



January 8th, 2008

Arizona State University	California State University, Chico
Brigham Young University	Oregon State University
Brigham Young University, Idaho	San Diego State University
California State Polytechnic University, Pomona	Virginia Polytechnic Institute & State University
California State Polytechnic University, SLO	

**Re: 2008 ASC Student Competition – Preconstruction Services Problem
2-Phase RFP Submittal, The Downtown Condominium Project – Pacific Northwest**

Dear ASC Member Schools:

You are invited to submit on a 2-phase proposal to provide preconstruction services for **The Downtown Condominium Project**, located in the Pacific Northwest. Attached to this intro letter you will find our RFP with attachments.

Required services will involve participation in the preconstruction process including estimating, scheduling, value engineering and contractibility reviews. Prior to the start of construction, it is the intent to negotiate a construction contract with the same contractor, provided the quality, schedule and budget objectives are met, there has been no significant change in the contractor’s financial position and the contractor’s team has performed the preconstruction services to the expectations of the owner **PRIHD Development Partnership**.

All teams are required to be in attendance at the Preproposal Conference when the Phase I Prequalification submittal is due on **Thursday, February 14, 2008 at 6:00 AM**. The PCL Presentation Room located at the John Ascuaga's Nugget Hotel and Casino will be determined at a later date.

The Phase II Services Proposal will be handed out during the same conference and discussed at that time. The Phase II Service Proposal submittal will be due **Thursday, February 14th, 2008 at 9:00 PM**. All questions regarding the RFP are to be directed in written form to Kurt Boyd at krboyd@pcl.com by January 22nd, 2008. Answers for each question received will be shared and distributed to all competing teams by January 25th in the form of an addendum.

Best of luck in your competition!

Regards,

PCL Construction Services, Inc.

Kurt R. Boyd, Manager, Business Development

KRB/bep

cc: Stew Grauer, Project Executive

Files: \\SeadS01\HomeDir\$krboyd\AAA Work\ASC Student Competitions\2008 ASC Student Problem\PCL Problem Statement

PCL CONSTRUCTION SERVICES, INC.

WASHINGTON LICENSE #PCLCOSI099NW

15405 SE 37TH STREET, SUITE 200, BELLEVUE, WASHINGTON 98006 ♦ TELEPHONE (425)454-8020 ♦ FAX (425)454-5924

PCL IS AN AFFIRMATIVE ACTION, EQUAL OPPORTUNITY EMPLOYER M/F/D/V

Request for Proposal for the Contractor Team

GENERAL INFORMATION

Project: The Downtown Condominium Project, Pacific Northwest

Owner: PRIHD Development Partnership (PRIHD)
C/o PCL Construction Services, Inc.
15045 SE 37th, #200
Bellevue, WA 98006

Proposals to be submitted in a 3-ring, lockable binder to:

Kurt R. Boyd, Manager, Business Development
C/o: PCL Construction Services, Inc.
John Ascuaga's Nugget
1100 Nugget Ave.
Sparks, Nevada 89431

Ph. I Proposals Due: **Thursday, February 14, 2008, 6:00 AM**, PCL's Presentation Room, John Ascuaga's Nugget Casino & Hotel

Interviews Held: **(Interview time to be determined by random draw) Friday, February 15, 2008, 8:30 AM**, PCL's Presentation Room, John Ascuaga's Nugget Casino & Hotel

INSTRUCTION TO BIDDERS

This document supersedes all previous documents posted on the ASC website. You are invited to submit a proposal to provide preconstruction services for **The Downtown Condominium Project**, located in the Pacific Northwest region. This contract will be to provide preconstruction services through the design phases of the project. The prime consultants will be hired to provide a full design for PRIHD. The architect, structural engineer and consultants will be contracted directly to the Owner. This is a 2-phase proposal with an interview; evaluation points are designated for each phase.

1. (20 pts) Phase I Prequalification Submittal
2. (30 pts) Phase II Services Proposal
3. (50 pts) Interview/Team Presentation - All teams will be asked to participate in a 30 minute presentation, followed by a 15 minute Questions and Answer period. Your team's presentation

will be an open format detailing your services proposal. The structure of your presentation will be left to you to best represent your proposal.

The Owner's Interview Panel will consist of the firm's:

1. President/CEO
2. Chief Financial Officer
3. Senior Investment Director
4. Construction Manager
5. PRIHD's Financial Partner
6. PRIHD's Design Consultant

Initial services will involve participation in the preconstruction process including estimating, scheduling, value engineering and contractibility reviews. An agreement will be executed at a later date if the project expectations are met during this preconstruction phase.

Prior to the start of construction, it is the intent to negotiate a construction contract with the same contractor provided that the quality, schedule and budget objectives are met, there has been no significant change in the contractor's financial position and the contractor's team has performed the preconstruction services to the expectations of the Owner.

All questions regarding the RFP are to be directed in c/o PCL Construction Services, Kurt Boyd at krboyd@pcl.com.

Phase I Prequalification Attachments to this Proposal:

General Contractor Project Manager Biographies
General Contractor Project Superintendent Biographies
Architectural Firm Biographies
Structural Firm Biographies
Mechanical Firm Biographies
Electrical Firm Biographies
Contract Comparison Matrix

Phase II Services Proposal Attachments:

To be handed out with the Phase II RFP at the Preproposal Conference on Feb. 14th, 2008, 6:00 AM

OWNER PROFILE & BACKGROUND

PRIHD Development Partnership (Owner), (pronounced "Pride"), is a subsidiary of Mentor-Protégé Inc., is a 101-year old firm built on the belief of five fundamental core values. The core values create the acronym, 'PRIHD'. Our core values are:

Passion

Respect

Integrity

Honesty

Dynamic
Culture

PRIHD is built on a century-long, tradition of excellence, hard work and a can-do attitude. We believe in long-term business relationships and producing quality projects over time. We seek a 'win-win' situation for our partners and our firm. We are leaders in buildings, civil and heavy industrial markets. We are 100% employee-owned, one of the top employers in North America and are always seeking new talent.

