

**Innovation Park at Penn State Harrisburg  
Request for Proposals Phase 1 Planning Project  
Innovation Park at Meade Heights Visioning**

**Release Date:** October 19, 2020

**Proposal Due Date:** November 30, 2020

**Performance Period:** January 1, 2021 – June 30, 2021

**Background:**

Penn State Harrisburg is soliciting proposals for the design and execution of a planning process to establish a shared vision to guide the development of a potential public-private research and business park. The proposed park would be located on the Penn State Harrisburg campus, modeled on the successful Innovation Park on the Penn State University Park campus in State College, PA. The proposed site, known as Meade Heights, is a 60-acre (+/-) parcel on the west side of the Penn State Harrisburg campus, which many years ago was the site of campus housing. The property has been not been utilized for many years.

The location of the property and the campus itself is a major advantage. Penn State Harrisburg is located in Lower Swatara, Dauphin County, PA, ten miles south of Harrisburg, the seat of Pennsylvania State Government. The air, highway, and rail infrastructure supporting regional economic growth is second to none in Pennsylvania. The Harrisburg International Airport is next door. The regional economy possesses great strength in major economic sectors, especially in manufacturing, government, and health care.

Manufacturing is a particular strength of the Harrisburg region. The region is home to 2,370 manufacturing firms providing more than 107,000 jobs, representing 13.1% of the total workforce, compared to 9.1% nationally. However, the pace of innovation and workforce skills lag somewhat behind more dynamic regions of the country and the world. Greater capacity for globally competitive private sector growth, job creation, and improved public sector performance is needed to help ensure a prosperous Harrisburg region in the decades ahead.

The Innovation Park at Penn State Harrisburg is envisioned as a major, long-term regional economic development initiative. Key partners include Lower Swatara Township, the Borough of Middletown, the Dauphin County Office of Community and Economic Development, the Capital Region Economic Development Corporation (CREDC), other regional economic development organizations, the private sector, and other Penn State campuses in the region including the Penn State College of Medicine and Dickinson Law.

The goal of the Innovation Park at Penn State Harrisburg is to provide a venue to support collaborative public-private research, development, demonstration, and deployment of new technologies, approaches, and solutions to address public and private sector challenges. In parallel with the development of the Innovation Park, Penn State Harrisburg will undertake a comprehensive strategy to expand research activity within three broad thrusts: 1) health sciences; 2) engineering and industry; and 3) state and local policy. Examples of the types of public-private activities that could take place at the Innovation Park include:

- Clinical medical care and biomedical research programs
- Alcohol and drug addiction research and treatment
- Autism spectrum disorder research and treatment activities
- Problem-based STEM teaching and learning programs
- Design, innovation, and entrepreneurship research and training
- Advanced manufacturing systems research laboratories
- Product design, prototyping, and shared manufacturing facilities
- Emergency and first-responder research and training
- Early childhood research and development activities
- Economic development research and training programs
- Micro-credentialing programs for government and industry

### **Scope of Services:**

Penn State Harrisburg is seeking a consultant to perform the four activities listed below.

- Develop baseline information and analysis to help guide the Innovation Park at Meade Heights project. This should include performing a regional commercial real estate market assessment, and a review of campus-based college and university research and innovation parks in similar regions around the nation and the world, identifying key lessons learned from the experience of others.
- Identify internal Penn State stakeholders with potential roles in the Innovation Park at Meade Heights development, conduct interviews to examine their needs, interests, concerns, and potential roles in the project, and produce a summary report synthesizing findings. Internal stakeholders may include selected faculty members and administrators from:
  - Penn State Harrisburg
  - Penn State College of Medicine
  - Penn State Health
  - Penn State Dickinson School of Law
  - Penn State University Park
- Identify external stakeholders with potential roles in the Innovation Park at Meade Heights development, conduct interviews to examine their needs, interests,

concerns, and potential roles in the project, and produce a summary report synthesizing findings. External stakeholders may include:

- Business and industry leaders
  - State and local government officials
  - Educational and research institutions
  - Economic and community development groups
  - Non-profit service organizations
  - Health care providers
- Convene a series of facilitated meetings and discussions involving selected internal and external stakeholders and develop a shared vision for the Innovation Park as a regional economic development initiative, through a collaborative process. The shared vision should identify and address:
    - Specific research and innovation development opportunities that could be accelerated via the proposed Innovation Park
    - Potential research and innovation themes as priorities for marketing and development of the Innovation Park
    - Innovative public-private partnerships that might be established to finance development of the Innovation Park
    - Potential public and private partners in new research and innovation ventures to accelerate Innovation Park development opportunities

## **Deliverables**

The consultant will provide monthly written reports and will meet monthly with University project leaders to discuss activities and directions during the project period. During the last 30 days of the project period, the consultant will produce and deliver a narrative report describing the activities and accomplishments of the project. The report will include: 1) a regional commercial real estate market assessment; 2) a summary of relevant lessons learned from similar research and innovation park development projects; 3) priority research and innovation development opportunities and themes appropriate for the Innovation Park at Penn State Harrisburg; and 4) potential public and private development partners. The consultant will also produce a slide presentation summarizing the narrative report and will present the summary report to University officials and external stakeholders in up to three separate meetings.

## **Proposal Submission Requirements**

Each responder to this Request for Proposals must propose to carry out all four of the services described above. This work may be performed by a single entity, or by a self-assembled team with a single entity identified as the responsible party. Each proposal received will be evaluated based on the ability to execute all four activities.

Proposals must include a narrative section limited to 15 single-spaced typed pages using a font no smaller than Times New Roman 12. Up to 10 pages of additional

supporting materials may be included as appendices. The 15-page narrative section must include:

1. A one-page proposal summary as the first page of the 15-page narrative
2. An explanation of why this project is of interest to the proposing organization(s)
3. A description of the work to be performed to provide each of the four services
4. A statement of the qualifications of the proposing organization or organizations
5. A list of personnel to work on the project and descriptions of their qualifications
6. A budget allocating funds by cost categories for each of the four activities

Proposals should be submitted electronically as an email attachment in PDF format to Mr. Todd Camp, Director of Business Services, Penn State Harrisburg, at [thc102@psu.edu](mailto:thc102@psu.edu). The deadline for submission of proposals is November 30, 2020. The estimated funding available to support this visioning phase of the project is \$50,000. The consultant selected to perform this phase of the project may be considered for participation in future phases based on performance.