



REQUEST FOR QUALIFICATIONS (RFQS)

- SOLICITATION TITLE:** Architectural Selection for the Sparks High School Modernization Project
- SOLICITATION #:** 48-QS-10-26-AA
- SCOPE OF WORK/SERVICES:** The Washoe County School District is soliciting architectural firms for the Sparks High School Modernization Project. The services will be provided in two (2) phases. Phase 1 shall include programming, feasibility, and concept design while Phase 2 will consist of full architecture/engineering design services in collaboration with a Construction Manager at Risk.
- DUE DATE & TIME:** **December 17, 2025 at 2:00 pm (local time)**
- PUBLIC OPENING:** **December 17, 2025 at 2:30 pm (local time) via TEAMS Meeting (refer to Section 1.5.2)**
- MANDATORY PRE-PROPOSAL MEETING:** **November 20, 2025 at 3:00 pm (local time) at Sparks High School (Meet in front of the Office) 820 15th Street, Sparks, NV 89431**
- QUESTIONS DEADLINE:** All questions/inquiries regarding this solicitation must be submitted in writing and are **due no later than 4:30 pm (local time) on December 2, 2025** via email to: solicitations@washoeschools.net or submitted directly on the WCSD's Solicitations website at <https://solicitations.washoeschools.net/Purchasing>.
- AGENCY LOCATION:** Washoe County School District
The Brown Center - Purchasing Department
14101 Old Virginia Road, Room 0
Reno, Nevada 89521-8912
- HOURS OF OPERATION:** Monday – Friday 8:00 am to 4:30 pm (excluding holidays)
- SURETY REQUIREMENT:** NONE REQUIRED
- FACILITATING BUYER:** Aprile Anderson – Assistant Director of (Construction) Procurement & Contracts
- PUBLISH DATE:** November 3, 2025
- SOLICITATION # OF PAGES:** 97 (including exhibits)
- SOLICITATION EXHIBITS:**
- EXHIBIT A – SIGNATURE PAGE **(REQUIRED FORM)**
 - EXHIBIT B – VENDOR/CONTRACTOR PUBLIC DISCLOSURE FORM **(REQUIRED FORM)**
 - EXHIBIT C – SITE PLAN AND PARCEL LISTINGS
 - EXHIBIT D – HIGH SCHOOL EDUCATION SPECIFICATIONS
 - EXHIBIT E – STEAM PROGRAM REQUIREMENTS

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NOTE: The Facilitating Buyer for this solicitation is named above. Interested parties may NOT contact anyone else regarding this solicitation. Any interested Proposer contacting any other individual including, but not limited to, WCSD staff, officials, evaluation committee members, or Board of Trustees may have their RFQS submission rejected from evaluation and award consideration.

NOTE: Proposal submissions will NOT be accepted via email, fax, or verbally at any point of time in the RFQS process (e.g., withdrawal and/or resubmitting for updated pricing). Only sealed proposal submissions will be accepted. Any proposal submissions that are otherwise received will be rejected. WCSD only accepts signatures done manually (also known as a wet signature) or electronic digital signatures that are certified. Non-certified electronic digital signatures will NOT be accepted. A typed signature, even in a cursive font, does NOT meet the requirements of an official digital signature. A digital signature must be accompanied by a certified digital stamp issued through programs like Adobe Acrobat DC, Docu-Sign, or other similar programs that produce a digital stamp certifying the electronic digital signature. Any signatures on required forms that do not meet these requirements will not be accepted and the Proposer's submission will be deemed "Non-Responsive" and will be rejected. If there are any questions about this requirement, please submit a question by the Questions/Inquires deadline, so that it can be answered prior to the submission deadline.

REQUIRED FORMS (see list below) specific to this solicitation are to be completed, signed (if applicable), and included with the bid submission (in both hard copy and electronic format as instructed) and are available for download on WCSD's Solicitation website at: <https://solicitations.washoeschools.net/Purchasing>

- **EXHIBIT A – SIGNATURE PAGE (REQUIRED FORM)**
If the SIGNATURE PAGE, which is a **REQUIRED FORM**, is submitted without an authorized signature, the submission will be rejected in its entirety (refer to Section 1).
- **EXHIBIT B – VENDOR/CONTRACTOR PUBLIC DISCLOSURE FORM (REQUIRED FORM)**
Is to be completed, signed, and submitted with the bid submission.

GENERAL TERMS, CONDITIONS, AND SPECIFICATIONS

NOTE: If there is a "parent" company and/or if the company is a "dba," Proposers should specify that in their submission on **EXHIBIT A**.

1.0 SUBMISSION OF PROPOSAL

1.1 In response to this RFQS, Proposers shall submit clearly labeled and indexed portfolios or binders with appropriate section and sub-section numbers as referred to herein. Please provide the following:

1.1.1 One (1) original proposal labeled as "MASTER".

1.1.2 Seven (7) identical bound proposals, each one labeled as "COPY".

1.1.3 One (1) identical electronic copy of the proposal, including all **REQUIRED FORMS completed and signed (if applicable)**, in Microsoft Word, Microsoft Excel, or Adobe PDF format on one (1) flash drive with the sealed proposal submission.

- If discrepancies are found between the "MASTER" and any "COPY" of the proposal, the "MASTER" will be used to resolve the discrepancy.

1.1.4 **FINANCIAL STABILITY (REQUIRED FOR PROPOSAL ACCEPTANCE CONSIDERATION)**

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- A. Submit only one (1) copy of (A) Balance Sheets and (B) Income Statements for the last three (3) consecutive years of business operation.
 - B. If the requested documents (A and B above, at minimum) are not provided with the proposal, then WCSD reserves the right to reject the proposal as “non-responsive.”
 - C. The financial documents are to be provided in one (1) separate, sealed envelope so that they can be easily forwarded to WCSD’s Office of Business and Financial Service for review (Section 47.0 – EVALUATION CRITERIA #1).
 - Do NOT include any financial stability documentation in the proposal portfolios or binders.
 - D. Should a privately held company deem certain financial information to be *CONFIDENTIAL*, it must identify what information is to be considered confidential as deemed so by law.
- 1.2 Neither the WCSD, the Purchasing Department, nor any officer or employee thereof shall be responsible for the pre/post-opening of or failure to open a proposal not properly addressed, identified, or mislabeled.
- 1.3 Proposals submitted verbally, by telephone, email, and/or facsimile will NOT be accepted.
- 1.4 Proposals and any signed/acknowledged Addenda/Amendment(s) shall be submitted in a sealed envelope or box and labeled using the following format:

Company Name: _____
Solicitation Title: Architectural Selection for the Sparks High School Modernization Project
Solicitation #: 48-QS-10-26-AA
Due Date & Time: December 17, 2025 at 2:00 pm (local time)

MAIL OR DELIVER PROPOSALS TO:
Washoe County School District
The Brown Center – Purchasing Department
14101 Old Virginia Road, Room 0
Reno, Nevada 89521-8912