PRIHD has performed numerous high/mid-rise condominium, apartment and hotel projects throughout North American

PROJECT DESCRIPTION

The Downtown Condominium Project is located in a major metropolitan city in the Northwest Region of the US. The structure has two integrated components. The first is a 4-level, below-grade parking structure totaling approximately 85,000 square feet. Above is a 13-story, 250,000 square foot multi-use, post-tensioned, cast-in-place tower including a penthouse level.

Site excavation requires the removal and export of approximately 36,000 cubic yards of material. Excavation is held in place on all four faces with a soil nails/shotcrete operation. Structurally, the underground parking structure consists of a large pad and strip footings, cast-in-place columns and shear walls, with post-tensioned slabs and beams. The cast-in-place columns and shear walls with post-tensioned slab construction will continue up through the 13 floors of the residential tower.

The tower will be clad in a variety of architectural finishes oriented to accentuate the vertical plane. These vertical elements are dominated by brick and aluminum louver columns on all four elevations. An aluminum window wall system of glazing will complete the building envelope. At various floors the building steps back to add some relief to the different elevations. Balconies and decks with hybrid steel and glass railing systems complete the exterior of the tower.

PROJECT SCHEDULE

It is anticipated the project will break ground in early 2009. The intent is to complete construction in the early 2011. The construction schedule will be developed by the contractor as part of the Phase II Services submittal.

PHASE I DELIVERABLES

Your team is a fictitious construction company who PRIHD Development Partnership has deemed a potential candidate to perform the scope of the work. Please use your creativity to develop the following deliverables. Using all the attachments provided with this RFP, please address the following in your Phase I submittal:

I. Related Experience:

- a. Describe the previous related experience of your firm and the proposed individuals on ***similar*** projects to our proposed project. Please limit your response to a maximum of 3 projects. For each project, please include:
 - i. Name of project, location and description of the facility including type and size.
 - ii. The duration of construction.
 - iii. The role of your firm on the named projects.
 - iv. Please provide the initial contract value and the final contract amount for each of the above named projects. If there are differences in values, please provide an explanation for the differences.
 - v. Describe similarities for each of your reference projects.

II. Proposed Team:

- a. Provide a proposed staffing plan for both the pre-construction and construction phases. At a minimum, please provide:
 - i. A project organization chart, with roles and responsibilities.
 - ii. **Using the provided biographies attached to this RFP**, please recommend the four major consultants you would prefer to work with and why. In addition, please select team members who best fit the needs of this project, not limited to the Project Manager or Superintendent.
 - iii. For your project team, provide resumes and references (names and phone numbers), which may be contacted in reference to your proposed teams, experiences and qualifications. Provide the qualifications and relevant experience of each team member. At a minimum, please include:
 1. Project Manager and Superintendent
 2. Architectural Firm
 3. Structural Firm
 4. Mechanical and Electrical Subcontractors

III. Project Management Services:

- a. Describe your philosophy and approach to your safety and accident-prevention program. (Do not provide a project safety plan)
- b. Provide statistics by which the effectiveness of your program is measured.

IV. Contract:

- a. The Owner is open to any form of contract agreement with reasonable modifications. We are going to give you a variety of contract formats to choose from. Please choose the best contract to pick based on our description of the project and our values.
 - i. Explain the advantages of the contract form by completing the Contract Comparison Matrix (attached).
 - ii. Please address your willingness to use this contract form and note any significant deviations that you would propose.

V. Fees:

- a. Describe your proposed compensation for preconstruction services.
- b. Please identify what work might be performed by your company's own forces.
- c. What is your proposed construction fee on the contract amount?
- d. What is included in the construction fee?
- e. Would the fee differ for subcontracted work versus self-performed work?
- f. Would the fee differ for change orders?
- g. Are there extra fees or additional charges during construction?



January 10, 2008

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California State Polytechnic University, SLO	

**Re: 2008 ASC Student Competition – Preconstruction Services Problem
The Downtown Condominium Project, Pacific Northwest, RFP Phase I – Addendum #1**

Dear ASC Preconstruction Services Problem Teams/Team Leaders:

The enclosed addendum amends the Request for Proposal documents for the above referenced project. Please acknowledge this addendum upon delivery of the RFP, Phase I submittal. Failure to do may subject the proposer to a lower score. The following questions have been distributed to all teams.

This addendum contains the architectural, structural, civil, mechanical, electrical and the contractor's Project Manager and Superintendent Biographies for selection of the project team per the RFP requirements.

Q1: How many copies of the Phase I Proposals are to be submitted?

A1. RFP Phase I submittal requires one (1) copy, inserted in a 3-ring, lockable binder.

Q2: At the competition will soft copies of the construction documents be provided, if so what percentage will be in soft copy format?

A2. We will provide soft copies of the documents of the drawings and specs as applicable.

Q3: If the problem will involve BIM as mentioned in the project overview, will soft-copy models already be drafted for clash detection, or will we have to model the building and perform the clash detection?

A3. BIM software is not required to respond to Phase II of the RFP.

Q4: Will the estimate of the project be done by our own quantity takeoffs and unit pricing, or will we be receiving subcontractor bids to complete the estimate?

A4. Each team will develop their estimates with their own quantity takeoffs, unit pricing and PCL provided subcontractor bids.

PCL Construction Services, Inc.

Kurt R. Boyd - Manager, Business Development, PRIHD Development Partnership
C/o PCL Construction Services, Inc.

PCL CONSTRUCTION SERVICES, INC.

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PROJECT MANAGER A

Years of Experience: 28

Years with Current Firm: 22

This Project Manager possesses over 28 years of diversified construction experience. He has been with his current firm for 22 years.

His role is to provide oversight and leadership on the jobsite. Promoting and supporting jobsite safety, while ensuring progression of the project, is a priority. His residential background is limited but he recently completed an \$80 million student residential housing project. The client was extremely pleased with this performance and problem solving skills and has requested him back on campus for a future project.

Most of his experience is in Southern California but he is willing to relocate to the Pacific Northwest for this project opportunity.

