

**Nevada State Public Works**

**Prime Architect – Engineer Selection**

**for the**

**2017 Capital Improvement Program**

**FORMAL SELECTION PROCESS**

**Issue Date: July 6, 2017**

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### **CIP No. Project Name**

17-S04a	Northern Nevada Adult Mental Health Service Campus – Master Plan
17-P04	Advance Planning: Southern Nevada Fleet Services Maintenance Facility (Grant Sawyer Site)
17- P07	Advanced Planning: Health and Sciences Building (College of Southern Nevada)
17- P08	Advance Planning: Education Academic Building (Nevada State College)
17- P09	Advanced Planning; UNLV College of Engineering Academic and Research Building

**STATE PUBLIC WORKS BOARD  
REQUEST FOR  
STATEMENT OF QUALIFICATIONS FOR PROFESSIONAL SERVICES**

The State Public Works Board (SPWD) is requesting Statements of Qualifications (SOQs) for providing design and possible construction administration services. The primary services shall include studies, preparing schematic design, design development and construction documents, including plans, specifications, renderings, cost estimates, and construction administration services.

The design activities of the selected prime consultant must all be performed under the direction of and be sealed and signed by a registered professional in accordance with the Nevada Revised Statutes. The statement of qualifications submitted in the SOQ shall not include sub-consultants. The Prime Consultant, after selected, will produce a team of necessary consultants for the State to review. The State reserves the right to add, or substitute any proposed firms according to the best interest of the project and the State. Only one statement of qualifications document will be accepted in response to this RFQ. Any projects an applicant wishes to be considered for should be included within that document. **Please email your submittal to [wpatrick@admin.nv.gov](mailto:wpatrick@admin.nv.gov) ( limited to 5 MB).**

After the Statements of Qualifications are evaluated for each project, the screening committee will establish a “short list” of qualified and experienced firms. Oral interviews will then be conducted with short-listed firms. An interview committee shall be established to render a recommendation to the manager of the SPWD. The interview committee will be composed of three SPWD members appointed by the manager of the SPWD and two employees of the Using Agency. The manager’s final approval will be posted and direct notification will be provided.

The SOQ evaluation criteria includes, but is not limited to:

1. Technical competence and specialization of the applying firm only, and the ability of the individuals assigned to the project(s).
2. Past performance, including meeting project schedules, staying within budgets, change orders, and providing quality projects, on several recent projects.
3. Past experience with projects for the same State agency as the project(s) being considered. Or, if no experience with the same agency, experience on similar projects for other state agencies or other governmental agencies.
4. Proposed project approach.
5. Proximity to, and familiarity with, the area in which the project(s) is (are) located.

The package shall be labeled on the outside with “Statement of Qualifications”. Questions about this request may be made to Ward Patrick [wpatrick@admin.nv.gov](mailto:wpatrick@admin.nv.gov) or 775.684.4102

Proposals must be addressed and received in the Carson City office of the SPWD, 515 East Musser Street Room 102, Carson City, Nevada 89701 **before the date and time listed on the schedule portion of this web page.**

## Statement of Qualifications of Prospective Designers

The Statement of Qualifications (SOQ) shall consist of five parts as outlined below: a cover letter, a firm profile, a representative list of projects, a portfolio of built projects, and a description of the proposed design approach to the project. The SOQ shall be submitted in an 8 1/2" x 11" format.

**Part A** COVER LETTER (maximum 1 page)

The cover letter shall include the following:

- Introduction of the Design Firm's major members and their role.
- A list of 5 references with telephone numbers from the most recent 5 projects completed by the Prime Consultant.
- Point of contact, firm name, address, phone number, fax number, email address, web page (if available)
- Project name(s) and project number(s), the firm wishes to be considered for. This **shall** also be included on the cover of the SOQ.

**Part B** PRIME CONSULTANT PROFILE (maximum 3 pages)

The proposal should include the prime consultant's profile that lists the names of the partners/principals and their professional credentials. The profile should also include a list of design awards won by the firm, including:

- the name of the award,
- the awarding organization,
- the project name and location for which the award was given,
- the name(s) of the designer(s),
- the date when the project was completed, and
- the date of the award.

**Part C** REPRESENTATIVE LIST OF PROJECTS (maximum 3 pages)

This part of the SOQ shall include a list of projects included that reflect the range of projects undertaken by the prime consultant. It is designed to showcase the range of talents and services that the designers can apply to the project.

The list should include

- the name and location of the project
- the name of the client
- the name(s) of the designer(s) and
- completion dates
- construction value

**Part D** PROJECT PORTFOLIO (maximum 5 pages per project, max. 25 pages total)

This part of the SOQ shall consist of a portfolio comprised of three to five in-depth project profiles that demonstrate the prime consultant's ability to undertake the work for which they are competing. The projects selected should have a relative scope and scale as compared with the project.

Each profile should consist of images and supporting narrative that convey the conceptual or theoretical basis for the design, its aesthetics, and its technical achievements. Images should be the primary means of revealing all phases of the design process, not just the final as-built work.

