

CMAR PRE-PROPOSAL MEETING AGENDA

Project Identification

Project Name: Advance Planning: Camp Washoe Renovation (Nevada Army National Guard)
Project Address: 4601 Cocoa Avenue, Reno, Nevada
SPWD Project No.: 25-P05

Meeting Date: October 23, 2025

State Public Works Division

SPWD Project Manager: Marc Burgess
Project Manager
T: (775) 684-4141
C: (775) 431-0256
E: marcburgess@admin.nv.gov

Consulting Team

Architect: H+K Architects
Programming: H+K Architects

State Agency

Owner: Nevada Army National Guard
Building Manager: Nevada Army National Guard

Introductions

1. Distribute Sign-In Sheet
2. Introductions

Project Brief

3. Established Construction Budget: \$18,943,384
4. Gross Building Area: 34,659 square feet
5. Description:

This project will provide Design through construction documents to renovate and modernize Camp Washoe (formerly Navy Operational Support Center). The project will address fire and life safety issues, repair existing building systems and correct ADA deficiencies in the facility and restrooms.

The CMAR will be responsible for investigative demolition prior to the design phase to expose concealed conditions. Any areas opened during this investigation must be properly protected and maintained in place until the design has been completed and a building permit has been issued.

Camp Washoe was built in 1970 and is 34,659 square-feet.

Overall Project Schedule

6. See attached preliminary project schedule.

Site

7. Camp Washoe is located at 4601 Cocoa Avenue, Reno, Nevada. The site is 4.94 acres. This project will address landscape, parking access, and exercise track issues on site.

Project Challenges

8. This project will require security clearances for all workers. Facility security must be maintained throughout construction.
9. CMAR will be required to have all construction comply with BABA.

Project Questions and Notes

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Proposal Procedure

10. Proposals are due November 4, 2025 at 5:00 PM (local time).
11. Please email your electronic submittal to Mike Brown at mcbrown@admin.nv.gov in PDF format (attachments are limited to 20 MB and download links are accepted) and provide five (5) hardcopies to the State Public Works Division office in Carson City or Las Vegas as specified in CMAR Special Notice #3 (9.30.2025).

SPWD Chief of Planning

Michael Brown Jr, PE

T: (775) 684-4141

C: (775) 434-3781

E: mcbrown@admin.nv.gov

Proposal Schedule

12. Request for Info Deadline	October 28, 2025
Proposal Deadline	November 4, 2025
Shortlist Notification	November 14, 2025
Fee Proposal Submittal	November 26, 2025 (Special Notice #9)
Interviews	December 9, 2025
Pre-Construction Contract Approval	February 10, 2025 (Tentative)

Requests for Information

13. Send questions via email to the Project Manager and copy the Chief of Planning:
Marc Burgess (Project Manager): marcburgess@admin.nv.gov
Mike Brown (Chief of Planning): mcbrown@admin.nv.gov
14. Request for Information Deadline: October 28, 2025
15. RFI responses will be posted on the “Special Notices” on SPWD website.

Other Information

16. Check SPWD Bidder Qualification Status: Kathi Pasciak (kpasciak@admin.nv.gov)

Proposal Questions and Notes

[illegible]

