

**State Public Works Division**

**Prime Architect Selection**

**for**

**24-A008 Center for Excellence in Public Safety**

**at the**

**College of Southern Nevada Northwest Campus (North Durango / West Elkhorn)**

**FORMAL SELECTION PROCESS**

**Issue Date: November 7, 2023**

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

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

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 or joint venture arrangements. The Prime Consultant, after selected, will produce a team of necessary consultants for the State to review. Potential subconsultants should therefore not respond to this request. 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 Brian Wacker at [bwacker@admin.nv.gov](mailto:bwacker@admin.nv.gov) (limited to 20 MB).**

After the SOQs 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 SPWD Administrator. The interview committee will be composed of three SPWD members appointed by the SPWD Administrator and two employees of the Using Agency. The Administrator’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.

Questions about this request may be made to Brian Wacker at [bwacker@admin.nv.gov](mailto:bwacker@admin.nv.gov) or (775) 684-4141.

**Proposals must be submitted by email before the date and time listed on the schedule.**

## Statement of Qualifications of Prospective Architects

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 electronically to Brian Wacker at [bwacker@admin.nv.gov](mailto:bwacker@admin.nv.gov) (limited to 20 MB) 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)
- completion dates
- construction value

Part D

PROJECT PORTFOLIO (maximum 5 pages per project, maximum 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 design 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 of 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.

## **Prime Architect Selection Schedule**

### **SOQ's Due Date December 5, 2023**

December 5, 2023	Qualifications Submittal Due (5:00 pm)
December 11 – December 15, 2023	Screening/ Shortlisting by SPWD
January 11, 2024	Interviews in Las Vegas (8:00 am)



## **Project Description**

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

The project will consist of architectural services and project management through the design documents (plans and specifications) for a new building on the CSN - Northwest Campus for a Center for Excellence in Public Safety located at North Durango and West Elkhorn Road in Las Vegas, see Exhibits A and B. The building will be up to 90,000 square feet and is anticipated to house police academy, fire science, EMS/paramedic, 911 dispatcher training, high school dual enrollment, and general education programs. This will be the first building on the Northwest Campus and the project will also need to accommodate campus services, facilities support, exterior program space, and. See Exhibit C for a master plan summary that is a starting point for this project.

The project document phases will consist of programming, schematic design and design development. (Construction documents and construction administration will be requested in the 2025 CIP.)

Based on the planning performed to date the total construction cost is estimated to be \$68,750,000.

This Selection process will consider the firm's qualifications to continue with construction documents 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.

**EXHIBIT A**





# EXHIBIT B MASTER PLAN

 Northwest Campus Masterplan 2015

## MASTER PLAN FRAMEWORK MASTER PLAN

### CAMPUS CAPACITY

1 Parking Space = 200 sq. ft.  
1 Parking Space = 4 Students

Parking Spaces: 1,709  
Student Capacity: 6,836  
Building S.F. Capacity: 341,800  
Building Footprint: 162,000

### BUILDING CAPACITY

- ① 60,000 sf 2 Story
- ② 54,000 sf 2 Story
- ③ 54,000 sf 2 Story
- ④ 69,000 sf 3 Story
- ⑤ 75,000 sf 3 Story
- ⑥ 30,000 sf 2 Story
- ⑦ 30,000 sf 2 Story

Total: 372,000 sf  
Classroom Space: 341,000 sf



# EXHIBIT C



 College of  
Southern Nevada  
*Investing in Our Future. Students First.*

**NORTHWEST CAMPUS  
CENTER FOR EXCELLENCE  
IN PUBLIC SAFETY**

### Introduction

The College of Southern Nevada (CSN) is the largest and most diverse institution of higher education in Nevada based on full time-equivalent student count. The college currently operates three major campuses in the northeast, southeast and west areas of Southern Nevada. As a result of overall growth in the valley and the extensive development of the northwest area, commute times for students/potential students who reside there have continued to increase. Growth has continued to boom in the northwest area of the valley, and CSN aims to develop a northwest campus to serve the needs of those residents. The northwest community is not currently served by any NSHE institution.

The Northwest campus will provide a world-class learning environment that creates a state-of-the-art learning environment that attracts students, faculty, and staff. Once the campus is fully realized, it will be a vibrant educational facility where students can learn, and the community can engage. In addition to the academic programming, this new campus will provide student services in a highly accessible environment.

### A Phased Approach to Develop the Northwest Campus

CSN's Northwest campus development will be to expand the first building for CSN to develop a comprehensive Center of Excellence in Public Safety. This Center of Excellence will house CSN's existing Law Enforcement Academy, Fire Science program, and EMT/Paramedic programs. The Center of Excellence will also provide for a new CSN Public Safety Dispatcher Training program and an Emergency Management training component to prepare those interested in this field as well as to provide in-service training for those already employed in Public Safety agencies. The comprehensive CSN Center of Excellence in Public Safety will require a building that is up to 90,000 sq/ft.

As the Northwest continues to expand beyond this phase several more buildings will be erected allowing CSN to offer several other programs that align to the educational and workforce needs of Southern Nevada.



