# REQUEST FOR PROPOSALS

## City of West Wendover

## Fire Station and Community & Recreation Center

DUE: SEPTEMBER 30TH, 2021 AT 2:00PM MST

Seth Maurer, CORE President

CORE

tsk

Michael Clay CORPORATION

# VII.B
COVER PAGE

**30 September 2021**

City of West Wendover
Anna Bartlome
City Clerk
1111 N. Gene L. Jones Way
West Wendover, NV 89883

**SETH MAURER**, President
Principal Contact
5330 Reno Corporate Dr.
Reno, NV 89511
P: 775-750-1776
E: sethmaurer@coreconstruction.com
CORE

**KEVIN KEMNER**
Design Management Lead
225 S Arlington Ave., Suite A
Reno, NV 89501
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tsk

**MIKE SHEPPARD**
Cost Control/Budgeting Lead
8 E. Haskell St. #A
Winnemucca, NV 89445
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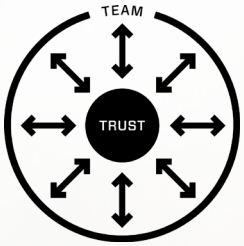
E: mike@michaelclay.com
Michael Clay CORPORATION

**Re: Request for Proposals Response**
**Fire Station & Optional Community and Recreation Center Design-Build**

**Dear. Anna Bartlome and Selection Committee Members,**

First and foremost, CORE Construction (CORE) and TSK Architects (TSK) are grateful for the opportunity to present our proposal to serve as your trusted Design/Build partner for the Fire Station and Optional Community and Recreation Center. We have had the opportunity to collaborate together as a Design/Build team, but more importantly, to collaborate with you, the Client, to gain a glimpse of your vision for this tremendous project that will benefit and serve the citizens of West Wendover for decades to come.

Here are a few reasons why we believe CORE|TSK is best suited to serve the City of West Wendover and exceed your expectations with a very unique and special building experience:




**CULTURAL ALIGNMENT:** There are good projects and there are exceptional projects. The primary differentiator between a good project and an exceptional project isn't related to lines on paper or how the parts & pieces are assembled – the key lies with how culturally aligned the PEOPLE involved in the project are. We believe that CORE|TSK and West Wendover's culture and values are very much in alignment with each other leading toward the promise of developing an exceptional project together.

**HONORING YOUR PRIORITIES:** Over the last several weeks, we have digested your documents and asked questions from which we received tremendously valuable and insightful feedback. We have listened and understand your objectives.

| | | |
|---|---|---|
| **Cost Efficiency** | **Engaging the Community** | **Enhanced Employee Well Being** |
| **Quality AND Value** | **Warm and Welcoming** | **Flexible & Adaptable** |
| **Low Maintenance** | **Safe Environment** | **Resilient, Maintainable, Durable** |
| **Sustainability \| Energy Efficiency** | **Resource Conscious** | **Transparency** |

Through thoughtful design, diligent preconstruction professional services, and operational excellence during construction, the CORE|TSK team has the capacity, experience and resources necessary to maximize your priorities and deliver the best value to your overall program and budget.

**PUBLIC SECTOR EXPERIENCE:** The teaming of CORE|TSK merges the experience of two of the most successful and highly respected public facilities Builders and Designers in Nevada. Both of our firms have made a concerted strategic effort to know, understand, design, and build for public sector agencies. We understand the process that public sector agencies have to go through to procure public works projects as well as the level of scrutiny public agencies are under when utilizing public funds for capital improvements. It is our duty to assist you through these processes by providing the necessary documentation and presentation materials and support for your public meeting presentations. Our firms have a shared commitment to provide the absolute best building experience and facilities for our public sector Clients.

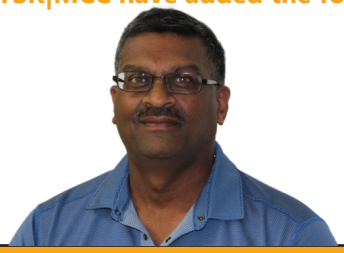
**CLIENT FOCUSED:** While we have a shared focus on designing and constructing public facilities, at the heart of our firms' relationship is a shared culture to provide the highest level of service to our Clients. Both CORE and TSK have made it our mission to deliver the facilities our Clients need to effectively serve our communities. We are not here to build monuments to ourselves as Designers and Builders, but rather are here to listen, learn, and bring our Clients' visions to life through exceptional service and world-class execution. Perhaps this alignment of philosophies is why CORE|TSK concentrate on the public sector, as it is the best sector to practice this philosophy of servant leadership and Client-based solutions in the design and construction of facilities that help our communities prosper.

Please accept this cover letter as our sincere commitment to serving the City of West Wendover through the design and construction of the Fire Station and Optional Community and Recreation Center. As leaders in our industry and in our community, CORE and TSK are grateful for the opportunity to be part of such a special project.

**Respectfully Submitted,**

**Seth Maurer**
**President**

**CORE|TSK|MCC have added the following firms to our team since our original SOQ submission:**



## SUMMIT ENGINEERING

**CONTACT:** Nitin I. Bhakta, PE - VP Engineering
**ADDRESS:** 1150 Lamoile Hwy. Elko, NV 89801
**PHONE:** 775-738-8058
**EMAIL:** nitin@summitnv.com
**Services:** Survey, Geotechnical Investigation, Civil Engineering

**EXPERIENCE:** 24 years
**EDUCATION:** B.S. Mechanical Engineering, University of Nevada, Reno; A.A.S. Pre-Engineering, Great Basin College

Mr. Bhakta has been in responsible charge of numerous road reconstruction, design and commercial civil engineering improvement projects. Responsibilities include project management, tentative and final map design, site grading, roadway design, storm and sanitary sewer design analysis, hydrology reports, site utility design, and permitting with local and state government agencies.

**SIMILAR EXPERIENCE:**

1. City of Elko, Idaho Street Reconstruction
2. City of Elko,Waterline Project Ph. 2
3. Cambridge Estates Elko Subdivision
4. Ruby Mountain Peaks Elko Subdivision

## KIMLEY-HORN

**CONTACT:** Matt Myres, PE - Mechanical Engineer
**ADDRESS:** 5370 Kietzke Ln. Ste. 100
Reno, NV 89511
**PHONE:** 775-636-7835
**EMAIL:** Matt.Myres@kimley-horn.com
**SERVICES:** Structural, Mechanical, Plumbing Engineering

**EXPERIENCE:** 26 years
**EDUCATION:** B.S. Mechanical Engineering, University of Nevada, Reno

Matt's responsibilities include, but are not limited to, determining and specifying climate zoning requirements for the energy models; performing heat load calculations for building load and system calculations for indoor heating and cooling systems, outdoor snowmelt zones, specialty source capture exhaust systems; and performing frictional loss calculations for piping/air duct systems, domestic plumbing systems including backflow prevention, water, waste, vent, and natural and LPG gas systems.

**SIMILAR EXPERIENCE:**

1. NDOT, Tonopah Maintenance Facility Boiler
2. City of Goodyear, Recreation Master Plan
3. Reno VA Hospital Chiller, Boiler, and Air
4. Sparks Fire Station 1 HVAC Feasibility Study

## JENSEN ENGINEERING

**CONTACT:** George Jensen, PE - Electrical Engineer
**ADDRESS:** 9655 Gateway Dr. Ste. A
Reno, NV 89521-2968
**PHONE:** 775-852-2288
**EMAIL:** jeneng@nvbell.net
**SERVICES:** Electrical Engineering

**EXPERIENCE:** 20 years
**EDUCATION:** B.S. Electrical and Electronics Engineering, University of Nevada, Reno

George's responsibilities include work on many types of electrical construction projects which include planning, design, and construction administration. He is also available to perform inspections and investigations of existing electrical systems.

**SIMILAR EXPERIENCE:**

1. Washoe County District Courts, Courtrooms and Chambers
2. Washoe County Sheriff's Office Administration Renovation Ph 1
3. Washoe County Sheriff's Office Administration Renovation Ph 2
4. Truckee Meadows Fire & Rescue, Station 33

*Additional resumes from added firms listed above available upon request.

# VII.C.1
# OVERALL MANAGEMENT APPROACH

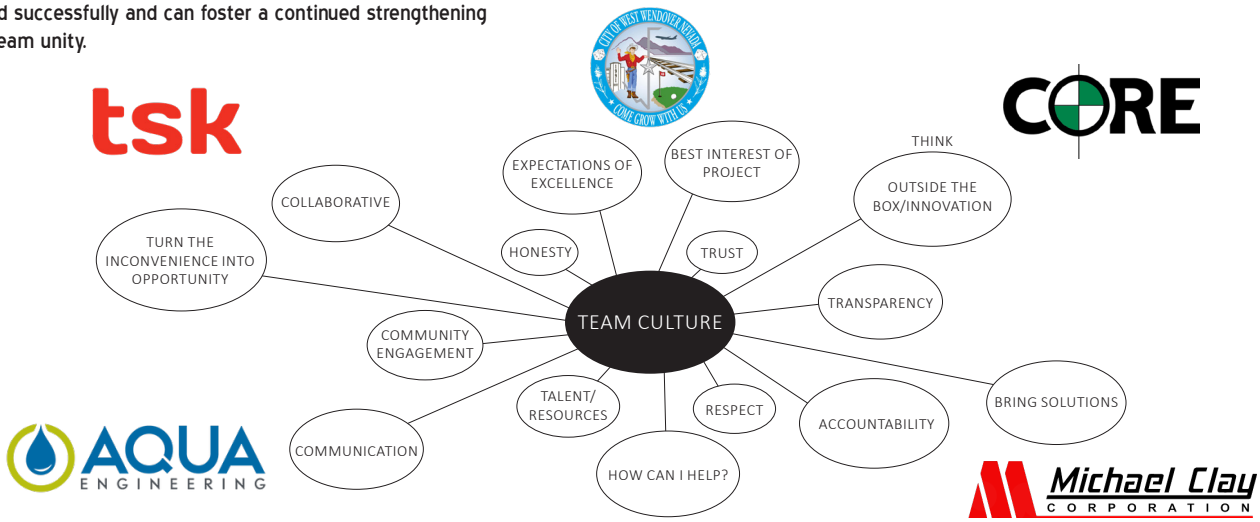
# VII.C.1 - OVERALL MANAGEMENT APPROACH

**a. Describe the Finalist's overall management approach to the Project. In responding to this evaluation factor, Finalists shall identify five (5) key issues, risks, and challenges to the Project, and, for each issue or challenge identified, describe how to mitigate its potential negative impacts (i.e., risk mitigation strategy) and any unique approaches or strengths the Finalist may have to implement such mitigation strategies.**
**b. Project Goal Number 3 (High Functioning Team) is to create a high functioning, collaborative and integrated team as early as possible and for City Staff to be a part of that team.**

## 1. OVERALL MANAGEMENT APPROACH

Our overall approach will be founded in our shared culture of Servant Leadership, value for the Team, and Trust in one another while delivering a final product that the community of West Wendover can be proud of for generations to come.