PROJECT SCHEDULE (CMAR PROJECT FORMAT)	
Project Name:	Adv. Planning Camp Washoe Renovation (NVARNG)
Project Location:	Stead, Nevada
Project No:	25-P05
Date:	10/21/2025 (Revised)
Professional Services Agreement Executed:	Tuesday, January 13, 2026
<i>Approximate Duration (between previous item and following item)</i>	6
Begin Programing Evaluation Phase	Monday, January 19, 2026
<i>Approximate Duration (between previous item and following item)</i>	43
Programing Evaluation Delivery (to State Public Works Division)	Tuesday, March 3, 2026
<i>Approximate Duration (between previous item and following item)</i>	2
Programing EvaluationPresentation Meeting	Thursday, March 5, 2026
<i>Approximate Duration (between previous item and following item)</i>	14
CMAR Agreement Executed: 3/10/2025	
Programing Evaluation Review Comments Issued	Thursday, March 19, 2026
<i>Approximate Duration (between previous item and following item)</i>	0
Begin Schematic Design Phase	Thursday, March 19, 2026
<i>Approximate Duration (between previous item and following item)</i>	47
Schematic Design Delivery (to State Public Works Division and CMAR)	Tuesday, May 5, 2026
<i>Approximate Duration (between previous item and following item)</i>	16
Schematic Design Presentation Meeting (With Reconciled Cost Estimates)	Thursday, May 21, 2026
<i>Approximate Duration (between previous item and following item)</i>	21
Schematic Design Review Comments Issued	Thursday, June 11, 2026
<i>Approximate Duration (between previous item and following item)</i>	0
Begin Design Development Phase	Thursday, June 11, 2026
<i>Approximate Duration (between previous item and following item)</i>	75
Design Development Delivery (to State Public Works Division and CMAR)	Tuesday, August 25, 2026
<i>Approximate Duration (between previous item and following item)</i>	23
Design Development Presentation Meeting (With Reconciled Cost Estimates)	Thursday, September 17, 2026
<i>Approximate Duration (between previous item and following item)</i>	21
Design Development Review Comments Issued	Thursday, October 8, 2026
<i>Approximate Duration (between previous item and following item)</i>	0
Begin 50% Construction Documents Phase	Thursday, October 8, 2026
<i>Approximate Duration (between previous item and following item)</i>	61
50% Construction Documents Delivery (to State Public Works Division)	Tuesday, December 8, 2026
<i>Approximate Duration (between previous item and following item)</i>	23
50% Construction Documents Presentation Meeting (With Reconciled Cost Estimates)	Thursday, December 31, 2026
<i>Approximate Duration (between previous item and following item)</i>	28
50% Construction Documents Review Comments Issued	Thursday, January 28, 2027
<i>Approximate Duration (between previous item and following item)</i>	0
Begin 100% Construction Documents Phase	Thursday, January 28, 2027
<i>Approximate Duration (between previous item and following item)</i>	61
100% Construction Documents Delivery (to State Public Works Division)	Tuesday, March 30, 2027
<i>Approximate Duration (between previous item and following item)</i>	23
100% Construction Documents Presentation Meeting (With Reconciled Cost Estimates)	Thursday, April 22, 2027
<i>Approximate Duration (between previous item and following item)</i>	0
100% Construction Documents Delivery (to Plan Checking Firms/Agencies)	Thursday, April 22, 2027
<i>Approximate Duration (between previous item and following item)</i>	42
Responses to Review Comments Incorporated and Bid Documents Issued	Thursday, June 3, 2027
<i>Approximate Duration (between previous item and following item)</i>	90
Advertise for Subcontractor Bids (2027 CIP Starts)	Wednesday, September 1, 2027
<i>Approximate Duration (between previous item and following item)</i>	30
Bid Opening	Friday, October 1, 2027
<i>Approximate Duration (between previous item and following item)</i>	14

CMAR Provides 1% Subcontractor List to the State Public Works Division	Friday, October 15, 2027
<i>Approximate Duration (between previous item and following item)</i>	7
Guaranteed Maximum Price Proposal Due	Friday, October 22, 2027
<i>Approximate Duration (between previous item and following item)</i>	33
Final Guaranteed Maximum Price Proposal Due (with Bonds)	Wednesday, November 24, 2027
<i>Approximate Duration (between previous item and following item)</i>	6
Owner-CMAR Construction Agreement Signed by All Parties Except BOE	Tuesday, November 30, 2027
<i>Approximate Duration (between previous item and following item)</i>	42
Board of Examiners Meeting (Approval of Owner-CMAR Construction Agreement)	Tuesday, January 11, 2028
<i>Approximate Duration (between previous item and following item)</i>	6
Owner-CMAR Construction Agreement Executed and Distributed	Monday, January 17, 2028
<i>Approximate Duration (between previous item and following item)</i>	21
Notice to Proceed / Begin Construction	Monday, February 7, 2028
<i>Approximate Duration (between previous item and following item)</i>	529
Certificate of Substantial Completion / Certificate of Occupancy Issued	Friday, July 20, 2029
<i>Approximate Duration (between previous item and following item)</i>	21
Agency Move-In	Friday, August 10, 2029
<i>Approximate Duration (between previous item and following item)</i>	90
CMAR GMP Closeout	Thursday, November 8, 2029
Funding Expiration	Saturday, June 30, 2029

