



2017 ASC Student Competition
Region VI Design-Build

REQUEST FOR DESIGN-BUILD ENTITY PROPOSALS

OdySea Aquarium

February 9, 2017

ANNOUNCEMENT TO PRE-QUALIFIED DESIGN-BUILD ENTITIES

1.0 INTRODUCTION

- A. The Owner's Representative (OR) has completed Design-Build Entity (DBE) pre-qualification for the subject project. This announcement establishes the requirements for sealed proposals, which will only be accepted from pre-qualified DBEs.
- B. The Request for Proposal documents will be made available on **Thursday, February 9, 2016 at 7:00AM** at the address below:

Nugget Casino Resort
1100 Nugget Avenue
Sparks, Nevada 89431
Conference Room: Ponderosa B
Attn: Ryan Cogley, McCarthy Building Companies, Inc.

1.1 LISTING OF PRE-QUALIFIED DBEs

Based on review by the OR of the DBE Pre-Qualification Submittals, the following Firms have been selected to continue through the selection process.

Arizona State University
Boise State University
Brigham Young University
Brigham Young University, Idaho
Colorado State University
Montana Tech of the University of Montana
U.S. Air Force Academy
University of Denver
University of Nevada, Las Vegas
University of New Mexico
Weber State University

1.2 PURPOSE

- A. The primary objective of the OR in utilizing the Design-Build approach for this project is to bring the best available design, construction management, construction experience, and expertise together to work as a team in order to successfully meet the unique challenges presented by this project.
- B. The OR will select a DBE to provide a project that meets the established needs of program, budget, design standards, and site interface and development guidelines.

1.3 DBE CONTRACT PROVISION SUMMARY

- A. The OR is looking to retain a DBE through a competitive proposal and interview process for the project, to provide Design and Pre-Construction Services during the project design period, and to act as General Contractor to construct the project as the design is completed.
- B. The DBE, after authorization by the OR, will prepare and complete the design and construction documents in accordance with the requirements as set forth by the OR in the Design Narrative in Exhibit 2.

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- C. The DBE, after authorization by the OR, will competitively bid the various Trade (Subcontractor) Bid Packages representing the Construction Work required to complete the Project.
 - D. The DBE has the option to provide a performance and payment bond on the project. If the DBE chooses not to provide a Performance and Payment Bond then during the interview session they need to explain why.
 - E. The provisions herein (this Announcement to Pre-qualified DBEs) are in summary form only. The DBE shall in all cases review the Contract Documents for specific requirements. If there are conflicts between the provisions herein and any other Contract Documents the provisions therein shall govern.

2.0 GENERAL REQUIREMENTS

The successful DBE shall be responsible for providing the Pre-Construction Services and Construction Services as indicated below and described in greater detail in the Request for DBE Proposal documents.

The OR will award to the successful DBE a single Design-Build Contract for the project. The Contract Time for the completion of project is up to the DBE to present to the OR. Make note however that the other facilities surrounding the OdySea Aquarium will be open for business 28 months from February 15th, 2017.

2.1 WORK PHASES

The successful DBE shall be responsible for providing Design and Pre-Construction Services (Phase 1), and Construction Services (Phase 2).

2.1.1 Design and Pre-Construction Services (Phase 1)

The selected DBE shall be responsible for the Pre-Construction Services for the project as identified in the DBE Contract.

2.2.1.1 The Design and Pre-Construction Services – Phase 1 shall include (at a minimum) the following:

- a. Development of the design and construction schedule.
- b. Development of 100% Schematic Design Documents.
- c. Leading and managing all design consultants, sub-consultants, engineers, and others employed to complete the full design.
- d. Secure all plan check and project approvals from the agencies having jurisdiction over the project. Include Agency/Code Review process.
- e. Prequalification of Subcontractors
- f. Development of Trade Bid Packages.
- g. Trade Bid Package bidding

2.1.2 Construction Services (Phase 2)

Upon Notice to Proceed from the OR, the DBE shall be responsible for the construction of the Project.

