



**ASC 2026 - Preview Problem Statement**

**"Design/Build" - Region 7**

**Sponsored by Swinerton Incorporated**

**INTRODUCTION:**

Swinerton Incorporated welcomes each of you to the 2026 ASC Region VII competition. Since 1888, Swinerton has evolved as one of the largest general contractors in the United States. Our mission is "to be the preferred builder and trusted partner in every market we serve." We are committed to ownership, integrity, leadership, passion, and excellence. To achieve this mission, we strongly promote ethics, teamwork, and technical/organizational innovation in our company. Design/Build is a delivery method that also emphasizes the importance of ethics, teamwork, and technical/organizational innovation in the building process. Our success is built on a foundation of these shared values.

Each of you will be coming to the competition with a specific skill that may be stronger than another. This will allow everyone an opportunity to incorporate their skills and ideas as problem solvers in this year's competition. All Design/Build projects require teamwork and organizational skill sets to deliver a successful project. As is our Swinerton culture, we rise and fall together. Keep that in mind while progressing through this problem. Learn from each other while you assemble a proposal to illustrate your team's understanding of the Design/Build process. Most of all, have fun during this learning process.

**PROBLEM DESCRIPTION:**

An owner is pursuing a Design-Build partnership for a complex on a site in a city within the Western United States. The developer is focused on creating an innovative and sustainable facility that emphasizes function, efficiency, and integration into the local built environment. The team wishes to apply the Design/Build contract delivery method and requests support from the selected Design/Build partner to assist with planning, designing, and construction of the project. The project is expected to meet or exceed the requirements of several sustainability certifications, including achieving a minimum of LEED Silver certification as defined by the US Green Building Council.

Your team's proposal must be submitted utilizing paperless techniques and a common platform for reading and understanding the proposal by the judging panel. It is a requirement that all proposal content be submitted in an industry standard PDF format for sharing with the judges, unless otherwise specified in the RFP. Proposal files are required to be submitted via a cloud-based server (Microsoft Teams), which has been set up for each competing team. Additionally, Microsoft Teams will be provided during the problem-solving exercise to allow coordination of documents and virtual discussions around the problem with the scope writers, judges, and administrators of the Design/Build problem.

The Design/Build process is not linear, and you will be asked to demonstrate your understanding of the entire process, including but not limited to design management, construction documents, procurement, estimating, scheduling, permitting, risk-management, construction, and overall presentation skills. The winning solution must be able to successfully incorporate good design with constructability that best meets the intent described in the project criteria and should be developed with the most current industry standard software.



## PRE-COMPETITION ACTIVITIES:

- **1<sup>st</sup> Part of Prequalification Package (Intent to Use AI):**

We encourage the use of the latest technology in the creation of better sustainable and economical design. Knowing there are numerous AI products likely to enhance the deliverables that your Design-Build team will create, we are excited to hear how these AI products will be used in your Design-Build efforts. In preparation for the RFP, we are requesting a listing of any AI software intended to be used in the 2026 Design-Build competition by your team, to be submitted via email by **12:00PM on Friday, December 12<sup>th</sup>, 2025.**

**The Intent to Use AI listing must include the following:**

- Name of AI Software
- What the AI Software Analyzes
- How the AI Software Will Support the Design-Build Team

This listing must be submitted via email to **Michael Murphy** - [MMurphy@swinerton.com](mailto:MMurphy@swinerton.com) and **Steph Valasek** - [SValasek@swinerton.com](mailto:SValasek@swinerton.com).

- **2<sup>nd</sup> Part of Prequalification Package (Placemat):**

The attached document “2026ASC Reg7D-B Placemat” is to be completed and submitted via email by **12:00PM on Thursday, January 29<sup>th</sup>, 2026.** The placemat is to be submitted separately from the rest of the Prequalification Package as Swinerton will require the email addresses of students to provide access to the Microsoft Teams server for upload/download of competition documents.

**Placemats must include the following:**

- Name
- Email
- Contact (Phone) Number
- Picture
- Graduation Date
- Fun Fact
- Team Name / School Name
- A Single Team Mailing Address

The placemat must be submitted, via email, as **one (1) .PDF electronic color copy to Michael Murphy** [MMurphy@swinerton.com](mailto:MMurphy@swinerton.com) and **Steph Valasek** - [SValasek@swinerton.com](mailto:SValasek@swinerton.com). Please use the following naming convention for placemats: **“SchoolName.Placemat.Date”**

- **3<sup>rd</sup> Part of Prequalification Package (Prequalification Package):**

Each team must prepare a Prequalification Package to be submitted via Microsoft Teams no later than the start of the competition at **6:00AM on Thursday, February 5<sup>th</sup>, 2026.**

**The Prequalification Package must include the following:**

- Table of Contents



- Company Qualifications:
  - Description of your company's qualifications such as previous project experience related to Design/Build projects, specialty markets, company differentiators, etc.
- Org Chart/Resumes:
  - Organization chart of your company and project team.
  - Resumes of each team participant (with photos). **NOTE: Team members' actual resumes must be included in your prequalification package.**
- Quality/Safety:
  - Historical safety information (EMR record, etc.).
  - Overview of safety and quality control programs.
  - Description of company-specific protocols.

