



**REQUEST FOR QUALIFICATIONS**  
**FOR**  
**COMMISSIONING SERVICES**

As Requested by  
**INTERNATIONAL COLISEUMS COMPANY**

For the new:  
**TAHOE SOUTH EVENTS CENTER**  
in  
**Stateline, NEVADA**

On behalf of:



**RFQ SUBMITTAL DUE DATE: February 28, 2022**

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# **1.0 GENERAL INFORMATION AND REQUIREMENTS**

## **1.1 GENERAL INFORMATION**

On behalf of the Tahoe Douglas Visitor's Authority ("TDVA"), International Coliseums Company ("ICC") extends an invitation to interested and qualified firms to submit qualifications to provide Commissioning services.

**PROJECT OWNER:** TDVA - Tahoe Douglas Visitors Authority  
169 Highway 50/ PO Box 5878  
Stateline, NV 89449

**PROJECT TITLE:** Tahoe South Events Center  
Commissioning Proposal

**PROJECT MANAGER:** International Coliseums Company (ICC)  
14301 N 87<sup>th</sup> Street, Suite 218  
Scottsdale, Arizona 85260  
Contact: Robert Tamborski (480) 993-0297

**CONSTRUCTION MANAGER:** CORE Construction Group  
5330 Reno Corporate Drive  
Reno, NV 89511  
Contact: Scott Lenton (775) 560-6503

**ARCHITECT:** Perkin + Will  
475 Lincoln Street, Suite 100  
Denver, Colorado 80203  
Contact: Shawn Adams (720) 974-6116  
Jon Williams (720) 974-6126

## **1.2 PUBLIC INFORMATION**

All information, documentation, and other materials submitted in response to this solicitation are confidential and may not be disclosed until notice of intent to award the contract is issued, as provided by NRS 338.16925.

### **1.3 SUBMISSION OF PROPOSALS (Statements of Qualifications)**

ICC will receive Proposals, on behalf of TDVA, at the time and location described below:

**MONDAY, FEBRUARY 28, 2022**

Submit an electronic version via email of your Proposal to:

**Robert Tamborski**  
**Project Manager**  
**International Coliseums Company**  
**14301 North 87<sup>th</sup> Street, Suite 218**  
**Scottsdale, AZ 85260**  
[rtamborski@coliseums.com](mailto:rtamborski@coliseums.com)

### **1.4 POINT OF CONTACT**

All contact and questions regarding this RFQ including questions regarding terms and conditions, should be addressed to:

**Robert Tamborski**  
**Project Manager**  
**International Coliseums Company**  
**14301 North 87<sup>th</sup> Street, Suite 218**  
**Scottsdale, AZ 85260**

**Direct: (480) 993-0297**  
**E-mail: [rtamborski@coliseums.com](mailto:rtamborski@coliseums.com)**

### **1.5 ICC RESERVATION OF RIGHTS**

ICC and TDVA reserves the right to reject any and all Proposals and re-solicit for new Proposals. Neither TDVA nor ICC make any representations, written or oral, that they will enter into any form of agreement with any respondent to this RFQ for any project and no such representation is intended or should be construed by the issuance of this RFQ.

ICC and TDVA may, in the evaluation of responses, request clarification from respondents regarding their offers, obtain additional material or literature, and pursue other avenues of research as necessary to ensure that a thorough evaluation is conducted.

Proposals and any other information submitted by respondents in response to this RFQ shall become the property of ICC and TDVA.

## **2.0 SCOPE OF PROJECT**

### **2.1. PROJECT DESCRIPTION**

The proposed Events Center building is located on the south-west corner of U.S. Highway 50 and Lake Parkway, Stateline, Nevada, 75 Highway 50, and adjacent to the Bally's Lake Tahoe Hotel Resort and Casino (Bally's Lake Tahoe) and consists of two levels: an event floor level and a suites, conference and offices level. The building footprint is approximately 88,420 square feet and the total floor area is approximately 141,250 square feet. The facility's design offers the flexibility of hosting a wide variety of events, including conventions and conferences, sports, trade shows, performing arts and musical concerts. Overall seating capacity is approximately 6,000, which includes floor seating for a concert or performing arts event. During trade shows, ice skating shows, and sporting events, such as hockey, basketball and volleyball, up to 4,200 seats will be available.

Patrons will arrive for events via the ground level concourse or the event floor level. Fixed, telescopic seating is arranged in a horseshoe pattern around the event floor with the event stage at one end. The ground level concourse also includes restrooms, concessions, ticketing, first aid and entry vestibules. Support and storage facilities are located at ground level and are directly accessed via the exterior loading and service bays. The loading and service area is located behind the building and below Lake Parkway's elevation, screening it from view. Five (5) 60'x12' loading truck bays, including one bay for a trash compactor and one vehicular ramp, lead directly into the interior staging area to facilitate servicing the various types of events anticipated for the facility.

