



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

March 15, 2021

**To: Design Assist Subcontractors**

**RE: Penn State University – New Liberal Arts Research & Teaching Building Project**  
**Campus: University Park**  
**Penn State Project No. 000708500**  
**Request for Qualifications for Design Assist Services**

Turner Construction (TCCO) 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 consist of 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.

At this time, we are soliciting RFQs and eventually RFPs for the Design Assist scope of work. The A/E (Bohlin Cywinski Jackson or BCJ) will be the designer of record. The Design Assist Trade Partners will work from Design Development through GMP with the Project Team, PSU, BCJ and TCCO in evaluation and development of the design to guarantee cost, scope, coordination, constructability, detailed project schedule and design intent.

The approximate values for these packages are as follows – Total Project is 140,000 sqft:

|                                      |               |
|--------------------------------------|---------------|
| Sheathing and Shoring                | \$750K - \$2M |
| Structural Steel:                    | \$5M - \$6M   |
| Exterior Façade:                     | \$4.5M - \$6M |
| CFMF Exterior Wall                   |               |
| Exterior Glazing                     |               |
| Roofing                              | \$1M-\$2M     |
| Plumbing:                            | \$4M - \$6M   |
| HVAC, Piping, Sheetmetal, BAS & TAB: | \$16M - \$17M |
| Electrical, Fire Alarm & Security:   | \$9M - \$10M  |

The milestone schedule for the design assist packages is as follows:

|                                     |                      |
|-------------------------------------|----------------------|
| Design Assist RFQ Process:          | March 2021           |
| Design Assist RFP Process:          | April 2021           |
| Design Assist to CD Phase:          | May 2021- March 2022 |
| Construction Start:                 | July 2022            |
| Substantial Completion LARTB:       | October 2024         |
| Substantial Completion Oswald Demo: | July 2025            |



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If your firm is interested in participating in this project, please submit a Qualification Package to Turner Construction for review and consideration. The following **Exhibit A** outlines the requirements for this submission. Please send an electronic copy of this package to Steve Mariani at [smariani@tcco.com](mailto:smariani@tcco.com) and upload onto building connected (requirement) **LATE RESPONSES WILL NOT BE ACCEPTED** on or before **March 31, 2021 at 3:00 pm**.

After the review of all submitted qualification packages, selected subcontractors will be sent a Request for Proposal (RFP). One subcontractor per trade package will be selected to proceed with Design Assist services.

The objectives for pursuing Design Assist for this package include:

1. **Safety Approach & Planning:** Align safety requirements and priorities within the design assist program and maintain safety compliance throughout the life of the project. Identify and implement Prevention Through Design (PtD) during design, construction, turnover, occupancy and maintenance.
2. **Cost & Estimating:** Develop and maintain a construction cost estimate and total project cost estimate during each phase of design. Utilizing Target Value Design for budget management. Adherence to the project budget will be essential for this project.
3. **Coordination:** We are looking for awarded team members to be integral in leading the design planning and coordination processes so that the work can be planned ahead of time for a smooth and seamless installation in the field. BIM Modeling & existing conditions Laser Scanning will be a requirement for the project.
4. **Quality and Innovation:** The successful Design Assist team will work with the Pennsylvania State University, Turner, Bohlin Cywinski Jackson and their consultants to drive innovation to maintain the overall quality of the design while adhering to the project cost.
5. **Schedule:** The early release of a design assist package will allow for improved coordination, expedited submittals and procurement of equipment that would not be available under a traditional design/bid/build procurement method. Create and maintain a detailed project schedule. The schedule shall clearly depict all tasks, including durations and dependencies, and the tasks that are on the critical path.

Overall, we are looking for a collaborative team member to work hand in hand with Turner Construction, the Pennsylvania State University, Bohlin Cywinski Jackson and their consultants to help ensure the overall success of the project objectives.

RFQ Attachments and Referenced Standards / Documentation:

1. Turner Construction Form-36 Contract Terms and Conditions, dated July 31, 2020.

Thank you for your interest in the project. If there are any questions, please feel free to contact me at 215-778-7513 or via email at [smariani@tcco.com](mailto:smariani@tcco.com).

Sincerely,

Steve Mariani, Procurement