Please note that a maximum page limit of **30 pages** will be enforced for the Prequalification Package. There will be a score deduction for exceeding the maximum page count.

Prequalification Packages must be submitted via the Microsoft Teams server, as one **(1) .PDF electronic color copy**. Please use the following naming convention for Prequalification Packages: **"SchoolName.PQ.Date"**. Please note that 5% of your total score for the competition depends on the prequalification package contents, and there will be penalty for late submissions.

## **PRE-COMPETITION DELIVERABLES SUMMARY:**

- *Intent to Use AI is due by **12:00PM Friday, December 12<sup>th</sup>, 2025.***
- *Placemat is due by **12:00PM Thursday, January 29<sup>th</sup>, 2026.***
- *Prequalification Package is due by **6:00AM Thursday, February 5<sup>th</sup>, 2026.***

***Note that you do NOT have to wait until these deadlines to submit.***

## **COMPETITION ACTIVITIES:**

After submitting the Placemats, each team will be provided with access to the Microsoft Teams to test out its cloud environment. **Should any team have access problems with Microsoft Teams, contact Steph Valasek - [SValasek@swinerton.com](mailto:SValasek@swinerton.com) immediately so that access can be confirmed prior to the start of the competition.**

The planned events will contain these key milestones:

- An invite will go out to each competing team via Microsoft Teams as a welcome to the event and a test of Microsoft Teams.
  - The invite will include the time of the kickoff meeting (6:00AM on Thursday, February 5<sup>th</sup>, 2026), at which time the RFP package will be delivered to the competing teams and initial questions around the event answered.
- Presentation order will be selected at 12:00PM on Thursday, February 5<sup>th</sup>, 2026.
- The competing teams will have until 9:30PM on Thursday, February 5<sup>th</sup>, 2026 to complete and submit their response to the RFP package.
- Presentation files will be due at 6:00AM on Friday, February 6<sup>th</sup>, 2026.
- Presentations will take place on Friday, February 6<sup>th</sup>, 2026.

As noted above, a Request for Proposal (RFP) package will be distributed to each team at the February 5<sup>th</sup> kickoff meeting, outlining the details of the project program and the detailed time schedule for deliverables during the Design/Build solution. Each team will be distributed one complete set of RFP documents via Microsoft Teams simultaneously on February 5<sup>th</sup>. All final proposal submissions and presentation materials must be uploaded to the cloud environment via Microsoft Teams.

Please note that maximum page limits will be enforced for each deliverable of the RFP response sections.

**There will be score deductions for exceeding the below maximum page counts per deliverable file:**

- **Electronic File 001 – Introduction & Construction Management Plan:** 35 Pages
- **Electronic File 002 – Design:** 16 Pages
- **Electronic File 003/003A – Estimating:** 5 Pages (*Page Count in Addition to PDF Estimate & Excel File*)
- **Electronic File 004 – Schedule:** 4 Pages (*Page Count in Addition to PDF Schedule Sheets*)

We also recommend limiting file sizes for all deliverable documents due to cloud uploading via Microsoft Teams and challenges with the internet during the competition.

We anticipate there will be a minimum of 16 teams competing this year in the 2026 ASC D/B competition. We are therefore allowing a maximum of 20 minutes for presentations and a minimum of 5 minutes for Q&A, for a maximum combined presentation time allotment of 25 minutes. Understanding the judges have placemats for all the competing teams, and have reviewed the submitted proposal, we highly recommend limited introductions and focusing on specifically how the competing team's design and construction solution has been created to meet the owner's overall program needs.

Note that the panel of judges during the competition represents the developer/owner. Please present your deliverables accordingly.

## **SCORING SYSTEM:**

### Pre-Qualification Submittal

3 <sup>rd</sup> Part of Prequalification Package (Prequalification Package)	5%
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### RFP Response

Project Management / Construction Management Plan	15%
Design	15%
Estimating	15%
Schedule	15%

### Presentation

Presentation Materials	10%
Oral Presentation & Interview	25%
<b>TOTAL</b>	<b>100%</b>



**PRE-PROBLEM STATEMENT ATTACHMENTS:**

- Swinerton Standard Estimating Template - **2026 ASC Cost Proposal Worksheet.xlsx**
- Team Infographic Placemat Template – **2026 ASC Reg7 D-B Placemat.pdf**