



DISTRIBUTE: July 8, 2022

REQUEST FOR STATEMENT OF
INTEREST & QUALIFICATIONS

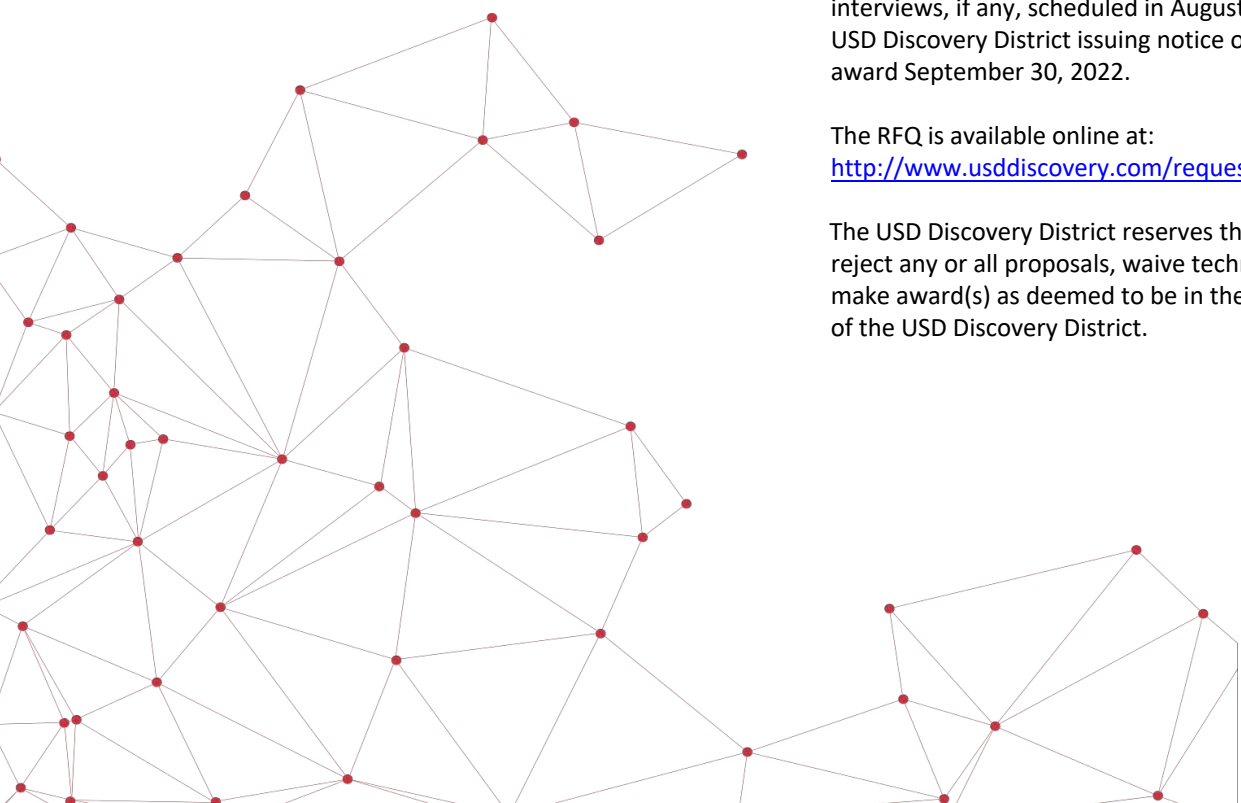
USD DISCOVERY DISTRICT
ARCHITECTURAL AND ENGINEERING
DESIGN SERVICES

Proposals shall be received by USD Discovery District, 4800 N. Career Ave., Suite 100, Sioux Falls, SD 57107 not later than 3:00 p.m. CST on August 4, 2022

Proposals will be reviewed by the USD Discovery District Evaluation Committee with Proposer interviews, if any, scheduled in August 2022, with USD Discovery District issuing notice of intent to award September 30, 2022.

The RFQ is available online at:
<http://www.usddiscovery.com/requests>

The USD Discovery District reserves the right to reject any or all proposals, waive technicalities, and make award(s) as deemed to be in the best interest of the USD Discovery District.





