



ASC 2023 COMPETITION Design-Build Problem Statement

Description of ASC Competition Design-Build Project

Skanska Train Hall Constructors (“Skanska”) hereby invites proposals from interested Design-Build firms to perform services for the design and construction service of upgrading an existing train station in a metropolitan hub. The information provided herewith is a general project overview.

Due to the large and complex nature of this project, the scope of this contract to be awarded is limited to three major components:

- (1) Renovations to existing historic stairs that must be brought up to code,
- (2) Preservation of existing historic artwork, and
- (3) Coordination and installation of an architectural soffit containing mechanical, electrical, and plumbing (MEP) components.

The existing train station is located within New York State. Location state regulations and codes will govern the proposed design. The Design-Builder must provide all management, superintendence, inspection, labor, materials, tools, equipment and subcontracted items and services necessary for the completion of the Project, inclusive of planning and architectural/engineering (A&E) services required for the proper design and construction of the Project. Total project budget must include all costs associated with A&E fees, construction costs, code review and evaluation.

Design-Build Project Delivery in the US Construction Industry

As an indication of the prominence of Design-Build project delivery in the United States construction industry, we are sharing the Executive Summary of the DBIA Design-Build Utilization Update, September 2021, which identifies the market status and outlook for Design-Build project delivery.

Experience in this method of project delivery is a key factor for a successful career in the heavy civil construction industry. From the perspective of Skanska USA Civil (Skanska), the majority of the infrastructure work that we are currently pursuing is Design-Build project delivery.

Executive Summary of the DBIA Design-Build Utilization Update, September 2021 – published by FMI ([link](#)).

“Design-build construction spending in the assessed segments and geographies is anticipated to yield a compound annual growth rate (CAGR) of 7.6% over the 2021-2025 forecast period and reach over \$400 billion in 2025.

- The South Atlantic, West South Central and Pacific regions are anticipated to account for the largest volume of design-build spending over the 2021-2025 forecast period. Additionally, the West South Central (8.8%) and South Atlantic (8.6%) regions are anticipated to yield the highest CAGR over the 2021-2025 forecast period.



- Overall, design-build is anticipated to represent up to 47% of construction spending in the assessed segments and geographies in 2025. Across the assessed segments, highway/street (16%), educational (15%) and manufacturing (13%) are anticipated to represent the greatest percentage of design-build construction spending by segment over the 2021-2025 forecast period.

When assessing the best fit delivery method for a project, owners identified goals and objectives, project complexity and innovation, and project schedule as the most influential factors in project delivery method selection.

- Across the top factors influencing project delivery method selection, over 50% of survey respondents indicated design-build exceeded expectations. Additionally, over 75% of survey respondents indicated having a ‘very good’ or ‘excellent’ experience on their design-build projects.
- Design-build was noted to enable greater team collaboration that resulted in a high-quality end-result. By involving key stakeholders early in the process, the design-build team is able to identify and better address the owner’s goals and objectives, ultimately leading to a more positive project experience for all involved.

As design-build has grown in prominence, both public and private owners have increasingly utilized various design-build procurement approaches across a wide range of project sizes and types.

- Although competitive best-value selection was identified as the most frequently utilized procurement approach for design-build, progressive design-build continues to be a procurement approach of growing interest across the industry. In particular, stakeholders in the Pacific region indicated the greatest percentage of design-build projects being procured via the progressive approach.
- As owners have increasingly employed design-build on projects <\$25 million, firms of all sizes have gained exposure and experience with the design-build process. Furthermore, 64% of owners and 52% of specialty trade contractors indicated design-build encourages greater participation from MWDBE organizations.”

Request for Qualification (to confirm participation: due October 12, 2023)

Skanska is requesting that any Design-Build firm interested in obtaining a copy of the full Request for Proposal (RFP) Bid Package for this project prepare a Qualification Package:

- [Cover Letter and Introduction](#)
- [Design-Builder Company Name:](#) (“company name” of your teams choice)
- [School Name](#)
- [Team Contacts:](#) Please identify two (2) main team contact persons and provide their email addresses for all electronic correspondences, notifications, and other instructions. Email addresses will be used to access document control system, inclusive of retrieval of RFP Bid Package.



- **Team Members:** Identify all team members. Include a one-page document with all team members photos and names. (Note: team member changes after submission are acceptable so long as they comply with ASC rules and guidelines. If additional team members are added, please submit resumes, photos and statements.)
- **Team Resumes:** Include each individuals information in the form of a resume. Identify any achievements, accreditation and training, applicable work or school experience and any other relevant information.
- **Individual Statements:** Please provide a statement from each team member regarding why they are competing and what they hope to gain from participating in the competition.

