

2027 ASC Competition
Region 6
Mixed-Use Construction Problem
Pre-Problem Statement
and
Information Package



Prepared by Layton Construction Company, LLC

October 5, 2026

Welcome

Layton Construction would like to extend our warm welcome to all teams, including students and teaching professionals, participating in the 2027 ASC regional competition in Sparks, Nevada.

Layton is proud to be a supporter and sponsor of the Mixed-Use Region 6 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 challenge and rewarding attributes of competing against some of the finest schools offering construction programs.

Layton Construction wanted to propose a challenging problem that would resemble many of the attributes that are found everyday in the construction industry. It is important to us, to have you work a problem which utilizes many of the skills and techniques which most owners and clients require on a regular basis. As an "Internal Team", you 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 upon and reflect upon for many years to come. Your initiative and willingness to rise to the top and compete is admirable and inspiring. Layton Construction hopes that you will gain experiences that will help you as you ultimately transition from college to the workforce. When the competition is complete and the dust settles, there will be three teams recognized for excellence at the awards ceremony.

Problem Premise

As part of Layton's proposed "Mixed-Use Construction" problem, your team will act as a "Layton Internal Project Team" responding to a multistage Internal Request for Proposal (IRFP) for Layton Construction "Layton Management". It is important that you shed your individual priorities and come together as a team. Your "Team" will be required to respond to the various requirements and will be judged as a cohesive unit as you turn in your deliverables and present to "Layton Management" in a formal review.

The "Layton Management" (judges) will evaluate all required deliverables and will then compare the responses in an impartial way based on industry knowledge and understanding, to select the best overall team for the project. The judging panel will consist of construction professionals who have a broad knowledge of what Layton expects when building the awarded project. These judges will be acting as a management team or project selection committee deciding which Internal Team would be best to build this project.

This year's "Mixed -Use Construction" problem will be a multi-use development with, public amenity spaces, Residential, and Retail.

Problem Deliverables

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

- I. IRFQ Response
- II. IRFP Response

III. Presentation

A more detailed outline of requirements will be posted with the official IRFP in January 2026, including those for the Phase I Internal Request for Question (IRFQ) submittal. The Phase I IRFQ prequalification phase will be turned in the first morning of the competition. The Phase II IRFP will be given to the teams as they turn in their Phase I documents. Phase II Presentations will be conducted the last day of the competition. Following the competition, Layton will provide a debriefing presentation and will review the actual project.

Problem Components

Phase I – IRFQ: This component of the response will be completed by the teams prior to showing up at the Nugget for the competition. The teams will act as “Internal Project teams” and will turn in a prequalification packet, which represents their Team, their team’s experience, and the specific personnel (with accompanying resumes) they intend to assign to the project. The IRFQ response will be due the morning of Thursday, February 4.

Phase II – IRFP: Once at the Nugget, teams will receive the IRFP the first morning of the competition (Thursday, February 4). Just prior to the issuance of the IRFP Layton will conduct a Pre-proposal meeting. This will reflect the official start time of the competition. This IRFP will require response to various aspects of the project as described in this document. Further instructions will be provided at the pre-proposal meeting, as well as within the addenda issued during the competition.

Phase III – Presentation & Interview: Teams will be required to formally present their response and team qualifications during an interview before a Layton selection committee. The format of the interview will be outlined in the official IRFP. Teams will be assigned presentation / interview times for Friday, February 5. Interviews will run for 40 minutes per team. Interviews will consist of 25 minutes of formal presentation and 15 minutes of question and answer. During the Question-and-Answer period, the judges “Layton Management” will ask each team specific questions pertaining to the project and clarifications regarding the team’s IRFP response.

***** Please note that teams will be penalized points for failure to turn in their responses at the stated times. *****

Team Qualifications

As you build your “Internal Layton Team” and assign responsibilities to team members, keep in mind the following strengths that your team may need to possess. In addition, as you navigate through the different phases of the response, you will need to highlight your teams’ skills and success in the following areas:

- Blueprint understanding & reading
- Estimating / preconstruction services
- Risk recognition & mitigation
- Value engineering
- Site utilization / management
- Similar, applicable experience

- Building Information Modeling (BIM)
- CPM 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 2026 Competition Rules.
- Other competition rules will be reviewed at the Pre-Proposal Conference.