REQUEST FOR STATEMENT OF
INTEREST & QUALIFICATIONS
GUIDELINES & REQUIREMENTS
FOR SUBMITTAL

07.08.2022
ARCHITECTURAL AND DESIGN
SERVICES



SECTION ONE
REQUEST FOR STATEMENT OF INTEREST

RE: Discovery District Building #1
USD Discovery District Sioux Falls, SD

The Discovery District is soliciting Statements of Interest from firms interested in providing professional design services for the project referenced above. The project scope will involve the design, bid, and construction for the **DISCOVERY DISTRICT BUILDING #1** in Sioux Falls, SD.

The project will consist of building of a new 50,000 SF shell building with approx. 35% of the build-out included in the initial phase. Construction will include, but is not limited to, footings/foundations, concrete, precast, masonry, steel, rough carpentry, roof systems, frames, doors & hardware, finishes, fire protection, plumbing, HVAC, electrical, site preparation, site paving, and utilities.

The construction budget for the project is \$17,250,000 but be advised that this number is subject to change.

Firms desiring to be considered for providing professional services for this project should send a Statement of interest that outlines their qualifications and experience for this project. Statements of Interest should include at a minimum:

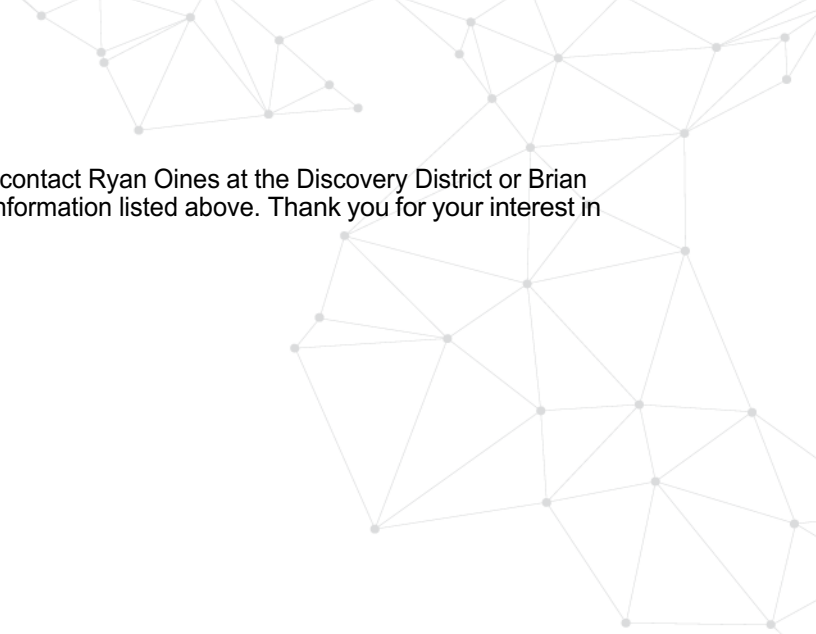
- Specialized expertise, capabilities, and experience in designing and developing similar facilities. (35%)
- Resources available to perform the work including resumes of all major personnel and sub- consultants who will be retained for this project. (30%)
- Record of past performance on similar types of projects including price, cost data and names of any partnered firms used in the architectural and engineering process. (25%)
- Familiarity and Availability to the project location. (5%)
- Proposed design fee percentage range for the design of this project. (5%)

A technical review committee will select the firm based on the criteria shown. The committee respectfully requests that statements of interest be limited to 25 pages or less.

Copies of the Statement of Interest must be submitted by 3:00 PM CT on August 4th, 2022. Please send both a recyclable hard copy and electronic copy (media or e-mail attachment) to each of the following:

Brian Limoges
Assistant VP of Facilities
Management University of South
Dakota
414 E. Clark Street
Vermillion, SD 57069
Phone: 605.773.5981
E-mail: Brian.Limoges@usd.edu

Ryan Oines
Chief Operating Officer
USD Discovery District
4800 N. Career Ave, Suite #100
Sioux Falls, SD 57107
Phone: 605-275-8010
Email: ryan@usddiscovery.com



Firms wanting additional site/project information should contact Ryan Oines at the Discovery District or Brian Limoges at the University of South Dakota the contact information listed above. Thank you for your interest in this project. We look forward to working with you.