In order to accomplish this objective, it is imperative that Project Goal Number 4 (High Functioning Team) is not only met but exceeded. CORE, TSK and MCC are in the business of designing and constructing projects that change the landscape of our communities and the lives of those who live in our communities - a business that we are passionate about and enjoy deeply. We have fun doing what we do, and we believe our Clients should have fun during the process as well. Establishing an atmosphere of team unity starts with setting the tone with a productive team culture. We have found great success in making Team Culture a leading topic on our kick-off meeting agenda. This time in spent discussing what team culture looks like for each member of the team and establishing expectations for how to build and maintain this culture. To start, we must **choose** to trust in one another. Then, we must follow through on fulfilling our promises to **maintain** that trust. Our team will experience successes and good times, but there will also be a time for challenging discussions and difficult decisions to be made. Both sides of this spectrum can be managed successfully and can foster a continued strengthening of the Team unity.




When appropriate, we have also hosted specific Teaming meetings with the appropriate project stakeholders facilitated by an independent coaching expert. These third-party coaches have a unique ability to independently introduce and encourage productive dialogue among the team in a fashion that an individual or organization directly connected to the project cannot objectively or impartially provide. Our team strongly believes in the value of a truly integrated and collaborative team, and we will go to whatever lengths necessary to foster a cohesive team environment.

The CORE|TSK|MCC team understands that, while we are the only Nevada based firms proposing on this project, we are at a disadvantage geographically due to the closer proximity of our Utah based competition to the City of West Wendover. Our commitment to Nevada Qualification Based Selection (QBS) Public Works projects (and public safety / community-oriented projects in particular) is all the conviction we need to serve the City of West Wendover with our available resources through collaborative meetings and interaction. While we have the resources and capacity to meet virtually via MS Teams or Zoom, we are committed to meeting with the City and other subconsultants in person as often as necessary.

CORE's primary business model is serving as a General Contractor on QBS projects (CMAR, Design-Build), but we have also served as a Construction Manager (CM) / Owners Representative for several public and private sector clients. We know and understand what it is like sitting on the other side of the table representing the best interest of a public agency. As a result, we are committed to partnering with the City of West Wendover's CM / Owners Representative to transparently communicate information and collaboratively partner together to bring the vision of this project into reality.

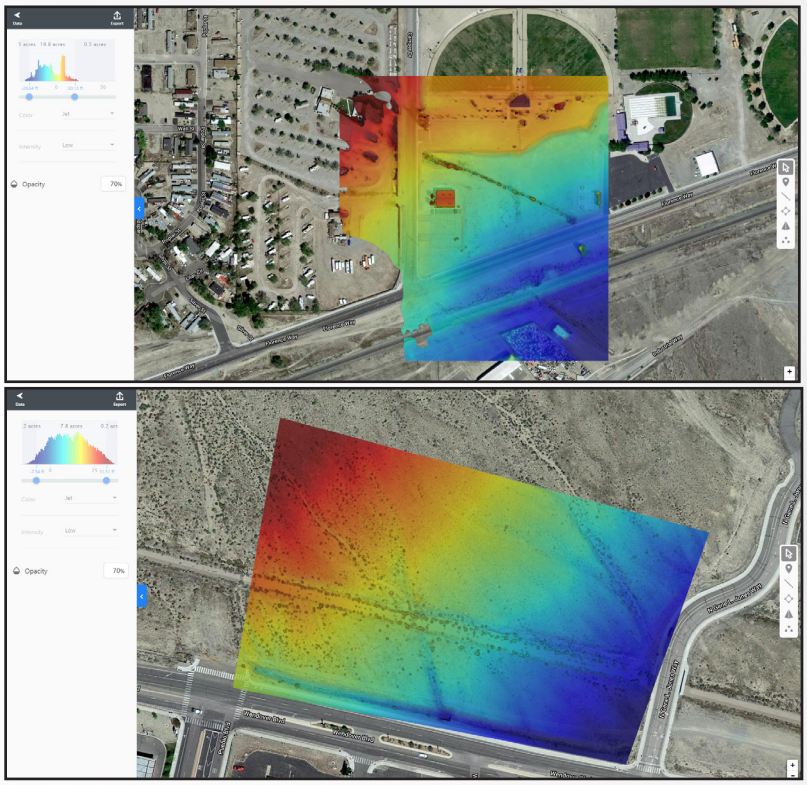
## CHALLENGES AND OPPORTUNITIES:

**BUDGET AND SCOPE ALIGNMENT:** The most evident challenge associated with your project is the ability to maximize the program and deliver a 100-year building with the limited amount of available funding. We will scour through every design, material, equipment, and structure type options possible to collaboratively come to consensus on what brings the best value to the City of West Wendover. TSK, CORE and MCC have no ego invested in our projects, and we have no desire to design and construct a shrine to memorialize our ability at the cost of our Nevada public agencies. TSK has a staff of incredibly creative and talented architects that have a proven track record of designing very cost-efficient buildings that also embrace a wonderful architectural aesthetic. CORE and MCC have local and national resources which will be necessary to research, investigate and implement unique building means and methods to complement a cost-efficient project that is also durable, reliable, and functional.

**SITE CHALLENGES:** We understand that the Fire Station site has some topography challenges associated with the building placement. We have performed a drone laser scan analysis of the site to better understand the current conditions. This information gives us the ability to analyze the cut-to-fill earthwork operations as well as site utility considerations in an effort to place the structure in the most cost efficient and practical location for the West Wendover Fire Department.

In addition, we understand that the Community & Recreation Center site may present some challenges due to its constrained boundaries. Our team is experienced at designing public sector projects on tight sites, and our approach when working under such constraints is to maximize the efficiency of the building footprint while maintaining the requirements of the building and site program. Community Centers require significant parking space allocation which can exacerbate the challenge of a tight site. Design efficiency is the key to overcoming this challenge which requires creative thought, input and buy-in from all project stakeholders.

**DURABILITY / RELIABILITY:** The City of West Wendover has been plagued by inheriting buildings that are intended to be temporary but have turned into undesired permanent facilities. We understand that the City has a vision and a Master Plan for West Wendover which will change the nature of the built environment. As such, this first step toward realizing the Master Plan must be executed precisely to construct a project that will reliably serve the community for years to come.



Aerial Topography Scan of Fire Station Site

Designing a facility that is cost efficient yet durable is achieved by creatively integrating appropriate structure types, systems, and materials. The Boys & Girls Club of Winnemucca is a relevant case study where the project was composed of multiple Pre-Engineered Metal Buildings (PEMB) and structural masonry. The PEMB's are tremendously cost efficient to construct and operate very efficiently with their thermal insulation properties. Selecting mechanical, plumbing and electrical systems that require minimal maintenance and have readily available components (filters, fans, valves, etc.) will also be necessary to develop a resource conscious facility.

**MARKET ACUITY / SUPPLY CHAIN:** In this volatile construction market, we are constantly monitoring the current environment and forecasting the future market conditions to dynamically respond and accurately forecast material costs and lead times. With construction materials such as steel, wood, precious metals, and others at an all-time high, it is crucial to know when to procure materials to meet the projects budget and to meet delivery dates that align with the project schedule. Recently, our team has taken several field trips direct to the manufacturing facilities to get cost and schedule information directly from the source. As a national builder, we leverage our resources and buying power to ensure that materials for our projects are placed in the queue at the appropriate time and not pushed aside for other projects such as Amazon distribution centers or tech-sector data centers. Traditionally, we would wait until the GMP is established and trade partners are on board to release materials like steel joists & decking for fabrication. Current lead times for steel joists & decking are pushing 10 to 12 months from point of release to delivery on site. The majority of our projects cannot accommodate such a long lead time so we have had to release various material and equipment purchases very early in the design stage (30% DD's). The design can still evolve, but getting the project in the queue at this stage has proven to salvage project schedules for several of our clients to date.

Our team has taken the time to visit various Trade Partners, discussing items such as future material availability


## SUPPLY CHAIN

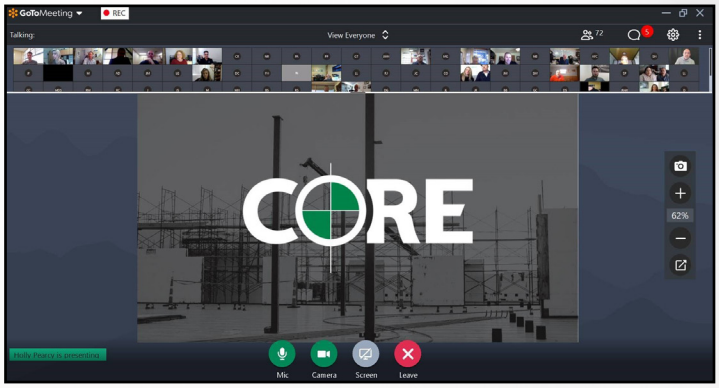
Understanding the needs of a rapidly changing construction market in the face of a world-wide pandemic, massively growing consumer demand, and labor shortages, CORE created the position of National Director of Supply Chain to support the company's Regional Team to manage these challenges.

