



Request for Proposals

***Design-Build Team for the
Mesquite Indoor Sports Center (MISC)
RFP-12-01***

PWP-2012-315

City of Mesquite, Nevada
Request for Proposals (RFP-12-01)
Design-Build Team for the
Mesquite Indoor Sports Center

On January 24, 2012, the City Council selected two finalists from a number of Design-Build Teams that submitted preliminary proposals to construct the Mesquite Indoor Sports Center (MISC). This RFP consists of all the documents from the City necessary in order for the two finalists to submit a final response in accordance with the requirements of NRS 338.1727

Scope of Work

The work generally involves design and construction of a structure for indoor athletic activities and similar events, to be owned and operated by the City of Mesquite. The work to be performed includes, but is not limited to, site design, engineering and construction of the structure and any support structures.

Tentative Project Timeline

- Request for Final Proposals issued - July 12, 2012
- Meeting with Finalists - Q&A, Addenda, etc. - July 24, 2012 9:00 am
- Final Proposals Due - August 14, 2012 12:00 pm
- Selection of most qualified applicant - September 11, 2012 City Council Meeting 5:00 pm
- Enter into negotiations with most qualified applicant - September 12, 2012
- Award of Contract to most qualified applicant - September 25, 2012
- Construction (Commences after awarding of contract) - Completed by March 1, 2013

Submittal Deadlines and Requirements (NRS 338.1727 1(b))

1. Proposals must be received by the City Clerk **August 14, 2012, 12:00 pm.**
2. Six (6) copies of the submittals shall be delivered or mailed in a sealed envelope/box
3. Covers shall be marked *Design-Build Team RFP-12-01* and clearly indicate the applicant name
4. Proposals must be mailed or delivered to: City of Mesquite, Office of the City Clerk, 10 E. Mesquite Blvd., Mesquite, NV 89027
5. Proposals received after the deadline will not be considered
6. **City Hall is closed on Fridays, please plan accordingly**

Evaluation Factors and Weight (NRS 338.1727 1(a))

1. Overall Project (Design and Construction) Cost	30 Points
2. Annual Operations and Maintenance Costs	15 Points
3. Design Plan	20 Points
4. Quality of Construction	20 Points
5. Performance History	10 Points
6. Certificate of Eligibility to receive a Preference	5 Points
TOTAL POSSIBLE	100 POINTS

1. *Overall Project Cost (NRS 338.1727 3)*

This is the maximum amount that the Design-Build Team would charge to perform the work outlined in the proposal, excluding any amount related to costs that may be incurred as a result of unexpected conditions or occurrences as authorized by the contract. This maximum amount may or may not include certain bid alternatives. The selection and usage of bid alternatives is solely at the discretion of the public body.

The Overall Project Cost that is submitted needs to be broken down into a line-item submittal. (e.g. Grading, underground utilities, building, field, support structure, etc.)

As part of the negotiation process with the most qualified bidder, the City would be willing to entertain creative ways of funding and/or financing the structure over time.

2. *Annual Operations and Maintenance Costs*

The operations and maintenance costs are of utmost importance to the City of Mesquite, as they represent a long-term budgetary commitment. Consequently, proposals should include a report detailing the building and surrounding property operation and maintenance costs for the 25-year operational use period. The costs should be broken down into different categories and shown on an annual basis.

Below is a table detailing an estimate of some of the contributing factors. The facility will be used for scheduled events, camps, tournaments or drop-in activities; consequently, the air conditioning will not need to be on continuously. Indeed depending on the time of year, the ventilation system alone may be able to accomplish the majority of the work.

	Prime Season Jan-Apr	Hot Season May-Aug	Fall Season Sept-Dec
Projected Usage in Days/Month	16	24	16
Projected Usage in Hours/Week	48	60	46
Hours of Operation	M-Fr 5-10 PM Sa-Su 8 AM-10 PM	M-Su 8 AM-10 PM	M-Fr 5-10 PM Sa-Su 8 AM-10 PM
Average Indoor Temperature (°F)	65-80	80-90	65-80

3. *Design Plan*

This factor revolves around the quality of design included in the proposal. Below are some of the design components included in the design plan

- Building Architecture
- Site Plan
- Interior Building Layout
- Usage of Space both inside and outside the building
- Landscaping
- Signage and Advertising Opportunities both inside and outside the building
- Timeline for design and construction of the project

4. *Quality of Construction*

The City is seeking the highest caliber project at the most affordable cost. There are multiple factors that comprise a quality project. The project shall be designed to provide a minimum 25-year operational use period with appropriate inspection and maintenance.