- 1.5 For a proposal to be accepted, it is mandatory that the proposal documents be received and time-stamped by the WCSD Purchasing Department (address noted above), no later than 2:00 pm (local time) on the DUE DATE & TIME identified on Page 1 of this RFQS document.
- 1.5.1 **Late proposals will NOT be accepted.** A proposal may be received any time prior to the DUE DATE & TIME. Should a proposal arrive after the DUE DATE & TIME, the Proposer will be notified.
 - 1.5.2 Proposals will be opened publicly via a TEAMS meeting on December 17, 2025 at 2:30 pm (local time):

Microsoft Teams
[Join the meeting now](#)
Meeting ID: 275 211 444 375
Passcode: Ap6rX6H2

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- 1.6 All accepted proposals and accompanying documentation by WCSD's Purchasing Department become the property of WCSD and will not be returnable to the submitting Proposer.
- 1.7 Proposal information should be prepared to provide a straightforward, concise delineation of capacities to satisfy the requirements of the RFQS and submitted with all **REQUIRED FORMS** identified in this RFQS document.
 - 1.7.1 Expensive bindings, color displays, promotional materials, etc., are not necessary or desired. Emphasis should be placed on conformance to RFQS instructions, responsiveness to RFQS requirements, completeness, and clarity of content.
- 1.8 Any irregularities and/or lack of clarity in this RFQS should be brought to the attention of WCSD's Purchasing Department for correction and/or clarification via email to: solicitations@washoeschools.net or submitted directly on the WCSD's Solicitations website at <https://solicitations.washoeschools.net/Purchasing> prior to the QUESTIONS DEADLINE identified on Page 1 of this RFQS document.
- 1.9 When surety is required (refer to Page 1 for requirement), said surety must be submitted with the proposal.
 - 1.9.1 The surety shall be issued by a creditable surety company authorized to do business in the State of Nevada.
 - 1.9.2 The surety shall be acceptable only in the form of a Bond, Performance Bond (if applicable), Certified Check, or Cashier's Check in the amount stated and made payable to:

Washoe County School District
RE: RFQS #48-QS-10-26-AA
The Brown Center – Purchasing Department
14101 Old Virginia Road, Room 0
Reno, Nevada 89521-8912
 - 1.9.3 After formal award of this RFQS has been made public, any submitted surety of the unsuccessful Proposer shall be returned.
 - 1.9.4 The surety amount will be forfeited to WCSD, should the Proposer, to whom the RFQS contract is awarded, fail to enter into the contract in accordance with this RFQS.
- 1.10 Addenda/Amendment(s) issued may become an integral part of this RFQS and are posted and available at:
 - WCSD Solicitations website at <https://solicitations.washoeschools.net/Purchasing>
 - DemandStar at <https://www.demandstar.com> (*paid Membership required*)
 - 1.10.1 It is strongly suggested that the Proposer acknowledge receipt of Addenda/Amendment(s) by signing and returning any Addenda/Amendment(s) with the proposal.
 - Proposers are responsible for obtaining any Addenda/Amendment(s).
 - Failure to submit a signed Addenda/Amendment(s) may result in rejection/disqualification of a Proposer's proposal.

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- 1.10.2 If the Proposer is a paid member of DemandStar and has downloaded a solicitation document from DemandStar at www.demandstar.com, Proposer will electronically receive from DemandStar any Addenda/Amendment(s) issued.
- 1.11 An authorized representative of the Proposer's firm must sign where applicable on **EXHIBIT A** which is available for download at <https://solicitations.washoeschools.net/Purchasing>
- 1.11.1 **Any proposal will be disqualified and rejected if EXHIBIT A is not signed and included in the sealed proposal submission.**
- 1.11.2 WCSO only accepts signatures done manually (also known as a "wet" signature) or certified electronic digital signatures. Non-certified electronic digital signatures will NOT be accepted. A typed signature, even in a cursive font, does NOT meet the requirements of an official digital signature. A digital signature must be accompanied by a certified digital stamp issued through programs like Adobe Acrobat DC, Docu-Sign, or other similar programs that produce a digital stamp certifying the electronic digital signature. Signatures on the **REQUIRED FORMS** that do not meet these requirements will NOT be accepted and may cause the proposal to be deemed "NON-RESPONSIVE" and cause for rejection. If there are any questions about this requirement, please submit a question by the QUESTIONS DEADLINE (refer to Page 1), so that it can be answered before the proposal DUE DATE & TIME.
- 1.11.3 WCSO reserves the right to reject any proposal received, or any part thereof for any of, but not limited to, the following additional causes:
- A. Evidence of collusion among Proposers exists.
 - B. Proposer fails to meet any terms and conditions as specified in this RFQS.
 - C. Evidence submitted by Proposer leads WCSO to believe that Proposer will be unable to carry out the obligations of any resulting contract of this RFQS and complete the work/service described.
 - D. WCSO investigation determines that Proposer is not qualified to meet the obligations of the contract and complete the work described.
- 1.12 Payments on resultant contracts under this RFQS will only be made after work/service is rendered and/or products procured and within thirty (30) days of receiving an accurate invoice for rendered work/service and/or products without defects. The awarded Proposer(s) must allow for WCSO Procurement Card (PCard) purchases/orders/transactions when applicable.
- 1.13 Exceptions to any General and/or Special Terms, Conditions, and Specifications in this solicitation must be noted accordingly on **EXHIBIT A**.
- 1.13.1 If more space is required to note exceptions than what is provided on **EXHIBIT A**, Proposer must attach additional sheet(s) referencing the solicitation title and solicitation number and submit **ALL pages with EXHIBIT A** with their proposal.
- 1.13.2 If additional pages of documented "exceptions" are not included with the submitted proposal, those pages of documented "exceptions" **will not** be accepted after the DUE DATE & TIME of submission and will not be considered for proposal evaluation and award.
- 1.13.3 Failure to note exceptions shall be interpreted to convey that the Proposer agrees to perform in the manner described and/or specified.
- 1.13.4 WCSO reserves the right to accept or reject any exceptions if deemed to be in the best

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interest of WCSD.

1.13.5 If there are any questions/inquiries about this requirement, Proposers are to submit their questions in writing via e-mail to solicitations@washoeschools.net or directly on WCSD's Solicitations website at <https://solicitations.washoeschools.net/Purchasing> by the QUESTION DEADLINE (refer to Page 1), so that they can be answered prior to the proposal DUE DATE & TIME (refer to Page 1).

1.14 Proposer assumes all risks involved with the method of proposal delivery the Proposer chooses. WCSD assumes no responsibility for the Proposer's failure to deliver a proposal in accordance with this RFQS.

1.15 All proposals and accompanying documentation that are accepted by WCSD's Purchasing Department become the property of WCSD and will not be returned.

1.16 Proposer shall provide with proposal, a completed and signed **EXHIBIT B** available for download at <https://solicitations.washoeschools.net/Purchasing>.

