

DATE: November 1, 2017

SUBJECT: **Letter of Interest - Architecture / Engineering Team Selection**
Henning Building Replacement
University Park, PA

TO: Architectural Firms

The Pennsylvania State University and the College Agricultural Sciences are excited to begin the Architecture-Engineering Team Selection process for the Henning Building Replacement project. The project will help solidify the College of Agricultural Sciences standing as one of the top-ranked agriculture programs in the country.

The existing 62,140 gross square foot Henning Building was completed in 1967 and houses the Department of Veterinary and Biomedical Science, the Department of Animal Science, and includes a basement vivarium. The University has conceived of this project as a replacement building, as the existing building and infrastructure are at the end of their useful life and can no longer support the education and research needs of the College of Agricultural Sciences. The replacement building is currently envisioned on the current ~265 foot by ~ 225 foot site of the existing building, in large part to maintain and strengthen the building's physical connection to the adjacent Agricultural Science and Industries Building. Due to the prominence and visibility of the location, located in core campus, site evaluations will be required by the successfully team, to establish options to building orientation, massing, campus connections, and aesthetic impact of the new building.

The replacement building will support the existing programs in the facility, while supporting projected departmental growth. The College and Departments seek a state-of-the-art facility with laboratories, exceptional teaching and research spaces, a new AAALAC compliant vivarium facility, and offices.

The goals of the project include the following:

- Enhance the vision and goals of the Department of Veterinary and Biomedical Science and the Department of Animal Science and the College.
- Create a new building that will enhance the existing campus aesthetic and character
- Craft a completed facility that fully addresses the current space limitations for the Animal Science Department and expansion of the Veterinary and Biomedical Sciences Department
- Provide new faculty staff and student spaces to enhance departmental and inter-departmental community, collaboration, and efficiency
- Replace deteriorated infrastructure systems, including the site utility services
- In keeping with our commitment to environmental sustainability, we expect that this facility will, at a minimum, attain USGBC's LEED Certified Level.
- Create contemporary classrooms, research laboratories, and collaboration spaces in support of evolving educational pedagogies, technologies, and research initiatives

The University has completed a concept level program document with the assistance of Trefz Engineering and Zimmerman Studio, which will be shared in the next phase selection process. The program document defines a building of 60,580 net square feet, made up of 10,580 NSF Vivarium; 17,680 NSF Veterinary and Biomedical Science; 23,470 NSF Animal Science and 8,850 NSF general space.

Review and verification of the program will be the initial project phase for the selected project team. Delivering the highly space efficient building is critical to the success of this project. The completed program document calls for a replacement building between 95,000 GSF (65% efficiency) and 110,145 square feet (55% efficiency). Given the desire to appropriately define the building efficiency, we are seeking teams that can drive our decision making on the appropriate grossing factor and also seek ways to find efficiencies in the planning and design of the completed facility. After the program validation phases, the project will follow the standard design phases – SD, DD, CD and CA Phases.

The total project budget, including soft costs and FF&E is \$89,600,000. This is divided into \$72.1M for construction (including an allowance for swing space), \$11.7M in soft costs and \$5.8M in contingency. More details on the budget will be shared with the long-listed teams. The successful A/E firm will be expected to work in conjunction with a Construction Manager selected by the University throughout design and construction phases.

We anticipate the A/E agreement award following the team selection at the February 2018 Board of Trustee meeting. We anticipate final plan approval by November 2019 with construction to start in December 2019. The expected construction completion date is December 2021. Site tours are not necessary at this step in the selection process, as this can overwhelm the occupants. We will arrange for scheduled visits with the long-listed teams.

If your firm is interested in pursuing this project, please submit the following:

1. A brief statement detailing your firm's unique qualifications for designing facilities of a similar type, and size. Convey your firm's experience planning and delivering buildings with similar programs.
2. Include a sampling of your previous relevant experience and illustrative examples representative of your architectural designs.
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.

Please submit to my office thirteen (13) hard copies of your response by **Noon on November 22, 2017** 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 and djs47@psu.edu by the submission deadline. Include the name and email address of your team's main contact for this project within the submission. Contact myself or Jeff Spackman with any questions.

The University will use a qualifications-based selection process with long-list, short-list and interviews. The Screening Committee will select a long-list of firms from the respondents to this letter. The long-list and a Request for Proposals (RFP) will be posted to this website by **December 8, 2017**. The RFPs will be due in my office at **Noon on January 8, 2018**. Three firms will be chosen from the RFP respondents and interviewed on **February 7, 2018**. The results will be announced at the Board of Trustees meeting on **February 23, 2018** and posted to this website.

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CC: Screening Committee