



QIAGEN North American Headquarters  
(Buildings 3 & 1) GMP  
BID DATE 4/16/2020 at 12:00PM

## INVITATION TO BID

Your firm is invited to submit your Lump Sum Bid proposal for your scope of Work in accordance with the plans and specifications for the following project:

**QIAGEN North American Headquarters  
(Buildings 3 & 1) GMP  
Germantown, MD**

Proposals are to be submitted on the bid form provided and **uploaded to Building Connected** no later than **12:00PM on Thursday, April 16<sup>th</sup>, 2020.**

All bid documents are available for download via Building Connected.

All proposals shall be **valid for** acceptance for a period of one hundred and twenty (**120**) **calendar days** from bid date. We reserve the right to reject any or all proposals, to waive any irregularities, and to award to other than the low bidder in the interest of the Owner and Turner.

### PROJECT DESCRIPTION:

This project is located at 19300 Germantown Rd in Germantown, MD. The QIAGEN North American Headquarters (Building 3 and 1) project is an expansion of the existing campus and includes construction of a new four-story laboratory/office building (Building 3) with a connector/lobby structure that connects the new building to the existing building (Building 1). The project is approximately 205,000 GSF. Building 3 is approximately 195,000 GSF and the connector is approximately 10,000 GSF. Space for mechanical equipment is provided in the basement and in the penthouse above the fourth floor. The scope also includes recladding of the existing building (Building 1) facades and sitework. There is an alternate to include an attached pergola structure.

### PROJECT SCHEDULE:

Bid Documents issued:	3/10/2020
Pre-Bid Online Presentation:	3/13/2020 at 11:00AM Join Skype Meeting via this link <a href="https://meet.lync.com/tcco-com/byelton/70J7GY79">https://meet.lync.com/tcco-com/byelton/70J7GY79</a> Join by Phone 636-373-8636, Conference ID: 466016101
Site Walkthrough (exterior only):	3/17/2020 9:00AM
Interior Walkthrough:	3/17/2020 7:00AM (select trades only by invitation only)
RFIs Due Date:	3/18/2020 1 <sup>st</sup> Round 3/30/2020 2 <sup>nd</sup> Round
RFIs Responses Issued:	3/27/2020 1 <sup>st</sup> Round *Pending Architect Responses 4/7/2020 2 <sup>nd</sup> Round *Pending Architect Responses
<b>Bids Due via Building Connected:</b>	<b>4/16/2020 at 12:00PM</b>
Bid Package Interviews:	4/20/2020 – 5/18/2020
Construction Preliminary Schedule:	3Q 2020 – 2Q 2023

### PROJECT TEAM:

<b>Owner:</b>	QIAGEN Sciences LLC
<b>Owner Representative:</b>	Cushman & Wakefield
<b>Architect of Record:</b>	Integrated Project Services (IPS)
<b>Construction Manager:</b>	Turner Construction Company



**TURNER CONTACTS:**

Contact your bid package manager listed below with any questions or correspondence. Please do not contact the Owner, Owner Representative or Architect during the bidding and selection process. This action could be grounds for dismissal.

Lead Estimator, Brad Yelton 410-715-7247 [byelton@tcco.com](mailto:byelton@tcco.com)