**The Vision: A CSN Center of Excellence in Public Safety**

The vision is to build a comprehensive CSN Center of Excellence in Public Safety as part of the CSN Northwest campus on a 40.92-acre site located at Elkhorn Road & Grand Montecito Parkway in Las Vegas. The College of Southern Nevada has operated a regional police academy in addition to training and educational programs for both emergency medical and fire first responders at various locations throughout the Las Vegas valley for decades. CSN is proposing the construction of a Center of Excellence in Public Safety which will house, for the first time, all public safety training needs in one facility. Locating all training in one location will allow for a more cohesive and collaborative training experiences for future and current public safety professionals. This site will allow for both didactic and psychomotor learning to occur in proximity, using state-of-the-art training equipment.

**The CSN Center of Excellence in Public Safety will include the following programs:**

- The CSN Southern Desert Regional Police Academy (SDRPA) is a full-time program that trains pre-service recruits that are either putting themselves

through the academy or are employed by a law enforcement agency and are sponsored by that agency, with classroom space for those in the law enforcement profession and short-term training courses for officers regionally, statewide and nationally. Police Officer Standards and training (POST) category 1 recruits earn 27 transferable college credits and POST Category 3 recruits earn 18 transferable college upon successful completion of the academy. These academic credits earned are special program requirements of the Associate of Applied Science degree in Criminal Justice. Student recruits take the State of Nevada certification test at the end of the academy. If certification is earned, a POST Certificate remains in effect for a period of two years. New programs still in development include:

- Public safety supervisor and leadership training courses
- Correctional officer training program
- Creation of a dual enrollment/early college program establishing a pathway for Clark County School District students who are interested in law enforcement careers.

The NW Campus may also include an Emergency Vehicle Operator Course (EVOC) track, EVOC skid pad, scenario village and a running track.



- The CSN Emergency medical services (EMS) training programs are designed for initial prehospital education, certification, and licensure. Current training encompasses all national and local levels of EMS responders to include emergency medical technician (EMT), advanced EMT (AEMT), and Paramedic. The program is aspiring to offer additional certification courses at the emergency medical responder (EMR) and emergency medical dispatcher (EMD) levels. Presently, the EMS program offers full-term and short-term EMS courses that include an academy format Paramedic Program, EMT/AEMT initial and continuing educational programs, professional certification courses (CPR, ACLS, PALS, PHTLS, etc.), and public education outreach programs such as Stop the Bleed, Hands-Only CPR, and Opiate Awareness. CSN features the only accredited, associate's degree Paramedic program in Southern Nevada. The proposed facility will provide advanced lab training spaces, high-fidelity patient simulators and task trainers. Students will be given an opportunity to learn in a state-of-the-art, scenario-based environment that prepares students for actual patient care by emulating real-world settings.

This learning will also include comprehensive interprofessional training with other public safety professions.

- The CSN Fire Technology program is designed to prepare entry-level students for a career in fire services while offering existing professional firefighters the necessary courses for career development. The comprehensive program offers three skills certificates and two academic degrees. Currently, students can receive certificates for Nevada Firefighter I, Nevada Fire Officer I and Nevada Fire Instructor I. In addition to skills completion, students have an opportunity to receive either an Associate of Applied Science in Fire Technology and/or a Bachelor of Applied Science in Fire and Emergency Service Administration. All Fire Technology curriculum is designed to meet the National Fire Protection Association's 1001 Standard for Fire Fighter Professional Qualifications while following the Fire and Emergency Services Higher Education (FESHE) curriculum.

CSN's comprehensive Fire Technology has three main components: didactic education, manipulative firefighting drills, and physical fitness. The advanced curriculum contains instruction in structural and wildland firefighting, vehicle extrication, confined space awareness, firefighter survival and hazardous materials operations. The





## NORTHWEST CAMPUS – CENTER FOR EXCELLENCE IN PUBLIC SAFETY

proposed site includes an Emergency Vehicle Operator Course (EVOC) track, burn tower and an apparatus bay. The Fire Technology program collaborates closely with the EMS program and aspires to be able to conduct joint emergency response simulations for both medical and trauma scene encounters.

- CSN will work to develop a new Public Safety Dispatcher training program which will introduce the necessary skills and knowledge to work in a public safety communications center. The program will prepare students for the basic roles, responsibilities, and duties of a public safety dispatcher, introducing fundamental principles, procedures and techniques, ethics and professionalism, communication, telephone technology and procedures, radio technologies and procedures, critical incidents, and many other legal aspects of public safety dispatching. The facility will include dispatch training area with working dispatch consoles, phones and radio for realistic training.
- CSN will work to develop an Emergency Management training pathway in order to prepare those interested in this field as well as in-service

training for those already employed. Training will include emergency preparedness, homeland security, crisis management, the National Incident Management System (NIMS), Continuity of Operations (COOP), and a working Emergency Operations Center (EOC) for realistic training as well as use during an actual emergency.

The building will include administration offices, classrooms, and labs. This multi-use building will eventually support all the functions for law enforcement, fire, emergency medical, dispatch and emergency management training. Within the building are all elements associated with the training and teaching of students including exercise, defensive tactics, and locker rooms, high-tech classrooms, teaching labs, and a mock fire apparatus bay.

