



PROCUREMENT SERVICES

Request for Proposal

RP-003-25

Qualifications for Architect/Engineering
Services for

New Health Science Simulation,
Academic, and Innovation Facility

Proposal Due Date

10/25/2024 at 2:00 PM, EST

Jamie Peck

jamie.peck@louisville.edu

Proposal Number: RP-003-25	DELIVER ORIGINAL COPY OF PROPOSAL TO:
Speed type: TBD	University of Louisville
Issue Date: 9/19/2024	Procurement Services
RFP Title: Qualifications for Architect/Engineering Services; New Health Science Center Simulation, Academic, and Innovation Facility	2215 S Brook St., Room 107
Contract Administrator: Jamie Peck	Louisville, KY 40208
Contact Email: Jamie.peck@louisville.edu	Method of Award: Competitive Negotiation per KRS 45A.085

IMPORTANT: PROPOSALS MUST BE RECEIVED BY 10/25/2024 at 2:00 PM, EST

NOTICE OF REQUIREMENT

1. The University’s General Terms and Conditions, viewable at [Procurement Terms and Conditions](#) apply to this RFP, as do the terms and conditions set forth in Section 5 of this RFP. **No other terms will be included.**
2. Contracts resulting from this RFP must be governed by and in accordance with the laws of the Commonwealth of Kentucky.
3. Any agreement or collusion among offerors or prospective offerors, which restrains, tends to restrain, or is reasonably calculated to restrain competition by agreement to bid at a fixed price or to refrain from offering, otherwise, is prohibited.
4. Any person who violates any provision of [KRS 45A.325](#) shall be guilty of a felony and shall be punished by a fine of not less than five thousand dollars, nor more than ten thousand dollars or be imprisoned not less than one year nor more than five years, or both such fine and imprisonment. Any firm, corporation, or association who violates any of the provisions of KRS 45A.325 shall, upon conviction, be fined not less than ten thousand dollars or more than twenty thousand dollars.

AUTHENTICATION OF BID AND STATEMENT OF NON-COLLUSION AND NON-CONFLICT OF INTEREST

I hereby swear (or affirm) under the penalty for false swearing as provided by [KRS 523.040](#):

1. That I am the offeror (if the offeror is an individual), a partner, (if the offeror is a partnership), or an officer or employee of the bidding corporation having authority to sign on its behalf (if the offeror is a corporation).
2. That the attached proposal has been arrived at by the offeror independently and has been submitted without collusion with, and without any agreement, understanding or planned common course of action with, any other contractor of materials, supplies, equipment, or services described in the RFP, designed to limit independent bidding or competition.
3. That the contents of the proposal have not been communicated by the offeror or its employees or agents to any person not an employee or agent of the offeror or its surety on any bond furnished with the proposal and will not be communicated to any such person prior to the official closing of the RFP.
4. That the offeror is legally entitled to enter into contracts with the University of Louisville and is not in violation of any prohibited conflict of interest, including, but not limited to, those prohibited by the provisions of [KRS 45A.330](#), [KRS 45A.335](#), [KRS 45A.340](#), and [KRS 164.390](#);
5. That the offeror, and its affiliates, are duly registered with the Kentucky Department of Revenue to collect and remit the sales and use tax imposed by [KRS Chapter 139](#) to the extent required by Kentucky law and will remain registered for the duration of any contract award;
6. That I have fully informed myself regarding the subject of the statements made above and all such statements are true and accurate.

SWORN STATEMENT OF COMPLIANCE WITH CAMPAIGN FINANCE LAWS

In accordance with [KRS 45A.110 \(2\)](#), the undersigned hereby swears under penalty of perjury that he/she has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky and that the award of a contract to an offeror will not violate any provision of the campaign finance laws of the Commonwealth of Kentucky.

