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STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION

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SPECIAL NOTICES

Issued March 10, 2023:

1. The last day for questions is March 14, 2023.
2. Replace the project schedule from the Request for Proposals with the attached.
3. The sign-in sheet from the March 7, 2023 Pre-Proposal Meeting is attached.
4. The PowerPoint Presentation from the March 7, 2023 Pre-Proposal Meeting is attached.

PROJECT SCHEDULE (CMAR PROJECT FORMAT)

Project Name:	Advance Planning: Renovation and Seismic Retrofit (Heroes Memorial Building & Annex)
Project Location:	198 South Carson Street, Carson City, Nevada 89701
Project No:	21-P02
Date:	2/9/2023

Begin 100% Construction Documents Phase	Monday, April 17, 2023
<i>Approximate Duration (between previous item and following item)</i>	57
21 CIP Professional Services Agreements (CMAR) Executed:	Tuesday, June 13, 2023
Preliminary 100% Construction Documents Delivery (to CMAR)	Tuesday, June 13, 2023
<i>Approximate Duration (between previous item and following item)</i>	41
100% Construction Documents Delivery (to State Public Works Division)	Monday, July 24, 2023
100% Construction Documents Delivery (to Plan Checking Firms/Agencies)	Monday, July 24, 2023
CMAR + 3rd Party Peer Review Cost Estimates Due (to State Public Works Division)	Monday, July 24, 2023
<i>Approximate Duration (between previous item and following item)</i>	21
100% Construction Documents Cost Reconciliation Meeting	Monday, August 14, 2023
<i>Approximate Duration (between previous item and following item)</i>	7
100% Construction Documents Presentation Meeting (With Reconciled Cost Estimates)	Monday, August 21, 2023
<i>Approximate Duration (between previous item and following item)</i>	30
100% Construction Documents Review Comments Issued	Wednesday, September 20, 2023
<i>Approximate Duration (between previous item and following item)</i>	27
Responses to Review Comments Incorporated and Bid Documents Issued	Tuesday, October 17, 2023
<i>Approximate Duration (between previous item and following item)</i>	7

Advertise for Subcontractor Bids	Tuesday, October 24, 2023
<i>Approximate Duration (between previous item and following item)</i>	21
Pre-Bid meeting	Tuesday, November 14, 2023
<i>Approximate Duration (between previous item and following item)</i>	6
Bid Opening	Monday, November 20, 2023
<i>Approximate Duration (between previous item and following item)</i>	15
CMAR Provides 1% Subcontractor List due (to SPWD)	Tuesday, December 5, 2023
<i>Approximate Duration (between previous item and following item)</i>	7
CMAR Guaranteed Maximum Price draft due (to SPWD)	Tuesday, December 12, 2023
<i>Approximate Duration (between previous item and following item)</i>	7
Begin Agency Relocations / 3 Years of Leasing Agency Space	Monday, December 18, 2023
CMAR Guaranteed Maximum Price draft review to determine alternates	Tuesday, December 19, 2023
<i>Approximate Duration (between previous item and following item)</i>	14
Final Guaranteed Maximum Price issued for review (to SPWD)	Tuesday, January 2, 2024
<i>Approximate Duration (between previous item and following item)</i>	14
Final Guaranteed Maximum Price reviewed by SPWD	Tuesday, January 16, 2024
<i>Approximate Duration (between previous item and following item)</i>	7
Deadline for Final, Reviewed and Accepted GMP	Tuesday, January 23, 2024

Professional Services proposal due	Tuesday, January 16, 2024
PSA and Owner-CMAR Construction Agreement due (ASD internal deadline)	Tuesday, January 30, 2024
Board of Examiners Meeting (Approval of CMAR Construction, PSA & GMP Agreements)	Tuesday, March 12, 2024
PSA and Owner-CMAR Construction Agreement Distributed	Monday, March 18, 2024
Notice to Proceed / Begin Construction	Tuesday, April 30, 2024
Certificate of Substantial Completion / Certificate of Occupancy Issued	Monday, October 27, 2025
Indoor Air Flush-Out (Commissioning) / Furniture Move-in	Monday, November 10, 2025
Completed Indoor Air Flush-Out (Commissioning)	Monday, February 9, 2026
Begin Final Agency Move-in	Monday, May 11, 2026
End of 3 Years of Leasing Space	Monday, June 1, 2026
100% Final Agency Move-in	Monday, June 1, 2026
Building Open for Intended Use	Monday, June 8, 2026