- Central location in TX in the hub of national warehousing and distribution
- Manage overall supply chain and logistics strategy
- Communicate regularly and directly with logistics providers, manufacturers, and distributers
- Collaborate with regional operations for procurement, planning, logistics, and warehousing
- Enhance process efficiency and productivity
- Identify bottlenecks and implement solutions in a timely manner

| COMMODITY | PRICE (1 YR) | INVENTORY HEALTH | DELIVERY | COMMENTS |
|---|---|---|---|---|
| FUEL | 27% ^ | | | Increase demand, no significant delivery concerns |
| NATURAL GAS | 167% ^ | | | Increase demand, no significant delivery concerns |
| PROPANE | 128% ^ | | | Rapid rebound, production, delivery remains a concern |
| ALUMINUM | 24% ^ | | | High demand, lingering tariffs, international constraints |
| COPPER | 49% ^ | | | Major impact to supply, availability squeeze commitment |
| COLD ROLLED STEEL | 75% ^ | | | Recovery demand, recovering supply, 12 months |
| HOT ROLLED STEEL | 66% ^ | | | Recovering demand, significant chokehold for joist + deck |
| CAST IRON | 38% ^ | | | High demand, but major foundries operational |
| GENERAL LUMBER | 29% ^ | | | CA+NW fires, significant backlog at mills |
| PLYWOOD | 53% ^ | | | CA+NW fires, significant backlog at mills |
| HARD WOOD FLOORING | 8% ^ | | | Slightly longer lead times, nothing significant |
| GENERAL MILLWORK | 5% ^ | | | Lingering manufacturing backlog and manpower |
| READY MIX CONCRETE | < 1% ^ | | | No disruption |
| CONCRETE BLOCK | 4% ^ | | | Minimal disruption on standard runs |
| GYPSOM PRODUCTS | 7% ^ | | | High demand |
| GLASS | 3% ^ | | | Minimal disruption |

AVAILABLE ADEQUATE CRITICAL

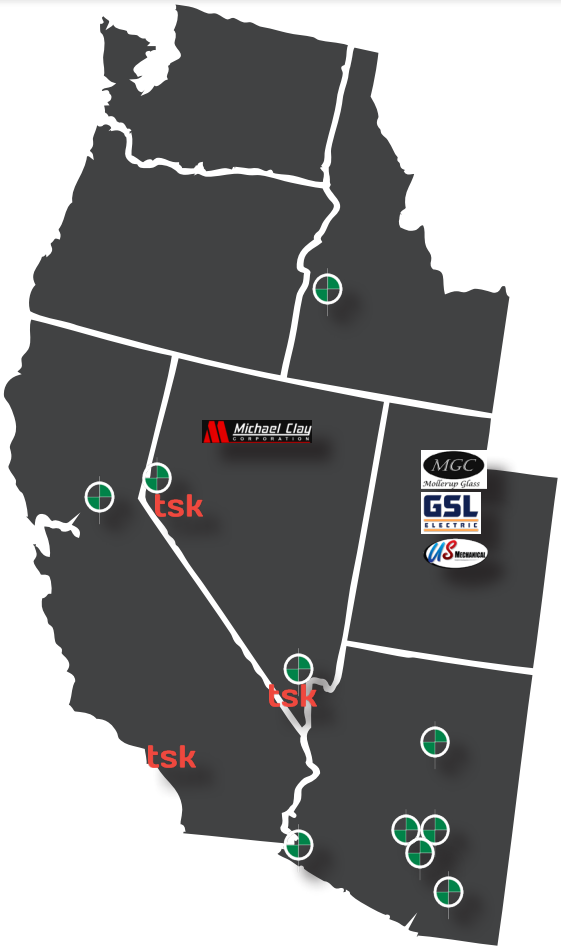
In-house and Virtual Trade Partner Outreach Fairs


**TRADE PARTNER ENGAGEMENT / LABOR RESOURCE AVAILABILITY:**
Securing reliable qualified Trade Partners in our current market is a significant challenge that needs to be taken very seriously and planned for very early on. Compounding the market wide challenge is the fact that West Wendover is remotely located in eastern Nevada.

At CORE, we understand that the success of our projects largely depends on how well our Trade Partners are able to perform. Accordingly, we go to great lengths to set our Trade Partners up for success by over-communicating expectations of the project, providing advance notice regarding schedule and manpower expectations, issuing prompt payment for work put in place, and instilling a culture of respect and trust among the team. The result of these efforts is a strong base of trade partners from our western states region who trust in CORE and the high level of project delivery we put forth on every project.

CORE West has offices in Reno (NV), Las Vegas (NV), Boise (ID), and Auburn (CA), and our network of subcontractors extends from the Bay Area to Colorado, and from Phoenix (AZ) to Spokane (WA). Many of our trusted Trade Partners are headquartered out of Salt Lake City (UT) within close proximity to West Wendover. We are confident that our prequalification process and our wide network of trusted Trade Partners can bring more qualified Trade Partners to your project than any of our competitors to help foster a competitive bidding environment as well as mitigate any labor resource availability challenges to the greatest extent possible.




## TRADE PARTNER REFERENCES

**Mollerup Glass Co**
851 550 W
North Salt Lake, UT 84054
Brad Crocker
P: 801.712.6456
E: bcrocker@mollerupglass.com

**US Mechanical Contractors**
411 South 640 West
Pleasant Grove, UT 84062
Brad Bylund
P: 801.785.6028
E: bbylund@usmechanicalllc.com

**GSL Electric**
8540 Sandy Pkwy
Sandy, UT 84070
Tom Ewing
P: 801.565.0088
E: rtewing@gslelectric.com

# VII.C.2
# DESIGN DEVELOPMENT

**a. Explain the Design-Build Team's approach to exceed Project Goal Number 1.**
**b. Describe at least three specific strategies and design ideas for exceeding Project Goal Number 1.**
**c. Identify the challenges in developing the design for the Project and explain how the Design-Build Team will address those challenges.**
**d. Explain how the Design-Build Team will communicate and collaborate with the City Staff and various stakeholders and ultimately integrate their input into the design of the Project.**

## 2. DESIGN DEVELOPMENT

**Project Goal #1** emphasizes the City's desire for designs that are efficient, highly functional, and maximize the value of the City of West Wendover's capital and operational resources. Our team's approach, based on the collaboration and input of all project stakeholders, is a proven path to achieve building designs that exceed the City's goals. In response to the request that we describe three strategies to exceed **Project Goal #1,** the following outline critical first steps to ensure that your project meet this objective:

1. Conduct a project kick-off meeting that establishes clear goals for each project based on City of West Wendover's expectations, needs and resources. These will serve as the design objectives that the CORE|TSK|MCC team will work towards.
2. Maintain an integrated Design team throughout design process. Integrating CORE|TSK|MCC team members in the design process from the initial programming/scoping meetings through construction documentation enables the team to assess project costs throughout the design process and balance the cost of construction against design goals. It will also enable the team to identify project delivery opportunities in a timely manner and incorporate them in the project.
3. Align scope and building design to budget at start of design rather than the design midpoint. For these projects, success means designing to the budget, not budgeting to the design. The CORE|TSK|MCC will assess the stated budget's against current building costs and costs for similar structures prior to the project kick-off. This cost assessment will then be used to refine project program/scope is in alignment with the project budget.

Every project has opportunities and challenges. We believe that the following represent the two most significant challenges during the design development of these projects:

1. While this solicitation was issued as a single RFP, it is in reality two projects that have separate challenges, and will require their own design approach and schedule. Not only do these projects have separate timelines, they will involve different using and community groups as well as potentially different funding sources. In response, TSK has formed two separate Design teams for this effort, each with unique skills and experience to meet the project(s) challenges.
    a. Based on information received from the City, as well as from the interactive meeting, we understand that the fire station has well defined programmatic needs and a functional criteria. However, this project also incorporates an aggressive schedule. The well-defined program will allow our team to "fast start" design development , working with the integrated Design Team and City to develop an efficient and cost effective plan based on construction systems and delivery.
    b. The Community Center, on the other hand, has a longer list of programmatic desires that will require a lengthier programming schedule, and user/community engagement to develop a design that meets the City's resources. The community center Design team will work with the City and community through workshops and public outreach to craft a project program and scope that balances community needs against project funding. The goal of this effort is to achieve consensus among all stakeholders and project support. CORE's Preconstruction team will be involved in this effort and will guide the team's understanding of project costs.
2. In our current economy and construction climate, the project budgets defined by the City will require careful management to ensure successful designs are developed. CORE|TSK|MCC will fully assess the typical costs associated with each project and use type. We will use these cost models to inform design as well as assess more effective construction alternatives.

Our team's approach to project design and delivery is based on the collaboration and input of all project stakeholders and ensures that the client is an equal partner in the design process. Key aspects of this approach include:

1. Begin each project with a kick-off meeting where we confirm or establish project goals, schedules and identify key participants and their responsibilities. City participants for each project will include an executive-decision making team tasked with approving project developments.
2. Establish a project schedule to ensure that participants are available for workshops and presentations. Our anticipated timelines for project development are described within the included schedule.
3. Workshop-based design development - During initial programming and design phases, TSK prefers to develop projects through in-person workshops rather than formal presentations and Client review. This dynamic setting allows for timely Client feedback and develops creative solutions to unique challenges.
4. For all project communications, we will identify a designated point of contact who will be responsible for tracking and recording all communications. For TSK, that is typically the Project Manager. The Project Manager is also responsible for managing the project schedule and issuing project updates.
5. The CORE|TSK|MCC team will also uses a number of online tools for communications, sharing and recording comments. This includes Procore a project management platform and Bluebeam, a collaborative platform for sharing and reviewing project development.
6. Establish a public outreach plan and schedule. TSK regularly participates in public outreach and is accomplished in developing visual graphic content necessary for communicating to the community at large.

# VII.C.3
# SCHEDULING, SEQUENCING, AND PROJECT MANAGEMENT

# **VII.C.3** - SCHEDULING, SEQUENCING, AND PROJECT MANAGEMENT

**a. Provide a scheduling and sequencing approach for both the Fire Station and the optional Community and Recreation Center that will meet or exceed project goals and that delivers the projects efficiently with the best value.**
**b. Provide a high level design and construction schedule for the Project,**
**c. Provide a proposed Level of Effort for the Phase 1A**
**d. Identify the challenges in the topics noted above and explain how the Design-Build Team will address those challenges.**
**e. Provide details regarding the tools used in this process and how those tools will assist the Design-Builder in achieving those goals**

### 3. SCHEDULING, SEQUENCING, AND PROJECT MANAGEMENT

**SCHEDULE & SEQUENCING APPROACH**

Through our individual and collective experiences, our team is uniquely qualified to understand and respond efficiently to the City's needs for planning, design, and construction of the Fire Station and Optional Community and Recreation Center facilities. Best Value can and will be achieved for the City through proper planning, clear communication, efficient execution, detailed documentation, and mutual accountability. The CORE-TSK design build team have developed a project approach to provide best value through maximizing efficiencies while minimizing overall contract time. While this initial plan requires refinement from the owner and end users, the strategies that follow will be utilized to achieve and exceed project goals.

Understanding the immediate need and funding status of the Fire Station project, while keenly aware of the USDA grant financing process, our team will provide the team and necessary manpower to keep both projects moving forward. The Community Center will take significantly more time to address programming needs, obtain Community feedback and buy-in, all while addressing funding requirements, which CORE can and will assist with. Ultimately, our team anticipates that there will be little to no overlap with construction activities from both projects avoiding a conflict with trades or create competing manpower issues between the two projects. CORE anticipates that there will be a minimum of two GMPs, one for each project. However, depending on final phasing of the projects and working with the City, there may be more.

