



## REQUEST FOR PROPOSALS (RFP)

RFP Number: 001-15-015

# To Design and Construct The Project Neon Design-Build Project through a Design-Build Contract

## Volume II Technical Provisions



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**Addendum No. 1 Issued April 1, 2015**

**Addendum No. 2 Issued April 29, 2015**

**Addendum No. 3 Issued June 4, 2015**

**[Addendum No. 4 Issued June 16, 2015](#)**



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### ATTACHMENTS

- 21-1 PROJECT ROW ACCESS DATES AND CONSTRAINTS
- 21-2 CLV PROJECT ROW ACCESS DATES AND CONSTRAINTS

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## 21 ROW ACQUISITION

### 21.1 Project ROW

The Department shall acquire and provide the Project ROW, subject to Section 6.1.2 of the Contract. Acquisition of Additional Properties and Project-Specific Locations shall be governed by and subject to Section 6.1.3 of the Contract. All aThe Department's right-of-way setting memorandums, which includes purpose, descriptions, Agreements, easements, rights-of-entry, and other instruments under which the Department has received or will receive title, rights-of-entry, or rights-of-access on and to lands owned by Governmental Entities are set forth in the Attachment 21-3 (Department Provided Properties – Agreements).

Design-Builder's permanent improvements for the Department Project Infrastructure, Local Agency Project Infrastructure and Locally Operated ITS Facilities shall be located within the Planned ROW Limits. Construction Work and permanent infrastructure improvements located within permanent easements shall comply with any and all conditions of the easements.

Design-Builder may utilize the Department--provided temporary easements depicted in the ROW Plans to perform temporary Construction Work associated with Section 9.3.2 (Freeway) and Section 9.3.3 (High-Occupancy Vehicle Lanes). All permanent Construction Work associated with Section 9.3.2 (Freeway) and Section 9.3.3 (High-Occupancy Vehicle Lanes) shall not be located within a temporary easement depicted in the ROW Plans. Design-Builder may utilize the Department--provided temporary easements depicted in the ROW Plans to perform temporary Construction Work associated with Section 9.3.4 (Local Infrastructure). Design-Builder may utilize the Department--provided temporary easements depicted in the ROW Plans to perform permanent Construction Work associated with access to properties and other facilities depicted in the Reference Design drawings included in the RID, which conveying the general intent of the Work. Project infrastructure which will be owned and maintained by the Department or the City of Las Vegas shall not be located within any temporary easement.

Design-Builder may utilize the Department--provided Permission to Construct depicted in the ROW Plans to perform temporary Construction Work associated with Section 9.3.2 (Freeway) and Section 9.3.3 (High-Occupancy Vehicle Lanes). All permanent Construction Work associated with Section 9.3.2 (Freeway) and Section 9.3.3 (High-Occupancy Vehicle Lanes) shall not be located within a Permission to Construct depicted in the ROW Plans. Design-Builder may utilize the Department--provided Permission to Construct depicted in the ROW Plans to perform temporary Construction Work associated with Section 9.3.4 (Local Infrastructure). Design-Builder may utilize the Department--provided Permission to Construct depicted in the ROW Plans to perform permanent Construction Work associated with access to properties and other facilities depicted in the Reference Design drawings included in the RID, conveying the general intent of the Work. Project infrastructure which will be owned and maintained by the Department or the City of Las Vegas shall not be located within any area defined as a Permission to Construct.

The Department--Provided Properties are depicted on the ROW Plans or R/W Plans included as part of the Reference Information Documents, within the zip folder entitled "DB14 Right of Way CADD Files.

The CADD file entitled "Department--Provided Properties Exhibit" contains the following referenced CADD files.

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- [Department Provided Properties](#)
- [Department Provide Properties—City of Las Vegas](#)
- [Department Provided Properties Border](#)

The CADD layers or levels within the associated CADD reference file depict the specific boundary line features.

- [Control of Access](#)
- [Existing Property lines](#)
- [Planned ROW Limits](#)
- [Planned ROW Limits – Department Existing Right of Way](#)
- [Planned ROW Limits – Department Fee Right of Way](#)
- [Planned ROW Limits – City of Las Vegas Existing Right of Way](#)
- [Planned ROW Limits – City of Las Vegas Fee Right of Way](#)
- [Planned ROW Limits – Permanent Easement](#)
- [Planned ROW Limits – Permission to Construct](#)
- [Planned ROW Limits – Department Temporary Easement](#)
- [Planned ROW Limits – City of Las Vegas Temporary Easement](#)

The Planned ROW Limits are the limits depicted in those CADD layers or levels referenced above that include “Planned ROW Limits” in the file or level name.