Below is a list of some of the items that will be considered when evaluating this factor.

- Type of Construction
- Construction Materials
- Durability of Materials
- Overall Fitness of Materials
- Warranty

5. *Performance History*

- Has the Design-Build Team recently built similar projects?
- Experience with design-build projects?

- Were the projects completed on time and on budget? (Please provide references with contact information for verification.)
- What in the Design-Build Team's history evidences that the team is the right team for this project?
- Experience in Clark County, NV
- Experience in Mesquite, NV

6. *Certificate of Eligibility to receive a Preference (NRS 338.1727 3)*

A certificate of eligibility to receive a preference in bidding on public works by all contractors on the design-build team if the contractors submit signed affidavits that meet the requirements of subsection 1 of NRS 338.0117. (At this time, the Nevada State Board of Architecture, Interior Design and Residential Design is not issuing certificates of eligibility to design professionals; therefore, the design professionals on the design-build team need not possess a certificate of eligibility in order for the team to be eligible for the 5% preference.)

Final Proposals

Overview of Final Proposals

A final plan for the entire project should be developed to the 30% level. Based on the final plan, a final proposal should be submitted. Multiple variations of the same proposals are not permitted. (e.g. A different design, alternative financing, etc.)

A final proposal submitted by a design-build team must be prepared thoroughly and be responsive to the evaluation factors that the public body will use to select a design-build team to design and construct the public work. A design-build team that submits a final proposal that is not responsive will not be awarded the contract and will not be eligible for the partial reimbursement of costs. (NRS 338.1727 4)

Design and Construction Requirements

Applicable Agencies and Codes

A successful project requires multiple groups working together. Below is a list of some of the applicable agencies and codes that will need to be consulted and followed during the project. There may be additional agencies and codes depending on the final proposal.

- City of Mesquite, NV Municipal Code, applicable sections
- International Building Code with Southern NV Amendments 2009 edition
- National Electric Code (Latest Edition)
- National Plumbing Code (Latest Edition)
- AWS Standard Qualification Procedures

- NFPA (Latest Edition)
- SMACNA Duct and Seismic Restraints Manuals
- OSHA
- Clark County Air Quality Management
- Southern Nevada Health District
- Overton Power District
- Virgin Valley Water District
- Telecommunications: Reliance Connects and Baja Broadband

Location

This structure will be located at the Mesquite Sports and Event Complex.

Grading

The rough and final grading, technical drainage study, necessary permitting and site work necessary to complete the project should be included in the overall project cost.

At the Mesquite Sports and Event Complex, a wash is located along the western edge. This wash has been identified as a “Jurisdictional Water of the U.S.”, under the purview of the U.S. Army Corps of Engineers. Consequently, design-build teams will need to comply with all applicable local, state and federal rules, regulations and laws regarding designated washes.

Sidewalks, Curbing

Vehicular and pedestrian circulation is paramount to the visitor experience. Layout should make the experience as simple and easy as possible for the visitor. Connecting the sidewalk into the City Trails System would be a plus.

Parking Lot (MMC 9-8-5)

Due to the multi-faceted nature of this project, the on-site parking requirement can fluctuate depending on the type of use and location. Consequently, the design-build team shall propose a parking plan that addresses the complete parking needs of the project and how it is going to be accomplished. Ideally, the plan will utilize shared-parking as much as possible.

Landscaping (MMC 9-8-4)

The landscaping for the project should complement the existing landscaping and meet City standards for type, quantity and location.

Facility Uses

The primary use of the this facility will be for indoor athletic events. The facility can also be programmed to allow for other large scale events to be held in the structure. Programming

should allow for maximum flexibility and ease of use when changing from one use to another.