Education:

- B.S., Civil Engineering, University of California, Berkeley, Berkeley, CA
- LEED™ Certified, US Green Building Council

Relevant Experience:

- Riverside County Regional Medical Center (OSHDP), Moreno Valley, CA
- UCLA Rieber North & West Residence Halls and 1st Floor Renovation, Westwood, CA
- STAPLES Center, Los Angeles, CA
- UCLA Anderson Graduate School of Management, Los Angeles, CA
- MCA/Universal Citywalk Parking Structure, Universal City, CA
- 865 S. Figueroa Office Building, Los Angeles, CA
- Citicorp Plaza and Seventh Street Marketplace, Los Angeles, CA
- 5055 Wilshire Renovation, Los Angeles, CA
- Santa Anita Wastewater, Arcadia, CA
- The Salvation Army Bell Transitional Facility, Bell, CA
- The Paul Ziffren Sports Resource Center, Los Angeles, CA

PROJECT MANAGER B

Years of Experience: 20

Years with Current Firm: 6

This Project Manager possesses over 20 years of field and estimating experience. He has been with his current firm for 6 years.

In his role as the lead field personnel on site, he will give executive oversight to the process and manage the overall operations of the project. He is knowledgeable in residential construction and management. He has been Project Manager on several high-rise residential projects in the downtown Seattle area with construction values upwards of over \$120 million. His background also includes parking structures, higher education facilities and sports/entertainment projects.

Most of his experience is in the Pacific Northwest.

Education:

- No formal education degrees but extensive field experience
- LEED™ Certified, US Green Building Council

Relevant Experience:

- 5th and Madison Project, Seattle, WA
- Bellevue Community College Building D Renovation and Addition, Bellevue, WA
- Federal Way Transit Center Parking Structure, Federal Way, WA
- Bellevue Community College Parking Structure, Bellevue, WA
- Seattle Public Library Ballard Branch, Seattle, WA
- Everett Events Center, Everett, WA
- IDX Tower at Fourth and Madison, Seattle, WA
- The Vine Building, Seattle, WA

PROJECT MANAGER C

Years of Experience: 22

Years with Current Firm: 18

This Project Manager possesses over 18 years of field, estimating, and engineering experience. He has been with his current firm for 18 years.

This Project Manager has worked in a variety of locations including Canada, Nevada, and California. He is willing to relocate for the company and work where he is needed. He has a solid residential portfolio that includes condominiums and hotels. He has not worked in the Pacific Northwest before but sees this project as an opportunity to increase his knowledge and experience level.

Education:

- M.S., Civil Engineering, Case Western Reserve University, Cleveland, OH
- B.E., American University of Beirut, Beirut, Lebanon

Relevant Experience:

- Washington Square Condominiums, Marina Del Rey, CA
- Grand Avenue Lofts, Los Angeles, CA
- Hyatt Regency Huntington Beach Resort & Spa, Huntington Beach, CA
- Rabobank Arena Theater & Convention Center, Bakersfield, CA
- Desert Inn Hotel Addition, Las Vegas, NV
- UC Berkeley Residence Halls, Phase II Renovation, Berkeley, CA
- Hoover Dam Visitor Center and Parking Structure, Boulder Canyon, NV

SUPERINTENDENT A

Years of Experience: 24
Years with Current Firm: 15

This Superintendent has over 24 years experience in the construction industry. He is well versed in a variety of project types. His proven track record in managing the subcontractor base in the field and problem solving capabilities makes him a sought after team member by his colleagues. He is responsible for the overall operations and subtrade performance, schedule maintenance and adherence, and safety.

He has some experience with residential projects but, with many of them, his role was that of a project engineer or estimator. Much of his experience is on smaller projects with a construction value of less than \$10 million. Much of his experience has been in the Pacific Northwest.

He has authored several technical publications including a report on Residential Condominium Project Closeout that has been used a teaching tool for fellow employees.

Education:

- No formal education degree but possesses extensive experience.

Relevant Experience:

- ExOfficio Tenant Improvement, Seattle, WA
- Hudson Group, Seattle, WA
- MasterPark Garage, Seattle, WA
- SeaTac Airport Police Department Office Consolidation, Seattle, WA
- SeaTac Grease Interceptors, Seattle, WA
- Southwest Airlines Ticketing Office T.I., Seattle, WA
- SeaTAc South and North Satellite Plumbing, Seattle, WA
- Everett Events Center Suite Level Lounge, Everett, WA
- Seattle Terminal Radar Approach Control Facility, Seattle, WA
- IDX Tower at Fourth and Madison, Seattle, WA
- Ellington Condominiums, Seattle, WA
- One Twelfth & Twelfth, Bellevue, WA
- The Woodmark Hotel – Vestibule Renovation, , Kirkland, WA
- Pioneer Moses Lake Medical Office Building, Moses Lake, WA

SUPERINTENDENT B

Years of Experience: 18
Years with Current Firm: 8

This Superintendent has over 18 years of construction experience. He has proven his ability to successfully manage all field construction on small to large projects and bring them in on time and on budget. He is responsible for coordinating and sequencing trades, monitoring schedule activities, supervising the daily performance of the subcontractors, as well as monitor work performed by our own forces. Lastly, he promotes and supports jobsite safety at all times.

His residential experience is extensive from both a hospitality and condominium perspective. Most of his career has been spent building in Southern California but he has family in Washington State and would like to relocate to that area. He has ties to the Pacific Northwest area but has not lived there full time in 9 years.

Education:

- Rio Hondo College (Courses Completed)

Relevant Experience:

- Marina Pacific Hotel Renovations, Venice, CA
- UC Irvine SOTA Plaza, Irvine, CA
- Maya Lin Water Table, Irvine, CA
- Montana Lofts, San Diego, CA
- The Home Depot Center, Carson, CA
- Grauman's Chinese Theatre Retrofit and Renovation, Hollywood, CA
- Sunset Millennium West Retail and Parking, West Hollywood, CA
- Heritage Court Senior Housing, Downey, CA
- Democratic National Convention, Los Angeles, CA
- STAPLES Center, Los Angeles, CA

SUPERINTENDENT C

Years of Experience: 14
Years with Current Firm: 30

This Superintendent has over 30 years of construction industry related experience. He has worked the past 19 years as a construction superintendent supervising and completing a variety of commercial projects through out Southern California and Southern Nevada.

He prides himself as being a “hands on” superintendent and problem solver, with an unwavering commitment to jobsite safety and determined dedication in maintaining the highest standards of quality and workmanship.

