DATE: January 4, 2019

SUBJECT: **Request for Letters of Interest – Architecture/Engineering (A/E) Team Selection**

**PSU Behrend Campus - Erie Hall Building Demolition and Replacement**

Erie, PA

TO: Architectural Firms

We are excited to begin the Architecture-Engineering Team Selection process for the Erie Hall Building Demolition and Replacement project. The main goal for the project is to update and expand student life and fitness facilities on campus which were determined to be significantly deficient in a recent space assessment. The project is located on one of the most prominent sites of the Behrend Campus at 4701 College Drive, Erie PA, on University-owned property. The new building and site modifications will complete the “front door” experience of campus, made up of the New Erie Hall, Reed Union, and Metzgar Admissions & Alumni Center.

The existing 26,381 square foot Erie Hall was completed in 1952 and currently is utilized by Police Services, Athletics, Recreation (recreational gym), and other functions that will be relocated elsewhere (existing copy center, International Student Services, and Center for Teaching Initiatives). The **$26M (total project cost) new, free-standing building project** will provide existing and expanded facilities for recreation/fitness programming, Personal Counseling Services, Police Services, and space for PSU Behrend’s Athletics program. This project includes demolition and hazardous abatement of the existing Erie Hall building.

The University has completed a study and program that will be shared in the next phase of the selection process. The study considered the project as a full renovation of the existing building, plus a large new addition. But the project is now envisioned as a full replacement building as the existing building and infrastructure are at the end of their useful life. The program defined a completed facility of approximately 57,000 to 64,000 gross square feet, made up of: Gymnasiums, activity spaces for spinning, yoga, etc., locker rooms/team support, public spaces, athletic offices, equipment storage, laundry room, in addition to the Personal Counseling Services and Police Services programs.

The first step of the final selected A/E Team will be the creation of a detailed program document, followed by the typical PSU project steps (SD, DD, CD, CA). With the project shifting to new construction and due to the prominence and visibility of the location, the program effort will include detailed site evaluations. Site considerations will include: building and campus-scale entry sequence, campus connectivity, pedestrian movements given steep grading, building orientation/massing, massing/aesthetic impact, and phasing/swing space/construction logistics of potentially keeping the existing building functional during construction.

The goals of the project include the following:

* Realize the vision and goals of the University Leadership to create a new facility that meets the needs of the campus’ student body.
* A new recreational facility that supports student needs and is complimentary to the Junker Center.
* Create a new building on the Erie Campus that will enhance the existing character of the site, complement existing campus architecture and meet the needs of the Behrend Campus Master Plan.
* Be functional and efficient. The new building is likely to be used to help people navigate the steep campus grades through internal circulation. Additionally, the building will need to appropriately address security and privacy aspects of the different program elements. Finding uncompromised synergies and efficiencies in the planning and design of the completed facility will be critical.
* In keeping with our commitment to environmental sustainability, this facility will be a high- performance building and will, at a minimum, achieve LEED Certification.
* Replace the existing Erie Hall and related deferred maintenance backlog, given the deteriorated building, infrastructure systems, and existing site utility services.

We anticipate the Architect-Engineer contract award following the team selection at the **May 2019** Board of Trustee meeting. We anticipate final plan approval by **September 2020** with construction to start in **September 2020**. The expected construction completion date is **July 2022**. The project will be executed with a Construction Manager at Risk.

If your firm is interested in pursuing this project, please submit the following within your Letter of Interest:

1. A brief statement detailing your firm’s unique qualifications for programming and designing facilities of a similar type. Convey your firm’s expertise in programming, planning, designing and delivering buildings with similar programs.
2. 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.
3. Within your document, 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 (design architect, architect of record, etc.) for all projects included within the proposal.**

Please submit to my office eleven (11) hard copies of your response by **Noon (Eastern Standard Time) on 1/29/2019** 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](mailto:gak21@psu.edu) and mam326@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 Marcus Marasco ([mam326@psu.edu](mailto:mam326@psu.edu) or 814-865-6197) with any questions. Site tours will occur later in the A/E selection process.

The University will use a qualifications-based selection process for selecting the A/E team. 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 **2/8/2019**. Proposals will be due in at the address below at **Noon on 3/1/2019**. Note that the shipping address for submissions has changed! Three firms will be chosen from the RFP respondents by **3/15/2019** and interviewed **April 3rd, 2019**. The results will be announced at the Board of Trustees meeting on **5/3/2019** and posted to this website.

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University Architect

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**Shipping Address (Note that this address has changed):**

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CC: Screening Committee