CONTRACTOR REPORT OF PRIOR VIOLATIONS OF KRS CHAPTERS 136, 139, 141, 337, 338, 341 & 342

The Contractor, by signing and submitting a proposal, agrees as required by [KRS 45A.485](#) to submit final determination of any violations of the provisions of KRS Chapters 139, 139, 141, 337, 338, 341 and 342 that have occurred in the previous five (5) years prior to the award of a contract and agrees to remain in continuous compliance with the provisions of the statutes during the duration of any contract that may be established. Final determinations of violations of these statutes must be provided to the University by the successful Contractor prior to the award of a contract.

CERTIFICATION OF NON-SEGREGATED FACILITIES

The Contractor, by submitting a proposal, certifies that he/she is in compliance with the Code of Federal Regulations [Title 41 CFR 60-1.8\(b\)](#) that prohibits the maintaining of segregated facilities.

SIGNATURE REQUIRED: This proposal may not be considered valid unless signed and dated below by an authorized agent of the offeror. Offers signed by an agent are to be accompanied by evidence of his/her authority unless such evidence has previously been furnished to the issuing office.

NAME OF COMPANY:	FEDERAL EMPLOYER ID NO:	DUNS#:
ADDRESS:	CITY, STATE & ZIP CODE:	PHONE#:
PAYMENT TERMS: NET 30	SHIPPING TERMS: FOB DESTINATION	E-MAIL:
SIGNATURE:	PRINTED NAME & TITLE:	DATE:



Consultant Submittal Guidelines
Architect / Engineering (A/E) Services for the
New Health Science Center Simulation, Academic, and Innovation Facility

Solicitation #: RFP-003-25

The University of Louisville (University) seeks to build a legacy facility on the Health Science Center (HSC) campus in the heart of Louisville's downtown medical district, affectionately known as the Lou-Med District. This new facility of academic achievement and innovation will enhance the student, faculty, and staff experience through a multitude of engagement opportunities, and foster a revitalized sense of collaboration through interprofessional education in simulation. The vision for the new HSC facility will redevelop land owned by the university into a flagship destination to directly respond to the siloed schools and programs, the deficit of student collaboration space, and lack of modern teaching spaces. This new facility will be the first implementation of the recently created Campus Master Plan, including the relocation of the School of Public Health and Information Sciences, and will set the stage for the long-term vision of reimagining campus.

As this facility is the first ground up academic building construction on the HSC campus in several years, programming will be a critical step in the design process. The awarded A/E team will collaborate and guide the executive team and department stakeholders to identify and refine program components. *Interdisciplinary* simulation is a new component of the curriculum for the School of Medicine, the School of Nursing, and the School of Dentistry and the selected A/E team will assist in understanding the opportunities for this new space. In addition, design teams should assume assisting in documenting the demolition of the existing School of Public Health and Information Sciences, and plan for a future phase 2 in the adjacent parcel.

The selected A/E team will become a responsible member of the University's professional team for programming, design, bidding, construction, and LEED certification, helping to assure the project is completed within budget, on schedule, and compliant with project program, university standards, academic accreditation requirements, mutually agreed upon sustainability goals, and applicable building codes. A/E teams submitting qualifications shall demonstrate compatible experiences in programming, planning, designing, and overseeing projects of similar building type and project scale, especially health science simulation labs and projects on an urban site bound by fully developed adjacent building and roadways. A/E teams shall demonstrate their ability to collaborate with a construction estimator and manager partner, including facilitating fast tracked projects with early bid packages on a compressed schedule. A/E teams shall also show their capability to collaborate and guide a broad range of project stakeholders that will engage the team throughout all phases of the project's development, particularly during the programming phase.

