



FOX

AMICSTL CONSULTING SERVICES RFQ/P

Consulting Services for
Design, Documentation
and Construction
Administration
Services for Advanced
Manufacturing Innovation
Center Saint Louis

January 08, 2024



AMICSTL
FUTURES MADE

FoxArchitects

fox-arch.com

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Saint Louis, MO 63102-2448 USA f. 314 621 0261

January 08, 2024

Dear team,

We are reaching out to share an exciting opportunity that has the potential to reshape the landscape of innovation in manufacturing, not just locally but on a global scale.

We are thrilled to invite you to collaborate with us on the AMICSTL project. This transformative initiative promises to redefine not only the manufacturing sector but also significantly impact our community, region, and ultimately, the world. Your unique skills and perspective would be a valuable addition to our team, contributing to the success and groundbreaking advancements we aim to achieve.

At Fox Architects, we are passionate about driving innovation, and the AMICSTL project aligns perfectly with our commitment to pushing boundaries and fostering positive change. We believe that by working together, we can create something truly remarkable that will leave a lasting legacy.

If you have any questions or would like more information about the project, please feel free to reach out. We are more than willing to address any inquiries and provide you with the details you need. Your curiosity and insights are essential to our collective success.

Please note that response to this RFQ/P is due January 22, 2024 at 5:00pm.

This project may receive local, state, or federal funding; therefore, it will have to comply with the criteria and regulations of those programs.

We look forward to the possibility of collaborating with you on this extraordinary journey. Together, let's make a lasting impact on manufacturing, our community, and the world.

Sincerely,



Adnan Omeragic
Fox Architects

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The Advanced Manufacturing Innovation Center St. Louis (AMICSTL) will be a facility purpose built to develop leading edge innovation in manufacturing for a variety of business sectors. This investment will enable St. Louis to expand and strengthen its place in a global manufacturing market, generating economic growth for the region. AMICSTL will be a center for cross-pollination between industry, academia, and workforce development. The facility and equipment will be used by companies for research, development and production/prototyping of special projects. These companies will likely be collaborating with one another, AMICSTL staff, students and researchers from partnering universities. Although the specifics are still ambiguous, most work developed within the facility will be focused on additive and advanced manufacturing, materials research and development, and robotics/automation. At a preliminary level, all of this work will fall into the following economic sectors:

- Aerospace + Defense
- Agtech + Plant Sciences
- Automotive
- Biomedical + Life Sciences
- Construction
- Energy
- Location Services + Geospatial
- Transportation + Logistics

Due to the unique nature of the project, the details are still somewhat in flux but the primary program spaces and use cases have been solidified. The program is comprised of four major components: Innovation Space, Office Workspace, Community Engagement, and Facility Support.

Innovation Space

These spaces will account for over half of the square footage, and will be comprised of high bay innovation cells, low bay innovation space, shared dedicated labs, and innovation support such as materials storage and team meeting spaces. All these spaces can be best understood at the moment by looking at use cases. The following is an incomplete list of things that may happen within these spaces:

A large aerospace company needs two high bay innovation cells to build an experimental electric cargo vehicle prototype. Bays would be combined floorspace. The project is proprietary so access control would be needed but no DoD requirements. Some fabrication of parts may occur in the common fabrication areas, but parts would be delivered to AMICSTL and transferred to their work area. Engineers would be seated on the high bay floor near assembly areas. After assembly, the prototype would need to be loaded on tractor trailer truck for transport to flight test range.

An electric motor company wants to build new prototypes of motors for Unmanned Aerial Vehicle (UAV) markets. The company also has developed Additive Manufacturing (AM) machines and technology to support these prototypes. These AM machines would be installed in company-only High Bay, but some common fabrication support would be needed. The company would also install motor test equipment in High Bay to verify performance.

Office Workspace

Typical open plan office workspace will be required for the computer programming portions of each project. This space will also house the general administrative functions of AMICSTL. In addition to the open office workspace, there will be supporting focus, conference, and enclosed office spaces to provide for a range of individual and shared uses.