CMAR PRE-PROPOSAL MEETING SIGN-IN SHEET

Project Identification

Project Name: Advance Planning: Renovation and Seismic Retrofit (Heroes Memorial Building & Annex)
 Project Address: 198 South Carson Street, Carson City, Nevada 89701
 SPWD Project No.: 21-P02

Meeting Date: Tuesday, March 7, 2023
 SPWD Project Manager: Adrianna Benjamin

<u>Name</u>	<u>Company</u>	<u>Phone</u>	<u>Email</u>
MARTY M. WILLIAMS	MARTIN-HARRIS CONST.	(726) 600-5735	MARTY.M.WILLIAMS@MARTIN-HARRIS.COM
Clare Christensen	Clark/Sullivan Const.	(775) 355-8500	clare@clark-sullivan.com
SCOTT TYSON	STRUCTURAL TECHNOLOGIES/FULLMAN	(707) 741-0050	STYSON@STRUCTURALTec.COM
TOBIN BASTA	PREMIUM BUILDERS	(775) 302 6554	TBASTA@PREMIUMBUILDERS.COM
Scott Higgins	PREMIUM BUILDERS	(775) 302 6419	shiggins@premiumbuilders.com
TRAVIS COOMBS	CORE CONSTRUCTION	(775) 770-4685	TRAVIS COOMBS@CORE CONSTRUCTION.COM
Michael Keller	CORE	775-224-7512	Michael.Keller@coreconstruction.com
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Name Company Phone Email

HEROES & ANNEX INFORMATION

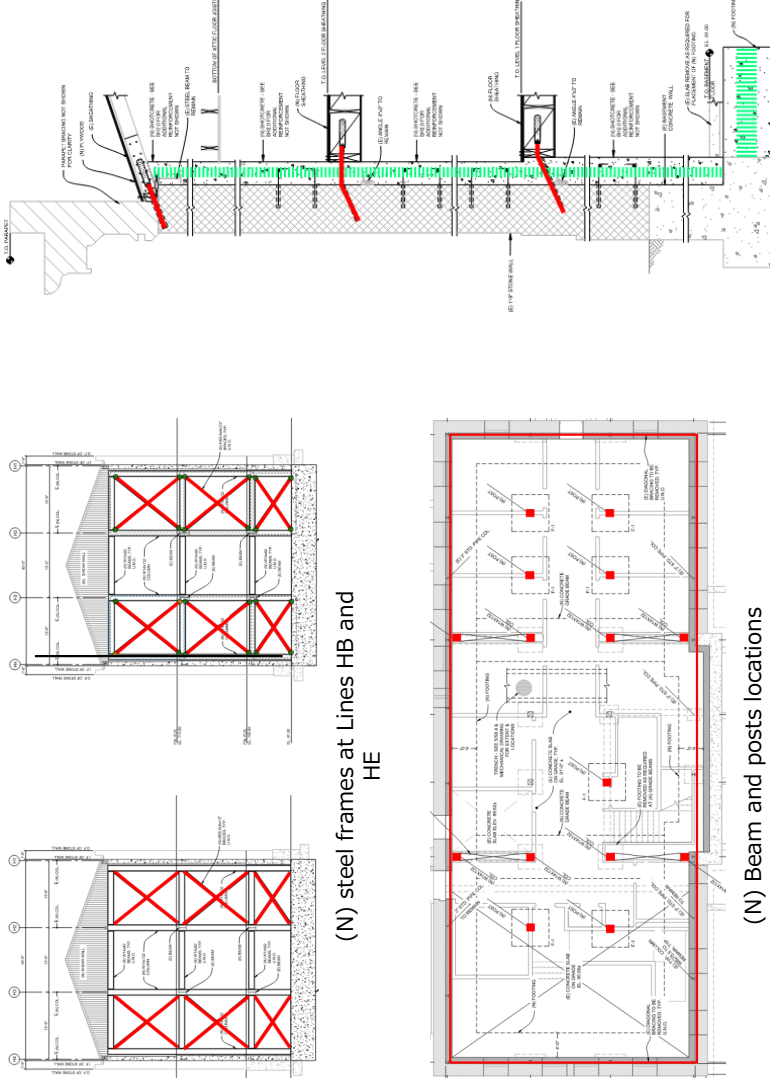
- Buildings have gone through multiple renovations prior.
 - 1930s
 - 1950s
 - 1960s
 - 1990s
- 3 different constituents currently occupy this building.
 - Veterans Group
 - Attorney General's Office
 - Information Technologies
- Overall Project Team
 - TSK Architects
 - Lumos & Associates
 - Ainsworth & Associates
 - PK Electrical
 - IS Architecture
 - OCMi



