



ASC 2025 COMPETITION Design-Build Problem Statement

Description of ASC Competition Design-Build Project

Skanska Airport Partners ("Skanska") hereby invites proposals from interested Design-Build firms to perform services for the design and construction service of a new parking lot to support New York Airport's new Terminal G. The information provided within is a general project overview.

Nearing completion of Terminal G, Skanska received additional funding from the Port Authority of New York and New Jersey to build a parking garage facility adjacent to the terminal. Skanska requires that the following items be included within the garage:

- (1) Minimum 3,000 parking spaces,
- (2) Rideshare pickup zone,
- (3) Connecting roads to the adjacent major airport roadways,
- (4) Electric vehicle charging,
- (5) Freight and passenger elevators,
- (6) Dynamic façade system.

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.

Additional funding may be awarded at a later date for added scope associated with the fit out and connecting elements to the garage.

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 15, 2025)

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 15, 2025. 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 31, 2025)

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 October 15, 2025 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 14-15, 2025)

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 14, 2025.
Design-Build Firms will interview on November 15, 2025.



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 10/24/2025
 - Three (3) Final Proposal, during competition weekend
 - Deadline 1:00 PM on 11/14/2025
- 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

<i>DATE</i>	<i>DESCRIPTION</i>	<i>RESPONSIBILITY</i>
10/15/2025	Qualification Package Submission from teams	Design-Builder
10/20/2025	RFP Bid Package Published to teams	Skanska
10/24/2025	Deadline for Pre-Proposal RFI's <i>Due by 12:00 PM</i>	Design-Builder
10/31/2025	Pre-Proposal Submission from teams	Design-Builder
11/14/2025	BAFO Request Published to teams	Skanska
11/14/2025	Deadline for Final Proposal RFI's <i>Due by 1:00 PM</i>	Design-Builder
11/14/2025	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
11/15/2025	Interview / Oral Presentations	Design-Builder / Skanska
11/15/2025	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.*