

**UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA
BOARD OF HOSPITAL TRUSTEES
AGENDA ITEM**

Petitioner: Mason Van Houweling, Chief Executive Officer

Recommendation:

Approve the award of RFP No. 2025-01/CMAR Construction Services for UMC 7 Story Tower Patient Room Remodel, to Core West, Inc., d/b/a CORE Construction; authorize the Chief Executive Officer to sign the Contract for CMAR Construction Services, and execute any extension documents, change orders, and future amendments; or take action as deemed appropriate. (For possible action)

FISCAL IMPACT:

Fund #:	5420.000	Fund Name:	UMC Operating Fund
Fund Center:	3000999901	Funded PGM/Grant:	N/A
Amount:	\$22,954,770 GMP		
Description:	RFP No. 2025-01/CMAR Construction Services for UMC 7 Story Tower Patient Room Remodel		
Additional Comments:	Bid/RFP/CBE: RFP pursuant to NRS. Term: No more than 623 days from the date provided in a Notice to Proceed, subject to any alteration in days allowed for in subsequently executed change orders, if applicable. Out Clause: UMC has the right to terminate with 30 days' notice.		

BACKGROUND:

On July 30, 2025, the Governing Board awarded RFP No. 2025-01, UMC 7 Story Tower Patient Room Remodel (PWP-CL-2025-419) ("Project") to Core West, Inc., d/b/a CORE Construction ("Core") for preconstruction services. The preconstruction phase allowed UMC to complete the design of the Project and to establish a Guaranteed Maximum Price ("GMP") for construction, which includes, and is not limited to, cost budgeting of labor and materials for the public work, constructability, value engineering, and scheduling with Core as the construction manager at-risk ("CMAR"). The Project involves, among other things, renovating patient rooms within the 7 Story Tower and providing necessary infrastructure refreshes or total replacements of lighting, HVAC, drain, waste, and vent systems serving each floor from the sixth floor level down to just above the finish floor at ground level.

This new request is to approve the CMAR Construction Agreement ("Agreement"), equivalent to a GMP amendment, for construction services in the amount of NTE \$22,954,770. UMC staff also request authorization for the UMC Chief Executive Officer, for the duration of this Project, to execute extension documents, change orders, and amendments within the not-to-exceed amount of this Project if deemed beneficial to UMC.

CORE Construction currently holds a Clark County Business License.

UMC's Director and Assistant Director of Facilities Maintenance have reviewed and recommended the award of this Agreement. This Agreement has been approved as to form by UMC's Office of General Counsel.

Cleared for Agenda

03/17/2026

File ID#

26-1350

This Agreement was reviewed by the Governing Board Audit and Finance Committee at its February 18, 2026, meeting and recommended for approval by the Governing Board.

The Governing Board at their February 25, 2026, meeting reviewed the bid documents and notice of award and approved and recommended for award as requested above by the Board of Hospital Trustees.