Structure Size

The main field should be able to house at least a full-size football field with endzones with comfortable room for about 1,500 spectators with removable seating on one side and a team area on the other side (i.e. approximately an area of 85,000 square feet). Supporting structures can fall outside of that footprint. The sidewalls should be approximately 30' high with straight walls. At the center, the interior ceiling should be approximately 70' high.

Construction Materials

The City has not specified the type of construction or materials for this project. That being said, all materials shall be like new, without defects and free of repairs. The quality of the materials used will be in conformance with the requirements set forth in this RFP and comply with manufacturer specifications. Any deviation from this standard shall be clearly noted in the RFP.

HVAC, Electrical, Fiber Optic, Plumbing and Fire Suppression

The support systems for the project shall be properly sized to accommodate the type and size of the proposed structure. Additionally, if the project is proposed in phases, the support systems should be able to support or be easily modified to support the ultimate build-out of the project. Videographer platforms on all four sides of the structure with available electrical outlets should be provided. Capability for plug-ins streaming video capabilities.

Building Ingress and Egress

Flow of people and equipment in and out of the structure is crucial for successful events. Pedestrian traffic patterns should not conflict with support equipment and vehicular traffic patterns. At a minimum, there shall be two 14' by 14' framed overhead doorways, or similar openings, on the building for vehicular and equipment access to the inside of the building.

Synthetic Turf

The main field should be at least a full-sized football field with comfortable room for spectators, seating around the outside edges and made of synthetic turf. The size of turf and turf design should be able to accommodate four small soccer fields. (See Exhibit C for a sample field configuration.)

Floor Covering

Because of the multi-use nature of this facility, a sectional floor covering that allows for other uses is necessary. The floor covering should be simple to assemble, disassemble, maintain and store.

Support Facilities (Restrooms, Team Rooms, Offices, etc.)

The support facilities should be accessible from both the inside and outside of the facility. The support facility can have multiple stories to allow for a smaller footprint. The team facilities should be separate from the public facilities.

Restroom Facilities

Separate team and public toilet facilities for men and women are required. Fixture counts including accessible facilities, as required for maximum occupant load, shall be per the code.

Team Rooms

Team room facilities should include lockers and toilet facilities (toilets, lavs and showers) with separate facilities for two teams. Facilities should accommodate a minimum of 20 athletes per team.

Green Rooms

Facilities to accommodate performing artists should contain access to restroom facilities with two private dressing rooms. Team Rooms can be utilized for all or a portion of the Green Rooms.

Lockable Concession Stands

Facilities to accommodate the sale of pre-packaged foods, beverages from a dispenser and other similar types of activities. Minimum of six point of sale locations.

Medical Room

This is a room used by medical personnel to assist both the public and participants. The room should be at least 20' x 20', be able to accommodate a bed, supplies, a parking area for a small vehicle used to respond to on the field injuries and outside access to accommodate patient transfers to an ambulance. (The ambulance should not drive on the fields.)

Administration and Security Offices

Facilities to accommodate the overall running of the facility with the necessary oversight and facility controls centrally controllable from this location. Additionally, there should be a separate room available for the the security team to conduct interviews and the like.

Bid Alternatives

As part of the final proposal, the City would like to see bid alternatives included. Please provide a bid for each of the bid alternatives. The City does not guarantee the selection of any of the bid alternatives.

Alternate 1 – Bleacher Seating for 1,200 people

Bleacher seating should be retractable and located in a location that does not impede ingress and egress. Ideally, the bleachers would be distributed across multiple locations and allow for sections at a time to be utilized.

Alternate 2 – Two-story support structure with an observation deck on top of the structure

A support structure is a necessary component to this project. One possible enhancement to the support structure that should be included as a bid alternative is a two-story support structure with an observation deck on top. This configuration should allow coaches, players and fans the ability to watch both indoor and outdoor games (if applicable) from the observation deck. Concession stands and restrooms should be easily accessible from the observation deck.

Alternate 3 - Filming Nests

Users of the facility may want to film field activities from multiple angles. Consequently, filming areas should be constructed throughout the structure to allow filming both from ground level and from overhead. Additional cabling and electrical requirements would need to be included in the cost of this bid alternate.

