



CONSTRUCTION LEADERS



2012 ASC Open Problem Preconstruction Services Pre-problem Statement and Information Package

**Presented By
PCL Construction Services, Inc.**

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Introduction

Welcome Students and Teaching Professionals to the 2012 ASC Student Competition!

PCL Construction Services, Inc. is proud to be the sponsor of the Open Problem Preconstruction Services Problem at the 2012 ASC event in Sparks, NV.

The objective of this problem is to enhance the student's experience to the every day occurrence of preconstruction services in today's construction environment. Clients require varying levels of preconstruction services, including design coordination, budget development and construction planning.

The problem proposed will be typical to the services provided to a client including the proper selection of your construction team, and in some cases, design-build/assist subcontractors. Other services include risk analysis, contracts, design creation, estimating, constructability review, resource requirements, budgeting, scheduling, purchasing, safety, site logistics, and contracting.

This competition is an invaluable tool for your career development. PCL hopes every team benefits from this 'real-life' experience. There are many dynamic elements to every project whether in design or under construction, including this actual project constructed by PCL. Keep an open mind to the challenges that are presented and learn from our experiences as well. At the end of the day, only three teams are awarded a placement, and recognized at the Saturday Awards Ceremony. Regardless of your final overall placement, each competitor is truly a winner when you combine the experience of the competition with the industry exposure you gain throughout the event.

Problem Premise & Deliverables

Your team is a general contracting firm that has been asked to submit a proposal to provide preconstruction services for this Project. The judges are the "Owners" of the project. They will review your proposal (as outlined below) and will schedule an interview with your company. The sample project will be a high end condominium resort project.

The Preconstruction Services Proposal consists of the following phases:

- I. Request for Qualifications (RFQ) (20 points)
- II. Preconstruction Services Proposal (50 points)
- III. Presentation (30 Points)

Each individual section is discussed further in this document. The final problem solution and debrief will be given by PCL on Friday night at 6:15 PM.

Student Prerequisites

Successful teams and their members will need to exhibit the following skills and expertise:

- Team building and problem solving techniques
- Oral presentations and written communication skills
- Risk Analysis
- Quality Control
- Site Logistics
- Scheduling
- Understanding of building and MEP systems
- Budget development and quantity take off
- Safety planning
- BIM modeling and clash detection

Competition Rules

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

- Adhere to the approved and posted ASC 2012 Competition Rules.
- Adhere to the PCL Problem Supplement, 'Instruction to Bidders', which will be posted on the ASC website by January 9th, 2012.
- Other competition rules will be reviewed at the Pre-Proposal Conference held on the morning of Thursday, February 9th, 2012 at 7:00 AM in PCL's assigned room..
- Participation will be limited to twelve teams for this problem. Participation will be on a first come, first served basis.
- A maximum of one team per school will be admitted for this competition.
- Internet is allowed
- Navisworks Freedom 2012 will be required for problem solving.
- Suretrack, P3 or Microsoft Project for schedule solution is required.
- On-Screen Take off software

Scoring

The first, second and third place teams will be recognized with a trophy and a nominal cash award at the Saturday Awards Ceremony following the career fair.

The selection process is a 3-step process. Determination of the winning team is based on a uniform grading scale for each phase of the problem submittal, for a total of 100 points. There is an added 5 point bonus grade for those teams creating a value-added idea in the proposal. Teams can, at their discretion, develop a bonus point issue and/or pertinent topic for Owner selection of the contractor and Preconstruction Services.

The overall proposal is judged by a multi-member panel acting as the role of the Owner and their consulting team. Actual team members of the sample project will be assessing your team! Again, the combination scoring of all three phases will determine the overall team placement. Each team will receive a summary of their scoring after the competition which will include the top, average and individual score.

Note: Points will be deducted for the overall team score for proposals or presentation materials turned in after the stated deadlines.

**Preconstruction Services
Selection Process: Phase I,
Request for Qualifications
(RFQ)**

(20 points)

Phase I of the prequalification package shall be prepared by each team prior to the competition and be submitted at the Preproposal conference **Thursday, February 9th, 2012 at 7:00 AM in PCL's assigned room.**

A Phase I RFQ problem statement will be available on the ASC website on **January 9th, 2012.** It will include an 'Instruction to Bidders' which gives a brief description of the project type and a list of Owner's needs and requirements. The deliverables of this phase are:

- Team – Select your key staff (up to 6 members) and the names of any other consultant firms to support your preconstruction services team. Include a resume for each team member.
- Project Organizational Chart – Illustrate your project team by creating an organizational chart with a role description for each person designated on the chart.
- Relevant Experience – Submit a maximum of three projects that are of similar scope, size, construction value, and delivery method.
- Each team is to assess their team's risk and the Owner's risk, then submit their contract format recommendation for this project in their prequalification package.
- Three copies of the Phase I submission in a 3-ring binder is required.

**Preconstruction Services
Selection Process: Phase II,
Preconstruction Services
Proposal**

(50 points)

The Phase II Preconstruction Services Proposal will be distributed and discussed at the mandatory Preproposal conference. All teams attending the meeting are then invited to submit three copies of the Phase II submission in a 3-ring binder. The following will include, but not limited to:

- Executive Summary
- Project Systems
- Project Budget
- Approach
- Schedule
- Constructability
- Creative Solutions

Each team will be provided an electronic version of the drawings and specs at the pre-proposal conference.

**Preconstruction Services
Selection Process: Phase III,
Presentation**

(30 points)

The Owner will oversee presentations by the General Contractors who have responded to the Phase II Preconstruction Services Proposal. Interviews will be conducted on **Friday, February 10th, 2012,** exact time and location to be determined. All interview times will be posted at the PCL ASC-designated meeting room by 7:00 AM. All teams are expected to be ready to deliver their presentation materials by 7:00 AM and present by 8:00 AM sharp. Teams may not use any materials in their presentation that are not submitted at the 7:00 AM deadline.

Presentation parameters:

- PCL will provide a projector, screen, and laptop for the presenters. The laptop will have Microsoft Office 2007 loaded and will run Windows 7 operation system.
- Each team is to bring their presentations in this format, either on CD or on a memory stick.
- Each team, at their discretion can bring any presentation materials they so choose including but not limited to poster boards, easels, pointers, handouts, etc.

- All presentations are limited to 20 minutes in length with a 10 minute Question and Answer period to follow. All presentations will end 30 minutes from the start of the presentation. PCL will provide a clock in the presentation/meeting room.

Timeline of Events

Thursday, February 9th, 2012

7:00 am – Preproposal Conference. **Phase I Request for Qualifications Due.** PCL to introduce Problem Statement and Phase II Preconstruction Services Proposal to teams.

11:00 am - Phase II RFI's due to PCL.

12:00 pm - Group meeting to discuss Phase II RFI's.

9:00 pm - **Phase II, Preconstruction Services Proposals Due**

Friday, February 10th, 2012

7:00 am - Post presentation times at meeting room

7:00 am – Presentation materials due by all teams at meeting room

8:00 am to 5:30 pm – Presentations

6:15 pm – PCL to present solution set to teams (Group Meeting Debrief)

7:15 pm to 9:00 pm – PCL hosted hospitality event immediately following the debrief session.

Saturday, February 11th, 2012

8:00 am to 12:00 pm – Career Fair

Time To Be Determined – Awards Ceremony

Contact Information

Good luck in your endeavors! Any questions can be directed to the PCL representative below.

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