Project Vision and Goals:

- Create a state-of-the-art facility that is a beacon of innovation and opportunity for the University, HSC campus, and the City of Louisville.
- Create a facility for students and faculty with diverse spaces that encourage cross disciplinary collaboration and foster a sense of community to break down the invisible lines between each of the schools.
- Provide an interprofessional, state of the art, future proof simulation lab where students, faculty, and external/internal professionals can learn side-by-side and with the most current technology advancements.
- Be the new home to the School of Public Health and Information Sciences
- Provide opportunities for community engagement with spaces that flex from academia to public.
- Consider university constituents overall wellness and wellbeing by providing meaningful interior and exterior spaces to improve mental and physical health.
- Deliver an adaptable facility that can easily evolve with changing pedagogy.
- Facilitate the demolition of the existing Kentucky Disease Building (KDP) and the relocation of the network substation located in the basement of KDP. Substation will be relocated to a space identified in the adjacent Chestnut Street Garage.
- As the budget allows, provide research wet-lab space (no vivarium) and SIM lab growth or provide shelled space for future development of these types of spaces.
- Plan for a future phase 2 in massing concept only. Design of future phase 2 will not be considered part of this solicitation.

Preliminary Project Schedule

***** ALL communications in addition to proposals will be submitted through Jamie.peck@louisville.edu No other university person(s) are authorized to receive/send information or communications regarding this RFP. If this requirement is violated it may result in A/E bid proposal being rejected.**

Project Advertised for A/E Consultant	September 19, 2024
Pre-Proposal Meeting	September 26, 2024 at 2:00 PM EST Location: Health Sciences Campus Abell Administration Building, Room 110 323 E Chestnut St. Louisville, KY 40292
Deadline for Written Questions	October 4, 2024 at 2:00 PM EST
A/E Consultants' Submittals Due	October 25, 2024 at 2:00 PM EST
Selection Committee Short List Meeting*	November 15, 2024
A/E Consultant Interviews	Week of November 18, 2024
A/E Consultant Selected and Notified	Week of November 25, 2024
A/E Consultant Contract Negotiated	Week of November 25, 2024
A/E Consultant Contract Finalized	December 11, 2024
Start of Programming	January 2025
Project Advertised for Construction Manager	February – April 2025
Pre-Proposal Meeting	TBD
Construction Manager Proposals Due	TBD
Selection Committee Short List Meeting	TBD
Construction Manager Interview / Presentation	TBD
Construction Manager Contract Negotiated	TBD

Construction Documents Due	June 2026
Bid Packages	June – September 2026
Construction Substantially Complete	March 30, 2029
Final Completion	April 30, 2029

*Short list team attendees should only include those whose resumes are included in the proposal and are on the project team. Short List interview is not intended to be a design charette. Do not include concept models/massing/studies for the facility unless it is non-specific and demonstrates a critical part of the work plan.

Project Budget:

Based on the currently understood scope and timeframe of this project, UofL has established a total project budget of \$280,000,000, inclusive of project fees, construction costs, contingencies, furnishings, specialty simulation lab equipment and software, and administrative costs. Preliminary estimates suggest construction costs may be in the range of \$180-\$200M, with Sim Lab technology, loose sim lab equipment, and sim lab software an additional \$13M.

Project Site (Attachment A):

The project site consists of several University owned parcels at the corner of Preston Street and Chestnut Street, wrapping the corner to Gray Street. Arial photos in Attachment A include images of the previously demolished Med-Dent Apartments. The existing KDP building is also noted, which will be demolished as part of this project scope, as well as the relocation of the existing network substation currently located in the basement.

Project Scope:

Each of the following project parameters shall be included in the scope offered by the submitter, and shall be expected to receive approval by UofL project leadership at the completion of each task or project phase:

