

**INVITATION TO BID**

BID DUE DATE: **October 15, 2015**
TIME: **1:00 PM**
TO: **Rob Dahms, rdahms@tcco.com**

PRE-BID CONFERENCE: September 24, 2015
TIME: 1:00 PM
LOCATION: TBD

SITE WALK THROUGH: September 24, 2015
TIME: 2:30 PM

TURNER PRE-QUALIFICATION MUST BE COMPLETED BY OCTOBER 8, 2015
<http://www.turnerconstruction.com/sub-contractors>

ATTENTION ESTIMATING DEPARTMENT:

You are invited to submit your lump sum proposal for your work or material in accordance with the plans and specifications for the work of your bid package (s) on the following project:

Exelon Baltimore Headquarters
1310 Point Street
Baltimore, Maryland

This Subcontractor's Scope of Work, in its entirety, MUST be returned with each page initialed at the bottom, along with all required information, pricing, documentation, and acknowledgement of all exhibits to be considered a responsive bid. Documentation issued in future Bid Clarifications is required to be initialed and returned with bid proposals as well.

Bid Proposals received that do not meet these requirements may not be considered for award.

A list of trade packages for the project are as follows:

1	Concrete	18	Appliances
2	Structural Steel & Misc. Metals	19	Operable Partitions
3	Metal Stairs & Decorative Metals	20	Signage
4	Millwork	21	Fire Extinguishers
5	Fabric-Wrapped Panels	22	Lockers
6	Fireproofing/Fire Rated Sealant	23	Window Treatment
7	Doors, Frames & Hardware	24	Sound Masking
8	Stone Countertops	25	Fire Suppression
9	Glass & Glazing	26	Plumbing/HVAC/Controls
10	Overhead Doors	27	Electrical
11	Drywall & Rough Carpentry	28	Telecom
12	Ceramic & Stone Tile	29	Security
13	Terrazzo	30	Elevators
14	Flooring	31	Final Cleaning
15	Raised Access Flooring	32	Underfloor Access Flooring Cleaning
16	Wall Covering & Painting	33	Waste Recycling
17	Toilet Partitions & Accessories	34	Floor Protection

BID DOCUMENTS –

A full set of all Contract Drawings and all Contract Specifications are available on Gradebeam for download. Your Gradebeam notification will be issued to you with access information. If you are having issues to access, please use the following link to access:

<http://www.gradebeam.com/access.aspx?o=578004&i=89452992>

PROJECT TEAM

Owner: Exelon
Architect: Smith Group JJR
General Contractor: Turner/Commercial/Mahogany – A Joint Venture

PROJECT DESCRIPTION

This tenant fit-out will consist of complete fit-out of the following floors for Exelon: (Total 371,996 sf)

- 2nd Floor – Mechanical/Electrical Room (13,471 sf)
- 8th Floor – Trading Floor (59,412 sf)
- 9th Floor – Trading Floor Mezzanine (40,652 sf)
- 10th Floor – Fitness Center & Conference Room (21,669 sf)
- 11th Floor thru 19th Floor – Typical Office Floors (21,669 sf per floor)
- 20th Floor – Temporary Jobsite Office
- 21st Floor – Executive Floor (19,500 sf)

REQUEST FOR INFORMATION PROCEDURE

All questions must be directed in writing to Turner Construction Company, attention, **Rob Dahms** at rdahms@tcco.com. Questions received verbally will not be answered. **No questions will be accepted after October 8, 2015 at 5:00PM.** All answers will be published by **Bid Information Letters**. Extensions of RFI deadlines may only be revised via Bid Information Letter. It is the responsibility of all bidders to verify that they are current with all addenda issued on Gradebeam website prior to bid submission.

All Bids must be submitted via email and clearly identified with project and bid information, as follows:

- a. **Name of Subcontractor**
- b. **Bid Package**
- c. **Exelon Baltimore Headquarters**
- d. **Send Completed Bids to:**
Turner Construction Company
Attn: Rob Dahms
[**rdahms@tcco.com**](mailto:rdahms@tcco.com)

Each bidder shall utilize the specified manufacturers. Any requests for substitutions (Including “or equals”) must be submitted in writing by the Request for Information (RFI) procedure and deadline. Acceptance or rejection of a substitution will be issued to all bidders as an addendum. Substitutions will not be accepted after the RFI Deadline nor will they be accepted subsequently during the submittals or construction period unless requested by Owner or Turner. NOTE: Manufacturers listed in the specifications are not considered a substitution.

1. The successful bidder must execute Turner Construction Company, Form 36, dated 7/15/2013.
2. All bidders are presumed to be financially responsible and must be able to furnish evidence to verify same. All bidders must be prequalified with Turner Construction and must submit financial & safety information that are current within a year.
3. Turner reserves the right to waive bid irregularities and award the contract in the best interest of the Owner and Turner.
4. The project has a requirements regarding MBE (Minority Business Enterprise) and workforce participation per Exhibit E. MBE and workforce participation will be evaluated as part of the award.
5. Please submit, in writing, intention to bid and a single point of contact.



Please Advise Immediately If You Do Not Intend To Bid

Very truly yours,
TURNER CONSTRUCTION COMPANY

Patrick Huang
Purchasing Manager
Turner Construction Company
250 W. Pratt St Suite 620
Baltimore, MD 21201

cc: M. Souders, R. Dahms, D. Rampulla, K. Mahoney

Table of Contents

Part 1 Invitation to Bid

Part 2 Bid Proposal Form

Exhibit A – Scope of Work (AP-1)

Exhibit B – Project Schedule & Logistics Plan

Exhibit C – Standard Form of Contract

Exhibit D – Drawings & Document List (AP-2)

Exhibit E – MBE & Workforce Requirements

Exhibit F – Owner Documents

1. AV Responsibility Matrix

2. LEED Scorecard

Exhibit G – Turner Documents

1. Supplementary Provisions (AP-3)

2. BIM Implementation Plan (AP-4)

3. Project Safety Program

4. MEP Equipment Scope Matrix

Exhibit H – Landlord Requirements

1. Harbor Point Development Orientation Package

2. Harbor Point Development Visitor Waiver Form



Exelon Baltimore Headquarters

September 16, 2015