

CMAR PRE-PROPOSAL MEETING AGENDA

Project Identification

Project Name: Advanced Planning: Life Science Building (UNR)
Project Address: 1664 N Virginia St., Reno, NV 89557
SPWD Project No.: 26-A01

Meeting Date: October 1, 2025

State Public Works Division

SPWD Project Manager: Kyle Fischer
Project Manager
T: (775) 684-4141
C: (775) 315-0881
E: kfischer@admin.nv.gov

Consulting Team

Architect: H+K Architects
Programming: H+K Architects
Civil Engineering: Odyssey Engineering
Landscape Architecture: DesignWORKSHOP
Structural Engineering: Will Engineering
Mechanical Engineering: Ainsworth Associates
Electrical / Telecom: PK Electrical
Construction Cost Estimating: OCMi
Fire Protection Engineering: NV5
Acoustical Engineering: NV5
Laboratory Design: RFD

State Agency

Owner: Nevada System of Higher Education
Building Manager: University of Nevada, Reno

Introductions

1. Distribute Sign-In Sheet
2. Introductions

Project Brief

3. Established Construction Budget: \$131,339,899.00
4. Gross Building Area: 83,265 square feet
5. Description:

This building will replace the aging, 128,297 square foot, 1963-built Fleischmann Agriculture Building (FAB), home to the University's life sciences education and research programs. These programs train students for high-demand jobs in critical sectors such as medicine, nursing, biotechnology, agriculture, climate sciences, nutrition, environmental quality, water resource management, water quality, and food security. A new building will be the site where faculty and students can successfully conduct critical basic science to solve the urgent problems Nevadans face. It will also be the site for training Nevada's pre-medical students, initiating them into medical and drug discovery, and developing essential medical devices.

With seven teaching labs making up 6,624 square feet, the FAB per student assignable square feet (ASF) is only 30.4, which ranks at the bottom of a comparison set of 12 other universities. The FAB provides approximately 43,000 ASF of research space for 48 faculty members from four departments. The ASF per research team member is 135, significantly (33%) below the median of comparison universities (approx. 180). Additionally, only about 22% of the research space is dedicated to shared functions, such as cold rooms, tissue culture, microscopy, freezers, etc. This stands in stark contrast to the modern life science research facilities of our comparison institutions, where approximately 50% of research space is dedicated to such shared services. The building's available research space includes a considerable amount that was converted to research usage from its original intent, such as offices and closets.

Overall Project Schedule

6. See attached preliminary project schedule.

Site

7. The project is located on the southeast corner of University Way and E 9th Street in Reno, Nevada. The lot is currently undeveloped, and it sits adjacent to an existing 6-story parking garage.

Project Challenges

8. Two-year design funding (SB427)
9. Future CIP funding unknown
10. Maintaining access to campus and adjacent garage

Project Questions and Notes

Proposal Procedure

11. Proposals are due October 10, 2025 at 5:00 PM (local time).
12. 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

Mike Brown, PE

T: (775) 684-4141

C: (775) 434-3781

E: mcbrown@admin.nv.gov

Proposal Schedule

13. Request for Info Deadline	October 6, 2025
Proposal Deadline	October 10, 2025
Shortlist Notification	October 15, 2025
Fee Proposal Submittal	October 24, 2025
Interviews	November 6, 2025
Pre-Construction Contract Approval	January 13, 2025

Requests for Information

14. Send questions via email to the Project Manager and copy the Chief of Planning:

Kyle Fischer (Project Manager): kfischer@admin.nv.gov

Mike Brown (Chief of Planning): mcbrown@admin.nv.gov

15. Request for Information Deadline: October 6, 2025

16. RFI responses will be posted on the “Special Notices” on SPWD website.

Other Information

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

Proposal Questions and Notes

PROJECT SCHEDULE (CMAR FORMAT)	
Project Name:	Advanced Planning: Life Sciences Building (UNR)
Project Location:	Reno, Nevada
Project No:	26-A01
Date:	9/24/2025