HEROES & ANNEX MEMORIAL BUILDING

STRUCTURAL RETROFIT

- o Beginning 2 types of seismic life safety upgrades were considered.
- o The most stringent of the 2 were considered/approved.
- o 10'-12" of shotcrete to all perimeter walls from footing to underside of roof for both buildings
- o Heroes Building's columns and footing foundation to be enlarged.
- o Annex treatment consist of installing helical piers from the interior.
 - Existing 2ft crawl space and rusted joists below to be completely removed & infilled.
 - Traditional slab on grade to IECC requirements for insulated slab
- o The complexity and extent of work required makes it adventitious to renovate the entire building.



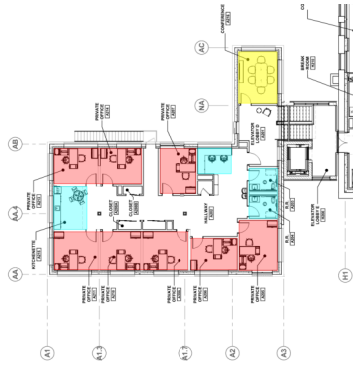
(N) steel frames at Lines HB and HE

(N) Beam and posts locations

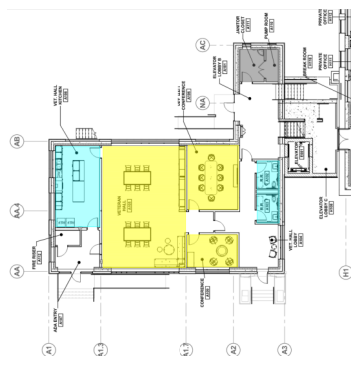
SCHEMATIC DESIGN – INTERIOR LAYOUT

- Red – Offices
- Cyan – Kitchens & Breakrooms
- Yellow – Conference Rooms
- Grey – Storage & Equipment

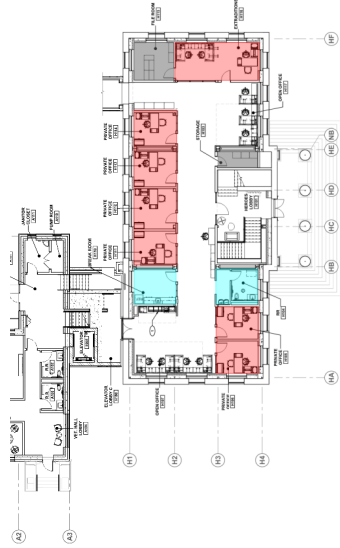
- o Majority of all existing walls will be removed/demoted
- o Minor changes to the layout will need to be addressed from the 50% to 100% Construction.
- o Existing main stair is considered historically significant therefore will be preserved.



