

May 30, 2024

North Boulder Creative Campus

Request for Qualifications

[Boulder Museum of Contemporary Art](#) (BMoCA) and Emerald Development propose the creation of a Creative Campus in the heart of the North Boulder Art District. This approximately 110,000 sq. ft., \$40 million, mixed-use project will encompass housing, retail, light industrial and art studio spaces, community open spaces, and a 17,500 sq. ft. new home for BMoCA. Please refer to the [project's webpage](#) for additional information on the project.

For the purposes of this Request for Qualifications (RFQ) phase of the process, we are focusing the selection on the primary design team, which includes architecture and landscape design firms. During the subsequent Request for Proposals (RFP) phase of the selection process, we will request shortlisted teams to form a more complete team which will additionally include civil engineers, structural engineers, MEP engineers, energy consultants, and more.

Submittal Requirements

The project team is requesting architectural design teams interested in the project to **answer the following questions** in no more than two letter-sized pages:

1. What excites you about the proposed creative campus?
2. How do you view the role of a non-collecting contemporary art museum in the community today and in the future?
3. Does your team include an architect or designer who is familiar with the City of Boulder's entitlement process and who has successfully completed a project of this scale in the city?
 - a. If yes, please describe the project, the approval process, and the strategies used.
 - b. If you didn't identify a local architect, how would you work to bring that expertise to the project?

Additionally, please submit a **portfolio of relevant projects** (no more than 5 projects, 1 project per page). Relevant projects could include but are not limited to:

- A museum or civic building as part of a larger mixed use development;
- Mixed-use projects at this scale (3-4 stories) and budget;
- A public-private venture with multiple stakeholders.

Finally, please include your **team's billing rate card** (one single page for all team members), and indicate who from your team will be the principal designer for each component of the project (site, museum, housing, and retail/studio components).

Note that image spreads are acceptable in your proposal and will not count toward the page count.

Submittal Process

Please email your proposal as one PDF file of no more than ten megabytes to marine@trestlestrategy.com **by 12pm MT on June 15, 2024.**

Project Schedule

July 31, 2024	Architectural team shortlist announcement
August 2024	RFP release (to shortlisted teams)
September 2024	RFP submission deadline
October-November 2024	Presentations & interviews
Winter 2024-2025	Team selection announcement
January 2025	Begin Design development, Site & Use Review (approx. 18 months)
June 2026	Begin Technical Documents (approx. 9 months)
February 2027	Begin Building Permits (approx. 3 months)
June 2027	Begin Construction (approx. 24 months)
2029	Completion of Construction