

***2012 ASC Competition
Mixed-Use Construction Problem
Pre-Problem Statement
and
Information Package***



Prepared by Layton Construction Company, Inc.

October 17, 2011

Welcome

Layton Construction would like to extend our warm welcome to all teams, including students and teaching professionals, participating in the 2012 ASPE regional competition in Reno Nevada.

Layton is proud to be a supporter and sponsor of the Mixed-Use Construction problem for this year's competition. Layton is committed to excellence in construction and welcomes any opportunity to help in the training and mentoring of future construction professionals. As the competition approaches we hope you will enjoy the challenging and rewarding attributes of competing against some of the finest schools offering construction programs.

Layton Construction's intent is to propose a challenging problem that would resemble many of the conditions that are found every day in the construction industry. It is important that you develop a solution that utilizes many of the problem-solving skills and techniques owners and clients seek on a regular basis. As a team you will "become the contractor", and work through the various requirements. As you prepare and submit the deliverables, we are confident that your experience and knowledge will grow.

This competition experience will be something that you will be able to draw and reflect upon in the future. Your initiative and willingness to rise to the top and compete is admirable and inspiring. Layton Construction hopes that you will gain experience that will assist in your ultimate transition from college to the workforce. When the competition is complete, there will be three teams recognized for excellence at the awards ceremony. Please know that regardless of your final placement, you and your team will draw upon this experience throughout your respective careers.

Problem Premise

Layton's proposed "Mixed-Use Construction" problem includes your team acting as a responding General Contractor" to a multi stage RFP. It is important that you shed your individual priorities and come together as a team. Your "firm" will respond to the various requirements and will be judged as a cohesive unit as you turn in your deliverables and present to the "owner" in a formal interview.

The "owner" (judges) will evaluate all required deliverables and will evaluate those in an impartial method based on industry knowledge and understanding. The judging panel will consist of construction professionals who include: Superintendent, Project Manager, Chief Estimator, Pre-Construction Manager, and a Vice President.

This year's "Mixed-Use Construction" problem will be a "commercial / residence" development with both corporate unit and private ownership.

The project consists of two multi-use structures over one level of underground parking along with a separate freestanding three to four level parking garage. Reference the table below for project specifics:

Use	Description	Structure Type
Underground Parking	Located below grade covering the majority of the site area with approximately 180 parking spaces. Concept contemplates a 2-way traffic concrete structure.	Concrete Parking Podium

East Building Retail	Located at street level with a mezzanine. Uses will include multi-tenant retailers including future full sit-down restaurants with storefronts and accesses on the outdoor plaza and Wilmington Avenue. Construction to be Type 1B-fully sprinkled with a 3-hour rated floor separation between it and the housing component above. Initial work will include grey shell only. Individual tenants spaces to be built out under separate cover.	Metal Stud Framing / Concrete Retail Podium
West Building	Located at street level with a mezzanine with second level partially used as office plus six residential loft apartments on the north end. Ground level uses will include multi-tenant retailers including full sit-down restaurant with storefront and accesses on the outdoor plaza and Wilmington Avenue. Construction to be Type 5-fully sprinkled with occupancy separations between residential and commercial as required by code. Initial work will include grey shell only except for residential which will be finished units. Individual tenant spaces to be built-out under separate contracts.	Wood Framing
Residential	Five floors of residential apartment units above retail spaces. Includes a rooftop plaza on level 3 above the retail extension. Contains a combination of one and two bedroom apartment units. Occupancy is R-2. Construction to be Type 3A, 1-hour rated, fully sprinkled. Coordination of utility services and vertical circulation, etc., through retail below will be required.	Wood Framing

The site covers approximately 2.1 acres located between a five-story office building, retail commons development, and public greenspace. This construction infill project is located in an urban setting with building footprint spanning the entire site and requiring extensive vehicular and pedestrian traffic management. The selected Construction Manager will be required to assist the Owner and Architect in establishing and updating budgets as required, provide value engineering alternatives, helping in the preparation of the construction documents to ensure they conform to budgets, and assist in the final permitting process.

Problem Deliverables

Teams will be required to complete and submit and present the following phases:

I. Prequalification (15 points)

II. Response to the RFP (60 points)

III. Presentation (25 Points)

We have outlined below what each of these phases will require. Detailed outlines of requirements will be posted with the official RFP in early January 2012. The prequalification phase will be turned in the first morning of the competition. Requirements of this phase will be posted by Early

January 2012. The RFP for phase 2 will be given to the teams as they turn in their Phase 1 documents. Phase 3 Presentations will be conducted the last day of the competition. Following the competition, Layton will give all teams a de-brief and review of the actual project.

Problem Components

- I. Prequalification – This component of the response will be completed by the teams prior to showing up in Reno for the competition. The teams will act as “construction firms” and will turn in a prequalification packet which represents their firms and their experience.

- II. RFP – Teams will receive the first morning of the competition. Just prior to the issuance of the RFP Layton will conduct a Pre-proposal meeting. This will reflect the official start time of the competition. This RFP will require response to various aspects of the project as described in this document. Further instructions will be given at the pre-proposal meeting and in addendums issued during the competition. ***** Please note that teams will be penalized by a deduction of possible points for failure to turn in their responses at the stated times. *****

- III. Interview – Phase III will require teams to present their response and qualifications during a formal interview. The format of the interview will be outlined in the official RFP. Teams will draw interview times from a hat. Interviews will begin that same morning. Interviews will run for 45 minutes per team. Interviews will consist of 35 minutes of formal presentation and 10 minutes of question and answer.