1.16.1 Failure to submit a completed and signed **EXHIBIT B** with the proposal may be grounds for disqualifying the proposal from evaluation and award consideration.

1.17 **The Facilitator for this RFQS is identified on Page 1 of this document. Proposers may NOT contact anyone else regarding this RFQS. Proposers contacting any other individual including, but not limited to, WCSD staff, officials, evaluation committee members, or Board of Trustees may be disqualified.**

2.0 WITHDRAWAL OF PROPOSAL

2.1 Proposals may be withdrawn by written notification delivered via e-mail to solicitations@washoeschools.net provided such notice is received prior to the DUE DATE & TIME identified on Page 1 of this RFQS.

2.2 A request for withdrawal of a proposal received after the DUE DATE & TIME will not be considered.

3.0 PROPRIETARY & CONFIDENTIAL INFORMATION

3.1 WCSD is a public entity as defined by state law and, as such, it is subject to the Nevada Public Records Law (Nevada Revised Statute, Chapter 239 (NRS 239)). Under said law, all WCSD records are public (unless otherwise declared by law to be confidential), subject to inspection and may be copied by any person.

3.2 Proposers are advised that after a LETTER OF INTENT (Recommendation of Award) has been issued the complete content of all proposals will become public record, and nothing contained in the proposal will be deemed confidential unless deemed so by law.

3.3 Proposers should not include any information in their proposal that is proprietary in nature or that they would not want to be released to the public. Thus, proposals should contain sufficient information to be evaluated without reference to any proprietary information.

3.4 WCSD reserves the right to consider financial statements from privately held companies as confidential, but the separate, sealed envelope (refer to Section 1.1.4(C)) containing the financial statements must be marked *CONFIDENTIAL* for any consideration to be given.

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4.0 FORMAL INTERVIEWS AND PRESENTATIONS

- 4.1 WCSD reserves the right to require, any or all, Proposers to attend an interview session and/or give a presentation or demonstration (either by virtual means or in-person) to gauge suitability to provide work/service and to illustrate their abilities to meet the requirements of this RFQS.
- 4.2 If requested by WCSD, Proposers are to make their personnel available within (no less than) ten (10) business days of the request for formal interviews and presentations.
- 4.3 No cost allowance or per diem will be paid by WCSD for this requirement.
- 4.4 WCSD also reserves the right to recommend any Proposer for award from their evaluated and scored proposal without presentations and/or formal interviews if deemed to be in the best interest of WCSD.

5.0 GOVERNING LAW, COMPLIANCE WITH LAW, AND ATTORNEY FEES

- 5.1 Should there be any resulting contract of this RFQS, the awarded Proposer agrees that the contract shall be governed by and construed in accordance with the laws of Nevada.
- 5.2 No action involving the proposal and/or resulting contract may be brought except in the federal courts located in Washoe County, Nevada, USA.
- 5.3 Proposer shall comply with all applicable federal, state, and local statutes, regulations, ordinances, or other legal requirements which apply.
- 5.4 All parties agree that in the event of a dispute, each party will bear its own costs of litigation and/or attorney's fees.

6.0 DISPUTE RESOLUTION

- 6.1 Any breach, controversy, or claim arising out of, related to the RFQS, and/or any resulting contract of this RFQS shall be settled by arbitration unless WCSD, at its sole option, rejects arbitration by so notifying Proposer.
- 6.2 If the WCSD rejects arbitration, the Proposer shall have thirty (30) days from the date of receipt of rejection to send notice to commence litigation of the work/service via a summons and complaint upon the WCSD.
- 6.3 Failure to effectively provide work/service to the WCSD within said time shall act as a bar to litigation of the claim, which was the subject of the request for arbitration.
- 6.4 If the matter is arbitrated, WCSD shall designate whether the rules of the American Arbitration Association or the rules of the Nevada Arbitration Association shall apply. Nevada courts may enter judgment on such awards.
- 6.5 The parties agree that an arbitrator may not award attorney's fees in any case.
- 6.6 Unless specifically stated herein, if there exists any conflict and/or inconsistency between terms set forth in this RFQS, the awarded Proposer's response to this RFQS, and any contract submitted by the awarded Proposer, the language in this RFQS shall take precedence.

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7.0 DEBARMENT, SUSPENSION, AND OTHER LEGAL MATTERS

- 7.1 As required by Executive Order 12549, Debarment & Suspension, and implemented at 34 CFR Part 85, Proposer must certify that it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from transactions with any federal department or agency.

NOTE: Submission of a signed EXHIBIT A in response to this solicitation is the certification that the Proposer, Proposer's firm, and/or any Contractor/Subcontractor is not currently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any state or federal department or agency. Submission is also an agreement that WCSD will be notified of any change in this status.

- 7.2 If WCSD was required by NRS 332.039 to advertise for this RFQS, then by way of a submitted signed proposal, the Proposer provides a written certification that the Proposer is not currently engaged in, and during any term of any resulting contract of this RFQS, shall not engage in, a Boycott of Israel as outlined in NRS 332.065 (effective July 1, 2018). The term "Boycott of Israel" has the meaning ascribed to that term per NRS 332.065(5)(a).

7.3 Loss of Contract and/or Inability to Fulfill Requirements

- 7.4.1 If Proposer has had a contract terminated, or has a pending termination, or a settlement to avoid litigation or termination for default during the past five (5) years, all such incidents must be described. Termination for default is defined as notice to stop performance, due to Proposer's non-performance, or poor performance, and the issue was either: (i) not litigated; or (ii) litigated and such litigation determined Proposer to be in default. Proposer shall submit full details of all terminations for default, settlements, or pending terminations experienced in the past five (5) years including the other party's name, address, and telephone number. Proposer shall also present its position on the matter to WCSD's Purchasing Department.

- 7.4.2 WCSD shall evaluate the facts and at its sole discretion may reject the Proposer's proposal if the facts discovered indicate that the completion of any contract resulting from this RFQS may be jeopardized by the selection of Proposer. If Proposer has experienced no such settlement or terminations for default in the past five (5) years and has no pending terminations, it must affirmatively declare this to be so in the proposal.

8.0 NON-APPROPRIATION OF FUNDS

- 8.1 Should the funding authority of WCSD fail to appropriate funds to continue payment on a resultant contract of this RFQS, WCSD may cancel said contract without termination charge or penalty. Written notification from WCSD shall be made should this occur.
- 8.2 WCSD would only exercise the FUNDING OUT CLAUSE above if WCSD is unable to appropriate the necessary funds to pay for the work/service under a resultant contract of this RFQS.
- 8.3 If WCSD is unable to appropriate the necessary funds to pay for the work/service of a resultant contract of this RFQS, WCSD reserves the right to contract with another party for the same work/service immediately following the termination of a resultant contract specific to this RFQS.
- 8.4 Should WCSD appropriate the funds at a later time, WCSD reserves the right to issue a new resultant contract of this RFQS for said work/service.