Sincerely,

James W. Abbott
Interim President
USD Discovery District

SECTION TWO CONTEXT

INTRODUCTION

The real estate development referred to as the USD Discovery District (“Discovery District”) is an 80-acre contemporary corporate and academic research park under development in northwest Sioux Falls. The goal of this mixed-use, urban innovation community is to provide access to research facilities and infrastructure for research business development and spur innovation-driven businesses in a collaborative environment for students, researchers, and entrepreneurs. When fully developed, it will include an estimated 26 privately developed buildings and employ nearly 2,800 people within the Discovery District.

VISION:

“Create a dynamic and collaborative environment where talent, research and innovative businesses interact to create new ideas, new technologies and new opportunities impacting not only our region, but our world.”

MISSION:

Foster economic development by:

- Growing university research capacity, resources, and talent
- Connecting university strengths with the private sector
- Fostering entrepreneurship and commercialization
- Creating the physical infrastructure necessary to support research & innovation-based businesses

Anchors for the Discovery District include the University of South Dakota Graduate Education and Applied Research (GEAR) Center and University Center Sioux Falls.

The 22,000 SF USD GEAR Center houses USD’s Biomedical Engineering Program (BME) and pilot-scale cGMP facility. The center serves as an incubator for the Discovery District providing a collaborative environment where innovative solutions are sought to relevant problems and where entrepreneurship is encouraged. USD BME’s cohesive research focus creates a critical mass of expertise and resources and is aligned with state priorities in biomedical and material sciences and biotechnology.

GOVERNANCE

Incorporated in 2012, the Owner is a 501(c) 3 organization with the South Dakota Board of Regents as its sole corporate member. The Board of Regents has the right to approve members and officers of the corporation and the Owner’s Board of Director has responsibility for all District development, operations, and management activities. The Board of Directors consists of twelve voting members, with the President of the University of South Dakota designated chairman, plus three non-voting ex-officio members. Other board representation includes member Regents, Sioux Falls Development Foundation, City of Sioux Falls and other community and regional leaders.

MANAGEMENT

The Owner contracts with the University of South Dakota for management and development services. James Abbott currently serves as Interim President of the Owner. Ryan Oines serves as the Chief Operating Officer fulfilling and supporting the day-to-day operations of the Owner.

FINANCIAL CAPACITY

The Owner is private-public partnership between the University of South Dakota, the Board of Regents, Governor’s Office of Economic Development, Forward Sioux Falls and the City of Sioux Falls.

The Owner seeks to use revenues from its development activities to cover the cost of pre-development and operations to the greatest extent possible, making this a self-sustaining venture.

To catalyze development, the parties listed below have made one-time and on-going financial commitments for the development and operations of the Owner as follows:

Onetime	
State of South Dakota	\$500,000 (Appropriation to USD for infrastructure construction)
State of South Dakota	\$15,000,000 (Appropriations for Building 1, USD Discovery District)
City of Sioux Falls	\$3,500,000 (Appropriations for Building 1, USD Discovery District)
Forward Sioux Falls	\$750,000 (2016-2021 for infrastructure construction)
EDA	<u>\$755,000 (matching grant award for infrastructure)</u>
Total	\$20,505,000

Ongoing Annual	
Forward Sioux Falls	\$150,000
University of South Dakota	\$200,000
City of Sioux Falls	\$150,000
Board of Regents	<u>\$100,000</u>
Total	\$600,000

The Board of Regents has also contributed significantly to the Owner’s financial capacity by leasing the 80 acre site to the Owner for \$1 per year for 99 years.

The Owner anticipates assisting the Proposer’s ability to secure preferential project financing by working with one or more of the above parties to enhance the Owner’s credit capacity.

LOCATION/SITE DESCRIPTION

In 2014, the Owner, in partnership with the University of South Dakota, Forward Sioux Falls and the City of Sioux Falls, commissioned a Master Plan (Attachment 7.4) for the 80-acre site adjacent to University Center. The Master Plan, created with the professional support of Architecture Incorporated and Perkins + Will, was formally adopted in early 2015 and represents the foundation for the Discovery District’s articulation of its vision for the future.

