

DATE: October 12, 2018

SUBJECT: **Request for Letters of Interest (R/LOI) - Architect/ Engineer (A/E) Team Selection**
College of Engineering (COE) – New West 1 Building and
College of Engineering (COE) – New West 2 Building
University Park, PA

TO: Architectural Firms

The Pennsylvania State University (PSU) is excited to begin the Architecture/Engineering (A/E) Team selection process for two upcoming Capital Plan projects in support of the College of Engineering. The projects are tentatively referred to as “West 1” and “West 2”. PSU is utilizing our standard qualification-based A/E Team selection process for these two projects. However, we have combined the Request for Letters of Interest (R/LOI) stage for these two projects and requesting only one Letter of Interest from respective A/E firms. After this initial R/LOI phase, West 1 and West 2 will have independent A/E Team selection processes, as described herein. **To be considered, your team must identify which project(s) your firm wishes to be considered for in the cover letter: West 1, West 2, or both projects.**

PSU’s College of Engineering, which currently enrolls nearly 10,000 students at University Park, is a leader in learning, discovery, entrepreneurship, and engagement and is recognized worldwide for excellence in academic programs, research enterprise, and service to the global engineering community.

Since March 2018, the University and College have been working with our consultant, Payette, to develop a ten-year Collegewide Facilities Master Plan focusing on COE’s space needs, capital investments, and the re-development of two existing districts on the University Park Campus. These two districts, “West Campus” and the existing Hammond/Sackett/Engineering Units site on campus, are considered to be developed over the next ten plus years, spanning two 5-year funding cycles, 2018-23 and 2023-28. While the ten-year vision is being finalized, we have identified that the first two implemented projects, West 1 and West 2, will be constructed on the “West Campus” of the University Park campus (area of campus West of N. Atherton Street). Selected A/E Teams for West 1 and West 2 will be expected to engage other design and construction entities in order to carry forward vision/mission of the master plan.

Directly related to the new West 1 and West 2 buildings and aligned with the master plan, PSU is in the Schematic Design phase of a design-build project to complete the site and roadway infrastructure for West Campus, which will include a new parking deck. As described on the PSU OPP website, “The project includes the extension of White Course Drive and a new major roadway connection from West College Avenue to the parking structure, including resulting signalization and other site/civil/landscape improvements. The scope of work will also include expansion of the existing stormwater detention basin on West Campus. It is anticipated that the parking structure will accommodate approximately 1,380 to 1,670 parking spots.” On July 20, 2018, Penn State’s Board of Trustees appointed Clayco, Inc. of St. Louis, Missouri to design and build the West Campus Parking Structure and Roadway Connections project.

Detailed Space Programming Statements (including guiding principles, project goals/narratives, tabular programs, conceptual blocking and stacking, room data sheets) for both West 1 and West 2, underway as a part of the master planning effort, will be completed by February 2019 and provided to the selected A/E Teams for West 1 and West 2. The selected A/E Team for West 1 and West 2 will start each project with a

validation of the aforementioned program, including completion of a room-by-room program based on finalized space assignments. After the program validation phase, the project will follow the standard design phases – SD, DD, CD and CA Phases in accordance with Penn state’s standard 1-P agreement.

PSU will share a draft version of the West 1 and West 2 programs at the Request for Proposal (RFP) stage. Together, the combined programs of West 1 and West 2 will provide new space to support Aerospace Engineering, Architectural Engineering, Acoustics, Civil and Environmental Engineering, and the undergraduate SEDTAPP (School of Engineering Design, Technology, and Professional Programs) program, and possibility other Departments, Centers, or units.

Though the detailed project goals are still being established, they will likely include the following:

- New buildings that help to strengthen and broaden the Colleges’ educational programs, advance its research portfolio, expand the faculty in emerging areas, and deepen the College’s impact on society and amplify its global preeminence.
- Create new buildings to address the College’s spatial deficiencies, both in quality and quantity of space. Additionally, replace existing buildings with extensive deferred maintenance backlog (Hammond Building, Engineering Units A, B, and C, and portions of the Sackett Building) with new state-of-the-art facilities.
- Create buildings that are space efficient and create new active centers for the COE and University. We are seeking architecture and programming consultants that can drive our formation of optimal grossing factors and teams that innovate efficiencies in the planning and design of similar facilities.
- Create flexible/adaptable buildings that supports evolving educational pedagogies, technologies, and research initiatives. The buildings will consider of consolidation of activities around COE thematic areas.
- Create well-designed, unique, destination buildings that provide a new face for, and enhance the identity of, the College and the University.
- Assisted with these projects, PSU wants to advance the West Campus’ architectural and campus character in order to become an equally vibrant part of the University Park campus.
- In keeping with our commitment to environmental sustainability, this facilities will be high-performance buildings and will, at a minimum, attain LEED Certification. Projects may consider additional sustainability or high-performance innovations.