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9.0 DEFAULT AND CONTRACT TERMINATION RIGHTS

- 9.1 In case of default by any awarded Proposer(s), WCSD reserves the right to impose any of the following actions:
- A. Deduct any unpaid balance due to awarded Proposer(s).
 - B. Procure the service(s) and/or product(s) from another source.
 - C. Hold the defaulting Proposer(s) responsible for any excess cost occasioned thereby.
 - D. Assess a penalty equal to five percent (5%) of the total resultant contract price.
 - E. Commence proceedings against any surety held in conjunction with the proposal.
 - F. Prohibit Proposer(s) to submit proposals for a period of not less than one (1) year and no more than five (5) years.
 - G. Pursue other appropriate legal remedies.

10.0 TERMINATION OF CONTRACT

- 10.1 Any resulting contract from this RFQS may be terminated in whole or in part by WCSD with or without cause without penalty or fee only after the contracted Proposer is given:
- A. Not less than thirty (30) calendar days written notice of intent to terminate.
 - B. An opportunity for consultation with the Director of Procurement and Contracts of WCSD prior to termination.

11.0 JOINDER OF LOCAL GOVERNMENTS

NOTE: Preference will not be given to any Proposer working under any other existing contracts that allow joint use by public agencies.

- 11.1 NRS 332.195 Joinder or Mutual Use of Contracts by Local Governments, states the following:
- 1. Except as otherwise provided in this section:
 - (a) A governing body or its authorized representative and the State of Nevada may join or use the contracts of local governments located within or outside this State with the authorization of the contracting vendor. The original contracting local government is not liable for the obligations of the governmental entity which joins or uses the contract.
 - (b) A governing body or its authorized representative may join or use the contracts of the State of Nevada or another state with the authorization of the contracting vendor. The State of Nevada or another state is not liable for the obligations of the local government which joins or uses the contract.
 - 2. A governing body or its authorized representative or the State of Nevada shall not join or use a contract pursuant to this section if a contractor's license issued pursuant to Chapter 624 of NRS is required for any portion of the work to be performed under the contract.

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12.0 AMERICANS WITH DISABILITIES

- 12.1 WCSD acknowledges its responsibilities under the Americans with Disabilities Act (ADA) of 1990. WCSD expects all Proposers to be knowledgeable about and comply with the requirements of the ADA.

13.0 INSTALLATION

- 13.1 If applicable, the awarded Proposer shall make good and to the satisfaction of WCSD any damage resulting from the work/service caused by any installation. Wherever, in these specifications, a specific brand, make, and/or model of item is specified, the awarded Proposer shall comply strictly with the specifications and recommendations of that manufacturer as to the installation and/or application of that particular item.

14.0 REQUIRED INSURANCE COVERAGE & VERIFICATION

NOTE: WCSD reserves the right to amend/adjust any limits (both occurrence and aggregate) listed herein with respect to all insurance coverages based on the estimated project/construction budget (if applicable) should it be deemed in the best interest of WCSD.

- 14.1 Any awarded Proposer shall, at the awarded their sole expense, procure, maintain, and keep in force for the duration of the contract insurance conforming to the minimum limits as specified in this solicitation.
- 14.2 Any awarded Proposer shall provide WCSD with a Certificate of Insurance (COI) form with Additional Insured Endorsement(s) affecting the coverage required.
- 14.3 The authorized Insurer(s) of any awarded Proposer(s) and/or subsequent insurance company(s) issuing the policy(s) shall have no recourse against WCSD for payment of any premiums, costs, or assessments under any form of policy nor shall they have no right of recovery or subrogation against WCSD.
- 14.4 Any required insurance shall be approved by WCSD and be in effect prior to the procurement of any service(s) and/or product(s) rendered by any awarded Proposer and shall continue in force as appropriate until the completion of the contract term.
- 14.5 An "ACORD 25 Certificate of Insurance Form" or a form substantially similar must be submitted by any awarded Proposer(s) to WCSD to evidence the insurance policies and coverages required.
- 14.6 The COI must be signed by a person authorized to bind coverage on behalf of any awarded Proposer(s). The COI must name WCSD as the "Certificate Holder" as follows:

Washoe County School District
The Brown Center – Purchasing Department
14101 Old Virginia Road, Room 0
Reno, Nevada 89521-8912

- 14.7 For substantiating the requirement of WCSD to be named as an "Additional Insured," the COI's "Description of Operations/Locations/Vehicles" section shall state the following:

WCSD, its officers, employees, and volunteers are to be named as an "Additional Insured" on the awarded Proposer(s)' general liability. The coverage shall contain no special limitations on the scope of protection afforded to WCSD, its officers, employees, agents, or volunteers.

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- 14.8 The COI shall state that if any of the described policies are canceled before the expiration date thereof, notice will be delivered in accordance with the policy provisions. Furthermore, each insurance policy shall not be suspended, voided, canceled, or non-renewed by either any awarded Proposer(s) or the authorized Insurer(s) without a replacement COI being provided to WCSD during any valid term of the contract.
- 14.9 Upon renewal of the policies listed, awarded Proposer(s), or authorized Insurer(s) shall WCSD with replacement certificates.
- 14.10 All COIs and relative endorsements are to be received by awarded Proposer(s) and must be reviewed and approved by WCSD's Purchasing Department prior to the procurement of any product(s) and/or services to be rendered.
- 14.11 WCSD reserves the right to require awarded Proposer(s) to make available/check the wording of all required insurance policies at any time.
- 14.12 Awarded Proposer's insurance coverage shall be the primary insurance. Any insurance or self-insurance maintained by WCSD, its officers, employees, agents, or volunteers shall be more than that awarded Proposer's insurance and shall not contribute to it in any way.
- 14.13 Failure of any awarded Proposer(s) to comply with the reporting provisions of the policies shall not affect coverage provided to WCSD, its officers, employees, agents, or volunteers.

15.0 GENERAL LIABILITY INSURANCE

- 15.1 During any term of the resulting contract of this RFQS, the awarded Proposer providing work/service to WCSD shall maintain Commercial General Liability Insurance with the following coverages through an insurance carrier(s) licensed to do business in the State of Nevada and having a current A.M. Best rating of A-:VII or better:
- Each Occurrence
 - Medical Expense
 - Personal & ADV Injury
 - General Aggregate
 - Products-Completed Operations Aggregate
- 15.2 Limits shall not be less than one million dollars (\$1,000,000) per occurrence combined single limits with (at minimum) two million dollars (\$2,000,000) aggregate.

16.0 COMMERCIAL AUTOMOBILE LIABILITY INSURANCE

- 16.1 If applicable to the work/services outlined in this RFQS, During any valid term of this contract, including any subsequent renewals thereof, any awarded Proposer(s) shall maintain Automobile Liability Insurance with the following coverages (at minimum) through a licensed insurance carrier(s) and having a current A.M. Best rating of A-:VII or better to include:
- All owned autos
 - Non-owned autos (in use by Employees)
 - Hired autos
- 16.2 Limits shall not be less than one million dollars (\$1,000,000) per occurrence.

