

AGENDA ITEM DEVELOPMENT REPORT

OFFICE OF THE COUNTY MANAGER
CLARK COUNTY, NEVADA

AIDR No.: 3748

KEVIN SCHILLER
County Manager

JESSICA L. COLVIN
Chief Financial Officer

ABIGAIL FRIERSON
Deputy County Manager

LISA KREMER
Deputy County Manager

LES LEE SHELL
Deputy County Manager

Date: 01/22/2025 Agenda Date: 03/04/2025

Originating
Department: Finance

Contact/Ext: Geraldine Cruz / 702-455-6277

Issue: APPROVE SELECTION AND AWARD

Subject/Title:

RFP 607319-24; Pre-construction Services for New Fire Training Center & Site Improvements with Parking Garage

Recommended Action:

Approve the selection of, and Contract with The Whiting-Turner Contracting Company, for RFP No. 607319-24, for Pre-construction Services for New Fire Training Center & Site Improvements with Parking Garage, contingent upon submission of the required insurance; and authorize the Chief Financial Officer or her designee to negotiate a Contract; or take other action as appropriate. (For possible action)

Summary:

On October 24, 2024, Request for Proposal (RFP) No. 607319-24 was advertised on the Clark County Purchasing website and in the Las Vegas Review Journal. Proposals were requested for from general contractors to perform Construction Manager at Risk (CMAR) services for New Fire Training Center & Site Improvements with Parking Garage.

Proposals were received from the following firms: Core Construction (NBE), Korte Construction Company dba The Korte Company (NBE), Martin Harris Construction (NBE), Rafael Construction, Inc. (NBE), Sletten Construction of Nevada, Inc. (NBE), The PENTA Building Group (NBE) and The Whiting-Turner Contracting Company.

An Ad-Hoc Committee comprised of 5 individuals from Clark County Real Property Management, Clark County Building Department and representative from Carpenter Sellers Del Gatto Architects reviewed and evaluated the proposals. After the evaluation, the Ad-Hoc Committee ranked the firms in the following order: Martin Harris Construction, The Whiting-Turner Contracting Company, Core Construction, The PENTA Building Group, Sletten Construction of Nevada, Inc., Korte Construction Company dba The Korte Company, and Rafael Construction, Inc.

Subsequent to the evaluation of the written proposals, 5 firms were selected for oral presentations. After the oral presentations, the Ad-Hoc Committee ranked these short-listed firms in the following order: The Whiting-Turner Contracting Company, The PENTA Building Group, Core Construction, Sletten Construction of Nevada, Inc. and Martin Harris Construction.

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The Ad-Hoc Committee recommends the selection of The Whiting-Turner Contracting Company.

Following are the evaluation criteria and point values.

	SHORT LIST SELECTION EVALUATION CRITERIA SCORING	POINTS
A.	Cover Letter	PASS/FAIL
B.	Organizational Information	PASS/FAIL
C	Compliance with County Contracts	5
D.	Affidavit of Eligibility for Preference in Bidding and Certificate of Eligibility	5
E.	Disclosure of Ownership Form	0
F.	Key Personnel Qualifications	20
G.	Experience	20
H.	Project Implementation Plan	20
I.	Quality Control	5
J.	Safety Program	5
K.	Preconstruction Fee	20

Round 2 Evaluation Criteria:

	ROUND 2 EVALUATION CRITERIA SCORING	POINTS
A.	Presentation	100
	TOTAL	100

The recommendation of award is in accordance with NRS 338.16935, contract between construction manager at risk for certain preconstruction services.


KEVIN SCHILLER
County Manager

RFP NO. 607319-24 PRE-CONSTRUCTION SERVICES FOR NEW FIRE TRAINING CENTER & SITE IMPROVEMENTS WITH
PARKING GARAGE

ATTACHMENT 1
Evaluation Summary

WRITTEN PROPOSAL:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Evaluator E	Total Average Score	Ranking
Martin Harris Construction	70.00	69.00	84.00	76.00	80.00	85.80	1
The Whiting- Turner Contracting Company	77.40	75.40	82.00	77.40	64.00	85.24	2
Core Construction	70.63	69.63	83.00	73.63	76.00	84.58	3
The PENTA Building Group	75.14	71.64	76.00	76.64	61.00	82.08	4
Sletten Construction of Nevada, Inc. Korte	69.00	60.00	84.00	68.00	74.00	81.00	5
Construction dba The Korte Company	58.66	25.66	62.00	41.66	59.00	57.40	6
Rafael Construction, Inc.	37.76	32.76	64.00	34.76	58.00	53.46	7

ROUND 2 EVALUATION:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Evaluator E	Total Average Score	Ranking
The Whiting-Turner Contracting Company	87.00	85.00	81.00	85.00	82.00	84.00	1
The PENTA Building Group	77.00	79.00	74.00	76.00	80.00	77.20	2
Core Construction	66.00	68.00	79.00	68.00	78.00	71.80	3
Sletten Construction of Nevada, Inc.	65.00	62.00	64.00	47.00	75.00	62.60	4
Martin Harris Construction	57.00	39.00	55.00	54.00	46.00	50.20	5

RFP NO. 607319-24 PRE-CONSTRUCTION SERVICES FOR NEW FIRE TRAINING CENTER
& SITE IMPROVEMENTS WITH PARKING GARAGE

ATTACHMENT 2
Ad-Hoc Committee Members

Evaluator A – Manager of Design and Construction with Clark County RPM for 2 years. 29 plus years of construction experience managing private and public projects.

Evaluator B – I have worked on three separate Fire Stations for Clark County Real Property Management as the Design and Construction Administrator. I have 20 plus years in the Architecture and Construction industry and am currently a licensed Architect in the state of Nevada.

Evaluator C – I have almost 40 years' experience working multiple project types including Public Works and Private Work, I have also been part of selection committees for many CMAR project throughout my work experience. My work experience includes managing Fire Station and Maintenance Facilities projects.

Evaluator D – I have been with Clark County since 2021. I have a degree in Business Management with credible 20 years of construction management experience in the private sector, both residential and commercial. My past roles in the construction industry include project coordinator, project engineer, project manager, construction project coordinator and design and construction administrator. I have managed projects from design, through various construction phases. My smallest project included a temporary one-day casino opening for Moulin Rouge, while my largest project experience was the Las Vegas Convention Center, West Hall expansion, \$900 million dollar joint venture project with two predominate contractors known in Las Vegas. My experience includes but is not limited preconstruction, value engineering, scheduling, budgeting, change management and quality control.

Evaluator E – I have worked for Clark County Building Department for 25 years. I have held the following positions in that timeframe: Building Inspection Specialist, Assistant Engineer, Associate Engineer, Senior Engineer, Principal Engineer, Manager of Engineering, Manager of Plans Examination, Deputy Director. I have participated in RFP and SQQ evaluation process with consultants to CCBBD and I have assisted other departments with their RFP/SOQ evaluations as well. I have also managed research projects with CCBBD and NSHE.