



PRE-CONSTRUCTION PROBLEM STATEMENT

2016 ASC Region 1 Student Competition and Job Fair

SHAWMUT DESIGN AND CONSTRUCTION PRE-CONSTRUCTION PROBLEM STATEMENT

Introduction

Shawmut Design and Construction is a proud sponsor of the ASC Region 1 Student Competition and Job fair Preconstruction Services Category. The objective of this competition is to allow students to gain practical experience by simulating actual industry problems. The problem will include typical services required by Clients in our industry.

Problem Premise

Student teams will pose as Construction Managers that have been solicited to submit a proposal for preconstruction services for a project located in Region 1 of the United States. The judges will act as the Owner and Owner's Representatives for the project. They will present the Request for Proposal (RFP), review the project scope, review team proposals and interview each proposing company (team.) **The project will be a \$15-\$25M building on an academic campus in Region 1 of the United States.**

Competition Rules

The rules for the competition will be governed by the following:

1. All ASC rules governing the competition
2. Other rules and clarifications provided by the at the start of the competition during the project kickoff meeting

Scoring

The selection process consists of two components; a written proposal and an oral presentation. Scoring will be further broken down as follows:

Written Proposal (70 pts)

- Staffing
- Schedule
- Budget
- Logistics



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- Constructability
- Approach to Construction

Oral Presentation (30 pts)

- Content
- Public Speaking Skills/Clarity
- Presentation Materials
- Q&A Responses

Written Proposal Requirements

Staffing

Provide a list of construction management personnel that you will assign to the project. Include all key staff members, and explain the role of each individual with an organization chart showing the team relationships. Provide a matrix or similar graphic explanation of allotted time commitments for each assigned individual for the duration of the project.

Schedule

Develop, monitor and update a Preliminary Master Schedule for the entire project including design and construction and identify tasks required to be performed by the Owner, Architect and Contractor. The schedule will include the following:

- a. Critical path items identified.
- b. Proposed activity sequences and durations.
- c. Milestone dates for receipt and approval of pertinent information.
- d. Preparation and processing of shop drawing and submittals.
- e. Mockups.
- f. Delivery of materials and equipment requiring long lead time procurement.

Budget

Provide a detailed cost estimate with supporting data for review by the owner.

- a. Costs estimates should identify areas with potentially high cost impacts for special focus during the preconstruction process.



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- b. Cost estimates should be supported by graphic takeoffs.
- c. Cost estimates should take into account all required phasing.

Logistics

Develop a Site Utilization Plan and Project Phasing Plan. The plan include at a minimum: site limit fencing, gates, delivery routing, site offices, lay down or storage, dumpsters, and pedestrian impacts.

Constructability

Review the design drawings and specification for constructability and provide written comments of conflicts, interference and other potential problems. Review details for clarity and intent.

Approach to Construction

Explain your firm's approach and/or methods of operation related to the following items:

- a. Tracking and Reporting Job Progress
- b. Method of determining a change
- c. Process to address directive by the Owner/Architect
- d. Use of contingency
- e. Method of verifying change order pricing
- f. Your firm's subcontractor bidding process
- g. Your firm's use of technology in the management of the preconstruction and construction process

Additionally, describe any special skills or experience that sets your firm apart from the competition.

Oral Presentation Requirements

Students will be expected to present their proposal at a level that demonstrates their understanding of the project and the construction process.

Presentations will be 20 minutes with 10 minute Q&A to follow.