Community Engagement

Due to the collaborative nature of this facility, and its context within the community, shared spaces have been provided to accommodate special uses. Seminar rooms and Training rooms support smaller classes that may be taught by any of the university partners. Larger gathering spaces are provided to accommodate tours, special events, and day-to-day meal breaks and informal collaboration sessions. A 250-seat auditorium that overlooks the high bay innovation cell can be used as product launch space, an industry conference event and can be bookable for groups outside of the organization.

Facility Support

This category will account for MEP/FP space, general facility storage, and loading dock space. Both the north and south portions of the building will have their own loading docks. Each of these will accommodate two dock height bays, and one drive-in bay.

The project site is adjacent to Ranken Technical College, bounded by the alley north of Finney, Newstead and CD Banks Avenues. Finney Avenue is planned to run through the center of the site, with the north and south buildings flanking the street.

The facility is anticipated to be designed to LEED Gold Certification.



INTRODUCTION

FOX requires consulting services and plans to engage a full-service Engineering and Consulting firm and/or team to develop and design the new AMICSTL and related Site Development work as outlined in this document.

It is to be noted that AMICSTL has contracted Cobalt Construction Consulting (C3) to perform project management and owners' representation for the project. Additionally, the owner has, under a separate contract, engaged a Geotech firm for an underground investigation and, under site investigation, partially engaged a civil engineering firm for a survey, lot consolidation, MSD evaluation, and preliminary civil work – it is to be noted that all of the information developed thus far will be transferred to the awarded civil engineering firm.

With this RFQ/P, Fox Architects is requesting consultant proposals for the following design services:

- a. Civil Engineering
- b. Landscape Architecture
- c. Structural Engineering
- d. MEP/FP Engineering
- e. LEED Consulting
- f. Technology Design
- g. AV Design
- h. Security Design
- i. Lighting Design
- j. Commissioning
- k. Acoustical Engineering

If your firm is multi-disciplinary, you may propose any combination of the services listed above, but the fees should be independently identified per the list above.

As of the date this RFQ/P was issued, the building is estimated to be approximately 87,000 SF, and the total project budget (including all costs of the design, consulting, testing, construction, renovation, site work, etc.) is estimated to be approximately \$40M.

The new facility and related site work shall be designed and developed by employing the following steps:

- i. Schematic Design
- ii. Design Development Services
- iii. Construction Contract Documents
- iv. Bidding / Permitting Stage
- v. Value Engineering Solutions
- vi. Construction Administration
- vii. Project Close-out

PROJECT SCHEDULE

- | | |
|--------------------------------------|--|
| i. January 8, 2024 | RFQ/P Issued |
| ii. January 12, 2024 @ 5:00pm | RFQ/P Questions Due |
| iii. January 15, 2024 @ 5:00pm | RFQ/P Question Responses Sent to all Bidders |
| iv. January 22, 2024 @ 5:00pm | RFQ/P Due |
| v. January 26, 2024 | Contract Award |
| vi. March, 7, 2024 | Schematic Design Phase Completion |
| vii. May 2, 2024 | Design Development Phase Completion |
| viii. July 11, 2024 | Construction Document Phase Completion |
| ix. August, 2024 | Construction Procurement / Bidding |
| x. September, 2024 | Construction Start (18 months anticipated) |

The consulting agreement covered by this RFQ/P has been formulated to allow the Consultant's work to start immediately upon the Owner's approval and signature.

SELECTION PROCESS

When selecting engineering consultants, Fox will utilize a scorecard to evaluate demonstrated competence and qualifications at fair and reasonable prices. The scorecard will be evaluated and scored per the following criteria:

1. Quality of Submittal (10%)
2. Pricing Competitiveness (20%)
3. Relevant Experience - Innovation Centers (30%)
4. Innovation in Design (10%)
5. Organizational Fit (10%)
6. Diversity (10%)
7. LEED Experience (10%)

Those firms interested in being considered for this project shall provide the following information and/or respond to the following questions for evaluation and review of qualifications.

