



**Skanska USA Building Inc.**

2555 Southwest 153rd Drive  
Beaverton, OR 97006  
Phone 503-641-2500  
Fax 503-643-0646  
Web [www.skanskausa.com](http://www.skanskausa.com)

December 20, 2007

To: All Participating Teams

From: Skanska USA Building Inc.

VIA: ASC Website Posting

RE: Associated Schools of Construction (ASC)  
Student Competition – National Problem Statement  
Leadership in Energy and Environmental Design (LEED)  
***Request for Prequalification Statement – Due January 24, 2008***

Dear LEED Problem Statement Teams:

Congratulations! Your Team has been selected to participate in the selection process for the Sustainability Consultant and Manager for a confidential mixed use (office, condominium and retail) project in Seattle, Washington. Skanska USA Building, Inc. is representing the Owner of this project during the selection of this firm. The primary selection criteria is a knowledge of LEED requirements with specific questions to be provided at a design Charette later in the competition.

The project is a high rise structure in downtown Seattle, Washington. The City of Seattle is a leader in environmentally conscience construction and urban practices. To this end, new construction within the City allows “bonus” height limits provided a new project is constructed to the LEED Silver certification level. If a building is not certified to the Silver Level, serious financial penalties will be imposed upon the property owner. The Ownership of the project has decided in the best interest of the environment, its sustainable practices, and financial interest to pursue the LEED Gold or higher certification level.

The selection committee requires a response in two parts to complete the competition. The first part is an initial Prequalification Statement, which is required in response to this request.

### **Prequalification Statement (5 Points)**

The response to the request, the Prequalification Statement shall be based on actual resumes and experiences of the individuals on the project team. The prequalification shall include, at the minimum, the following information:

- ✓ List the names and experience level of your team members. Include their titles, LEED accreditation and training, and other relevant individual information
- ✓ List your team's green achievements or other notable sustainable awards
- ✓ Provide your team's approach to the solution of the problem statements to be provided and the value that each member of your team brings to overall project

### **Problem Statements and Solutions (95 Points)**

The second part required for completion of the Project Statement will be provided at the Sparks conference location. Following attendance at the pre-proposal problem statement meeting, the Problem Statement will be issued and will require all proposal teams to be versed in the following environmental parameters:

1. LEED-NC version 2.2 and LEED-CS version 2.0
2. Development and implementation of the LEED Scorecard
3. General understanding of the construction documents
4. Cost and calculation of site selection, water efficiency and energy and atmosphere credits
5. Cost estimating, analysis and comparison of various alternate compliance methods
6. Development and approval of innovation credits
7. LEED impacts to construction scheduling

### **Format Requirements**

In keeping with sustainable practices, all proposers will provide an electronic submission with one "hardcopy" submission required for record. Email attachments and/or Compact Disks (CD) are the only acceptable means of submission materials. All electronic submissions must be in the form of a PDF, MS Imaging file, JPG, TIF or other electronic format. PDF is the preferred file format for submission.

In addition to this main requirement, the following proposal formats must be adhered to:

1. 12-point Arial font
2. 1-1/2" border around all documents, left justified
3. All text single spaced
4. Maximum submission of 20 pages, including cover letter, schedules or other documentation necessary to support your submission.

5. If CD submission is utilized, 4 copies are required clearly indicating your firm's name, problem statement and submission date.

### **General Requirements**

All Teams must come prepared to the Problem Statement event with the following materials in order to complete a first rate submission:

- LEED-NC Version 2.2 and LEED-CS Version 2.0 Manuals or online equivalent
- Means Construction Cost Data, current edition
- Project Scheduling Software (P3, SureTrak or Microsoft Project Acceptable).
- Financial analysis software or calculator
- Any other materials the team deems necessary to finish their submission (i.e. computers, scanners, wireless access equipment etc.)
- Means Green Building: Cost Planning and Cost Estimating Reference Manual current edition (recommended; not required)
- Membership Authorization to [www.USGBC.org](http://www.USGBC.org) (recommended; not required).

Teams will be provided with the project-specific materials necessary to complete their problem responses at the competition location.

In preparation for the competition, the selection committee requests that your team submit the Prequalification Statement detailed above by January 24, 2008, 2pm Pacific Standard Time to [dan.haas@skanska.com](mailto:dan.haas@skanska.com) in order to be considered for further proposal selection. It is important to note that this statement is considered part of your overall selection criteria and is a part of the scoring, page count and overall submission requirements.

Skanska USA Building looks forward to your response on January 24, 2008 and the competition in February 2008.

Sincerely,



Dan Haas  
Preconstruction Manager