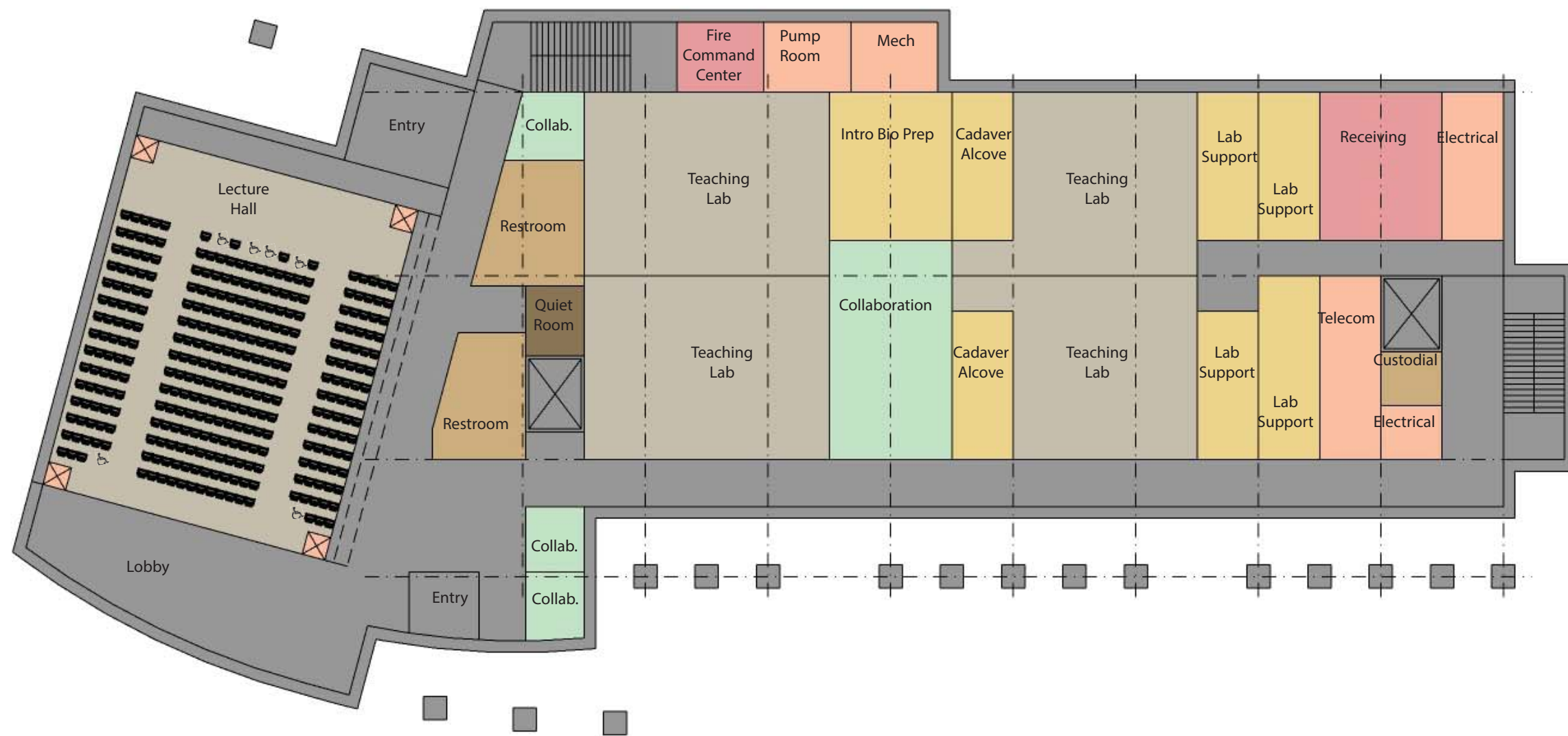
Begin Programming Phase	Monday, November 17, 2025
<i>Approximate Duration</i>	57
Programming Delivery	Tuesday, January 13, 2026
<i>Approximate Duration</i>	2
Programming Presentation Meeting	Thursday, January 15, 2026
<i>Approximate Duration</i>	14
Programming Review Comments Issued	Thursday, January 29, 2026
<i>Approximate Duration</i>	4
Begin Schematic Design Phase	Monday, February 2, 2026
<i>Approximate Duration</i>	50
Schematic Design Delivery	Tuesday, March 24, 2026
<i>Approximate Duration</i>	2
Schematic Design Presentation Meeting	Thursday, March 26, 2026
<i>Approximate Duration</i>	14
Schematic Design Review Comments Issued	Thursday, April 9, 2026
<i>Approximate Duration</i>	4
Begin Design Development Phase	Monday, April 13, 2026
<i>Approximate Duration</i>	113
Design Development Delivery	Tuesday, August 4, 2026
<i>Approximate Duration</i>	2
Design Development Presentation Meeting	Thursday, August 6, 2026
<i>Approximate Duration</i>	21
Design Development Review Comments Issued, CIP Budget Finalized	Thursday, August 27, 2026
<i>Approximate Duration</i>	4
Begin 50% Construction Documents Phase	Monday, August 31, 2026
<i>Approximate Duration</i>	92
50% Construction Documents Delivery	Tuesday, December 1, 2026
<i>Approximate Duration</i>	2
50% Construction Documents Presentation Meeting	Thursday, December 3, 2026
<i>Approximate Duration</i>	15
50% Construction Documents Review Comments Issued	Friday, December 18, 2026
<i>Approximate Duration</i>	17
Begin 100% Construction Documents Phase	Monday, January 4, 2027
<i>Approximate Duration</i>	85
100% Construction Documents Delivery	Tuesday, March 30, 2027
<i>Approximate Duration</i>	2
100% Construction Documents Presentation Meeting	Thursday, April 1, 2027
<i>Approximate Duration</i>	4
100% Construction Documents Delivery (to Plan Checking Firms/Agencies)	Monday, April 5, 2027
<i>Approximate Duration</i>	28
Plan Check Comments Issued #1	Monday, May 3, 2027
<i>Approximate Duration</i>	14
Reponse to Plan Check	Monday, May 17, 2027
<i>Approximate Duration</i>	14
Plan Check Comments Issued #2	Monday, May 31, 2027
<i>Approximate Duration</i>	14
Plan Check Comments Addressed and Bid Documents Delivered	Monday, June 14, 2027
<i>Approximate Duration</i>	16
Funding Expiration Date	Wednesday, June 30, 2027



