

CMAR PRE-PROPOSAL MEETING AGENDA

Project Identification

Project Name: Advanced Planning: Business Building (UNLV)
Project Address: 4505 S. Maryland Pkwy, Las Vegas, Nevada 89154
SPWD Project No.: 26-A04

Meeting Date: September 29, 2025

State Public Works Division

SPWD Project Manager: Javier Barrera
Project Manager
C: (702)755-2942
E: j.barrera@admin.nv.gov

Consulting Team

Architect:	Carpenter Sellers Del Gatto Architects
Programming:	TBD
Civil Engineering:	TBD
Landscape Architecture:	TBD
Structural Engineering:	TBD
MEPT Engineering:	TBD
Construction Cost Estimating:	TBD
Fire Protection Engineering:	TBD
Acoustical Engineering:	TBD
Exterior Signage & Wayfinding:	TBD
Entitlement Services:	Carpenter Sellers Del Gatto Architects
FF&E Coordination:	Carpenter Sellers Del Gatto Architects
Vertical Transportation:	TBD

State Agency

Owner: Nevada System of Higher Education
Building Manager: UNLV

Introductions

1. Distribute Sign-In Sheet
2. Introductions

Project Brief

- | | |
|-------------------------------------|---------------------|
| 3. Established Construction Budget: | \$134,452,000.00 |
| 4. Gross Building Area: | 130,702 square feet |
| 5. Description: | |

This project will provide design through construction documents for the UNLV Business Building at the University of Nevada, Las Vegas (UNLV). The proposed Business Building will feature 130,702 square-feet of additional academic, collaboration and engagement, student service, and other spaces to support the UNLV Fine Arts academic and research programs.

Overall Project Schedule

6. See attached preliminary project schedule.

Site

7. This building is proposed at the intersection of Harmon and Maryland Parkway. It will be located in between the TAC and FDH UNLV buildings

Project Challenges

8. Two-year design funding.
9. Future CIP funding unknown.
10. Agency tenant selection impact to building design.

Project Questions and Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Proposal Procedure

11. Proposals are due October 10, 2025 at 5:00 PM (local time).
12. An electronic copy shall be submitted to the SPWD Chief of Planning (Mike Brown – mcbrown@admin.nv.gov) in PDF format (attachments are limited to 20 MB and download links are accepted). Provide five (5) hardcopies to the State Public Works Division office in Carson City (680 West Nye Lane, Ste. 103, Carson City, Nevada 89703).

SPWD Chief of Planning

Mike Brown, PE

T: (775) 684-4116

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 4, 2025
Pre-Construction Contract Approval	January 13, 2026

Requests for Information

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

Javier Barrera (Project Manager): j.barrera@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 PROJECT FORMAT)	
Project Name:	Advance Planning: Business Building (UNLV)
Project Location:	Las Vegas, Nevada
Project No:	26-A04
Date:	8/12/2025
Professional Services Agreement Executed:	Tuesday, January 13, 2026
<i>Approximate Duration (between previous item and following item)</i>	6
Begin Schematic Design Phase	Monday, January 19, 2026
<i>Approximate Duration (between previous item and following item)</i>	43
Schematic Design Delivery (to State Public Works Division and CMAR)	Tuesday, March 3, 2026
<i>Approximate Duration (between previous item and following item)</i>	2
Schematic Design Presentation Meeting (With Reconciled Cost Estimates)	Thursday, March 5, 2026
<i>Approximate Duration (between previous item and following item)</i>	14
Schematic Design Review Comments Issued	Thursday, March 19, 2026
<i>Approximate Duration (between previous item and following item)</i>	4
Begin Design Development Phase	Monday, March 23, 2026
<i>Approximate Duration (between previous item and following item)</i>	92
Design Development Delivery (to State Public Works Division and CMAR)	Tuesday, June 23, 2026
<i>Approximate Duration (between previous item and following item)</i>	2
Design Development Presentation Meeting (With Reconciled Cost Estimates)	Thursday, June 25, 2026
<i>Approximate Duration (between previous item and following item)</i>	14
Design Development Review Comments Issued	Thursday, July 9, 2026
<i>Approximate Duration (between previous item and following item)</i>	4
Begin 50% Construction Documents Phase	Monday, July 13, 2026
<i>Approximate Duration (between previous item and following item)</i>	71
50% Construction Documents Delivery (to State Public Works Division)	Tuesday, September 22, 2026
<i>Approximate Duration (between previous item and following item)</i>	2
50% Construction Documents Presentation Meeting (With Reconciled Cost Estimates)	Thursday, September 24, 2026
<i>Approximate Duration (between previous item and following item)</i>	28
50% Construction Documents Review Comments Issued	Thursday, October 22, 2026
<i>Approximate Duration (between previous item and following item)</i>	4
Begin 100% Construction Documents Phase	Monday, October 26, 2026
<i>Approximate Duration (between previous item and following item)</i>	106
100% Construction Documents Delivery (to State Public Works Division)	Tuesday, February 9, 2027
<i>Approximate Duration (between previous item and following item)</i>	2
100% Construction Documents Presentation Meeting (With Reconciled Cost Estimates)	Thursday, February 11, 2027
<i>Approximate Duration (between previous item and following item)</i>	0
100% Construction Documents Delivery (to Plan Checking Firms/Agencies)	Thursday, February 11, 2027
<i>Approximate Duration (between previous item and following item)</i>	70
Responses to Review Comments Incorporated and Bid Documents Issued	Thursday, April 22, 2027
<i>Approximate Duration (between previous item and following item)</i>	14