His project responsibilities would include developing and managing the overall construction plan, develop means and methods, project scheduling both short and long term, overseeing the coordination of subcontractor work and implementation of all quality control and safety programs.

His experience with residential projects is varied and includes condominiums, student housing, and hotels.

Education:

- Carpenters Apprenticeship Program

Relevant Experience:

- Washington Square Condominiums, Marina Del Rey, CA
- UCLA Rieber Hall North & West Residence Halls and First Floor Renovation, Los Angeles, CA
- Home Depot Center, Carson, CA
- Sunset Millennium – West Retail & Parking Structure, West Hollywood, CA
- STAPLES Center, Los Angeles, CA
- UCLA Santa Monica Parking Structure, Santa Monica, CA
- West Angeles Cathedral Parking Structure, Los Angeles, CA
- MGM Grand Hotel Superstructure, Las Vegas, NV
- Caesars Palace Parking Structures I and II, Las Vegas, NV

Mithun

Size & Capacity

Mithun is a firm that works nationally. They currently have the capacity to service the proposed project.

Experience

Mithun has extensive experience in residential and mixed use developments. They have completed numerous projects in Washington, Oregon, and California. Their home office is in Seattle. Their projects are well known throughout the region.

Office Location

Mithun has an office in Seattle with project site offices in California. The project will be run out of the Seattle office with limited assistance from their Los Angeles group.

Reputation

Mithun is well respected for their design work. They design award winning projects and their clients tend to put them at the top of their list as a preferred architect. They are described as being good to work with by their clients and consultants. They tend to work with clients that have a national presence and will take them into new markets.

Relationships

The owner has worked with Mithun before, and respects their work product.

Project Manager

Mithun's proposed Project Manager is a seasoned architect in his mid-40s. He is just finishing a major project in Los Angeles but enjoys the pace of the Seattle market which he considers his home. His personality is strong and decisive. He views compromise as a sign of weakness. His mission is to create a design that will be well received by the client and their customers.

Fees

Mithun proposes to provide architectural, structural, civil, mechanical & electrical design and engineering for 10.75% of the cost of the work.

Van Tilburg, Banvard & Soderbergh (VTBS)

Size & Capacity

VTBS is a firm that works nationally. They currently have the capacity to service the proposed project.

Experience

VTBS has large portfolio of residential projects and that is their primary focus. They have completed numerous residential and mixed use projects and their principals have a combined total of over 80 years of experience.

Office Location

VTBS has offices in Los Angeles and Denver with over 100 employees between the two offices. The project will be run from their Los Angeles office with a project specific site utilized for on-site management of the project.

Reputation

VTBS is renowned for their urban portfolio. Clients routinely solicit them early on in the project development for assistance with the proforma and guidance prior to the contractor or other consultants being selected.

Relationships

The owner has not worked with VTBS, but is aware of their expertise.

Project Manager

VTBS' proposed Project Manager has over 8 years experience. She is finishing a project in the Los Angeles area that will be complete in April 2008. This project is around \$50 million. The current client she is working for sees her as an asset and an advisor to them. There have been difficulties with the owner understanding the city regulations and she has guided them through the process. What she lacks in experience she makes up for in servicing the client.

Fees

VTBS proposes to provide architectural services including design, interior design, and construction administration for 4.75% of the cost of the work.

MulvannyG2

Size & Capacity

MulvannyG2 is an international firm. They have the capacity to service the proposed project but would need to utilize staff from the Portland office to complete the design.

Experience

MulvannyG2 has an international portfolio that includes high rise mixed-use residential and hospitality. The firm was founded in 1971 with additional offices added starting in 1995.

Office Location

MulvannyG2 was started in Seattle, Washington with additional offices in Portland, OR; Irvine, CA; Washington D.C.; and Shanghai. The project will be run out of the Seattle office with staff from the Portland office working on this as their primary project.

Reputation

MulvannyG2 is well established in the Pacific Northwest. Their international portfolio is concentrated in China and this is a major market for them.

Relationships

The owner has not worked with MulvannyG2 but a well respected business associate of the owner recommended them for consideration.

Project Manager

MulvannyG2's project manager has been in the industry for 15 years and is experienced in high rise mixed-use residential projects. He is currently working on a project that will not be completed until Fall 2008. In the interim, one of the project manager's from the Portland office will work through preconstruction until he is available.

Fees

MulvannyG2 proposes to provide architectural services including interior design and construction administration for 4.25% of the cost of the work.

D'Amato Conversano Inc. (DCI)

Size & Capacity

DCI is an international structural and civil firm with projects in the United States and Canada. DCI is full service for structural and civil components of projects.

Experience

DCI's residential portfolio is well rounded and includes multi-family and hotel properties.

Office Location

DCI has offices in Everett and Spokane, WA; Portland, OR; and San Diego, CA. They are licensed to perform work in British Columbia, Canada.

Reputation

DCI has a strong reputation in the industry. Although they offer both structural and civil practices to their clients, they will complete just one of the disciplines if the client wishes.

Relationships

The owner has worked with DCI in the past and only wants them to submit a proposal for the structural component of the project. DCI's relationship with the owner is good.

Project Manager

DCI's proposed structural engineer has residential experience and is an industry veteran with over 15 years of structural work to his name. He is located in the Spokane office and will work with his team from there to complete the work. He takes a partnering approach to his projects and looks to the consulting team, owner, and contractor to contribute solutions to challenges.

Fees

DCI is proposing a lump sum fee of \$800,000 based on their understanding the project will cost approximately \$58 million.

Coffman Engineers

Size & Capacity

Coffman Engineers is a nationally recognized firm that has clients both nationally and internationally.

Experience

Coffman's residential experience is limited to mainly hospitality projects. They have completed a few residential projects but the focus has been on hotel properties.

Office Location

Coffman has offices in Seattle and Spokane, WA; Los Angeles, CA; and Anchorage, AK. All projects are run through one of these offices.

Reputation

Coffman's structural portfolio is recognized more than its civil practice. They try to structure the work with clients to include both but that is not always the case with clients that have preferred civil engineers.

Relationships

The owner has not worked with Coffman in the past but is interested in speaking with them for structural services.

