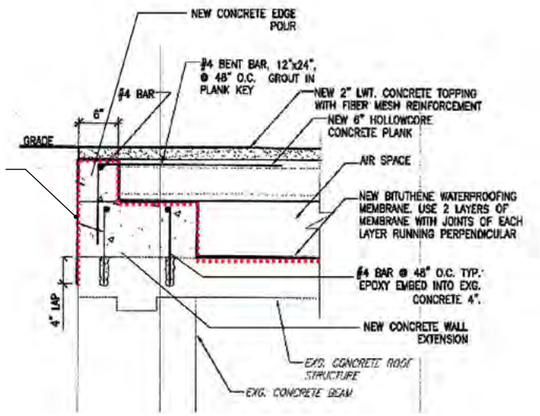


Existing Plaza Deck Assembly

In 2009, Penn State Office of the Physical Plant (OPP) undertook a project to remediate the water infiltration issues at the Frizzel Room by removing the 2002 Plaza assembly down to the underlying structural deck and installing a new assembly consisting of the following: New membrane waterproofing; Concrete block (CMU) curbs supporting precast planks with concrete finish topping slab. The concrete block curbs created a series of four bays with interstitial cavities slopes intended to drain water through scuppers to the Sunken Courtyard space below.

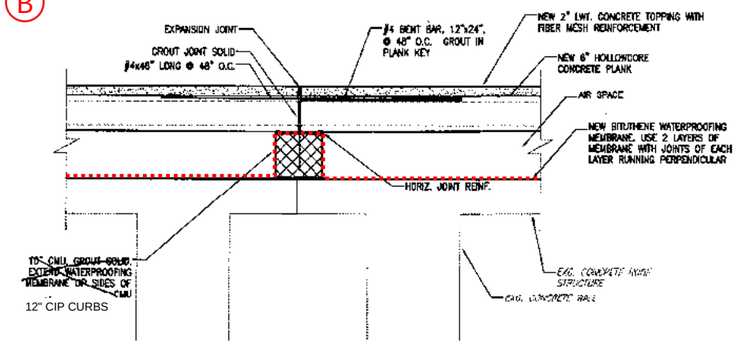
While a well-intentioned and novel approach, the 2009 assembly appears to provide a number of avenues for water to enter into and potentially sit within the Plaza assembly. The extents of the waterproofing and whether or not it extends down the foundation wall beyond the cold joint in the new concrete curb is unknown. The design team recommends selected excavation along one side in order to observe this condition more fully.

Ⓐ



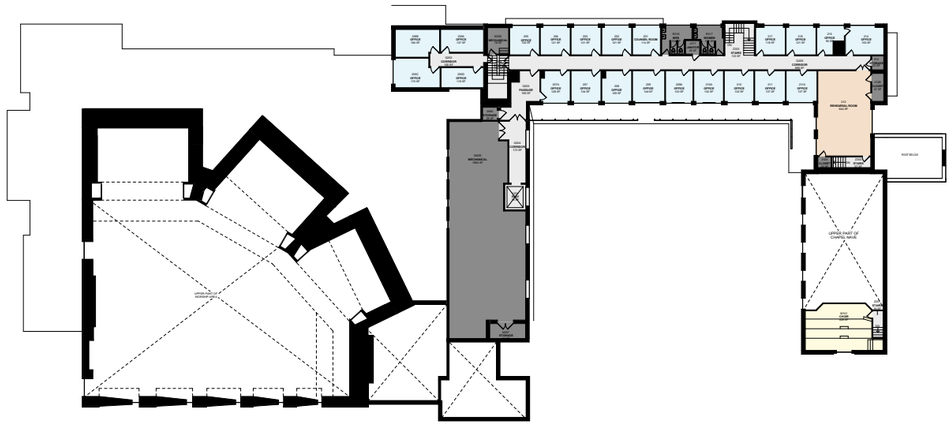
It is unknown whether the waterproofing extends past this cold joint.