State Public Works

CMAR Selection

for the

**Advanced Planning: Business Building
(University of Nevada, Las Vegas)
4505 S Maryland Pkwy
Las Vegas, NV 89154
SPWD Project No. 26-A04**

FORMAL SELECTION PROCESS

Issue Date: September 22, 2025

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CMAR REQUEST FOR PROPOSALS

Date: September 22, 2025

Project Identification

Project Name: Advanced Planning: Business Building (UNLV)
Project Address: 4505 S. Maryland Pkwy, Las Vegas, Nevada 89154
SPWD Project No.: 26-A04

Owner

Nevada System of Higher Education (NSHE) - University of Nevada, Las Vegas
4505 S. Maryland Pkwy
Las Vegas, Nevada 89154
(702) 774-8658

SPWD Project Manager: Javier Barrera

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, Las Vegas

Architect

Firm Name: Carpenter Sellers Del Gatto Architects
Address: 8882 Spanish Ridge Ave
City, State, Zip Code: Las Vegas, NV 89148
Phone: (702) 251-8896

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 – Business Building
Gross Building Area: 130,702 square feet
Established Construction Budget: \$134,452,000
General Project Description:

This project will provide design through construction documents for the UNLV Business Building at the University of Nevada, Las Vegas (UNLV). The proposed Business Building will feature 130,702 square-foot of additional academic, collaboration and engagement, student service, and other spaces to support the UNLV Fine Arts academic and research programs.

The Lee Business School finds itself at a pivotal crossroads, grappling with the challenges presented by its current facility and, most recently, following the tragedy on December 6, 2023. The current state of the Lee Business School's facility significantly hinders its mission to provide a dynamic and supportive learning environment. Without the ability to expand or reconfigure its spaces to meet the needs of its community, the school faces an uphill battle in achieving its educational and institutional objectives. Moreover, the school faces limitations in offering comprehensive student services due to constrained spatial allocations within the building. This limitation extends to the support infrastructure for advanced academic programs, notably the absence of designated spaces for PhD and DBA programs. Such spaces are crucial for maintaining UNLV's Top Tier status, underscoring the building's inability to align with institutional goals. This project is focused on providing additional research/discovery, academic, class lab, and other spaces to support UNLV's academic and research programs in light of UNLV's significant space deficits for these programs/activities.

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 Las Vegas Office Conference Room 7115 Amigo Street, Ste 100, Las Vegas, NV 89119)	9/29/25 at 2:30 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.