Project Manager

Coffman would need to hire a structural engineer to complete the work on this project. They have recruited a candidate that is familiar with the geographical area and has extensive residential experience.

Fees

Coffman proposes a fee of 2.25% of the cost of the projects construction costs plus reimbursables to provide both structural and civil services.

Cary Kopczynski & Company, Inc. (CKC)

Size & Capacity

CKC is a midsize firm based in Washington State.

Experience

CKC specializes in residential, parking structure, office building and hospitality projects. Much of their work is high rise product.

Office Location

CKC has one office in Bellevue, WA. All projects are run through this office with satellite operations when necessary depending on the size of the project and contract.

Reputation

CKC is well known in the Pacific Northwest region but does not have many projects outside this area. They only provide structural engineering services and have built a solid reputation in this practice area.

Relationships

The owner has worked with CKC and has had mixed reviews on the consistency of talent from project to project. CKC has committed to providing a project team the owner was happy with on a recently completed project.

Project Manager

CKC's project manager has worked with the client on a previous project and is aware of their requirements and expectations. This project manager has limited residential experience but did a good job on the recent project.

Fees

CKC has requested a lump sum fee of \$750,000.

Magnusson Klemencic Associates (MKA)

Size & Capacity

MKA is an international firm that provides a variety of services to its clients. They have capacity to complete this project with their staff in the Seattle office.

Experience

MKA's residential, hospitality and mixed-use portfolio includes over 300 projects. They have completed projects in 46 states and 44 countries. They were founded in 1923.

Office Location

MKA has offices in Seattle (headquarters) and Chicago. The project team in the local Seattle office is capable of completing the design work so it is not necessary to split the work between offices.

Reputation

MKA is well regarded in the industry. Although they have designed projects all around the world, the base of operations has been their Seattle office.

Relationships

The owner has worked with MKA in the past and feels comfortable with their abilities. They have also worked with at least two of the consultants being considered for the project.

Project Manager

MKA's project manager has completed numerous residential projects around the country. He has expertise in this product type and in the geographical area of the project. He understands that you have to balance design with building cost effectively to meet the proforma.

Fees

MKA proposes a fee of 1.95% of the cost of the project's construction costs plus reimbursables.

Michael Baker Corporation (MBC)

Size & Capacity

Michael Baker Corporation is an international firm whose primary business is aviation, environmental, facilities, geospatial, information technology and telecommunications.

Experience

MBC has limited experience with residential projects. However, they are an experienced civil engineering firm.

Office Location

MBC has 40 offices internationally with over 4,400 employees worldwide. The Seattle, WA office would handle the design responsibilities on this project.

Reputation

MBC is well known for their civil expertise on wastewater, telecommunications, and homeland security projects.

Relationships

MBC does not have a residential portfolio but sees this project as an opportunity venture into this arena. They have a limited relationship with the owner but have worked with at least one of the architecture firms under consideration.

Project Manager

MBC would have to reach out to hire someone with residential experience to take on this project. They have started a preliminary search but have not identified or secured a candidate yet.

Fees

MBC has asked for a fee of \$1 million.

Tetra Tech

Size & Capacity

Tetra Tech is a global firm that specializes in providing engineering and design services.

Experience

Tetra Tech has experience designing residential projects but mainly on the architecture side. They were founded in 1966.

Office Location

Tetra Tech has over 8,500 employees in 275 offices worldwide. Their headquarters are in Pasadena, CA with the office in Seattle, WA as the primary office for the work on this project.

Reputation

Tetra Tech is a large corporation that has many divisions. They are seen primarily as government consultants and not necessarily as a firm that does private sector work.

Relationships

One of the owner's decision makers worked with Tetra Tech at a previous company and finds the proposed project manager's capabilities to be solid even though she does not have much residential experience.

Project Manager

The proposed project manager has worked previously with one of the owner's decision makers so she is familiar with his expectations. She does not have a strong residential background but is eager to learn.

Fees

Tetra Tech proposes a fee of 1.85% of the cost of the project's construction costs.

Hermanson Corporation

Size & Capacity

Hermanson Corporation, founded in 1979 is a medium to large size mechanical contractor with preconstruction and design-build services capabilities. They currently have the resources to service the project.

Experience

Hermanson is a full service Mechanical Contractor, offering a comprehensive suite of professional design and construction services for a wide variety of projects. They apply value engineering to help our clients realize maximum cost effectiveness, while our in-house mechanical engineers have an excellent track record of achieving quality results for such diverse mechanical system needs as high-rise office buildings to full services restaurants and high-end residences.

Office Location

Hermanson Corporation is headquartered in Seattle and manages workout throughout the Northwest and Alaska.

Relationships

Hermanson Corporation has not worked with the owner before, but was recommended by one of the potential architects. They have worked with all the named architects and structural engineers. PCL has worked successfully on numerous projects with Hermanson Corporation, all in Seattle and Portland.

Project Manager

Hermanson Corporation's proposed Project Manager is an experienced senior manager in negotiated work, specifically high-rise work such as condominium, hotels and office buildings.

Fees

N/A

McKinstry Corporation

Size & Capacity

Founded in 1960 McKinstry Corporation is a large size mechanical contractor with preconstruction and design-build services capabilities. They currently have the resources to service the project, tapping 650 staff and field technicians who help deliver a wide range of services including mechanical construction, engineering, architectural metal, maintenance and facility management.

Experience

McKinstry Company is the leading mechanical construction and engineering firm in the Pacific Northwest, offering a broad range of construction, design and facility services. While they are well known for expertise in design build delivery, their full service offerings to clients have been the hallmark of their success.

Office Location

McKinstry Corporation is headquartered in Seattle and has regional offices throughout the Northwest including a branch facility in Portland.

Relationships

McKinstry Corporation has worked with the owner before. Their experience has been good but is considered by the Owner as expensive. They were recommended and have worked with each of the potential architects and engineers. PCL has worked successfully only a couple of projects with the McKinstry Corporation, all in Seattle and Puget Sound area.

Project Manager

McKinstry Corporation's proposed Project Manager is an experienced senior manager in negotiated work, specifically residential work such as condominiums and hotels. She is a relationship builder and understands client service. She has a 'can-do' attitude and is well respected in the industry.

