



**CONSTRUCTION LEADERS**



# **2008 ASC National 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 2008 ASC Student Competition!

PCL Construction Services, Inc. is proud to be the sponsor of the new 2008 ASC National Preconstruction Services Problem at the 2008 ASC event in Reno, 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 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 performed 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 commercial mid-rise building.

The Preconstruction Services Proposal consists of the following phases:

- I. Prequalification (20 points)
- II. 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 7:00 PM.

## ***Student Prerequisites***

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

- Team building & problem solving techniques
- Oral presentations and written communication skills
- Understanding of contract vehicles and procurement methods
- Plan reading
- Site logistics
- Scheduling
- Understanding of building and MEP systems
- Budget development and quantity take off
- LEED analysis

## ***Competition Rules***

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

- Adhere to the approved & posted ASC 2008 Competition Rules.
- Adhere to the PCL Problem Supplement, 'Instruction to Bidders', which will be posted on the ASC website by January 8th, 2008.
- Other competition rules will be reviewed at the Pre-Proposal Conference held on the morning of Thursday, February 14th, 2008 at 6:00 AM, location to be determined.

## ***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 Request for Proposal.

The overall proposal is judged by a multi-member panel acting as the role of the Owner and their consulting team. In some cases, 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 turned in after the stated deadlines.**

***Preconstruction Services  
Selection Process: Phase I,  
Prequalification Phase  
(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 14<sup>th</sup>, 2008 at 6:00 AM**. A debrief for the Phase I submittal will be discussed at the Preproposal conference prior to proceeding to Phase II.

A Phase I problem supplement will be available on the ASC website by **January 8<sup>th</sup>, 2008**. 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.
- Project Organizational Chart – Illustrate your project team by creating an organizational chart with a role description for each person designated on the chart.
- Each team is to assess their team's risk and the Owner's risk, then submit their contract recommendation for this project in their prequalification package.

***Preconstruction Services  
Selection Process: Phase II,  
Services Proposal  
(50 points)***

The Phase II Services Proposal will be handed out and discussed at the mandatory Preproposal conference. All teams attending the meeting are then invited to submit proposals (seven copies) that will include, but not be limited to the following:

- Project Systems
- Project Budget
- Schedule
- Executive Summary
- Bonus Points

***Preconstruction Services  
Selection Process: Phase III,  
Presentation and Interview  
(30 points)***

Owner will conduct interviews of the General Contractors who have responded to the Phase II Services Proposal. Interviews will be conducted on **Friday, February 15, 2008**, exact time and location to be determined. All interview times will be posted at the PCL ASC-designated meeting room by 8:30 AM. All teams are expected to be ready to deliver their presentation materials by 9:15 AM and present by 9:30 AM sharp.

Presentation parameters:

- PCL will provide a projector, screen and laptop for the presenters. The laptop will have Microsoft Office 2003 loaded. All teams will be able to use Word 2003, Excel 2003, PowerPoint 2003 and Suretrak 3.1.
- Each team is to bring their presentations in this format, either on disk 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 30 minutes in length with a 20 minute Question and Answer period to follow. All presentations will end 50 minutes from the start of the presentation. PCL will

provide a clock in the presentation/meeting room.

***Timeline of Events***

**Thursday, February 14, 2008**

6:00 am – Preproposal Conference. **Phase I Prequalification Due.** Problem solution for Phase I to be discussed. PCL to introduce Problem Statement and Phase II Services Proposal to teams.

10:00 am - Phase II, RFI's due to PCL

11:00 am - Group meeting to discuss Phase II RFI's

12:00 am (Midnight) - **Phase II, Services Proposal Due**

**Friday, February 15, 2008**

8:30 am - Post presentation times at meeting room

9:15 am – Presentation materials due by all teams at meeting room

9:30 am to 5:50 pm – Presentations

7:00 pm – PCL to present solution set to teams (Group Meeting Debrief)

**Saturday, February 16, 2008**

8:00 am to 12:00 pm – Career Fair

12:15 pm – Awards Ceremony

***Contact Information***

Good luck in your endeavors! Any questions can be directed to both PCL representatives below.

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