25-P05

4601 Cocoa Avenue
Reno, Nevada

Legend

Camp Washoe Renovation



Google Earth

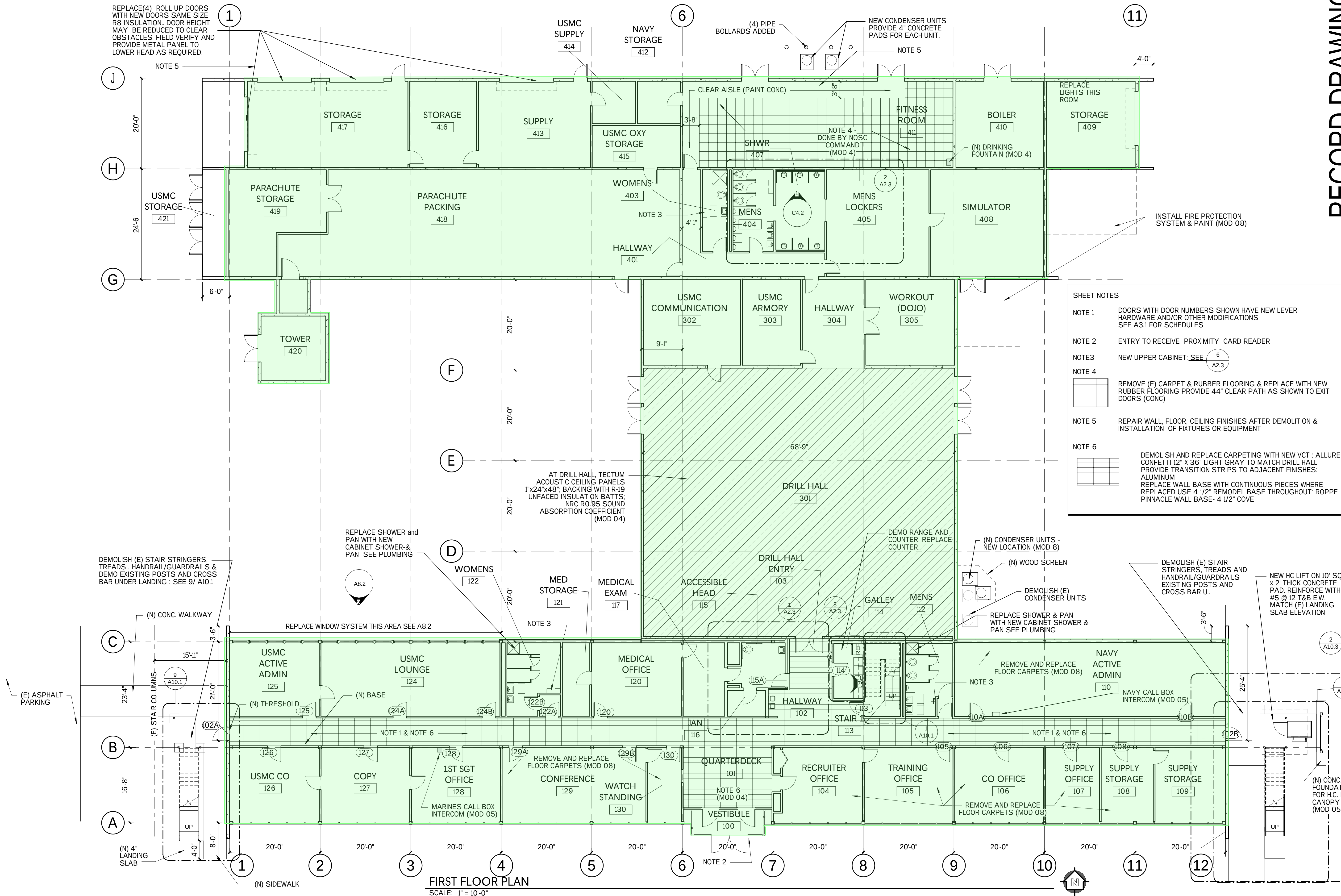
Image © 2025 Airbus

Image © 2025 Airbus

1000 ft

Existing Facility Plan

A2.1



Concept Prior to Design Contract Programing



1 Option 1 - Level 1

1/8" = 1'-0"

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Professional Seal

△ Date Revision

PRELIMINARY
Not For Construction

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Consultant

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**Naval Operational Support Center
Facility Assessment**