Ⓑ

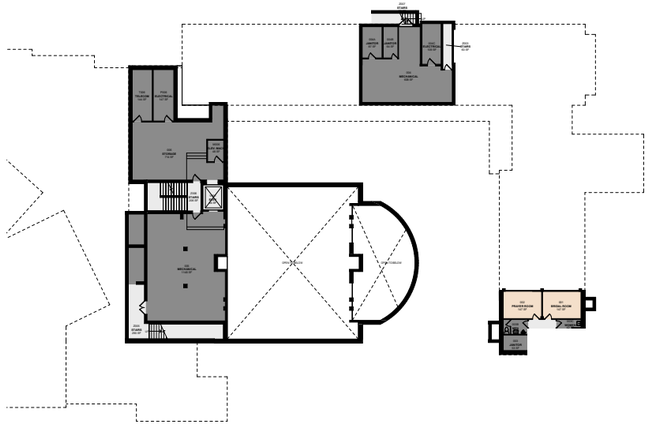


12" CIP CURBS

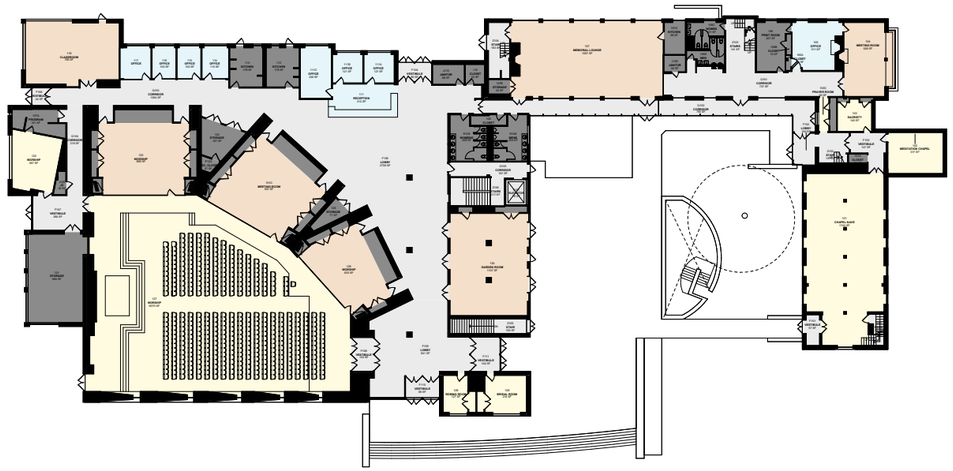
Program Validation



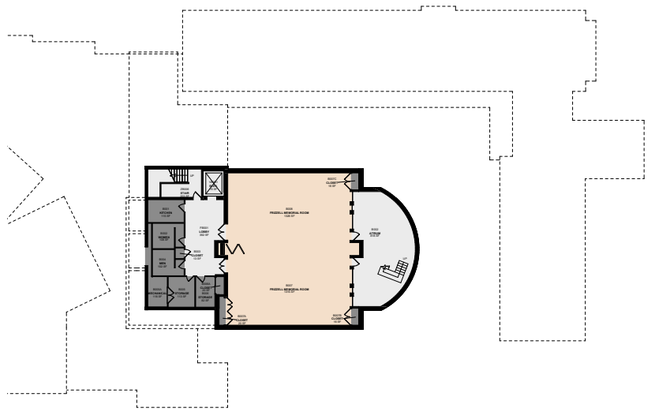
Existing Second Floor Plan



Existing Mechanical Mezzanine Plan



Existing First Floor Plan



Existing Basement Plan

Existing Program

The existing facility was reviewed and analyzed to better understand the types of existing program spaces available within the facility.