Fees

N/A

Holaday-Parks

Size & Capacity

Holaday-Parks is a medium to large size mechanical contractor since 1889. They currently have the resources to service the project.

Experience

Holaday-Parks is a full-service company specializing in mechanical solutions for Design/Build, Plan/Spec, Special Projects & Tenant Improvements, Plumbing & Piping, Automatic Building Controls, Architectural Metals and Service.

Holaday-Parks offers a complete package of HVAC, Refrigeration, and Building Automation services. Their trained technicians service virtually all heating, ventilation and air conditioning systems including rooftop units, boilers, compressors, and chillers. They can design, replace, or upgrade equipment to get maximum performance out of any facility. They can also assess energy needs and install energy saving solutions like Building Automation and Control systems.

Office Location

Holaday-Parks is headquartered in Seattle and manages workout throughout the Northwest and Alaska.

Relationships

Holaday-Parks has worked with the owner before, but was recommended by one of the potential architects. They have worked with all the named architects and structural engineers. PCL has worked with Holaday-Parks in a limited capacity, the project's locations in Seattle, Portland and Western Washington.

Project Manager

Holaday-Parks' proposed Project Manager is an experienced senior manager in negotiated work, specifically residential work such as condominium and hotels. He is considered a manager's manager, easy to work with, firm but fair.

Fees

N/A

VECA Electric

Size & Capacity

VECA Electric is a large-size electrical contractor. They currently have the resources to service the project, albeit, VECA could be spread thin depending on the ground breaking of several large, complex projects in Portland and Seattle in the next year.

Experience

VECA Electric is a full-service, electrical contractor. VECA is proficient in all aspects of electrical construction, design and quality service, well-trained service people, efficient dispatch, timely billing, and services backed by warranty.

Their portfolio includes all types of commercial buildings, and high-rise downtown experience, including offices, hotels, retail, condos, public safety and parking structures.

Office Location

VECA Electric is based in Seattle with a branch facility in Bellingham. They work throughout the Northwest, including Alaska, and specifically in the Seattle and Portland metro areas.

Relationships

VECA Electric has worked with this owner before. PCL has worked on many projects with VECA Electric, and in turn, VECA has worked with several of the proposed architects and structural engineers on many successful projects.

Project Manager

VECA Electric proposed Project Manager with over 20 years of experience, all in the Northwest region. He is strong on the residential project sector of work, and has built numerous projects in all of the Northwest's metropolitan areas. He is considered a very good leader, planner and innovator, while serving the needs of his customers. PCL has never worked with this project manager before.

Fees

N/A

Valley Electric

Size & Capacity

Valley Electric is the Northwest's largest electrical contractor. They currently have the resources to service the project, although they are committed to other large, highly-visible projects and clients.

Experience

Valley Electric is a full service electrical contractor. They specialize in commercial and industrial electrical construction, while also performing low voltage work including telecommunications and energy management installations. They offer clients a wide range of pre-construction services, including design-build solutions, project management, electrical & low voltage expertise, and electrical service.

Their portfolio includes all types of commercial, industrial and civil construction. Commercial work consists of all types of buildings including offices, hotels, retail, condos, public safety and parking structures. They have extensive downtown experience.

Office Location

Valley Electric is based in Everett with project jobsites throughout the Northwest and a branch facility in Mt. Vernon. They work throughout the Northwest, including Alaska, and specifically in the Seattle, Tacoma and Portland metro areas.

Relationships

Valley Electric has worked with this owner. The Owner likes working with Valley on the 'right' scale of project value, and knows they may have to pay a little more to get more value. PCL has worked on many projects with Valley Electric, and in turn, has worked with all of the proposed architects and structural engineers on many successful projects.

Project Manager

Valley Electric proposed Project Manager with over 25 years of experience, all in the Northwest region. He is strong on many types of project sectors, but residential and hotel work is considered his weakest since he has done only one residential project. He is considered a very good 'client-centric' manager. PCL has worked with this project manager many times in the past and considers him a quality manager.

Fees

N/A

SME Electrical Contractors

Size & Capacity

Since 1972, SME Electrical Contractors is a small-size electrical contractor. They currently have the resources to service the project.

Experience

SME Electrical Contractors is a full-service, merit-shop electrical contractor. SME Electrical Contractors designs and installs electrical, fire, security and communications systems for commercial and industrial customers.

Their portfolio includes all types of commercial buildings, with numerous low-rise offices, retail, condos, and containing parking structure components.

Office Location

SME Electrical Contractors is based in Seattle and manages all their work from their downtown office location. Although their experience is significant, they do not work outside the Puget Sound area.

Relationships

SME Electrical Contractors has worked with the owner many times, albeit on smaller projects. PCL has not worked on any projects with SME Electrical Contractors.

SME Electrical Contractors has worked with several of the proposed architects and structural engineers in the past.

Project Manager

SME Electrical Contractors proposed Project Manager has 10 years of experience and is very aggressive. Although innovative, he is a 'client-centric' manager and will do anything to please the Owner. PCL has never worked with this project manager before.

Fees

N/A



January 11, 2008

Arizona State University	California State University, Chico
Brigham Young University	Oregon State University
Brigham Young University, Idaho	San Diego State University
California State Polytechnic University, Pomona	Virginia Polytechnic Institute & State University
California State Polytechnic University, SLO	University of Denver

**Re: 2008 ASC Student Competition – Preconstruction Services Problem
The Downtown Condominium Project, Pacific Northwest, RFP Phase I – Addendum #2**

Dear ASC Preconstruction Services Problem Teams/Team Leaders:

The enclosed addendum amends the Request for Proposal documents for the above referenced project. Please acknowledge this addendum upon delivery of the RFP, Phase I submittal. Failure to do may subject the proposer to a lower score. The following questions have been distributed to all teams.

This addendum contains:

1. The PCL-developed Contract Comparison Matrix, for use on the RFP Phase I Deliverable, Section IV.1.a, Page 6.
2. University of Denver has been added to the list of competitors.

PCL Construction Services, Inc.

Kurt R. Boyd - Manager, Business Development, PRIHD Development Partnership
C/o PCL Construction Services, Inc.