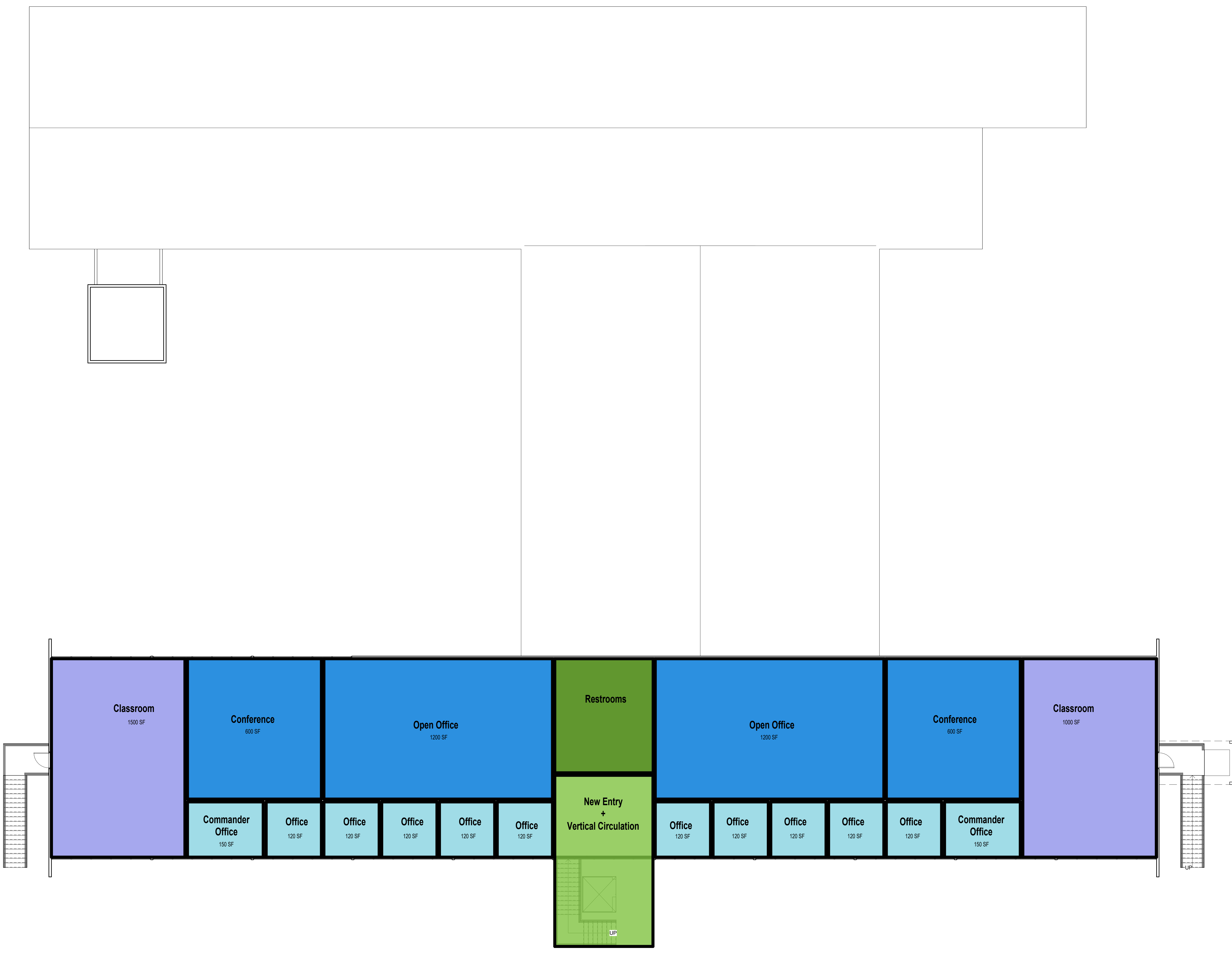
Reno Stead Airport
Reno, NV

Option 1 - Level 1

August 27, 2021
H+K Project No: 2025

P101





1 Option 1 - Level 2

1/8" = 1'-0"

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Professional Seal

△ Date Revision

Consultant

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**Naval Operational Support Center
Facility Assessment**

