

# 2024 ASC Competition Open Competition - Preconstruction

## Phase I Deliverable RFP The Premier Sports Club January 08<sup>th</sup>, 2024

*Presented by:*



**CONSTRUCTION**

With this Request for Proposal (“**RFP**”), PCL Construction (“**Owner**”) is requesting proposals (“**Proposals**”) from qualified firms (“**Respondents**”) to serve as the Construction Manager/General Contractor for the construction of The Premier Sports Club Project (“**Project**”).

The purpose of the RFP Response is to demonstrate the qualifications, competence and capacity of Respondent to provide preconstruction and construction services in conformity with the requirements of this RFP. The Proposal should demonstrate your team’s approach to managing this project and preliminary plan for executing the work.

Owner will award a preconstruction agreement based on your firm’s approach to preconstruction, recommended budgets, schedules, construction approach, experience, proposed project team and presentation. Our general contracting partner will join the team and work hand-in-hand with our development and design team to ensure that the design documents align with the total project goals.

If at the conclusion of the design process, the total project budget is consistent with the initial project budget and relations remain positive, the selected Construction Manager/General Contractor will be awarded construction services for the full project. In the event we are unable to agree to a project budget, Owner reserves the right to conclude the preconstruction agreement and solicit pricing from the market.

## 1) **Project Overview:**

The Premier Sports Club project is a tenant-improvement of an existing VIP lounge in an active sports arena and entertainment venue. The client is seeking to expand the space and offer new amenities and high-end finishes to attract an elite clientele for their sports and music event offerings. The intent of this project is to modernize the look and feel of this premier space, to create a “marketing buzz” for the Owner and home sports teams alike, and ultimately to create new opportunities for revenue generation. The reimagined space will have an expanded footprint, higher ceilings, and additional food and beverage services. Additionally, the space will have upgraded ancillary spaces, including upgraded restrooms and an upgraded concourse space. The finishes of these ancillary spaces will be cohesive with the high-end finishes of the main lounge space. Upgrades to existing audio-visual technology are being implemented during the renovation and the existing mechanical, electrical, and plumbing services are also being designed and upgraded.

The project requires the Arena to remain fully operational throughout the duration of the construction to limit any interruptions to the already scheduled events. Events will include a busy calendar of concerts and sports games. For the purposes of this RFP, assume no work can take place between the hours of 12 PM and 12 AM on event days. During events, corridors and concourses must be free and clear. All construction personnel, material, and equipment must be stored behind construction barricades. Shutdowns and pedestrian pathways will need to be carefully coordinated and approved by the Arena Operations team and authority having jurisdiction.



2) **Schedule of Events** (subject to adjustment, **all times PST**):

Monday, January 8, 2024

By 5:00 PM Phase I Deliverable RFP is issued to all registered teams

Wednesday, January 10, 2024

By 5:00 PM **Submit student resumes with a photograph to CABHR@pcl.com**  
for all registered teams

Friday, January 19, 2024

By 5:00 PM **RFIs** for Phase I due to PCL

Friday February 2, 2024

By 2:00 PM Phase I Deliverable **RFP Response is due** to PCL (20 points)  
Submit to **CABHR@pcl.com**

Thursday February 8, 2024

7:00 AM Competition Kickoff Meeting to introduce Phase II Deliverables  
By 11:00 AM **RFIs** for Phase II due to PCL  
By 1:30 PM Responses to RFIs to be provided by PCL electronically  
7:00 PM Phase II Deliverable **Response due** to PCL (40 points) emailed or  
on flash drives. Phase III Deliverables issued.

Friday, February 9, 2024

8:00 AM **Preconstruction Meeting Slide Deck due to PCL from each team**  
**on flash drives (provided by PCL)**. No changes to slide deck after  
submission. Presentation times posted  
8:30 AM - 5:30 PM **Scheduled Preconstruction Meetings** (40 points).  
6:00 PM - 6:30 PM PCL Problem Recap  
7:00 PM - 9:00 PM PCL hosted Student Hospitality Event

Saturday, February 10, 2024

8:00 AM-12:00 PM Career Fair – Come see us at the PCL Booth  
12:15 PM-1:00 PM Preconstruction Awards Ceremony



### 3) Phase I Deliverable Requirements

- a) Respondent's Phase I Proposal Response shall be clear, concise, accurate, and comprehensive. Excessive, boiler plate, or irrelevant materials will not be favorably graded.
- b) The Proposal Response shall be signed by the individual or individuals authorized (Team Captain) to execute documents on behalf of the Respondent. Proposals will be scored on all the factors requested in the Deliverables.
- c) Proposal Responses shall be combined into a single, searchable PDF file electronically submitted via email to **CABHR@pcl.com**
- d) Proposal Responses shall be organized, bookmarked, and numbered in the order presented below. See section 5 of this RFP.
  - Section 1: Letter of Interest
  - Section 2: Team Organizational Charts
  - Section 3: Conceptual Schedule
  - Section 4: Preconstruction Pricing Spreadsheet
  - Section 5: Preconstruction Approach
  - Section 6: Risk Analysis
- i) Proposal Responses from each team for Phase I are due on or before **2:00 PM PST on Friday February 2, 2024.**

### 4) Requests for Information

All questions, interpretations, and/or clarifications must be requested in writing and directed to the Owner, C/O PCL: CABHR@pcl.com. Use the provided **PCL 2024 RFI Template**.