Only built projects should be included.

Each project profile should be limited to 5 pages, including the cover sheet and the statement of design intent (described below).

The COVER SHEET shall be a separate sheet of paper that includes the following information in this order:

- Project name
- Project location
- Client name and address
- Chronology - dates for start of design, completion of design, start of construction, completion of construction
- Construction value
- Name(s) of designer(s)
- Name(s) of major consultants and their roles
- Name(s) of construction contractor(s)

The STATEMENT OF DESIGN INTENT provided for each of the three to five project profiles presents an opportunity for the firm to display its creative talents and the depth of thought behind its designs. It is a flexible document with no prescribed format. However, it should provide a combination of narrative and images that informs the selection panel about the project specific design challenges and accomplishments. The following questions are posed only as a guide to the preparation of the statement of intent. The questions represent the characteristics of the design that the selection panel is likely to consider as it reviews proposals.

- Context
  - What did the client ask you to do and how did the design fulfill the request?
  - How does the project honor the place where it is built? Where is the project located geographically, ecologically, culturally, and/or historically?
  - What is the context of the project?
  - What is adjacent to the site? What previously existed on the site?
- Design Concept – Architecture
  - What is the overarching design concept – the Big Idea? How was the design intention realized in the final form and space?
  - How does the design reveal the character of the place? If applicable to the project, how does it recognize the cultural and historical context as well as the ecological structure of its location?
  - How are architecture and landscape integrated?
  - How does the design reflect the relationships among culture, nature, and technology?
  - What was done in this design that represents an advancement or maturity from previous projects?

- Statements of Design - The images included in the Statements of Design Intent should reinforce the narrative about the design process and concept, as well as provide an overview and details of the built work. A variety of images should be used such as:
  - Panoramic views of the location and context that approximate the human cone of vision
  - Preliminary drawings, sketches, conceptual designs, perspectives, vignettes
  - Final plans and sections
  - Photographs taken before, during, and after construction
  - Construction details that support the design concept and sustainability of the design
  - Computer-generated simulations of the project through time
  - Sequential perspectives keyed to photographs that simulate the visitor experience as they move through the site

Part E PROPOSED PROJECT APPROACH (maximum 5 pages per project applied for)

This part of the SOQ shall consist of the description of the prime consultant's proposed approach as it relates to this project, both in terms of organizational structure and design philosophy and should include:

- A listing of the sub-consultants by discipline responsibility area not by company name.
- A listing of key Prime Consultant staff members only and their areas of responsibility, indicating those who are licensed to practice architecture, landscape architecture, interior architecture, engineering or other applicable licensure in Nevada.
- The organizational structure (attach an organization chart) and an explanation how the prime consultant will ensure integration of its work among team members, with the client, and with sub-consultants, (e.g. website, weekly meetings, and charrettes).
- Proposed Design Schedule.
- Address any supplemental requirements the Prime Consultant is aware of in addition to the key challenges presented by the State on the web site in the project description for this project.

## 2017 CIP AE Selection Schedule

### #1 SOQ's Due Date July 27, 2017

July 27, 2017	Qualifications Submittal # 1 Due (5:00 pm) (S04a, P04, P07, P08, P09)
August 1, 2017	Screening by video conference at SPWD (S04a, P04, P07, P08, P09)
August 29, 2017	Interviews In Carson City (9:00 am) (S04a)
August 31, 2017	Interviews In Las Vegas (9:00 am) (P04)
August 31, 2017	Interviews In Las Vegas (1:00 pm) (P07)
September 5, 2017	Interviews In Las Vegas (9:00 am) (P08)
September 5, 2017	Interviews In Las Vegas (1:00 pm) (P09)

PROJECT NO: 17-S04

PROJECT LOCATION: Sparks, Nevada.

PROJECT NAME: **Northern Nevada Adult Mental Health Service Campus – Master Plan**

DEPARTMENT: Department of Health and Human Services

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

The Northern Nevada Adult Mental Health Services (NNAMHS) campus on Galletti way has undergone significant changes in staffing and programs. Because of this, the master plan needs to be updated and will include consideration for the Behavioral Health and Early Intervention facilities on Enterprise Road.

PROJECT NO: 17-P04

PROJECT LOCATION: Las Vegas, Nevada.

PROJECT NAME: **Advance Planning: Southern Nevada Fleet Services Maintenance Facility (Grant Sawyer Site)**

DEPARTMENT: Administration

AGENCY: Fleet Services

**BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:**

The scope of this project will complete the design through construction documents for a new 6,000 sf fleet support facility on the grounds of the Grant Sawyer Site in Las Vegas. This facility will be an additional facility; the division does not intend to close the existing facility in Las Vegas. The goal is to have the facility operational in calendar year 2020.

