

Temple University
Temple University Phase 1 - Terra Hall Repairs and Renovations
P1 - General Construction Package No. 1
Elevator Modernization and Upgrades
Project No. D.G.S. 1104-80
ADVERTISEMENT FOR INVITATION FOR BIDS

Temple University ("Temple") is seeking qualified contractors to bid on work for General Construction Package No. 1, Elevator Modernization and Upgrades, for Temple's Terra Hall Repairs and Renovations project ("Project") to be constructed at Temple's Center City Campus ("TUCC"), Philadelphia, PA.

This Project involves the renovation of Terra Hall, formerly of the University of the Arts, consisting of approximately 274,000 gross square feet. The primary purpose of this Project is to address deficiencies in the building's infrastructure and provide upgrades as needed while facilitating the relocation of TUCC into the existing Terra Hall, while also determining additional uses for the building in the spaces not occupied by TUCC, if any are identified. This initiative will enhance the building's functionality, modernize critical systems, and create a seamless transition to support TUCC's academic and operational needs within a more efficient and improved facility.

This package, P1 - General Construction Package No. 1, Elevator Modernization and Upgrades, includes the full modernization of six elevators at Terra Hall. This involves upgrading elevator conveying systems, controls, safety features, and interiors to meet current standards and accessibility codes. Most elevators will use modern dispatch technology, while one will operate in standard mode. The bidder, if any, awarded this P-1 General Construction Package No. 1, Elevator Modernization and Upgrades (the "Elevator Modernization and Upgrades Prime Contractor"), shall serve as, and have the duties of, the General Prime Contractor (as defined in Construction Agreement (Multi-Prime)) until such time as Owner notifies the Elevator Modernization and Upgrades Prime Contractor in writing that another Prime Contractor (as defined in Construction Agreement (Multi-Prime)) has been assigned the duties of General Prime Contractor. The P-3 General Construction Package No. 3 is currently expected to be issued for bid in March of 2026. The bidder selected for that package, if any, is expected to assume the duties of the General Prime Contractor and is currently expected to mobilize in late May of 2026.

This Project will be subject to a Delegation Agreement between Temple, the Pennsylvania Department of General Services and the Governor's Office of the Budget. This Project will be a multi-prime project delivered pursuant to a multi-prime contract delivery structure. The Prime Contractors will include, at a minimum: Elevator Modernization and Upgrades; Roof, Façade and Window Caulking; General Construction, Mechanical-HVAC, Electrical, and Plumbing and Fire Protection, and each other contractor engaged directly by Temple to perform construction or supply machinery, materials, equipment or labor for construction of the Project and which are identified by Temple as being a Prime Contractor for the Project. The Mechanical-HVAC, Electrical, and Plumbing and Fire Protection Construction Packages are currently expected to be issued for bid in the late Spring of 2026.

P1 - General Construction Package No. 1, Elevator Modernization and Upgrades, Scope

The Scope of Work for the P1 - General Construction Package No. 1, Elevator Modernization and Upgrades Package shall include all necessary services, work, labor, material, supervision, tools, supplies, equipment, insurance, and applicable taxes necessary to complete the P1 - General Construction Package No. 1, Elevator Modernization and Upgrades Package as shown in the Contract Documents for the above referenced Project. The Scope of Work for the P1 - General Construction Package No. 1, Elevator Modernization and Upgrades is further specified in the Agreement, including, without limitation, the Scope of Work (including all Schedules thereto), the Plans and Specifications, and other documents that will be uploaded to TUEbid as part of the solicitation.

Release of P1 - General Construction Package No. 1, Elevator Modernization and Upgrades Package

The P1 - General Construction Package No. 1, Elevator Modernization and Upgrades Package, is tentatively scheduled to be released for bid on or around October 23, 2025 with bids to be due on November 13, 2025.

All bidding information is released and processed through TUEbid, Temple's on-line solicitation management system.

To be invited to participate in the bidding process through TUEbid, interested parties must contact Naomi Greenberg, via e-mail at projects@temple.edu for written instructions. Insert the wording "P1 - General Construction Package No. 1, Elevator Modernization and Upgrades - Vendor Registration" in the subject line.

If you are already registered as a Temple vendor and in the TUEbid system, you must indicate your interest in this Project by contacting Naomi Greenberg via e-mail at projects@temple.edu. Insert the wording "P1 - General Construction Package No. 1, Elevator Modernization and Upgrades - Pre-Registered Vendor" in the subject line.

Registration in TUEbid System; Legal Existence of Offeror. No bid will be accepted from a bidder that is not registered in the TUEbid system. Under no circumstances will a bid be accepted from or on behalf of an entity, such as a partnership or joint venture, that is not in existence on the date the bid is submitted, or the existence of which is contingent on a future event, such as the award of a contract pursuant to this solicitation.