



**INDIANA UNIVERSITY**  
**OFFICE OF THE VICE PRESIDENT  
FOR CAPITAL PLANNING AND FACILITIES**

**Request for Architecture / Engineering Qualifications**

For

**Launch Accelerator for Biosciences (IU LAB) at the 16 Tech Innovation District**

**Location: Indianapolis, Indiana**

Response due no later than

**3:00 PM EST January 24, 2025**

**Issued by:**

Indiana University  
CPF Procurement  
2901 East Discovery Parkway  
Bloomington, Indiana 47408  
Email: [bidtab@iu.edu](mailto:bidtab@iu.edu)

**ISSUED – January 13, 2025**

Launch Accelerator for Biosciences (IU LAB) at the 16 Tech Innovation District



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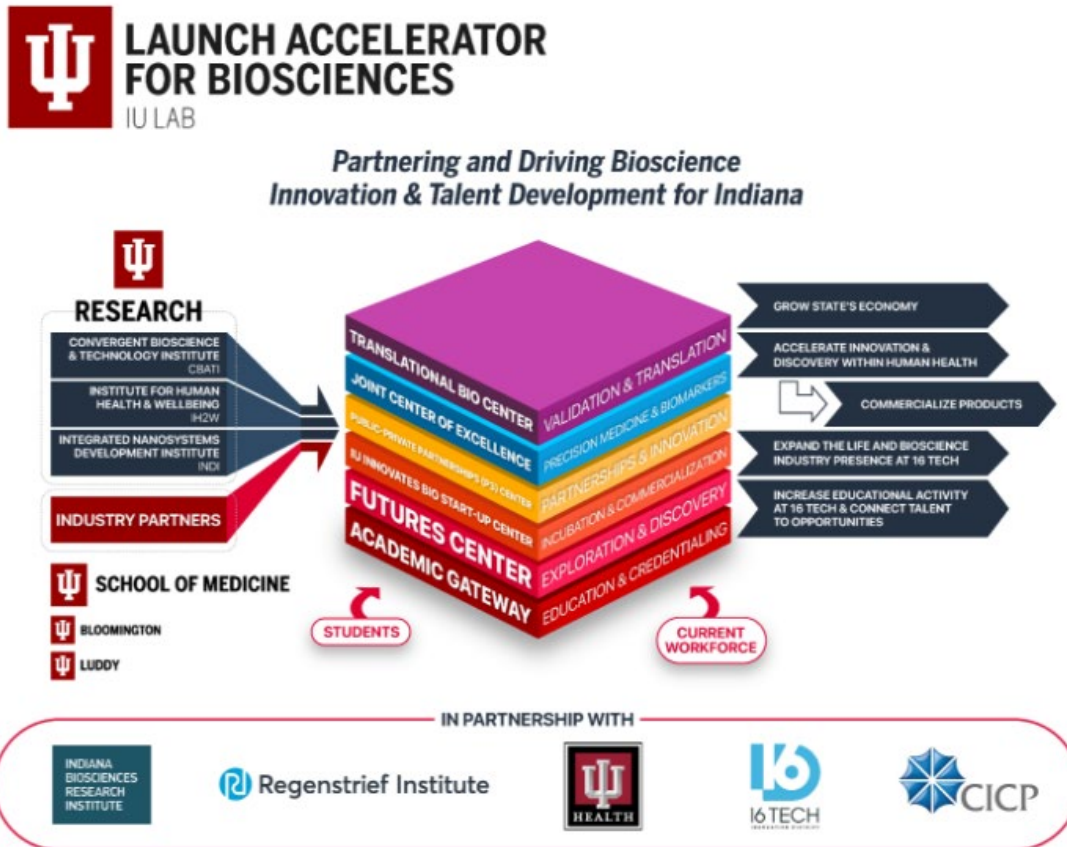
**REQUEST FOR ARCHITECTURE / ENGINEERING QUALIFICATIONS**

**Launch Accelerator for Biosciences (IU LAB) at the 16 Tech Innovation District  
 Indiana University Indianapolis**

**Indiana University is seeking responses to this request for qualifications from Architectural and Engineering firms for the creation of an approximately 150,000 SF science research and office building to be located in the 16 Tech Innovation District in Indianapolis, Indiana.**

The mission of IU LAB is to partner and drive bioscience innovation and talent development for Indiana, with four prescribed outcomes: 1) accelerate innovation and discovery within human health, and to commercialize products, 2) increase educational activity at 16 Tech and connect talent to opportunities, 3) expand the life and bioscience industry presence at 16 Tech, and 4) grow the state’s economy.

