

State Public Works Division

**Prime Architect – Engineer Selection
for the
2025 Capital Improvement Program**

FORMAL SELECTION PROCESS

Issue Date: January 19, 2026

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26-A14	Advanced Planning: Combined Support Maintenance Shop (Floyd Edsall Training Center)

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. Joint Venture arrangements will not be accepted. Only submissions from Prime Consultants provided in accordance with Part B will be accepted and evaluated. If the statement of qualifications includes sub-consultants or joint venture arrangements it will not be evaluated for selection. The Prime Consultant, after selection, will produce a team of necessary subconsultants for the State to review. Statements of qualifications from subconsultants will not be evaluated for selection. 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 will be accepted in response to this RFQ. Any projects an applicant wishes to be considered for should be included within that document as required by Part A. **Please email your submittal to Mike Brown at mcbrown@admin.nv.gov (limited to 20 MB) and provide five (5) hardcopies to the SPWD office at 7115 Amigo Street, STE 100, Las Vegas, NV 8911, Attn: Jessica Gonzalez.**

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.

Please direct questions about this request to Mike Brown at mcbrown@admin.nv.gov or (775) 434-3781.

Proposals must be submitted by email and to the SPWD Las Vegas office before the date and time listed on the schedule.

Statement of Qualifications of Prospective Architects - Engineers

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 Mike Brown at mcbrown@admin.nv.gov (**limited to 20 MB**) in an 8 1/2" x 11" format and you must provide five (5) hardcopies to the SPWD Carson City office.

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 narratives 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.
- State how you define a successful client/consultant relationship during construction
- How do you support the project and the client during construction for the successful completion of the project
 - Give specific examples

2025 CIP Architect – Engineer Selection Schedule

SOQ's Due Date February 12, 2026

January 19, 2026- February 12, 2026	Request for Qualifications (RFQ) Advertisement Period
February 12, 2026	Qualifications Submittal Due (5:00 pm)
February 13, 2026 - February 19, 2026	Screening/ Shortlisting by SPWD
February 20, 2026	Shortlist Announcement
March 5, 2026	Interviews in Las Vegas (8:00 am)
March 6, 2026	Selection Announcement
May 12, 2026 (Tentative)	Contract for approval by Board of Examiners (BOE)

PROJECT NO: 26-A14

PROJECT LOCATION: 6490 North Range Road, Las Vegas, Nevada 89115

PROJECT NAME: Advance Planning: Combined Support Maintenance Shop (Floyd Edsall Training Center)

DEPARTMENT: Office of the Military

AGENCY: Nevada Army National Guard

BRIEF DESCRIPTION OF PROJECT SCOPE OF WORK:

This project will provide design through construction documents for a 53,903 square-foot Combined Support and Maintenance Shop (CSMS) at the Floyd Edsall Training Center. The primary scope includes the maintenance shop, unheated enclosure, flammable materials space, and rigid pavement.

The current facility (12,598 square feet) is outdated, inadequate, undersized, and cannot handle the full capacity of the existing workload of vehicle maintenance.

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.