Alternate 4 – Scoreboards

Up to four scoreboards can be located throughout the facility. The scoreboards should be sized to allow viewing from all locations inside the facility. One central scoreboard could be utilized that also has a public announcement system included in it.

Alternate 5 – Public Announcement System

A system designed to allow announcements to be heard throughout the facility. Additionally, the system could be used during concerts and other musical events. The system should account for the acoustics of a facility of this size and type.

Alternate 6 - Concrete Floor

The MISC could be used a variety of uses and events. Some of those uses may require a solid concrete floor capable of supporting heavy construction equipment, large trucks and the like. The concrete floor should be 6” thick with a 4”x4” wire mesh or equivalent.

Other Items

Disqualification or Withdrawal (NRS 338.1727 2)

If during the RFP process, a contractor is disqualified or withdraws, the public body may select another design-build team from the remaining finalists.

NRS 338.141

Per NRS 338.1727 5, this final proposal is exempt from the requirements of NRS 338.141.

Addenda Interpretations

If it becomes necessary to revise any part of this RFP, a written addendum will be provided to each design/build team. The City is not bound by any oral representations, clarifications, or changes made in the written specifications by the City or its agents, unless such clarification or change is provided to you in written addendum from the City of Mesquite. Any addenda will be emailed to the firms directly and published on the City's website <http://www.mesquitenv.gov/Bids>.

Public Records (NRS 338.1727 7(b) and 9)

The City Council shall make available to the public the results of the evaluation of final proposals that was conducted and the ranking of the design-build teams who submitted final proposals.

Upon award of the design-build contract by the City Council, copies of the RFQ and RFP associated with this project shall be available to the public. If there is information contained within the RFP that is financial or proprietary in nature, the design/build teams shall label it as such and such information shall not be released to a third party.

Right to Disqualify and Reject

Responses must include sufficient supporting material for the City to evaluate the submittals. The City reserves the right to disqualify any response due to insufficient supporting information. The City also reserves the right to reject any and all submittals.

Designated Contact

For the purposes of the RFP, the designated contact is Aaron Baker, Economic Development and Redevelopment Department, City of Mesquite. Any questions concerning the scope of work and the selection process should be directed to him at 702-346-5295, ext 2114 or at abaker@mesquitenv.gov.

Proposal Costs (NRS 338.1727 7(a))

Unsuccessful finalists who have met the requirements of NRS 338.1727 4 shall be partially reimbursed up to \$25,000 or 3% of the total amount to be paid to the successful design-build team, whichever is less.

Form of Contract (NRS 338.1727 8)

The successful design/build team will be required to enter into a contract with the City of Mesquite that conforms to NRS 338.1727 8.

Independent Contractor

A design-build team in response to the RFP shall be deemed an independent contractor for all purposes and no agency, either expressed or implied, shall exist.

Assignment of Contractual Rights

Respondents should be aware that the eventual operator contract may not be assigned, transferred, conveyed, or otherwise disposed of by either party in any manner, unless approved in writing by the other party.

The City of Mesquite appreciates your interest and encourages you to submit a response.

EXHIBIT A

SUBMITTAL CHECKLIST

1. Overall Project Cost as a line-item submittal
2. Annual Operations and Maintenance Costs Report
3. A final proposal, designed to the 30% level. (Should include a project timeline)
4. Description and samples of proposed design and associated materials
5. The performance history of the members of the design-build team concerning other recent, similar projects completed by those members, if any
6. Certificate of Eligibility to receive a Preference, if applicable
7. Exhibit B - Acknowledgement of Truthful Representations

EXHIBIT B

Acknowledgement of Truthful Representations

Please read and sign the statement below

(Unsigned proposals will be discarded and not be considered.)

The facts set forth in the submittal are true and complete, to the best of my knowledge. I understand that if contracted, false statements on this submittal shall be considered sufficient cause for termination of agreement. I authorize any of my references to provide any information regarding previous work done related similar projects. I agree that the City of Mesquite and my references shall not be held liable in any respect if an agreement is not reached, is withdrawn, or the agreement is terminated because of false statements, omissions or answers made by me in this submittal.

Signature _____

Printed Name _____

Company _____

Date _____

EXHIBIT C

SAMPLE FIELD CONFIGURATION