The current Fleet Services facility is based in the southern corridor of Las Vegas, within close proximity to the McCarran Airport providing fleet management support for vehicles based throughout the valley. The addition of this proposed north Las Vegas Valley facility will provide customers residing in the northern corridor of the valley efficient access to a fleet services facility. The division's fleet size and customer base has been significantly expanding since 2010 with the majority of growth being in Clark County. The primary factor driving the growth is the result of a statewide audit conducted in 2010 by the Executive Branch Audit Committee, Audit 10-07. The audit recommended that state agencies lease vehicles from the Fleet Services Division and discontinue the practice of allowing agencies to own and manage vehicles within each respective division. The addition of a North Valley facility would provide state agencies better access to services provided by the division, reducing customer travel time, increasing customer productivity and creating efficiencies for the State workforce residing in the northern Las Vegas corridor.

The existing southern facility processes a high number of short-term rental vehicle requests due to the proximity of the airport, therefore the location of the southern facility is critical to the division's customer base and is to remain operational.

This project will include a vehicle wash platform and a controlled waste oil storage area.

Based on the planning performed to date the total construction cost is estimated to be \$4,000,000.

**This Selection process will consider the firm's qualifications to continue with Full design through Construction Document's and construction administration even though it is not funded at this time. If the State later funds this activity and the state is satisfied with the services performed to date with the selected Design Professional, the state may contract with the selected firm to complete the project.**

PROJECT NO: 17-P07

PROJECT LOCATION: Henderson, Nevada.

PROJECT NAME: **Advanced Planning: Health and Sciences Building (College of Southern Nevada)**

DEPARTMENT: Nevada System of Higher Education

**BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:**

The scope of this project is for the design and construction documents for a new 70,000 sf building; the assessment of the existing central plant to potentially expand and connect the new building; the extension of the existing central pedestrian circulation path to connect the new building to the existing facilities on campus; and outdoor shaded student gathering areas in the vicinity of the new building.

Based on the planning performed to date the total construction cost is estimated to be \$41,000,000.

This Selection process will consider the firm's qualifications to continue with Full design through Construction Document's and construction administration even though it is not funded at this time. If the State later funds this activity and the state is satisfied with the services performed to date with the selected Design Professional, the state may contract with the selected firm to complete the project.

Immediately following this AE selection process a CMAR is planned to be selected.

PROJECT NO: 17-P08

PROJECT LOCATION: Henderson, Nevada.

PROJECT NAME: **Advanced Planning: Education Academic Building (Nevada State College)**

DEPARTMENT: Nevada System of Higher Education

**BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:**

The scope of the project is for the programming through construction for the Education Academic Building at Nevada State College (NSC); the assessment of the existing central plant to confirm that it has the capacity to serve the proposed new building; and the feasibility study of the available utility infrastructure to determine the site location for the building.

The proposed Educational Academic Building will be approximately 65,000 sf of multi-story program spaces that will in general include classrooms, hands-on learning spaces, speech language pathology spaces, faculty offices, etc. The building program will also include a state of the art preschool with an innovated educational environment in which to train new preschool teachers to help alleviate a critical teacher shortage in Nevada. The site location for the proposed building on campus has not been finalized and will be finalized during the programming phase of the project.

Based on the planning performed to date the total construction cost is estimated to be \$21,000,000.

**This Selection process will consider the firm's qualifications to continue with Full design through Construction Document's and construction administration even though it is not funded at this time. If the State later funds this activity and the state is satisfied with the services performed to date with the selected Design Professional, the state may contract with the selected firm to complete the project.**

**Immediately following this AE selection process a CMAR is planned to be selected.**

PROJECT NO: 17-P09

PROJECT LOCATION: Las Vegas, Nevada.

PROJECT NAME: **Advance Planning: UNLV College of Engineering Academic and Research Building**

DEPARTMENT: Nevada System of Higher Education

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

The scope of the project is for the programming through construction documents for the UNLV College of Engineering Academic and Research Building; assessment through construction documents for the remodel of the Thomas Beam Engineering (TBE) Building; and the assessment of the existing central plant to determine if there is enough capacity to serve the proposed building.

The proposed new building will be approximately 50,000 sf of multi-story program spaces that may include labs/support facilities, teaching spaces, student project/collaboration spaces, faculty/graduate spaces and other. The exact program needs will be developed during the programming phase of the project in conjunction with the assessment of TBE building to determine the functions/spaces that will be increased, remodel and/or relocated to the new building.

The specific site location for the building has not been determined. Three potential sites have been identified in the proximity of the TBE Building and it will be selected early in the design process with the assistance of the design team.

The potential use of the existing central plant located to the North of the Rod Lee Bigelow Health Sciences building can potentially provide benefits in the areas of maintenance, energy, capital cost, replacement, etc. The requested assessment will determine if there is enough capacity in the existing central plant to sustain the new building and if it will be beneficial to connect the new building.

Based on the planning performed to date the total construction cost is estimated to be \$31,000,000.

**This Selection process will consider the firm's qualifications to continue with Full design through Construction Document's and construction administration even though it is not funded at this time. If the State later funds this activity and the state is satisfied with the services performed to date with the selected Design Professional, the state may contract with the selected firm to complete the project.**

**Immediately following this AE selection process a CMAR is planned to be selected.**