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**Request for qualifications**

*Professional Services to support the development of a U.S. Economic Development Administration Build Back Better Phase II Proposal*

This request for qualifications (**RFQ**) for the Colorado Coalition’s Build Back Better Grant Submission – Phase II.

Innosphere Ventures

Attn. Aziza Syed, Real Estate & Facility Director

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**This document comprises the following sections:**

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| Section I: Section II:Section III: | Innosphere Ventures informationProject description and timelineEvaluation criteria and instructions |
| Section IV:Section V: | Qualifications and experienceTerms and conditions |
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| Section I: Innosphere Ventures information |

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| **Company information** |  |  |
| **Innosphere Ventures** |  | **Colorado Coalition, Build Back Better Grant Submission – Phase II** |
| **RFQ date issued:** *December 22, 2021* | **Response deadline:** *Thursday, January 13th, 2022* |
| **Company description** | *Innosphere Ventures is a 501(c)(3) science and technology incubator located in Colorado. Innosphere is 23 years old and supports science and technology related company growth and job creation in Colorado.*Innosphere Ventures is leading a Colorado initiative to dramatically grow the biosciences and cleantech industry clusters, promote equitable growth, and create a nationally significant region for economic advancement in our two target cluster areas. |

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| **Contact information** |
| **Project lead name** | **Phone** | **Email** |
| *Aziza Syed* | *(970) 221-1301* | *aziza@innosphereventures.org* |

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| Section II: Project description |

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| **Project information** |
| **Project description** | *The* ***Colorado Coalition's*** *vision is to create innovation at scale. A significant portion of fostering innovation is having specialized facilities to support essential R&D activities. Innosphere will collaborate with several key partners across the Front Range to accomplish the development of multiple specialized commercial buildings to foster innovation and advance Colorado’s status in being a region of excellence in the bioscience and clean energy industries.****Goals of the Colorado Coalition:**** *Develop specialized facilities and resources that bring next-generation industries to reality, providing opportunities for interrelated sectors to grow inclusively.*
* *Foster a community where academics, industry, and government researchers can collaborate on cutting-edge technology*
* *House startup companies advancing their technologies in the bioscience and cleantech industries, giving them the ability to conduct Research and Development safely*
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| **Project goals** | *Innosphere Ventures is seeking outside expertise and project support in completing site evaluations on one or more of the construction projects within the Colorado Coalition. This is a request for qualifications for industry experts to conduct one or more of the below exercises needing to be performed on several construction projects along the Front Range in Colorado.* *This request is to complete work within the following scopes. Responses to this RFQ can be specific to one or more of the below disciplines:*1. *Historic/ Archeological research experts. Management of Indigenous people’s issues*
2. *Environmental Professionals*
	1. *Phase one and Phase 2 documentation*
	2. *Water quality planning and mitigation*
	3. *Floodplain Mitigation*
	4. *Endangered Species management*
	5. *Solid Waste management*
	6. *Hazardous/ Toxic Material management*
	7. *Water Resources*
	8. *Air Quality including Micro Dust*
	9. *Wastewater treatment/ collection*
	10. *Air Quality*
	11. *Noise and night sky pollution mitigation*
3. *Engineering Design*
	1. *Water Supply and Distribution*
	2. *Wastewater Collection and Treatment*
	3. *Transportation and Access*
	4. *Soils Reports including structural recommendations*
	5. *Transportation*
	6. *Survey's and As-built updates*
4. *Design and Architecture*
	1. *Planning and Zoning*
	2. *Permits and Permit Expediting*
	3. *Public Notification/ Controversy management/ Presentations management*
	4. *Historic/ Archeological Issues and requirements*
5. *Financial*
	1. *Cost Estimating*
	2. *Real Estate Financial Planning & Tax Expertise*
		1. *Tax Increment Financing (TIF)*
		2. *New Market Tax Credits where appropriate (NMTC)*
		3. *Opportunity Zones*
		4. *Other Financial tools*
		5. *Innosphere Ventures is seeking real estate pro-forma modelling expertise and IMPLAN or similar economic/employment forecasting related to the construction of up to six construction projects.*
6. *Real Estate Law, Finance, & Tax Expertise*
	* 1. *Commercial Real Estate governance and compliance*
		2. *Development, Finance, Sustainability, and Transactional*
		3. *Land Use & Zoning*
		4. *Tax credit financing*
		5. *Development incentives*
		6. *Opportunity Zones*
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| **RFQ timeline** |
| **RFQ Issued:** *December 24, 2021***Responses due:** *Thursday, January 13th.***Final selection:** *January 21, 2022* |

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| Section III: Evaluation criteria and instructions |

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| **Evaluation criteria** |
| Evaluation criteria | * *Team of experience for this project*
* *Experience with the type of project specified in the RFQ*
* *Proven capacity to deliver the project requirements*
* *Customer references*
* *Result from team interviews*
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| Delivery and submission instructions | *Proposal should be submitted in PDF format via email to aziza@innosphereventures.org by Thursday, January 13th, 2022 by 5 p.m. Mountain Standard Time.* |

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| Section III: Qualifications and experience |

**Proposals should provide the following:**

1. Firm history and overview
2. Overview of the team being proposed for this project and their CV’s
3. Overview of the expertise in the proposed project support requirements
4. The identification of 4-5 projects the firm has completed that are similar
5. References for the similar projects identified in #4
6. The hourly rates for team members or proposed project budget

Innosphere Ventures is seeking firms with expertise to support several project sites as needed. Innosphere is planning to hire more than one firm to support this project. We are seeking all proposals to ~20 pages or less, not including project team CVs or resumes.

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| **Qualifications** |
| Describe company background | *[Leave blank for vendor to provide company history and background]* |
| Key personnel and backgrounds and relevant project experience | *[Leave blank for vendor to provide key personnel to be involved in your project]* |

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| **Experience** |
| Describe your approach to the Project  | *[Leave blank for vendor to detail their management approach]* |
| Previous work samples | *[Leave blank for vendor to provide links to examples of previous work]* |
| List three previous customers with similar use cases | *[Leave blank for vendor to provide customer information]* |
| Provide contact information for customer references |   *[Leave blank for vendor to provide references]* |

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| Section V: Terms and conditions |

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| **Selection information** |  |  |
| **Legal requirements** | *Innosphere Ventures is the contracting agency. Funding for this project comes from a grant from the U.S. Economic Development Administration. Innosphere Ventures will bill the US EDA periodically for work completed and payment to vendors will be contingent on grant fund availability.* |
| **Terms and conditions** | *To be negotiated at contract closing.* |