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17.0 WORKER'S COMPENSATION COVERAGE

17.1 During any valid term of an awarded contract of this RFQS, including any subsequent renewals thereof, any awarded Proposer(s) shall have and maintain Workers' Compensation coverage as required by law for the duration of the contract to include Employer's Liability Coverage (noted at Statutory Limits) with a minimum limit of one million dollars (\$1,000,000).

18.0 PROFESSIONAL LIABILITY INSURANCE

18.1 During the initial term of a resulting contract of this RFQS and for any additional time specified by WCSD thereafter, including any subsequent renewals thereof, the awarded Proposer(s) shall maintain Professional Liability Insurance (Errors and Omissions) with minimum limits of at least one million dollars (\$1,000,000).

18.1.1 WCSD reserves the right to require a higher limit for service(s) that may constitute said requirement.

18.1.2 WCSD requires that Professional Liability Insurance include coverage for unintentional breach of contract.

18.1.3 Professional Liability Insurance may be proved under primary policies or by a combination of primary and excess policies.

18.1.4 Professional Liability is not covered under additional Umbrella Liability Insurance.

19.0 DEDUCTIBLES AND SELF-INSURED RETENTIONS

19.1 Any deductibles or self-insured retentions must be declared to and approved by the WCSD before any work/service is rendered and/or products procured. WCSD reserves the right to request additional documentation, financial or otherwise, prior to approving the deductibles and self-insured retentions before any work/service is rendered and/or products procured.

19.2 WCSD shall be notified of any changes to the deductibles or self-insured retentions made during any term of any resulting contract of this RFQS or during any term of any policy.

19.3 It is understood that the awarded Proposer is responsible for and shall assume payment of all deductibles and/or self-insured retentions.

20.0 LICENSE AND CERTIFICATION

20.1 Proposers must be licensed and/or incorporated to do business in the State of Nevada.

20.2 Proposer shall possess all applicable licenses and/or certifications to perform the type of work/service in this RFQS.

20.3 Proposer shall possess appropriate city and/or county business licenses, if applicable.

21.0 VESTED INTEREST

21.1 Awarded Proposer cannot receive any benefits (directly or indirectly) and/or be party to other contracts that may emanate from recommendations, contracting actions, and or activities related to this RFQS.

21.2 The only benefit the awarded Proposer may derive from this project is payment for rendered work/service, products procured specific to the work/service, and applicable deliverables as

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outlined in any resulting contract of this RFQS, including identified deliverables in awarded Proposer's initial RFQS response and subsequent written additions to the resulting contract of this RFQS authorized/approved by WCSD.

- 21.3 Proposer covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, which would conflict in any manner and/or degree with the performance of work/services required under the resulting contract of this RFQS.
- 21.4 Proposer covenants to its knowledge and ability that no person having any such interest shall be employed in performance of said work/service.

22.0 WARRANTY OF WORK/SERVICE

- 22.1 Proposer warrants that any work/service rendered under any resulting contract of this RFQS shall be performed with the degree of skill, care, and judgment customarily accepted as sound quality practices and procedures.
- 22.2 Proposer further warrants that any work/service rendered under any resulting contract of this RFQS shall fulfill the requirements and intent of the entire contract inclusive of Proposer's proposal. If work/service fails to meet the requirements and/or is deemed to be inadequate in the judgment of WCSD, awarded Proposer shall re-perform the work/service and/or portion of the work/service that is unsatisfactory.
- 22.3 Awarded Proposer shall be liable for all costs/expenses incurred in the performance of corrective work/service of a resultant contract under this RFQS, including travel, per diem, etc.

23.0 ASSIGNMENT

- 23.1 Any attempt by awarded Proposer(s) to assign and/or otherwise transfer any interest in any resulting contract of this RFQS without the prior written consent of WCSD shall be considered "VOID."
- 23.2 Should a firm be acquired through formal purchase/acquisition by a Proposer that was awarded a contract resulting from this RFQS, WCSD may grant permission for this type of assignment if the newly acquired firm submits financial documentation as outlined in Section 1.1.4 and those documents are reviewed in the same manner as the originally awarded Proposer.

24.0 CONFIDENTIAL TREATMENT OF INFORMATION

- 24.1 Proposer shall preserve any information obtained, assembled, and/or prepared in connection with the performance of any resulting contract of this RFQS in the utmost professional confidence.

25.0 FORCE MAJEURE

- 25.1 Neither party shall be liable for failure and/or delay in performance under any resulting contract of this RFQS, in whole or in part, to an act of God, including, but not limited to pandemics (e.g., COVID-19), epidemics, fire, naturally caused explosions and/or flood; employee/company strike, lockout and/or other labor dispute, civil commotion, human-caused explosions, and/or sabotage; acts of any government; unforeseen shortages and/or unavailability of fuel, power, transportation, raw materials and/or supplies; inability to obtain and/or delay in obtaining governmental approvals, permits, licenses and/or allocations; and any other causes which are not within either party's reasonable control, whether or not the cause is specifically identified above.
- 25.2 WCSD will not terminate any contract with the awarded/contracted organization that is unable to complete and perform the work/service due to FORCE MAJEURE.

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25.3 WCSD maintains the ability and right to secure other suppliers to provide said work/services, temporarily, if deemed to be in the best interest of WCSD, until the awarded and contracted Proposer is able to return to said work/service and able to meet the requirements of any resulting contract of this RFQS.

26.0 INDEMNIFICATION

26.1 Proposer agrees to defend, indemnify and hold harmless WCSD, its officers, employees, agents, and volunteers from and against all liability, claims, demands, and expenses including court costs and attorney's fees on account of any injury, loss, damage, which arises from any work performed under any resulting contract of this RFQS, if such injury, loss, and/or damage is due to the gross negligence and/or intentional misconduct of Proposer, any Sub-Proposer of Proposer, and/or any officer, employee, and/or agent of Proposer in the performance of work/service hereunder.

26.2 Proposer agrees to indemnify and hold WCSD harmless from any claim involving patent infringement and/or copyrights on goods supplied.

26.3 WCSD agrees to defend, indemnify and hold Proposer, its officers, and its employees harmless from and against any and all liability, claims, demands, and expenses including court costs and attorney's fees on account of any injury, loss, and/or damage which arises out of the work performed under any resulting contract of this RFQS, if such injury, loss, and/or damage is due to the gross negligence and/or intentional misconduct of WCSD and/or any officer, employee, and/or agent of WCSD subject to the provisions of NRS 41, including, but not limited to NRS 41.035: Actions against certain officers and employees of political subdivisions for acts or omissions of other persons.

26.4 The obligation of this section shall not apply to damages for which WCSD is/shall become liable by final judgment to pay to a third party as the result of the negligence of WCSD. Nothing herein shall constitute a waiver by WCSD of any and all rights and privileges under any governmental immunity act and/or related statute.