Reno Stead Airport
Reno, NV

Option 1 - Level 2

August 27, 2021
H+K Project No: 2025

P102



State Public Works

CMAR Selection

for the

Advanced Planning: Camp Washoe Renovation

(Nevada Army National Guard)

4601 Cocoa Ave

Reno, NV 89506

SPWD Project No. 25-P05

FORMAL SELECTION PROCESS

Issue Date: September 22, 2025

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CMAR REQUEST FOR PROPOSALS

Date: September 22, 2025

Project Identification

Project Name: Advance Planning: Camp Washoe Renovation (Nevada Army National Guard)

Project Address: 4601 Cocoa Ave, Reno, NV 89506

SPWD Project No.: 25-P05

Owner

Nevada Army National Guard

4601 Cocoa Ave

Reno, Nevada 89506

SPWD Project Manager: Marc Burgess

The CMAR shall be qualified to bid on public work in accordance with Nevada Revised Statutes Section 338.1379 prior to submitting a response to this Request for Proposals.

SPWD RFP/Interview Submittal Contact: Mike Brown at mcbrown@admin.nv.gov or (775) 434-3781

All questions or comments pertaining to the RFP and/or the Interview Submittal shall be directed to the State Public Works Division RFP/Interview Submittal Contact listed above.

Using Agency: Nevada Army National Guard

Architect

Firm Name: H+K Architects

Address: 50 Washington St., Ste 200

City, State, Zip Code: Reno, NV 89503

Phone: (775) 772-3141

Delivery Deadline for Proposals

Please email your electronic submittal to Mike Brown at mcbrown@admin.nv.gov in PDF format (attachments are limited to 20 MB and download links are accepted) and provide five (5) hardcopies to the State Public Works Division office (address listed above) until:

Date: November 4, 2025

Time: 5:00 PM (local time)

ARTICLE 1 PROJECT DESCRIPTION AND BUDGET

Building Name: Camp Washoe – Nevada Army National Guard

Gross Building Area: 34,659 square feet

Established Construction Budget: \$18,943,384

General Project Description:

This project will provide design through construction documents to renovate and modernize Camp

Washoe (formerly Navy Operational Support Center). The project will address fire and life safety issues, repair existing building systems, and correct ADA deficiencies in the facility and restrooms.

This project is needed to meet the mission of the Nevada Army National Guard. This project would bring the building and site into compliance with building codes and minimum Department of Defense (DoD) standards.

Camp Washoe was built in 1970 and is 34,659 square-feet and is located on a 4.94 acre site at 4601 Cocoa Avenue, Reno Nevada. The facility was purchased in 2022 by the State of Nevada.

ARTICLE 2 PAYMENT TERMS AND DEFINITIONS

See CMAR General Conditions of the Contract (Section 7.5).

ARTICLE 3 CMAR PRE-CONSTRUCTION SERVICES

See Owner-CMAR Pre-Construction Agreement for description of required services.

The CMAR's participation will commence immediately upon contract execution.

ARTICLE 4 PROJECT AND RFP TIME SCHEDULE

See Baseline Project Schedule (Article 9). The Baseline Project Schedule includes a tentative schedule of events and dates. The Baseline Project Schedule is subject to change as deemed appropriate by the Owner.

ARTICLE 5 CMAR REQUEST FOR PROPOSALS SUBMITTAL REQUIREMENTS

The submittal shall be bound and indexed, shall be separated into the following specific categories, and the information within each category shall be ordered to match those listed in this request for proposals.

A cover letter shall be included that addresses pertinent general information as deemed appropriate by the CMAR. The cover letter shall also include the appropriate contact person at the CMAR firm, along with their phone number and e-mail address, and a list of 3 references with their contact information.

CMAR Firm General Information

Firm Information

Provide firm name, business address, year established, type of firm ownership (i.e., single source, joint venture), name and address of parent company, former parent company names, name and contact information for principal personnel, areas of responsibility, and total number of personnel.

Firm Organizational Chart

Indicate lines of responsibility and/or communication.

Current Workload

Provide a list and a summary paragraph describing the firm's current workload, including a list of project names and the associated contract values.

1. Key Personnel Qualifications

- a. Provide a resume for each key person that will be assigned to this project. Include their name and title, project assignment, total years of construction experience, years of experience with CMAR, years of experience with this firm, education including degree(s), year and discipline, active registrations and licenses including the number and State, other qualifications, and experience. Also, provide a summary of any experience with CMAR pre-construction services.
- b. Describe the specific role performed on each project listed in the resume, highlighting projects of similar size and scope where the person's role was similar to their role on this project.