All RFI questions submitted will be answered in writing and conveyed to all Respondents.

RFI's will be allowed at any time during Phase I up **until January 26, 2024** and will be answered by PCL Monday through Friday within 48 hours of receipt. During the Phase II Deliverable portion of the competition questions must be received via email to CABHR@pcl.com **by 11:00 AM on February 8, 2024**. Responses to RFIs will be provided by 1:30 PM that same day.

### 5) Detailed Proposal Deliverable Requirements

- a) Section 1: Letter of Interest (1 point)
  - i) Provide a cover letter stating your firm's intent to complete this project, a high-level overview of your experience and qualifications, and why your firm has chosen to pursue this project. This shall be no more than 1 page.



- b) Section 2: Team Organizational Charts (2 points)
- i) Provide organizational charts for the proposed project team, which outlines team names, project role, and reporting structure. Roles/responsibilities and biography/experience for each team member shall also be included. A few additional notes to consider in this section:
    - Preconstruction Team and Construction Team should be clearly delineated (if teams are different from one another).
    - Reporting structures shall be clearly identified.
    - A brief biography on each member of your team with relevant experience shall be included. Resumes for each team member can be included in this section.
      - *Note: Resumes shall be tailored for this project, showing each team member's unique qualification/experience for their role.*
    - Clearly define the role of each member of your team.
- c) Section 3: Conceptual Project Schedule (5 points)
- i) 30-40 line items maximum
  - ii) Schedule should be detailed line-item GANTT schedule – construction scheduling software is preferred (i.e. P6/Microsoft Project) but Microsoft Excel is acceptable.
  - iii) Schedule should clearly identify critical path activities.
  - iv) Schedule should identify any long-lead procurement items.
  - v) Schedule should assume the following:
    - Construction start is 6/01/24 & completion is 9/30/24
    - Construction documents are complete, prime contract has been executed, and all Permits have been issued to support a 6/01/24 construction start.
    - Working hours are from 12 AM midnight – 10 AM
    - Assume no work can take place between the hours of 12 PM and 12 AM on scheduled event days.
    - Building operator needs five (5) days for Stock and Train prior to the first event.
- d) Section 4: Preconstruction Pricing (5 points)
- i) Complete the attached “*Estimate Template*” spreadsheet. For Phase I, the following should be filled out:
    - General Expenses tab in its entirety. Utilize the “*Estimate Unit Cost*” PDF provided for guidance on unit rates.
    - For all other tabs, complete the quantities only. This portion will assist you in completing the estimate for future phases. *Note: A limited architectural set has been provided for take-off purposes. Teams can utilize this for pre-work related to Phase II, but any work related to initial take-offs will be unscored in Phase I.*

- ii) To accompany the filled out spreadsheet, please also provide the following:
  - Preconstruction Services Fee stated as a dollar amount with a narrative on how the fee amount was determined.
  - Staffing schedule for Preconstruction and Construction durations, including a staff rate table.
  - Contractor's Contingency stated as a percentage of Direct Cost Subcontract budget.
  - Construction Fee stated as a percentage of final construction budget.
  - Insurance Costs & City Gross Receipts Tax stated as a percentage of the final construction budget.
  
- e) Section 5: Preconstruction Approach (5 points)
  - i) Provide a description of your firm's intended preconstruction services as it relates to the following topics:
    - **Safety:** How will your team create and maintain a safe jobsite? How will your team protect the client's employees on an active campus?
    - **Logistics:** How will your team ensure logistics in and out of the facility are coordinated?
    - **Self-Performed Work:** What work will your crews take on and how will that add value and remain competitive?
    - **Subcontracting Approach:** What is your plan for early-hire trade partners and suppliers?
    - **Long-Lead Procurement:** How will you identify, procure, and deliver long-lead materials to the site?
    - **Constructability Reviews:** What type of reviews will be required to ensure smooth construction onsite?
    - **Cost Control:** How will your team manage costs during the design and construction phases to stay within the GMP?
    - **Escalation Risk Mitigation:** What is your plan to manage material escalation in this volatile marketplace?
    - **Maximizing DBE participation:** Explain your plan for meeting goals for working with disadvantaged businesses.
    - **Sustainability:** Provide your team's approach to a sustainable project.
    - **Virtual Design and Construction Techniques:** What technology will your team use on this project?
    - **Artificial Intelligence:** What is your team's approach to Artificial Intelligence?
  
- f) Section 6: Risk Analysis (2 points)
  - i) Provide a Risk Matrix analyzing the most critical project elements and your plans for mitigation. Include no more than ten (10) risk items.
  - ii) Order the risks from high impact/probability to lowest.

## 6) Attachments

- a) Preliminary Drawing Set
- b) Estimate Template
- c) Estimate Unit Costs
- d) 2024 RFI Template

