

**Pennsylvania Turnpike Commission
Harrisburg, Pennsylvania**

**NOTICE TO CONTRACTORS
REQUEST FOR PREQUALIFICATION
NEW CUMBERLAND MAINTENANCE FACILITY CONSTRUCTION
YORK COUNTY**

Sealed responses to this Request for Prequalification (RFP) for the New Cumberland Maintenance Facility Construction at Milepost 243.80 EB on the Pennsylvania Turnpike in Fairview Township, York County will be received by Vincent Buser, Engineer Project Manager, Facilities, for the Pennsylvania Turnpike Commission, at the Central Administration Building (mailing address: P.O. Box 67676, Harrisburg, PA 17106-7676 or overnight delivery to: 700 South Eisenhower Blvd., Middletown, PA 17057) until 3:00 p.m., local time, on May 10, 2024. The Pennsylvania Turnpike Commission will review the responses to the request and the applicants will be notified on or about May 24, 2024. The intent is to advertise for bids in Summer 2024.

Contractors who submitted a response to the previous RFP for this project by the deadline of 3:00 PM on September 8, 2023, do not need to respond to this request. If a Contractor has been advised that it is prequalified under the previous RFP for this project, the Contractor is deemed prequalified under this Request for Prequalification.

Project Description

The Pennsylvania Turnpike Commission is currently preparing plans for construction of a replacement New Cumberland Maintenance Facility complex on the current Maintenance site and adjacent wooded area to the East. The site is on the Eastbound side of the Turnpike (I-76), from Milepost 243.7 to Milepost 244.5 and North of Marsh Run Road. The project includes construction of four buildings and demolition of existing buildings. The first building will consist of an Administrative Offices area wing connect to a Vehicle Maintenance & Repair wing with three dedicated service bays, a wash bay, and a welding shop. The Second building is for Equipment Storage, and the third and fourth buildings are salt storage buildings.

In addition, the work includes site improvements including, but not limited to, grading, pavement, utilities, fencing, landscaping, underground fuel storage tanks, and a covered vehicle fuel dispensing island.

The approximate size of each contract is estimated as noted below:

CONTRACT NO. T-243.80F001-3-02 – GENERAL CONSTRUCTION – between \$38,000,000 to \$53,400,000

CONTRACT NO. T-243.80F001-3-03 – PLUMBING WORK – between \$2,300,000 to \$3,700,000

CONTRACT NO. T-243.80F001-3-04 – ELECTRICAL WORK – between \$4,400,000 to \$6,400,000

CONTRACT NO. T-243.80F001-3-05 – HEATING VENTILATION & AIR CONDITIONING – between \$2,200,000 to \$3,200,000

Contractors who have not been prequalified through this process will not be permitted to bid on this contract. Subcontractors are not required to be prequalified.

In addition to the prequalification process, bidders are required to register with the Commission as a business partner. To become a business partner, go to the Pennsylvania Turnpike Commission's Electronic Bidding System (EBS) homepage at <https://ebs.paturnpike.com/generalinformation/>. Instructions for registration are available on the website.

Copies of the Special Prequalification Process and Application are available at the Pennsylvania Turnpike Commission's EBS website (<https://ebs.paturnpike.com/generalinformation/news/>).

For questions concerning the special prequalification process, the prequalification application and instructions, or the project, please contact Vincent Buser at telephone: (717) 712-7943; e-mail: vbuser@paturnpike.com. Return the completed prequalification application to:

Mailing Address:

New Cumberland Maintenance Prequalification
Pennsylvania Turnpike Commission
P.O. Box 67676
Harrisburg, PA 17106-7676
Attn: Vincent Buser

Street Address:

New Cumberland Maintenance Prequalification
Pennsylvania Turnpike Commission
700 South Eisenhower Boulevard
Middletown, PA 17057
Attn: Vincent Buser

**SPECIAL PREQUALIFICATION PROCESS
FOR
NEW CUMBERLAND MAINTENANCE FACILITY CONSTRUCTION
MILEPOST 243.80 EB
YORK COUNTY
PENNSYLVANIA TURNPIKE COMMISSION**

**CONSTRUCTION CONTRACT NO. T-243.80F001-3-02 GENERAL CONSTRUCTION
CONSTRUCTION CONTRACT NO. T-243.80F001-3-03 PLUMBING WORK
CONSTRUCTION CONTRACT NO. T-243.80F001-3-04 ELECTRICAL WORK
CONSTRUCTION CONTRACT NO. T-243.80F001-3-05 HVAC WORK**

GENERAL INSTRUCTIONS

Contractors wishing to submit bids for these contracts must be prequalified by the Pennsylvania Turnpike Commission.

