



2019 ASC Region 1 Student Competition

Design-Build Problem Statement

Description of Project

Consigli Construction Company, LLC is requesting proposals for the design and construction of a new hotel and convention center in a high traffic urban area. Qualified respondents should have similar program design and construction experience to work in a high paced, demanding environment. The new hotel and convention center development will include, at a minimum, the following programmatic areas:

- Public Space
- Back of House
- Guest Rooms – Target of 600 keys
- Parking – Target of 400 stalls

The new structure will be built in one of the fastest growing urban areas in a large city located in the North East. Location specific zoning ordinances will govern the proposed design and the building should fit with the character of the surrounding neighborhoods in terms of mass, scale, and materials that are visible to the general public. All site preparation including site clearing, asphalt paving, curbs, landscaping, plantings, and hardscapes shall be included. Total project budget must include all costs associated with A&E fees, construction costs, code review and evaluation.

Work to be Completed Pre-Proposal

Consigli Construction Company, LLC is requesting that all firms interested in submitting a proposal for this project prepare conceptual floor plans for each type of guestroom that will be utilized along with a preliminary building mass design. At a minimum, the following types of guestrooms should be included:

- King Room
- Double Queen Room
- Executive King Room
- King Suite
- Hospitality Suite

Preliminary studies have been projecting between 550 to 650 keys and it is desirable to maximize that count within design and budget constraints. Preliminary building mass designs based on the information provided herein and may be diagrammatic.

Interested firms should be prepared to submit their conceptual guestroom floor plans and preliminary building mass design no later than the date of RFP issuance (first day of competition).

Proposal Requirements

Proposals should address the following:

- Project Management Approach
- Design Concept and Strategy
- Construction Management Plan
- Critical Path Schedule
- Cost proposals with sufficient detail by CSI format itemizing all costs

Technical Requirements

Consigli will be implementing the use of Procore for RFI's and other aspects of the proposal. Procore is a cloud-based application that connects people to real time project updates. Go to support.procore.com to review how the system works. Your team is required to submit an email address for each team member participating in the competition before receiving access to Procore. Each team must submit email addresses no later than October 4, 2019 in order to receive the pre-proposal work package. Questions regarding the technical use of Procore will be addressed before the competition starts.

Send emails and any questions to: kbrown@consigli.com

Final Selection Process and Award

Firms that respond to the RFP will be evaluated on the technical submission and their respective cost proposal breakdown. Oral presentation will be required, a panel of owner/ developers will complete a comprehensive evaluation of qualifications and bid response in accordance with the criteria as indicated in the RFP request for design-build services. Rankings of all RFP Responses will be made based on the evaluation criteria in the RFP.