



**REQUEST FOR PROPOSAL
FOR
FURNITURE PACKAGE**

As Requested by
INTERNATIONAL COLISEUMS COMPANY

For the installation in a new:
MULTI-PURPOSE EVENTS CENTER
in
Stateline, NEVADA

On behalf of:

Tahoe Douglas
VISITORS AUTHORITY

RFP ISSUANCE DATE: December 16, 2022

SUBMITTAL DUE DATE: January 13, 2023
Addendum #1 – extension due date: January 27, 2023

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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 a formal sealed Cost Proposal for the Furniture Package (Office, Conference Room, Arena Loge chairs, and Lounge furniture) for the Tahoe South Events Center.

This RFP provides the information necessary to qualify and select a Contractor/Supplier for this project. Bidders responding to the RFP are asked to submit bids for the supply, delivery and complete installation of Furniture. Vendors submitting a response to this Request for Proposal ensure that they are either the manufacturer or must provide identification/manufacturer of the product.

Firms responding to this RFP must provide pricing for a turn-key installation, including pricing for the provision, delivery, and complete installation of all items necessary to provide a complete, workable, and operational system. Material or equipment required for the provision and installation of such a system, not expressly addressed in this RFP, is understood to be the responsibility of the Bidder.

The TDVA is issuing this RFP to solicit proposals from all qualified Contractors and Vendors for the required services pursuant to the provisions of NRS Chapter 338 and other applicable provisions of Nevada law (the “Act”)

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. Notwithstanding the above, ICC and/or TDVA will make available to the public the name of each applicant who submits a Proposal in response to this solicitation, in accordance with the provisions of NRS 338.

1.3 TYPE OF AGREEMENT

ICC on behalf of TDVA will issue a PO for the procurement, delivery, and setup for office, conference room and miscellaneous loose furniture. ICC and TDVA hereby reserve the option to modify the PO format as part of final negotiations with the company deemed to provide the best value for TDVA.

1.4 SUBMISSION OF PROPOSALS (Statements of Qualifications)

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

Friday, January 13, 2023, 4:00 p.m. MST

Submit one (1) original electronic copy via email.

Robert Tamborski
Project Manager
International Coliseums Company
14301 North 87th Street, Suite 218
Scottsdale, AZ 85260
rtamborski@coliseums.com

1.5 POINT OF CONTACT

In accordance with NRS 338.1692(g), 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 87th Street, Suite 218
Scottsdale, AZ 85260

Direct: (480) 993-0297
E-mail: rtamborski@coliseums.com

The last day for written question/clarification submittals will be January 05, 2023. Any questions received after that date will not be answered.

1.6 TDVA & ICC RESERVATION OF RIGHTS

TDVA & ICC 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 RFP for any project and no such representation is intended or should be construed by the issuance of this RFP.

TDVA and ICC 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 TDVA and ICC.

1.7 NO REIMBURSEMENT FOR COST

Respondent acknowledges and accepts that any costs incurred from the respondent's

participation in this RFP process shall be at the sole risk and responsibility of the respondent. Respondents submit Proposals at their own risk and expense.

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, adjacent to the Bally's casino and consists of two levels: an event floor level and a suites 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, press boxes, spectator concourse, support facilities, meeting rooms, conference space, offices and restrooms. Office and meeting spaces are designed to accommodate event center administration, the Tahoe Douglas Visitor's Authority and the Tahoe Chamber. The Project includes reconstruction of the Bally's surface parking and the construction of an additional entrance into the Bally's parking garage.

