

AGENDA ITEM DEVELOPMENT REPORT

OFFICE OF THE COUNTY MANAGER
CLARK COUNTY, NEVADA

AIDR No.: 3775

KEVIN SCHILLER
County Manager

Date: April 7, 2026 Agenda Date: May 5, 2026

JESSICA L. COLVIN
Chief Financial Officer

Originating
Department: Finance - Purchasing and Contracts

ABIGAIL FRIERSON
Deputy County Manager

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

LISA KREMER
Deputy County Manager

LES LEE SHELL
Deputy County Manager

Issue: APPROVE SELECTION AND AWARD

DANIEL STEWART
Deputy County Manager

Subject/Title:

RFP No. 607802-25; Preconstruction and Construction Services for Clark County Rehabilitation Center

Recommended Action:

Approve the selection of and Contract with McCarthy Building Companies, Inc., for RFP No. 607802-25, Preconstruction and Construction Services for Clark County Rehabilitation Center, contingent upon submission of the required insurance and bonds; and authorize the Chief Financial Officer or her designee to sign the Contract, initial Guaranteed Maximum Price Authorization and all subsequent Guaranteed Maximum Price Authorizations for this project; or take other action as appropriate. (For possible action)

Summary:

On June 20, 2023, Board approved funding for the Opioid Treatment Center Project also known as the Clark County Rehabilitation Center in the amount of \$64,632,513. The funds will be distributed between Preconstruction and Construction Services. On December 22, 2025, Request for Proposal (RFP) No. 607802-25 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 Clark County Rehabilitation Center.

Proposals were received from the following firms: CORE West, Inc. dba CORE Construction (NBE), Korte Construction Company dba The Korte Company (NBE), McCarthy Building Companies, Inc. (NBE), Rafael Construction Inc. & MB Contractors, Inc., (NBE), Sletten Construction of Nevada, Inc. (NBE), Suffolk Construction Company, Inc. & M.J. Dean Construction, Inc. (NBE), The PENTA Building Group, LLC (NBE), and The Whiting-Turner Contracting Company (NBE).

An Ad-Hoc Committee comprised of 4 individuals from Clark County Real Property Management, Clark County School District, City of Henderson and a representative from Gensler Architecture Design & Planning, P.C. reviewed and evaluated the proposals. After the evaluation, the Ad-Hoc Committee ranked the firms in the following order: McCarthy Building Companies, Inc., The PENTA Building Group, LLC, CORE West, Inc. dba CORE Construction,

The Whiting-Turner Contracting Company, Sletten Construction of Nevada, Inc., Korte Construction Company dba The Korte Company, Suffolk Construction, Inc. & M.J. Dean Construction, Inc., and Rafael Construction, Inc. & MB Contractors, Inc.

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: McCarthy Building Companies, Inc., The PENTA Building Group, LLC and CORE West, Inc. dba CORE Construction.

The Ad-Hoc Committee recommended the selection of McCarthy Building Companies, Inc.

The selected firm will provide preconstruction services for Clark County Rehabilitation Center. The project site consists of approximately 14.3 acres and will be used for a proposed Clark County North Valley Rehabilitation Center.

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 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

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The recommendation of award is in accordance with NRS 338.16935, contract between construction manager at risk for certain preconstruction services. Pursuant to internal policies and procedures, Clark County solicited these services through the RFP process.



KEVIN SCHILLER
County Manager

RFP NO. 607802-25
 CLARK COUNTY REHABILITATION CENTER
 ATTACHMENT 1 – EVALUATION SUMMARY

WRITTEN PROPOSALS:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Total Average Score	Ranking
McCarthy Building Companies, Inc.	66	69	61	68	85.05	1
The PENTA Building Group, LLC	48	63	54	67	82.81	2
CORE West Inc., dba CORE Construction	52	73	61	67	81.56	3
The Whiting-Turner Contracting Company	61	36	64	68	78.61	4
Sletten Construction of Nevada, Inc.	53	47	57	68	78.26	5
Korte Construction Company, Inc. dba The Korte Company	36	30	49	55	72.50	6
Suffolk Construction Company, Inc. & M.J. Dean Construction, Inc.	33	48	41	63	63.84	7
Rafael Construction, Inc. & MB Contractors, Inc.	37	20	49	54	60.18	8

ORAL PRESENTATIONS:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Total Average Score	Ranking
McCarthy Building Companies, Inc.	92.00	92.00	85.00	87.00	89.00	1
The PENTA Building Group, LLC	74.00	86.00	90.00	89.00	84.75	2
CORE West Inc., dba CORE Construction	34.00	78.00	73.00	69.00	63.50	3