

# AGENDA ITEM DEVELOPMENT REPORT

OFFICE OF THE COUNTY MANAGER  
CLARK COUNTY, NEVADA

**AIDR No.:** 3701

KEVIN SCHLLER  
County Manager

JESSICA L. COLVIN  
Chief Financial Officer

ABIGAIL FRIERSON  
Deputy County Manager

LES LEE SHELL  
Deputy County Manager

RANDALL J. TARR  
Deputy County Manager

JEFFREY M. WELLS  
Deputy County Manager

Date: 12/15/22

Agenda Date: 1/3/23

Originating  
Department: Administrative Services / Purchasing

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

**Issue: APPROVE SELECTION AND AWARD**

## **Subject/Title:**

RFP 606098-22; Pre-Construction Services for Clark County Detention Center: South Tower Facility Renovations

## **Recommended Action:**

Approve the selection of, and the Contract with Sletten Construction of Nevada, Inc. for RFP No. 606098-22; for Pre-Construction Services for Clark County Detention Center: South Tower Facility Renovations, contingent upon submission of the required insurance; and authorize the Chief Financial Officer or her designee to sign the Contract; or take other action as appropriate. (For possible action)

## **Summary:**

On July 18, 2022, Request for Proposal (RFP) No. 606098-22 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 Detention Center: South Tower Facility Renovation.

Proposals were received from the following firms: CORE Construction (NBE), Monument Construction (NBE) and Sletten Construction of Nevada, Inc. (NBE)

An Ad-Hoc Committee comprised of 7 individuals from Clark County Real Property Management, Las Vegas Metropolitan Police and representatives from O'Connor Construction Management, Inc. and JMA Architecture Studios reviewed and evaluated the proposals. After the evaluation, the Ad-Hoc Committee ranked the firms in the following order: Sletten Construction of Nevada, Inc., Core Construction and Monument Construction.

Subsequent to the evaluation of the written proposals, 2 firms were selected for oral presentations, the Ad-Hoc Committee ranked these short-listed firms in the following order: Sletten Construction of Nevada, Inc. and Core Construction.

The Ad-Hoc Committee recommended the selection of Sletten Construction of Nevada, Inc.

Following are the evaluation criteria and point values.

	SHORT LIST SELECTION EVALUATION CRITERIA SCORING	POINTS
A.	Cover Letter	PASS/FAIL
B.	Organizational Information	5
C.	Compliance with County Contracts	5
D.	Affidavit of Eligibility for Preference in Bidding and Certificate of Eligibility	5
E.	Disclosure of Ownership Form	PASS/FAIL
F.	Project Experience	30
G.	Key Personnel	30
H.	Past Performance	20
I.	Safety Program	5
	<b>TOTAL</b>	<b>100</b>

Round 2 Evaluation Criteria:

	ROUND 2 EVALUATION CRITERIA SCORING	POINTS
A.	Mandatory Site Visit	PASS/FAIL
B.	CMAR Preconstruction Services Fee Proposal	20
C.	Project Implementation Plan	40
D.	Presentation	40
	<b>TOTAL</b>	<b>100</b>

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

  
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KEVIN SCHILLER  
County Manager

RFP NO. 606098-22 CLARK COUNTY DETENTION CENTER: SOUTH TOWER RENOVATION  
 ATTACHMENT 1  
 Evaluation Summary

WRITTEN PROPOSAL:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Evaluator E	Evaluator F	Evaluator G	Total Average Score	Ranking
Sletten Construction of Nevada, Inc.	74	85	85	75	75	75	63	91	1
CORE Construction of Nevada	70	81	83	69	72	71	57	86.86	2
Monument Construction	4	4	7	10	7	3	2	20.29	3

ROUND 2 EVALUATION:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Evaluator E	Evaluator F	Evaluator G	Total Average Score	Ranking
Sletten Construction of Nevada, Inc.	93	93	92	94	93	92	92	92.71	1
CORE Construction of Nevada	83.61	83.61	79.61	83.61	83.61	81.61	82.61	82.61	2

RFP NO. 606098-22 CLARK COUNTY DETENTION CENTER: SOUTH TOWER  
RENOVATION  
ATTACHMENT 2  
Ad-Hoc Committee Members

**Evaluator A** – Current position is Project Manager/Director/Principal in a private firm with over 23 years of construction related experience. Held the positions of Project Architect, Designer and Assistant Project Manager. Degrees include Master of Architecture and an Associate Degree in Electrical Engineering Technology. I am currently a licensed Architect in the state of Nevada, with NCARB and LEED AP certifications.

**Evaluator B** – Design & Construction Administrator, Design & Construction Division for Clark County Department of Real Property Manager. Previously Architectural Project Manager 7 years and Construction Estimator & Designer for 1 year. Bachelors of Design in Architecture.

**Evaluator C** – Current position is Construction Project Management Supervisor with RPM Design and Construction. Previous to this position, worked as a Design & Construction Administrator with the same Department for 4 years. Over 25 years of experience in Construction Management overseeing some large scale construction projects and selection of Contractors.

**Evaluator D** – Employed with LVMPD since 1999 and have been a Corrections Sergeant for over 15 years. Currently the Sergeant over the Projects Section that manages the construction/renovation projects that occur within the Clark County Detention Center. Involved with the construction of the North Valley Complex, North Tower Renovation Phase I and North Tower Renovation Phase II. Additionally, I was a member of the evaluation team for both phases of the North Tower Renovation.

**Evaluator E** – Employed with LVMPD since 1999 and have been a Corrections Officer for over 23 years. Currently a member of the Projects Section that manages the construction/renovation projects that occur within the Clark County Detention Center and have held this position for over 6 years. In the Projects Section, involved with the North Tower Renovation, as well as many other projects that have taken place within CCDC facilities. Familiar with safety procedures/concerns involved in construction in a corrections environment as well as Phasing/displacement as it relates to these types of jobs.

**Evaluator F** – Currently the RPM Maintenance and Operations Supervisor for the Clark County Detention Center. 27 Years of Facilities Maintenance and Operations to include 8 yrs. As a SR. Facilities Engineer in a local hotel and casino. 13 yrs. of supervisory experience in both the private sector and at the Clark County Detention facility. Multiple occasions of being involved in the design review of new construction and renovations. All experience related to large commercial builds in both the private sector and government facility construction. College Credits include IBC, Urban Planning and development, Blueprints and Schematics, Domestic Refrigeration, HVAC Theory and Electrical for HVAC, Fiber Optic cabling and installation, Steam Plant operations. Certifications: Universal HVAC, Steam Plant and Boiler operations, Fiber Optics.

**Evaluator G** – Construction professional with 30 years of experience in cost, schedule and project management. Bachelor of science degree in construction management. Project experience with multiple correctional facility and complex renovation projects ranging greater than \$500 million in value.