2.1.2.1 The Construction Services (Phase 2) shall include (at a minimum) the following:

- a. Contract with all Subcontractors.
- b. Construction Supervision.
- c. Subcontractor Coordination.
- d. Project Scheduling

INSTRUCTIONS FOR DESIGN-BUILD ENTITY PROPOSALS

TABLE OF CONTENTS

	PAGE
ARTICLE 1 – DEFINITIONS	1
ARTICLE 2 – DESIGN-BUILD ENTITY REPRESENTATIONS	1
ARTICLE 3 - PROPOSAL DOCUMENTS	1
3.1 COPIES	
3.2 INTERPRETATION OR CORRECTION OF PROPOSAL DOCUMENTS	
3.3 PRODUCT SUBSTITUTIONS	
3.4 SUBCONTRACTORS	
3.5 ADDENDA	
3.6 BUILDER'S RISK PROPERTY INSURANCE	
ARTICLE 4 - PRE-PROPOSAL CONFERENCE	2
ARTICLE 5 - PROPOSAL PROCEDURES	2
5.1 FORM AND STYLE OF PROPOSALS	
5.2 LEFT BLANK	
5.3 SUBMISSION OF PROPOSAL	
5.4 MODIFICATION OR WITHDRAWAL OF PROPOSAL	
ARTICLE 6 - CONSIDERATION OF PROPOSAL	3
6.1 OPENING OF PROPOSAL	
6.2 REJECTION OF PROPOSAL	
6.3 SCORING MATRIX	
SUPPLEMENTAL INSTRUCTIONS	9
INFORMATION AVAILABLE TO DESIGN-BUILD ENTITIES	13

ARTICLE 1 - DEFINITIONS

- 1.1 Except as otherwise specifically provided, definitions set forth in the General Conditions or in other Contract Documents are applicable to all Proposal Documents.
- 1.2 The term "Addenda" means written or graphic instruments issued by the OR prior to the Proposal Deadline which modify or interpret the Proposal Documents by additions, deletions, clarifications, or corrections.
- 1.3 The term "Alternate" means a proposed change in the Work, as described in the Proposal Documents which, if accepted, may result in a change to either the Contract Sum or the Contract Time, or both.
- 1.4 The term "Proposal Deadline" means the date and time designated in the Announcement to Pre-Qualified Design-Build Entities as the last date and time for receipt of Proposal, as may be revised by Addenda.
- 1.5 The term "Proposing Firm" means a Person or Firm that submits a Proposal.
- 1.6 The term "Proposal Documents" means the documents prepared and issued for submitting the Proposal including all Addenda thereto.
- 1.7 The term "Days" means calendar days, unless specifically noted otherwise.
- 1.8 The term "Unit Price" means an amount stated in the Proposal for which DBE offers to perform the Unit Price Work for a fixed price per unit of measurement.
- 1.9 Any "time" mentioned in any of the proposal documents for purposes of defining deadlines for submittals, proposals, requests for clarifications, issuance of addenda, etc. shall be the "local standard time", location to which the proposals will be received.

ARTICLE 2 – DESIGN-BUILD ENTITY REPRESENTATIONS

- 2.1 DBE, by making a Proposal, represents that:
 - 2.1.1 DBE has read, understood, and made the Proposal in accordance with the provisions of the Proposal Documents.
 - 2.1.2 The Proposal is based upon the requirements in the Proposal Documents without exception.

ARTICLE 3 - PROPOSAL DOCUMENTS

- 3.1 COPIES
 - 3.1.1 Design / Build Contractor will be given a thumb drive with the model and e-mailed the remaining Proposal Documents from the Bo account provided to each pre-qualified entity.
 - 3.1.2 The OR makes copies of the Proposal Documents available, on the above terms, for the sole purpose of obtaining Proposals for the Work and does not confer a license or grant permission for any other use of the Proposal Documents.
- 3.2 INTERPRETATION OR CORRECTION OF PROPOSAL DOCUMENTS