The second level includes fixed loge seating, 12 private suites, Loge and Club Seating areas, press boxes, spectator concourse, support facilities, meeting rooms, conference space, offices and restrooms. Office and meeting spaces are designed to accommodate events center administration and the Tahoe Douglas Visitor's Authority. The Project included reconstruction of the Bally's Lake Tahoe surface parking and the construction of an additional entrance into the parking garage.

### **2.2. PROJECT PLANNING SCHEDULE**

**Key project planning schedule milestones are:**

RFQ - due	February 28, 2022
Grand Opening	January 2023

## 2.3. DRAWINGS, SPECIFICATIONS, & SCHEDULE

See the link below to the plans and specs. Let me know if you have any issues with the download.

Drawings - <https://www.dropbox.com/sh/dhw15m2sbaw7ndk/AAA29EaBFT8FtvFTUPTYCL2Ca?dl=0>

Specs - <https://www.dropbox.com/sh/updpy6zeo81wgp/AABbmr39sxAHbE-R8Vd90QKDa?dl=0>

( See section 230800 & 230801 and others )

Master Schedule - <https://www.dropbox.com/s/pb76xx7ib7d6zmk/-%20TDVA%20-%20Master%20Schedule%20-%201.31.22%20%281%29.pdf?dl=0>

## 2.4. SCOPE OF Possible SERVICES

Commissioning should be a systematic process of ensuring that all building systems perform interactively according to the design intent and the owner's operational needs.

- Ensure that applicable equipment and systems are installed properly and receive adequate.
- Ensure that applicable equipment and systems are installed properly and receive adequate operational checkout by installing contractors.
- Verify and document proper performance of equipment and systems.
- Ensure that O&M documentation left on site is complete.
- Ensure that the Owner's operating personnel are adequately trained.

The following systems (list not inclusive) will be commissioned in this project. Bidders' proposal should clearly identify all items included in their scope.

### MEP

- HVAC Systems and (all integral equipment controls).
- Ice floor chiller, condenser, and controls.
- Snowmelt system
- Smoke exhaust and operational testing.
- Domestic hot water systems.
- Controls (temperature and building automation).
- Lighting controls.
- Security system
- Testing, Adjusting and Balancing work.
- Building automation system (controlled devices, control loops and system integration).

### Building Enclosure

- Bidder to explain

## **Concessions and Food Service Equipment**

- All functioning equipment and HVAC.

### **3.0 REQUIREMENTS FOR PROPOSAL RESPONSES**

Respondents shall answer all questions in Section 3.0. Incomplete proposals will be considered non-responsive and subject to rejection.

#### **3.1. CORPORATE HISTORY**

Provide information on your corporate history. Include the organizational structure, state of incorporation, years in business, corporate officers, major shareholders/partners, years providing related services, number of projects in Nevada, evidence of authority to do business in Nevada.

#### **3.2. NEVADA CONTRACTOR'S LICENSE**

Provide a copy of your Nevada contractor's license.

#### **3.3. RELEVANT EXPERIENCE**

Provide a description of a couple of projects most similar to the Events Center Project. The Events Center is a wide-span truss building with pre-cast seating platforms. For each project include size, scope, services provided, contract type, construction budget and other specific items relevant to your firm's ability to complete the Project, as well as an explanation of the experience that you have in relation to such projects in Nevada (See NRS 338.1692(3)(a) for additional guidance). Include a reference and contact information for each of the projects.

Explain if your firm is familiar with the Rules, Regulations and Guidelines of the Tahoe Regional Planning Agency ("TRPA") and whether your firm has completed works in the Tahoe Basin subject to TRPA approval.

#### **3.4. BID SUBMITTALS**

The following items must be submitted in the proposal:

- Introductory Letter
- Bidder's Qualifications & Certifications
- Project manager/engineer role/responsibilities
- CGL insurance limits
- Travel distance for technician
- Complete description of commissioning program
- Budget estimate (per scope categories: MEP, Building enclosure, Food service).  
List any other proposed categories as Additional and provides details of your budget.
- Number of site inspection trips planned.
- Typical forms, preliminary schedule, and deliverables.
- Proposed Terms and Conditions

### **3.5. EVALUATION**

#### **Proposal Evaluation**

ICC and TDVA will perform evaluation of the proposals. Proposals will be evaluated using the following criteria, which are listed below and in no particular order. We reserve the right to award a contract, not based solely on cost, but in our judgment, most nearly conform to the specifications, requirements, and goals.

#### **CRITERIA:**

- Ability of consultant to meet minimum requirements to bid
- Ability, capacity, and skill of the selected firm to perform the specified work.
- Quality and performance of previous work.
- Capability to perform work within the time specified in this RFQ.
- Proposed cost summary
- Travel cost to South Lake Tahoe.