



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

DATE: April 5, 2021

SUBJECT: **Request for Letters of Interest (R/LOI) - Architect/ Engineer (A/E) Team Selection
Animal Diagnostic Laboratory (ADL) New Building Feasibility Study**
University Park, PA

TO: Architectural Firms

The Pennsylvania State University (PSU) is excited to begin the Architecture/Engineering (A/E) Team selection process for the Animal Diagnostic Laboratory (ADL) New Building Feasibility Study. PSU is utilizing our standard qualification-based A/E Team selection process for this study.

The infectious disease threats to animal health continue to emerge unabated. In the past several years there has been a troubling trend of high consequence animal health threats like avian flu and African Swine Fever. Considering the emerging global disease threats to livestock, there is an urgent need to be prepared to prevent and mitigate safeguard animal agriculture in the Commonwealth of PA. As a result, Penn State is preparing a study to design and construct a new animal diagnostic laboratory.

PROJECT OVERVIEW, PROJECT PROGRAM AND GOALS

Penn State Animal Diagnostic Laboratory (ADL) is an integral part of the Pennsylvania Animal Diagnostic Laboratory System (PADLS), which plays a pivotal role as a cornerstone in protecting PA animal agriculture from infectious diseases. Penn State ADL is strategically located to serve the current and expanding needs of animal agriculture in Pennsylvania. ADL is the only full-service virology specialty within PADLS, and ADL brings to PADLS access to unparalleled expertise in genomics and bioinformatics and cutting-edge research facilities within the College of Agricultural Sciences (CoAS) and Penn State Huck Institute of Life Sciences. Leveraging this unique strength, ADL has been playing a significant role in developing innovative diagnostic tools for emerging animal disease threats. The development of novel probe-based PCR for the rapid and accurate diagnosis of fowl *Coryza* (poultry disease) and *Strep zoo* (pig disease) are two recent examples that illustrate this unique strength. With the support and encouragement from the Pennsylvania Department of Agriculture, ADL has forged public-private partnerships to further Pennsylvania-based animal biotechnology companies to develop vaccines and diagnostic tools. In addition, ongoing animal infectious disease research projects at Penn State strengthen our efforts to provide innovative platforms for disease diagnoses and develop sustainable prevention and control practices of emerging and re-emerging diseases.

The Penn State ADL provides a variety of services for animal agriculture which include:

- The Pennsylvania Egg Quality Assurance Program for *Salmonella*
- Avian Influenza/Poultry Diseases Testing and Preparedness
- Avian and Mammalian Field Investigation
- Fish Viral Disease Monitoring
- Swine Viral Disease Testing and Preparedness
- Chronic Wasting Disease Testing

- Testing for Milk Quality, Mastitis and Herd Health
- Routine Pathology Services both Mammalian and Avian species, including rabies
- Expert Virology Services
- Services to the National Animal Health Laboratory Network
- Forensic Services to Law Enforcement
- Diagnostic services to beekeepers

We foresee that ADL's ability to continue to offer reliable, quality, and state of the art diagnostic services to our clientele will be compromised largely due to constraints presented by existing declining infrastructure. Our current facility is over 50 years old and is not amenable for further expansion. In the past decade, there have been several major technological changes in veterinary diagnostics. To stay current and better support Pennsylvania animal agriculture from the emerging disease challenges, it is critical to embrace and implement these state-of-the-art technologies within PADLS. In addition to the declining infrastructure, *ADL faces severe space constraints*, for instance, the regulatory avian influenza testing is performed in a trailer outside the main building, this raises challenges to maintaining biosecurity and biosafety on current premises.

Currently, there is a national trend of expansion of molecular diagnostic services, including the use of Next-generation Sequencing for animal disease diagnosis. On behalf of PADLS, ADL has taken a lead role to represent Pennsylvania in the National Animal Health Laboratory Network (NAHLN). ADL faculty are participating in the NAHLN pilot projects relating to Antimicrobial Resistance and Whole Genome Sequencing. ADL has initiated the process to upgrade the status of the lab from level 2 to level 1 within the NAHLN system. At our last AAVLD site visit, it was highlighted that our Molecular Diagnostic Services need significant improvements to meet the national standards. In the existing facility, there is no space for expanding the molecular diagnostic services, which is currently located in another building on the Penn State campus.

