

2025 Problem Statement

Project Description

ASC Specialty Medical Office Building (MOB) seeks a qualified contraction manager / general contractor to provide construction services as the Construction Manager at Risk (CM@R) for work on their campus. The estimated total project cost is \$15M.

Special provisions should be made to understand implementable sustainable strategies. It is critical that the adjacent facility remains open with little to no disruption.

Please note, the client reserves the right to make the final contractor selection based upon 'Best Value' as determined by the client.

Request for Qualification Information

ASC Specialty MOB is seeking your qualifications. Firms will be evaluated on the basis of overall experience and depth of resources.

The qualification package, limited to 20 pages, shall include :

- Letter of Transmittal
- Table of Contents
- Cover Letter
 - Company Information
 - History of company
 - Organizational chart
 - Resumes of key personnel
 - Locations
 - Services provided
 - Safety Program (3 years of safety statistics)
 - Quality Program
 - Representation of past projects
 - Experience with Sustainability Practices
 - Current projects / current construction backlog
 - Overview of Preconstruction services
- Bonus Section (1 page limit)
 - Provide any information that makes your company uniquely qualified for this project

Qualifications packages must be submitted electronically, via Google Drive by 6pm on Friday, October 24, 2025. To obtain access to the Google Drive folder, each team must create a Gmail account and email their information to ascreg4commercial@gmail.com. Please note that this email address will be used for all electronic communications during the competition.

Qualifications will be graded prior to the start of the competition and judge's comments will be provided to each company during the pre-bid conference.

Your qualifications must be combined to a single PDF filed that does not exceed the page limits set above. Any package that is submitted late or not meeting these requirements will be disqualified.

Note : Information submitted in the Qualifications Package should not be repeated in the written proposal, unless specifically required by the Owner.

Request for Proposal Information :

The RFP documents will be distributed to teams during a mandatory pre-bid conference being held at 6:00am CST on Monday, October 27. Final proposals will be due at 12:00am CST on Tuesday, October 28, 2025. One (1) electronic copy of your proposal will be required. Electronic copies are to be submitted via Google drive.

Please make sure your firm has knowledge of the following items that may be requested with the proposal :

- Knowledge of different types of contracts (GMP, LS, NTE, etc.)
- Knowledge of unit cost estimating and evaluation of quotes
- Development of Schedule
- Development of site specific logistics plan
- Cost estimate
- Site specific safety plans
- Clarifications / Exceptions
- Bid Alternates

Presentation Information :

Following the submission of the RFP, each team will be invited to present their **solution** to the client. Keep the following in mind when preparing for the oral presentation :

- Prepare a handout for the judges
- Do not summarize the project

Bonus points can be awarded for creativity, exceptional performance or overall professionalism.