- Lead and guide programming needs to ensure alignment with project goals and budget. Preliminary program options listed in Attachment B.
- Design a new, approximately 250-275,000SF, multi-story building and surrounding landscape/hardscape to be constructed at the corner of Chestnut and Preston, extended onto Gray Street. The completed building and site shall ideally achieve a minimum of LEED Gold Certification in the current version active at the time of project application. Sustainability and Wellness Objectives included in Attachment B.
- Project shall be net-zero ready and implement Well Building practices where appropriate.
- Coordinate and design new service from the existing City of Louisville central steam and chilled water plant. Infrastructure may include analyzing direct burial versus a new tunnel within the public right of way back to the nearest existing tunnel.
- Coordinate with LG&E to bring new power distribution to the site, including routing new redundant feed from substation and converting existing overhead utilities to below grade at Preston Street between Gray and Chestnut. This effort may also include coordination with cable and internet providers.
- Collaborate with the Philanthropy Committee in identifying naming opportunities throughout the facility. Provide collateral for donor and marketing packages, including project narratives, renderings of key spaces, interior and exterior flythrough simulations. These deliverables should be provided at design development, 50%, and final construction documents. A/E team will need to be available throughout the duration of the project for in-person presentations to UofL partners, potential donors, and for donor hard hat tours during construction.
- Design team will collaborate with Philanthropy Committee to identify “in-kind” donation possibilities and be available to review and advise potential donor opportunities for alignment with project goals and specified equipment/systems. For solicited donations from the Philanthropy Committee, the A/E team will review proposals, submittals, manufacturer catalogs from potential

donors, including recommending acceptable alternates to specifying materials. The design team will be responsible for design of donor recognition installations.

- Design work shall be divided into 6 project phases commonly recognized in the profession, with specific in-person meeting expectations indicated:
 - A: Space Programming
 - A/E team will lead the effort to establish the building program, based on leadership from the UofL Executive Committee
 - Includes programming confirmation sessions with staggered meetings for expected building occupant leaders and UofL key stakeholders approximately every other week.
 - Identify and accompany project stakeholders on up to (3) out of town trips to tour precedent/inspiration facilities.
 - Assist UofL Procurement Department in drafting RFP for Construction Manager, reviewing proposals and attending short-listed interviews, acting as advisor to the scoring committee, and provide a letter of recommendation.
 - Assist UofL Procurement Department in drafting RFP for the Simulation Lab Specialty Equipment Consultant, reviewing proposals and attending short-listed interviews, acting as advisor to the scoring committee, and provide a letter of recommendation.
 - B: Schematic Design
 - Includes Client-A/E-CM meetings approximately every other week.
 - Includes UofL technical advisory group review meetings, with in-progress documents due to the review committee a week prior to the meeting.
 - Includes meetings with building occupant leaders to review the design and confirm applicability of solutions to the project program.
 - Assist UofL Procurement Department in drafting RFP for Commissioning Agent for Functional and Enhanced Commissioning, reviewing proposals and attending short-listed interviews, acting as advisor to the scoring committee, and provide a letter of recommendation.
 - Assists UofL Procurement Department in drafting RFP for Geotechnical Services, reviewing proposals and attending short-listed interviews, acting as advisor to the scoring committee, and provide a letter of recommendation.
 - C: Design Development
 - Includes Client-A/E-CM meetings approximately every other week.
 - Includes UofL technical advisory group review meetings.
 - Includes meetings with building occupant leaders to review the design and confirm applicability of solutions to the project program.
 - D: Construction Documents & Bidding/Negotiation
 - Includes Client-A/E-CM meetings approximately every 3-4 weeks.
 - Includes UofL technical advisory group review meetings.
 - Prepare early bid packages in coordination with the awarded CM, and as required to maintain project schedule.
 - E: Construction Administration
 - required OAC site visits and meetings every 1 to 2 defined by the project schedule.
 - required participation of relevant team members in CM-led subcontractor BIM coordination web meetings.
 - Submittal review and approval
 - F: Record Documents
 - REVIT and CAD format with bound xrefs, based on all issued supplemental drawings and construction manager's field notations.

The design team will provide cost estimates during programming, SD and DD for the purpose of benchmarking estimates provided by the CM/GC. A collaborative review of the data generated by both parties will be reconciled into a milestone estimate by the CM/GC.

In-person meetings are expected to follow the outline above, an alternative platform for virtual meetings will be approved at the University project manager's discretion.