Please ensure Qualification package is clearly coordinated and organized for submission in a professional manner. In order to be consider for proposer (short-list firm) and received the RFP Bid Package, the above qualification package is due by October 14, 2022. Qualification package should be sent directly to ASCCompetition@skanska.com, electronically. It is important to note that this statement is considered part of your overall selection criteria and is a part of the scoring. Late submissions will be deducted % of their score.

Note: A portion of above Qualification Package requirements are also, separately, required to be provided to ASC for registration of competition.

Request for Pre-Proposal (due ~2 weeks before competition: October 27, 2023)

Skanska will provide a RFP Bid Package, inclusive of Drawings, Performance Design Criteria (PDC) and Evaluation/Scoring Criteria, to all interested firms by October 16, 2022, in advance of the competition weekend, in which your firms Pre-Proposal should be based on. The Pre-Proposal for this project should include, at a minimum, the following deliverables (further details will be provided with RFP Bid Package):

- Pre-Proposal Cover Letter
- Design Concept and Strategy Narrative (3 pages, max)
- Conceptual design of the historic stairs (plan and elevation views)
- Safety and logistics plan elements

Skanska is requesting that all Design-Build firms submit their Pre-Proposal package no later than October 27, 2023 via Procore using the prescribed document control standards.

Request for Final Proposal (due on competition weekend: November 10-11, 2023)

Skanska is requesting that all Design-Build firms submit their Final Proposal package during competition weekend, inclusive of deliverables and oral presentations. Final Proposals should include, at a minimum, the following deliverables:



- Final Proposal Letter
- Organizational Chart & Job Description (Pre-Construction & Construction Phases)
- Safety Plan
- Overall Project Management Approach
- Site Logistics Plan
- Technical Design and Strategy (inclusive of narrative and drawings/details)
- Construction Management Plan
- Schedule Performance: Critical Path Schedule with Major Milestones
- Bid Data Sheets: Cost proposals with sufficient detail itemizing all costs
- LEED Considerations: Optional

RFP will provide detailed information on Final deliverables; more narrative rather than list

Note: Selection Criteria will be shared with Design-Build firms in advance of the weekend competition.

Best and Final Offer (BAFO) deliverables will be due on November 10, 2023.

Design-Build Firm will interview and present oral presentations on November 11, 2023.

Document Control Requirements (for correspondence with Skanska)

Skanska will be implementing the use of Procore for any Request For Information (RFI), required deliverables/submittals, and any other aspects of the proposal. Procore is a web, cloud-based application that connects people to real time project updates. Information for access to Procore and “how-to” guide will be provided to your company e-mail addresses that have been submitted in your Qualification Package. The RFP Bid Package, as well as any additional correspondence, will be distributed via Procore.

- RFI’s are limited to maximum of five (5): Two (2) Pre-Proposal, before competition weekend
Deadline 12:00 PM on 10/20/23
Three (3) Final Proposal, during competition weekend
Deadline 1:00 PM on 11/10/23
- Official submittals will be required for the Pre-Proposal deliverables, as well as the Final Proposal deliverables.
- RFP Bid Package will be uploaded to Procore for access and download.

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 bid document request for design-build services. Rankings of all RFP Responses will be made based on the evaluation criteria in the RFP bid documents.

Schedule of Events

DATE	DESCRIPTION	RESPONSIBILITY
10/12/2023	Qualification Package Submission from teams	Design-Builder
10/16/2023	RFP Bid Package Published to teams	Skanska
10/20/2023	Deadline for Pre-Proposal RFI's <i>Due by 12:00 PM</i>	Design-Builder
10/27/2023	Pre-Proposal Submission from teams	Design-Builder
11/10/2023	BAFO Request Published to teams	Skanska
11/10/2023*	Deadline for Final Proposal RFI's <i>Due by 1:00 PM</i>	Design-Builder
11/10/2023*	Final Proposal Submission from teams <i>Submission deliverables to be provided in three portions due at 3:00 PM, 7:00PM, and 10:00PM.</i>	Design-Builder
11/11/2023*	Interview / Oral Presentations	Design-Builder / Skanska
11/11/2023*	Award of Project	Skanska

Note: Unless otherwise noted, due dates above 11:59 PM

**Separate Weekend Schedule may be distributed by ASC. Additionally, more detailed weekend deadlines may be provided by Skanska with RFP Bid Package.*