Bid Package	Contact	Phone	Email
01 Final Cleaning	Jarret Horst	240-444-4251	jhorst@tcco.com
01 Surveying	Brittany Shepherd	703-841-7032	bshepherd@tcco.com
02 Demo	Brittany Shepherd	703-841-7032	bshepherd@tcco.com
03 Concrete	Brittany Shepherd	703-841-7032	bshepherd@tcco.com
04 Masonry	Jarren Harvey	703-841-7026	jharvey@tcco.com
04 Stone (Exterior and Interior)	Jarren Harvey	703-841-7026	jharvey@tcco.com
05 Ornamental Metals	Brittany Shepherd	703-841-7032	bshepherd@tcco.com
05 Misc. Metals	Brittany Shepherd	703-841-7032	bshepherd@tcco.com
05 Structural Steel	Brittany Shepherd	703-841-7032	bshepherd@tcco.com
06 Millwork	Kevin Britt	443-571-7427	kbritt@tcco.com
07 Air Barrier	Jarren Harvey	703-841-7026	jharvey@tcco.com
07 Fireproofing	Kevin Britt	443-571-7427	kbritt@tcco.com
07 Joint Sealants and Expansion Joints	Jarret Horst	240-444-4251	jhorst@tcco.com
07 Metal Panels	Jarren Harvey	703-841-7026	jharvey@tcco.com
07 Quartz Panels	Jarren Harvey	703-841-7026	jharvey@tcco.com
07 Roofing and Waterproofing	Jarren Harvey	703-841-7026	jharvey@tcco.com
08 Interior Glazing	Kevin Britt	443-571-7427	kbritt@tcco.com
08 Accordion Folding Fire Doors	Kevin Britt	443-571-7427	kbritt@tcco.com
08 Coiling Doors and Loading Dock Equip.	Jarret Horst	240-444-4251	jhorst@tcco.com
08 Doors, Frames & Hardware	Jarret Horst	240-444-4251	jhorst@tcco.com
08 Louvers	Jarren Harvey	703-841-7026	jharvey@tcco.com
09 Drywall and Rough Carpentry	Kevin Britt	443-571-7427	kbritt@tcco.com
09 Tiling	Andrew Sordillo	571-449-0529	asordillo@tcco.com
09 Flooring	Andrew Sordillo	571-449-0529	asordillo@tcco.com
09 Resinous Flooring	Andrew Sordillo	571-449-0529	asordillo@tcco.com
09 Painting	Jarret Horst	240-444-4251	jhorst@tcco.com
10 Demountable Glass Partitions	Kevin Britt	443-571-7427	kbritt@tcco.com
10 Operable Partitions	Kevin Britt	443-571-7427	kbritt@tcco.com
10 Glass Toilet Compartments	Andrew Sordillo	571-449-0529	asordillo@tcco.com
10 Lockers	Andrew Sordillo	571-449-0529	asordillo@tcco.com
10 Mobile Storage System	Andrew Sordillo	571-449-0529	asordillo@tcco.com
10 Signage	Jarret Horst	240-444-4251	jhorst@tcco.com
10 Specialties	Andrew Sordillo	571-449-0529	asordillo@tcco.com
10 Turnstiles	Andrew Sordillo	571-449-0529	asordillo@tcco.com
10 Wall Protection	Andrew Sordillo	571-449-0529	asordillo@tcco.com
11 Fall Protection	Jarren Harvey	703-841-7026	jharvey@tcco.com
11 Lab Casework and Equipment	Kevin Britt	443-571-7427	kbritt@tcco.com
11 Phone Booth Equipment	Andrew Sordillo	571-449-0529	asordillo@tcco.com
11 Residential Appliances	Andrew Sordillo	571-449-0529	asordillo@tcco.com
12 Auditorium Seating	Andrew Sordillo	571-449-0529	asordillo@tcco.com
12 Entrance Mats	Andrew Sordillo	571-449-0529	asordillo@tcco.com
12 Window Treatment	Jarret Horst	240-444-4251	jhorst@tcco.com
13 Cold Rooms	Jarret Horst	240-444-4251	jhorst@tcco.com
14 Elevators	Andrew Sordillo	571-449-0529	asordillo@tcco.com
14 Fire Protection	Joshua Miller	240-972-1520	Josmiller@tcco.com
23 Mechanical	Joshua Miller	240-972-1520	Josmiller@tcco.com
26 Electrical	Joshua Miller	240-972-1520	Josmiller@tcco.com
31 Deep Foundations	Candace Roy	757-288-6890	croy@tcco.com
31 Earthwork	Candace Roy	757-288-6890	croy@tcco.com
31 Shoring & Underpinning	Candace Roy	757-288-6890	croy@tcco.com
32 Landscaping	Candace Roy	757-288-6890	croy@tcco.com
32 Paving	Candace Roy	757-288-6890	croy@tcco.com
32 Site Concrete	Candace Roy	757-288-6890	croy@tcco.com
33 Site Utilities	Candace Roy	757-288-6890	croy@tcco.com