Cultivating Leaders Who Transform Business

BUSINESS ACADEMIC BUILDING

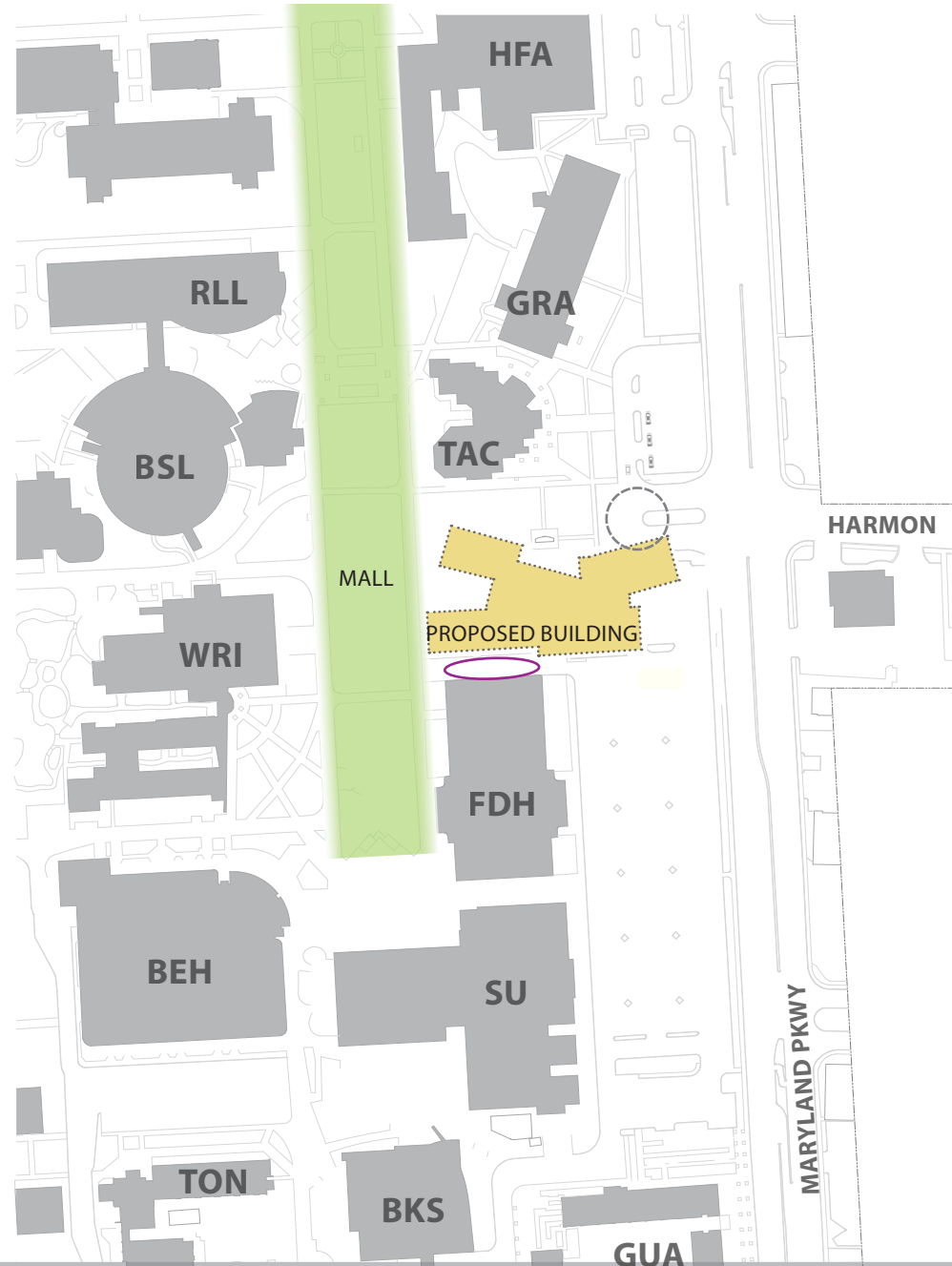
CONCEPTUAL PLANNING UPDATE

AUGUST 25, 2025

UPDATED SEPTEMBER 24, 2025

Lee Business School Academic Building Summary – 130K Program (Ph 1)

1.0 Learning Environments	26,520 SF	33%
2.0 Lee Business School Administration	3,877 SF	5%
3.0 Faculty Offices + Departmental Administration	17,490 SF	22%
4.0 Program Administration + Student Services	13,166 SF	16%
5.0 Outreach + Centers	3,536 SF	4%
6.0 Community Areas	10,750 SF	13%
7.0 Shared Areas	<u>5,535 SF</u>	<u>7%</u>
Total Assignable Area	80,874 SF	100%
8.0 Total Building Support Areas (Non-Assignable)	<u>50,951 SF</u>	
Total Lee Business School New Academic Building Area	131,825 SF	



LOCATION PLAN







CMAR PRE-PROPOSAL MEETING SIGN-IN SHEET

Project Identification

Project Name: Advanced Planning: Business Building (UNLV)
 Project Address: 4505 S. Maryland Pkwy, Las Vegas, Nevada 89154
 SPWD Project No.: 26-A04
 Meeting Date: September 29, 2025
 SPWD Project Manager: Javier Barrera

Name	Company	Phone	Email
MIKE DEL GATTO	CARPENTER SELLERS DEL GATTO	702 251 8890	MDELGATTO@CSDARCHITECTURE.COM
HUNG TRAN	"	"	htran@cslarchitecture.com
PATRICK CASTELLANO	UNLV PLANNING & CONST	702-895-5218	patrick.castellano@unlv.edu
Joe Swanson	Whiting-Turner	702-429-6649	joseph.swanson@whiting-turner.com
Rob Murphy	Sletten Const.	702-419-0565	rmurphy@sletteninc.com
Michele Brigida	Carpenter Sellers Del Gatto	702-251-8896	mbrigida@cslarchitecture.com
Bailey Ruff	McCarthy	702-219-2470	bruff@mccarthy.com
Nate Jacobs	McCarthy	702-232-5155	njacobs@mccarthy.com
Paul Dudzinski	McCarthy	702-204-5419	pdudzinski@mccarthy.com
Shrinaj Shah	Sletten Construction	725-268-3631	sshah@sletteninc.com
NATE JACOBS	MCCARTHY	702-232-5155	NJACOBS@MCCARTHY.COM
Gitana Cafasso	Burke	702-786-9133	gcafasso@Burkecg.com
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