



ASC 2024 COMPETITION Design-Build Problem Statement

Description of ASC Competition Design-Build Project

Skanska Clean Energy Builders ("Skanska") hereby invites proposals from interested Design-Build firms to perform services for the design and construction service of upgrading an existing port facility to support ongoing renewable energy efforts for New York State. The information provided within is a general project overview.

Skanska is entering a 50-year lease for a 5-acre waterfront lot from the New York City Economic Development Corporation to build an operations base for renewable energy sources in the area, leveraging wind, solar, and geothermal resources within the borough of Brooklyn. This lot shall be developed to include:

- (1) An operations and maintenance warehouse,
- (2) A two-level office space,
- (3) A green roof and landscaped amenity deck with solar panels,
- (4) A community programming space for the public to learn more about New York State's clean energy goals,
- (5) A wharf used to transport workers from the operations base to other local ports.

This lot is located adjacent to the Gowanus Bay, existing and operational New York City transit tracks used for maintenance, and on/offramps to the Brooklyn Queens Expressway.

The design-builder shall self-perform the design development of the following design disciplines for the building, at minimum: foundations, structural, architectural, and fire protection.

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.



Request for Qualification (to confirm participation: due October 11, 2024)

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 11, 2024. 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.

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**Request for Pre-Proposal (due 2 weeks before competition:
November 1, 2024)**

Skanska will provide a preliminary RFP Bid Package, with sufficient information to provide the deliverables below. 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
- Cost/schedule analysis of delivery methods to the work site with recommendations
- Safety and logistics plan for the recommended delivery method selected

Skanska is requesting that all Design-Build firms submit their Pre-Proposal package no later than November 1, 2024 via Procore using the prescribed document control standards.

*** In response to student feedback from previous years, Skanska has reduced the amount of work required for this pre-proposal deliverable.*

**Request for Final Proposal (due competition weekend:
November 15-16, 2024)**

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

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 15, 2024.

Design-Build Firm will interview and present oral presentations on November 16, 2024.



Document Control Requirements (for correspondence with Skanska)

Skanska will be implementing 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 10/25/2024
 - Three (3) Final Proposal, during competition weekend
 - Deadline 1:00 PM on 11/15/2024
- 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.

Schedule of Events

DATE	DESCRIPTION	RESPONSIBILITY
10/11/2024	Qualification Package Submission from teams	Design-Builder
10/18/2024	RFP Bid Package Published to teams	Skanska
10/25/2024	Deadline for Pre-Proposal RFI's <i>Due by 12:00 PM</i>	Design-Builder
11/01/2024	Pre-Proposal Submission from teams	Design-Builder
11/15/2024	BAFO Request Published to teams	Skanska
11/15/2024	Deadline for Final Proposal RFI's <i>Due by 1:00 PM</i>	Design-Builder
11/15/2024	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
11/16/2024	Interview / Oral Presentations	Design-Builder / Skanska



11/16/2024	Award of Project	Skanska
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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.*