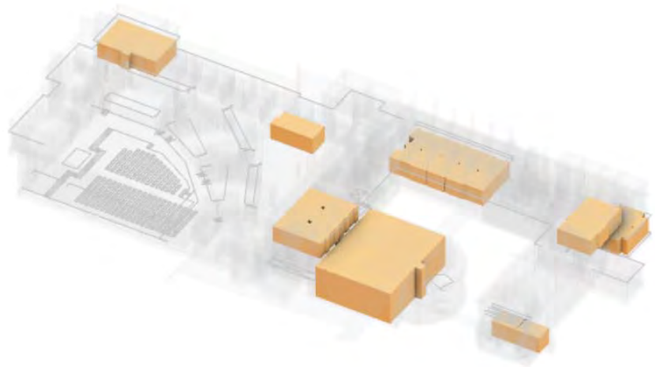
ROOM #	ROOM NAME	AREA (SF)
SUB-BASEMENT		
FB002	SUNKEN COURTYARD	818
FB001	LOBBY	392
B007	FRIZZELL MEMORIAL ROOM	1,298
B008	FRIZZELL MEMORIAL ROOM	1,308
B001	KITCHEN	115
B002	MEN'S ROOM	107
B004	WOMEN'S ROOM	102
B005	STOR	113
B005A	MECH	110
B006	STOR	82
LEVEL 1		
F101	VESTIBULE	57
F102	LOBBY	100
F103	VESTIBULE	147
F104	VESTIBULE	86
F105	LOBBY	2,759
F106	VESTIBULE	44
F107	VESTIBULE	264
F108	VESTIBULE	103
F109	LOBBY	979
F110	VESTIBULE	102
104	MEETING ROOM	509
107	MEMORIAL LOUNGE	1,597
118	CLASSROOM	783
130	GARDEN ROOM	1,110
101	CHAPEL NAVE	1,743
102	MEDITATION CHAPEL	317
122	WORSHIP (POD #1)	896
124	WORSHIP (POD #2)	931
126	WORSHIP (POD #3)	633
103	SACRISTY	143
103C	PRAYER ROOM	50
120	WORSHIP	367
127	WORSHIP HALL	6,070
128	ROBING RM	127
129	PROGRAM	214
105	OFFICE	311
111	RECEPTION	312
111A	OFFICE	121
111B	OFFICE	121
111C	OFFICE	220
114	OFFICE	115
115	OFFICE	103
116	OFFICE	103
117	OFFICE	133
106	PRINT RM	207
106C	RESTROOM	99
106D	RESTROOM	85
107A	KITCHEN	101
112	KITCHEN	179
113	KITCHEN	178
119	PROGRAM	161
J106	JANITOR	49
J110	JANITOR	88
J120	JANITOR	32
P123	ELEC. CL	27
R108	MEN'S ROOM	202
R109	WOMEN'S ROOM	208

ROOM #	ROOM NAME	AREA (SF)
MEZZANINE		
F001	LOBBY	119
001	BRIDAL ROOM	147
002	PRAYER ROOM	147
003	JANITOR	53
003B	MEN'S ROOM	50
003C	WOMEN'S ROOM	57
004	MECHANICAL	608
004A	JANITOR	87
004B	JANITOR	64
004C	ELECTRICAL	109
005	MECHANICAL	1,147
M006	ELEV. MACH.	48
P006	ELECTRICAL	147
T006	TELECOM	144
Z008	MECHANICAL	69
Z009	MECHANICAL	80
LEVEL 2		
212	REHEARSAL ROOM	644
M101	CHOIR	439
201	COUNSEL ROOM	114
202	OFFICE	121
203	OFFICE	121
204	OFFICE	121
205	OFFICE	120
205A	OFFICE	137
205B	OFFICE	164
205C	OFFICE	175
205D	OFFICE	119
207	OFFICE	134
207A	OFFICE	128
208	OFFICE	129
209	OFFICE	144
209A	OFFICE	120
210	OFFICE	132
210A	OFFICE	132
211	OFFICE	137
211A	OFFICE	137
214	OFFICE	153
215	OFFICE	90
216	OFFICE	121
217	OFFICE	118
J217	JANITOR	25
M205	MECHANICAL	78
M206	MECHANICAL	1,962
M207	MECHANICAL	75
R217	WOMEN	89
R218	MEN	100

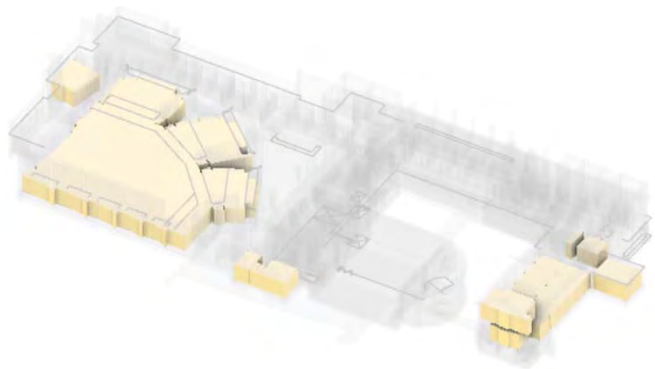
Office
Circulation
Gathering
Support
Worship