The A/E team is expected to collaborate with the awarded Commissioning Authority on development of the CQV Program, and the owner provided SIM equipment consultant.

A 1-year post-occupancy evaluation and walk through is also required.

Required Capabilities:

Proposal is expected to include professional services, licensed in the Commonwealth of Kentucky, for all the following project responsibilities. UofL is prepared to enter into contract with one prime firm, who may compose a team of consultants, to fulfill these requirements:

- Architecture
- Landscape Architecture, including irrigation design.
- Civil Engineering
- Structural Engineering
- Fire Protection, Plumbing, Mechanical, Electrical, and Information Technology Engineering (not including wi-fi design)
- Interior Design- furniture layouts only, finish selection and specification.
- Environmental Graphic Design, including storytelling graphics, wayfinding, donor recognition signage and donor wall with digital display integration.
- Audio/Video System Design, including sim lab AV technology.
- Acoustic Design
- Security and Access Control Design
- Sustainability specialist, with experience in net-zero designs and WELL Building Standards. LEED Administration required.
- Inflation Reduction Act Expertise, including assistance with identifying potential IRA options, tracking, and assisting in the submission process.
- Cost Estimator
- Life Cycle Cost Analysis
- REVIT BIM model manager
- Special Consultant with an area of expertise in health science education design.
- Special Consultant with an area of expertise in interdisciplinary simulation laboratory design, including integrating typical hospital gases and any specialty gases required for sim lab equipment.
- Provide an add alternate cost for a Specialty consultant specializing in research laboratory design, including an industrial process engineering specializing in gas distribution and chemical storage. This consultant will only be utilizing if the programming phase identifies the need for shelled or fully completed research laboratory space.

The University intends to contract with a Special Consultant with an area of expertise in interdisciplinary simulation laboratory equipment specification and design directly. The selected A/E team will be required to coordinate with the selected specialty consultant, and other owner provided consultants as required.

a) University Furnished Services:

The following services will be furnished to the design team outside the scope of this proposal request. The design team is expected to engage, collaborate, and coordinate their work with these team members in a manner that meets the industry's standard of care:

- Construction Manager/General Contractor
- Hazardous Material Surveying

- Geotechnical Engineering & Construction Special Inspections
- Site Survey and Title Search
- Systems & Building Envelope Commissioning Agent
- Active Aggressor Detection Design
- Special Consultant with an area of expertise in simulation interdisciplinary laboratory equipment specification and design.
- University IT- Information Technology Campus Integration and Wi-fi Design
- 3rd Party Construction Inspector
- University Physical Plant Project Liaisons (mechanical, electrical, plumbing, and life safety)
- University Police Liaison
- University Parking Liaison
- University Locksmith Liaison
- University Interior Design Liaison. University Interior designer will specify and procure the furniture based on the furniture plan layouts by the A/E team.
- University Office of Marketing and Communications Liaison
- University Philanthropy Committee
- University Accountant
- University Planning, Design, and Construction Project Management
- Costs for Permitting, Inspections, and Printing

Evaluation Criteria:

Team Qualifications and Availability: 15%

- The comprehensiveness, appropriateness, and quality of experience of the member firms.
- Experience to undertake and successfully complete Health Science Campus projects of this scale and complexity.
- Expertise in interdisciplinary simulation laboratory design.
- Licensed to do business in the State of Kentucky.

Experience of Team Personnel: 35%

- Proposal shall include a Project Team list, outlining key team member's anticipated project role, their resume with recently completed projects of similar size and scope, and relevant qualifications. This Project team list shall include all consultants and sub-consultants and an associated org. chart of the team. The Project team list should include only staff that will directly work on the project.
- Level of effort and participation of key personnel. Describe the proposed personnel assignments, lines of authority, and communication for each key team member, including consulting staff. Identify project team members who reside in alternate time zones from EST and describe protocol for meeting coordination.
- Expertise in interdisciplinary simulation laboratory design, including best practices in simulation lab design and the ability to future proof the space.
- Experience of project manager demonstrating ability to successfully lead project.
- Success of team collaborating with construction manager.

