

Nevada State Public Works

Prime Architect – Engineer Selection

for the

2015 Capital Improvement Program

FORMAL SELECTION PROCESS

Issue Date: June 18, 2015

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**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 (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 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.

2015 CIP AE Selection Schedule

#1 SOQ's Due Date July 15, 2015

July 15, 2015	Qualifications Submittal # 1 Due (1:00 pm) (C06, M12, P01, P02, S04a)
July 21, 2015	Screening by video conference at SPWD (C06, M12, P01, P02, S04a)
August 18, 2015	Interviews In Las Vegas (9:00 am) (S04a)
August 20, 2015	Interviews In Las Vegas (9:00 am) (C06)
August 20, 2015	Interviews In Las Vegas (1:00 pm) (P02)
August 25, 2015	Interviews In Carson City (9:00 am) (P01)
August 25, 2015	Interviews In Carson City (1:00 pm) (M12)

PROJECT NO: 15-C06

PROJECT LOCATION: Las Vegas, Nevada.

PROJECT NAME: **Organizational Parking Lot Lighting (Floyd Edsall Training Center)**

DEPARTMENT: Office of the Military

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

This project will provide design and construction of electrical power and security lighting for an organizational parking area.

The project will also provide for design only (through construction documents) for paving the organizational parking area, which is approximately 145,000 square feet, with Portland Concrete Cement. This parking area will be used for staging of large trucks such as fuelers, and track vehicles such as tanks. The intended design will include the use of Portland Concrete Cement because the track vehicles would damage and eventually destroy an asphalt surfaced parking area in the hot summer temperatures of the Las Vegas area.

The area in which this parking will be constructed currently has no lighting. Lighting is needed for staging of vehicles in order to protect against vandalism and theft.

The estimated cost to construct a 145,000 sf Portland Concrete Cement parking area that will support large equipment and track vehicles is approximately \$5.3 Million in total project costs. This portion of the project is planned to receive construction funding in October 2017. **This Selection process will consider the firm's qualifications to continue with 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.**

Currently funded Construction scope includes the following: 1 Lighting (9 ea @ \$9,000/ea), 2 Electrical Service, 3 Transformer, and 4 Trenching (5,000 lf @ \$25/lf).

The Floyd Edsall Training Center (FETC) was originally constructed in 1996, is located at 6400 Range Road in North Las Vegas, and has also been referred to as the Clark County Armory in past years.

PROJECT NO: 15-M12

PROJECT LOCATION: Carson City, Nevada.

PROJECT NAME: **HVAC Systems Renovation (Northern Nevada Correctional Center)**

DEPARTMENT: Corrections

AGENCY: Northern Nevada Correctional Center

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

This project will replace the existing heating, ventilating, and air conditioning systems that serve various buildings at the Northern Nevada Correctional Center. The three buildings that will be affected are Housing Unit 7, the Gymnasium, and the Law Library.

Currently funded Construction scope includes the following: Air Handling Unit 18,000 cfm-Unit 7 (2 ea @ \$160,000/ea), Air Handling Unit 5,000 cfm-Unit 7 (4 ea @ \$120,000/ea), Air Handling Unit 3,000 cfm-Unit 7 (3 ea @ \$80,000/ea), Packaged Gas/Electric Unit - 2 ton (Unit 7), Ductwork & Piping Modifications (Unit 7), Temperature Controls & Electrical (Unit 7), Testing, Balancing, & Commissioning (Unit 7), Air Handling Unit (15,000 cfm - Gymnasium), Packaged DX/HW Unit (5 ton - Gymnasium), Ductwork & Piping Modifications (Gymnasium), Temperature Controls & Electrical (Gymnasium), Testing, Balancing, & Commissioning (Gymnasium), Packaged DX/HW Unit (15 ton - Law Library), Ductwork & Piping Modifications (Law Library), Temperature Controls & Electrical (Law Library) and Testing, Balancing, & Commissioning (Law Library).

PROJECT NO: 15-P01

PROJECT LOCATION: Carson City, Nevada.

PROJECT NAME: **Advance Planning: Boiler Plant & Hot Water Distribution Upgrades (NNCC)**

DEPARTMENT: Corrections

AGENCY: Northern Nevada Correctional Center

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

This project will replace the existing central plant hot water boilers, the existing steam boilers that serve the laundry facility, and the existing site hot water distribution piping. This is recommended as a planning project due to the relatively significant project scope and cost. The planning project will provide for a complete project design, development of a detailed construction phasing plan, and development of a detailed cost estimate, to be utilized as the basis for requesting funding for construction.

The existing hot water boilers are more than 20 years old and have reached the end of their useful life. The existing steam boiler is more than 30 years old and has reached the end of its useful life. The existing hot water distribution piping is more than 50 years old and has reached the end of its useful life.

