

DATE: June 11, 2018

SUBJECT: **Request for Letter of Interest - Architecture / Engineering (A/E) Team Selection**
Beaver Community Center Expansion
Penn State Berks

TO: Architectural Firms

The Pennsylvania State University is excited to begin the Architecture-Engineering Team Selection process for the Penn State Berks Beaver Community Center Expansion project. The project will provide improved recreational, fitness and athletic program elements along with enhancing the existing campus aesthetic and character.

Constructed in 1980, the Beaver Community Center serves as the Penn State Berks indoor facility for athletic programs, kinesiology instruction, physical activity courses, intramural programs, general recreational activities and special events. The existing 28,060 gross square foot building includes a gymnasium, fitness room, studio, offices, locker rooms, training room, small research area and concourse. Minor renovations over the years have attempted to accommodate the growth of programs and student population. The intent of this project is to fully address the ongoing space inadequacies to support current programs and broader aspirations.

Kinesiology is the second largest major at Berks with strong growth projection. It is intended to provide the kinesiology program with the best available space(s), equipment and environment to enhance the learning experience, attract new students and position students for their successful careers. Additionally, the importance of the kinesiology space is enhanced, given the recently-approved athletic status of Division III. This new facility will provide an important transition to aid in recruiting and build pride in varsity and club sport programs. At the campus scale, it is critical that the project considers a building expansion in the direction of the campus center, connecting to the adjacent Perkins Student Center and providing an enhanced campus aesthetic.

The goals of the project include the following:

- Provide a facility that fully addresses the current space limitations for the growing Kinesiology Program
- Provide adequate facilities to support NCAA athletic programs, enhance the Berks athletics brand and improve recruiting and retention
- Provide adequate recreational, fitness and athletic programs for Students and Student Athletes
- Improve the existing building infrastructure systems, including site utilities
- Connect the Beaver Community Center with the Perkins Student Center per the Master Plan
- Create an expansion that will enhance the existing campus aesthetic and character
- In keeping with our commitment to environmental sustainability, we expect that this facility will, at a minimum, attain USGBC's LEED Certified Level.

The project's new construction will support program space for an auxiliary gym, fitness center, locker rooms, kinesiology program, athletic offices and a convenience store. A portion of the existing building will be renovated to include an exercise studio, athletic training room and locker rooms. The remaining portion of the existing building will be renovated in a future construction project.

The University has completed a concept level program document with the assistance of DLA+ Architecture and Interior Design, which will be shared in the next phase selection process. The program document defines a building of 74,301 gross square feet. This project will feature 40,017 GSF of new construction and 5,706 GSF of renovation. A future construction project will address the remaining portion of the existing building renovation of 23,040 GSF with 5,538 GSF of addition.

Review and verification of the program will be the initial project phase for the selected project team. 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 \$26,600,000. This is divided into \$20.5M for construction, \$4.1M in soft costs and \$2.0M 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 September 2018 Board of Trustee meeting. We anticipate final plan approval by January 2020 with construction to start in February 2020. The expected construction completion date is November 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 ten (10) hard copies of your response by **Noon on June 25, 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 and kwh121@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 Kyle Hollick 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 **July 16, 2018**. The RFPs will be due in my office at **Noon on August 6, 2018**. Three firms will be chosen from the RFP respondents and interviewed on **August 31, 2018**. The results will be announced at the Board of Trustees meeting on **September 14, 2018** and posted to this website.

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