



June 06, 2016

Request for Proposals (“RFP”)
Coral Academy of Science Las Vegas Athletic Center

Issuing Party:

Coral Academy of Science Las Vegas (“CASLV”)
1051 Sandy Ridge Ave.
Henderson, NV 89052

1. INTRODUCTION

CASLV, a Nevada public charter school, is pleased to invite your company to our General Contractor selection process for a new athletic facility on our existing Henderson Campus (Sandy Ridge location).

The General Contractor selection is important to the success of the project. We are looking for a partner who will engage us in an open and honest dialogue and act as a team member with us, our partners, the design team, and the jurisdictions involved.

The General Contractor will be responsible for constructability and quality-control assistance in design, overall project coordination, value engineering, construction activities and management, material and sub-contractor buyout, and commissioning activities for the project.

Teams will be asked to submit proposals by **June 17th, 2016 at 3:00 P.M.** Pacific time. Proposals are required to be submitted **electronically** and in accordance with Section 5 below. Late bids will not be reviewed. After that date/time, proposals may not be withdrawn. Proposals constitute an irrevocable offer to contract with CASLV at the relevant fee/pricing and other submitted terms.

For general questions during the RFP proposal process, please contact:

Kevin Grant, C2K Architecture, kgrant@c2karch.com

Ram Janga, Water Resources Consultants, rjanga@wrclv.com

For specific questions related to the plans and specs (due by 6/10/16 @ 1:30 PST – see Section 4), please contact:

Kevin Grant, C2K Architecture, kgrant@c2karch.com

2. PROJECT DESCRIPTION

The Athletic Center is a new, stand-alone 13,419 square-foot structure on the existing campus located off of Sandy Ridge Ave., which parcel is owned by CASLV. The new building will contain a full gymnasium, a weight/training room, locker rooms, two classrooms, offices and storage. The building will be Type II-B construction, built out of cmu and will also provide additional parking stalls.

More information about CASLV is available on its website, <http://www.coralacademylv.org/>.

3. PROJECT DOCUMENTS

The following documents will be provided on June 6, 2016 for use in estimating the project.

- (1) Permit Issue Documents w/ Addendum 01 - Drawings by C2K Architecture Inc., dated 5/13/2016
- (2) Permit Issue Specifications by C2K Architecture

4. RFP SCHEDULE

- RFP Issued: **06/06/2016-06/12/2016**

- Documents released (see Section 3): 6/6/16 @ 9am PST:
<https://app.box.com/s/evbzv74ry57z9c8yf36zfa1eob6b5svb>
- **Mandatory electronic correspondence of intent to bid project by no later than 06/13/16 @ 9:00 am PST. Correspondence received after that date will not be accepted.**
Send electronic correspondence of intent to bid the project to the following:
 - (a) Water Resource Consultants - rjanga@wrclv.com
 - (b) C2K architecture - kgrant@c2karch.com
 - (c) CASLV – accounting@coralacademylv.org
eaydogdu@coralacademylv.org
- GC Questions Due to C2K Architecture (Kevin Grant): **06/13/16 by 1:30pm PST.**
- Architect's Response to Bidders: **06/15/16 by 3pm PST** (responses will be sent to all bidders)
- **GC RFP Response Due: 06/17/16 @ 3:00 p.m. Pacific time**
- Owner Review of GC RFP Response: **06/20/2016**
- Interviews with selected GCs (if needed): **06/21/2016-06/22/2016**
- Final selection of contractor (subject to the parties' subsequently entering into a reasonable agreement with customary terms and conditions): **06/25/2016 (Board Meeting)**
- Anticipated Permit Delivery: **6/24/2016**
- Construction Set Issued for Final GMP: **7/1/2016** (to be coordinated with selected GC and design team)
- Anticipated Construction Start: **7/1/2016**

5. SUBMITTAL REQUIREMENTS

- (1) Dated cover letter signed by principal of company acknowledging interest of team and intent to meet RFP requirements
- (2) Response to all components of RFP request
- (3) Timely response – all submittals must be delivered electronically by **3:00pm on June 17, 2016** to all three of the following:
 - (d) Water Resource Consultants - rjanga@wrclv.com
 - (e) C2K architecture - kgrant@c2karch.com
 - (f) CASLV – accounting@coralacademylv.org
eaydogdu@coralacademylv.org

Should files be over 10mb, please provide a link to download

- (4) All costs and expenses incurred in preparing and submitting bids to CASLV must be borne by the bidding party.