1. Submit the overall background and professional qualifications of the firm.
2. DBE/MBE/WBE Status of the firm, or any of its members, either presently certified, including certifying agency – Submittal of the actual certificate will yield additional scorecard points.
3. What experience does the firm have with the design of innovation centers, including high bay manufacturing spaces, lab areas, classrooms/training rooms, collaboration spaces, auditoriums, and sim.? List at least four recent examples/projects. Provide brief descriptions of the scope of the design work plus description, size, and cost for each project.
4. Provide your background, experience and qualifications for designing facilities that meet the LEED requirements.
5. Project team and Resumes
6. Describe your firm's capabilities, resources, experience, and qualifications for handling the Construction Phases of this project including inspection, changes, resolution of construction conflicts, and project scheduling. Include an explanation of the methods and procedures that you would employ to administer the construction phase, control costs, avoid extras, and eliminate contractor claims.
7. Provide a list of at least 5 recent company client/references for your firm/team. State name, address, and phone number of the contact person for each client that will be familiar with your project(s).

8. Provide detailed fee proposal for a fixed fee/lump sum amount; proposal shall be complete. Include a task network breakdown of fees by each phase of work and by each discipline. See Appendix "C" for sample form for breakdown of fee proposal. In addition, attach a complete hourly rate fee schedule that will be used for the duration of the project up to 24 months. Also, be sure to include all normal reimbursable expenses in the proposal.
9. Send Reply: Proposals should be sent by e-mail to the e-mail address below and request a read receipt for proof of delivery. The Consultant shall send one electronic copy of RFQ/P and excel and pdf version of bid form to Fox Architects by 5:00pm on January 22, 2024. These materials must be received before the deadline in order to be considered. All material should be sent to: Adnan Omeragic (aomeragic@fox-arch.com) and Greg Turner (gturner@fox-arch.com) Late submittals, partial submittals, or submittals not complying with the instructions will result in rejection.

Right to Withdraw/Reject Proposal – Both the Fox and Consultant may withdraw from this agreement without penalty up to the time of its final approval and signature by both parties if such agreement is unacceptable for any reason or cause. This RFQ/P carries no written penalties for failure to enter into a final contract and there is not a requirement for something tantamount to a bid bond. Therefore, either party may terminate this agreement before final signature, without limitation.

QUESTIONS AND INTERPRETATIONS

Every request for interpretation must be in writing, or by electronic mail. Each party shall examine the documents carefully and should make a written request to Fox for interpretation or correction of any ambiguity, inconsistency, error, or other wording herein which may be discovered. Any and all such interpretations and any supplemental instructions will be in the form of a written addendum to the RFP. Only a written interpretation or correction by addendum shall be binding. All addenda so issued shall become part of the original RFP. Requests for interpretation shall be addressed to:

Fox Architects	Fox Architects
Adnan Omeragic	Greg Turner
aomeragic@fox-arch.com	gturner@fox-arch.com