## PROJECT REQUIREMENTS:

- A. Prequalification: All bidders are presumed to be financially responsible and must be able to furnish evidence to verify the same. All bidders must be prequalified with Turner and must provide current financial and safety information. All bidders shall confirm prequalification certification has been completed less than two (2) years ago. Current financial statements on file must be less than 18 months on file or submitted at time of bid. Current NCCI form of evidence of Experience Modification Rate (EMR) on file must be less than twelve (12) months or Submitted at time of Bid. For prequalification inquiries, please contact Ajmir Habib, Procurement Agent, at [ahabib@tcco.com](mailto:ahabib@tcco.com) or (443) 904-0325. Please refer to prequalification instructions provided with the bid documents via Building Connected.
- B. Form of agreement: The successful bidder will be required to execute (unmodified) Turner Construction Company's Standard Subcontract Agreement Form 36MD dated 7/15/2013, Purchase Contract Form 166 dated 2/11/2016 (furnish only agreements) and Professional Service Agreement Form 380 dated 6/30/2014.
- C. Insurance: This project is a Contractor Controlled Insurance Program (CCIP) project. The cost of onsite General Liability and Worker's Compensation is to be excluded from your base bid. Include all costs for other required off-site insurance coverage and Worker's Compensation. Provide an add alternate to provide onsite General Liability and Worker's Compensation. If required, provide Professional liability insurance \$3M occurrence, \$3M aggregate.
- D. Taxes: Taxes are applicable. Proposals must include all applicable taxes.
- E. Environmental Health and Safety Program: Compliance with Turner Construction Company's Environmental Health and Safety Program is a requirement of the Work.
- F. LEED Requirements: The project is being designed to comply with a SILVER Certification. Bidders will be responsible for completion and transmittal of all documents required for LEED certification.
- G. Underutilized Business Enterprise (UBE): Turner is committed to consideration and use of Underutilized Business Enterprise (UBEs). The project goal is to obtain at least 20% MDOT MBE participation for prime and lower tiers.
- H. Wages: No wage scale or prevailing wages apply.
- I. Equal Employment Opportunity Policy: Bidders shall be bound to Turner's EEO and Affirmative Action Program and comply with all federal, state, and local laws.

## PROPOSAL SUBMISSION REQUIREMENTS:

Each proposal must include the following:

1. Completed and signed bid form. Bid form must be signed by a representative authorized to execute agreements.
2. Initialed EHS program and bid acknowledgments in bid form.
3. Completed key quantities and breakouts in bid form. Provide ALL requested breakouts.
4. Completed and initialed Statement of Work (AP-1) including alternates and unit prices.
5. Voluntary Alternates are encouraged. Voluntary alternates should be either listed on the bid form under the alternates section or attached to the bid on the bidder's company letterhead.
6. Bid bond for proposals over \$5M. Bid bonds must be on Turner bid bond form 664.
7. Payment and performance bond rate. Bonds must be on Turner bond forms 646 and 647.



**QIAGEN North American Headquarters  
(Buildings 3 & 1) GMP  
BID DATE 4/16/2020 at 12:00PM**

Turner Construction Company thanks you for your interest in this project. We look forward to receiving your proposal.

Sincerely,

Turner Construction Company

## Building Connected Files

00 – Instructions to Bidders and Bid Form

01 – Drawings

2020-02-04 B1 Permit Issue

2020-02-04 B3 Permit Issue

Addendum 1

Addendum 2

Existing Drawings (Building 1)

02 – Specifications

03 – RFIs

04 – Addenda

Addendum 1

Addendum 2

05 – Bid Information Letters (BILs)

06 – Statements of Work (SOWs)

07 – Supplemental Information

- CCIP Manual
- EHS Manual (to be provided at a later date)
- Prequalification Instructions

08 – Sample Subcontract

- Standard Form of Contract
- Standard Bond Forms
- AP-2 Document List
- AP-3 Supplementary Provisions (to be provided at a later date)
- AP-4 BIM Implementation Plan (to be provided at a later date)
- AP-5 Project Schedule (to be provided at a later date)
- AP-6 Project Site Logistics Plan (to be provided at a later date)
- AP-7 Turner Logistics Coordination Matrix