Scoring

Scoring for the competition will be as follows:

Phase I – IRFQ Response – 15 points

Phase II – IRFP Response – 40 points

Phase III – Presentation & Interview – 45 points

A detailed breakdown of the Phase I scoring will be issued with the Phase I documents. A breakdown of the Phase II and Phase III scoring will be issued with the official IRFP.

In summary, the three phases combine to 100 points. Judges will be employees of Layton Construction Company, LLC. and will include several members who managed the problem project. Judge scoring will be subjective and will follow the detailed point breakdown. Teams will be given a score summary for their “Team” 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 five extra bonus points. These points will be based off extra credit questions to be issued with the IRFP. – questions or team activity?

During the awards ceremony, teams who place first, second and third will be presented with trophies. Layton Construction Company, LLC will also present a nominal cash award to the top three teams.

Phase I – IRFQ Response (Internal Request for Qualification)

(15 points)

Teams will be an Internal Project Team inside of Layton “Project Team”. Phase I will include a detailed IRFQ (Internal Request for Qualification) response which may include the following items:

1. Internal teams’ information
2. Team resumes including a Project organizational chart (actual resumes)
3. Past similar experience on Layton jobs

4. Past 5-year revenue averages and performance on Layton jobs
5. Current Workload and transition plan from current projects
6. Tangible benefits your Team adds to the project
7. Emerging technologies that your Internal Team will bring to the table
8. Three reference letters from previous clients or supervisors
9. How you will build or maintain relationships with owner or subs

Layton “judges” will provide greater explanation and instructions in the Phase I documents. Examples will be included to help the Teams prepare their responses.

Phase II – IRFP Response (Internal Request for Proposals) **(40 points)**

On the first morning of the competition, following the mandatory Pre-proposal meeting, the Phase II IRFP will be handed out. The IRFP will include all necessary instructions and documentation to get started on the problem. Teams will be required to submit one (1) copy of their response to the IRFP. The IRFP may contain 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)
- Project Schedule – discuss some of the key schedule milestones during construction.
- Blueprint questions
- Site Plan and management
- Team Resumes with picture included
- 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 regard to 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.
 - Identify pro’s and cons of pursuing this project
 - How does this project fit within the firms resources
 - Do we pursue this project and why.
- Uses of Building Information Modeling and/or other emerging technology on this project

During the competition, teams will receive various bids, addenda and clarifications.

Phase III – Presentation & Interview **(45 points)**

Layton Construction Management team will conduct interviews with all internal teams who submit responses to Phase I and Phase II. Presentation format will be largely left up to each firm but should include the following items:

- Highlights to your Internal response
- Brief analysis of submitted budget
- How the construction (including site) will be managed
- Possible value engineering
- Identified project risks with planned mitigation methods

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 40 minutes. Time will be kept during the interview.

Presentation guidelines:

- Layton will provide a projector, projection 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 and BIM software.
- At the time indicated, all teams must turn in their presentation materials. This includes, hand-outs, etc. Digital content may be submitted on a zip-drive.
- Teams will be limited to 25 minutes for their formal presentation. Layton Management will then have a 15-minute question and answer period at the end. The duration of the interview will be strictly adhered to in order to maintain a fair process. Teams should anticipate and practice their interviewing skills in order to stay with- in their allotted time frame.

Timeline of Events

Monday October 5, 2025

Pre-problem Statement issued

Tuesday January 12, 2026

Phase I - IRFQ posted to ASC site

Thursday, February 4, 2026

6:30 a.m.	Phase I IRFQ proposals due
6:45 a.m.	Pre-proposal Conference. This is <u>mandatory</u> for all team members.
7:00 a.m.	Layton to introduce Problem Statement and RFP to teams
8:00-11:00 a.m.	Room visits and any additional addenda distributed
11:00 a.m.	Internal RFI's & Coordination Questions due – Team Competition
11:15a.m.	Group meeting to discuss IRFI's & Coordination Questions (one member per team)
11:30 a.m.	Addendum issued
1:30-5:00 p.m.	Room visits and any additional addenda distributed
10:00 p.m.	Teams draw presentation times (first come first draw)

Friday, February 5, 2026

7:00 a.m.	Teams turn in presentation materials.
7:15 a.m.	Teams are given presentation times.
8:00 a.m.	Presentations begin. (This time may vary depending on the number of teams)

Saturday, February 6, 2026

8:00 a.m. – Noon Career Fair

10:00 a.m. Awards Ceremony

Contact Information

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

Contact: Jared Smith
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