IU LAB will be a highly collaborative and coordinated initiative with six components: the Academic Gateway, Futures Center, IU Innovates Bio Start-Up Center, Public-Private Partnerships (P3) Center, Joint Center of Excellence for Point of Care Precision Medicine, and Translational Bio Center.





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## POTENTIAL PROGRAM HIGHLIGHTS

IU LAB will be comprised of six components, each with a dedicated floor of the building, and nine innovative Research Cores with advanced equipment that all users will access and share.

1. **The Academic Gateway** will host introductory and advanced courses as well as credentialing on in demand subjects for students and current professionals seeking new skills.
2. **The Futures Center** will enable learners of all kinds to discover and apply their knowledge to real-world issues and engage with experts in a series of studios focused on specific technologies.
3. **The IU Innovates Bio Start-Up Center** will support IU entrepreneurs launching new companies, products, and services with training, incubation, networking, and the LifeTech Accelerator program.
4. **The Public-Private Partnerships (P3) Center** will host industry collaborations with faculty and partners in the SciTech Research Institutes, the IU School of Medicine, and the Indiana Biosciences Research Institute (IBRI) to pursue novel scientific inquiries, commercialize new products, and facilitate industry engagement with students as future professionals.
5. **The Joint Center of Excellence for Point of Care Precision Medicine** will advance collaborative research between IU, IBRI, IU Health, Eli Lilly and Company, the Central Indiana Corporate Partnership (CICP), and other partners, focused on new technologies, genomics, and translational biomarkers, to drive the growth of precision medicine in the state and beyond.
6. **The Translational Bio Center** will offer state-of-the-art facilities for industry and entrepreneurs to test their discoveries and perform key translational activities through in vitro and in vivo screening and preclinical studies.

The nine Research Cores housed in the IU LAB will be distributed strategically across components.

1. **Information Technology and Data Science Core** will leverage innovative technologies to train students and advance various fields, such as high-performance computing, artificial intelligence, bioinformatics, and computer vision.
2. **Sports and Human Performance Core** will host equipment and technology to analyze performance, using motion capture and gait analysis systems to track progress. Findings will contribute to performance enhancement, injury prevention, and product development.
3. **Biomedical Robotics Core** will specialize in innovative and universal robotic technologies to advance the development and expansion of robotic systems for healthcare applications, including surgical robots, rehabilitation exoskeletons, and several assistive device technologies.
4. **Analytical Core** will provide a suite of shared equipment, such as centrifuges, -20oC and - 80oC freezers, a milli-Q ultrapure water system, an autoclave, incubators, a UV-VIS spectrophotometer, a freezing-point depression osmometer, and a walk-in cold room, to support validation studies.

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5. **Bio Analytical and Clinical Core** will utilize a diverse array of bioanalytical equipment, such as multi-mode microplate readers, Zeiss confocal microscopes, mass spectrophotometer (MS), flow cytometry, HPLC and HPLC/MS detection systems, and a 400 MHz NMR spectrophotometer, to support a range of scientific investigations and bioanalyses.
6. **Biomedical Engineering and NanoFab Core** will use advanced biomedical and nanotechnology, including equipment for (bio)mechanical testing, (nano)particle synthesis, 3D bioprinting, and particle size and zeta potential analysis, to create new devices and equipment to improve healthcare and human well-being.
7. **Translational Biomarker Core** will be equipped with a variety of cutting-edge tools to facilitate comprehensive biomarker analysis, including biometric monitoring technologies, immunoassay platforms including ELISA readers, and multiplex systems for protein quantification.
8. **AnalytiXIN Genomics Core** will house advanced, high-throughput DNA sequencing platforms, polymerase chain reaction (PCR) systems, digital gene expression analyzers, and computational infrastructure to explore the intricacies of genetic function at multiple levels. It will leverage the AnalytiXIN shared health data asset and catalyze research collaborations among the AnalytiXIN partners.
9. **Translational Bio Core** will focus on advanced animal research and imaging technology to support preclinical studies, such as a histopathology suite, a microfluidic cell sorter, an IVIS optical imager, and a NanoScan SPECT/CT imaging system, to support preclinical studies.