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CONTRACT COMPARISON MATRIX - TYPES TO CONSIDER FOR RECOMMENDATION

IV.a.i - Each of the above contract forms offer advantages and/or disadvantages to your contemplated relationship with the Owner. Which do you recommend and why?

Contract Type	Description	Pros	Cons
A101™-2007 (formerly A101™-1997)	Standard Form of Agreement Between Owner and Contractor where the Basis of Payment is a Stipulated Sum		
A101™ CMA-1992	Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Construction Manager-Adviser Edition		



CONSTRUCTION LEADERS

CONTRACT COMPARISON MATRIX - TYPES TO CONSIDER FOR RECOMMENDATION

A102™-2007 (formerly A111™-1997)	Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is the Cost of the Work Plus a Fee with a Negotiated Guaranteed Maximum Price		
A105™-2007 (formerly A105™-1993 and A205™-1993)	Standard Form of Agreement Between Owner and Contractor for a Residential or Small Commercial Project		
A141™-2004	Agreement Between Owner and Design-Builder		



January 22, 2008

Arizona State University	California State University, Chico
Brigham Young University	Oregon State University
Brigham Young University, Idaho	San Diego State University
California State Polytechnic University, Pomona	Virginia Polytechnic Institute & State University
California State Polytechnic University, SLO	University of Denver

**Re: 2008 ASC Student Competition – Preconstruction Services Problem
The Downtown Condominium Project, Pacific Northwest, RFP Phase I – Addendum #3**

Dear ASC Preconstruction Services Problem Teams/Team Leaders:

The enclosed addendum amends the Request for Proposal documents for the above referenced project. Please acknowledge this addendum upon delivery of the RFP, Phase I submittal. *As this is the final addendum prior to the start of competition, three addendums have been issued to date.* Failure to do may subject the proposer to a lower score. The following questions have been distributed to all teams.

This addendum contains:

Q1: In reviewing Addendum #1 we were a little confused on what exactly it is. At first we thought it was just examples of what we needed to do, but upon further inspection we have a different idea. What we think is that we are the Preconstruction team and we need to pick people who are actually going to build it. We believe the examples in Addendum #1 are the choices we have to pick from.

A1: The resume examples given are for each preconstruction team to select the best candidate and recommend to the Owner.

Q2: Also still in Addendum #1 we had another question this time about the "fees". On the examples they have a "Fee" section for each one. Are these "Fees" negotiable?

A1: The fees were added to each resume to help the preconstruction team and the Owner evaluate in the selection of the consultant.

Q3: In the "Instruction to the Bidders" there is a sentence that states "The prime consultants will be hired to provide a full design for PRIHD." The question is, are we the prime consultants who will be doing the design for PRIHD?

A3: Your team is the preconstruction services consultant to PRIHD (The Owner) in this problem statement and therefore recommending to them which consultant is best served for this project.

Q4: For the organizational chart, does it include our 6 team members plus the Project Manager & Superintendent plus consultants?

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A4: Typically when presented to the Owner, the organizational chart is inclusive of the entire GC team. The organizational chart illustrates the interrelationship of the GC and their services, as it relates to the Owner and their consultants.

We have two distinct exercises in Part II – Proposed Team. In Question II.a.1, the organizational should include a name and role for each member of your team, including the roles of Project Manager and Superintendent. In Question II.a.2, each team is to select from the provided biographies a team member that best fits the needs of the Owner as it relates to this project. For the purposes of this problem, your selected team member(s) will assume the role of the selected biography for Project Manager and Superintendent.

Q5: In your given resumes and biographies you have listed many different project that correspond to the individual. Can you please provide us with an approximation to the dollar amount and duration for each of the projects listed?

A5: Although a very important point, for the purpose of this portion of the RFP, the dollar amount and durations are not needed. Consider the contract values of the projects listed to be similar if not greater in value, and the project durations similar of our proposed project.

Q6: Can you please provide us with the references for the people in the firms you have given us in the RFP?

A6: Again, it is good business to call each reference prior to contractor selection. For the purpose of this portion of the RFP, this task is not needed.

Q7: Can you please provide us with your own company's safety statistics? For example, Loss Time Rate, Recordable Rate, etc.

A7: The old adage of giving the '*old college try*' is indeed alive and well! Giving you our company safety statistics would essentially give the answer away. They are generally the same throughout the industry.

Q8: Are we required to use SureTrak for the competition or can we just use a scheduling software (i.e. MS Project) that we have prior knowledge of and just use screen shots of our schedule for the presentation?

A8: SureTrak is the preferable scheduling software and may make it easier to respond to the RFP, Phase II written deliverables.

Q9a: Where do we find the actual contract forms? Are we expected to choose a contract just from the matrix that was provided or are we expected to find the contract forms on our own?

Q9b: Is PRIHD open to the addition of a sixth contract agreement form to be explained and presented in the same manner as the five provided in the Contract Comparison Matrix?

A9a & b: The AIA forms listed in the Contract Comparison Matrix can be found at your school, on the internet, your local AIA office and many other locations. As the Owners Representative to the developer, PHRID is open to any and all recommendations of contract type to be used for this project. The Contract Comparison Matrix is a RFP, Phase I deliverable; any contract additions need to be added to the matrix and completed in full.

Q10: How many copiers will be provided to us during the competition? Will the copiers that are provided be color or in black and white?

A10: **Please read the ASC Competition Rules posted at <http://www.asc67.org/rules.html> prior to attending the competition.** Six (6) copiers will be setup in Carson for ALL teams to use. The copy center is open Thursday from 6AM to Midnight and Friday 6AM to 10AM or so. No color copiers. One large format (11"x17") color printer is setup in the copy center for any team to use.

Q11: Are we allowed to bring more than one computer in the event of a computer crash? If so, do we just store the unused computers in another room while we are working during the competition?

A11: **Please read the ASC Competition Rules posted at <http://www.asc67.org/rules.html> prior to attending the competition.** A maximum of one computer per team member, (including laptops) and three printers plus, one plotter and one scanner per team are allowed. Copiers are not allowed in the team's Hotel room.

Q12: When we make up our company, do we research projects similar to what we will be working on during the competition? Or, do you want projects that our team has physically been a part of in the past.