QUALIFICATIONS OF CONSULTANT

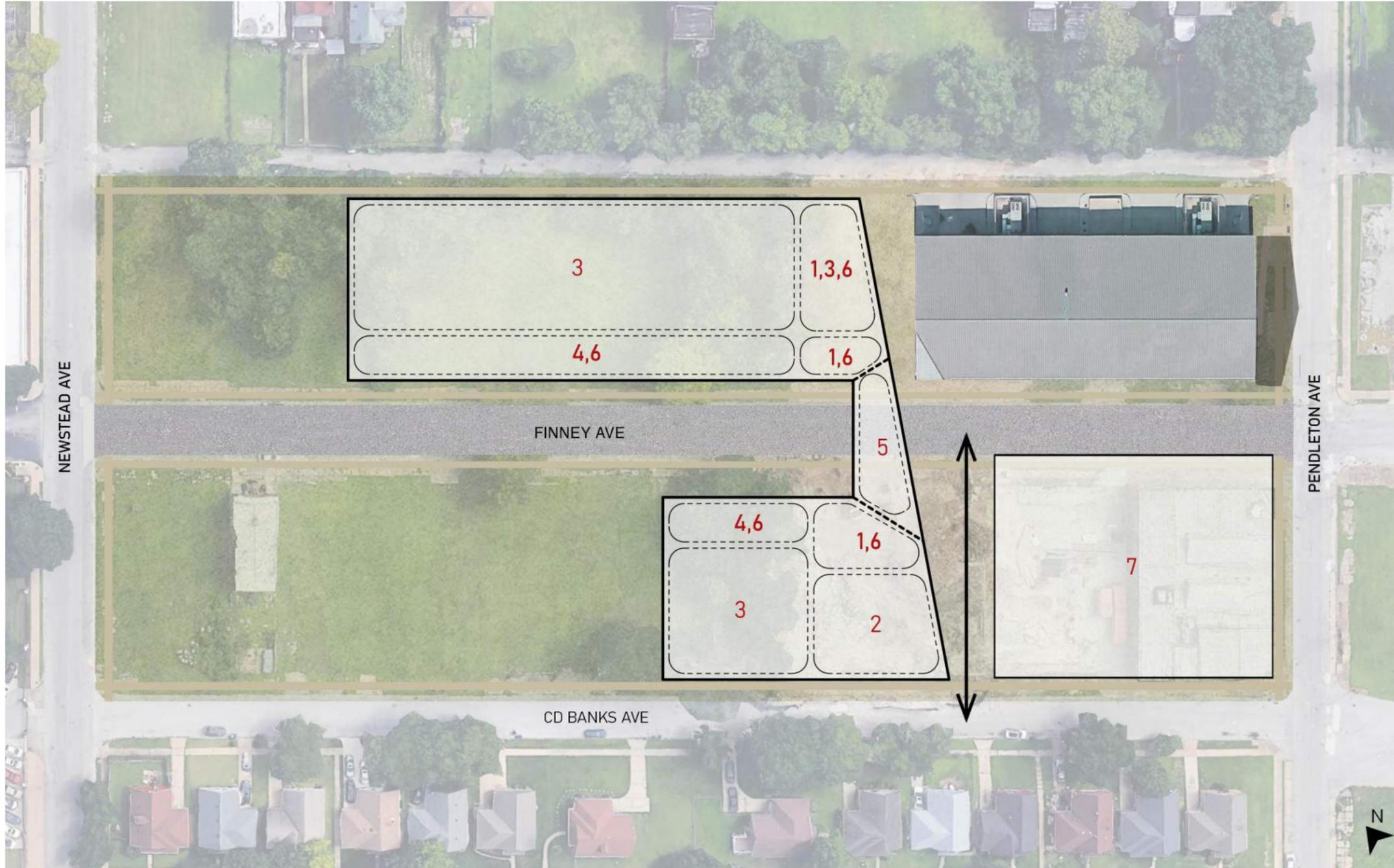
Fox Architects reserves the right to make such additional investigations, reference checks, request conducted tours of sample facilities, request background information, etc., as it deems necessary to determine that the Consultant/Firm submitting a package is qualified to meet the terms of the RFP. The firm submitting qualifications shall provide Fox Architects all such information and data requested to demonstrate its qualifications and ability to perform the requirements stated in this RFP. Fox Architects reserves the right to reject any submittal if the evidence and/or investigation fails to satisfy that such Consultant/Firm is properly qualified to carry out the obligation of this Request for Qualifications/Proposal and to execute all phases of the contemplated agreement.

In soliciting, evaluating, or accepting qualifications submittals from potential consultants, Fox Architects does not discriminate on the basis of race, color, religion, sex, national origin, age, disability, or sexual orientation.

SCOPE

This section contains the basic information to generally outline the proposed consulting services the successful firm shall provide along with a description of the project which will be developed. Under this agreement the Consultant shall provide all necessary design services for the various phases required to construct AMICSTL. The consulting services shall include but are not necessarily limited to the following:

