

**State Public Works Division**

**Prime Architect – Engineer Selection**

**for the**

**2021 Capital Improvement Program**

**FORMAL SELECTION PROCESS**

**Issue Date: July 6, 2021**

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**STATE PUBLIC WORKS BOARD  
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, 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 Brian Wacker at [bwacker@admin.nv.gov](mailto:bwacker@admin.nv.gov) ( limited to 20 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 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 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 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) and
- 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 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.

## 2021 CIP AE Selection Schedule

### SOQ's Due Date July 27, 2021

July 27, 2021	Qualifications Submittal # 1 Due (5:00 pm) (P03, P04, P05, P06, P07, M02-2. M02-4, M02-5, M35, M60)
July 27- August 5, 2021	Screening/ Shortlisting by video conference at SPWD (P03, P04, P05, P06, P07, M02-2. M02-4, M02-5, M35, M60)
August 31, 2021	Interviews in Las Vegas (9:00 am) (P06)
August 31, 2021	Interviews in Las Vegas (1:00 pm) (M02-2)
September 2, 2021	Interviews in Carson City (9:00 am) (M60)
September 2, 2021	Interviews in Carson City (1:00 pm) (M35)
September 7, 2021	Interviews in Las Vegas (9:00 am) (P03)
September 7, 2021	Interviews in Las Vegas (1:00 pm) (P05)
September 9, 2021	Interviews in Carson City (9:00 am) (P04)
September 9, 2021	Interviews in Carson City (1:00 pm) (P07)
September 14, 2021	Interviews in Carson City (9:00 am) (M02-4)
September 14, 2021	Interviews in Carson City (1:00 pm) (M02-5)

PROJECT NO: 21-P03

PROJECT LOCATION: Boulder City, Nevada

PROJECT NAME: **Advance Planning: Remodel & Addition (Southern Nevada State Veterans Home)**

DEPARTMENT: Veterans Services

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

This project will provide programming and design through construction documents for the renovation of Southern Nevada State Veterans Home located in Boulder City. The project will include programming and a feasibility study of the existing utility infrastructure to develop the overall project efficiently and economically. The project will include renovating interior spaces and the main entrance and vehicular drop off/parking. The interior renovation will include residence bedrooms, common area, central dining, nurses' station, physical therapy spaces, staff work areas, chapel, culinary as well as other support spaces. The proposed remodeling portion will consist of 82,000 sf of existing spaces and will include a 14,400 sf new addition of resident's rooms. Site development will include off site improvements, the replacement and reconfiguration of the existing parking areas and the vehicular drop-off and the addition of perimeter fence encompassing the campus.

The project scope includes:

1. Remodel bedrooms and bathrooms from double occupancy to single occupancy. Remodel from 180 beds (double occupancy) to 120 beds (single occupancy).
2. Remodel the resident areas to enhance the neighborhood community. Remodel the current core of the residential services to include kitchens, dining rooms and various spaces that relate to each other in a more homelike setting.
3. Incorporation of town hall concept, which will include a restaurant style eating.
4. Open access to the central dining room to expand the town hall concept. The access to this area will make events less restrictive and provides greater opportunities for movie theater events. Audio/visual equipment will be included.
5. Smaller nurses stations to promote increased movement throughout each wing.
6. Enlargement of the chapel. More room for residents to be able to join services.
7. The renovation will increase the size of the physical therapy room to offer more equipment and space for individual and group sessions.
8. Redesign of staff work areas. Also, the addition will include a new staff break area.
9. Redesign of entrance. The redesign will enhance the overall arrival experience and as well as facilitate resident movement from within the home to outdoor field trips or visitation with family members.
10. Reconfigured parking to better accommodate the site topography and will increase functionality and aesthetics.
11. Install perimeter security fence and other force protection measures. The renovation will address security through motion activated lighting and modification of landscaping material.

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

**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.**



PROJECT NO: 21-P04

PROJECT LOCATION: Carson City, Nevada

PROJECT NAME: **Advance Planning: Headquarters Building (Department of Public Safety)**

DEPARTMENT: Public Safety

AGENCY: Public Safety

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

Programming, conceptual design, traffic and utility studies for a 172,000 square foot campus at the old Carson City Armory site.

This project will design through conceptual design for the Department of Public Safety headquarters campus in Carson City. The intent of this project is to consolidate the Department's headquarters into a single campus facility and to construct a State Forensic Testing Laboratory and will complete the programming, site design, and utility studies.

Based on the planning performed to date the total construction cost is estimated to be \$112,000,000.

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: 21-P05

PROJECT LOCATION: North Las Vegas, Nevada

PROJECT NAME: **Advance Planning: General Instruction Building (Floyd Edsall Training Center)**

DEPARTMENT: Military

AGENCY: Nevada Army National Guard

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

This project will provide design through construction documents for a 68,200 square foot general instruction building, barracks, dining facility and supporting facilities. The location of the new facility is planned to be within the Floyd Edsall Training Center, north of the Speedway Readiness Center.

Based on the planning performed to date the total construction cost is estimated to be \$40,000,000.

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.