- c. As a minimum, provide resumes (that include qualifications and experience) for the Project Manager, Superintendent, Estimator, and Schedule Coordinator. Provide this information for both the Pre-Construction and Construction phases, if different personnel will be utilized.
 - d. Provide a project-specific organizational chart.
2. Project Experience (Similar Projects)
 - a. Include experience on up to 10 projects of similar size and scope in either public or private sector. Include project name, project description, client references for each project (including contact name, address, and telephone), completion date, project budget, type of services provided, and other pertinent information.
 - b. Include any applicable experience in the State of Nevada.
 - c. Include a statement as to whether the proposed key personnel were involved in any of the listed projects.
 - d. Specify the delivery method utilized for each of the listed projects. Relevant project experience may include projects using any delivery method, including without limitation, CMAR, Design-Build, Design-Assist, Negotiated, or Value-Engineered work.
3. Past Performance

For each project listed under project experience (above) provide the following information:

 - a. List the name, location, and a general description of each project.
 - b. List your firm's record of cost performance (list contract award amount versus final construction cost). Explain any cost deviations.
 - c. List your firm's record of schedule performance (list original schedule versus final completion date). Explain any schedule deviations.
4. Project Implementation Plan
 - a. Describe your approach to performing pre-construction services.
 - b. Describe your subcontractor qualification process.
 - c. Describe how you will involve subcontractors in the pre-construction process.
 - d. Describe how you will obtain subcontractor bids (in accordance with CMAR General Conditions Section 3.17 and with Nevada Revised Statutes Sections 338.16991 and 338.16995).
 - e. Describe your approach to incorporating Virtual Construction and Building Information Modeling (BIM).
 - f. Describe your approach to performing construction administration and management.
 - g. Describe your approach to controlling the project construction budget and schedule.
 - h. Describe your approach to performing quality assurance/quality control during construction.
 - i. Describe your approach to achieving project close-out (commissioning, punch-list completion, and warranty work).
 - j. Describe your approach to achieving compliance with Nevada Revised Statutes Section 338.130 (which requires the preferential employment of honorably discharged veterans and citizens of the State of Nevada in the construction of public works).
5. Safety Program
 - a. Provide a summary description of your safety program including sample documentation/forms.
 - b. Provide a summary description of your safety program implementation plan, including assigned personnel and the percentage of their time that will be allocated to this project.
 - c. Provide your safety record for the last 5 years.
6. Miscellaneous Submittal Requirements
 - a. CMAR shall include a copy of his current Certificate of Eligibility (when/if applicable).

- b. CMAR shall include a copy of the signed Affidavit of Compliance (when/if applicable).
- c. CMAR shall include a copy of his current Nevada Contractor's License.
- d. CMAR shall include a copy of his current Qualified Bidder Status letter (per NRS 338.1379).
- e. CMAR shall submit a statement as to whether his firm has been found liable for breach of contract with respect to a previous project, other than breach for legitimate cause, during the 5 years preceding the date of this Request for Proposals.
- f. CMAR shall submit a statement as to whether his firm has been disqualified from being awarded a contract pursuant to Nevada Revised Statutes Sections 338.017 or 338.13895.

7. Insurance and Bonding Capacity

- a. Submit evidence of ability to obtain all insurance as stipulated in the CMAR General Conditions of the Contract.
- b. Submit evidence of the financial capability of your bonding company.
- c. Submit evidence that your bonding company is listed by the United States Treasury.
- d. Submit written certification or other appropriate evidence from your bonding company confirming that your firm will have bonding capacity if this project, estimated at the value listed in Article 1 of this Request for Proposals, is added to your current and anticipated workload.
- e. Submit evidence that your firm is covered by workers compensation insurance as stipulated in the CMAR General Conditions of the Contract.