The prequalification application must be completed on behalf of the applicant firm by an officer who is knowledgeable about past and current operations, policies, and practices of the firm. A response must be provided to each question. If a particular question does not apply, the response must state “not applicable” or “N/A”.

Completed prequalification applications will be evaluated as they are received. It is the intention of the Turnpike Commission to provide a list of prequalified firms to contractors when the project contract documents are released to the public in Summer 2024. This list will be comprised of firms prequalified by the Turnpike Commission only.

The Commission will accept completed Special Prequalification Process Applications until 3:00 p.m., local time on May 10, 2024. For questions concerning this project, the special prequalification process, or the prequalification application and instructions, contact Vincent Buser at telephone:(717)712-7943; e-mail: vbuser@paturnpike.com. Return the completed prequalification application to:

Mailing Address:

New Cumberland Maintenance Prequalification
Pennsylvania Turnpike Commission
P.O. Box 67676
Harrisburg, PA 17106-7676
Attn: Vincent Buser

Street Address:

New Cumberland Maintenance Prequalification
Pennsylvania Turnpike Commission
700 South Eisenhower Boulevard
Middletown, PA 17057
Attn: Vincent Buser

In addition to the prequalification process, bidders are required to register with the Commission as a business partner. To become a business partner, go to the Pennsylvania Turnpike Commission’s Electronic Bidding System (EBS) homepage at <https://ebs.paturnpike.com/generalinformation/>. Instructions for registration are available on the website.

If it becomes necessary for the Commission to revise any part of this Request for Prequalification (RFP) before the application submission date, a news item will be placed on the Commission’s EBS homepage. Such news items are the only binding revision to this RFP and no other form of amendment, either written or oral, will be considered binding upon the Commission. Prospective Applicants shall not rely on information other than written news items issued and distributed by the Commission on EBS. Applicants shall be solely responsible for ensuring they check the web site for news items.

PROJECT DESCRIPTION

The Pennsylvania Turnpike Commission is currently preparing plans for construction of a replacement New Cumberland Maintenance Facility complex on the current Maintenance site and adjacent wooded area to the East. The site is on the Eastbound side of the Turnpike (I-76), from Milepost 243.7 to Milepost 244.5 and North of Marsh Run Road. The project includes construction of four buildings and demolition of existing buildings. The first building will consist of an Administrative Offices area wing connect to a Vehicle Maintenance & Repair wing with three dedicated service bays, a wash bay, and a welding shop. The Second building is for Equipment Storage, and the third and fourth buildings are salt storage buildings.

CONTRACT NO. T-243.80F001-3-02 - GENERAL CONSTRUCTION

General construction work includes: cast-in-place reinforced concrete; precast concrete; unit masonry; structural steel; steel joist framing; steel deck; cold-formed metal framing; metal fabrication; structural steel sub-framing; metal stairs; exterior rough carpentry; sheathing; glued laminated construction; asphalt fiberglass shingles; vinyl siding, soffit, & trim; architectural wood casework; thermal insulation; weather barriers; metal roof panels; metal wall panels; metal composite material wall panels; sheet metal flashing and trim; roof expansion joint covers; pre-finished aluminum gutters and downspouts; fence type snow guards; firestopping; joint sealants; expansion joint cover assemblies; hollow metal doors and frames; coiling and sectional overhead doors; aluminum-framed storefronts; metal-framed skylights; glazing; louvers; stainless steel doors and frames; FRP doors; gypsum board assemblies; tiling; suspended acoustical ceilings; resilient flooring; fluid-applied flooring; resilient base and accessories; exterior painting; interior painting; high-performance coatings; visual display units; building signage; post and panel/pylon signage; metal toilet compartments; wire mesh partitions; toilet and bath accessories; fire extinguisher cabinets & extinguishers; metal lockers; metal storage shelving; flagpoles; residential appliances; window shades; countertops; vehicle wash equipment; shop equipment; video surveillance equipment; vehicle maintenance and repair equipment; underground fuel storage tanks, pumps & dispensers; aboveground calcium chloride and salt brine storage tanks and pumps; oil-water separator; vehicle lifts and overhead gantry crane. The site work will consist of earthwork, site signage, utilities, bituminous pavement, concrete pavement, fencing, vehicle access gate, and landscaping. Work shall be completed in phases and coordinated with PTC to ensure continuous operation of the New Cumberland Maintenance Section utilizing existing and new facilities throughout construction. Work includes demolition of existing buildings and facilities.