The initial concept is to design and construct a new building (approximately 40,000 gsf) that will house state of the art laboratory facilities comprising of the following laboratories:

- 1) Molecular Diagnostics
- 2) Avian, mammalian and fish virology
- 3) Bacteriology
- 4) Serology laboratory
- 5) Regulatory Disease Testing Unit
- 6) Necropsy and pathology suites
- 7) a Biosafety level-3 (BSL-3) suite
- 8) Next-generation sequencing facility

In addition to the laboratory areas, the new building will also include a receiving area, meeting areas for clients and producers, staff and faculty offices, and a fully equipped training suite. The training suite will be used to conduct educational and training programs for producers, veterinarians, and other stakeholders in the Commonwealth of Pennsylvania.

The University desires to hire an architectural and engineering consultant team to develop a feasibility

study for this proposed new facility. The preliminary scope of work will include:

- Meet with the University's Building Committee 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 proposed site
- Review the budget and provide a high-level breakdown of costs and fees
- Utilize e-Builder processes for this study
- Determine a high-level schedule that includes design and construction durations
- 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 study may be used as the initial basis of design and for procurement of the design professional This study should not make any recommendations about advancing the project or make any recommendations about various programmatic options.

PROJECT SCHEDULE, DELIVERY METHOD, and OWNER REQUIREMENTS

PSU anticipates executing the Architect-Engineer contract shortly after team selection. The planning/study/programming efforts will start upon execution of the agreement. We anticipate the study to be completed by **November 2021**.

It is critically important that the Architectural/Engineering team have experience with:

1. Complex research environments
2. Animal Diagnostic Facilities
3. Infrastructure for research, diagnostic and testing facilities
4. Creation of flexible research facilities that are cost effective, well thought-through design solutions.

The following supplemental documents are relevant to this RFP:

- Proposed Site Location for the new building (attached pdf)
- Form of Agreement. Included is the link to our Form of Agreement 1-S:

<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-S.

- 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>

Apart 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. The standard defines a minimum requirement of LEED Certified for this project.

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 of Interest, 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 architectural firms will create and define their entire proposed design team. At this initial step, it is at your discretion to what level you define your proposed A/E team.

A/E Team Selection Schedule

- Interested Lead/Prime firms must submit nine (9) hard copies and an electronic copy of your Letter of Interest by Noon, Eastern Standard Time (EST) on April 26, 2021. See shipping address below.
- 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 **May 14, 2021.**
- Proposal responses from the Long-listed teams are due in my office at **Noon EST on June 4, 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 **June 25, 2021.**
- 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 the least, includes the following:

1. A brief statement detailing your firm's profile (firm size, characteristics, unique qualifications, etc.). There is no requirement to identify the full A/E team at this stage, but firms that wish to include an architectural partner should describe their partner's anticipated role on the project.
2. Outline your firm's experience in the planning/design/execution of facilities of a similar program, scope, size, complexity and campus setting. Convey your firm's experience programming, planning and delivering similar complex research environments. Highlight expertise in planning and space utilization analysis along with experience developing building programs. Highlight building design, lab planning, and workplace design expertise for projects that include animal research, animal diagnostics, laboratories, workplace/offices, and collaboration/training spaces.

3. 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 a project of this type.
4. Within your Letter of Interest, include a sampling of your previous relevant experience and provide illustrative examples.

*** 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 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. In addition to submitting the (9) hard copy sets by the submission deadline, send a PDF of the submission electronically to gak21@psu.edu and djs47@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.

PSU encourages you to visit the public areas of the campus/site during this A/E Selection process. But, guided campus/ site tours are not provided at this step in the selection process. We will arrange for scheduled visits later in the selection process if possible.

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, are not be made public in any manner. Additionally, the University may hold all proposals for up to 45 days.

Please contact myself or Facility Project Manager Jeff Spackman (814-863-2496, 814-826-8461 or djs47@psu.edu) with any questions regarding the projects or the A/E Selection process.

Kindest Regards,

Greg Kufner, AIA, NCARB



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The Pennsylvania State University
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Shipping Address (Note that this address has changed):

**The Pennsylvania State University
One Benedict House
University Park, PA 16802**

CC: Screening Committee

Pennsylvania State University

College of Agricultural Sciences

Proposed Site

for

New Animal Diagnostic Services Laboratory at Penn State

