

CITY OF NORTH LAS VEGAS
REQUEST FOR STATEMENTS OF QUALIFICATIONS
CONSTRUCTION MANAGER AT RISK
City of North Las Vegas Park Projects
RSOQ #2023-008

The City of North Las Vegas (Owner) is soliciting Statements of Qualifications (SOQ) from interested persons or organizations, qualified as a construction manager/general contractor (Applicant) for the performance of the construction manager at risk (CMAR) services for the City of North Las Vegas Park Projects (Project). The Landscape Architect will be named later.

Description:

The Owner seeks a Construction Manager at Risk (CMAR) to provide preconstruction and construction services for the development and construction of several projects at city parks in North Las Vegas.

These projects include:

- Sparkle Park Renovation Projects (south of Craig Rd) – up to 18 parks will be renovated. (\$10,802,497)
- Northern Park Improvements (north of Craig Rd) – up to 12 parks will be renovated. (\$9,690,722)
- Turf Conversion Projects – 27 locations - To be completed by December 31, 2026.(\$12,000,000)
- Cheyenne Sports Complex Improvements (\$5,000,000)
- Park Maintenance Building Construction: Located at Cheyenne Sports Complex. (\$3,000,000)
- Sport Court Lighting Installation (\$175,000)
- SNPLMA Projects – Round 19 up to \$48,018,251.

The City of North Las Vegas total estimated project budget for all hard and soft costs is estimated at approximately \$90,000,000.

The CMAR will be required to perform:

- Preconstruction services that include; constructability reviews, value engineering regarding materials, methods, systems, schedule, sequencing, and cost estimating.
- Construction services that include; construction of the project per approved final plans and specifications, manage all aspects of the construction contract, subcontractors and associated coordination, self-perform a minimum of 25% of the value of all construction on the project (required for predominately horizontal construction).

Preconstruction services are anticipated to begin First Quarter 2024 and project construction is estimated to begin Second Quarter 2024.

The estimated Project cost is approximately \$90,000,000.

The Request for Statements of Qualifications documents may be retrieved through NGEM or DemandStar starting Tuesday, November 28, 2023.

Questions or comments regarding this Request for Statements of Qualifications should be submitted in writing to Mr. Doug Guild, Deputy Director, Parks and Recreation Department; 2250 Las Vegas Blvd North, Suite 210, North Las Vegas, NV 89030 or emailed to guilddd@cityofnorthlasvegas.com (email is preferred). Special assistance or accommodations to participate in the solicitation process for people with disabilities can be made available by contacting the ADA Coordinator at (702) 633-1501 or TDD (800) 326-6868 at least 72 hours in advance.

SUBMITTAL DEADLINE FOR STATEMENTS OF QUALIFICATIONS: All responses to this Request for Statements of Qualifications must be received by Doug Guild, Deputy Director, Parks and Recreation; 2250 Las Vegas Blvd North, North Las Vegas, Nevada 89030; guilddd@cityofnorthlasvegas.com; prior to close of business on Wednesday, December 20, 2023. Proposals received after the due date will not be accepted and will be returned unopened. The responder shall submit four (4) bound copies and one (1) electronic copy on CD-media of each response in a sealed envelope(s), plainly marked.

REQUIREMENTS OF NRS 338.1691: In order to qualify to enter into contracts with the Owner for preconstruction services and to construct this Project, a CMAR must: 1) not have been found liable for breach of contract with respect to a previous project, other than a breach for legitimate cause, during the 5 years immediately preceding the date of the advertisement for Statements of Qualifications; 2) not have been disqualified from being awarded a contract pursuant to NRS 338.017, 338.13895, 338.1475 or 408.333; 3) Not have entered into a contract with a public body to act as a construction manager as agent during the 4 years immediately preceding the date of the advertisement for proposals pursuant to NRS 338.1692 and 4) be licensed as a contractor pursuant to NRS 624.

SELECTION CRITERIA AND RELATIVE WEIGHTS to be used by the Owner to evaluate Applicants who submit Statements of Qualifications:

Company Expertise (section 4); capacity to support project; performance of similar projects; safety program and records; and CMAR Experience: 25%

Key Personnel (Section 5): Strength of Project Team for preconstruction and construction, including the project manager, superintendent, cost estimator, scheduler, constructability reviewer(s); and Key Personnel Performance History on Similar Projects: 35%

Managing CMAR Projects (Sections 6-9): Approach to CMAR Projects; Plan for Managing Pre-Construction Services; Subcontractor Bidding and Selection; Plan for Managing Construction and Project Closeout: 35%

Certificate of Eligibility and Public Works Bidders Preference Affidavit (Section 10): 5%

Published Review-Journal: 11/26/23, 12/3/23, and 12/10/23