27.0 INTELLECTUAL PROPERTY

27.1 Any drawings, written reports, and/or other works (works) made and/or provided to WCSD by Proposer shall be considered works for use and become the property of WCSD. Any such works shall not be stamped with the Proposer's proprietary markings.

28.0 NO THIRD-PARTY RIGHTS

28.1 Any resulting contract of this RFQS is made for the benefit of WCSD and the awarded Proposer and not for any outside party.

29.0 NON-ENDORSEMENT

29.1 As a result of the selection of an awarded Proposer to supply work/service and/or products under this RFQS, WCSD is neither endorsing nor suggesting that the Proposer's work/service is the best and/or only solution.

29.2 The awarded Proposer agrees to make no reference to WCSD in any literature, promotional material, brochures, sales presentations, or the like, without prior express written consent of WCSD.

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30.0 RECORDS

- 30.1 Records shall be maintained as required by the awarded Proposer in compliance with applicable municipal, federal, and/or state laws, ordinances, codes, and as prescribed by WCSD.
- 30.2 Upon prior written notice, at a mutually agreed upon time and place, all records shall be made available to WCSD.
- 30.3 WCSD may audit, examine and/or take excerpts and/or transcripts from such records including, but not limited to, invoices, materials, payrolls, records of personnel, conditions of employment, and/or any other data as may be pertinent to this RFQS.

31.0 OTHER EXPENSES

- 31.1 In the event that WCSD agrees to pay for any of Proposer's expenses directly related to work/service and/or products relevant to a resultant contract under this RFQS, no overhead and/or profit shall be permitted.
- 31.2 Proposer shall only receive reimbursement in amounts that are consistent with applicable travel guidelines established by WCSD policies, regulations, and procedures for its employees at the time the reimbursement request(s) are made.

32.0 REFERENCES

- 32.1 WCSD may investigate information supplied by Proposer to determine its accuracy. Proposer supplying a reference and/or customer list gives the WCSD permission to contact references listed and understand that any information gathered may be used in the evaluation of the proposal.
- 32.2 References, including but not limited to currently employed WCSD staff, officials, Evaluation Committee members, or Board of Trustees will NOT be accepted.

33.0 PROPOSAL NEGOTIATIONS

- 33.1 WCSD may open negotiations with responsive Proposers prior to award. At its sole discretion, the WCSD reserves the right to award any resulting contract of this RFQS without negotiation based upon written proposals.
- 33.2 WCSD reserves the right to accept any proposal that it deems most favorable to the WCSD, and to reject any or all proposals or any portion of any proposal submitted which is not in the WCSD's best interest.

34.0 RFQS AND CONTRACT AWARD GUIDELINES

- 34.1 WCSD reserves the right to waive any minor informalities or irregularities in proposals and/or any resulting contract of this RFQS in its best interest.
- 34.2 WCSD reserves the right to award a resulting contract of this RFQS based on individual scope of work/service elements, groups of elements, or all elements to a single Proposer. Taking into consideration the specified evaluation criteria, WCSD will select the Proposer whose proposal is most advantageous to the WCSD.
- 34.3 Contractual commitments are contingent upon the availability of funds as evidenced by the issuance of a purchase order.

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- 34.4 Any additional contract documents conjoined as part of this RFQS for final award consideration are subject to approval by WCSD's legal counsel and may require approval of the Chief Financial Officer (CFO) or Board of Trustees prior to execution.
- 34.5 Once awarded, this RFQS and any resulting contract of this RFQS will be the final expression of a contract between the parties and may not be altered, changed, and/or amended except by mutually approved and executed amendments.
- 34.6 Unless specifically stated herein, if there exists any conflict and/or inconsistency between terms set forth in this RFQS document, the awarded Proposer's proposal, and any additional contract submitted by the awarded Proposer, the language in this RFQS document shall take precedence unless otherwise approved by WCSD.
- 34.7 WCSD reserves the right to hold proposals for a period of ninety (90) days from the date of opening before awarding or rejecting said proposals.
- 35.0 LETTER OF INTENT (RECOMMENDATION OF AWARD)
- 35.1 It is the responsibility of the interested Proposer to obtain the LETTER OF INTENT (Recommendation of Award) available for download at:
- WCSD Solicitations website at <https://solicitations.washoeschools.net/Purchasing>
 - DemandStar at <https://www.demandstar.com> (*paid Membership required*)
- 35.2 Proposer may also obtain a copy of the LETTER OF INTENT (Recommendation of Award) by sending an email request to solicitations@washoeschools.net
- 36.0 APPEAL BY UNSUCCESSFUL PROPOSER
- 36.1 Any unsuccessful Proposer (Appellant) may appeal the results in the solicitation's LETTER OF INTENT (Recommendation of Award) if they believe applicable provisions of the law were violated.
- 36.2 Appellant must submit a notice of protest to WCSD's Director of Procurement and Contracts no later than five (5) business days from the date the LETTER OF INTENT (Recommendation of Award) is issued. The notice of protest must include a written statement setting forth with specificity the reasons the person filing the notice believes the applicable provisions of the law were violated.
- 36.3 Appellant shall submit with the notice of protest a bond (i.e., Protest Bond or Appeal Bond) with a good and solvent surety company, authorized to do business in the State of Nevada or submit other security in a form approved by WCSD, who will hold the bond or other security until a determination is made on the appeal.
- 36.4 If the Appellant is not satisfied with WCSD's Director of Procurement and Contracts' response, Appellant may then appeal to an appeals committee designated by WCSD.
- 36.5 If the Appellant is not satisfied with the appeals committee's response, the Appellant may then appeal to WCSD's Board of Trustees, who will render the final decision.
- 36.6 WCSD will postpone any award action until after WCSD's Board of Trustees renders a final decision. Appellant will not seek any type of judicial intervention until WCSD has rendered its final decision on the protest.
- 36.7 If an appeal is granted and a bond was required, the full amount of the posted bond will be returned to Appellant.

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- 36.8 If the appeal is denied/not upheld, a claim may be made against the bond by WCSD for expenses suffered by WCSD as a result of the unsuccessful appeal.
- 36.9 WCSD is not liable for any costs, expenses, attorney's fees, loss of income, or other damages sustained by the Appellant in an appeal process.
- 37.0 SURETY
- 37.1 When a **surety** is required (refer to Page 1 for requirement), the surety must be submitted with the proposal. The surety shall be issued by a creditable surety company authorized to do business in the State of Nevada.
- 37.2 The surety shall be acceptable only in the form of a Bond, Performance Bond (if applicable), Certified Check, or Cashier's Check in the amount stated and made payable to:
- Washoe County School District
RE: RFQS #48-QS-10-26-AA
The Brown Center – Purchasing Department
14101 Old Virginia Road, Room 0
Reno, Nevada 89521-8912
- 37.3 After formal award of this RFQS has been made public, any submitted surety of the unsuccessful Proposer(s) shall be returned.
- 37.4 Depending on the proposal requirements, the amount of surety shall not be less than five percent (5%) of the total proposal submitted.
- 37.5 Said amount to be forfeited to WCSD should Proposer, to whom the contract is awarded, fails to enter into the contract in accordance with this solicitation.
- 38.0 PERFORMANCE BOND
- 38.1 When a Performance Bond is required, the awarded Proposer shall agree to furnish WCSD with a Performance Bond in the amount equal to one hundred percent (100%) of the total amount of the resultant contract under this RFQS.
- 38.2 The Performance Bond shall be made payable to WCSD, executed by one or more surety companies authorized to do business in the State of Nevada.
- 38.3 The Performance Bond shall be conditioned upon the awarded Proposer's full performance of the work/service, in accordance with the plans, specifications, terms, and conditions of the award of this RFQS and resultant contract under this RFQS.
- 38.4 In the event the contract is renewed, a new Performance Bond, if applicable, shall be requested for one hundred percent (100%) of the total amount of the contract for the renewal term.
- 39.0 PENALTIES
- 39.1 In case of default by awarded Proposer, the WCSD may procure the work/service and/or products from other sources and may deduct from any unpaid balance due Proposer and/or collect against the submitted surety, bond, or security for the amount of excess costs so paid.