2.2. PROJECT PLANNING SCHEDULE

Key project planning schedule milestones are:

ISSUANCE of RFP	December 16, 2022
Last day of question submittal	January 05, 2023
Proposals from firms due	January 13, 2023
Selection of firm	TBD
Phase 2 Construction Start	May 1, 2021
Grand Opening	July 2023

In accordance with the provisions of NRS 338, use following link for building construction schedule:
<https://www.dropbox.com/s/uc5nrj2yk087sl3/-%20TDVA%20Event%20Center%20Phase%202%20Schedule%20-7.14.22.pdf?dl=0>

2.3. DRAWINGS and SPECIFICATIONS

Furniture Package drawings, use the following link:

<https://www.dropbox.com/s/3c6xe5nr44ukszg/221940.Tahoe%20South%20Events%20Center%20-%20Furniture%20Package%20R5%20%282%29.pdf?dl=0>

Basis of Design References, use the following link:

<https://www.dropbox.com/s/mibm5ah76p5p8ak/22-0510.Tahoe%20South%20Events%20Center%20-%20FF%26E%20Basis%20of%20Design%20References.pdf?dl=0>

General architectural drawings, use the following link:

<https://www.dropbox.com/s/c06qzmz4x59x1rz/Tahoe%20South%20Events%20Center%20-%20General%20Architectural.pdf?dl=0>

2.4. SCOPE OF SERVICES

The Contractor shall provide, delivery and setup all furniture as described in this RFP -Furniture Package”:

The Contractor shall provide a detailed/itemized quote for each piece of furniture, plus delivery & setup and tax for the Tahoe South Events Center

Package consisting of the following:

- Office furniture
- Conference room furniture
- Lounge furniture
- Suite furniture
- Loge chairs
- Preparation of office room furniture layouts.

The contractor shall assume overall responsibility for ensuring that the installation is completed in a satisfactory manner.

3.0 INSURANCE REQUIREMENTS

3.1 Insurance Requirements

Trade Contractor shall furnish evidence of insurance for at least the coverage and amounts set forth below. All insurance shall be maintained in the form and with a company (or companies) satisfactory to Owner and ICC. Trade Contractor's Certificate of Insurance and any required payment and performance bonds shall be filed with ICC on a form acceptable to Owner and ICC prior to cancellation, modification or non-renewal of any insurance policy listed in Trade Contractor's Certificate. Certificates in the triplicate from the insurance carrier stating the limits of Liability and expiration date shall be filed with TDVA before operations begun. Such certificates shall not merely name the types of policy provided, but shall specifically refer to this PO and shall contain a separate express statement of compliance with each of the requirements as set forth in this section. Trade Contractor shall provide ICC and Owner with certified copies of all required insurance policies upon request from ICC or Owner.

A. Minimum Coverage's

1. General Liability to Include:

- a. Occurrence Form
- b. Premises Operations
- c. Explosion, Collapse and Underground
- d. Products/Completed operations (Hazard included for 2 years after completion of Work by Trade Contractor)
- e. Contractual Liability Coverage
- f. Broad Form Property Damage Liability Coverage
- g. Independent Contractors Coverage
- h. Personal Injury Coverage with Contractual and Fellow Employees Exclusions Deleted
- i. Aggregate Limits Per Project Endorsement

2. Automobile Liability to include:

- a. Business Auto Form
- b. Owned Auto Coverage
- c. Non-Owned Auto Coverage
- d. Hired Auto Coverage

3. Worker's Compensation & Employer's Liability Coverage:

- a. Worker's Compensation must be written with Subcontractor as named insured, and not in the same of Employee Leasing Company
- b. Coverage must conform to the laws of the jurisdiction where the work is performed.

B. Minimum Limits of Liability Required

1. General Liability - \$2,000,000 CSL Per Occurrence

for Personal Injury and Property Damage

2. Automobile Liability - \$2,000,000. Combined Single Limit for

Bodily Injury and Property Damage per occurrence

- 3. Worker's Compensation**
And Employer's Liability -Statutory
-\$1,000,000 each accident
-\$1,000,000 each employee
-\$1,000,000 Policy limit

Professional Liability \$2,000,000 Per Occurrence

Trade Contractor, of if Trade Contractor subcontracts any of the design work covered under this Trade Contract to a lower tiered subcontractor(s), then such lower tier design subcontractor(s) shall provide Professional Liability Insurance coverage in the limits identified above. Evidence of coverage shall be provided for a period of three years after completion of Work of this Trade Contract. Project Manager and Owner shall be listed as a certificate holder.