1. Consulting services to study, investigate, and develop the necessary site plan for the proposed facility.
2. All civil, structural, landscaping, parking, site utilities, and related technical services for the new building and related site development work.
3. All engineering including utilities, mechanical, plumbing, HVAC, controls, electrical, telecommunications, fire protection, safety/security systems, environmental, and other sub-consulting work.
4. All consulting services as needed to design the parking lot(s), site access, traffic flow, etc. shall be included in the site design work including local code requirements as may be applicable. Include a traffic study of the street access for the site.
5. Coordinate design with Fox Architects to design all interior spaces, meeting rooms, computer rooms, laboratories, etc., including built-in equipment, casework, and furniture layouts. Coordinate space requirements, provide equipment layout plans and lists for all areas as required by the project. Provide consulting services to the Owner for the purchase of all new furnishings to be placed into the facility.
6. Code review, compliance, and interfacing with governmental agencies; including any/all appropriate local zoning controls and/or developer requirements as may be applicable.
7. Coordination and interaction with key stakeholders to the project including, but not limited to participating universities and neighborhood associations.
8. Provide consulting services for telecommunications system design. Services shall be provided by an independent consultant/firm.
9. Value Engineering shall be included as part of the planning, design, and budgeting processes.
10. Preparation, review and submittal of "professionally done" construction estimates for each phase of design (budget through final bid) will be done by the owner.
11. Educational and Industry wide input/review shall be part of the planning process. Community input will be included.
12. Preparation of all contract documents, working drawings, and specifications for the entire project including sealed drawings for code review/approval. Also to be included in the bid documents shall be certain alternate bids intended to control the final bid amount.
13. Evaluation of contractors' bid proposals, contract negotiations, and performing reference checks.
14. Construction Contract Administration, including project administration, shop drawings, changes, field inspection, jobsite reports, schedule monitoring, agency reviews, and coordination through final close out/certificate/punch list.
15. Complete commissioning of the entire new facility by the A/E consultant team.
16. Provide technical services necessary to construct the facility consistent with Leadership in Environmental and Energy Design (LEED) - GOLD.
17. Provide Owner with final design drawings plus any revised drawing(s) on digital format, as requested by the owner.
18. All reimbursable expenses are to be included in the base fee proposal from the selected consultant(s).
19. Support rendering effort of the new facility



SCOPE

1 Community/Visitor Spaces	18,900 SF
2 Auditorium and Support	5,800 SF
3 High Bay Innovation/ Collab	35,000 SF
4 Low Bay. Offices and Support	10,600 SF
5 Bridge / Collaboration	1,500 SF
6 Building Support	15,200 SF

7 Parking 85 spaces

* Underground water treatment under parking
 ** High Bay and Auditorium double height spaces