PROJECT NO: 21-P06

PROJECT LOCATION: Las Vegas, Nevada

PROJECT NAME: **Advance Planning: Department of Motor Vehicles Silverado Ranch Facility**

DEPARTMENT: Motor Vehicles

AGENCY: Motor Vehicles

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

This project will design through construction documents for a full service Department of Motor Vehicles (DMV) facility, including Commercial Driver's License (CDL) services, on Silverado Ranch Boulevard in Las Vegas. Project studies will include programming, civil engineering traffic and drainage analysis, zoning approvals, and impact analysis.

The potential building size is expected to be approximately 67,000 sf and would include customer service stations, classrooms, testing spaces, offices, emissions stations and waiting areas. Potential site improvements are expected to include a customer parking lot, inspection canopy, motorcycle and CDL testing tracks, and required off site street improvements.

The proposed site location for the DMV facility is a 20 acre parcel in Las Vegas, at the southeast corner of Silverado Ranch Boulevard and Valley View Boulevard.

Based on the planning performed to date the total construction cost is estimated to be \$56,000,000.

**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.**

PROJECT NO: 21-P07

PROJECT LOCATION: Lovelock, Nevada

PROJECT NAME: **Advance Planning: Wastewater System Upgrade (Lovelock Correctional Center)**

DEPARTMENT: Corrections

AGENCY: Lovelock Correctional Center

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

This project will provide a preliminary alternative analysis, wastewater system modeling, and design through construction documents to upgrade the wastewater treatment system from its current 0.25 million gallon per day permit capacity to an anticipated 0.30 million gallon per day permit capacity. The alternative analysis will be used to determine the actual proposed permit capacity as well as consider alternative wastewater upgrades other than those listed in the construction cost detail with the intent of modifying the scope as necessary to provide a fully functioning wastewater system upgrade that meets the requirements of the Lovelock Correctional Center. The project scope includes removal and replacement of the pond liners and deepening of ponds 1, 2, 3 & 4, replacement of aerators with a fine bubble diffuser system, and additional rapid infiltration basin, upgrade of the headworks, underground utility reconfiguration, monitoring well installation, associated electrical upgrades and associated instrumentation upgrades.

Based on the planning performed to date the total construction cost is estimated to be \$2,500,000.

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.

PROJECT NO: 21-M02-2

PROJECT LOCATION: Caliente, Nevada

PROJECT NAME: **Upgrade Electrical System (Caliente Youth Center)**

DEPARTMENT: Health and Human Services

AGENCY: Child and Family Services

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

This project will replace the backup generator, main electrical service, conduits, conductors, panels and transformers in the cottages, administration building, library, and school.

Based on the planning performed to date the total construction cost is estimated to be \$3,550,000.

PROJECT NO: 21-M02-4

PROJECT LOCATION: Sparks, Nevada

PROJECT NAME: **Building 1 Electrical Upgrade (Northern Nevada Adult Mental Health Services)**

DEPARTMENT: Health and Human Services

AGENCY: Public and Behavioral Health

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

This project will replace the main service entrance, panelboards, conductors, conduit, switches, receptacles, lighting, mechanical equipment connections, fire alarm systems, and telephone/data systems in Building 1 at the Northern Nevada Adult Mental Health Services campus.

Based on the planning performed to date the total construction cost is estimated to be \$2,435,000.

PROJECT NO: 21-M02-5

PROJECT LOCATION: Sparks, Nevada

PROJECT NAME: **Central Plant & Control System Renovation (Dini-Townsend Psychiatric Hospital)**

DEPARTMENT: Health and Human Services

AGENCY: Public and Behavioral Health

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

This project will provide a renovation of the existing central plant heating and cooling equipment at the Dini-Townsend Psychiatric Hospital. This project will also replace the existing direct digital control system hardware and software. This project will include replacing the existing chiller, cooling tower, plate heat exchanger, boilers, pumps, piping, and related controls. Additionally, this project will replace the existing domestic water heaters and tempering station with an electronic tempering station.

Based on the planning performed to date the total construction cost is estimated to be \$2,396,000.

PROJECT NO: 21-M35

PROJECT LOCATION: Carson City, Nevada

PROJECT NAME: **Replace Housing Unit 4 Air Handling Units & Multipurpose Building Chiller (Warm Springs Correctional Center)**

DEPARTMENT: Corrections

AGENCY: Warm Springs Correctional Center

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

This project will design and construct replacement of the existing roof-mounted heating & air conditioning units serving Housing Unit 4 and the existing air cooled chiller equipment at the Multipurpose Building. This project also includes associated piping, equipment, electrical and direct digital temperature control system modifications.

Based on the planning performed to date the total construction cost is estimated to be \$2,716,000.



PROJECT NO: 21-M60

PROJECT LOCATION: Carson City, Nevada

PROJECT NAME: **Replace Cell Doors & Locks (Northern Nevada Correctional Center)**

DEPARTMENT: Corrections

AGENCY: Northern Nevada Correctional Center

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

This project will replace cell doors, sally port exterior doors, door locks, wing gate operators , remaining door controls, and remaining door control wiring in Housing Units 4, 5, and 6 at the Northern Nevada Correctional Center. This project will reuse Housing Unit #4, #5 and #6 door controls and door locks installed as part of Capital Improvement Project completed in 2019 (17-M22).

Based on the planning performed to date the total construction cost is estimated to be \$3,353,000.