

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Les Lee Shell, Deputy County Manager
Lisa Kremer, Director of Real Property Management

Recommendation:

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 Renovation, 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)

FISCAL IMPACT:

Fund #:	4160.00	Fund Name:	Special Ad Valorem Capital Projects
Fund Center:	1120820001	Funded PGM/Grant:	RP.D0920057
Amount:	\$391,085		
Description:	Clark County Detention Center: South Tower Facility Renovation		
Additional Comments:	The total Contract award is estimated in the amount of \$391,085 and is only for the design phase of this project.		

BACKGROUND:

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. After the 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.

The selected CMAR will provide pre-construction services for Clark County Detention Center: South Tower Facility Renovation needed within the facility including chiller replacement, VAV replacement/repairs, elevator modernization, shower room remodels and electronic security system upgrades to meet future operational needs and regulatory requirements.

Cleared for Agenda

01/03/2023

File ID#

22-1832

Following 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 pertinent provisions of the Contract:

- The term of the Contract shall be 120 calendar days from the Notice to Proceed, unless such date is amended by the County.
- Includes the County's option to terminate for cause, convenience or default and suspend the Contract with advanced written notice.

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

Sletten Construction of Nevada, Inc. currently holds a Clark County Business License.