The approximate size of the contract is estimated between \$38,000,000 and \$53,400,000.

CONTRACT NO. T-243.80F001-3-03 - PLUMBING WORK

Plumbing work includes: domestic water supply (hot and cold) piping and specialties; sanitary sewer system; plumbing fixtures; meters, gauges, and valves for plumbing & piping; roof drains; packaged air compressor, piping and specialties; natural gas piping; domestic water heater; fire protection piping and sprinkler heads; water storage tank; gaseous pre-action fire suppression systems; fluid dispensing equipment and piping; generator fuel oil piping and plumbing; vehicle fueling piping & plumbing, pipe & plumbing insulation; pipe & plumbing hangers and supports; identification for plumbing piping and equipment; vibration and seismic controls, waste oil tank, pump, & piping; and training others on plumbing system operation & maintenance.

The approximate size of the contract is estimated between \$2,300,000 and \$3,700,000.

CONTRACT NO. T-243.80F001-3-04 - ELECTRICAL WORK

Electrical work includes: complete normal and emergency electrical distribution systems; electrical wiring for lighting, equipment, communications & electronic systems, receptacles, and devices; excavation & backfill, concrete, duct bank, manholes, and boxes for underground raceways for power, communication, safety and security systems; normal switchgear packaged engine generator system; transfer switch; switchboards; fuses; disconnect switches; branch circuit panelboards circuit breaker enclosures; enclosed controllers; transformers; conduit and tubing; boxes; wiring & wiring devices; and wall plates; interior & exterior light fixtures; lamps; batteries; supports; poles, bases, & foundations; and lighting controls; grounding and bonding; testing; identification; painting; and training others on system operation & maintenance; fire detection and alarm system; surveillance, security & access control systems; lightning protection systems; transient voltage suppression; and cable trays, underground & internal raceways, conduit, supports and boxes for telecommunication systems. (work does not include telecommunication wiring/cabling, equipment, and devices.)

The approximate size of the contract is estimated between \$4,400,000 and \$6,400,000.

CONTRACT NO. T-243.80F001-3-05 - HEATING, VENTILATION AND AIR CONDITIONING

HVAC work includes: geothermal well borings and piping; groundwater source heat pumps; energy recovery equipment; gas fired make-up air equipment; thermal enhanced bentonite grout; hydronic piping; ground loop heat pump piping; radiant heating piping; hydronic pumps; refrigerant piping; HVAC water treatment; metal ducts; air duct accessories; HVAC power ventilators; vehicle exhaust system; air outlets and inlets; condensing boilers; dedicated outdoor air units; split system air conditioners; water source unitary heat pumps; cabinet unit heaters; propeller unit heaters; breechings chimneys and stacks; and packaged engine generator ductwork and exhaust piping; insulation;

hangers and supports; expansion fittings and loops; sleeves, sleeve seals, and escutcheons; vibration and seismic controls; meters, gages, and valves; instrumentation and controls; testing, adjusting and balancing; identification; and training others on system operation & maintenance.

The approximate size of the contract is estimated between \$2,200,000 and \$3,200,000.

INSTRUCTIONS TO CONTRACTORS

1. Submit two (2) copies of your completed Prequalification application to the above referenced address by the time and date indicated. Failure to respond by the time and date indicated shall be cause for rejection of the response.
2. All questions and requests for information shall be answered in full, without exception. Include a full copy of this document with all required blanks filled in as indicated. Answer all other questions, in order, clearly labeled on additional pages to be attached to this document.
3. The Contractor shall provide only complete and accurate information. The Contractor hereby warrants that, to the best of its knowledge and belief, the responses contained herein are true, accurate and complete. The Contractor also acknowledges that the Commission is relying on the truth and accuracy of the responses contained herein. If it is later discovered that any material information given in response to a question was inaccurate, or misleading, it shall constitute grounds for immediate termination or rescission by the Commission of any subsequent agreement between the Commission and the Contractor.
4. This form, its completion by the contractor, and its use by the Commission, shall not give rise to any liability on the part of the Commission to the contractor or any third party or person.
5. If a Contractor intends to apply for prequalification for more than one (1) contract, separate applications must be submitted for each contract.

MISCELLANEOUS

List any additional information that the Contractor believes will assist the Commission in evaluating the Contractor's qualifications for this project.

The Commission reserves the right to request additional information which, in the Commission's opinion, is necessary to assure that the Contractor's competence, number of qualified employees, business organization, and financial resources are adequate to perform according to the contract.

