



DATE: July 12, 2019 **(R/LOI Updated 7/17/2019: Note the change in interview date)**

SUBJECT: **Request for Letters of Interest (R/LOI) - Architect/ Engineer (A/E) Team Selection
Physics Building- Eberly College of Science
University Park, PA**

TO: Architectural Firms

The Pennsylvania State University (PSU) is excited to begin the Architecture/Engineering (A/E) Team selection process for an upcoming Capital Plan project in support of the Eberly College of Science, Department of Physics. The project is tentatively referred to as the Physics Building. PSU is utilizing our standard qualification-based A/E Team selection process for this project.

PSU's Eberly College of Science Physics Department is in the top echelon of Physics departments in the United States. Their gravitational physics/cosmology group and condensed matter group are ranked #9 and #11, respectively, by the 2018 US News graduate program rankings. This facility will only strengthen a well-established department by creating modern teaching and research space that will attract and retain highly sought-after faculty. More information regarding the Physics Department can be found at www.science.psu.edu/physics.

PROJECT OVERVIEW

The Physics Building project is planned as both a new freestanding facility and a renovation to the east wing of Osmond Lab, with total anticipated Project Cost of \$146M. The project funding was identified in PSU's 2018-2023 Five Year Capital Plan. The new building will be located on the Osmond Parking Lot, at approximately 105,000 Gross Square Feet, and will house a significant number of research laboratories, faculty and graduate student offices, administrative support areas and a 350-seat lecture hall. Vibration sensitive research will be conducted in the new building, requiring two below grade levels.

The project will also renovate the East wing of the existing Osmond Lab (the wing that is perpendicular to Pollock Road) and also will demolish the existing rear lecture hall wing of Osmond Lab. The renovation of the Osmond wing will be approximately 47,000 gross square feet and will be converted in new teaching labs, prep/support space, seminar rooms and provide a renovated building core. The project will include a new sub-surface stormwater detention facility.

PROJECT PROGRAM AND GOALS

A Programming Document was completed in June 2019 and includes the following goals for the project:

- Create modern, state of the art instructional and research laboratories to support innovative research and teaching for both experimentalists and theorists
- Provide a facility to strengthen the College's research and educational programs.
- Seek ways to bring "cohesion" to a Department this is, and will continue to be, spread across multiple buildings. This will include consideration of where new and potentially modified building entrances and connections need to occur.

- Demolish the rear wing of Osmond Lab (containing two existing lecture halls). Replace the programmatic function with a new a 350-seat auditorium in the new building, complete with modern teaching technology and an adjacent prep space.
- Incorporate a high bay research facility into Osmond and/or Davey Lab (the buildings are connected at multiple levels) to provide much needed space for large scale instrument assembly and testing and to ease moving of large equipment in/out of Osmond and Davey Lab.
- This project begins a multi-step, multi-project process to address significant, deferred maintenance backlog of the Osmond Lab and surrounding site. This includes construction of a regional stormwater management detention structure that will address uncontrolled runoff as a result of inadequate storm lines and aging infrastructure
- 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

The selected A/E Team will begin by understanding the previously-created program and evaluating potential added programs and/or spaces. 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.

PROJECT SCHEDULE AND DELIVERY METHOD

PSU anticipates executing the Architect-Engineer contract shortly after confirmation at the **November 2019 Board of Trustees meeting**. Design will start immediately and be complete by June 2021 to kick off a 3-4 month bid and approval process. Construction is anticipated to begin in **October 2021**, with planned occupancy of the new building on or around **December 2023**.

The successful A/E Team will work in conjunction with PSU's selected third-party Construction Manager throughout the design and construction phases. The CM selection process will be concurrent with the AE selection, but interviews will be conducted after the A/E is appointed to allow the design team to provide input on the selection. This project will include PA Department of General Services (DGS) funding, therefore the project will be delivered by a Construction Manager acting as an agent, and multiple prime contractors. PSU will still manage the design/construction process in a manner similar to non-DGS funded PSU projects.

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

The University will use a qualifications-based A/E team selection process with long-list, short-list and interviews, with the process as follows:

- Letters of Interest are due from lead firms by **Noon, Eastern Standard Time (EST) August 8, 2019**.
- 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 (RFP), both of which will be posted to this website by the end-of-day on **August 22, 2019**.
- Proposal responses from the Long-listed teams will be due in my office at **Noon EST on September 18, 2019**.
- 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 **October 8, 2019**.

- In-person interviews will occur on **October 31, 2019** at **The Penn Stater Hotel and Conference Center in State College, PA**. This date will not change, so please plan accordingly.
- The results of the A/E Team selection process will be announced at the Board of Trustees meeting on **November 15, 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. 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.

LETTER OF INTEREST SUBMISSION REQUIREMENTS

If your firm/team is interested in pursuing this project, 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 design partners should describe their anticipated role on the project.
2. Outline your firm's experience in the planning/design/execution of facilities of a similar program (research and teaching laboratories, classrooms, etc), scope, size, complexity and campus prominence. To best leverage the capital investment, PSU is seeking architectural and programming consultants that can:
 - a. Deliver a completed project that efficiently addresses spatial deficiencies, both in quality and quantity of space.
 - b. Drive the formation of various building programming/planning scenarios that will different arrangements of spaces – by space type, academic sub-departments, etc.
 - c. Help clarify, further define, and then realize our project goals with the completed facility.
 - d. Prove expertise in the planning/ design of similar Physics teaching and research facilities.
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 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 **eleven (11) hard copies of your interest by Noon, Eastern Standard Time (EST) on DATE**. 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 and mjr204@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.

Please contact myself or Facilities Project Manager Monica Reed (mjr204@psu.edu or 814-863-5765), with any questions.

Kindest Regards,

Greg Kufner, AIA, NCARB



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Shipping Address (Note that this address has changed):

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CC: Physics Building Screening Committee