

Request for Qualifications | Stadium Authority Construction Representative

Senate Bill 1 (“SB1”) of the 30th Special Session of the Nevada State Legislature created the Las Vegas Stadium Authority (the “Authority”) to own and oversee the development and operation of a National Football League stadium (the “Stadium”). The Stadium developer is LV Stadium Events Company, LLC (“StadCo”), an affiliate of The Oakland Raiders. StadCo has entered into a guaranteed maximum price design-build agreement with Mortenson-McCarthy Las Vegas a Joint Venture to construct the Stadium. The Stadium itself is generally described as a \$1.8 billion, 1.75-million-square-foot, seven-level, fully enclosed, multipurpose football and entertainment facility. It is being developed on a 62.5-acre site located just west of the south end of the Las Vegas Strip in Clark County, Nevada. The enclosed Stadium will feature a fixed ethylene tetrafluoroethylene (ETFE) roof structure, retractable playing field, approximately 110 suites, and seating capacity of 65,000, expandable to at least 68,000. The Stadium construction includes auger cast piles, structural steel frame and metal clad exterior.

On March 28, 2018, the Authority and StadCo entered into several agreements related to the development and operation of the Stadium. Among those agreements is a Stadium Development Agreement, which outlines how the Stadium will be developed and funded; it also provides for routine reporting by StadCo and for certain oversight responsibilities by the Authority, including the existence of an Authority Construction Representative. The Authority is seeking proposals from qualified firms or individuals to serve in the role of the Authority Construction Representative from June 1, 2018, through project completion, which is currently expected to be on or around July 2020.

The primary function of the Authority Construction Representative is to assist the Authority with questions or issues in connection with the Stadium’s development and to ensure that the project includes the elements and meets the standards set forth in the Stadium Development Agreement and SB1. StadCo will keep the Authority Construction Representative apprised of the Stadium’s development and the project submission matters (defined below) at monthly meetings with a StadCo representative and will be asked to attend regularly scheduled meetings of the construction team. StadCo will also deliver a copy of a project status report to the Authority Construction Representative each month as well as copies of all notices of default sent or received by or on behalf of StadCo under any construction agreement or applicable law relating to project. Project submission matters include: (i) the project budget; (ii) the project team; (iii) the terms satisfying the design-build agreement requirements; (iv) the project timeline, including the timing of substantial completion; (v) the issuance of construction contract change orders to the extent such change orders could result in cost overruns or the Stadium not meeting the anticipated standard; (vi) the use of the contingency except to pay for change orders; (vii) final settlement of claims and payment of retainage; and (viii) other matters which the Authority has the right to approve pursuant to the Stadium Development Agreement.

StadCo will also advise the Authority Construction Representative as to any environmental conditions known to StadCo and all requirements imposed by, and negotiations with, any governmental authority concerning any such environmental conditions. They will also notify the Authority Construction Representative of any notice of any material claim from any member of the project team and allow the Authority Construction Representative to attend any dispute resolution proceedings or settlement discussions related thereto. And, StadCo will allow the Authority Construction Representative to be present during the scheduled pre-final and final inspections of the Stadium following substantial completion.

The Authority and StadCo are seeking a collaborative, cooperative working relationship. To this end, the Authority Construction Representative will be required to provide StadCo with its opinions and suggestions related to the Stadium’s development promptly. StadCo, in turn, will consider and review those opinions and suggestions.

Notwithstanding this process, it is important to note that StadCo is solely responsible for contracting with parties that will provide the design, development, and construction of Stadium project, and in discharging such obligations, StadCo will direct the design and development; but, in doing so, will take into consideration input from the Authority and the Authority Construction Representative. It not the intent of the Authority nor the charge of its construction representative to direct development activities or the means or methods of the design or construction of the Stadium.

The Authority Construction Representative will be principally charged with these responsibilities and effectively communicating the status of the Stadium project to the Authority on a monthly basis. This will include routine updates to Authority staff and public reports to the Authority board during regularly scheduled meetings. It will also include special reports as necessary and appropriate given the needs of the Authority or Stadium project. The ability to effectively communicate with StadCo and the Authority is considered critical to the success of this undertaking.

The ideal Authority Construction Representative will have experience in the oversight of complex projects, including significant experience in providing leadership in projects that utilize highly-technical building methods and applications. Team members should also have extensive experience in leadership positions, utilizing the integrated services of architects, engineers, construction managers and project managers through all phases of development, and shall have the demonstrated ability to do so successfully. Experience with projects similar in nature to the Stadium would be beneficial.

Responses to this request for qualifications should include summaries of the most relevant experience and qualifications as they relate to the needs of the Authority generally and the Stadium project specifically. Please include a proposed information reporting and communication strategy that you have effectively utilized in a prior project or that generally reflects the approach you believe would be most effective on this project. Please also include hourly rates for the individual(s) who would be assigned to this project and provide three (3) client references for similar projects. Responses should be no more than ten (10) pages in length.

Responses to this request for qualifications must be submitted via email only to Brian Haynes at bhaynes@lvstadiumauthority.com by 3 p.m. PST on April 20, 2018. The Authority will review the submittals and will request more detailed cost proposals from those firms or individuals whose experience and qualification most align with the needs of the Authority. Firms or individuals will be notified on or before April 27, 2018. Cost proposals will be due May 7, 2018, and interviews will be conducted with a smaller set of selected firms or individuals during the week of May 14, 2018. The Authority intends to include consideration of retaining the Authority Construction Representative at its May 23, 2018, meeting.

The Authority shall not be liable for any costs associated with the submission of qualifications or proposals, including but not limited to negotiation, interview, and pre-contract expenses incurred by proposers in the preparation of their submissions. Proposers shall not include any such expenses as part of their proposals. The Authority reserves the right to withdraw this request for qualifications at any time without prior notice and makes no representations that any contract will be awarded to any proposer responding to this request. The Authority expressly reserves the right to postpone submission deadlines, to waive any informality or irregularity in the proposals received and to reject any and all proposals responding to this request without indicating any reasons for such rejection.