Project Understanding and Approach: 35%

- Briefly describe the team's understanding of the project and include a project plan for execution within the identified schedule.
- Consider the outline schedule and provide feedback on the team's ability to undertake the project and maintain the project schedule.
- Identify potential risks and challenges the project may face during design and construction. Provide feedback on options to mitigate these issues.

- Describe stakeholder engagement meetings during each phase of design.
- Describe change management techniques and control as it relates to overcoming siloed schools and changing teaching pedagogy.
- Describe the team's standard practice for quality control during the design phases.

Project Plan is not intended to be a design charette. Do not include concept models/massing/studies for the facility unless it is non-specific and demonstrates a critical part of the work plan.

Successful Execution on Past Representative Projects: 15%

- Provide examples of no less than three (3) but no more than five (5) similar projects completed within the last ten (10) years, 1 – 3 of these examples should include design of an interdisciplinary simulation laboratory.
- Include example projects located in an urban setting with limiting site constraints and or utilities logistics.
- For each project example provided, include the name and contact information of a reference directly related to the work executed in the project.
- If multiple teams partner together in the past, provide project examples of projects where the teams collaborated and identify the roll of each team member.

Fee: The A/E will be selected based on demonstrated competence and qualification for the type of services required without regard to fee, and thereafter the University will negotiate a contract for the design and construction administration services at a fair and reasonable fee with the best qualified team. If a mutually agreed upon fee cannot be established, the University reserves the right to halt negotiations and transition to the next best qualified team. The negotiated fee is lump sum, inclusive of all fees, travel costs, reimbursables, etc. Additional services are considered at owner's discretion. Fee increases post contract award are not allowable or considered for increase in construction cost due to inflationary circumstances, for value engineering due to over budget estimates, or for change orders except for owner driven changes in scope.

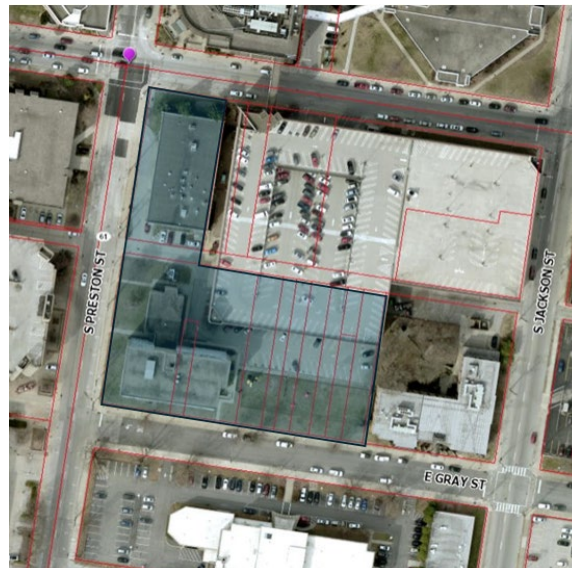
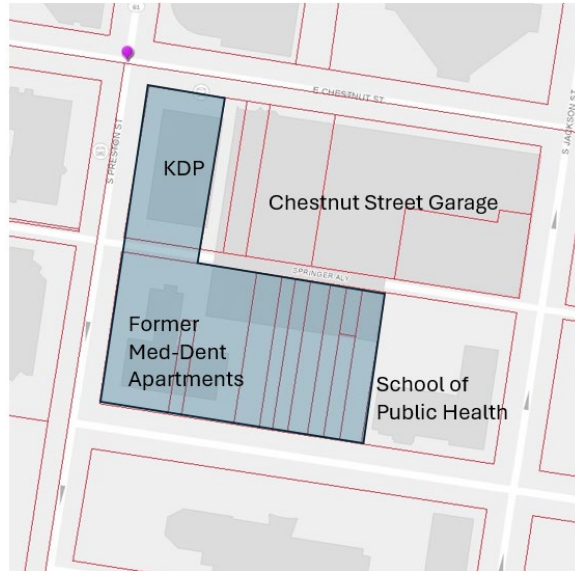
Proposal submissions are limited to 60 digital pages or 60-single sided printed pages, excluding the front and back covers.

