

**REQUEST FOR PROPOSALS  
FROM CONSTRUCTION MANAGER AT RISK FIRMS  
FOR THE CVMS MAJOR REPAIRS AND RENOVATIONS PROJECT**

**Project(s) Name:** CVMS MAJOR REPAIRS AND RENOVATIONS  
Estimated Building Area: Estimated 25% of site's 85,000 square feet total  
Estimated Construction Budget: \$2,700,000 - \$3,000,000

**Intent:**

It is the intent of this Request for Proposals (RFP) to solicit sufficient and verifiable information from prospective providers of Construction Manager at Risk (CMAR) services to provide experienced and expert services for DOUGLAS COUNTY SCHOOL DISTRICT's ("OWNER" or "DCSD") CVMS MAJOR REPAIRS AND RENOVATIONS Project located at 1477 Hwy 305, Gardnerville, Nevada 89410. Architects for this Project will be Tate Snyder Kimsey (TSK Architects).

**Description of Construction:**

Major repairs and renovations at Carson Valley Middle School ("CVMS") may include, but are not limited to, Single Point of Entry/Reconfiguration of Administrative Offices and Counselor's Area, Reconfiguration of Traffic Flow, Asphalt Paving Rehabilitation, Security Fencing and Exterior Security Lighting, Fire Alarm & Sprinkler Replacement and Code Update, Main Electrical Service Update, Network Rewiring, Repairing sections of Gym Floor, room(s) reconfiguration and access for ADA compliance, and Installation of Domestic Backflow. Owner will be responsible for Hazardous Materials Testing and Abatement, and currently anticipates that both testing and any subsequent required abatement of hazardous materials will be completed prior to construction.

**Description of CMAR services:**

The work that the OWNER expects the Construction Manager at Risk to perform during the pre-construction phase includes design assistance, budget verifications, construction systems or methods alternatives for "cost reduction" or "value added" purposes, construction scheduling, and phasing and execution logistics. It is currently estimated that Schematic Design will be completed prior to awarding the Pre-Construction Contract. It also includes providing the OWNER with bidding services and a Guaranteed Maximum Price (GMP) in accordance with NRS 338.1696. The work the OWNER expects the Construction Manager at Risk to perform during the construction phase is the construction of the work if the GMP can be agreed upon and the construction contract executed.

Proposed contracts for pre-construction and construction services, including the terms and general conditions of the contract, will be issued as part of the Request for Proposal Package.

**Proposal Due Date:**

Sealed Proposals must be received at the OWNER's Office located at 1638 Mono Avenue, Minden, Nevada 89423. by 3 P.M., on JUNE 24, 2016.

**Anticipated Schedule:**

The anticipated date for interviews for those selected for interview is JULY 21, 2016

The general time frame for pre-construction services will be from August 22, 2016 through June 10, 2016. The general time frame for construction will be from June 12, 2017 through October 31, 2017.

**Selection Criteria:**

A detailed list of the selection criteria and weighting of the selection criteria used to rank the applicants for both the proposal and interview will be issued as part of the Request for Proposal Package.

**Contact Information:**

Owner has posted the Request for Proposals package, including contracts and exhibits, on the District's website at:

<http://dcsd.k12.nv.us/main.aspx?pageid=262&lastpageid=143&lastpagename=Business Services>

Point of Contact:  
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The OWNER reserves the right to change the budgets and schedules indicated above.