



Internal Request for Qualifications

2026 ASC COMPETITION

REGION 6 | MIXED USE RFQ

Prepared by Layton Construction Company,
LLC January 14, 2026



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Notice to Internal Teams

LAYTON CONSTRUCTION IS REQUESTING INTERNAL RFQ SUBMISSIONS FOR THE FOLLOWING PROJECT:

Project Name

Luxury Hospitality Facility

Project Description

Mixed-use Dwellings, Meeting and
Amenity Spaces

Building Area Square Footage

1,200,000 SF total

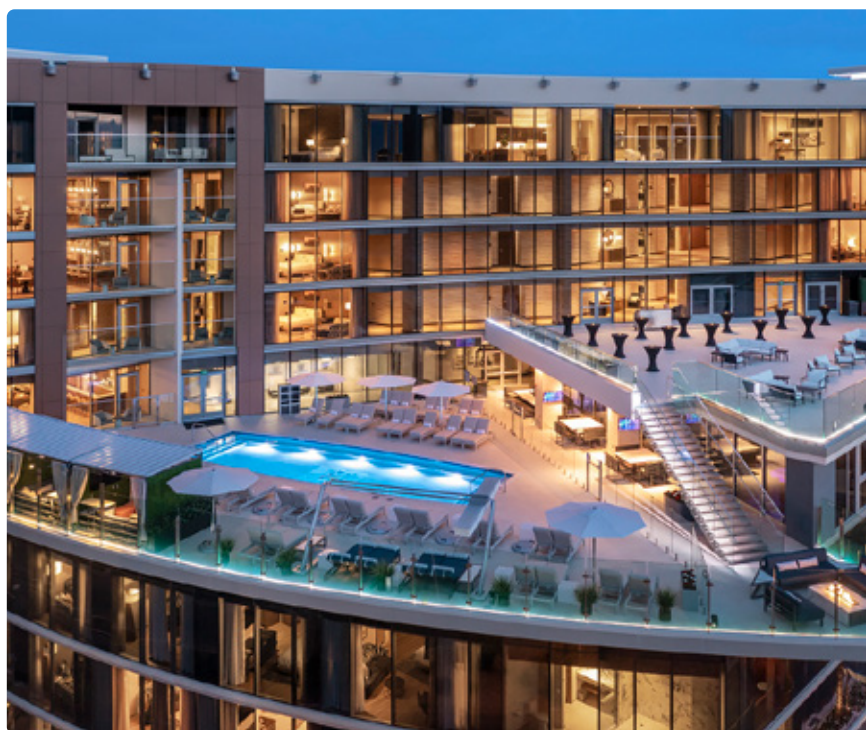
Layton Construction is pleased to receive completed RFQ documents from our internal project teams for the above referenced project. The internal teams shall assume they are Layton personnel and are proposing on this project to an internal executive committee.

This notice and documentation for Internal RFQs supersedes all previous information posted on the ASC competition website. Please note that dates may have changed from the original "pre-problem" statement, and it is up to the individual teams to understand and turn material in as instructed.

Completed Internal RFQs will be accepted from teams at the ASC Competition on Thursday, February 5, 2026. Teams will turn in their Internal RFQ response to the Layton Construction conference room by 6:30.00 a.m. Only teams that submit an Internal RFQ will be given the Internal 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



Notice to Internal Teams

This document constitutes the Internal 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 team may score high in the Internal RFQ or Internal 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.

Good luck in this first stage of the competition.

*** Please note: As a prerequisite to move on to the Internal RFP stage of the project, each Internal Team must submit a response to this Internal prequalification package***

For questions regarding this project, please e-mail the following at the time indicated on the schedule:

Carson Sutton

carson.sutton@laytonconstruction.com

John Snelders

jsnelders@laytonconstruction.com

Interested project teams shall submit their Internal RFQ response to Layton Construction by February 5, 2026, at 6:30.00 a.m.

Responses shall be delivered to the Layton Construction conference room located at Nugget Casino Resort in Sparks, NV. Late responses will be deducted from each individual score 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%



Description of Work

General Description

The problem for this year's competition for hospitality mixed-use facility originates west of the Mississippi. The full project information, including plans and specifications, will be given to each team the morning of the competition in Sparks, NV. For purposes of completing your Internal RFQ requirement, the following preliminary information is being released.



- 28 usable floors, total of 29. 764
- 764 residential units
- 2 amenity spaces
- Hot tub
- Cold plunge on level 8
- Pool on level 28

THIS PROJECT IS FOR A REAL ESTATE DEVELOPMENT GROUP:

Work will be performed in an active downtown environment.

This hospitality facility is made up of 29 floors with a total of 764 units. It includes two amenity spaces with a pool on level 28.