**Timeline**

Table below outlines IU’s plans to begin constructing and equipping IU LAB, finalize its governance and staffing plans, prepare curricula, and foster partnerships between now and its planned launch in 2027.

February 2025	IU Board of Trustees Project Approval
March 2025	Selected A/E Firm Begins Design Work
June 2025	Schematic Design Presented to IU Board of Trustees
January 2026	Project Construction Bidding
March 2026	Construction Start
August 2027	Construction Substantially Complete
Late Fall 2027	Full Occupancy



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**Site Selection**

IU worked collaboratively with 16 Tech leadership to review possible sites for IU LAB in the context of the 16 Tech Master Plan and the innovation district’s current and forecasted development. IU LAB will be built on “Parcel I,” the Indiana University-owned parcel southeast of the IU Indianapolis Eskenazi Fine Arts Center.



**Tech Innovation District Map**

Launch Accelerator for Biosciences (IU LAB) at the 16 Tech Innovation District



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IU considered a variety of parameters when making this decision. These included existing utilities, required building adjacencies, and other considerations related to the existing 16 Tech development.

IU LAB’s proposed resources, especially specialty building services for the Research Cores and related spaces, also needed to be met. Accessibility was also a significant factor; IU LAB should be convenient for students, professionals, faculty members, and partners. IU also ensured connection and alignment with the overall direction of the 16 Tech Innovation District.

**Request for Qualifications:**

**PROJECTED TIMELINE** (subject to change):

**DUE DATE**

- |   |                                      |
|---|--------------------------------------|
| 1. RFQ released on IU Plan Room – <a href="https://www.iuplanroom.com">https://www.iuplanroom.com</a> | January 13, 2025                     |
| <b>2. RFQ Responses Due:</b>  | <b>January 24, 2025 by 3:00 P.M.</b> |
| 3. RFQ Short listed firms notified, and RFP issued:   | January 31, 2025                     |
| 4. RFP Responses Due:   | February 7, 2025 by 3:00 P.M.        |
| 5. Interviews for short listed firms:   | Week of February 10, 2025            |
| 6. Selected firm notified:  | February 20, 2025                    |
| 7. A/E Contract:  | March 2025                           |

The total RFQ response from each firm should not exceed 20 pages (cover page is acceptable). All pages should include page number (lower right corner) and firm name. Pages should be submitted in order.

The RFQ should consist of the following:

1. Cover letter.
2. Office location.
3. Organizational chart.
4. List of sub consultants and their abilities, identifying diversity classification (MBE, WBE, VBE). See link to the IU and State of Indiana diversity goals: <https://supplierdiversity.iu.edu/goals.shtml>.
5. Proposed project design and management team and their resumes.
6. Higher education experience with major addition projects and work related to laboratory space: provide written information as well as photographs etc. These materials should indicate and include examples of cutting-edge, industry leading facilities in this area that have national significance and have led to leading innovations and design excellence.
7. Description of your approach to the project. Note: As the selection of procurement and build process has not been determined, the selected teams will be asked to comment on the pros and cons of both CMC and GC methods of construction during the RFP and interview stages.
8. References: At least 3 client references with contact information.



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**Submittal Procedure**

Please submit your qualifications electronically no later than **3:00 PM EST on January 24, 2025**, addressed to:

IU CPF Procurement

Qualifications shall be saved in Adobe PDF format and titled as follows:

**“[your company name] – RFQ for IU LAB ”**

To submit your qualifications, go to <https://www.iuplanroom.com>. Log in with your User ID and Password as per usual for ordering on the IU Plan Room.

- Click on the **IU LAB RFQ** project listing
- Click on Submit Bid next to the job name on the information tab. Attach file and add comments, if any.
- Click on Submit Bid at bottom of screen.

You should receive a confirmation screen, stating that, “Your Bid Submission has been saved successfully,” as well as an email confirmation, indicating your submission was received.

For assistance with uploading, please contact the Eastern Engineering Distribution Department by phone: 317-598-0661.

Indiana University reserves the right to disqualify any submittal received after the time and date indicated above. Indiana University reserves the right to select the firm or firms that best meets the needs of the University based on the submitter’s qualifications and experience.

All correspondence regarding the submittal should be emailed to:

IU CPF Procurement - [bidtab@iu.edu](mailto:bidtab@iu.edu)

Submittals that are incomplete, do not follow the format requested below, or otherwise unclear or contrary to the guidelines of this request may be rejected as non-responsive.