Team (Firm) Qualifications

As you build your “firm” and assign team members, keep in mind the following strengths your team will need to possess. As you navigate through the different phases of the response, you will need to highlight your firms’ skills and success in the following areas:

- Blueprint understanding & reading
- Estimating
- Value Engineering
- Site management
- Past Similar Experience
- Building Information modeling
- Scheduling
- Interview skills
- Problem solving
- Contract understanding
- LEED
- Special Systems understanding

Competition Rules

Without exception, the rules for the competition will be governed by the following guidelines:

- Adhere to the approved & posted ASC 2012 Competition Rules. Rules may be found at <http://asc67.org/rules.html>
- Follow and comply with the Layton Construction, 'Instruction to Bidders', which will be posted on the ASC website by January 1, 2012.
- Other competition rules will be reviewed at the Pre-Proposal Conference. (Location to be determined.)

Scoring

Scoring for the competition will be as follows:

Phase I – Prequalification – 15 points

Phase II – RFP Response – 60 points

Phase III – Interview & Presentation – 25 points

Detailed breakdown of Phase I scoring will be issued with the Phase I documents. Phase II and Phase III scoring detail will be issued with the official RFP.

The three phases combined will equal 100 points. Judges will be members of Layton Construction Co. Inc and will include several members who actually managed the problem project. Judges will score will be subjective based upon the detailed point breakdown. Teams will be given a score summary for their "firm" after the competition is complete. This summary highlights strengths of your team as well as areas of improvement. In addition to the 100 possible base points, teams will be given an opportunity to earn 5 extra bonus points. These points will be based off extra credit questions to be issued with the RFP.

Teams who place in first, second and third place will be presented with individual trophies as well as a school trophy at the awards ceremony. The top three teams will also be presented with a nominal cash award from Layton Construction Company Inc.

Phase 1 - Prequalification Response

(15 points)

Teams will create a company "Firm" from team members. Phase I will include a detailed RFQ (Request for Qualification) response which may include the following items:

1. Firm Information
2. Team Resumes including organization chart
3. Past Similar Experience
4. Past 5 year revenue averages
5. Current Workload
6. Letter from Bonding company stating bonding limits
7. Tangible benefits your firm adds

8. Emerging Technologies your firm implements
9. Three letters of reference from past clients

Layton will provide greater explanation and instructions in the Phase I documents. Examples will be included to help the firms put responses together.

Phase 2 – Response to PFP (60 points)

The Phase II RFP will be handed out on the first morning of the competition, just after the mandatory Pre-proposal meeting. The RFP will include all necessary instructions and documentation to get started on the problem. Teams will be required to submit 7 copies of their response to the RFP. The RFP may contain some of the following requirements:

- Project Estimate (including specific quantity take-offs as described below, as well as subcontractor bid evaluation)
- Specific Quantity take-offs (General Conditions, Concrete, and other self performed work your company provides)
- Project Schedule – discuss some of the key schedule milestones that you will be scheduling around during construction.
- Blueprint questions
- Site Utilization Plan and Management
- Team Resumes
- Discuss members roles on the project
- Discuss your safety plan for the project
- Identify potential value engineering and other cost saving options
- Describe “lessons learned” from some of your previous similar projects
- Discuss any significant design/construction decisions that you would change with regards past projects your team has highlighted.
- Discuss potential problems and solutions with regards to building on an active site
- Identify “Risks” and propose “Mitigation” for project specific problems.
- BIM

Teams will be supplemented during the competition with various bids, addendums and clarifications.

Phase 3 – Presentation & Interview (25 points)

The Owner (Layton Construction) will conduct interviews with all firms who submit responses to Phase I and Phase II. Interview format will be largely left up to each firm but should include the following items.

- Firm introduction
- Highlights to your RFP response
- How the construction will be managed

- How the site will be managed
- Value engineering

All interview times will be drawn from a hat during the time indicated. All teams will be required to deliver their interview material at the time indicated. Interviews will be limited to 45 minutes. Time will be kept during the interview.

Presentation guidelines:

- Layton will provide a projector, screen and laptop for the teams to utilize during their presentations. The laptop will be loaded with Microsoft Word, Excel, Power point, as well as Scheduling software and BIM software.
- At the time indicated, all teams must turn in their presentations on either a memory stick or a CD.
- In addition to the presentation teams may bring additional materials with them at the time of their interview. These include boards, easels, hand-outs, etc.
- Teams will be limited to 35 minutes for their formal presentation. The Owner (Layton Construction) will then have a 10 minute question and answer period at the end. Time will be strictly adhered to in order to maintain a fair process. Teams should anticipate and practice their interviewing skills in order to stay within their allotted time. Layton will provide a clock in the presentation/meeting room.

Timeline of Events

Monday October 17, 2012

Pre-problem Statement issued

Tuesday January 3, 2012

Phase I RFQ issued

Thursday, February 9, 2012

6:50 a.m. – **Phase I RFQ proposals due**

7:00 a.m. – Pre-proposal Conference. This is Mandatory for all team members.

7:30 a.m. - Layton to introduce Problem Statement and Phase II RFP to teams.

11:00 am - Phase II, RFI's due to Layton

12:00 Noon - Group meeting to discuss Phase II RFI's - Minimum of one team member to attend for each team.

10:00 p.m. - **Phase II, RFP due**

Friday, February 10, 2012

8:00 a.m. – Teams turn presentation materials.

8:15 a.m. – Teams draw presentation times.

9:00 a.m. – Presentations start.

7:00 p.m. – Layton to present problem solution to teams.

Saturday, February 11, 2012

8:00 am to 12:00 pm – Career Fair

12:15 pm – Awards Ceremony

Contact Information

Good luck in your endeavors! Questions can be directed to:

RFQ & RFP Administrative questions

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