

**REQUEST FOR PROPOSALS  
FROM CONSTRUCTION MANAGER AT RISK FIRMS  
FOR THE DOUGLAS COUNTY COURTHOUSE PROJECT**

**Project Name:** Douglas County Courthouse Project  
Total Estimated Construction Budget: \$ 31,872,000.00

**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's (OWNER) Courthouse Project.

**Description of Public Work Construction:**

Construct new Courthouse 50,000-55,000 square feet and associated site work on approximately 5 acres.

**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 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, is available for review and will be issued as part of the Request for Proposal Package.

**Anticipated Schedule:**

The anticipated date for interviews for those selected for interview is **March 23, 2023**

The general time frame for **pre-construction** services will be from **May 1, 2023 through May 1, 2024**. The general time frame for **construction** will be from **May 1, 2024 through November 1, 2025**.

**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 Proposals Package.

**Request for Proposal Documents:**

Owner has posted the Request for Proposals package on the County's website at:

[www.douglascountynv.gov](http://www.douglascountynv.gov) under the Bid Posting and RFP's tab

**Contact Information:**

Point of Contact: Scott McCullough  
Project Manager  
Douglas County  
1594 Esmeralda Avenue  
Minden NV 89423  
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**Proposal Due Date:**

Sealed Proposals must be received at the OWNER's Office located at the Office of the County Manager, 1594 Esmeralda Avenue, Minden, Nevada 89423.

**By 4:00 P.M., on February 9, 2023.**

The OWNER reserves the right to change the budgets and schedules indicated above