

2025 ASC Competition
Open Competition - Preconstruction

Phase I Deliverable RFP
Pacific Plaza Redevelopment Project
January 8th, 2025

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 Pacific Plaza Redevelopment 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 Pacific Plaza Redevelopment project is the renovation and retrofit of an existing 4-story retail building into an 8-story mixed use building, with a 110-room hotel/timeshare on an isolated Pacific Island. The existing building comprised of a 4-story structural steel structure, with a 2-story below grade parking structure and mat foundation. The project is located at the beginning of a busy tourist center, on Main Street and the client is looking to unlock the full potential of this area and transform the property into the “Gateway of Main Street”. In addition to the 110-rooms, the hotel will boast an amenity deck on the 8th floor, with an infinity edge pool, fitness center, arrival/departure lounge, bar and more.

The project entails the complete demolition of all interior and exterior finishes, as well as the structural demolition of Level 4 and Level 5 (roof). During construction of the original building, the project site was sheet-piled and de-watered in order to construct the foundation and basement walls. With the demolition scope noted above, in combination with the ground water table elevation on the project site, there are significant concerns that the buoyancy force will overcome the weight of the remaining building in its deconstructed state. Demonstrating the ability to identify a low risk and cost-effective option to ballast the building will be a key consideration in the selection process. With the project being located in a dense tourist center, demonstration of a sound vehicular and pedestrian traffic safety plan is also a critical component to the site logistics.

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

Wednesday, January 8, 2025

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

Wednesday, January 15, 2025

By 5:00 PM **Submit student resumes with a photograph to PCLASC2025@pcl.com** for all registered teams

Friday January 31, 2025

By 2:00 PM Phase I Deliverable **RFP Response is due** to PCL (20 points)
Submit to **PCLASC2025@pcl.com**

Thursday February 6, 2025

7:00 AM Competition Kickoff Meeting to introduce Phase II Deliverables-
By 11:00 AM **RFIs 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) on flash drives. Phase III Deliverables issued.

Friday, February 7, 2025

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 8, 2025

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 **PCLASC2025@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 January 31, 2025**.

4) Requests for Information

All questions, interpretations, and/or clarifications must be requested in writing and directed to the Owner, C/O PCL: **PCLASC2025@pcl.com**. Use the provided **PCL RFI Form**

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 24, 2025** 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 **PCLASC2025@pcl.com by 11:00 AM on February 6, 2025**. 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 you have 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 of 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 identify critical finish milestones including but not limited to; demolition, structure, and building dry-in.
 - vi) Assume the following:
 - Construction start is 10/7/2025 & completion is 6/19/2027
 - Construction documents are complete, prime contract has been executed, and all Permits have been issued to support a 10/7/25 construction start.
 - Working hours are from 7:00AM – 4:30 PM
 - Assume 1 month for final County Inspections.
- d) Section 4: Preconstruction Pricing Spreadsheet (5 points)
- i) Complete the attached “*Preconstruction Pricing*” spreadsheet. Ensure all sections are filled out, including but not limited to the following:
 - General Expenses tab in its entirety. Utilize the “General Expense Unit Cost” Tab 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) 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 & General Excise 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 public in a densely populated area?
 - **Logistics** – How will your team ensure logistics around the property are coordinated and traffic impact is minimized?
 - **Hoisting** – What is your teams hoisting plan?
 - **Buoyancy Management** – How will your team manage the structural buoyancy concerns outlined by the Structural Engineer? See Ballasting approach attachment and Pacific Plaza Buoyancy Analysis.
 - **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**
 - **Cost Control** – How will your team manage costs during the design and construction phases to stay withing the GMP?
 - **Escalation Risk Mitigation** – What is your plan to manage material escalation in this volatile marketplace?
 - **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 approach to Artificial Intelligence? How will it benefit the Project?
- f) Section 7: 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 & Documents Set
- b) Ballasting Approach Problem Assumptions
- c) Preconstruction Pricing Spreadsheet
- d) RFI Form