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- 3.2.1 DBE shall, before submitting its Proposal, carefully study and compare the components of the Proposal Documents and compare them with any other work being Proposed upon concurrently or presently under construction which relates to the Work for which the Proposal is submitted; shall examine the Project site, the conditions under which the Work is to be performed, and the local conditions; and shall at once report to OR errors, inconsistencies, or ambiguities discovered.
 - 3.2.3 Clarifications, interpretations, corrections, and changes to the Proposal Documents will be made by Addenda issued as provided in Paragraph 3.5. Clarifications, interpretations, corrections, and changes to the Proposal Documents made in any other manner shall not be binding and DBE shall not rely upon them.
 - 3.5 ADDENDA
 - 3.5.1 Addenda will be issued only by the OR and only in writing and/or pictorial form. Addenda will be identified as such and will be e-mailed to the DE and a text notification will be issued to the authorized representative of each proposing DBE.
 - 3.5.3 Addenda will be issued no later than **3 FULL HOURS** prior to the Proposal Deadline. Addenda withdrawing the request for Proposals or postponing the Proposal Deadline may be issued any time prior to the Proposal Deadline.
 - 3.6 INSURANCE
 - 3.6.1 The OR will provide builder's risk property insurance.
 - 3.6.2 At a minimum the DBE will be required to include the cost of General liability, Professional Errors and Omissions, Workers Compensation Insurance in their proposal.

ARTICLE 4 - PRE-PROPOSAL CONFERENCE

- 4.1 Pre-qualified DBEs shall attend the Mandatory Pre-Proposal Conference. Any DBE not attending the Pre-Proposal Conference in its entirety will be deemed to have not complied with the requirements of the Proposal Documents and its Proposal will be rejected.

ARTICLE 5 - PROPOSAL PROCEDURES

- 5.1 FORM AND STYLE OF PROPOSALS
 - 5.1.1 The DBE will be given a template for which they are to fill their proposal out and the following items need to be part of the final deliverable to the OR.
 - 1. Completed Proposal Form
 - 2. Appendix 1 – Insert DBE's Detailed Schedule
 - 3. Appendix 2 – Insert DBE's Floor Plan for Level 1, 2, & 3 showing patron flow on Level 1 & 3. Project renderings of the Lobby and site logistics map.
 - 4. Appendix 3 – Insert DBE's General Conditions Breakdown and Cash Flow
 - 5.1.2 DBE shall make no stipulations on the actual Proposal Form nor qualify the Proposal Form in any manner.
- 5.2 **LEFT BLANK**
- 5.3 SUBMISSION OF PROPOSALS

- 5.3.1 The Proposal Form, Proposal Security, and all other documents required to be submitted with the Proposal shall be separated from the main document.
- 5.3.2 Proposals and Interview Presentation shall be deposited at the designated location on or before the Proposal Deadline. A Proposal or Presentation received after the Proposal Deadline will be subject to the following:
Late submittals will lose 10 points 0 to 5 minutes late, 15 points 6 to 10 minutes late, 20 points up to 11 to 20 minutes late, after 21 minutes any items will be rejected.
- DBE shall assume full responsibility for timely delivery at the location designated for receipt of Proposals
- 5.4 MODIFICATION OR WITHDRAWAL OF PROPOSAL
- 5.4.1 Prior to the Proposal Deadline, a submitted Proposal may be modified or withdrawn by the DBE.

ARTICLE 6 - CONSIDERATION OF PROPOSALS

- 6.1 OPENING OF PROPOSALS
- 6.1.1 Proposals which have the required identification as stipulated in 5.3, and are received on or before the Proposal Deadline, will be opened privately by the OR.
- 6.2 REJECTION OF PROPOSALS
- 6.2.1 OR will have the right to reject any Proposal which is in any other way materially incomplete or irregular.
- 6.3 AWARD / SELECTION
- 6.3.1 OR will have the right, but is not required, to waive nonmaterial irregularities in a Proposal and to accept the Proposal as determined by OR.
- 6.3.2 OR will have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Proposal Documents.
- 6.3.3 OR will determine the selection of the DBE on the following scoring matrix:

Component	Subcomponent	Maximum Points Available	Points Awarded
DESIGN-BUILD ENTITY PREQUALIFICATION PACKAGE			
1	Overall Prequalification Presentation	5	
DESIGN-BUILD ENTITY - RESPONSE TO PROPOSAL PACKAGE			
1	Organization and Overview	4	
2	Design Approach	16	
3	Schedule	8	
4	Site Utilization Plan / Site Logistics	4	
5	Estimating / Pricing	8	
6	LEED	5	
PRESENTATION / INTERVIEW			
	Team Presentation	35	
	Interactive Solution	5	

		Q&A	10	
TOTAL				
		Total Available Points	100	

**SUPPLEMENTARY INSTRUCTIONS
FOR
DESIGN-BUILD ENTITY PROPOSALS**

1. Contract Time:
 - A. Total Contract Time – **To Be Determined By DBE** (Note: 28 months from 2/15/17 the other facilities around OdySea will have their grand opening)
 - B. Assume a Notice to Proceed (NTP) of Wednesday, February 15, 2017.
2. Investors budget is under **\$75,000,000**.
3. In an effort to minimize waste, and expedite information flow, the Owner has elected to use a gmail account created for the event for the purpose of information exchange, including, but not limited to, RFP document distribution, RFIs, and Addenda. Each team will be given their own gmail account to use during the competition and the ORs account is asc.region6.db@gmail.com.

All deadlines prescribed throughout this document will be assessed based upon document upload completion, so please ensure that you have sufficient time to transfer the data (in lieu of printing).

4. Requests for clarification or interpretation of the Proposal Documents shall be addressed only to:

**McCarthy Building Companies, Inc.
Nugget Casino Resort
1100 Nugget Avenue
Sparks, Nevada 89431
Room West Tower 450
Attn: Ryan Cogley**

5. E-mail one (1) electronic copy of Request for Proposal Submittal Package and one (1) electronic copy Proposal Form to asc.region6.db@gmail.com. These packages shall be identified with the Project name and DBE Team Name, as well as School Name. (NOTE: These shall be **two separate PDF files**; one for the RFP Submittal and one for the Proposal) shall be received no later than **10:00PM on Thursday, February 9, 2016** at:

**McCarthy Building Companies, Inc.
Nugget Casino Resort
1100 Nugget Avenue
Sparks, Nevada 89431
Room West Tower 450
Attn: Ryan Cogley**

6. Presentation / Interview of Pre-Qualified DBEs:

The OR will conduct interviews with only those Pre-Qualified DBEs who respond to and submit the Request for Proposal Submittal Package.

The OR will open the entire Request for Proposal Submittal Packages, review, and if necessary, request clarifications.

16. Request for Proposal Submittal Package Detailed Submittal Requirements:

Submit (1) electronic copy of the Request for Proposal Submittal Package as outlined on the cover page. For the Request for Proposal Submittal Package material shall be no larger than 11" x 17" and it shall contain no more than Fifteen (15) pages of information, excluding separator sheets.

1. **Organization and Overview:**

In Section 1 of the Informational A3 a visual depiction on how the team is structured needs to be provided.

2. **Schedule:**

In Section 2 of the Informational A3 a visual depiction of important design (preconstruction) and construction milestones needs to be provided. The milestones the DBE provides should be relevant to the project and important to the OR.

In Appendix 1 the DBE should provide a detailed schedule the OR can reference highlighting the critical path of the project.

3. **Design:**

In Section 3 of the Informational A3 illustrate to the OR what your design concept is and how your design is the best to meet the ORs goals.

In Appendix 2 the following items should be included at a minimum:

1. Floor Plan for level 1, 2, & 3 illustrating the theming of the exhibits and what the patron flow is through the facility.
2. Rendering of the lobby area demonstrating the DBE's vision on how to draw patrons into the facility and create the theme-park type atmosphere.
3. Site Logistics Plan

4. **Budget:**

In Section 4 of the Informational A3 fill out the budget template. The costs that are prepopulated are budgets the OR wants the DBE to include in the total project costs.

In Appendix 3 the DBE needs to provide the following:

1. A breakdown of the costs included within their general conditions line item.
2. A cash flow projection from February 15th, 2017 through Final Completion.

5. **LEED:**

The baseline design the DBE creates should not include LEED certification. In section 5 the DBE needs to convey what changes need to be made from base design and cost implications to achieve LEED certification on the project.

INFORMATION AVAILABLE TO DESIGN-BUILD ENTITIES

1. Exhibit 1 – Proposal Form
2. Exhibit 2 – Design Narrative & Program Space Requirements
3. Exhibit 3 – Carousel Rendering
4. Exhibit 4 – Site Plan