Program Validation

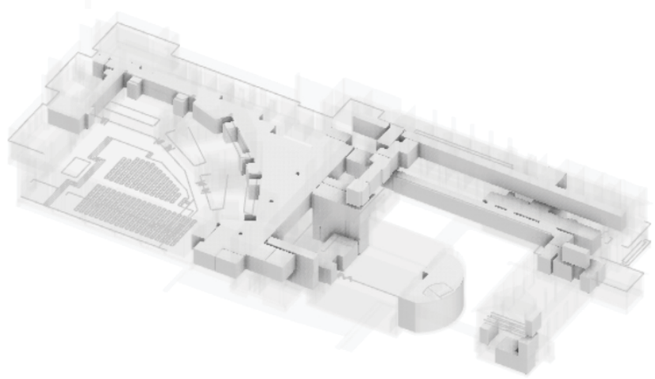
GATHERING



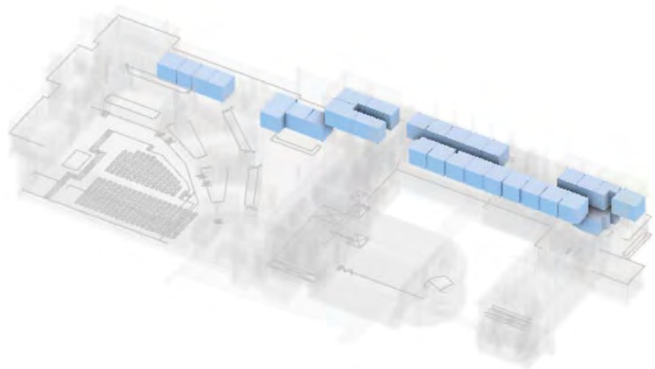
WORSHIP



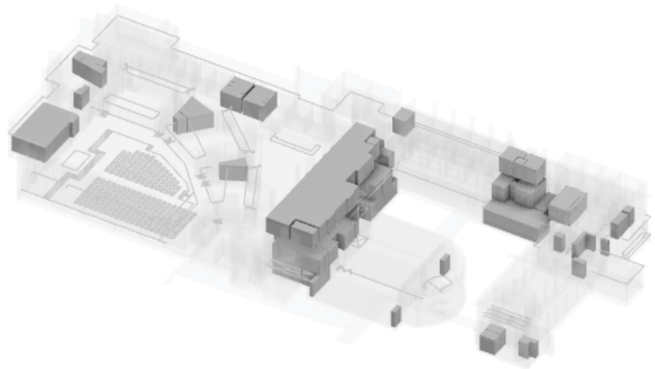
CIRCULATION



OFFICE



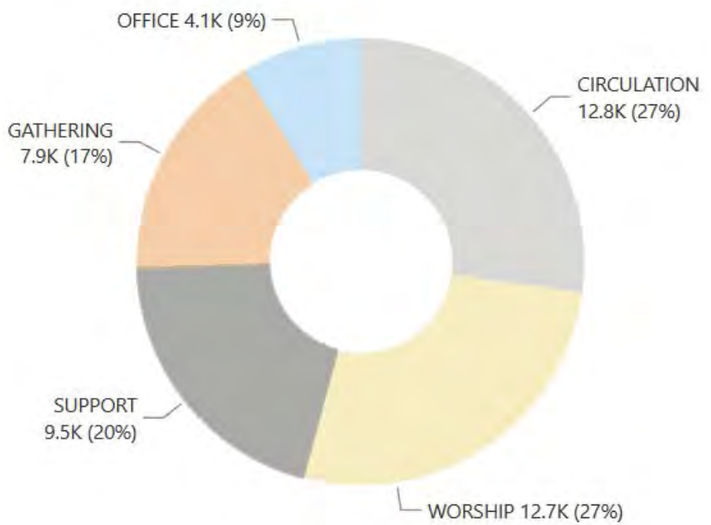
SUPPORT



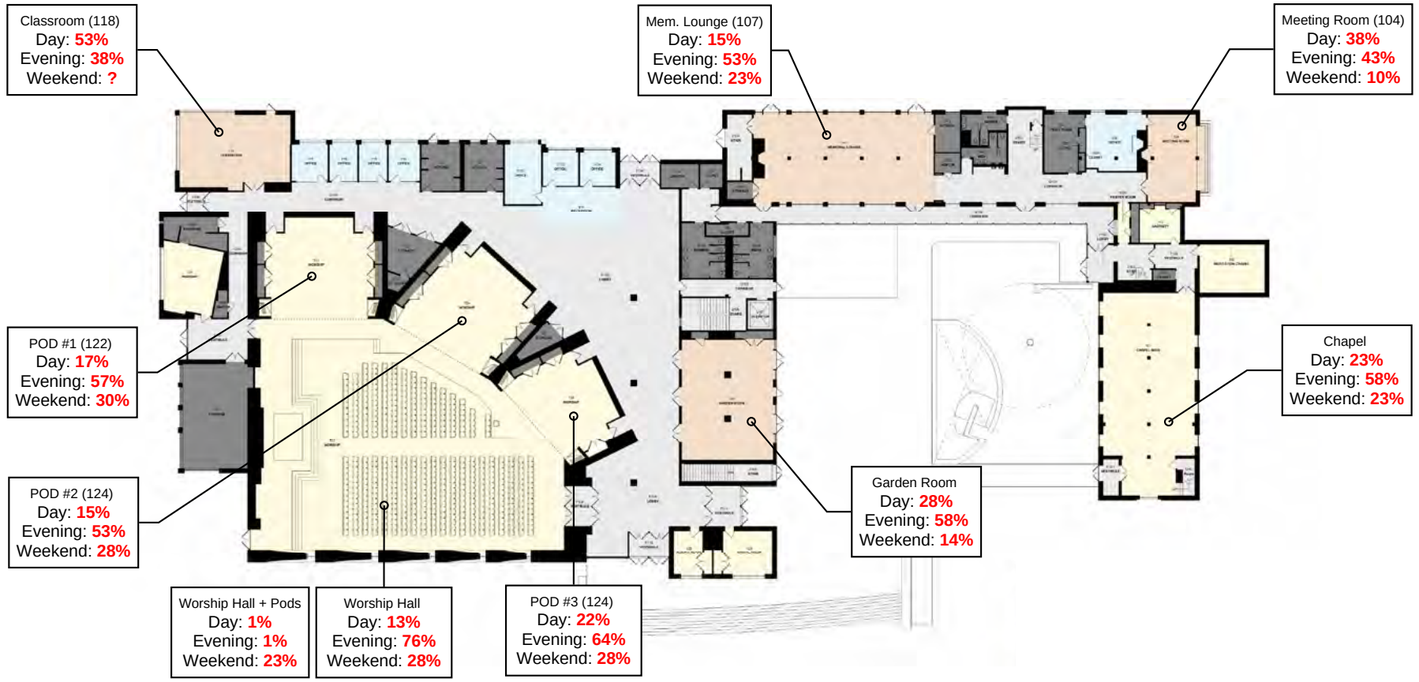
Existing Program

The existing facility was reviewed and analyzed to better understand the types of existing program spaces available. Particular attention was directed towards cataloguing the types and size range of existing gathering/meeting spaces; gathering data on their current utilization, and identifying any limitations and needs.

