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# 2012 ASC Competition Mixed Use Construction Problem

## REQUEST FOR QUALIFICATIONS

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Prepared by Layton Construction Co., Inc.  
January 9, 2012



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## NOTICE TO CONTRACTORS

Layton Construction is requesting RFQ submissions for the following project:

**Project Name:** Mixed Use Construction Problem

**Project Description:** Mixed Use Development; Multi-Use/Multi-Unit

**Square Footage:** 450,000 sf total for all buildings & levels

Layton Construction is pleased to receive completed RFQ documents from firms for the above referenced project. This notice and documentation for RFQ's supercedes all previous information posted on the ACS competition website. Please note that dates may have changed from the original "pre-problem" statement, and it is up to the individual firms (teams) to understand and turn material in as instructed.

Completed RFQ's will be accepted from teams at the Reno ACS competition on Thursday, February 9, 2012. Teams will turn in their RFQ response to the Layton Construction conference room by 6:50 a.m. Only teams that submit a RFQ will be given the RFP document for the competition.

As stated in the pre-problem statement, Layton Construction will evaluate all teams based on the following three criteria:

1. Response to RFQ
2. Response to RFP
3. Interview

This document constitutes the RFQ requirement. Teams will be graded on completeness and quality of information submitted. It is important to remember, that all three criteria are important in the competition. It is possible that a firm may score high in the RFQ or RFP, yet score low in the interview and vice versa. With value based selection processes such as this, it is also important to remember that cost is only a small portion of the overall grade, and quite often, cost does not decide the eventual winner.

So with that being said, good luck in this first stage of the competition.

\*\*\* Please note: As a prerequisite to move on to the RFP stage of the project, each Contractor must submit a response to this pre-qualification package.\*\*\*

The Request for Qualifications (RFQ) documents, including the selection requirements, and the selection schedule, will be available on January 9, 2012 from Layton Construction, online at ASC's website.

For questions regarding this project, please e-mail Susanne Beukema at [sbeukema@laytonconstruction.com](mailto:sbeukema@laytonconstruction.com) by the time indicated on the schedule.

Interested Contractors shall submit their RFQ response to Layton Construction by February 9, 2012 at 6:50 a.m. Responses shall be delivered to the Layton Construction conference room located at the John Ascuaga Nugget Hotel in Sparks, NV. Late responses will be marked down as follows:

- 1 to 5 minutes late .....deduct 10%
- 6 to 10 minutes late.....deduct 20%
- 11 to 15 minutes late.....deduct 30%
- Over 15 minutes late .....deduct 40%

Only Contractors, who submit the completed RFQ document will be given the RFP document the morning of the competition.

The contractors shall comply with the license laws as required by the State of Utah.



## DESCRIPTION OF WORK

### GENERAL DESCRIPTION:

The problem for this year's competition for Mixed Use Construction originates from the Salt Lake City office of Layton Construction. The full project information, including plans and specifications will be given to each team the morning of the competition in Reno. For purposes of completing your RFQ requirement, the following preliminary information is being released.

This project is part of a phased project, currently in progress by Layton Construction for an established client in the mixed use development business. The project is located in the State of Utah and includes multiple buildings in each phase of the construction. Several key elements include:

- Full site work including utilities
- Underground stormwater detention system
- One-level underground parking structure for 180 parking spaces
- Two, two-story retail/office complexes above parking structure totaling approximately 100,00 sf with a central outdoor plaza
- Two-story townhomes above with the west retail spaces totaling 7,000 sf
- Five floors of wood-framed, residential one and two-bedroom apartments totaling 100,000 sf situated above the east retail spaces
- Free-standing, four-level parking structure for 450 parking spaces
- Retail spaces are shell only; tenant to provide MEP systems & finish
- Cast-in place concrete balconies and walkways
- Seven elevators providing access to all floors as well as steel exit stairs
- HVAC system is hydronic powered by boilers for parking garage, retail areas, and townhomes; individual split systems in each residential unit
- Exterior of the building is combination of brick veneer, cementitious lap siding, metal panels, and an aluminum trellis system at the Level 3 facade
- Urban site with hardscape and minimal landscape

Please keep in mind that the description above identifies the project in general. Full plans and specifications along with greater detail will be released to the teams at the competition in Reno. While putting your response together for the RFQ you need to understand that the evaluating committee is looking to see how qualified your team is with this type of project.

## PROJECT SCHEDULE

### 2. PROJECT SCHEDULE

The project schedule is as follows:

#### Monday January 9, 2012

- RFQ available on ACS website

#### Wednesday February 1, 2012

- Questions regarding RFQ due to Layton Construction 5:00 p.m.

#### Monday February 6, 2012

- Addendum issued for RFQ questions – posted to ASC website 5:00 p.m.

#### Thursday February 9, 2012

- Phase 1 RFQ proposal due 6:50 a.m.
- Pre-proposal Conference. (Mandatory for all team members) 7:00 a.m.
- Layton to introduce Problem Statement and Phase II RFP to teams 7:15 a.m.
- Phase II RFI's due to Layton (conference room) 11:00 a.m.
- Group meeting to discuss RFI's (one team member per team) 12:00 p.m.
- Individual team meetings in Layton Conference Room 4:00 p.m. – 6:00 p.m.
- Phase II RFP due 9:00 p.m.

#### Friday February 10, 2012

- All teams turn in presentation materials 6:00 a.m.
- Teams draw presentation times 6:05 a.m.
- Presentations begin 8:00 a.m.
- Layton Construction to provide debriefing and review of project 7:00 p.m.

#### Saturday February 11, 2012

- Career fair 8:00 a.m. – 12:00 p.m.
- Awards banquet/Luncheon 12:00 p.m.