A12: Research projects similar to the existing preconstruction services problem as described in the RFP, Phase I document.

Q13: What stage are the construction documents going to be in? SD, DD?

A13: The drawings that you will receive fall in the range of conceptual to design development. In the design and construction world, the architect's definition of each design stage is different on each project.

Q14: On the 14th is it possible that there will be addendum handed out after the phase II package is handed out? When is the cut off time for the last addendum?

A14: Phase II will have a Question and Answer period early in the day which will be answered by addendum per the time schedule in the Phase II submittal package.

Revised Interview Schedule:

All interview times will be posted at the PCL Presentation Room (TBD) on Friday, February 15th, 2008 at 8:30 AM. **All presentation materials to be used in the interviews must also be submitted at this time.** Each team will present for 25 minutes with a 10 minute Q&A session to follow and a 10 minute transition time between presenters. Interviews begin at 9:00 AM. Debrief and Answer Session follows 15 minutes after the final presentation. The following interview schedule is:

#1 9:00 AM
#2 9:45 AM
#3 10:30 AM
#4 11:15 AM
#5 12:00 PM

Break 12:45 PM – 1:25 PM

#6 1:30 PM
#7 2:15 PM
#8 3:30 PM
#9 4:45 PM
#10 6:00 PM

Debrief & Answer Session begins 15 minutes after last presentation, approximately 7:00 PM.

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C/o PCL Construction Services, Inc.



January 25, 2008

Arizona State University	California State University, Chico
Brigham Young University	Oregon State University
Brigham Young University, Idaho	San Diego State University
California State Polytechnic University, Pomona	Virginia Polytechnic Institute & State University
California State Polytechnic University, SLO	University of Denver

Re: 2008 ASC Student Competition – Preconstruction Services Problem
The Downtown Condominium Project, Pacific Northwest, RFP Phase I – Addendum #4

Dear ASC Preconstruction Services Problem Teams/Team Leaders:

The enclosed addendum amends the Request for Proposal documents for the above referenced project. Please acknowledge this addendum upon delivery of the RFP, Phase I submittal. This addendum modifies the instructions of Addendum #3, dated January 22nd, 2008. *Four addendums have been issued to date.* Failure to do may subject the proposer to a lower score. The following questions have been distributed to all teams.

This addendum was received prior to the requested deadline but not answered in the previous addendums. It is being answered to help facilitate the RFP Phase I submittal.

Q1: The Architectural Firm "Mithun" provides structural, civil, mechanical & electrical design and engineering on top of architectural. If we so choose to recommend Mithun as the preferred architectural consultant, can we assume that we don't have to choose from any of the other consultants? Or should we assume that the architectural consultant will pick from the 3 recommended consultants for each engineering/design aspect, and that our team will be required to pick for Mithun? The same dilemma arises with Coffman Engineers. Please advise.

A1: As a GC responding to this proposal, you are to recommend the best consulting team which bests fits your approach to preconstruction services, the Project and the Owner. *Also see Item #11.a.ii of the RFP and the subsequent addendum responses for clarification.*

Q2: Will a logo or any type of graphics be provided for the development partnership PRIHD?

A2: PHRID does not have an official logo at this time. The logo is the acronym PRIHD in Century Gothic font, capital letters, dark green in color with a size of 28 point. An example is provided below.

PRIHD

Q3: Under Phase I Deliverables, Proposed team, note iii, is it intended to provide both actual resumes and references that reflect real qualifications/references/experiences for each student on the team participating and also provide fictitious resumes and references? Or is it only required to provide fictitious resumes and actual references for our team? Please advise as to what configuration is required?

A3: Your proposed team will include as a minimum, a selection from the fictitious Project Manager and Superintendent resumes provided in Addendum #1. Each member of your team will assume the roles of a

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fictitious preconstruction services team in support of this project. *Also see Item #II.a.iii of the RFP and the subsequent addendum responses for clarification.*

Q4: Under Project Description, it states "at various floors, the building steps back to add some relief to the different elevations..." Is it intended for our team to provide the amount of step backs for the design, or will this number be given? Should we assume that more design requirements will be given in the Phase II Services Proposal?

A4: An answer to this question is not needed to support the Phase I submittal requirements. All project related information will be given to each team at the February 14th, 2008, 6:00 AM meeting. (This problem does not require you to design the building.)

Q5: Please confirm that part of our fictitious positions will include that of a project manager and superintendent and that we are required to choose from the 3 of each that are provided.

A5: The question has been answered previously, in the RFP and subsequent addendum.

PCL Construction Services, Inc.

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C/o PCL Construction Services, Inc.



January 30, 2008

Arizona State University	California State University, Chico
Brigham Young University	Oregon State University
Brigham Young University, Idaho	San Diego State University
California State Polytechnic University, Pomona	Virginia Polytechnic Institute & State University
California State Polytechnic University, SLO	University of Denver

**Re: 2008 ASC Student Competition – Preconstruction Services Problem
The Downtown Condominium Project, Pacific Northwest, RFP Phase I – Addendum #5**

Dear ASC Preconstruction Services Problem Teams/Team Leaders:

The enclosed addendum amends the Request for Proposal documents for the above referenced project. Please acknowledge this addendum upon delivery of the RFP, Phase I submittal. *Five addendums have been issued to date.* Failure to do may subject the proposer to a lower score. The following questions have been distributed to all teams.

This is an owner-initiated addendum.

- 1) The grade points allotted to each of the three sections of the RFP were incorrect. The weighting stipulated in the Pre-problem Statement is correct.
 - I. Prequalification (20 points)
 - II. Services Proposal (50 points)
 - III. Presentation (30 Points)
- 2) All teams are encouraged to bring a LEED™ Reference Guide, Version 2.1 (or higher version), for the LEED exercise in the Phase II requirements.
- 3) In the **RFP, Phase I, Section II Proposed Team, Item #a.iii.2-4**, please delete these requirements for Architectural, Structural, Mechanical and Electrical Subcontractors resumes and references. Each team is to provide the resumes and references for their 6-member preconstruction services team, which includes in part, your selected Project Manager and Superintendent resumes provided in RFP, Phase I Addendum #1.

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