The construction cost estimate associated with the boiler plant improvements portion of this project totals approximately \$1,896,000. The construction cost estimate associated with the site hot water distribution portion of this project totals approximately \$3,864,000.

Construction scope line items and estimated cost includes the following: HW Boilers (5,000 mbh hot water) (4 ea @ \$140,000/ea); Steam Boilers (100 hp steam) (2 ea @ \$150,000/ea); Domestic HW Heat Exchangers (2 ea @ \$40,000/ea), Central Plant Pump & Piping Modifications (\$400,000); Flue & Combustion Air Modifications (\$60,000); Temperature Control System Modifications (\$130,000); Electrical Modifications (\$50,000); Trenching & Backfill (12,500 lf @ \$70/lf); Pre-Insulated Piping (12,500 lf @ \$130/lf); Valves & Valve Vaults (\$360,000); Removal & Disposal of Existing Piping & Valve Vaults (\$140,000); Chemical Treatment (\$80,000); and, Replace Disturbed Landscape/Hardscape (\$140,000).

The current plan is to receive construction funding in October 2017.

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: 15-P02

PROJECT LOCATION: North Las Vegas, Nevada.

PROJECT NAME: **Advance Planning: Nevada National Guard Readiness Center**

DEPARTMENT: Office of the Military

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

The scope of this project is to complete the schematic design for a new 97,000 sf National Guard/Reserve Readiness Center to serve the peacetime missions of the assigned units. This project will provide the administration, storage, classrooms, locker rooms, break area, restroom/showers, roads, sidewalks, curb and gutters, storm drainage, parking areas to include 270 privately owned vehicles and site improvements to establish and maintain the readiness posture of the assigned units. This facility will be designed to meet industry standards as well as local, state and federal building codes. Facilities will be designed to a minimum life of 50 years and energy efficiency standards through improved building envelope and integrated building systems performance. Access for individuals with disabilities will be provided. Anti-terrorism measures are included in accordance with Department Of Defense minimum standards.

Once completed, it will provide the necessary administrative, training, supply, classrooms and storage areas required to achieve proficiency in required training tasks for the 272 soldiers of the 17th sustainment brigade (WPDNAA, unit identifiers used by the army) and 43 soldiers of the Explosives Ordinance Disposal company (WPANAA, unit identifiers used by the army) of the Nevada Army National Guard (NARNG). The new facility is planned to be constructed on 40 acres of state land located at the north end of the Las Vegas valley.

The construction funding is planned to be received from the Federal Government on or about October 2017.

This project is planned to be implemented using the Construction Manager at Risk procurement method.

Construction scope includes the following: 1 Readiness Center Building (96,569 sf @ \$239/sf), 2 Controlled Waste Facility (300 sf @ \$131/sf), 3 Flammable Materials Facility (150 sf @ \$143/sf), 4 Emergency Backup Generator, 5 Rigid Concrete Pavement for Military Equipment Parking (4,300 sy @ \$84/sy), 6 Photo voltaic systems, Geothermal & Sustainable Energy, 7 Concrete for Trailers & Privately Owned Vehicles (2,463 sy @ \$80/sy), 8 Asphalt Pavement (12,897 sy @ \$55/sy), 9 Security Fencing (598 lf @ \$65/lf), 10 Concrete Curb & Gutter (1,689 sy @ \$64/sy), 11 Concrete Sidewalks (1,585 sy @ \$55/sy), 12 Wash rack, Lighting, Loading Ramp, Exterior Fire Protection, 13 Gas, Electric, Water, & Sewer, 14 Flag Poles, Drainage, Information Technology, Force Protection

Based on the planning performed to date the total construction cost is estimated to be \$29,448,000.

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: 15-S04a

PROJECT LOCATION: Statewide

PROJECT NAME: **Nevada Department of Corrections Master Plan**

DEPARTMENT: Corrections

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

Department of Corrections master planning will evaluate options for meeting the future inmate housing needs of the department and as necessary consider the core building needs of each option.

For the State of Nevada to respond to increases in NDOC inmate population it normally requires a five year lead time. A five year plan will consider the continuing aging of facilities, Prison 8 aging design, unoccupied facilities, future housing unit planning locations and future core infrastructure and building requirements that will make expansions methodical and transparent.

The State of Nevada needs a complete assessment of the utilization efficiency for all NDOC housing units and core facilities. We also need a recommendation made for the best and highest use of all existing facilities. The third scope item will be to identify the most economical way to expand and operate our NDOC facilities given the results of the first two tasks. The master plan document will also be used as a guideline in developing future cost associated with the Nevada's capital improvements projects.