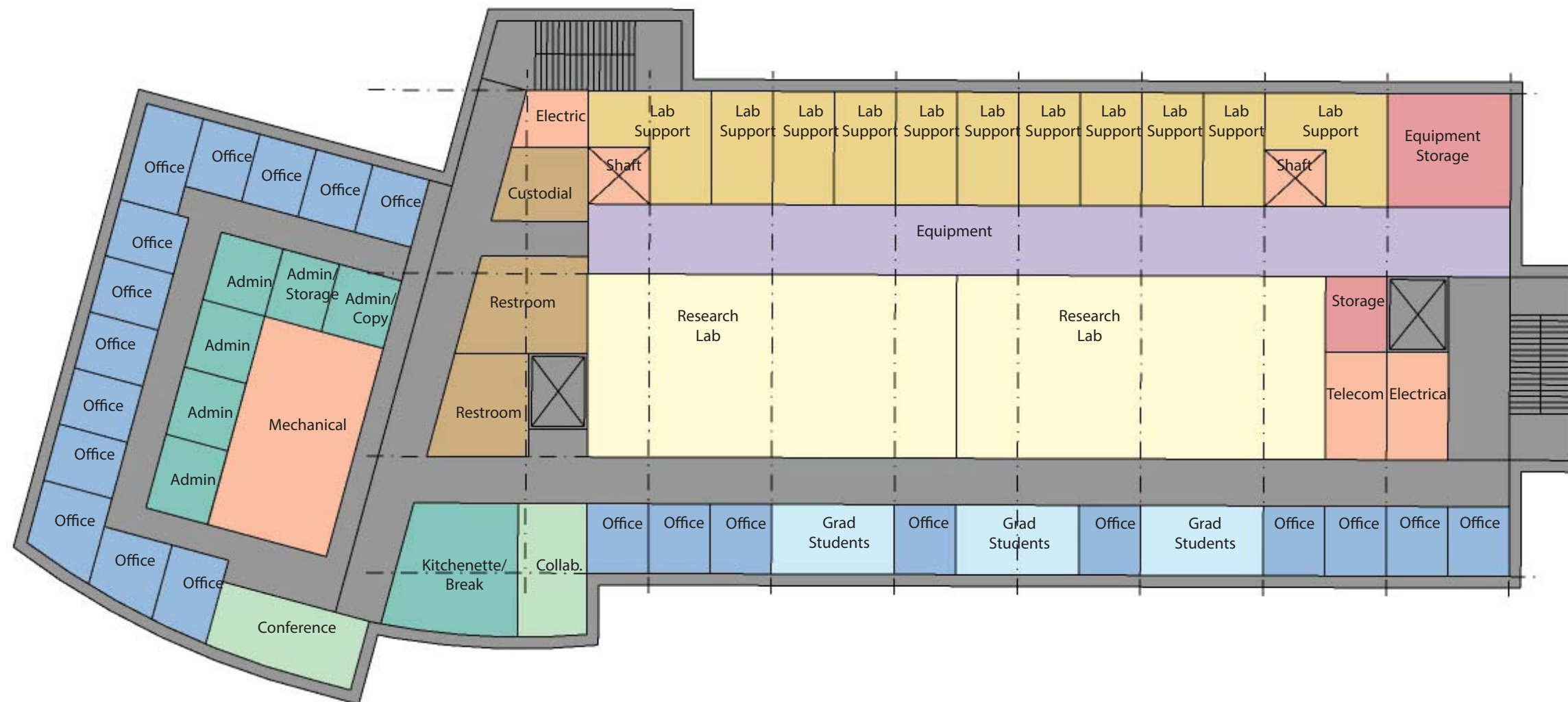


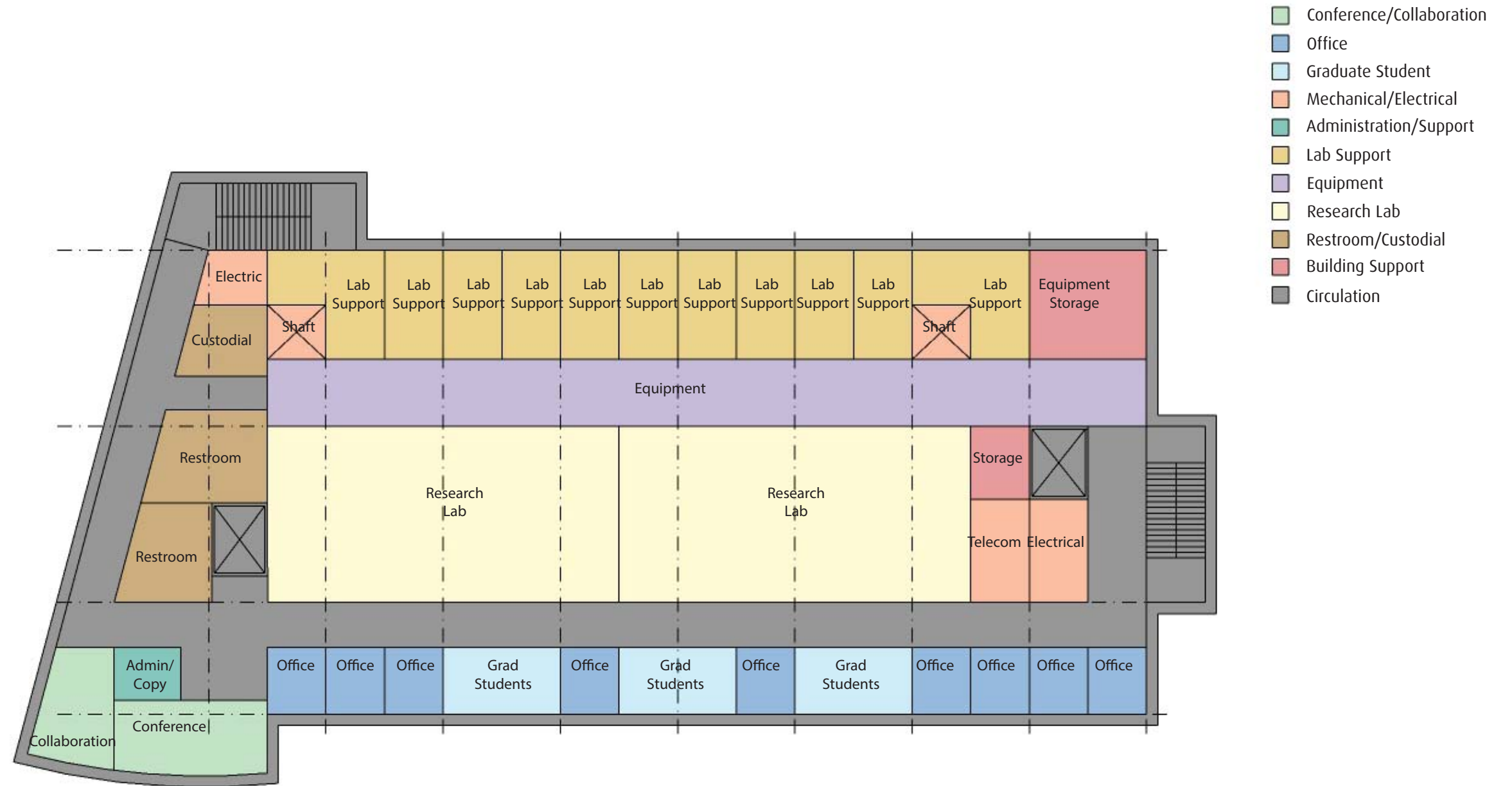


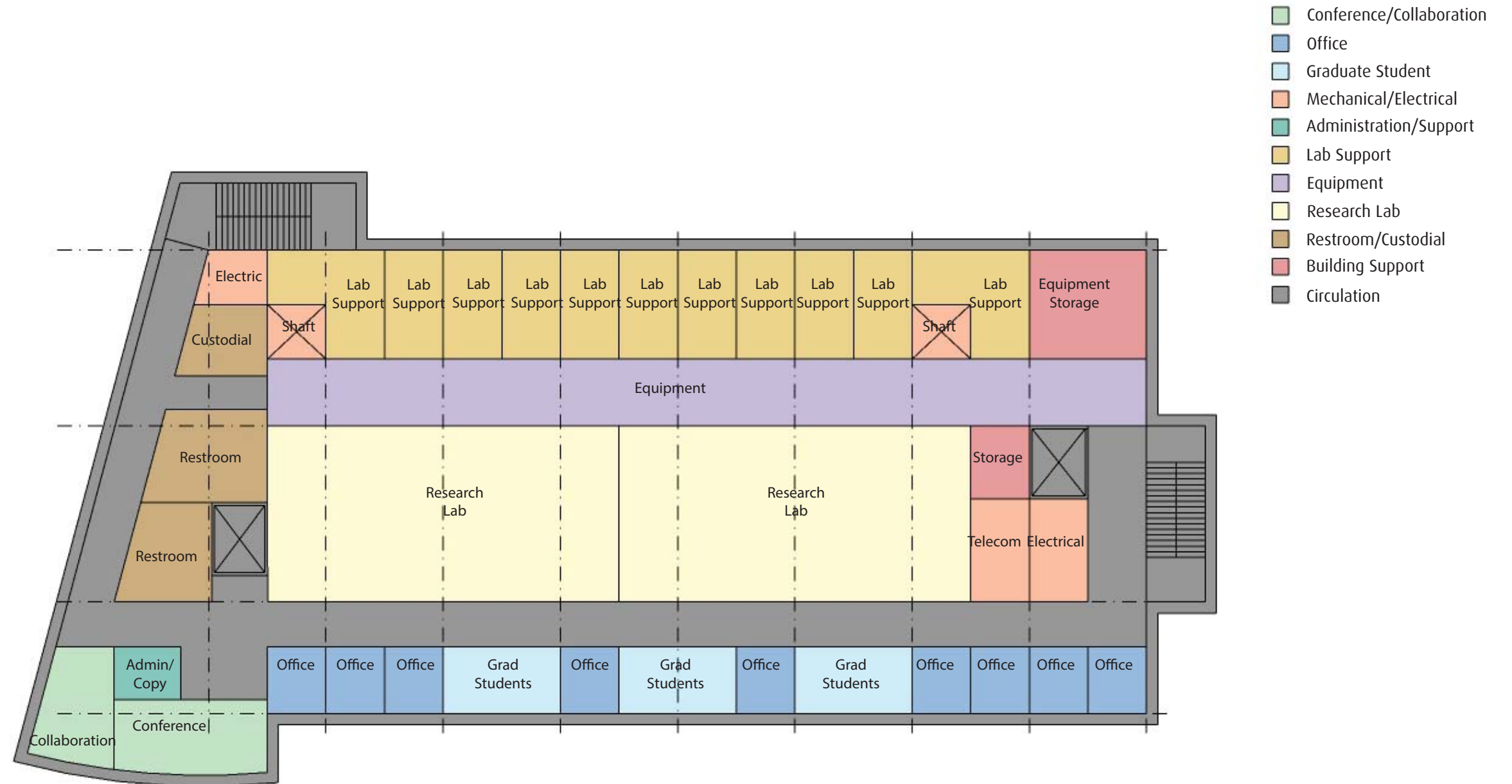
Rendering View from Southwest