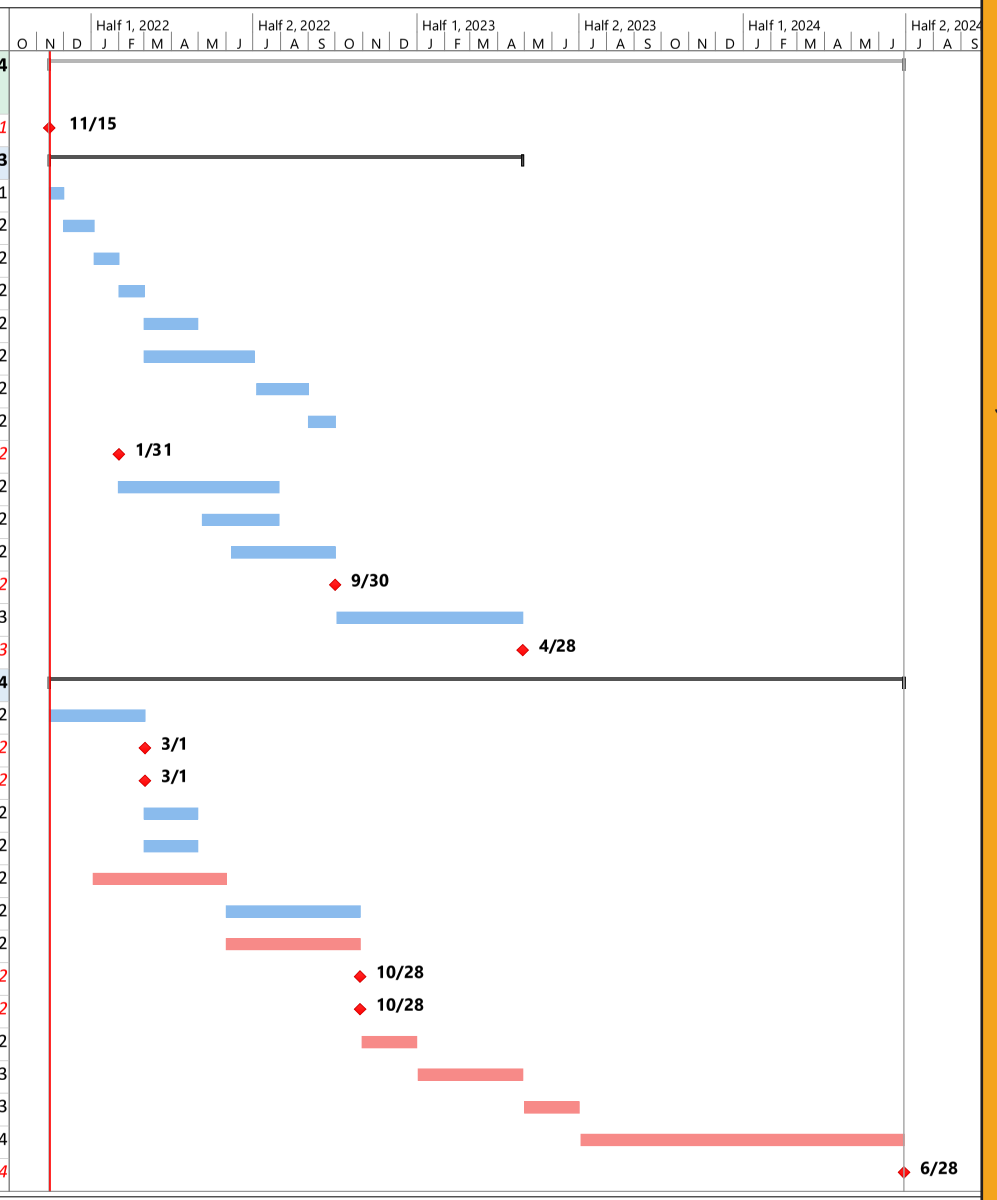
The initial course of action for development of the Fire Station schedule was to work the overall timetable forward and backward to identify several critical milestones that act as gatekeepers to the success of the project. While we have a critical path for the overall project schedule that will run through pre-engineered metal building/

High Level Construction Schedule

CORE

West Wendover Design Build Step 2 Schedule

| ID | Task Name | Duration | Start | Finish |
|---|---|---|---|---|
| 0 | **West Wendover Design Build Step 2 Schedule** | **668 d** | **Mon 11/15/21** | **Fri 6/28/24** |
| 1 | *Project Award* | *0 d* | *Mon 11/15/21* | *Mon 11/15/21* |
| 2 | **FIRE STATION** | **371 d** | **Mon 11/15/21** | **Fri 4/28/23** |
| 3 | Scope Refinement | 10 d | Mon 11/15/21 | Tue 11/30/21 |
| 4 | Concept / Schematic Design | 22 d | Wed 12/1/21 | Mon 1/3/22 |
| 5 | Design Development | 20 d | Tue 1/4/22 | Mon 1/31/22 |
| 6 | CD's - Grading & Shell | 20 d | Tue 2/1/22 | Mon 2/28/22 |
| 7 | Permit - Grading & Shell | 44 d | Tue 3/1/22 | Fri 4/29/22 |
| 8 | CD's - Interior | 88 d | Tue 3/1/22 | Fri 7/1/22 |
| 9 | Permit - Interior | 42 d | Tue 7/5/22 | Wed 8/31/22 |
| 10 | Sub Procurement - Interior | 21 d | Thu 9/1/22 | Fri 9/30/22 |
| 11 | *Finalize GMP* | *0 d* | *Mon 1/31/22* | *Mon 1/31/22* |
| 12 | Order Pre-Engineered Metal Building | 128 d | Mon 1/31/22 | Fri 7/29/22 |
| 13 | Notice to Proceed - Site | 60 d | Thu 5/5/22 | Fri 7/29/22 |
| 14 | Structure Construction | 82 d | Tue 6/7/22 | Fri 9/30/22 |
| 15 | *Structure Complete* | *0 d* | *Fri 9/30/22* | *Fri 9/30/22* |
| 16 | Interior Construction | 148 d | Mon 10/3/22 | Fri 4/28/23 |
| 17 | *Fire Station Complete* | *0 d* | *Fri 4/28/23* | *Fri 4/28/23* |
| 18 | **COMMUNITY & RECREATION CENTER** | **668 d** | **Mon 11/15/21** | **Fri 6/28/24** |
| 19 | Scope/Program Refinement | 73 d | Mon 11/15/21 | Tue 3/1/22 |
| 20 | *Establish Scope Complete* | *0 d* | *Tue 3/1/22* | *Tue 3/1/22* |
| 21 | *Deliver ROM Cost* | *0 d* | *Tue 3/1/22* | *Tue 3/1/22* |
| 22 | Site Design | 44 d | Tue 3/1/22 | Fri 4/29/22 |
| 23 | Concept Refinement (3 Concepts) | 44 d | Tue 3/1/22 | Fri 4/29/22 |
| 24 | USDA Application Prep | 106 d | Mon 1/3/22 | Tue 5/31/22 |
| 25 | USDA Review | 106 d | Wed 6/1/22 | Fri 10/28/22 |
| 26 | Schematic / Design Development | 106 d | Wed 6/1/22 | Fri 10/28/22 |
| 27 | *Finalize GMP* | *0 d* | *Fri 10/28/22* | *Fri 10/28/22* |
| 28 | *Award* | *0 d* | *Fri 10/28/22* | *Fri 10/28/22* |
| 29 | Scope Review | 43 d | Mon 10/31/22 | Fri 12/30/22 |
| 30 | Construction Documents | 85 d | Mon 1/2/23 | Fri 4/28/23 |
| 31 | Permit | 44 d | Mon 5/1/23 | Fri 6/30/23 |
| 32 | Construction | 253 d | Mon 7/3/23 | Fri 6/28/24 |
| 33 | *Community & Recreation Center Complete* | *0 d* | *Fri 6/28/24* | *Fri 6/28/24* |




Task | Milestone | Summary | Project Summary | Deadline | Critical | Progress

VIEW 00 - OAC

Status Date: Mon 11/15/21 Printed Date: Sat 9/25/21

steel procurement and erection, we will also focus on the more conventional aspects of the build simultaneously to assure that the project schedule is the most optimum for a continuous flow of work from the day the team steps on site through until final completion. To create an efficient workflow, the team will breakdown the PEMB / Steel building, likely the apparatus bay and attached decon and workshop spaces, from the anticipated more conventional build of the living spaces. This will create more design and construction packages; however, it will allow for those separate critical paths to come together efficiently at the right time to cut down on wasted time on site. This quick distillation of project program, and aggressive early GMP development is critical to the successful deliver of the Fire Station project.

The team will need to work quickly with the City and Fire Department to finalize program and layout of the building. The CORE-TSK team is well suited to this quick pace and will work hand in hand during this time frame to efficiently craft the project's parameters. While there will still be some time to flush out the details of the rest of the design, a GMP will be required in February to allow for the procurement of the PEMB / Steel package in an effort to keep the entire project on schedule.

The PEMB / Steel portion of the building, due to the long lead times associated with its procurement in the current market, will dictate the overall project critical path through to its erection. Knowing that there is a six to eight month lead time from procurement to the time it lands on site to begin erection, this process must start as early as February to allow the two months necessary to erect the building before winter conditions hit the area. Simultaneous with this path, the CORE|TSK team will be working to develop two additional design and construction packages for the remainder of the building.

The first of these packages will be a site, structure and enclosure package which will run in parallel with steel procurement and beyond toward an early May construction start. This procurement path will then allow for structural and enclosure material procurement while grading activities are occurring with construction of the conventional portion of the building shell from June through September. While these construction activities are occurring the design team will complete the interiors package, giving the necessary time to work out details with the Client without rushing the creative process. By the time the shell is constructed, the team will be ready to flow right into rough-ins and interior construction build out of the project. Because the building envelope will be entirely constructed prior to winter, the team will be able to continue building through cold temperatures with minimal mitigating temporary conditions, saving the project money and time.

**APPROACH TO PHASE 1A**

The team's approach to phase 1A includes simultaneous efforts for both projects, though the level of effort will differ between the two. The Fire Station, as described in the previous section, will require a more immediate and intensive scope refinement and conceptual development process to allow for its aggressive design, procurement, and construction phasing. The Community Center will take more time up front to develop a final program that will meet the needs of the City and the Community while remaining in line with grant funding availability.