The new West 1 Building is planned as a freestanding new building at \$229.1M Total Project Cost. The project site is a prominent location within the West Campus master plan, located on an existing surface parking lot directly north of, and adjacent to, the Earth and Engineering Science Building. The building will be approximately 279,000 Gross Square Feet providing approximately 159,000 Assignable Square Feet. The building will contain research labs, research cores, departmental teaching and studio spaces, departmental administration and faculty spaces, and grad/student spaces. The building is planned to include significant “HUB” portion of the building as a West Campus magnet of activity. The HUB will likely include the building’s main lobby, a new main College of Engineering Knowledge Commons (student working and study space), likely food service and/or café elements, and a significant number of centrally-scheduled General-Purpose Classrooms. The project will include significant site design/execution around the entire new building, including a new East-West pedestrian connection, located at the south of the new building, and a new plaza connected to the western edge of the existing ramp of the Westgate Building.

The new West 2 Building is as a \$83.0M Total Project Cost new building that will be attached to a new West Campus parking garage, referenced previously. The new parking garage and new West 2 building are sited in a way that the new West 2 Building becomes the focal point and sense of enclosure at the terminus of a re-imagined existing quadrangle, defined by Leonhard Building (to the south), Applied Science Building (east), and Earth and Engineering Science (north). The West 2 project will include the planning/re-design/execution of the redeveloped existing quadrangle. The new West 2 building will be approximately 98,000 Gross Square Feet providing approximately 56,000 Assignable Square Feet. The building will contain a significant multipurpose high-bay space, research labs, research cores, departmental teaching and studio spaces, departmental administration and faculty spaces, and grad/student spaces. The adjacent parking structure is considering the aesthetic and technical integration of the successive West 2 Building with respect to: building aesthetics/envelope, building footprint and height, fire separation, geotechnical and structural integration, site arrangement grading, utilities, and a new shared loading condition (shared between West 2, Earth and Engineering Science, and the new parking garage).

We anticipate executing the Architect-Engineer contract awards for both West 1 and West 2 following the team selection at the **February 2019 Board of Trustees meeting**. We anticipate **West 1's** construction to begin in **March 2021** and occupancy of the building by **May 2023**. We anticipate **West** construction to begin in **October 2020** and occupancy of the building by **October 2022**.

Given that West 1 and West 2 include PA Department of General Services (DGS) funding, each project will be delivered with multiple prime contracting. Each successful A/E Team will work in conjunction with PSU's third-party Construction Manager as Agent throughout design and construction phases. PSU anticipates a single CM Agent to coordinate between the two projects. PSU will hold all contracts and also manage the design/construction process, like standard PSU projects.

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

1. On the first page, identify whether your team is interested in West 1, West 2, or both projects. We will only consider you for the project(s) that you identify.
2. A brief statement detailing your firm's profile (firm size, characteristics, unique qualifications, etc.).
3. Outline your firm's experience in the planning/design/execution of facilities of a similar program (ideally College/School of Engineering programs), scope, size, complexity and campus prominence. Convey your firm's experience planning and delivering buildings with similar programs.
4. Your firm's vision of what, beyond purely functional issues, constitutes the essence of this type of facility. To indicate to the Screening Committee your understanding of the uniqueness of this project, discuss some of the key issues that are important in the design of a project of this type.
5. Within your Letter of Interest, include a sampling of your previous relevant experience and illustrative examples representative of your architectural designs.

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

Please submit to my office thirteen (13) hard copies of your interest by Noon on November 2, 2018 and please limit your submission to five (5) total, single sided, 8-1/2 x 11 pages. If a cover letter is included, it must be within the five (5) pages. Send a PDF of the submission electronically to gak21@psu.edu, bwh11@psu.edu, and dcr13@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.

The University will use a qualifications-based A/E team selection process with long-list, short-list and interviews. The Screening Committee will review the respondents to this Request for Letters of Interest and determine two separate two distinct Long-lists of firms – one for West 1 and one for West 2. The Long-listed team for each project will be invited to respond to a Request for Proposal, with the process for each building as follows:

West 1's Long-list and a Request for Proposals (RFP) will be posted to this website on **November 19, 2018**. Proposals will be due in my office at **Noon on December 13, 2018**. Three short-listed firms will be chosen from the RFP respondents. The short-list results and interview notice will be posted on **January 9, 2019**. In-person interviews will occur on **January 29, 2019 in State College, PA**.

West 2's long-list and a Request for Proposals (RFP) will be posted to this website on **November 19, 2018**. Proposals will be due in my office at **Noon on December 17, 2018**. Three short-listed firms will be chosen from the RFP respondents. The short-list results and interview notice will be posted on **January 11th, 2019**. In-person interviews will occur on **January 31, 2019 in State College, PA**.

The results of the A/E Team selection process will be announced at the Board of Trustees meeting on **February 22, 2019** and posted to this website.

PSU encourages you to visit the site during this selection process. Guided campus/ site tours are not provided at this step in the selection process. We will arrange for scheduled visits with the long-listed teams.

Please contact myself, or facility project managers Brian Hayes (bwh11@psu.edu or 814-863-4665), and/or Dwayne Rush (dcr13@psu.edu or 814-865-6475) with any questions.

Participation in this A/E Team selection process is voluntary and at no cost or obligation to the Pennsylvania State University (PSU). The University reserves the right to waive any informality, in any or all submissions, and to reject any submission or portion thereof.

Sincerely,

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CC: West 1 and West 2 Screening Committees