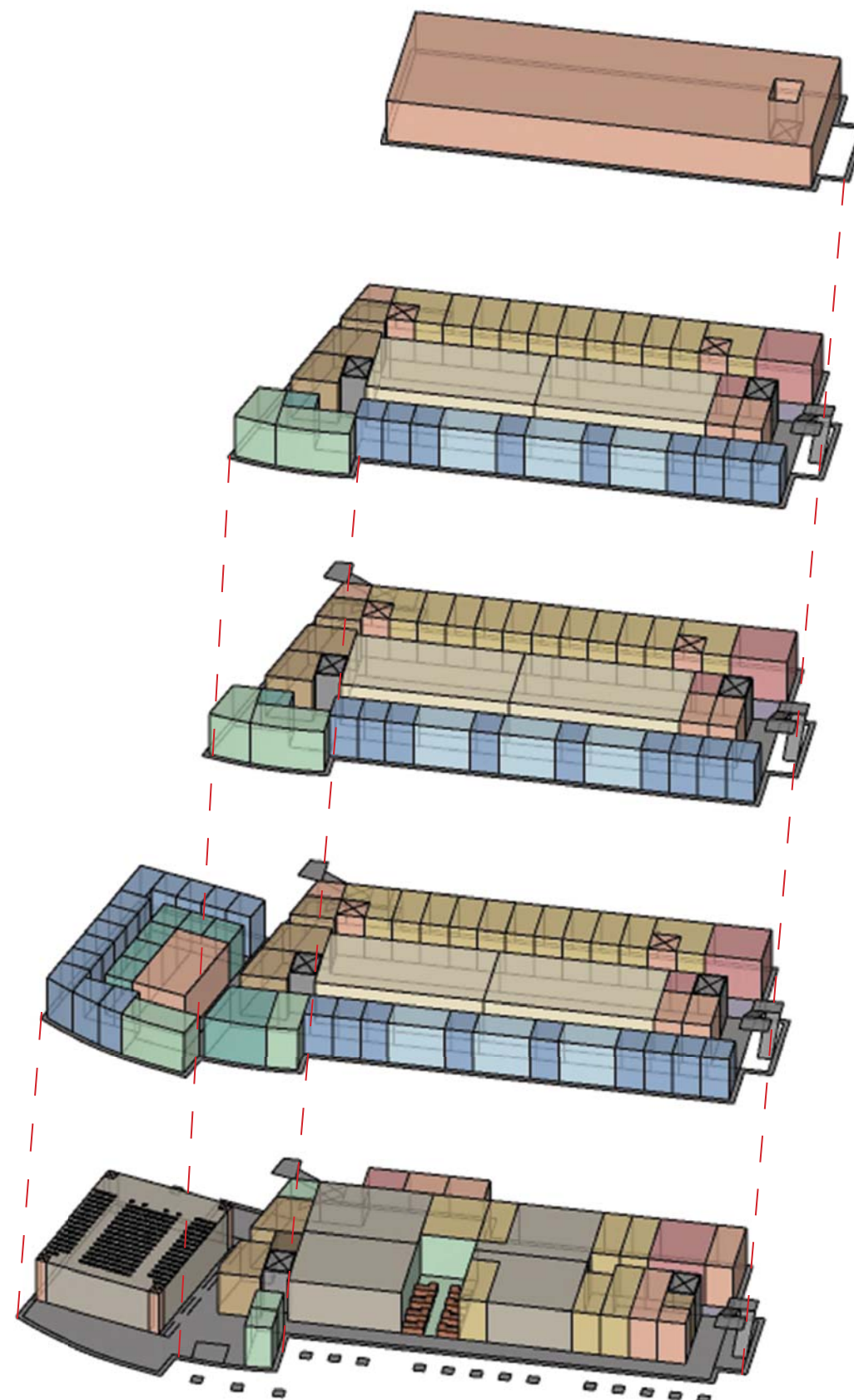
- Conference/Collaboration
- Offices
- Grad Students
- Administration/Support
- Mechanical/Electrical
- Lab Support
- Equipment
- Research Lab
- Restroom/Custodial
- Building Support
- Circulation







- Conference/Collaboration
- Office
- Graduate Student
- Mechanical/Electrical
- Administration/Support
- Lab Support
- Equipment
- Research Lab
- Restroom/Custodial
- Building Support
- Circulation
- Teaching Lab / Lecture
- Quiet Room