4.0 REQUIREMENTS FOR PROPOSAL RESPONSES

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

4.1. CORPORATE HISTORY

Provide information on your corporate history. Include the organizational structure, state of incorporation, years in business, corporate officers, major shareholders/partners, number of projects providing similar services, evidence of authority to do business in Nevada, annual dollar workload for the last five (5) years, attach a letter from surety company or its agent licensed to do business in Nevada verifying proposer's capability of providing adequate performance and payment bonds for this project. Confirm union and/or non-union work force.

4.2. NEVADA CONTRACTOR'S LICENSE

Provide a copy of your Nevada contractor's and/or business license.

4.3. RELEVANT EXPERIENCE

Provide a comprehensive description of five (5) projects most similar to the Tahoe South Events Center Project, containing 4000 or more seats. List of recent references (minimum of 5) with name of facility, photo of installation, contact name, title, address, and phone number 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. Provide an explanation of the experience that you have in relation to such projects in Nevada (See NRS 338.1377 and NRS 338.1692(3)(a) for additional guidance).

Explain if your firm is familiar with the Rules, Regulations and Guidelines of the Tahoe Regional Planning Agency ("TRPA") and whether or not your firm has completed works in the Tahoe Basin subject to TRPA approval.

4.4. BONDING CAPACITY & INSURANCE

In accordance with the provisions of NRS 338.1692(3)(c) and NRS 338.1692(3)(d), provide evidence that you will be able to obtain the necessary bonding and insurance coverage for a project of this size.

4.5. STATUTORY STATEMENT

Pursuant to the requirements of NRS 338.1692(3)(e), submit with your Proposal a statement, signed by a person authorized to bind your company or business, confirming whether or not you have been (i) found liable for breach of contract with respect to a previous project, other than a breach for legitimate cause, during the 5 years immediately preceding this RFQ; and (ii) disqualified from being awarded a contract pursuant to NRS 338.017, 338.13895, 338.1475 or 408.333.

4.6. CURRENT WORKLOAD

List the other major projects that your firm is currently involved with, including size, scope, services provided, percent complete and expected completion date.

4.7. PROJECT TEAM

List the members of your company who will be directly involved with the Project. Include their resumes and relevant experience. State their current workload and why they will be made available for this project. Also list any sub-contractors to be used on this project.

4.8. PROJECT SCHEDULE

See our General Contractor (CORE)'s construction schedule, starting May 1, 2021. Given that the Project is situated in a mountain environment under the jurisdiction of the TRPA, describe how your firm is equipped to take into account the specific challenges, including elevation and inclement weather, endemic to mountain environments. Explain what construction time you require to complete your portion of the project, taking into account the TRPA's Rules, Regulations and Guidelines. (See in particular:

[Grading Season Exceptions \(trpa.org\)](http://trpa.org)

regarding the prohibition to move dirt between October 15 and May 1.

Bidder's must provide a proposed/required schedule (Complete with date/milestones) to complete on time.

4.9. SELF-PERFORMANCE

Indicate which, if any, scope(s) of work that you intend to use your own forces to complete and any outside contractors.

5.0 FORMAT FOR PROPOSAL

5.1. GENERAL INSTRUCTIONS

Proposals shall be prepared simply and economically, providing a straightforward, concise description of the respondent's ability to meet the requirements of this RFQ. Emphasis shall be on the quality, completeness, clarity of content, responsiveness to the requirements, and an understanding of TDVA's needs.

One (1) PDF original copy via email.

Proposals that are qualified with conditional clauses, alterations, items not called for in this RFP, or irregularities of any kind are subject to rejection by TDVA, at its option.

If the policy of your company prevents you from submitting a proposal on the basis of any of the specifications or assumptions, you may submit it on a basis that is in accordance with your policy, and must clearly explain the differences.

