



Turner Construction Company
1500 Spring Garden Street, Suite 220
Philadelphia, PA 19130
215-496-8800

April 4, 2022

Project: Penn State University – Susan Welch New Liberal Arts Research & Teaching Building

Campus: University Park

Penn State Project No. 000708500

Project Stage: Pre-Bid Information Letter

Project Description:

Turner Construction is the Construction Manager for the upcoming new Penn State Liberal Arts Research & Teaching Building, LARTB, Project in State College, PA at the University Park Campus. This project encompasses construction of the new building followed by demolition of the existing Oswald Tower Building with site restoration to “greenspace”.

The LARTB will be located between the Donald H. Ford Building and Mateer Building, along West Park Avenue. The building will house:

- Several College of the Liberal Arts academic departments, including Anthropology, Sociology & Criminology, Political Science and the School of Public Policy
- Population Research Institute
- School of International Affairs
- General Instructional Classrooms
- Matson Museum of Anthropology

The building will be approximately 140,600 sq. ft. and contain general purpose classrooms, instructional laboratories, dry (data driven) research space, wet (fume hood) research space, museum/collections space, faculty offices, graduate offices and administrative support areas.

The upcoming time line for submissions is:

-RFP issued: 4/11/2022

-Site walk: 4/18/2022, 10:00 am-11:00 am

-RFI's due: 4/20/2022, 5:00 pm

-DGS Pre-Bid 4/19/2022 , 11:00-12:00 pm (virtual –[Click here to join the meeting](#)), voluntary

-Addendum issued with RFI responses – 4/26/2022

-RFP Due: 5/4/2022, 3:00 pm or 5/10/2022, 3:00 pm pending package

Please note the bid due dates will not be extended.

Due 5/4: drilled micropiles, miscellaneous metals, metal wall panels, interior glass, flooring, **lab equipment/casework, elevators**, fire protection, **landscaping, Cold Boxes**

Due 5/10: **sitework/shoring**, concrete, masonry, steel, prefab exterior wall, general trades, drywall/ceilings/DFH, roofing, exterior glass, plumbing, HVAC, sheet metal, electrical, BAS

*Red indicated non-DGS packages, DGS packages are in standard text

We look forward to reviewing the project in further detail with you. Please reach out with any questions to Holly Green hgreen@tcco.com , Sarah Murphy semurphy@tcco.com or myself Gabi Frizlen gfrizlen@tcco.com.



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Please note you must be prequalified to be awarded a contract, not completing the prequalification will result in disqualification, please reach out to gfrizlen@tcco.com to check prequalification status. Note the requirements:

- Fill out online portal (instructions will be provided, this is not BuildingConnected, it is the Tcco prequalification system)
- W-9 on 2018 IRS form
- Recent Financials (Audited/Reviewed Preferred; at minimum Profit/Loss & Balance Sheets) for 2019, 2020, 2021
- OSHA Forms 300 & 300A's for the past 3 (three) years 2019, 2020, 2021
- Current EMR
- Surety Letter indicating bond capacity 2022
- Certificate of Insurance showing evidence of coverage
- Business Classification Certificate(s) (if applicable)
- Current contracted back log for upcoming 12 months

Asbestos Abatement, Telecommunications, Demolition/Hauling, access Control and Surveillance and High/Medium Voltage require PSU prequalification as well

Prequalification shall be submitted no later than *April 13, 2022*, with prequalification by *April 19, 2022*.

Disqualification may result for the below packages if the following prequalification parameters are not met:

- Annual revenue – +/- at least 10% of contract value for the last 5 years (aggregate if bidding multiple packages)
- Largest single project size – +/- at least 20% of contract value in last 5 years
- Bonding – Single project size limit must be at least the value of the contract
- Current Backlog - Contracted backlog for the next 12 months is less than 1.5 times the average sales for the last 3 years sales.
- Contract volume less than 3x working capital
- No outstanding owner claims

A safety risk management plan will need to be implemented and a potential interview or discussion with PSU may be required if:

- EMR – 1 or above
- RIR – 3 year average 3 or above
- LTIR – 3 year average 2 or above
- DART – 3 year average 1 or above

Anticipated DGS Packages

Drilled Micropiles	\$1.3M-\$1.8M
Concrete	\$3.5-\$4.5M
Masonry	\$2.5M-\$3.4M
Structural Steel and Stairs	\$6M-\$7M
Miscellaneous Metals	\$700k-\$1.2M
Prefabricated Exterior Back Up Wall	\$1.2M-\$1.8M



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General Trades – Millwork, stucco, division 10, division 12, painting, tile	\$2.5M-\$3.5M
Drywall/Ceilings/DFH/SOFP	\$8.5M-\$9.5M
Flooring	\$800k-\$1.5M
Roofing, Dampproofing and Waterproofing	\$2M-\$3M
Metal Wall Panels and Exterior Louvers	\$500k-\$1M
Exterior Glass and Glazing	\$4.5M-\$6M
Interior Glass and Glazing	\$1M-\$1.5M
Fire Protection	\$700k-\$1M
Plumbing	\$4M-\$5M
HVAC and Equipment	\$8M -\$10M
Sheet Metal	\$5.5M-\$7M
BMS	\$1.6M-\$2.3M
Electrical and Electrical Equipment	\$8M-\$10M

Thank you,
Gabriella Frizlen
Procurement Manager
C: 267-648-2068