Fifth Floor
Level - 70 Feet
Mechanical Penthouse

Fourth Floor
Level - 54 Feet
Faculty Offices
Research Labs

Third Floor
Level - 36 Feet
Faculty Offices
Research Labs

Second Floor
Level - 18 Feet
Faculty Offices
Research Labs
Administration

First Floor
Level - 0 Feet
Classroom
Teaching Labs
Building Support

State Public Works

CMAR Selection

for the

**Advanced Planning: Life Science Building
(University of Nevada, Reno)
1664 N Virginia St
Reno, NV 89557
SPWD Project No. 26-A01**

FORMAL SELECTION PROCESS

Issue Date: September 22, 2025

CMAR REQUEST FOR PROPOSALS

Date: September 22, 2025

Project Identification

Project Name: Advanced Planning: Life Science Building (UNR)

Project Address: 1664 N. Virginia St, Reno, Nevada 89557

SPWD Project No.: 26-A01

Owner

Nevada System of Higher Education (NSHE) - University of Nevada, Reno

1664 N. Virginia St.

Reno, Nevada 89557

(775) 784-1110

SPWD Project Manager: Kyle Fischer

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: NSHE - University of Nevada, Reno

Architect

Firm Name: H+K Architects

Address: 50 Washington St, Ste. 200

City, State, Zip Code: Reno, Nevada, 89503

Phone: (775) 332-6640

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: October 10, 2025

Time: 5:00 PM (local time)

ARTICLE 1 PROJECT DESCRIPTION AND BUDGET

Building Name: University of Nevada, Las Vegas – Life Science Building

Gross Building Area: 83,265 square feet

Established Construction Budget: \$131,339,899

General Project Description:

This building will replace the aging, 128,297 square foot, 1963-built Fleischmann Agriculture Building (FAB), home to the University's life sciences education and research programs. These programs train students for high-demand jobs in critical sectors such as medicine, nursing, biotechnology, agriculture, climate sciences, nutrition, environmental quality, water resource management, water quality, and food security. A new building will be the site where faculty and students can successfully conduct critical basic science to solve the urgent problems Nevadans face. It will also be the site for training Nevada's pre-medical students, initiating them into medical and drug discovery, and developing essential medical devices.

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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 (At SPWD Carson City Office Conference Room #1 680 W Nye Lane, Ste. 103, Carson City, NV 89703)	10/1/25 at 3:00 PM (local time)
Notification Letter Issued to Short-Listed CMAR Firms	10/15/25
CMAR Interview Submittal due in SPWD Office	10/24/25
Board of Examiners Approval of Owner-CMAR Pre-Construction Agreement	1/13/25 (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: Life Science Building (UNR)
 Project Address: Campus Location: 1664 N Virginia St., Reno, NV 89557
 SPWD Project No.: 26-A01
 Meeting Date: October 1, 2025
 SPWD Project Manager: Kyle Fischer

Name	Company	Phone	Email
Reck Arnold	GILBANE	602-763-2571	ARNOLD@GILBANE.CO.COM
Gonzalo Arellano	Gilbane	775-527-6165	garellan@gilbane.co.com
JARRO CANEPA-ROTOU	GILBANE BUILDING	775-420-6149	jcanepa-rotoli@gilbane.co.com
Adam Della Monica	Turner Const.	775-895-3117	adellamonica@tcco.com
TJ DOBSON	SPWD	775-315-7046	TJ DOBSON@ADMIN.NV.GOV
Adrianna Benjamin	UNR	310.562.4850	adriannab@unr.edu
TRAVIS COOMBS	CORE	775-770-4685	TRAVISCOOMBS@CORECONSTRUCTION.COM
KURT PARRIOTT	CORE	775-386-5805	KURTPARRIOTT@CORECONSTRUCTION.COM
Riley Zinio	CORE	775-221-6182	rileyzinio@coreconstruction.com
Bonnie Thiglt	CORE	775-750-4385	BonnieThiglt@coreconstruction.com
Jerry Hogan	Clark/Sullivan	775-355-8500	jhogan@clarksullivan.com
Dan Seiler	Clark/Sullivan	775-395-8500	dseiler@clarksullivan.com
Scott Higgins	Plenium Builders	775-302-6419	shiggins@pleniumbuilders.com

Name

Company

Phone

Email

TOBY BASTA

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TBASTA@PREMIUMBUILDERS.COM

LUKE HENDRICKS

PAE ENGINEERS

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MARI TILZE

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Tyler Menard

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MARK JOHNSON

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