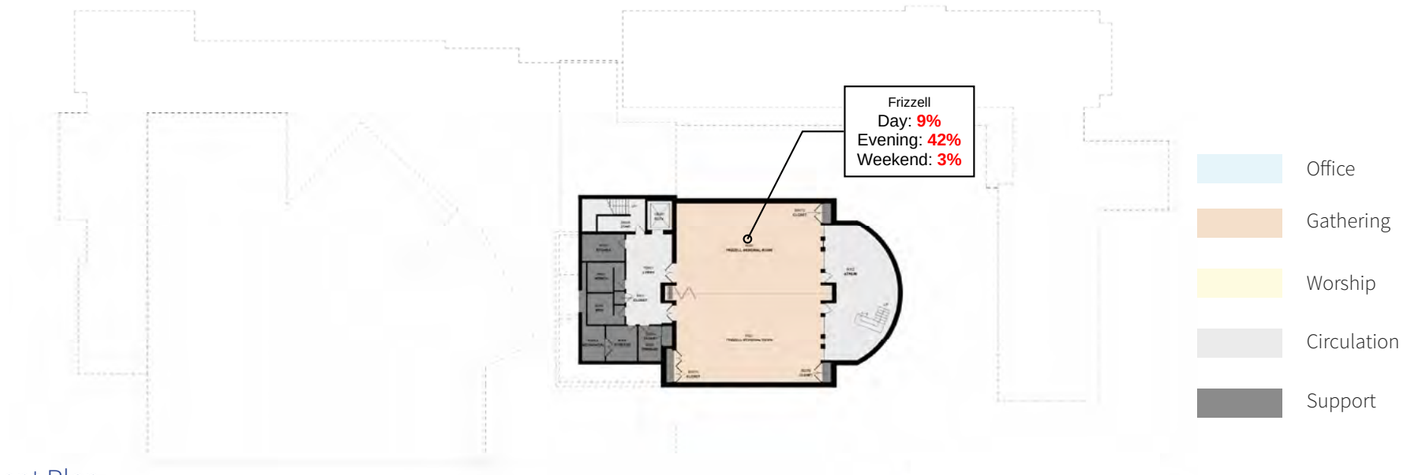
Other than the Worship Hall and the Chapel, the Frizzel Room was identfied as the largest multi-purpose gathering space in the facility. Taking the Frizzel Room offline because of ongoing water infiltration issues has put stresses on the facility. Bringing this space back online was recognized as being very important. The University additionally communicated that the provision of another similarly sized multipurpose space - but one with qualitatively enhanced interior qualities appropriate for both formal and informal events - would be highly advantageous and a possible source of income.



Program Validation



Level 1 Plan



Basement Plan

Room Utilization

Penn State room utilization data for the period between August 21, 2023 - December 08, 2023 showed that during a typical day, smaller meeting spaces (Rm 104 and 118) are well used while larger gathering and worship spaces are less utilized. However, all meeting and worship spaces are very highly utilized in the evenings, and large worship spaces are well utilized during a typical weekend.

Days

Report Time Range 8:00 am - 5:30 pm
Days of Week Monday - Friday

Location Name	*Max Capacity*	*Hours Used*	*Time Utilization*
101 - Chapel	125	172	23%
104 - Harshbarger	25	291	38%
107 - Memorial Lounge	100	115	15%
118 - Classroom	55	403	53%
122 - Pod #1	93	127	17%
124 - Pod #2	93	116	15%
126 - Pod #3	60	170	22%
127 - Worship Hall (Excl. Pods)	452	96	13%
127 - Worship Hall (Incl. Pods)	662	9	12%
130 - Garden Room	64	213	28%
B007/B008 - Frizzell A/B	180	71	9%

Evenings

Report Time Range 5:30 pm - 10:30 pm
Days of Week Monday - Friday

Location Name	*Max Capacity*	*Hours Used*	*Time Utilization*
101 - Chapel	125	230	58%
104 - Harshbarger	25	172	43%
107 - Memorial Lounge	100	210	53%
118 - Classroom	55	151	38%
122 - Pod #1	93	230	57%
124 - Pod #2	93	211	53%
126 - Pod #3	60	256	64%
127 - Worship Hall (Excl. Pods)	452	303	76%
127 - Worship Hall (Incl. Pods)	662	3	1%
130 - Garden Room	64	232	58%
B007/B008 - Frizzell A/B	180	170	42%

Weekends

Report Time Range 8:00 am - 10:30 pm
Days of Week Saturday & Sunday

Location Name	*Max Capacity*	*Hours Used*	*Time Utilization*
101 - Chapel	125	99	23%
102 - Meditation Chapel	12	12	3%
104 - Harshbarger	25	44	10%
107 - Memorial Lounge	100	98	23%
118 - Classroom	55	0	0%
122 - Pod #1	93	130	30%
124 - Pod #2	93	122	28%
126 - Pod #3	60	122	28%
127 - Worship Hall (Excl.Pods)	452	122	28%
127 - Worship Hall (Incl. Pods)	662	100	23%
130 - Garden Room	64	59	14%
B007/B008 - Frizzell A/B	180	13	3%