LEVEL 2 - ANNEX



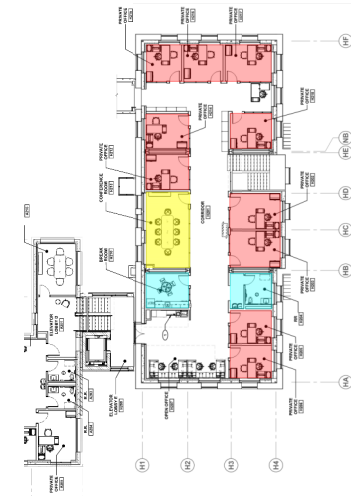
LEVEL 1 - ANNEX



LEVEL 1 - HEROES



BASEMENT - HEROES



LEVEL 2 - HEROES

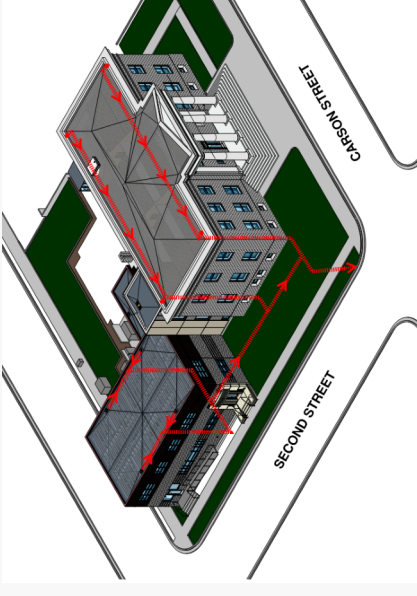
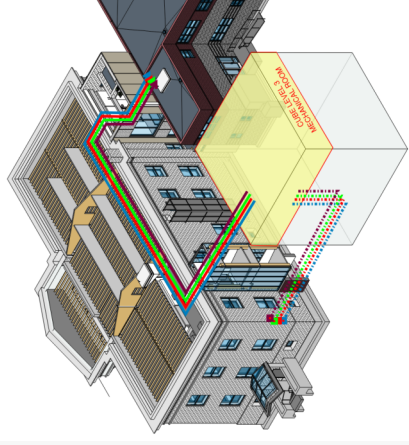
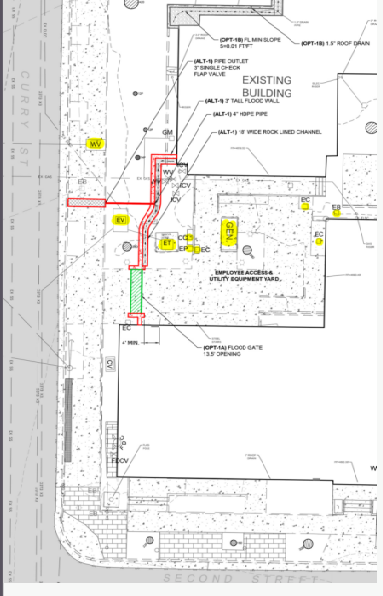
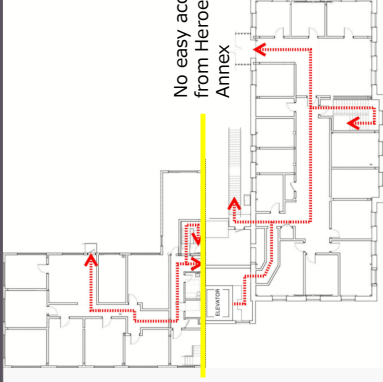
HISTORICAL PRESEVATION

- State Historic Preservation Office
- Both building have significant number of historical characteristics that are deemed worth saving
- Design team developed detailed report which catalogs all the important historical characteristics.
- It was determined that the current building connector that was built between the 2 buildings is undesirable and in fringes on a false representation of historical characteristics.
- Existing windows have been selected as historical
- Main staircase on Level 1 of Heroes is historical



OVERCOMING THE CHALLENGES

- Life safety and wayfinding
 - Multiple renovations of the past have made occupant wayfinding an issue.
 - Appropriate access for ADA and centralized elevator.
- Limited head height clearances in the basement
 - Changing what was once storage into occupied workspace.
 - Impactful integration of mechanical system into limited spaces.
- Considerable changes in accordance with IECC requirements & building envelope.
 - Re-roofing both buildings with upgrades to insulation R-values
 - Historical window considerations
- Storm & Ground Water Mitigation
 - Considerably high-water table during storm surges causes adjacent building damage.
 - Courtyard locations centrally located have difficulties shedding water to cities storm water sewer
 - Existing landscape irrigation around the buildings contribute
 - Water infiltration at basement level of adjacent buildings
 - Storm water overtopping street curbs and into the site
- Mechanical Redesign
 - In the 50% CDs we have 2 systems (Traditional Forced Air Heroes & Chilled Beam System Annex)
 - 50-100% we will change both buildings to a Chilled Beam System



PROJECT SCHEDULE – LONG RANGE

- 50% Construction Documents has been completed.
- 100% Construction Documents start April 17
- Key challenges that will need to be addressed from the 50% to 100% Construction Documents.

- Mechanical Redesign
- Ground Storm & Water Mitigation
- Building Envelope Considerations

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23CIP Professional Services Agreements Signed by All Parties Except BOE <i>Owner-CMAR Construction Agreement Signed by All Parties Except BOE</i>	Tuesday, January 30, 2024
Owner-CMAR Construction Agreement Signed by All Parties Except BOE <i>Board of Examiners Meeting (Approval of CMAR Construction, PSA & GMP Agreements)</i>	Tuesday, January 30, 2024
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	Monday, June 8, 2026