ARTICLE 6 CMAR SELECTION SCHEDULE

The following dates are tentative and are subject to revision by the Owner:

	<u>Date</u>
Pre-Proposal Meeting	10/23/25 at
(At SPWD Carson City Office Conference Room #1	2:30 PM (local time)
680 W Nye Ln., Ste. 103, Carson City, NV 89703)	
Notification Letter Issued to Short-Listed CMAR Firms	11/14/25
CMAR Interview Submittal due in SPWD Office	11/21/25
Board of Examiners Approval of Owner-CMAR Pre-Construction Agreement	2/10/25 (Tentative)

ARTICLE 7 CMAR SELECTION PROCESS

The CMAR selection process will be conducted in accordance with all of the requirements stipulated in Nevada Revised Statutes Chapters 338 and 341 and Nevada Administrative Code Chapters 338 and 341.

A short-list of between 2 and 5 CMAR firms will be determined based on proposals only. Each of the short-listed firms will be asked to prepare and submit a CMAR Fee Proposal responding to the CMAR Interview Submittal. The final selection will be based on the interview and the CMAR Fee Proposal (see Final Selection Criteria and Weighting listed in Article 8).

ARTICLE 8 CMAR EVALUATION AND SELECTION CRITERIA

Evaluation of the CMAR firms will be based on the information requested and provided in the CMAR's Proposal. The defined categories will be evaluated on a percentage score or on a pass/fail basis, as may be applicable. All proposers understand and accept that the weighted selection criteria are both subjective and objective by nature and that the weight factor of each category is intended to define its relative importance. The final ranking of each firm will be based on a combined evaluation of all applicable criteria. By submitting a Proposal, the proposer acknowledges that the State Public Works Division has sole and absolute discretion in determining the selection criteria and in evaluating the proposer based on

the selection criteria in each category.

Short-List Selection Criteria and Weighting

1. Key Personnel Qualifications	25 Points
2. Project Experience (Similar Projects)	20 Points
3. Past Performance	20 Points
4. Project Implementation Plan	25 Points
5. Safety Program	5 Points
6. Certificate of Eligibility	<u>5 Points</u>
Short-List Selection Point Subtotal	100 Points
Nevada Licensed Contractor	Pass/Fail
Qualified Bidder Status	Pass/Fail
Prior Breach of Contract	Pass/Fail
Prior Disqualification	Pass/Fail

Final Selection Criteria and Weighting

1. Key Personnel Qualifications	20 Points
2. Project Experience (Similar Projects)	10 Points
3. Past Performance	10 Points
4. Project Implementation Plan	20 Points
5. Safety Program	5 Points
6. Certificate of Eligibility	5 Points
7. CMAR Fee Proposal	20 Points
8. Interview	<u>10 Points</u>
Final Selection Point Total	100 Points

The CMAR Fee Proposal will be evaluated and scored based on the costs and fees listed in Articles No. 2 thru 6 in the CMAR Fee Proposal.

Scores will be calculated by dividing the lowest Proposed Fee Arrangement by the applicant's Proposed Fee Arrangement multiplied by the total possible 20 points.

ARTICLE 9 SAMPLE CMAR PROJECT SCHEDULE

Attached with this agreement is an example project schedule with example durations for tasks expected with this project.

CMAR PRE-PROPOSAL MEETING SIGN-IN SHEET

Project Identification

Project Name: Advanced Planning: Camp Washoe Renovation (Nevada Army National Guard)
 Project Address: 4601 Cocoa Ave, Reno, NV 89506
 SPWD Project No.: 25-P05
 Meeting Date: October 23, 2025
 SPWD Project Manager: Marc Burgess

Name	Company	Phone	Email
MARC BURGESS	SPWD	(775) 431-0256	MARC.BURGESS@ADMIN.NV.GOV
Shawn Higgins	Platinum Builders	775-302-6419	shiggins@platinumbuilders.com
Jerry Hogan	Clark/Sullivan Construction	775-355-8500	jhogan@clarksullivan.com
Travis Coombs	CORE	(775) 770-4685	TRAVIS.COMBS@CORECONSTRUCTION.COM
Ronnie Threlk	CORE	775-750-4395	RONNIE.THRELK@CORECONSTRUCTION.COM
Riley Zinnio	CORE	775-221-6582	rizzinnio@coreconstruction.com
Gonzalo Arellano	Gilbane Building Company	775-527-6165	garellan@gilbaneco.com
Rach Arnot	GILBANE	602-763-2541	RARNOT@GILBANECO.COM
JEFF KLIPPENSTEIN	HK ARCHITECTS	775-772-3141	JEFF@HKARCHITECTS.COM