

DRAFT

Las Vegas **Stadium Authority Board**



REQUEST FOR QUALIFICATIONS:
LEGAL COUNSEL FOR DEVELOPMENT OF AGREEMENTS PERTAINING TO
THE DEVELOPMENT AND OPERATION OF A PREMIER STADIUM FACILITY
IN CLARK COUNTY, NEVADA

LAS VEGAS STADIUM AUTHORITY BOARD
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LEGAL COUNSEL FOR DEVELOPMENT OF AGREEMENTS PERTAINING TO
THE DEVELOPMENT AND OPERATION OF A PREMIER STADIUM FACILITY
IN CLARK COUNTY, NEVADA

Proposals will be accepted via email at bhaynes@appliedanalysis.com, and
must be received on or before 3:00 PM PST, December X, 2016.

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Preliminary Draft | Subject to Material Revision

1. INTENT

The OWNER is soliciting proposals from an attorney or a law firm for legal counsel for the Las Vegas Stadium Authority Board.

2. DEFINITIONS

OWNER: Las Vegas Stadium Authority Board

PROPOSER: Any law firm or attorney that submits a proposal

NFL: National Football League, including but not limited to NFL Enterprises LLC

3. SCOPE OF WORK

To provide OWNER with legal advice and representation as required to review, formulate, negotiate and if necessary, adopt a development agreement and operating agreement between the OWNER and the developer of an NFL stadium project as outlined in Southern Nevada Tourism Act of 2016 (see, <http://www.leg.state.nv.us/Session/30th2016Special/Reports/history.cfm?ID=8>). The actual hours of work to be performed shall be determined at the sole discretion of the OWNER. The OWNER reserves the right to retain other or additional counsel for tasks as needed and to terminate this agreement with or without cause with 30 days written notice to the selected PROPOSER.

4. METHOD OF EVALUATION AND AWARD

The OWNER reserves the right to select any PROPOSER at its sole discretion based on objective and/or subjective evaluation criteria. The OWNER reserves the right to modify this document at any time. The selected PROPOSER will be chosen based on the proposal the OWNER deems best suited to fulfill the requirements of this document. However, the OWNER also reserves the right not to make an award if it is deemed that no single proposal satisfies the requirements of this document. Also, the OWNER reserves the right to reject all proposals received and award some or all work specified herein to others who have not submitted a proposal.

5. REQUIRED INFORMATION

Responses should contain the following information:

A. Experience

Include a brief resume of all similar engagements that the PROPOSER has performed in the past five (5) years. Each engagement listed shall include total cost of engagement, the name and phone number of a contact person for the engagement for review purposes. This section shall include documentation of the PROPOSER'S history of adherence to budget and schedule constraints. All PROPOSERS are encouraged to indicate their experience performing related work within the State of Nevada.

B. Staff Qualifications and Availability

Provide information concerning the educational background, experience and professional resumes of those persons who would actually assist with the Scope of Work. Identify if those persons presently reside in Clark County, Nevada or elsewhere. Indicate the present workload of each listed person to demonstrate their ability to devote sufficient time to fulfill the Scope of Work.

C. Anticipated Duties

1. To provide legal advice and representation as general counsel to the Las Vegas Stadium Authority Board, a political subdivision of the State of Nevada. Please describe the PROPOSER'S ability to provide such advice.
2. The anticipated duties will substantially involve the formation of a development agreement and operating agreement for an NFL stadium constructed in Clark County, Nevada. This will include transactional contract law, real estate and litigation law, along with other legal subject matters. Please describe the PROPOSER'S experience in those areas or others as deemed appropriate by the PROPOSER'S experience.

D. Additional Experience

If the PROPOSER has additional experience in any of the following legal subject matters or any other relevant experience, describe that experience as well.

1. Construction contract administration and claims
2. Infrastructure development
3. Environmental law
4. Preparing legal research and memoranda
5. Drafting and reviewing contract documents
6. Advising clients on contract administration
7. Assisting risk management with charges made against its entity
8. Advising on federal, state, and local regulatory matters, including legislative review and drafting
9. Coordinating and overseeing work of other outside counsel
10. Real estate and commercial leasing
11. Assisting with contract negotiations
12. Patents and intellectual property issues
13. Arbitration, mediation, or litigation matters
14. Advising on any other matters related to the development of a stadium or other major event center

E. Fees

Indicate the hourly rates (including support and administrative hourly rates) to perform the Scope of Work described in this document. Prior to or during negotiations the OWNER may request additional hourly rate information for each relevant subject matter. The fees for services will be negotiated with the selected PROPOSER.

F. Credentials

The PROPOSER and/or principal professionals assisting with the Scope of Work must possess the appropriate Nevada professional licenses customary with the Scope of Work.

G. Work Completed Locally

Estimate the percentage and types of work to be accomplished by the PROPOSER with staff presently residing in Clark County, Nevada.

H. Affiliations

If the Scope of Work is to be accomplished through an affiliation or joint venture of several firms, the names and addresses of those firms, shall be furnished for each.

I. Conflicts of Interest

PROPOSERS shall advise OWNER of any client representations, which may result in potential conflicts of interest in accordance with Nevada Rules of Professional Conduct, Rules 1.7 and 1.8. PROPOSERS shall identify any known conflicts and any particular areas of practice which might create a conflict.

J. Local Familiarity

A statement as to local resources that would be utilized and the degree of the PROPOSER'S knowledge and familiarity with the local community's needs and goals.

K. Insurance

The PROPOSER'S ability to provide the appropriate certificates of insurance, as required by the OWNER.

L. Business License

The PROPOSER'S ability to provide the appropriate business licenses that shall remain active during the term of the Scope of Work.

M. Other

Other factors the PROPOSER determines appropriate to indicate that the PROPOSER has the necessary capability, competence, and performance record to accomplish the Scope of Work in a timely and cost-effective manner.

6. SUBMITTAL REQUIREMENTS

The proposal submitted should not exceed 10 pages. Other attachments may be included with no guarantee of review. All proposals must be submitted via email to bhaynes@appliedanalysis.com. The submittal should contain an opening statement, confirmation or transmittal letter indicating the signatory is authorized to negotiate and contract on behalf of the PROPOSER. The submittal should also contain the contact details (including name, phone number, email address, physical address and mailing address) of the person responsible for and authorized to negotiate on behalf of the PROPOSER.

PROPOSER shall be wholly responsible for the timely delivery of emailed proposals. Proposals must be received on or before 3:00 PM PST on December X, 2016.

7. PROPOSAL COSTS

There shall be no obligation for the OWNER to compensate PROPOSERS for any costs of responding to this document.

END OF DOCUMENT