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40.0 SEVERABILITY

40.1 If a competent court or arbitrator holds any of the terms, covenants, provisions, and contracts contained herein invalid, illegal, and/or unenforceable, any resulting contract of this RFQS shall be interpreted as if such invalid terms, covenants, provisions, and/or contracts were not contained herein, and the remaining provisions shall be valid and enforceable.

41.0 USAGE REPORT

41.1 When requested by WCSD, the awarded Proposer(s) will be responsible for compiling usage reports for any time period covered under this contract including, but not limited to product/service name, description, quantities ordered, invoice number, and invoiced pricing.

41.2 Usage reports are to be received within seventy-two (72) hours of request and sent via email to purchasing@washoeschools.net noting in the email "Subject" line the following:

➤ **USAGE REPORT FOR RFQS # _____**

END OF GENERAL TERMS, CONDITIONS, AND SPECIFICATIONS

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SPECIAL TERMS, CONDITIONS, AND SPECIFICATIONS

42.0 SCOPE OF WORK/SERVICES

- 42.1 The Washoe County School District is soliciting architectural firms for the Sparks High School Modernization Project. The services will be provided in two (2) phases. Phase 1 shall include programming, feasibility, and concept design while Phase 2 will consist of full architecture/engineering design services in collaboration with a Construction Manager at Risk.
- 42.2 Sparks High School was built in 1954 and sits on approximately twenty (20) acres on six (6) parcels (see Exhibit C). The District is currently working on a reversion to acreage to consolidate all parcels into one (1). The school is comprised of multiple buildings totaling approximately 156,000 square feet with a current enrollment of approximately 1,085. (see Exhibit C for Site Plan).
- 42.3 Designs shall be based on the 2017 High School Education Specifications (see Exhibit D) and priorities identified by the District. Those priorities include but are not limited to the following:
 - 42.3.1 An expansion as needed to provide for students and services currently residing in portables or other structures outside the main building and removal of those structures.
 - 42.3.2 An expansion or remodel as needed to provide collaborative engagement spaces such as one (1) or more learning hubs, new library/media center, and three to four (3-4) group study rooms,
 - 42.3.3 Safety & security review and improvement of the single point of entry, security fencing, card key access, cameras and lighting.
 - 42.3.4 Site improvements including but not limited to; shaded outdoor learning spaces, possible athletic field improvements, a grounds building and a field house.
 - 42.3.5 Other scope and program priorities will be identified through the programming process, which may include improvements to special education, technical programs, remodeling of interior spaces for new staff offices, and new interior finishes as budget allows.
 - 42.3.6 Evaluation of all main building systems for compatibility with new expansions, such as fire sprinklers & alarms; public announcement systems; audio visual systems; HVAC; and electrical systems, etc.
- 42.4 Selected firm will be required to participate in the Construction Manager at Risk (CMAR) selection process.
- 42.5 Other services required of the awarded firm during **Phase 2** of design include but are not limited to;
 - 42.5.1 Provide color 3D renderings/flythroughs of the final designs.
 - 42.5.2 Participate in approximately one to three (1-3) community meetings.
 - 42.5.3 Participate in the Science Technology Engineering Arts and Math (STEAM) education program during design and construction phases (see Exhibit E).
 - 42.5.4 Utilization of Bluebeam drawing review and Procore project management software for the duration of the project, hosted by WCSD.

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43.0 TERM OF CONTRACT

43.1 Pre-Design services shall commence after award by the WCSD Board of Trustees and be complete by August 1, 2026.

44.0 PROJECT SCHEDULE

44.1 The anticipated project schedule is as follows:

- June 2026 Solicit Request For Proposals for a Construction Manager at Risk
- August 2026 Begin Phase 2 of Design
- June 2027 Submit Plans for Permit
- August 2027 Construction Bidding
- November 2027 Construction Begins
- 2028-2029 To be determined depending on final scope

45.0 RFQS PROCESS AND SELECTION MILESTONES:

45.1 The following is the **TENTATIVE** schedule for this RFQS’s process and selection milestones. WCSD reserves the right to change the schedule at any time.

MILESTONE	DATE / TIME
Solicitation Posted/Distributed	11/03/25
Mandatory Pre-Proposal Meeting at Sparks High School (Meet in front of the Office) 820 15th Street, Sparks, NV 89431	11/20/25 at 3:00 pm (local time)
Questions Deadline	12/02/25 at 4:30 pm (local time)
Addendum for Questions & Answers Posted/Distributed	12/08/25
Sealed Proposals Due	12/17/25 at 2:00 pm (local time)
Committee Proposal Review	12/18/26 through 01/11/26
Formal Interviews & Presentations of Finalists	02/12/26
Letter of Intent Posted/Distributed	02/25/26
Award by Board of Trustees	03/10/26
Notice of Award Posted/Distributed	03/11/26

46.0 CHECKLIST FOR PROPOSAL FORMAT AND SUBMITTAL REQUIREMENTS

- Provide a complete TABLE OF CONTENTS in the proposal.
- Evaluation Criteria #1 through #5 (per Section 47.0) must be addressed and included in submitted proposal.
- Clearly identify one (1) individual who will serve as WCSD’s main point-of-contact for this RFQS process only and include a phone number and email address.
- Include a Statement/Letter of Interest as follows:
 - Submit on Proposer’s letterhead with the full organization name.
 - Address; phone number; organization direct email address (if available); and website address.
 - Legal status (i.e., sole proprietor, partnership, corporation, etc.).
 - State whether the organization is national, regional, or local.

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- State the location of the office from which the organization’s work/service would be provided from. For organizations with multiple offices, briefly summarize for each office (identify *HOMEBASE*, if multi-office organization).
- Explain why the organization is interested in providing work/services to WCSD.

- Provide an overview of the organization and its work/service, describing its capabilities, experience, and knowledge. Overview should demonstrate a range of experience (project types, client mix) with other public sector clients including other school districts. Explain the organization’s experience with school districts of similar size.