The Discovery District is situated in the growing northwest corner of Sioux Falls, South Dakota, conveniently located along I-29 and one mile from I-90. Sioux Falls is the state’s largest community with an estimated 178,500 population within its city limits and a MSA population of 251,854. Nearby developments include the 80-acre University Hills mixed-use development; the Campus Crossing commercial development; and the Sanford Sports Complex. The Discovery District is within 3 miles of the Sioux Falls Regional Airport and 5 miles from the city’s vibrant downtown.

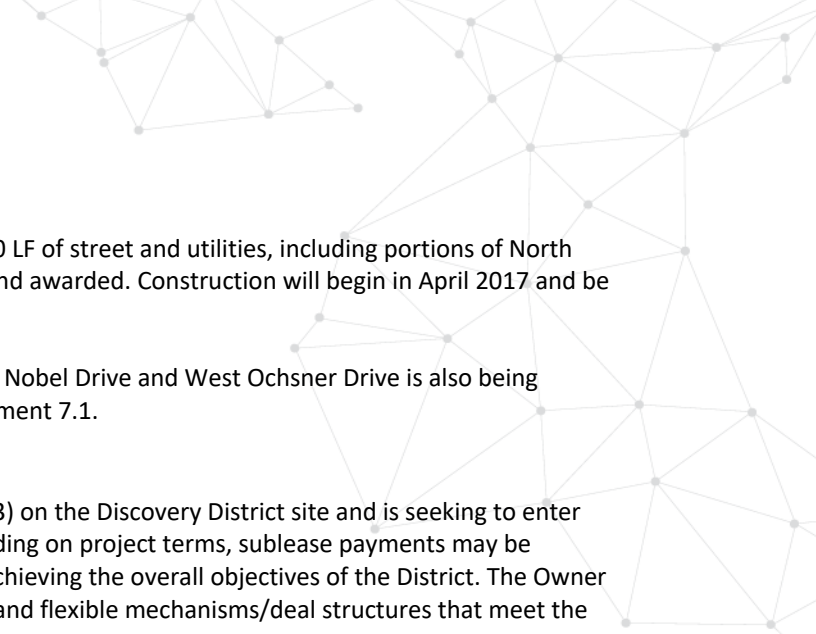
The Discovery District is a 45-minute drive from the University of South Dakota, 50 miles to the south in Vermillion. South Dakota State University and Dakota State University are both located approximately 50 miles north of the Discovery District. In a community that is accustomed to commuting on a daily basis, the distance between these institutions and the Discovery District is not significant. Additionally, Augustana University and the University of Sioux Falls are both located near downtown Sioux Falls within a 15-minute drive of the Discovery District.

INFRASTRUCTURE

The Owner will provide development-ready sites by constructing street and public utility infrastructure throughout the Discovery District.

City utilities, including water and sanitary sewer, are located in close proximity to the Discovery District development. There is an 8-inch water main on the east end of West Nobel Street and a 16-inch water main on the south side of 60th Street that will be extended down North Frances Avenue to complete the looped system. Sanitary sewer will serve the Discovery District by extending an 8-inch pipe on West Nobel Street from the existing sanitary sewer trunk system located west of the campus.

Other private utilities including communication lines, gas and electric are located in the public right-of-ways near the proposed site. Drainage piping, inlets, storage and treatment facilities will be designed with the other



infrastructure improvements.

A first phase of infrastructure construction for +/- 2,800 LF of street and utilities, including portions of North Frances Avenue and West Nobel Street, has been bid and awarded. Construction will begin in April 2017 and be completed in September 2017.

A second phase of infrastructure construction for West Nobel Drive and West Ochsner Drive is also being planned for 2017. Both phases are illustrated in Attachment 7.1.

LAND LEASING

The Owner has a 99-year Master Lease (Attachment 7.3) on the Discovery District site and is seeking to enter into long-term subleases on a per project basis. Depending on project terms, sublease payments may be deferred, tiered, or otherwise structured to facilitate achieving the overall objectives of the District. The Owner is eager to work with the Proposer to identify creative and flexible mechanisms/deal structures that meet the mutual needs of the parties