FIRE STATION

| TASK / ACTIVITY | MILESTONE / DURATION | DELIVERABLE | KEY TEAM MEMBER | RESOURCE LOAD (Hours) |
|---|---|---|---|---|
| KICK-OFF MTG | 1 day | N/A | Chris Lujan | 12 |
| SCOPE REFINEMENT | 10 days | Area Program/Typical Room Layouts | Chris Lujan | 80 |
| SCOPE PRESENTATION | 1 day | Scope/Budget Presentation | Chris Lujan/Michael Keller | 20 |
| CONCEPT DESIGN | 5 days | Preliminary Bldg & Site Plans | Chris Lujan | 80 |
| O/A/C MTG | 1 day | Project Review, Bldg Site Plan Review, Preferred Design Selected | Chris Lujan + Team | 20 |
| SCHEMATIC DESIGN | 5 days | Building and Site Plan Development | Chris Lujan | 80 |
| BLDG SYSTEMS/ COST REVIEW | 1 day | Review Project Costs and Systems | Chris Lujan/Michael Keller | 24 |
| SCHEMATIC DESIGN | 5 days | Develop Bldg Massing, Incorporate Identified Construction Systems | Chris Lujan | 120 |
| O/A/C MTG | 1 day | Project Progress Review | Chris Lujan + Team | 20 |
| COMPLETE SCHEMATIC DESIGN | 7 days | Schematic Design Submission | Chris Lujan | 120 |
| CLIENT APPROVAL | January 3, 2022 | Approved Program & Layout | | 576 Total Hours |

COMMUNITY CENTER

| TASK / ACTIVITY | MILESTONE / DURATION | DELIVERABLE | KEY TEAM MEMBER | RESOURCE LOAD (Hours) |
|---|---|---|---|---|
| KICK-OFF MTG | 1 day | N/A | Kevin Kemner | 12 |
| SCOPE PROGRAMMING MTG | 6 days | Conduct (6) Programming Workshops/Mtgs w/ Various Stakeholders | Kevin Kemner | 96 |
| PROGRAM REFINEMENT | 60 days | Collate Workshop Results, Develop Area and Functional Program | Kevin Kemner | 288 |
| SCOPE & BUDGET MTG | 1 day | Recommended Bldg Program + Budget | Kevin Kemner | 12 |
| O/A/C MTG | 1 day | Review Project Development | Kevin Kemner + Team | 12 |
| SITE DESIGN (USDA GUIDELINES) | 44 days | Site Plan Development | Kevin Kemner | 140 |
| (3) CONCEPT DEVELOPMENT | 44 days (concurrent w/ above) | (3) Concept Designs for Community Center | Kevin Kemner | 212 |
| USDA APPLICATION PREP | 20 days | Prepare USDA Grant App Documents | Kevin Kemner | 200 |
| O/A/C MTG | 1 day | Review Project Costs | Kevin Kemner + Team | 24 |
| USDA APP SUBMISSION MILESTONE | May 31, 2022 | Approved Program & Layout | | 996 Total Hours |

# **VII.C.3** - SCHEDULING, SEQUENCING, AND PROJECT MANAGEMENT

**CHALLENGES & SOLUTIONS**

There are a number of challenges that face this project, as with any project, but the key to solving them begin with acknowledgment and establishing team expectations. A few significant challenges facing this project are availability of local Trade Partner (subcontractors and suppliers) resources, project manpower availability and productivity, and addressing post pandemic economy supply chain issues.

West Wendover is located in a remote part of the state, approximately two hours from Elko, two hours from Salt Lake City, three hours from Twin Falls, five hours from Las Vegas and six hours from Reno. Both the Fire Station and Community Center projects are classified as Public Works in the State of Nevada and as such will require compliance with all laws associated with NRS, including but not limited to: prevailing wages, certified payroll, apprentice program requirements, as well as Nevada State Contractor's Board guiding regulations for license type and limit. These rules and regulations that must be followed limit the available and interested contractor pool across the state, but locally, there will be few who are available to participate. With offices in Idaho, Reno, and Las Vegas and having successfully completed dozens of rural Nevada Public Works projects, CORE is uniquely qualified to be able to identify and bring qualified, competitive Trade Partners from every available location across Nevada, and those properly licensed Trade Partners from Idaho and Utah who we know serve the North-East portion of the State. By pulling from all of these different areas and bringing coverage to the project, CORE will maximize the available funds for your projects to assure the Client gains the most program and highest quality for their projects.

The next challenge that must be addressed, once the successful Trade Partners have been selected is bringing a construction workforce to Wendover and keeping the manpower productive. A critical part of delivering projects on time is production in the field and in turn, production requiring skilled manpower and an efficient flow of work. CORE will work to establish consistent working days and hours, likely a four-ten (ten hours per day for four days, instead of eight hours for five days) schedule that will maximize the most out of travel and minimize per diem costs. Once on-site, CORE's lean approach to construction will keep the trades producing and working through a collaborative flow helping assure that if any activities or trades are falling behind, that these issues can be quickly addressed.

Finally, the construction industry and the economy as a whole are facing significant material supply chain issues across the board. In almost every trade and every material/equipment type, the industry faces longer than usual procurement times. Some materials, like steel joists, deck, and metal buildings require seven plus month lead times before they can be delivered on site, affecting the success of a project. There are a few ways that CORE can help mitigate these potential issues. The first is by bringing resources. As a large national company, we can bring additional vendors from outside the region into the mix if there is availability and leverage those national relationships to bring buying power to help keep costs down. Secondly, CORE will bring real time information about supply chain into the planning process to create early procurement packages as necessary to meet the overall project schedule goals. Already, the team is looking at needing three to four procurement packages, starting with PEMB and other steel procurement as early as February to assure that materials arrive on site when needed to construct and enclosure the building prior to winter conditions.

While there will always be challenges with any construction project, CORE brings local and regional experience with the resources to allow for proper planning and efficient execution of the work. Our company culture focused on team trust allows for the collaborative rather than combative approaches to project challenges. CORE is committed to building Nevada and are excited to bring solutions to West Wendover.

**TOOLS / RESOURCES**

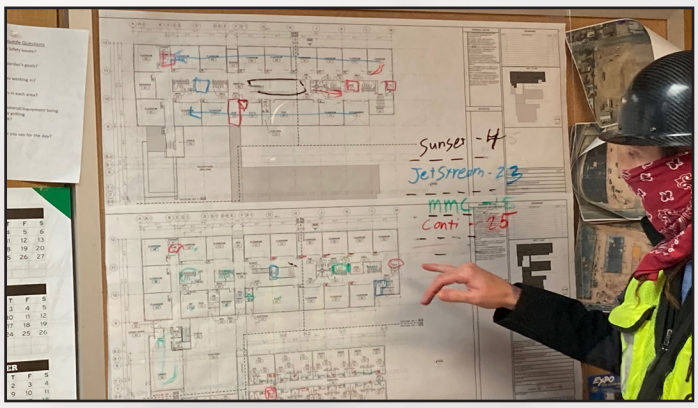
Our team uses a combination of tools and resources to develop and maintain project schedules from concept through to final completion and warranty of a project. The primary scheduling management platform used is Microsoft Project. This software is simple to utilize and review, adaptable for each specific project's needs, and robust enough to handle the complexities faced through the course of construction.

Through this platform, CORE creates and maintains a baseline schedule, updated monthly along with weekly look-ahead schedules used to plan and manage the work in the field. The master schedule is initially used for planning the project flow, but quickly becomes a reporting and accountability tool during construction. Updated monthly to track actual progress, or to adjust the planning logic to keep projects moving forward, this document is the living record of the project.

Once construction begins and the initial plan laid out for the project, CORE's Superintendent will manage the day-to-day activities on site through Lean methodologies with a combination of three week look ahead planning and Daily Huddles. These daily huddles are quick meetings every morning with the superintendent foremen on site to plan and discuss daily activities, areas of work and anticipated production.

These tools and processes help assure our teams and our Clients that the projects will be delivered on time. As a testament to these efforts, more than one hundred projects in a row over the last decade, CORE has delivered on or ahead of schedule.

"Daily Huddle" Meetings



# VII.C.4
# PROJECT CONTROLS, COST TRACKING, AND GMP DEVELOPMENT

# VII.C.4 - PROJECT CONTROLS, COST TRACKING, AND GMP DEVELOPMENT

**a. Describe three strategies for exceeding Project Goal Number 3.**
**b. Describe the Design-Builder's processes and tools for monitoring, reporting and managing cost**

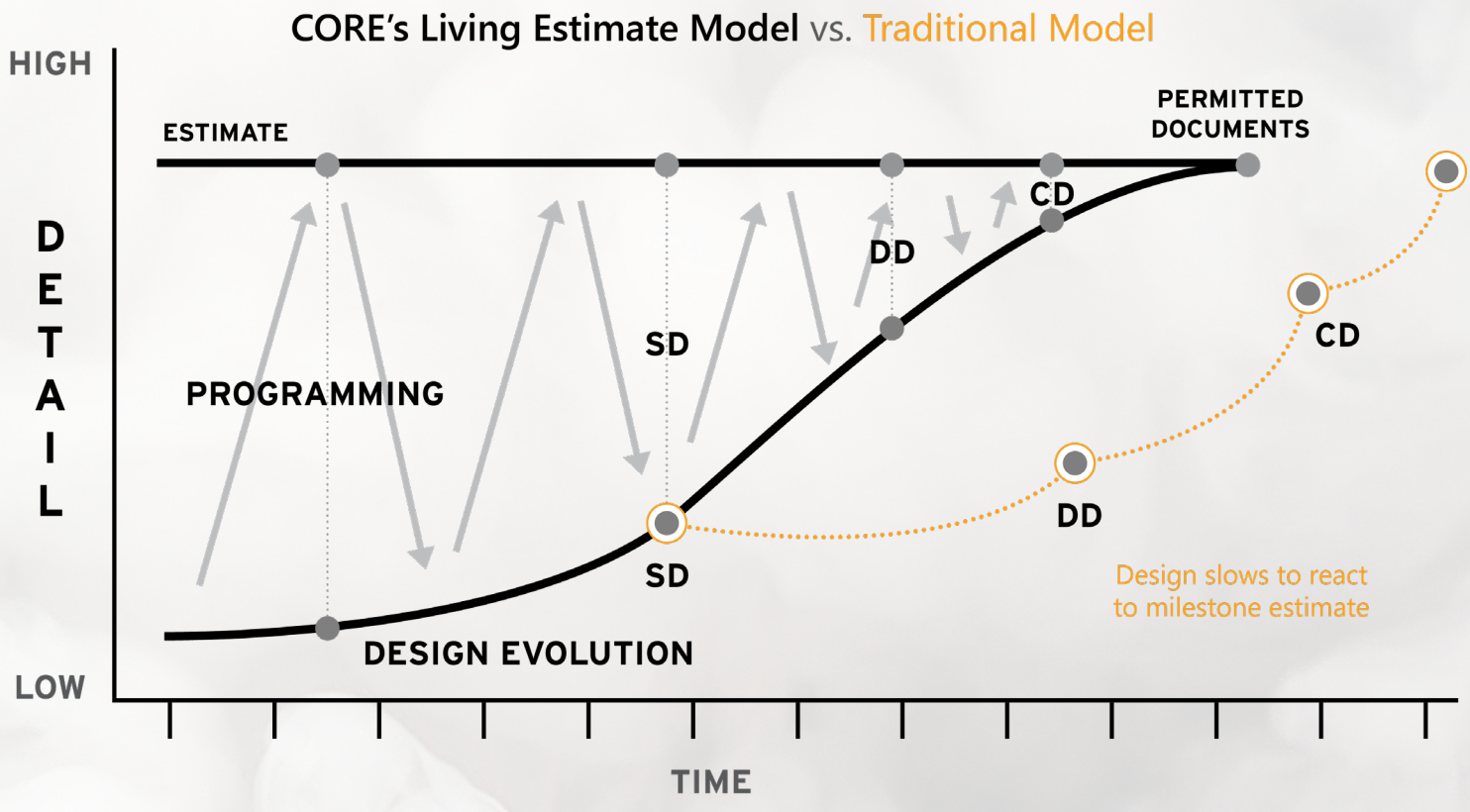
## 5. PROJECT CONTROLS, COST TRACKING AND GMP DEVELOPMENT

**Project Goal Number 3**, in its essence, capitalizes on the progressive design-build delivery method to maximize the value and efficiencies of speed to market, transparency of information, and reliability/maintainability of the end product. We have identified the following three strategies to exceed this project goal:

1. **STANDARDIZED SPECIFICATION DEVELOPMENT:** CORE|TSK|MCC will work with the City of West Wendover to develop a standardized group of specifications for City facilities that incorporates building systems design, mechanical equipment, plumbing fixtures, lighting fixtures, low voltage infrastructure and equipment, FF&E vendors, etc. Developing this standardized specification will benefit the City of West Wendover for the development of future projects that are included in the Master Plan to ensure that continuity is maintained for reliable systems, materials and facilities.
2. **EFFICIENCIES OF SCALE:** Executing the development of the Fire Station and Community & Recreation Center concurrently will provide the City of West Wendover with significant cost efficiencies from both a design and construction standpoint. TSK has a devoted design lead for the Fire Station in Chris Lujan and for the Community & Recreation Center in Kevin Kemner. Chris and Kevin will have the opportunity to collaborate with the City staff, and with each other to minimize miscommunication and provide additional verification / accountability that the objectives of the City are incorporated in the design. During construction, cost efficiencies are realized by the builder as overhead, fee's, supervision, and management costs are minimized when two projects are running concurrently. In addition, the competitive nature of the cost proposals from the Trade Partner's bidding on the project will drastically improve if there are two project opportunities in lieu of a single project.
3. **MARKET DRIVEN MATERIALS AND SYSTEMS SELECTION:** An advantage of design-build delivery is the opportunity to provide best value pricing by make building material and system selections at the very beginning of design based upon market prices and availability. This approach enables the CORE|TSK|MCC team to work with the City of West Wendover to determine the optimal balance between initial price, construction schedule, and life cycle cost to the City.

The first step in effectively controlling project cost is establishing a reliable estimate early on that reflects a specific scope of work which is in alignment with the available project funding. CORE, TSK and MCC all have decades of experience in the integrated project delivery (Design-Build, CMAR, etc.) market, and have developed sophisticated processes for developing these high-level cost estimates very early on in the design phase.

In the early stages of design, it is critically important to maintain a high level of detail in our estimate, even when the design is in flux. Throughout the entire design process, we engage our seasoned team and leverage all our available tools such as On-Screen Takeoff, detailed cost estimating performed in house, 10 group studies from previous similar projects, and scope of work cost validation from our Trade Partners to guide our estimate and account for specific building systems long before they're detailed on the plans. The specific process we use to manage project costs throughout the design phase is the Living Estimate. Our priority is to work together in continuous collaboration with the Team as the development progresses to provide real-time cost data throughout the entire process. As the level of detail increases, the amount of risk and assumptions put into the estimate decrease. The Living Estimate helps us avoid cost surprises and unnecessary adjustments in the later design phases. It serves as our primary tool to ensure that "Design to Budget" is constantly controlled and consistently reported back to the team.



# **VII.C.4** - PROJECT CONTROLS, COST TRACKING, AND GMP DEVELOPMENT

During pre-construction, we utilize our trusted and long-standing relationships with our subcontractor trade partners to gain significant valuable insight and market data relative to their respective field. These firms are experts in their trade, and not utilizing this valuable knowledge would lessen the value of the pre-construction process. Some, but not all, of the value these trade partners bring to the pre-construction process is as follows:

| SUBJECT | TRADE PARTNER VALUE ADDED |
|---|---|
| QUALITY | *Confirmation that project details are both clearly constructible and biddable.<br>*Identification and mitigation of existing conditions through physical investigations.<br>*Input on material selection relative to maintenance, value engineered solutions, etc.<br>*Input on RFP Scope of Work narratives to ensure proper coverage and responsible bidding practices. |
| SAFETY | *Develop ownership and buy-in of CORE safety practices and expectations. |
| SCHEDULE | *Validation of construction activity schedule durations and sequencing.<br>*Validation of material lead times. |
| COST | *Validation of construction cost estimates.<br>*Input on Value Engineering and Options Studies analysis. |

**OPTIONS STUDIES:** We are constantly seeking ways to help guide design decisions by providing various options on different building structures, envelopes, and systems that will best fit each unique project. We do the hard work of analyzing these options in order to fully explore materials, products, and systems based on upfront costs, long term costs, maintenance, durability, aesthetics, and constructability. These choices ultimately dictate the quality of the project and many important decisions are worked out before construction begins. Our team will this analysis in proficient deliverables called Options Studies.

**CONTINUITY:** CORE engages our construction team, responsible for building the project, into the preconstruction phase as early as possible. Having the Project Management and Superintendent personnel engaged early helps the entire team work through sensitive topics such as: schedule, means/methods, logistics, safety, special owner requirements and others. This ensures everyone is part of and informed of all discussions and planning efforts that occur during preconstruction. This eliminates the need for a "project hand-off" from preconstruction to construction.

**CASH FLOW REPORTING/ANALYSIS:** We understand the importance of a reliable initial cash flow forecast, especially on Public Works projects funded by federal loans. Prior to commencing construction, CORE will develop an initial S-Curve to forecast the expected monthly cash flow. Various elements of a construction project can impact a typical S-Curve so we will responsibly adjust the cash flow to illustrate our most informed analysis of what the City of West Wendover can expect. These cash flow analysis reports will be accompanied by a narrative illustrating the logic behind the data and any specific modifications made to the typical S-Curve formula.

Once the project goes into construction and Trade Partners are under contract, we will develop a resource loaded baseline schedule which will be reviewed and agreed upon by all project stakeholders. This baseline schedule will provide the groundwork for the anticipated actual cash flow analysis. With the monthly application for payment during construction, CORE will provide an updated baseline schedule and cash flow report with a narrative that outlines progress to date, modifications to the baseline schedule sequencing or logic, and reasoning behind any deviation relative to anticipated vs. actual schedule or cash flow progress.

**RISK MANAGEMENT:** Every construction project involves a certain amount of risk, and CORE's preconstruction process is specifically structured to mitigate as much risk as possible out of the project. If executed well, the progressive design-build delivery method provides the opportunity for the team to identify every reasonably anticipated element of risk and collaboratively agree upon a method to minimize that risk. We pour all necessary resources into our preconstruction efforts including but not limited to:

- On-site investigation and research (utility analysis, ground penetrating radar, geotechnical investigation, etc.)
- Virtual construction analysis (virtual mock-ups, BIM clash detection, aerial drone scanning, etc.)
- Phasing and logistics planning
- Schedule development incorporating inclement weather
- Document Review for constructability and bidability purposes
- Trade Partner outreach to ensure adequate bid coverage
- Thorough scope review with potential Trade Partners to ensure no scope gap or overlap is included in the GMP

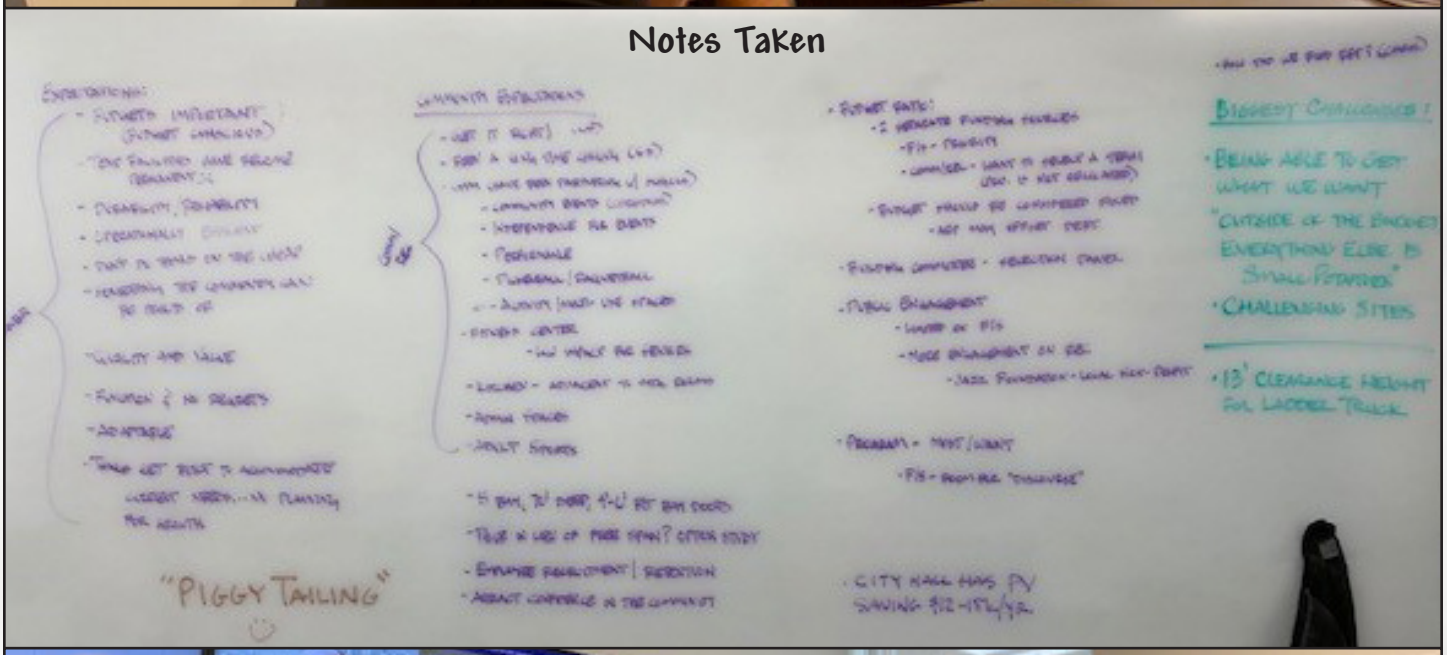
Outside of these efforts, there is always a slim element of risk that can potentially present itself on any construction project. We will typically account for this risk by incorporating a modest Design-Builder contingency into the GMP. This contingency, which typically amounts to 3% +/- of the GMP value is transparently illustrated to our Clients and is only used as necessary and as agreed upon by the Team. Any unused contingency funds are either returned to the Client at the end of the project or re-invested into the project in the form of added scope when able. We understand and respect what a Guaranteed Maximum Price and contractual scheduled completion date mean to our Clients, and we are proud to stand behind our commitments throughout the project.

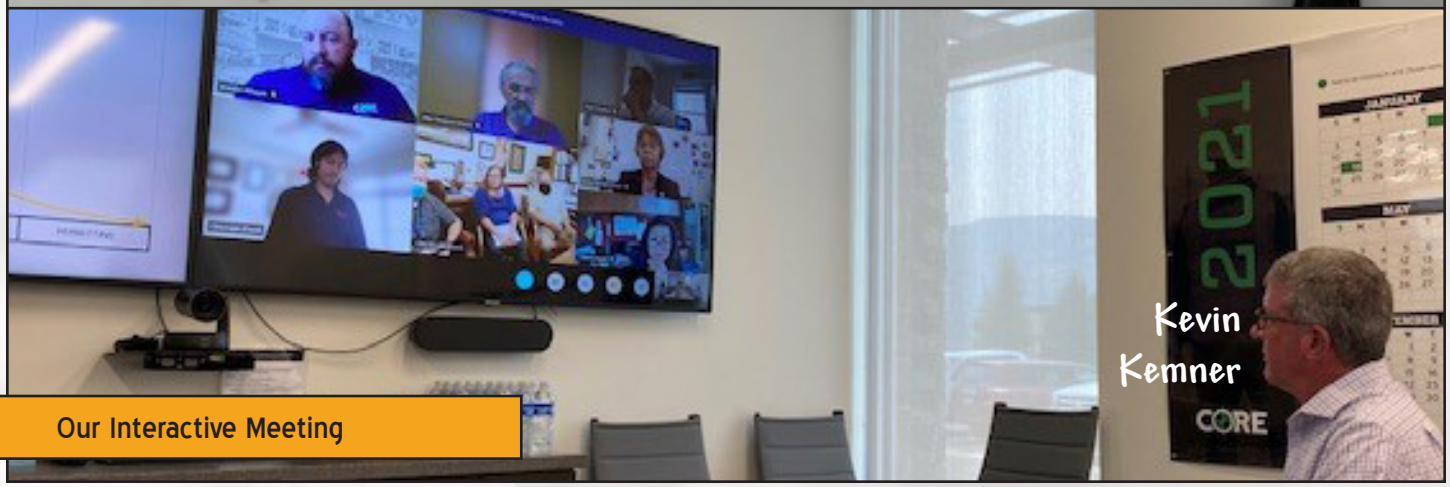
# VIII
# INTERACTIVE MEETING AGENDA AND MINUTES

# **VIII** - INTERACTIVE MEETING AGENDA AND MINUTES

**The Design-Builder shall provide meeting minutes of the Interactive Meeting. The meeting minutes should reflect the style and content that the City can expect during the course of the Project.**


Notes Taken




Our Interactive Meeting

**CORE Construction | West**
5330 Reno Corporate Dr.
Reno, Nevada 89511
P: (775) 525-5757
F: (755) 345-3316

**Project: City of West Wendover**
**Fire Station and Community & Recreation Center**
Wendover, Nevada 89883

# Interactive Meeting Minutes

| | | | |
|---|---|---|---|
| **Meeting Date** | Aug 24, 2021 | **Meeting Time** | 1:00 PM – 3:00 PM MST |
| **Meeting Location** | Microsoft Teams | | |
| **Overview** | This Meeting is to engage in interactive discussion between the Evaluation Committee and the CORE\|TSK DBE in an effort to address any project concerns or challenges. | | |

## Attendees (See Attached Directory for Contact Information)

**City of West Wendover: Chris Melville, Jeff Knudtson, Debbie Sanchez, Daniel Corona, Kathy Durham, Jamey Richardson**
**AQUA Engineering: Darin Hawkes, Nick Graue**
**CORE Construction: Seth Maurer, Travis Coombs, Michael Keller, Brandon Whipple, Ronnie Triglia**
**TSK Architects: Pat Pusich, Kevin Kemner, Chris Lujan**
**Michael Clay Corporation: Mike Sheppard**

## 1.0 - Introductions

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status | Old/New |
|---|---|---|---|---|---|---|---|
| 1.1 | 1 | Key Personnel Introductions | | | | | New |
| | • Brief introductions provided by CORE, TSK, MCC Key Personnel. Reference Step 1 proposal for qualifications and resumes. | | | | | | |

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status | Old/New |
|---|---|---|---|---|---|---|---|
| 1.2 | 1 | Firm History & Culture | | | | | New |
| | • Brief firm history, culture and overview provided for CORE, TSK and MCC. Reference Step 1 proposal for additional information. | | | | | | |

## 2.0– Project Experience

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status | Old/New |
|---|---|---|---|---|---|---|---|
| 2.1 | 1 | Past Performance Overview | | | | | New |

- Similar Projects table presented – 10 Rec Centers, 10 Public Safety Facilities
- Reviewed the following specific relevant projects:
  - Douglas County Community and Senior Center
    - Keys to Success: Client Engagement, Transparency, Subcontractor Outreach, Community Outreach
  - Truckee Meadows Fire & Rescue Fire Station 33
    - Keys to Success: Design to Budget Alignment, Maintained Program, Team Collaboration, Community Outreach
  - Elko Convention & Visitors Authority Conference Center
    - Keys to Success: Maximize Program to Budget, Client Alignment, Speed to Market
  - Winnemucca Boys & Girls Club
    - Keys to Success: Local Support, Early GMP Procurement, Design to Budget Alignment, Trade Partner Engagement
- Reviewed Current Projects: TDVA Events Center, City of South Lake Tahoe Recreation & Aquatic Facility, Fernley Community Center, TMFPD Station 37

## 3.0– Design Approach

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status | Old/New |
|---|---|---|---|---|---|---|---|
| 3.1 | 1 | Design Philosophy | | | | | New |

TSK Design Philosophy:

- Client focused: This is your project that needs to suit your needs. It is our job to help facilitate that objective.
- Collaborative: We enjoy working alongside you to develop solutions collaboratively.
- Resource Conscious: Public entities often lack the recourses necessary to operate and maintain their facilities. We strive to design facilities that are durable, lasting, and easy to maintain.
- Best Value: What is the best value for you? Not only in the present moment, but in the long run?

CORE Pre-Construction Philosophy:

- Living Estimate: Keep our clients and design partners informed of cost trends constantly.
- The Client Decides: We are information providers. You, the client, are the decision maker. It is our job to provide you with all of the necessary information to help make those important decisions.
- Opportunity to Influence: Tackle significant decisions early on in the process to align goals, maximize program, and eliminate re-design.

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status | Old/New |
|---|---|---|---|---|---|---|---|
| 3.2 | 1 | Interactive Design Discussion | | | | | New |

Interactive discussion was held regarding the vision and expectation for both the Fire Station and Community & Recreation Center projects. The following notes capture the detail of the discussion:

- HISTORY: City has been working on planning both projects for years. The last fire station was built in 1984 and was intended to be a temporary solution, but it unfortunately evolved into a permanent solution. This is a recurring theme for West Wendover and one the City would like to break from. For recreation and community services, the City has had to borrow / share space from surrounding public facilities (school gymnasiums, etc.). Having a City owned Community & Rec Center will provide reliability and flexibility for new community events.
- VISION: Both projects should align with the master plan and blend in well with the City Hall building. The City wants to do this right… Don't be cheap but have value and durability. Bang for the buck… quality and value. Be resource conscious by specifying equipment and materials that are readily available and easily repairable if necessary. Function and no regrets… the City wants something that is highly functional that will serve the needs of everyone in the community from the seniors to the youth. We should design and build something the community can be proud of.
- FUNDING / BUDGET: Adherence to budget will be critical especially considering current market conditions. City does not have extra room to go beyond the published budget. These are two separate projects with separate funding sources. Any ARP funds received by the City will go toward offsetting the budget burden and should not be considered for expanding the overall budget. USDA Rural Development would be the lender for both projects.
- FIRE STATION:
  - Needs to meet the current and future requirements of the Fire Department. Plan for growth… not the moment. Adaptable.
  - Program illustrated in the RFP represents both the needs and wants of the Fire Department. Scope is flexible, and there is "room for discourse". Objective is to maximize program and value.
  - Chief Knudson provided bullet point memo with desired scope of work and spec requirements. Download Link - https://core.egnyte.com/dl/VutSUIEvoU
- COMMUNITY & RECREATION CENTER:
  - Committee started planning for this project back in 2008. It is long overdue and greatly anticipated.
  - Must fulfil the Recreation District requirements as well as City requirements – Food Bank, Senior Center, Meeting Space, etc.
  - Will require significant community outreach and engagement. Adult rec leagues (Pickleball, Volleyball, Basketball) are becoming very popular and may have valuable input. Nonprofit group, the Jas Foundation will have input on the social services aspect of the project.
  - Ideally includes gymnasiums (2), stage/amphitheater (possibly outdoor), racquetball courts, pickleball, kids activity rec area (pool, foosball, etc.), multi-use rooms (for receptions, reunions, birthday parties, etc.), fitness area (weights, resistance/low impact equipment, running track, etc.), kitchen, office space (Admin is currently working out of a metal building donated by the B&GC).

**--BREAK – 5 MINUTES**

### 4.0- Operational Excellence

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status | Old/New |
|---|---|---|---|---|---|---|---|
| 4.1 | 1 | OpEx | | | | | New |
| | Reviewed CORE processes for managing pre-construction and construction operations referred to as "Operational Excellence" covering all aspects of constructing a project including Safety, Quality, Schedule, Cost, Trade Partners, and Client. | | | | | | |

### 5.0- Challenges & Solutions / Open Forum

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status | Old/New |
|---|---|---|---|---|---|---|---|
| 5.1 | 1 | Challenges & Solutions | | | | | New |

Interactive discussion was held regarding anticipated challenges and solutions as well as miscellaneous topics. The following notes capture the detail of the discussion:

- SCHEDULE: Understanding that the fire station is a priority project for the City of West Wendover, the following durations are provided for reference specifically to this project. The Community & Recreation Center project is secondary (but equally important), and design and construction for this project is assumed to commence further in the future.
  - Design & Pre-Construction: As quick as 6 months, and as long as 10 months
  - Construction: Between 10-12 months depending on final structure design
  - Opportunities for flexibility: Permitting acceleration, early GMP procurement
- Potential Red Flags / Areas of Concern:
  - Building Location on the site may present challenges or opportunities.
  - Team needs to confirm Fire Department equipment needs and infrastructure requirements early on. Need to get this right.
  - Ensure vision and priorities are in alignment among the team early.
  - Trade Partner outreach will be vital to ensure competitive bidding and maximum value.
- Opportunities / Things that get us excited:
  - Opportunity to re-shape the community of West Wendover. The City has created a vision for the community, and these projects are the first to be implemented. These are the types of projects that get us out of bed each day.
  - Both projects present a tremendous opportunity to implement sustainable design and construction of which CORE, TSK and MCC are experienced in and passionate about.
- Primary Challenges that the City are concerned with include:
  - City staff and council are relatively new to this process and need a team they can rely on and trust.
  - Sites will be challenging. Fire station site has some topography challenges and will rely on the Team to place the building in the most efficient and effective location. Community Center site is fairly tight and will require careful placement of the building and parking/site amenities.
- SOLAR: Question was asked about CORE and TSK's experience working on Solar / Photovoltaic projects. Both CORE and TSK have extensive PV experience and are currently working on a +/- 1mW project for the Starbucks Coffee Company at their Carson Valley Distribution Center. CORE's solar energy market brochure can be downloaded from the following link: https://core.egnyte.com/dl/iwKCaR87qy

# Team Directory

## City of West Wendover – Fire Station and Community & Recreation Center

| Name | Organization | Phone Number | Email |
|---|---|---|---|
| Seth Maurer | CORE Construction (CORE) | (775) 525-5757 | SethMaurer@COREConstruction.com |
| Travis Coombs | CORE Construction (CORE) | (775) 525-5757 | TravisCoombs COREConstruction.com |
| Michael Keller | CORE Construction (CORE) | (775) 525-5757 | MichaelKeller COREConstruction.com |
| Brandon Whipple | CORE Construction (CORE) | (775) 525-5757 | BrandonWhipple COREConstruction.com |
| Ronnie Triglia | CORE Construction (CORE) | (775) 525-5757 | RonnieTriglia COREConstruction.com |
| Pat Pusich | Tate Snyder Kimsey Architects (TSK) | (775) 857-2949 | ppusich@tska.com |
| Kevin Kemner | Tate Snyder Kimsey Architects (TSK) | (775) 857-2949 | kkemner@tska.com |
| Chris Lujan | Tate Snyder Kimsey Architects (TSK) | (775) 857-2949 | clujan@tska.com |
| Mike Sheppard | Michael Clay Corporation (MCC) | (775) 623-4488 | michaelcsheppard@gmail.com |
| Chris Melville | City of West Wendover | (775) 664-3081 | cmelville@westwendovercity.com |
| Jeff Knudtson | City of West Wendover | (775) 664-3081 | jknudtson@westwendovercity.com |
| Debbie Sanchez | City of West Wendover | (775) 664-3081 | dsanchez@westwendovercity.com |
| Daniel Corona | City of West Wendover | (775) 664-3081 | dcorona@westwendovercity.com |
| Kathy Durham | City of West Wendover | (775) 664-3081 | kdurham@westwendovercity.com |
| Jamey Richardson | City of West Wendover | (775) 664-3081 | wwrecdist@gmail.com |
| Darin Hawkes | AQUA Engineering | (801) 299-1327 | darin.hawkes@aquaeng.com |
| Nick Graue | AQUA Engineering | (801) 299-1327 | Nick.graue@aquaeng.com |

# IX
# IDENTIFICATION OF PROJECTS

# **IX** - IDENTIFICATION OF PROJECTS

**The Finalist must submit an Identification of Projects Table with the required information set forth herein for all projects that are referenced in the Proposal but were not listed in the Identification of Projects Table that was provided with the Finalists' SOQ. The Identification of Projects Table may be submitted on 11" x 17" paper and may be no more than two pages in length. The Finalist is responsible for ensuring that contact information contained in their Identification of Projects is correct. The inability to contact a reference may have a detrimental impact on the evaluating qualifications. The City reserves the right to contact any person listed**

**a. Name of Project;**
**b. Owner/Customer;**
**c. Location of Project (include address);**
**d. Description of the delivery method and integration of design and construction and identify the firm(s) role as a prime consultant, subconsultant, contractor, subcontractor or other;**
**e. Project description and applicability and relevance of the referenced project to the evaluation criteria Project.**
**f. Name of each Key Team Member who is proposed for this contract who played a significant role on the project example, including a description of their project responsibilities and functions;**
**g. The initial contract price, the final contract price, and an explanation for any difference between the two amounts;**
**h. The initial date scheduled for substantial completion, the actual date of completion, and an explanation for any difference between the two dates; and**
**i. Project contact of the owner or customer (current address, email and phone number) who can verify the characteristics of the submitted project example.**

All projects have been submitted in the SOQ. CORE|TSK|MCC have no additional projects to add.

# X
# PRICE PROPOSAL

**A. Design-Builder's Fee Percentage**

**Finalists shall submit a Price Proposal that provides the proposed Design-Builder's Fee Percentage that will be incorporated into the Standard Form of Progressive Design-Build Agreement between Owner and Designer, attached hereto as Attachment C. For scoring purposes, the Design-Builder's Fee Percentage shall be multiplied by the estimated budget for each of the Projects set forth above ($17 million total, $6.5 million for the Fire Station and $9.5 million for the Optional Community Recreation Center).**

**B. Phase 1A Not to Exceed Amount**

**Provide the Proposed Phase 1A Not to Exceed Amount that will be incorporated into the Design-Build Agreement and, of accepted by the City after negotiations, shall become binding on the successful Finalist, subject to the terms and conditions of the Contract Documents.**

**C. Hourly Rates**

**Provide hourly rates for the Key Team Members listed in the Proposal. The Hourly Rates are not scored but will be incorporated into the Design-Build Agreement as Exhibit E. Separate rates shall be submitted for preconstruction and construction service should they differ.**

**D. Scoring of Price Proposal**

Please refer to the following pages for our team's Attachment B - Price Proposal for the City of West Wendover.

City of West Wendover
Fire Station & Optional Community and Recreation Center Design-Build
RFP Attachment B

## II. PRICE PROPOSAL FORM

CORE Construction
Finalist Name

Having carefully examined the Request for Proposal (RFP) for Design-Build Services for the City of West Wendover Fire Station and Community & Recreation Center Project, issued August 19, 2021, and Addenda numbers 1 through 3, and the Agreement, the undersigned Design-Builder proposes the following Commercial Terms for the Project:

### A. Design-Builder Fee that will be incorporated into the Agreement:

3.5 %

*For scoring purposes only as set forth in the RFP, the Design-Builder's Fee Percentage shall be multiplied as follows: X $17,000,000.00 =* Five Hundred Ninety Five Thousand and 00/100 *Dollars ($* 595,000.00 *)*

### B. Phase 1A Not to Exceed Amount

The proposed Phase 1A Not to Exceed Amount is

$ 250,000.00 Dollars ($ Two Hundred Fifty Thousand and 00/100 )

### C. Key Team Member Hourly Rates

The Hourly Rates for Key Team Members are as follows:

**KEY TEAM MEMBER HOURLY RATES**

| Name | Firm | Position | PreConstruction Hourly Rate | Construction Hourly Rate |
|---|---|---|---|---|
| Travis Coombs | CORE | Design-Build Lead | $120/Hr | |
| Michael Keller | CORE | Director of PreCon | $120/Hr | |
| Brandon Whipple | CORE | Project Manager | $115/Hr | |
| Ronnie Triglia | CORE | Superintendent | $115/Hr | |
| Pat Pusich | TSK | Design Principal In Charge | $225/Hr | |
| Kevin Kemner | TSK | Design Lead - Community Center | $175/Hr | |
| Chris Lujan | TSK | Design Lead - Fire Station | $175/Hr | |
| Mike Sheppard | Michael Clay Corp. | Cost Control/Budgeting Lead | $120/Hr | |
| Nitin Bhakta | Summit Engineering | VP of Engineering | $140/Hr | |
| Thomas Hannum | Summit Engineering | Geotechnical Engineer | $130/Hr | $100/Hr |
| Brian Houston | Summit Engineering | Survey Project Manager | $100/Hr | |
| Matt Myres | Kimley-Horn | Mechanical Engineer | $230/Hr | |
| Juan Fuentes | Kimley-Horn | Structural QA/QC | $230/Hr | |
| Christine Herrick | Kimley-Horn | Structural Engineer | $188/Hr | |
| George Jensen | Jensen Engineering | Electrical Engineer | $175/Hr | |

City of West Wendover
Fire Station & Optional Community and Recreation Center Design-Build
RFP Attachment B

**PROPOSAL GUARANTEE**

The undersigned hereby agrees that this Proposal may be accepted by the City of West Wendover anytime within ninety (90) calendar days immediately following the date indicated herein below, and the undersigned further agrees to submit a fully executed Agreement prior to the issuance of the Notice to Proceed that includes the Commercial Terms proposed in this Price Proposal Form.

PROPOSA FORM:

CORE Construction
(Finalist Printed Name)

09 / 30 / 2021
(Authorized Representative Signature and Date)

Seth Maurer, President
(Representative's Printed Name and Title)

NCL No. 6144A
(State of Nevada Contractor's License No.)

CORE

tsk

Michael Clay
CORPORATION