

OVERVIEW

The 2026 ASC / AGC Region II Student Competition Commercial Project involves renovating an 18,000 SF office building lobby, elevator lobbies, restrooms, and coffee bar area in Atlanta, Georgia. The work is limited to interior renovation and includes demolition of existing finishes while maintaining uninterrupted access for building tenants. The project is located in a high-end Class A office building in a downtown setting and includes premium finishes, such as foreign stone and custom metal panels, that must precisely align with existing substrate dimensions. MEP modifications are limited to upgrades and updates directly related to the lobby renovation.

COMPETITION GOALS

This competition is intended to simulate a real project pursuit and client interview. This year, teams will be required to clearly define the project scope, price the work accurately, and demonstrate a genuine understanding of the key materials and finishes that define the project. Teams should show that they understand the specific challenges of working in an occupied, high-end office building, especially the need to maintain free and clear access for building tenants throughout construction. Because demolition will be noisy and disruptive, teams should carefully consider temporary conditions, phasing, protection, and communication. Detailed logistics plans will be expected, and the strongest responses will offer project-specific solutions rather than generic construction plans. Teams will also be evaluated on their ability to communicate and defend their approach during the interview process, just as they would when pursuing a real client project.

REQUEST FOR QUALIFICATIONS (RFQ) RESPONSE REQUIREMENTS

The qualifications response shall be a maximum of 5 pages (not including Student Resumes), each side of a printed 8.5x11 page will count as one (1) page. Responses shall include, at a minimum, the information below. Sections shall be clearly labeled with a corresponding table of contents. A submittal cover and table of contents will not count against the page limit.

1. **Letter of Interest/Cover Letter** | Outline your understanding of the project problem statement and the characteristics that make firm that make you uniquely qualified to deliver this project. Include the following:
 - Identify **project-specific** challenges
 - Explain why your firm is qualified to handle those challenges
2. **Company Information and Related Experience** | Provide the following information about your firm:
 - Corporate history, years in business, number of employees, offices, and markets
 - Related project experience, including project descriptions, challenges experienced, and solutions offered
3. **Personnel** | List the names and roles of the key personnel from your firm's proposed team.
 - Provide an organizational chart and narrative clearly identifying lines of authority, duties and responsibilities, and continuity through preconstruction, construction, and post-construction phases.
 - Include resumes of key personnel corresponding to your org chart. Clearly define roles and responsibilities. Include pictures.
4. **Student Resumes** | Include each student's current resume. (Separate attachment, not included in page limit)
 - Career aspirations – Indicate what part of commercial construction you are interested in
 - Graduation date and post-graduation plans, if applicable, relevant work experience & skills
 - Please indicate if you are interested in a full-time job or internship

SUBMISSION PROCEDURE

Respondents should take care in assembling the qualification response, as professionalism and attention to detail are among the intangible qualities the judging committee will consider.

Responses shall be submitted on November 6th, 2026.

Respondents are to submit one (1) electronic copy (.pdf) to xxx xxx@holder.com. File size should not exceed 10 MB. DO NOT SUBMIT A HARD COPY.

****Include each student's current real resume separate from the RFQ PDF packet. ****

TEAM EVALUATION CRITERIA | 100 POINTS TOTAL

To ensure consistent scoring, each team will be evaluated on the following criteria:

RFQ Response | 5 Points Total

- Letter of Interest/Cover Letter: 1 Point
- Company Information and Related Experience: 2 Points
- Personnel: 2 Points

RFP Response | 50 Points Total (at Competition)

1. Management Plan:
 - a. Overall Project Schedule
 - b. Site Logistics
 - c. Material Procurement Plan
 - d. Quality Assurance (consider how your firm could use technology to ensure quality on a project with high-end finishes)
 - e. Risk Management and Safety
2. Price Proposal (excel templates will be provided):
 - a. Estimate Summary
 - b. Detailed Estimate and Clarifications / Explanations
 - c. Construction Requirements
 - d. General Conditions
 - e. Value Analysis / Value Engineering
3. Project Challenges:
 - a. Should any project challenges arise during the competition, please address these challenges in this section.

Presentations | 45 Points Total (at Competition)

- Appearance / professionalism / cohesiveness
- Knowledge of project
- **Project-specific examples**
- Time management
- Ability to respond to questions
- Creativity

A Request for Proposal (RFP) that thoroughly defines project scope, proposal requirements, and judging criteria will be presented at the mandatory pre-proposal meeting on Tuesday, November 10th, 2026. The location and time of that meeting will be announced at a later date.

All questions regarding this request for qualifications/ problem statement should be sent to the ASC Region II Regional Director.