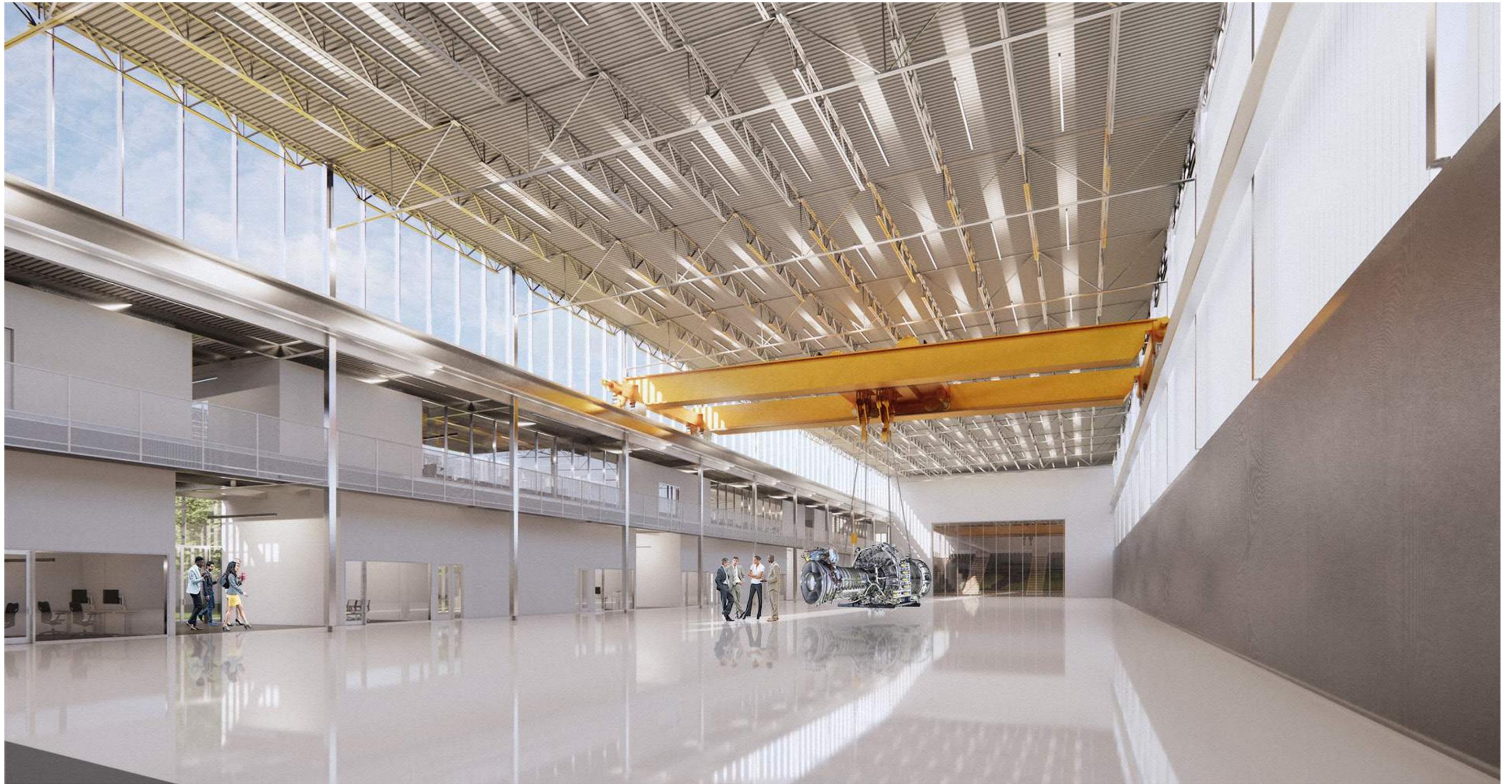
MAIN ENTRY



AUDITORIUM



BRIDGE COLLABORATION AREA



HIGH BAY INNOVATION



AUDITORIUM / MAKERS SPACE CONVERSION

AMICSTL

Advanced Manufacturing Innovation Center Saint Louis

Date:

Firm:

Name

Services Provided:

Discipline

Please fill out the field below as applicable to your discipline; if proposing multiple disciplines (e.g., Structural and MEP), please fill out separate forms. Please list any optional services separately below the base services. If scope is not applicable please put "N/A" in notes category and leave fee blank

MBE/WBE		YES/NO (DBE/MBE/WBE)
3D Modeling (Revit)	Included to LOD per Phase Below	
Specifications	Book Form Required	

BASE SCOPE OF SERVICES

Fee

Note:

Schematic Design Fee (LOD 200)

Included Number of In-Person design meetings
 Included Number of virtual meetings
 Included Number of hours

\$	-	
		2 meetings monthly
		1 meeting weekly

Design Development Fee (LOD 300)

Included Number of In-Person meetings
 Included Number of virtual meetings
 Included Number of hours

\$	-	
		1 meeting monthly
		1 meeting weekly

Construction Documents (LOD 350)

Included Number of In-Person meetings
 Included Number of virtual meetings
 Included Number of hours

\$	-	
		1 meeting monthly
		1 meeting weekly

Bidding & Negotiation

Included Number of In-Person meetings
 Included Number of hours

\$	-	
		anticipate 2 meetings

Construction Administration

Included Number of In-Person meetings
 Included Number of virtual meetings
 Included Number of hours

\$	-	
		1 meeting monthly
		1 meeting weekly

Reimbursable Fee

\$	-	
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TOTAL BASE SERVICES

Total Hours

\$	-	
		-

FORM DOWNLOAD

Please click on the link below or scan the qr code to access the excell form. Please fill out the form and send in excell and pdf version of the form with the RFQ/P. If you have any issues accessing the form please reach out to us and we will email you excell version of the form.

Link:

QR

https://foxarch-my.sharepoint.com/:x/g/personal/aomeragic_fox-arch_com1/ESeY0j3-I95EtY0fn_f3cc0BfRhe9f8XldAMHF76Z52cTA?e=WMLxHC





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