ATTACHMENT A

Project Site

The University hired Linebach Funkhouser, Inc. (LFI) to conduct a Phase I Environmental Site Assessment (ESA) of the university's contiguous parcels located at 615 South Preston Street; 408 East Chestnut Street; 401, 407, 419, 421, 423, 425, 427, 429 East Gray Street; and 625 South Jackson Street. Results of the assessment including a site reconnaissance, a review of historical information; a review of federal, state, and local records, as well as interviews with persons knowledgeable about the site are included in the Phase I report. No recognized environmental conditions were identified on the contiguous parcels previously described so no additional subsurface environmental site assessment is needed at this time.

Based on the age of the existing building that houses the University Kidney Disease Program, the presence of asbestos containing materials (ACM) and possibly lead based paint (LBP) exists so separate surveys for these two materials will be conducted as needed by UofL.



ATTACHMENT B

Preliminary Program Options

- Interprofessional Simulation Lab, including room for future growth.
- School of Public Health and Information Sciences
- Flexible Classrooms
- Auditorium Space
- Wellness and Personal Spaces
- Student Collaboration Spaces
- Research Labs- Shelled or Fully Finished
- Food Service/Café
- Loading Dock
- Faculty Support Services
- Student Support Services
- Potential revenue generating spaces.

Sustainability and Wellness Objectives

The University is committed to implementing sustainability strategies into all capital improvement projects and have established goals in the [2008 Pathway to Platinum](#) and in the recently completed [2024 Campus Master Plan](#). Sustainable and Wellness strategies will be included in the cost estimating and project GMP so that overall project goals can be met within the specified project budget.

1. The building is required to adhere to the high-performance buildings in accordance with [KRS 56.777](#). In addition to the KRS standards, the University strives to achieve LEED Gold minimum for this project.
2. The target operation carbon goal shall be up to 50% better than a code compliant building and no additional combustibles shall be added to the campus with the exception for the agreement with Medical Center Steam & Water Plant. The decision shall be made in the design process to ensure this goal is achieved. Outline a path to carbon neutrality, which may include net-zero ready strategies.
3. Design utilizing energy modeling to maximize the sustainable opportunities.
4. Building envelope to be commissioned by commissioning authority including a whole building envelope test with thermal imaging.
5. Building shall include energy sub-meters for gas, electric and steam. The energy will be tracked and compared to the model to ensure the projects are meeting the required carbon goals.
6. Building shall target a lighting power density of 0.35 watts per square foot or less for classroom / office / general spaces and 0.5 watts per square foot for laboratory spaces.
7. Incorporate daylight modeling and strategies to reduce solar heat gain and glare while maximizing daylight.
8. Include enhanced indoor air quality mechanisms.
9. Provide studies and make recommendations on incorporating sustainability sources to add economic value or to achieve building design energy goals and decrease greenhouse gas emissions, taking into consideration of the existing utility infrastructure on the HSC campus.
10. Incorporate reduction for the Urban Heat Island effect into the design, including implementing a cool roof and assessing the feasibility of a green roof.
11. Provide indoor and outdoor spaces for recreation and relaxation. Project should include a multipurpose wellness room and single occupant personal/self-care/restorative spaces throughout the building.
12. Design spaces to maximize flexibility and facilitate adaptation for multiple uses.

13. Incorporate indigenous, low maintenance plant species, and no mow zones into the landscape design that prioritize habitat sustainability. Consider the tree canopy in exterior spaces.
14. Consider WELL building strategies where possible. WELL principles **are not** expected to include institutional operational or maintenance strategies.
15. Implement Accessible and Universal Design
16. Consider Passive Building Principles where possible.