In such a case, however, a statement of your reasons for such deviation must be included with a listing of all deviations. TDVA and ICC, acting on behalf of TDVA, reserve the right to accept or reject any or all proposals.

Neither TDVA nor ICC makes any representations of any kind that an award will be made as a result of this RFP, or subsequent RFP. TDVA and ICC, acting on behalf of ICC, reserve the right to accept or reject any or all Proposals, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFP when deemed to be in TDVA's best interest.

Refer to NRS Chapter 338, in particular NRS 388.1377 and NRS 338.1692(3), for additional information regarding your Proposal.

Special Bidding Instructions

- **We are requesting a bid for the Basis of Design Quality of Furniture or equal (See Basis of Design References - link attached to RFP), and a second bid for Good Quality Furniture. Brands and model numbers must be listed for both bids.**
- **The Pricing Summary MUST BE FILLED OUT to be eligible.**
- **Back up with quantities must accompany the pricing summary broken into the same categories.**
- **Questions must be submitted in writing to rtamborski@coliseum.com**

Proposals must provide complete details.

- Itemized Cost for each Item
- Proposed Drawings/Pictures
- Product cut sheets and technical data
- Dimensions where possible.
- Warranty information.
 - Provide installation warranties and equipment manufacture warranties
 - Spare Parts Lists: List to include spare parts that will be included for each component.

Proposals can provide additional costing details, in addition to the Cost Summary table. Alternates should be clearly identified and separate from the base proposal.

List all assumptions for your proposal.

PRICING SUMMARY

Tahoe South Events Center

Company Name: _____

Provide an Itemized Cost for each Item:

	<u>Quantity</u>	<u>Basis of Design "Or Equal" Quality</u>		<u>Good Quality Alternate Brand</u>
<u>EVENT LEVEL</u>				
TICKET OFFICE and TICKET SALES: _____ (Room 14.36 & 14.37)		\$ _____		\$ _____
OFFICE FURNITURE- TDVA: _____ (Room 14.23, 14.24, 14.2, 14.27, 14.28 14.29, 14.31, 14.32, 14.33, 14.34)		\$ _____		\$ _____
OPEN OFFICE FURNITURE- TDVA: _____ (14.22 reception & cubicle)		\$ _____		\$ _____
EVENT LEVEL LOUNGE FURNITURE _____ (Sector 01 & 04)		\$ _____		\$ _____
OFFICE FURNITURE-OVG 360: _____ (13.12, 13.13 13.14, 13.15, 13.16 13.17, 13.18)		\$ _____		\$ _____
SUPPORT ROOMS FURNITURE: _____ (12.13, 12.23, 12.24, 13.02c, 13.04, 13.07)		\$ _____		\$ _____

SUITE LEVEL

SUITE & LOGE FURNITURE: _____ (21.08, 21.09, 21.11, 21.12, 21.13, 21.14, 21.15, 22.01, 22.02, 22.03, 22.04, 22.07, 23.01, 23.23, 23.24, 23.26, 24.01, 24.02, 24.03, 24.04, 24.05, 24.06, 24.08)		\$ _____		\$ _____
OFFICE FURNITURE-OVG 360: _____ (23.11, 23.12, 23.13, 23.14, 23.15, 23.16, 23.17, 23.19, 23.21, 23.22)		\$ _____		\$ _____

LOGE CHAIRS FURNITURE: _____ \$ _____ \$ _____
(C1 chairs on both ends of rink)

HIGH TOP TABLES & CHAIRS: _____ \$ _____ \$ _____
(T1 & C7)

DINING TABLES & CHAIRS: _____ \$ _____ \$ _____
(T9 & C5)

BASE BID: \$ _____ \$ _____

TAX: \$ _____ \$ _____

TOTAL BID: \$ _____ \$ _____

ALTERNATES

Other Proposed Alternates : _____ Cost
(Provide complete details)