Should Design-BUILDER require Additional Properties, it shall comply with the requirements of Section 6.1.3 of the Contract. In addition to complying with the requirements of the Contract, Design-BUILDER shall:

1. Obtain a concurring opinion from the Department as to the necessity for said Additional Properties.
2. Be responsible for performing all of the necessary environmental studies, reports, and public involvement activities to comply with the National Environmental Policy Act (NEPA) requirements and obtain any necessary Governmental Approvals, including Environmental Approvals. The content and format of these studies and reports shall comply with the requirements of applicable Government Rules.
3. Be responsible for coordinating with all adverse impacts to Utility Owners caused by Design-BUILDER’s proposed Additional Properties. In addition, Design-BUILDER shall be responsible for acquiring any Replacement Utility Property Interests.
4. Bear all costs associated with this work, including the costs of relocating displaced businesses or residents pursuant to Section 21.4 (*Residential/Commercial Displacements*).
5. Provide Additional Properties mapping to include station and offset information perpendicular to the “Le” control line of I-15 for every angle point along the additional property limits, including any necessary curve data.

## 21.2 Monument and Fence Construction

Design-Builder shall design and construct Project ROW and Control of Access fence, survey monuments, reference monuments, and any other items associated with monuments in accordance with Project Standards.

## 21.3 Department-Provided Property Project ROW Acquisition Status

See Attachment 21-1 (Project ROW Access Dates and Constraints) for the current Department-Provided Property Project ROW acquisition status. Attachment 21-1 (Project ROW Access Dates and Constraints) will be updated monthly for Design-Builder until acquisition activities are completed.

Title reservations, conditions, easements, or encumbrances of record or not of record on any parcel in the Department-Provided Property Project ROW/Project right-of-entry will be provided to Design-Builder as acquisition activities progress. The Department anticipates acquiring access rights to temporary ~~construction~~ easements for a duration of four (4) years unless specified in the materials included as part of Attachment 21-3. Access duration to some parcels will be limited to six (6) months commencing when the property owner is notified by the Department of Design-Builder's intent to access the temporary ~~construction~~ easement. It is anticipated access to the majority of temporary ~~construction~~ easements will be granted after January 6, 2016. The Department's delivery dates will be as specified in Attachment 21-1 and Attachment 21-2. Conditions of the easements Actual access dates and conditions will be noted in materials included as part of Attachment 21-3, individual Public Highway Agreements available in the RIDs. To accommodate the Department's temporary ~~construction~~ easements, Design-Builder shall submit to the Department a list of the date of occupancy and durations for each temporary ~~construction~~ easement prior to NTP 2.

## 21.4 Residential/Commercial Displacements

The Department will relocate all residences and businesses located within the Project ROW. Any residential or commercial displacements caused by Additional Properties will be relocated by the Department pursuant to Section 6.1.3 of the Contract. Information is included as part of Attachment 21-1 (Project ROW Access Dates and Constraints).

## 21.5 Property Demolition

Design-Builder shall perform demolition of properties within the Site upon receipt of the Project ROW Certification for each parcel from NDOT's Right-of-Way Division.

The Walker Furniture warehouse will remain in place until Design-Builder provides the 30-day notice to begin demolition to the Department. During warehouse demolition operations, Design-Builder shall protect adjacent structures and facilities from damage.

## 21.6 Department-Provided Property and Project ROW Access

Construction access to I-15 from Martin L King between Symphony Parkway and Alta Drive is prohibited. Design-Builder will have access to I-15 from Symphony Parkway, Alta Drive or I-15. Design-Builder will restrict use of the contiguous properties on the west side of I-15 from

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Symphony Parkway to Alta Drive to construction activities only, no batch plants or similar activities are allowed.

Design-Builder shall obtain all necessary permits from the Department, City of Las Vegas and other third parties to perform any Work during the time period between NTP 1 and NTP 2.

Design-Builder shall notify the Department a minimum of 90 days in advance of Design-Builder's necessary occupancy of properties with existing billboards. Design-Builder shall provide access to relocated billboards through the Project Site at all times during Construction Work for third parties to perform maintenance activities at the following locations.

- 042.340– 351 S. MLK – Storage Equities
- 042.503 275 S. MLK – Public Storage

To accommodate Construction Work for miscellaneous activities such as driveways, curbs, and curb-ramps the Department will provide Design-Builder with a Permission to Construct for properties listed in Attachment 21-1 Table 2. If the Department has not granted permission by the latest date Construction Work is scheduled to start on such parcel as set forth in the Project Schedule, Design-Builder shall immediately notify the Department and the Department will initiate a Change Order pursuant to Sections 13.2 and 13.6.5 of the Contract, deleting from the Contract the specific Work for which the Permission to Construct was required.

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