

DATE: January 17, 2020 (update 1/31/2020, shown in RED)

SUBJECT: **Request for Letters of Interest (R/LOI) - Architect/ Engineer (A/E) Team Selection Applied Research Laboratory (ARL) Replacement Building at Science Park project**
Ferguson Township, PA

TO: Architectural Firms

The Pennsylvania State University (PSU) is excited to begin the Architecture/Engineering (A/E) Team selection process for the Applied Research Laboratory (ARL) Replacement Building at Science Park capital project. PSU is utilizing our standard qualification-based A/E Team selection process for this project.

The Applied Research Laboratory (ARL) at Penn State is an integral part of the University and was established in 1945 at the request of the U.S. Navy. ARL research expenditures in University Fiscal Year 2019 were \$269M, contributing significantly to the nearly \$1B of research conducted by Penn State.

Originally focused on undersea weapons technology development, ARL now includes a broad research portfolio addressing the needs of various sponsors. ARL supports national security, economic competitiveness, and quality of life through education, scientific discovery, technological demonstration, and successful transition to application. As a Department of Defense (DoD) designated University Affiliated Research Center (UARC), ARL conducts essential research, development, and systems engineering in support of our nation's priorities free from conflict of interest or competition with industry. ARL is wholly reliant on sponsored research programs for operation of the Laboratory and therefore must maintain relevance to our sponsor base, as well as an operational agility to meet ever-changing requirements.

Penn State ARL employs approximately 1,400 full time personnel, including approximately 200 PSU students, within the four research offices and the supporting enterprise groups. ARL's 4.7% 11-year growth rate in revenue and 5-year growth rate of 9.1% are creating overcrowding of on-campus facilities.

The ARL physical plant is 754,000 GSF in 25 buildings spread across seven unique geographic locations. The majority of this space is located in State College, PA and on the Penn State University Park Campus. ARL is excited to be celebrating 75 years of research in 2020, but aging facilities pose significant risk to the ongoing operations. Operations and facilities comply with National Industrial Security Program Operating Manual (NISPOM) Intelligence Community Directive ICD705. Inflexible infrastructure is limiting agility in responding to research opportunities.

PROJECT OVERVIEW, PROJECT PROGRAM AND GOALS

The ARL Replacement Building is planned as a new freestanding facility on ARL's envisioned Science Park campus, with an anticipated Total Project Cost of \$50.8M (\$31.0M Construction Cost; \$6.2M FF&E). The project funding was identified in PSU's 2018-2023 Five Year Capital Plan. The building will be approximately 126,000 Gross Square Feet and will contain offices, labs, secure research, collaboration spaces, and support areas. This project is the confluence of two main drivers: Replacement of the existing Applied Research Building (120,946 GSF, built in 1945 and 1969) located on PSU's University Park campus; and helping build/establish/reinforce ARL's envisioned Science Park campus.

We are seeking proven A/E team experience leading and executing similar master planning efforts and require the A/E team to guide the master plan process including the client engagement effort. PSU/ARL need

to define a multi-year, multi-phase capital project strategy in conjunction with the design and construction of the ARL Replacement Building. The campus master plan must determine the ideal location for the Replacement Building, the first newly planned building at Science Park, amongst existing buildings at Science Park that ARL owns or occupies. Additionally, the campus master plan must help address other ARL strategic initiatives that include:

- The campus master plan will consider long term relocation of many ARL facilities to the State College Science Park area. See the attached site plan image, included within this Request for Letters of Interest.
- Plan for a phased approach for land acquisition and capital investments. This will include fiscal evaluation of multiple options on available properties in the State College Science Park area.
- Consider land required for long term expansion, supporting future growth of ARL research portfolio.
- Consider strategies to help build/reinforce the campus character of the Science Park Campus by exploring placemaking attributes that include: Campus cohesion, visual and functional connections between buildings, connections between buildings and the site, overall campus character, pedestrian and vehicle access/circulation/parking, zoning and water management considerations, purposeful open spaces, etc. These concepts will be balanced with the security requirements inherent in the ARL research.
- Perform ARL-wide space utilization planning to inform the specific program of the Replacement Building and other future projects.