With the rising cost of conducting business, the contractor should provide value engineering options to help reduce costs.

The contract type will be a GMP.

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 Sparks, NV. While putting your response together for the Internal RFQ, you need to understand that the evaluating committee is looking to see how qualified your team is with this type of project.

Schedule of Deliverables

PLEASE NOTE THAT ALL TIMES ARE PACIFIC TIME

WEDNESDAY JANUARY 14, 2026

Internal RFQ available on ASC website and emailed to participating teams.

THURSDAY JANUARY 22, 2026

3:00 p.m. Questions regarding Internal RFQ due to Layton Construction by 3:00 p.m.
Questions can be emailed to Carson Sutton
carson.sutton@laytonconstruction.com and John Snelders
jsnelders@laytonconstruction.com.

WEDNESDAY JANUARY 28, 2026

3:00 p.m. Mandatory conference call to discuss Internal RFQ (at least one team member per team required to be present).
A link will be sent out ahead of time to all captains via Microsoft Teams.

THURSDAY FEBRUARY 5, 2026

6:30 a.m. Internal RFQ due (South Pacific AGB Conference Room).
6:45 a.m. Pre-proposal Conference (mandatory for all team members).
7:00 a.m. Layton to introduce Problem Statement and Internal RFP to teams.
8:00 -10:00 am Possible visits by the judges to the team rooms.
10:15 a.m. Internal RFIs due to Layton (South Pacific AGB Conference Room).
11:00 am Group meeting to discuss RFIs.

FRIDAY FEBRUARY 6, 2026

6:30 a.m. All teams turn in presentation materials.
TBD Presentations begin.
5:30 p.m. Layton Construction to provide debriefing and review of project.
7:00 p.m. Hospitality Suite.

SATURDAY FEBRUARY 7, 2026

8:00 a.m. – Noon Career fair.
10:00 a.m. Region 6 Awards Ceremony.

Submittal Addenda Requirements

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 Schedule of Deliverables. Submittals received after the specified time will be marked down as noted above. Please allow adequate time for delivery. The internal team 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.

Last Day to Submit Questions

All questions must be received by the time and date listed on the Schedule of Deliverables. Questions must be submitted in writing.

Questions can be emailed to:

Carson Sutton

carson.sutton@laytonconstruction.com

John Snelders

jsnelders@laytonconstruction.com

Internal Memo

All responses to questions and requests for clarification will be in writing and issued as internal memos to the teams. Responses will be emailed to team captains.

Any internal memos issued prior to the submittal deadline shall become part of the Internal RFQ, and any information required shall be included in your proposal.

Selection Committee

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

CORY RHODES	Vice President
CARSON SUTTON	Project Manager
PRESTON OSTWINKLE	Superintendent
KAYLA SCHAUGAARD	Project Engineer
JACOB ZUFELT	Estimator
CHRIS HANCOCK	Regional Scheduling Manager
TIM MCLACHLAN	VP, VDC Ops

Internal RFQ Submittal

Teams are requested to turn in the following information by the due date indicated. Remember, this is your first opportunity to show the Selection Committee that your internal team has performed an initial review of the documents and is qualified to complete this project. Extra points will NOT be allocated for information that has not been requested. One hard and one digital copy of the proposal shall be provided by the time and date indicated on the project schedule.

Internal RFQ Requirements

SUBMITTAL FORMAT

One hard and one digital copy of the proposal shall be provided by the time and date indicated on the project schedule.



01 RESUMES

Include your real current resume (for each team member), with contact information, in normal 8½ x 11 format.

02 TANGIBLE BENEFITS (ONE 11X17 SHEET)

Provide information highlighting some of the benefits of selecting your team. This should not include common elements of every construction team but should be used to set your team apart from others within the company. Items that could be identified may include the following:

A. EMERGING TECHNOLOGIES YOUR TEAM WOULD LIKE TO USE

Drones and iPads are not emerging technology; be creative and do your research to find emerging ideas. AI is an emerging technology you may want to use; however, you'll need to tell our team how you will use it for the benefit of the project, not simply that you will use it.

B. HIGHLIGHT OF SAFETY, QUALITY CONTROL AND SCHEDULING PROGRAM "BEST PRACTICES"

C. INTRODUCE YOUR TEAM MEMBERS BASED ON REAL TANGIBLE CAREER AND ACADEMIC SKILLS

Person A is a project manager because of their 17 internships; Person B is a safety manager because of their expertise growing up around equipment, etc.

D. APPROACH AND STRATEGY TO REACHING DEIB (DIVERSITY, EQUITY, INCLUSION, AND BELONGING) GOALS TO ACHIEVE INCLUSION AND PARTICIPATION FROM DIFFERENT BUSINESS ENTITIES

- Describe local outreach events
- Community involvement
- Advertisements