

AGENDA ITEM DEVELOPMENT REPORT

**OFFICE OF THE COUNTY MANAGER
CLARK COUNTY, NEVADA**

AIDR No.: 3781

KEVIN SCHILLER
County Manager

Date: 05/5/2026

Agenda Date: 07/7/2026

JESSICA L. COLVIN
Chief Financial Officer

Originating

Department: Finance / Purchasing and Contracts

ABIGAIL FRIERSON
Deputy County Manager

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LISA KREMER
Deputy County Manager

LES LEE SHELL
Deputy County Manager

Issue:

**APPROVE SELECTION AND
CONTRACT**

DANIEL STEWART
Deputy County Manager

Subject/Title:

RFP No. 607857-25; Mt. Charleston Fire Station Replacement

Recommended Action:

Approve the selection of and Contract with SHF International LLC, for RFP No. 607857-25, Preconstruction and Construction Services for Mt. Charleston Fire Station Replacement, contingent upon submission of the required insurance and bonds; and authorize the Chief Financial Officer or her designee to sign the Preconstruction and Construction Services Contract ("Contract"), which is initially for Preconstruction Services, and then to negotiate and sign the Guaranteed Maximum Price Authorization as well as any and all subsequent Guaranteed Maximum Price Authorizations for this project, which will then being the Construction Services portion of the Contract; or take other action as appropriate. (For possible action)

Summary:

On February 2, 2025, Board approved funding for Mt. Charleston Fire Station Replacement in the amount of \$18,230,000. The funds will be distributed between Preconstruction and Construction Services. On February 17, 2026, Request for Proposal (RFP) No. 607857-25 was advertised on the Clark County Purchasing website and in the Las Vegas Review Journal. Proposals were requested from general contractors to perform Construction Manager at Risk (CMAR) services for Mt. Charleston Fire Station.

Proposals were received from the following firms: Builders United, LLC (NBE), CORE West Inc. dba CORE Construction (NBE), Rafael Construction Inc. (NBE), SHF International LLC (NBE), Sletten Construction of Nevada Inc. (NBE), Starke Enterprise LLC dba Starke Contractors (NBE) and The Whiting-Turner Contracting Company (NBE).

An Ad-Hoc Committee comprised of 4 individuals from Clark County Real Property Management, Clark County Fire Department, City of Henderson and a representative from Carpenter Sellers Del Gatto Architects, PC dba Carpenter Sellers Del Gatto Architects reviewed and evaluated the proposals. After the evaluation, the Ad-Hoc Committee ranked the firms in the following order: CORE West Inc. dba CORE Construction, The Whiting-Turner Contracting Company, SHF International LLC, Sletten Construction of Nevada Inc., Rafael Construction Inc., Builders United, LLC and Starke Enterprise LLC dba Starke Contractors.

Subsequent to the evaluation of the written proposals, 3 were selected for oral presentations. After the oral presentations, the Ad-Hoc Committee ranked these short-listed firms in the following order: SHF International LLC, CORE West, Inc. dba CORE Construction and The Whiting-Turner Contracting Company.

The Ad-Hoc Committee recommends the selection of SHF International LLC.

The selected firm will provide preconstruction services for Mt. Charleston Fire Station. The new station will be a modern, purpose-built structure that meets current fire service standards and building codes, with a focus of durability, wildfire resistance and energy efficiency. The new station will also be designed to function year-round in a mountain environment, and will include new apparatus bays and living spaces.

Following the completion of the design and as part of the preconstruction services, the selected CMAR will prepare a Guaranteed Maximum Price (GMP) proposal for the construction phase of the project. If negotiations are successful, the County will proceed with construction with the selected CMAR firm in an amount not to exceed \$18,230,000. If negotiations are not successful, the County may bid and award the construction contract as allowed by Chapter 338 of the NRS.

The following are the evaluation criteria and point values.

Written Evaluation:

Evaluation Criteria	Point Value
Cover Letter	PASS/FAIL
Organizational Information	PASS/FAIL
Compliance with County Contracts	5
Disclosure of Ownership Form	PASS/FAIL
Key Personnel List / Personnel Qualifications	20
CMAR Project Experience	25
Project Implementation Plan	20
Quality Assurance Control Program	5
Safety Program	5
Preconstruction Fee	20
Affidavit of Eligibility for Preference in Bidding and Certificate of Eligibility	5
TOTAL SCORE	105 POINTS

Oral Presentation:

Evaluation Criteria	Point Value
Presentation	100
TOTAL SCORE	100 POINTS

This Board action includes the authority to approve the construction services portion of the Contract upon successful completion of the preconstruction services and successful negotiation of the Guaranteed Maximum Price.

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



KEVIN SCHILLER
County Manager

RFP NO. 607857-25
MT. CHARLESTON FIRE STATION REPLACEMENT
ATTACHMENT 1 – EVALUATION SUMMARY

WRITTEN PROPOSALS:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Total Average Score	Ranking
CORE West, Inc. dba CORE Construction	70	62	71	71	88.41	1
The Whiting-Turner Contracting Company	65	62	56	67	87.50	2
SHF International, LLC	65	58	53	68	84.00	3
Sletten Construction of Nevada, Inc.	45	47	45	50	69.35	4
Rafael Construction, Inc.	28	45	44	46	63.82	5
Builders United, LLC	26	40	49	49	61.05	6
Starke Enterprise, LLC dba Starke Contractors	24	41	23	13	45.01	7

ORAL PRESENTATIONS:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Total Average Score	Ranking
SHF International LLC	83	80	92	91	86.50	1
CORE West, Inc. dba CORE Construction	78	80	87	89	83.50	2
The Whiting- Turner Contracting Company	54	74	50	76	63.50	3