The goals for the ARL Replacement Building project are, as follows:

- Establish the ARL Science Park Campus and provide a consolidated research facility, in support of ARL's long-term growth strategy.
- Create secure, flexible facility to meet the needs of ARL for the next 40 years.
- Enhance cross laboratory synergy. Help ARL establish ideal research and workplace environments – including space relationships and space efficiencies – in order to foster collaboration and enhance productivity.
- Increase quality and quantity of research space and build flexible facilities that support agility in responding to sponsor research needs
- Improve student and research staff experience and help ARL attract/retain employees.
- Return on capital investment. The Replacement Building must fit with an economical/sensible cost structure deemed acceptable to ARL sponsors and that is low risk to the University.
- Provide a solution to pre-existing campus security considerations and SCIF accreditation changes. Important Note: These are critical drivers in the relocation from the existing Applied Research Building (on PSU's University Park Campus) to the ARL Science Park campus.
- In keeping with PSU's commitment to environmental sustainability, the new facility will be a high-performance building and will, at a minimum, attain LEED Certification

PROJECT SCHEDULE, DELIVERY METHOD, and OWNER REQUIREMENTS

PSU anticipates executing the Architect-Engineer contract shortly after confirmation at the **May 2020 Board of Trustees meeting**. The master planning/space utilization/programming efforts of the ARL Replacement Building project will start approximately in **June 2020**, with the design and document phase ending by **September 2023**. We anticipate construction to begin in **October 2023** with occupancy of the building by **December 2025**.

The selected A/E Team will begin the project with a space utilization evaluation, master planning efforts, and completion of the building program, which will include validation of the existing high-level building program. After the programming/master planning 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 the building program at the Request for Proposal (RFP) stage.

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

1. Complex research environments created by Department of Defense (DOD) affiliated research partners.
2. Design details related to sites and facilities compliant with National Industrial Security Program Operating Manual (NISPOM) Intelligence Community Directive ICD705.
3. Infrastructure integrated research and testing facilities, such as pressurized and open tankage, SCIF facilities, etc.
4. Creation of flexible research facilities that are cost effective, well thought-through design solutions.

It is required that a Pennsylvania registered architect stamp the final construction and bidding documents. Additionally, U.S. citizenship requirements will be a part of the final agreement. All team members must be willing to submit to a background check and clearances if deemed necessary for the project.

The successful A/E Team will work in conjunction with PSU’s selected third-party Construction Manager at Risk throughout the design and construction phases. For each project, both the design and construction teams will perform parallel cost estimating.

The prime firm (contract holder) of the final selected A/E Team will be entering into agreement with Penn State utilizing the 1-P Form of agreement found at the following link. By submitting, firms agree to terms conditions herein:

<https://wikispaces.psu.edu/display/OPPDCS/Division+00+-+Procurement+and+Contracting+Requirements>

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

The University will perform a three-step A/E team selection process each of these projects, with three assessments: Letter of Interest, Proposals, and in-person Interviews. The A/E selection process for each of these projects will be separate and distinct.

This is the process to select the full A/E design team, including: the architectural team (including master planning, programming, building design through construction administration), engineering team, and specialty consultants. 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 February 6, 2020. 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 **February 26, 2020.**

- Proposal responses from the Long-listed teams are due in my office at **Noon EST on March 19, 2020**.
- 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 **April 1, 2020**.
- In-person interviews will most likely occur on **April 24, 2020** or **April 30, 2020** or **May 1, 2020** at **The Penn Stater Hotel and Conference Center in State College, PA**.
- The results of the A/E Team selection process will be announced at the Board of Trustees meeting on **May 8, 2020** and posted to this website.

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 master planning and campus-making, space utilization analysis, experience developing building programs. Highlight building design, lab planning, and workplace design expertise for projects that include secure research, SCIFs, laboratories, workplace/offices, and collaboration 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 the design of a project of this type.
4. Within your Letter of Interest, include a sampling of your previous relevant experience and provide 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 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.

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. Confidentiality and Non-Disclosure. 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.

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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Shipping Address (Note that this address has changed):

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CC: Screening Committee