Prequalification Applications should not include extraneous materials, i.e., brochures and/or marketing materials.

APPEALS

Contractors who submit the required prequalification statement and criteria, but who are determined ineligible to bid on this project, will be notified in writing via certified mail, overnight delivery, or facsimile on or about May 24, 2024, stating the reason(s).

The decision of ineligibility shall be final unless the Contractor appeals in writing via certified mail, or overnight delivery, to the Commission at the address listed above, within five (5) days of receipt of the ineligibility notice.

Upon receiving a written appeal, the Commission will review the written materials related to the appeal, determine the merits of the appeal, and render a decision within ten (10) days after receipt of the Contractor's appeal. This decision will be final.

PREQUALIFICATION REQUIREMENTS AND CRITERIA

1. The Contractor must submit individual, complete applications for all contracts for which it is seeking

prequalification approval. Submission of a combined application for 2 or more contracts is prohibited.

2. The Contractor must have successfully completed (to the Commission's satisfaction) a minimum of three (3) publicly bid, multiple prime, building construction projects completed within the previous seven (7) years, all having a value equal to or greater than the following values listed below:
 - a. General - \$10,000,000.00
 - b. Plumbing - \$1,000,000.00
 - c. Electrical - \$750,000.00
 - d. HVAC - \$500,000.00

Submit a list of the project(s) including the owner's name, owner's project manager's name and telephone number.

3. The Contractor must be capable of and submit proof of ability to provide a 5% Bid Bond, 100% Performance Bond and 100% Payment Bond. Bonds must be underwritten by a bonding company with an "A.M." Best's rating of no less than A-, with a financial size of IX, or better.
4. The contractor must provide the following with the prequalification application:
 - a. Prequalification Statement (see Prequalification form attached).
 - b. Audited Financial Statement, or Reviewed Financial Statement (previous 2 fiscal years) showing the following items:
 - i. Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepared expenses).
 - ii. Net fixed Assets.
 - iii. Other Assets.
 - iv. Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes).
 - v. Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par value earned surplus and retained earnings).
 - vi. Name and address of firm preparing attached financial statement and date thereof.
 - vii. Is the attached financial statement for the identical organization named on page one?
 - viii. If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).
 - ix. Will the organization whose financial statement is attached act as guarantor of the contract for construction?

NOTE: A current Prequalification Certification and Applicable Capacity Rating assigned by the Prequalification Office for the Pennsylvania Department of Transportation will be acceptable representation of financial status in lieu of audited financial statement.

- c. Synopsis of experience as stated in Paragraph 1 above. Provide the following information for each project:
 - i. Name and location of project.
 - ii. Brief description of project scope.
 - iii. Original and final contract value.
 - iv. LEED rating sought and rating obtained (if applicable).
 - v. Name, address, telephone number and contact person for the design professional.
 - vi. Name, address, telephone number and contact person for the owner.
 - vii. Name, address, telephone number and contact person for the construction manager when applicable.
 - viii. Date of commencement of construction and date of completion. For the sake of clarity, "on time" is defined as the number of days established contractually to complete a project (from notice to proceed to substantial completion as amended by the change order).
- d. List of the following key personnel, including resumes, available for this project, who performed the projects listed under Paragraph c above.

- i. Project Manager
 - ii. Superintendent
- e. Statement from Bonding Agent's letterhead stating intent to provide the bonds required for this contract.
- f. Copy of company's registration to do business in the Commonwealth as provided by the Department of State for companies with out-of-state headquarters or corporations not incorporated in Pennsylvania.
- g. The Contractor must submit proof of commercial general liability insurance in an amount equal to or greater than one (1) million dollars per occurrence and commercial umbrella liability insurance with a limit of not less than \$ 6,000,000 per occurrence. If the commercial general liability contains a general aggregate limit, it shall apply separately to each site or location. Required limit of \$7 million may be satisfied by a combination of primary and umbrella limits. Insurers and underwriters must have an A.M. Best's rating of no less than A- with a financial size of IX, or better.
- h. List of projects completed in the last five (5) years.

SIGNATURE

The signatory of this application guarantees the truth and accuracy of all statements and of all answers to interrogatories herein made.

The undersigned hereby authorize(s) and request(s) any public official, engineer, architect, surety company, bank, depository, material or equipment manufacturer or distributor or any person, firm or corporation to furnish any pertinent information requested by the Pennsylvania Turnpike Commission or its agent, deemed necessary to verify this statement or regarding the standing and general reputation of the undersigned.

