

Request for Statement of Qualifications

Storey County Fire Station 75 Build out

300 Italy Dr. off USA Parkway

INTRODUCTION and OWNER INFORMATION

Storey County Fire Protection District is seeking Statements of Qualifications from design firms or teams for a design-bid-build project in Storey County. The objective of the request is to select a highly qualified team of full-service Architectural design expertise capable of producing documents and services for design, bidding and construction in accordance with public safety infrastructure standards. The "Scope of Work" will be proposed by the selected consultant team for review and consideration by Storey County Fire Protection District during the negotiation process. The final "Scope of Work" will be collaboratively developed and agreed upon by the selected Consultant and Storey County Fire Protection but at a minimum will include planning, design, drawing, detailing of a proposed build-out of the property located at 300 Italy Dr, cross street of USA Parkway into a fire station facility and bidding support. This is an existing shell building and available for a site visit prior to submittal, upon request.

Project Owner: Storey County Fire Protection District

Funding Agency: This project is self-funded.

Project Location: 300 Italy Dr, McCarran, NV 89434

Storey County Fire Protection District will be accepting Statements of Qualifications for the above referenced project "Storey County Fire Station 75 Build-out", from consultants interested in providing Architectural and Engineering Consultant services for Station 75

OVERVIEW OF PROJECT

The purpose of this project is to finish construction of the facility to provide amenities and spaces to serve a growing fire service and changing demographics of fire service personnel. The project proposes to complete the construction of the building currently located on the property with the footprint of the existing 15,000 sqft. eight-bay structure. Existing columns on the first floor need to be relocated and area fitted for storage of apparatus. The second-floor areas will serve to house administrative offices and dormitories for on-duty personnel. The project estimated budget is approximately \$8,000,000 for construction. Selected firm will advise and work within the budgeted amount.

PROCUREMENT PROCESS

The Procurement will be in accordance with CFR Title 7, Subtitle B, Chapter XVIII, Subchapter H, Part 1942, Subpart A, Sec 1942.18 and all applicable federal, state, and local laws, and Owner policies and procedures. Consultants who assisted the Owner in the RFQ preparations may not propose or participate in this Request. The owner specifically waives this prohibition if the following apply:

The role of the Consultant was limited to provision of preliminary design, reports, or similar "low-level" documents that will be incorporated into the Procurement and did not include assistance in the development of instructions to Respondents or evaluation criteria, and all documents and reports delivered to the Owner by the Consultant are made available to all Respondents.

Documents provided by consultant for this project are limited to existing architectural and engineering designs and shall be made available to all Respondents upon request.

Respondents are required to conduct the preparation of their SOQs with professional integrity and free from lobbying activities. Communication with the Owner regarding this Request shall be via email or regular mail and directed to the following Owner's Representative: Shane Dixon, sdixon@storeycounty.org P.O. Box 603, Virginia City NV 89440. Do not communicate about the Request or the Procurement with any other Owner employees, representatives, or consultants. Such communication may result in the Respondent being disqualified from submitting under this Request. Any verified allegation that a Respondent (or agent thereof) has made such contact or attempted to influence the evaluation, ranking, and/or selection of short-listed Respondents may be cause for Owner to disqualify the Respondent from submitting an SOQ and/or to discontinue any further consideration of such Respondent.

All costs associated with responses to this Request shall be the sole responsibility of the Respondents.

All documents or materials submitted pursuant to this Request shall become publicly available information unless specifically indicated by Respondent at the time of submittal as "Confidential".

PROCEDURE

The date of publication of this Request for Qualifications is June 12th, 2025. Statements must be received by no later than July 12th, 2025, at 3:00 PM local time. Statements received after this date and time will not be accepted and will be returned to the sender.

Statements must be clearly marked on the outside of a sealed envelope or in the subject line if submitted by email. Storey County Fire Protection District reserves the right to reject any Statement or to accept the Statement which is deemed to be in the best interest of the County. An Evaluation Committee will evaluate submitted statements, along with the firm's qualifications and experience with similar projects and select not more than two firms for further evaluation and possible solicitation of additional information. The Committee will then select a successful firm and will seek Storey County Fire Board of Commissioners' approval. Following that, staff will invite the selected firm to enter negotiations with Storey County Fire Protection District to develop a detailed technical and business proposal plan with specified not-to-exceed costs.

Submitting firms will demonstrate the ability to fulfill the following tasks or provide the following deliverables.

1. Review and evaluation of existing preliminary architectural plans, provide specific critiques with alternative solutions (if any).
2. Collection and assimilation of requirements from stakeholders and relevant agencies with jurisdiction.
3. Demonstrate familiarity with codes that govern fire stations including IBC and NFPA.
4. Provide three (3) examples of similar projects to include new construction and expansion or renovation of existing facilities.
6. Demonstrate ability to deliver biddable construction documents to include drawings and specifications.
7. Demonstrate experience in and ability to provide support during construction including RFIs, submittal review, periodic inspection, punch list and closeout.
8. Provide any experience with federally funded projects and an understanding of compliance with federal funding agencies' reporting and contractual requirements.
9. Provide specific examples of cost saving measures that resulted in significant savings to the project budget.
10. Provide brief resumes of key personnel and their general availability for a project of this nature.

Submittals shall be limited to 15 total print pages.

All interested parties must be qualified to submit Statements and Proposals in accordance with Nevada Revised Statutes.

All hard copy submittals should be sent to:

‘Storey County Fire Station 75 RFQ’

Storey County Fire Protection District

Shane Dixon, Battalion Chief

P.O. BOX 603

145 N. C Street

Virginia City NV 89440

All electronic submittals should be sent to:

Sdixon@storeycounty.org

Subject Line: ‘Storey County Fire Station 75 RFQ’

Shane Dixon

Battalion Chief

Sdixon@storeycounty.org

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