6. RFP RESPONSE COMPONENTS

All RFP responses must contain the following:

A. *COMPANY OVERVIEW*

1. Provide a description of your firm's history.

2. Provide a list of projects that your firm has built in the last 5 years that are similar in scope and building type to the proposed CASLV Athletic Center Project.
3. References from your three most recent projects (underway or just completed) and developer/owner contact information.

B. *PERSONNEL EXPERIENCE*

1. Identify the key team members of your proposed construction team, including relevant principals, project managers, superintendents and construction administrative personnel. An organization chart should also be included. It is expected that these key members of your team will (i) be part of the interview if GC is selected for interview, and (ii) be committed for the duration of the project.
2. Identify specific past experience of team individuals relevant to this project.
3. Identify any self-performed work that your team is capable of, that could help the project's schedule and quality.

C. *SCHEDULE*

Assuming a July 1, 2016 start, provide a milestone schedule of not more than 2 pages showing the proposed length of time to get the project to substantial completion.

D. *GENERAL CONDITIONS*

Define what is included in your general conditions.

E. *APPROACH TO PROJECT*

1. Provide a description of your approach to pricing the project, based on the level of documents provided with this RFP. As final documents for the project are completed and released, what is your firm's approach to updating and refining pricing?
2. Discuss your team's approach to site constraints and working in the area. Provide a site plan showing traffic routing and office/laydown area.
3. Describe your approach to solicitation of subcontractors for bidding purposes. Specifically address any union obligations that your company has that would limit using non-union subcontractors.
4. For a potential design-build agreement, provide a list of your proposed mechanical, electrical, plumbing, and fire sprinkler subcontractors.
5. List work that will be self-performed and how GC's and Fees will be applied to any self-performed work. Also describe how you will show that self-performed work is priced competitively.

F. ESTIMATE FOR FULL PROJECT BUDGET

1. Preconstruction services budget (include 3 full estimates and updated estimates on specific items when needed)
2. General conditions budget
3. Fee
4. Taxes
5. Overall construction budget based on preliminary drawings and specification – itemized by both material and labor for each installation.

G. MISCELLANEOUS REQUIREMENTS

1. State your construction firm's worker's comp experience mod for the last 3 years.
2. Describe your safety program.
3. State additional insurance programs your construction firm may use with regards to subcontracted work.
4. In the event the Owner requests a Performance and Payment bond, provide a bond rate.
5. Proof of licensing in Nevada.
6. Proof of financial stability; history (if any) of bankruptcy filings.
7. Proof of insurance.
8. History, if any, of litigation, disciplinary actions, government or accrediting-body investigations, and similar actions, dating back 8 years.

9. LEGAL ISSUES

- (1) *Contracting.* Upon being contacted by CASLV, the winning bidder must begin negotiations with CASLV reasonably and in good faith regarding a contract to be entered into. If the parties cannot agree on a contract within 10 days, then CASLV has the option, in its discretion, to continue negotiations or suspend negotiations and begin negotiations with the next bidder.
- (2) *RFP Changes.* CASLV reserves the right, in its sole and absolute discretion, to the maximum extent permitted by applicable law, to: (i) waive any insignificant or immaterial defect, irregularity, or informality in any bid procedure; (ii) reject any or all bids; (iii) reissue the RFP with new and different terms; (iv) negotiate or renegotiate any terms set forth in the RFP a the bidder's response, while staying within the material boundaries of this RFP; (v) amend this RFP prior to the response deadline to remedy any errors; and/or (vi) use outside experts to review submitted bids.
- (3) *Waiver of Claims.* To the maximum extent permitted by applicable law, by submitting a bid, a bidder agrees to waive any claim it has or may have, whether in law or equity, known or unknown, against CASLV relating to or arising out of this RFP and CASLV's actions or omissions in connection with this RFP; and the bidder acknowledges that this waiver is made voluntarily, knowingly, and intentionally, after having a full opportunity to consult with legal counsel.
- (4) *Confidentiality.* All non-public information and documentation given to a bidder pursuant to this RFP shall be deemed confidential/proprietary, whether marked as such or not. A bidder may only use confidential information for to prepare its RFP response. The bidder will not directly or indirectly disclose any confidential information to any person or entity other than (i) to its professional advisors (who must agree to be bound by the same duties); (ii) to a governmental body, if required by law; or (iii) with CASLV's written consent.

We appreciate your consideration and look forward to reviewing your proposal and meeting further about this exciting project.

Sincerely,



Ercan Aydogdu
Executive Director
Coral Academy of Science Las Vegas

Kevin Grant
Senior Associate
C2K Architecture