### 3. SUBMITTAL DUE DATES AND TIMES

All required submittals must be delivered to, and be received by, Layton Construction prior to the time indicated in the Project Schedule. Submittals received after the specified time will be marked down as noted above. Please allow adequate time for delivery. The contractor is responsible for ensuring that delivery will be made directly to the required location. It is your responsibility to allow for the time needed to ensure your submission is on time.

### 4. LAST DAY TO SUBMIT QUESTIONS

All questions must be received by the time and dated listed on the Project Schedule. Questions must be submitted in writing.

### 5. ADDENDUM

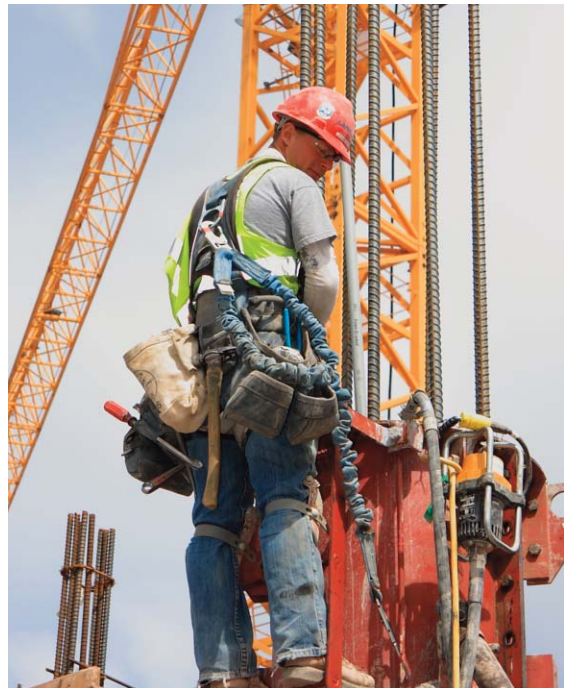
All responses to questions and requests for clarification will be in writing and issued as addenda to the teams. Responses will be posted on the ACS website as indicated.

Any addenda issued prior to the submittal deadline shall become part of the Request for Qualification and any information required shall be included in your proposal.

### 6. SELECTION COMMITTEE

The selection committee for the competition will include the following Layton Construction individuals:

Mark Sheanshang – Vice President  
Susanne Beukema – Sr. Project Manager  
Penn Owens – Preconstruction Manager  
Reed Ewell – Chief Estimator  
Steve Baret – BIM Manager  
Chad Mabey - Project Engineer



## RFP SUBMITTAL REQUIREMENTS

### 7. RFQ SUBMITTAL

Teams are requested to turn in the following information by the due date indicated. RFQ responses shall be in the following format. Teams are not constrained by any page limit, but are requested to consider the importance of concise information for the reviewing panel. Please only include information for areas shown below. Extra points will **NOT** be allocated for information that has not been requested. **Six copies of the proposal shall be provided by the time and date indicated on the project schedule.**

#### Submittal Format

Teams are requested to submit the response to the RFQ in a 3 ring binder or other appropriate binding medium. 3 ring binder must be no larger than 3/4". Proposals which are stapled, loose, or paper clipped will not be accepted. Pages shall be submitted using 8 1/2 x 11 paper. 11 x 17 paper may be used for organization charts etc, but must be folded. RFQ should follow the following format:

#### 1. Cover page

The cover page should include the project title, your company logo, pictures as appropriate, due date of submission and any other information deemed necessary.

#### 2. Cover Letter

The cover Letter should be addressed to the 'Selection Committee' and should highlight your response to the RFQ. Please limit the cover letter to one page. The cover letter is a place where teams should try to highlight a couple of key qualifications regarding your team.

#### 3. Table of Contents

The table of contents will outline your response

#### 4. Tab A – Statement of Qualifications

The statement of qualifications is a short document that indicates the experience and qualifications of the firm, the project manager and the site superintendent. It should include information on similar projects that have been completed by the firm, project manager and site superintendent. Include the experience and special qualifications that the project manager and site superintendent have that are applicable to this project. Remember to include the following items in your Statement of Qualifications:

- Firm Information and History
- Resumes of Key Personnel (Teams should include the resumes for the following individuals – Project Director, Project Manager, Superintendent, Project Engineer, Estimator, Safety Director and any specialized support personnel) Teams are encouraged to include resumes which accurately show experience, education, and qualifications of the proposed project personnel. In addition to the resumes, add any other pertinent information deemed necessary. The resume section should also include your proposed organization chart.

- Past Similar Experience – Firms shall submit project information on a minimum of 5 similar past projects. As a minimum, project sheets should include the following information:
  - Picture of Project
  - Location of Project
  - Year project was completed
  - Square footage
  - Brief project description
  - Original Project Duration
  - Final Project Duration
  - Reason for any discrepancy
  - Orig. Contract amount
  - Final Contract amount
  - Reason for any discrepancy



#### 5. Tab B – Financial information

Teams are requested to provide the following information about your firm.

1. Letter from your bonding company stating that your firm has the necessary bonding capacity for a project of this size. (up to \$10 million) The bonding letter should also identify your maximum bonding capacity.
2. Documentation showing current workload and anticipated completion dates.
3. Documentation identifying your firms past five year revenue averages.

#### 6. Tab C – Tangible Benefits

Please provide a short written document that highlights some of the benefits to be had by selecting your firm for this project. This document should not include common elements of every construction firm, but should be used to set your firm apart from others. Items **that could** be identified under this tab may include the following:

- EMR rate
- Emerging Technologies used by your firm
- Safety and “Best Practices”
- Training Program

#### 7. Tab D – Letters of reference

Please include three letters of reference with your RFQ. Letters of reference should reference a specific project and should readily identify contact information.