- If there is a “parent” company and/or if the company is a “dba,” Proposers should specify that in the Statement/Letter of Interest and on **EXHIBIT A**.

- Complete, sign, and submit **EXHIBIT A and EXHIBIT B** in the proposal under a separate tab or tab(s) within the proposal portfolios/binders.
 - EXHIBIT A – SIGNATURE PAGE (REQUIRED FORM)**
 - EXHIBIT B – VENDOR/CONTRACTOR PUBLIC DISCLOSURE FORM (REQUIRED FORM)**

- If applicable, provide any information related to Loss of Contract and/or Inability to Fulfill Requirements (refer to Section 7.4).

- Provide at least five (5) business-related references specific to the scope of work/services requested in this RFQS. References, including but not limited to currently employed WCSD staff, officials, Evaluation Committee members, or Board of Trustees will NOT be accepted.

References must include:

- Organization’s Name
- Organization’s Address
- Organization’s Phone Number
- Contact Person’s Name
- Contact Person’s Email
- Contact Person’s Phone Number
- Organization’s Website Address
- Description of Proposer’s Work/Services Provided to the Referring Organization

- WCSD standard terms and conditions in this proposal are incorporated into the final contract. Unless otherwise identified as such, WCSD’s contract language takes precedence in all cases.

- “As-Built” documentation is available in AutoCad format via the following DropBox link
<https://www.dropbox.com/scl/fo/tjnbnvjnx3y5qi4v272x0/AGVT-pybPHRR24ybXNoj60U?rlkey=m9sxtnujwycq2eigtbjycfzc&st=cbjlaqrs&dl=0>

47.0 EVALUATION CRITERIA

EVALUATION CRITERION #1: FINANCIAL STABILITY

Provide the following, also addressed in Section 1.1.4 (FINANCIAL STABILITY - PASS or FAIL)

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NOTE: Submission and review of financial documents are required. WCSD's Office of Business & Financial Services will review all financial documents submitted by Proposers. Should a Proposer's submission of said financial documents be marked as "FAIL," then the Proposer's proposal will be rejected in its entirety and will not be considered for award.

- A. Submit only one (1) copy of (A) Balance Sheets and (B) Income Statements for the last three (3) consecutive years of business operation.
- B. If the requested documents (A and B above, at minimum) are not provided with the proposal, then WCSD reserves the right to reject the proposal as "non-responsive."
- C. The financial documents are to be provided in one (1) separate, sealed envelope, so that they can be easily forwarded to WCSD's Office of Business and Financial Service for review.
 - Do NOT include any financial stability documentation in the proposal portfolios or binders.
- D. Should a privately held company deem certain financial information to be *CONFIDENTIAL*, it must identify what information is to be considered confidential as deemed so by law.

EVALUATION CRITERION #2: PERSONNEL ASSIGNMENTS

- A. Provide a project-specific organizational chart identifying this project's assigned key personnel.
- B. Provide a resume for each key person who will be assigned to this project. Include their name and title, project assignment, total years of design experience, years of experience with CMAR firms, education including degree(s), year and discipline(s), active registrations and licenses in the State of Nevada, including the number, other qualifications, and experience.
- C. Describe the key person's specific role performed on each project listed in their resume, highlighting projects of comparable size and scope where the person's role would be similar to their role on this Project.

Note: If the organization's assigned personnel changes for any contracted project, WCSD must review and approve the proposed replacement personnel in advance. The proposed replacement personnel shall have at minimum, equivalent qualifications as the originally assigned personnel.

EVALUATION CRITERION #3: PROJECT APPROACH

- A. The firm shall demonstrate their philosophy, approach and potential implementation plan for the delivery of a modernization of Sparks High School on time and within budget. Please include approach to programming, communication plans, sustainability concepts, public outreach, project implementation, construction administration and furniture, fixture, and equipment coordination.

EVALUATION CRITERION #4: INNOVATIVE DESIGN CONCEPTS

- A. Each proposer shall provide a minimum of one (1), maximum of two (2) concept plans to highlight their innovative design concepts that include the scope of work listed in Section 42. Any proposed building additions shall be a maximum size of 50,000 SF (excluding site buildings). Colored plans and renderings shall be provided in 11x17 format in both hard copy and electronic copy.

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EVALUATION CRITERION #5: SIMILAR PROJECTS

- A. Each proposer shall provide a minimum of three (3), maximum of five (5) completed projects within the past five (5) years that are similar in scope, size and nature of the proposed project. Projects focused on K-12 campuses utilizing the CMAR delivery system are preferred.
- B. Please include size, scope, cost, address and discuss reasons for change orders, unique design concepts, and address specific challenges during the project.
- C. Include contact information for each project (project address, estimate, final costs, contact name, email and phone number).

NOTE: Evaluation Criteria #1 through #5 listed above must be addressed and included in submitted proposals. An Evaluation Committee will review the proposals and determine the best proposal in accordance with the scoring of the Evaluation Criteria. The final recommendation of award for this RFP will be subject to review and approval by WCSD's Board of Trustees.

48.0 **EVALUATION PROCESS**

48.1 The evaluation process will be administered in two (2) phases.

48.1.1 PHASE 1 will be the evaluation of the proposals submitted by responding firms. The firms short listed by the committee will move to Phase 2 (presentation phase).

48.1.2 PHASE 2 will be formal presentations and interviews that are *tentatively* scheduled for February 12, 2026.

48.1.2.1 The presentations will cover the firm's single preferred concept plan submitted in Phase 1 of the RFQS. The firm shall explain their design concepts, reasoning, proposed phasing, rough order of magnitude cost and anticipated design and construction schedule.

48.2 WCSD reserves the right to adjust, add or remove phases to the evaluation process as deemed necessary for a thorough evaluation of the responses to determine the most competent, qualified firm.

END OF SPECIAL TERMS, CONDITIONS, AND SPECIFICATIONS

❖ **ALL REQUIRED FORMS SPECIFIC TO THIS SOLICITATION (LISTED BELOW) ARE AVAILABLE ON WCSD'S PURCHASING (NON-CAPITAL) SOLICITATIONS WEBSITE AT: <https://solicitations.washeschools.net/Purchasing>.**

- ❖ **EXHIBIT A – SIGNATURE PAGE (REQUIRED FORM)**
If the SIGNATURE PAGE, which is a REQUIRED FORM, is submitted without an authorized signature, the submission will be rejected in its entirety.
- ❖ **EXHIBIT B – VENDOR/CONTRACTOR PUBLIC DISCLOSURE FORM (REQUIRED FORM)**
Is to be completed, signed, and submitted with the proposal submission.
- ❖ **EXHIBIT C – SITE PLAN AND PARCEL LISTINGS**
- ❖ **EXHIBIT D – HIGH SCHOOL EDUCATION SPECIFICATIONS**
- ❖ **EXHIBIT E – STEAM PROGRAM REQUIREMENTS**