Dated at _____ this _____ day of _____, 20____.

Name of Organization

By: _____

If Corporation, place
Corporate Seal here.

Title of Person Signing

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, personally appeared _____ who is known to me or satisfactorily proven, who, first being duly sworn to law, deposes and states that they signed the foregoing instrument as their free and voluntary act and that the answers contained therein are true and correct.

WITNESS my hand and official seal, this _____ day of _____ A.D., 20____.

My commission expires:

Notary Public

State of _____

PENNSYLVANIA TURNPIKE COMMISSION

CONTRACTOR'S PREQUALIFICATION STATEMENT

**NEW CUMBERLAND MAINTENANCE FACILITY CONSTRUCTION
MILEPOST 243.80 EB
YORK COUNTY**

SUBMITTED TO: The Pennsylvania Turnpike Commission
ADDRESS: Central Administration Building, P.O. Box 67676, Harrisburg, PA 17106-7676

SUBMITTED FOR:

T-243.80F001-3-02	General	[]
T-243.80F001-3-03	Plumbing	[]
T-243.80F001-3-04	Electrical	[]
T-243.80F001-3-05	HVAC	[]

NAME OF APPLICANT FIRM:

Corporation	[]
Partnership	[]
Individual	[]
Joint Venture	[]
Other	[]

D/B/A NAME (if any):

ADDRESS:

PRINCIPAL OFFICE:

TELEPHONE NO:

FEDERAL IDENTIFICATION NO.

CONTACT PERSON (include title):

1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor?

1.2 How many years has your organization been in business under its present business name?

1.2.1 Under what other or former names has your organization operated?

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation:

1.3.2 State of incorporation:

1.3.3 President's name:

1.3.4 Vice-president's name(s):

1.3.5 Secretary's name:

1.3.6 Treasurer's name:

1.4 If your organization is a partnership, answer the following:

- 1.4.1 Date of organization:
- 1.4.2 Type of partnership (if applicable):
- 1.4.3 Name(s) of general partner(s):

1.5 If your organization is individually owned, answer the following:

- 1.5.1 Date of organization:
- 1.5.2 Name of owner:

1.6 If the form of your organization is other than those listed above, describe it and name the principal(s):

2. LICENSING AND CERTIFICATION

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

2.2 List jurisdictions in which your organization's partnership or trade name is filed.

2.3 List individuals in your organization who have achieved Green Advantage certification.

3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

3.2 Claims and Suits (If the answer to any of the questions below is yes, please attach details. Attach additional sheets, if necessary)

3.2.1 Has your organization ever failed to complete any work awarded to it?

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

3.2.3 Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years?

3.2.4 Has any commercial surety ever refused to furnish a performance or payment bond for your firm?

3.2.5 Has a client, owner or agent to the owner ever been required to "call" a bond or had need to terminate a bond or has made or filed a claim against a bond?

- 3.3 Has your firm received an OSHA serious violation in the past five (5) years? (If the answer is yes, please attach details.)
- 3.4 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)
- 3.5 Within the last five years, has any officer or principal of your organization ever failed to complete a construction contract performed in their own name? (If the answer is yes, please attach details.)
- 3.6 Has your organization ever been denied prequalification in this Commonwealth or any other state under its present, former, or other names? (If the answer is yes, please attach details.)
- 3.7 Has your organization ever been disqualified or removed from a bidding list in this Commonwealth or another state under its present, former, or other names? (If the answer is yes, please attach details.)
- 3.8 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.
- 3.8.1 State total worth in progress and under contract:
 - 3.8.2 State average annual amount of construction work performed during the past five years.
- 3.9 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

4. REFERENCES

4.1 Client References:

4.2 Bank References:

5. SIGNATURE

5.1 I _____ certify that all the information provided on this form is correct to the best of my knowledge, in formation and belief. I understand that the Pennsylvania Turnpike Commission will consider the making of any false, deceptive or fraudulent information provided herein as material breach of my and/or my company's obligation to provide truthful information and the Pennsylvania Turnpike Commission, as a result of any false, deceptive or fraudulent information appearing herein, may declare any resulting contract void and unenforceable. I authorize the Pennsylvania Turnpike Commission to verify any answer(s) contained herein, to investigate my background and credit worthiness and to enlist the aid of third parties in its investigative process.

Dated at _____ this ____ day of _____ 20

Name of Organization:

By:

Title:

5.2 M _____ being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this _____ day of _____ 20

Notary Public: _____

My Commission Expires: