



2020 ASC Student Competition Region VI Design-Build

REQUEST FOR DESIGN-BUILD FIRM PROPOSALS

*Interdisciplinary Science and Technology
Building*

February 6, 2020

ANNOUNCEMENT TO PRE-QUALIFIED DESIGN-BUILD FIRMS

1.0 INTRODUCTION

- A. The Owner's Representative (OR) has completed Design-Build Firm (DB) pre-qualification for the subject project. This announcement establishes the requirements for sealed proposals, which will only be accepted from pre-qualified DBs.
- B. The Request for Proposal documents will be made available on **Thursday, February 6, 2020 at 7:00AM** at the address below:

Nugget Casino Resort
1100 Nugget Avenue
Sparks, Nevada 89431
Conference Room: Cascade Room 2, 2nd Floor
Attn: Andrew Gillett, McCarthy Building Companies, Inc.

1.1 LISTING OF PRE-QUALIFIED DBs

Based on review by the OR of the DB 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 Technological University
Northern Arizona University
U.S. Air Force Academy
University of Arizona
University of Nevada, Las Vegas
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 practice, construction management, construction experience, and expertise together to work as a team in order to successfully meet the unique challenges presented by this project. Particular emphasis will be placed on Owner-Designer-Builder process integration.
- B. The OR will select a DB to provide a project that meets the established needs of program, budget, design standards, site interface and development guidelines.

1.3 DB CONTRACT PROVISION SUMMARY

- A. The OR is looking to retain a DB 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 DB, 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 5.
- C. The DB, after authorization by the OR, will competitively bid the various Trade (Subcontractor) Bid Packages representing the Construction Work required to

complete the Project. If DB desires to self-perform any scope of work they must provide a list of these scopes and justification with DB proposal.

- D. The provisions herein (this Announcement to Pre-qualified DBs) are in summary form only. The DB 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 DB shall be responsible for providing the Pre-Construction Services and Construction Services as indicated below and described in greater detail in the Request for DB Proposal documents.

The OR will award to the successful DB a single Design-Build Contract for the project. The Contract Time for the completion of project is up to the DB to present to the OR but shall not exceed 930 days. The anticipated NTP (Notice to Proceed) date will be February 15th, 2020.

2.1 WORK PHASES

The successful DB 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 DB shall be responsible for the Pre-Construction Services for the project as identified in the DB 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 through completion of 100% Construction 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. Provide constructability and quality reviews.
- f. Prequalification of Subcontractors
- g. Development of Trade Bid Packages.
- h. Trade Bid Package bidding

2.1.2 Construction Services (Phase 2)

Upon Notice to Proceed from the OR, the DB 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
- e. Construction Quality Assurance and Inspections.

- f. Management of Project Safety.
- g. Designer CA services.

2.3 MANDATORY PRE-PROPOSAL CONFERENCE

A mandatory Pre-Proposal Conference will be conducted on **Thursday, February 6, 2020, beginning promptly at 7:00AM**. Only DBs who participate in the pre-proposal conference in its entirety will be allowed to propose on the project. Participants shall meet at the Nugget, Sparks, Nevada, Conference Room: Cascade Room 2, 2nd Floor.

2.3.1 Team Contact Info Matrix

The RFP package includes an excel spreadsheet labeled Team Contact Info Matrix. This must be filled in by the team including photos and returned to the OR via e-mail **no later than Thursday, February 6, 2020 at 8:30 AM**.

2.4 REQUESTS FOR CLARIFICATION / ADDENDA

Requests for clarification or interpretation of the Proposal Documents must be submitted via e-mail **via the Smartsheets link provided in the RFP documents package** and received by the OR by **5:00PM on Thursday, February 6, 2020**. Questions received after the above-noted deadline may be answered at the discretion of the OR. Revisions, additions, or deletions will be made by written addenda issued by the OR only.

2.5 SUBMITTAL OF DB PROPOSALS

Proposals will be received only by:

McCarthy Building Companies, Inc.
Nugget Casino and Resort
Sparks, Nevada
Room: West Tower 450
Attn: Andrew Gillett

Proposals will not be accepted after:

10:00PM on Thursday, February 6, 2020

2.6 DB INTERVIEW PRESENTATION

Interview Presentation delivered to :

McCarthy Building Companies, Inc.
Nugget Casino and Resort
Sparks, Nevada
Conference Room: Cascade Room 2, 2nd
Floor
Attn: Andrew Gillett

Presentations will not be accepted after:

6:55 AM on Friday, February 7, 2020

Thirty-five (35) minutes will be allotted for the Presentation / Interview for the Interdisciplinary Science and Technology Building project, broken down as follows. Each firm will be allotted five (5) minutes for set-up, twenty (20) minutes for formal presentation, fifteen (15) minutes interactive Q&A, and five (5) minutes to exit.

Any portion of the DB's Project Approach in the Request for Proposal Submittal package may be covered in the Presentation / Interview. The presentation / interview is intended to show the DB's plan for designing and constructing a new science and lab facility that meets the needs of the Institution and creates a state-of-the-art venue that is aligned with the Universities parameters for the Project.

Interview times will be posted at 6:45am on Friday, February 7, 2020 outside the Cascade Room 2, 2nd Floor.

OR will provide in the interview room a projector, screen and HDMI connection. Device for connecting to projector is the responsibility of the submitting DB.

The successful Bidder will be required to have one of the following State of Arizona Registrar of Contractors current at the time of submission of the Proposal:

LICENSE CLASSIFICATION / CODE: A – General Engineering
 B1 – General Commercial

INSTRUCTIONS FOR DESIGN-BUILD FIRM PROPOSALS

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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 DB 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 FIRM REPRESENTATIONS

- 2.1 DB, by making a Proposal, represents that:
 - 2.1.1 DB 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 proposal documents and e-mailed the Proposal Documents to the email 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

- 3.2.1 DB shall, before submitting its Proposal, carefully study and compare the components of the Proposal Documents and compare them with any existing conditions 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 DB 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 DB.
- 3.5.3 Addenda will be issued no later than **2 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 DB will be required to include the cost of General liability and Professional Errors and Omissions Insurance in their cost proposal.

ARTICLE 4 - PRE-PROPOSAL CONFERENCE

- 4.1 Pre-qualified DBs shall attend the Mandatory Pre-Proposal Conference. Any DB 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 DB will be given a proposal template which shall be utilized for proposal submission. The following items need to be part of the final deliverable to the OR.
 - 1. Completed Proposal Form.
 - 2. Appendix 1 – Insert DBs Detailed Schedule.
 - 3. Appendix 2 – Insert the following:
 - a. Floor plan(s) clearly illustrating space planning and circulation for the building.
 - b. Architectural renderings of the lobby, typical lab and typical conference room.
 - c. Room data sheets for typical office and conference room showing room size, configuration, furnishings, appurtenances and finishes.
 - d. Architectural site plan showing proposed building location, pedestrian flow and fire lane.
 - e. Architectural rendering of the main building entrance.
 - 4. Appendix 3 – Insert DBs Estimate Detail Breakdown, General Conditions Breakdown and Cash Flow Projection.

5. Appendix 4 – Site Logistics Plan depicting Laydown, Job Trailers, Etc.

5.1.2 **DB shall make no changes to the format of the 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 before the Proposal Deadline. An emailed copy is also required to be sent to the OR's gmail address. A Proposal or Presentation received after the Proposal Deadline will be subject to the following:

Late submittals will be penalized 5 points plus 1 additional point per minute past deadline.

DB 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 DB.

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 DB on the following scoring matrix:

Component	Subcomponent	Maximum Points Available	Points Awarded
DESIGN-BUILD FIRM PREQUALIFICATION PACKAGE			
1	Overall Prequalification Presentation	5	
DESIGN-BUILD FIRM - RESPONSE TO PROPOSAL PACKAGE			
1	Organization and Overview	5	
2	Design Approach	15	
3	Schedule	10	
4	Site Utilization Plan / Site Logistics	5	
5	Estimating / Budget Development	10	
6	Safety	5	
7	Quality and Sustainability Plan	5	
PRESENTATION / INTERVIEW			
	Team Presentation	25	
	Q&A	15	
TOTAL			
	Total Available Points	100	

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

1. Contract Time:
 - A. Total Contract Time – **930 Days**
 - B. Assume a Notice to Proceed (NTP) of February 15, 2020.
2. Owner's Anticipated Contract Value is Not to Exceed \$88,000,000
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
Resort Tower (West Tower) Room 450
Attn: Andrew Gillett**
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 DB 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 6, 2020** at:

**McCarthy Building Companies, Inc.
Nugget Casino Resort
1100 Nugget Avenue
Sparks, Nevada 89431
Resort Tower (West Tower) Room 450
Attn: Andrew Gillett**
6. Presentation / Interview of Pre-Qualified DBs:

The OR will conduct interviews with only those Pre-Qualified DBs 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 via thumb drive and (1) copy via email 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 Proposal Form a visual depiction on how the DB team is structured needs to be provided.

2. Schedule:

In Section 2 of the Proposal Form a visual depiction of important design phase and construction milestones needs to be provided including at a minimum; completion of schematic design, design development, construction document phases, proposed GMP, proposed bid packages and substantial completion of construction along with key construction milestones. The milestones the DB provides should be relevant to the project and important to the OR.

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

3. Quality and Sustainability:

In section two of the Proposal Form provide a narrative which outlines the DB's plan for providing the OR with a high quality project and outlines the teams sustainability goals for the projects.

4. Safety:

DB is advised that construction of the Interdisciplinary Science and Technology Building project will be on an active higher education campus. Provide a narrative explaining the DB's approach to maintaining a safe work environment for construction personnel, students, faculty, staff and visitors.

5. Design:

In Section 3 of the Proposal Form 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:

- a. Floor plan(s) clearly illustrating space planning and circulation for the building.
- b. Architectural renderings of the lobby, typical lab and typical conference room.
- c. Room data sheets for typical office and conference room showing room size, configuration, furnishings, appurtenances and finishes.
- d. Architectural site plan showing proposed building location, pedestrian flow and fire lane.
- e. Architectural rendering of the main building entrance.

6. Budget:

In Section 4 of the Proposal Form fill out the budget template.

In Appendix 3 the DB needs to provide the following:

1. A breakdown of the costs included within their general conditions line item.
2. A project organizational chart including design project manager, design architect, sub-consultants, and all on-site construction staff.

3. A cash flow projection from February 15th, 2019 through Final Completion.

INFORMATION AVAILABLE TO DESIGN-BUILD ENTITIES

1. Exhibit 1 – Proposal Form
2. Exhibit 2 - Detailed Estimate Form
3. Exhibit 3 – Team Contact Information Matrix
4. Exhibit 4 – RFI Form Link (Smartsheets)
5. Exhibit 5 – Design Narrative & Program Space Requirements and Guidelines
6. Exhibit 6 – General Conditions Matrix
7. Exhibit 7 – Staff Rates Sheet
8. Exhibit 8 – Site Plan
9. Exhibit 9 – NOT USED

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