

Michigan Minority Contractors Association (MMCA)

February 2020



Introduction

Turner Background

- Founded 1902
- Detroit office: 46 continuous years
- \$6 Billion + Experience (MI)
- Certified Detroit Based Business
- Major Projects:
 - TCF/Cobo Center Renovation
 - Comerica Park
 - GM Ren Cen
 - DPSH
 - Mumford High School
 - Eastern Market Sheds 3 & 5
 - WSU, Student Center Renovation
 - Bedrock, Monroe Block Development

SAFETY **Living**
Injury Free
Every Day®



Dann McDonald

Marketing/Community & Citizenship Manager

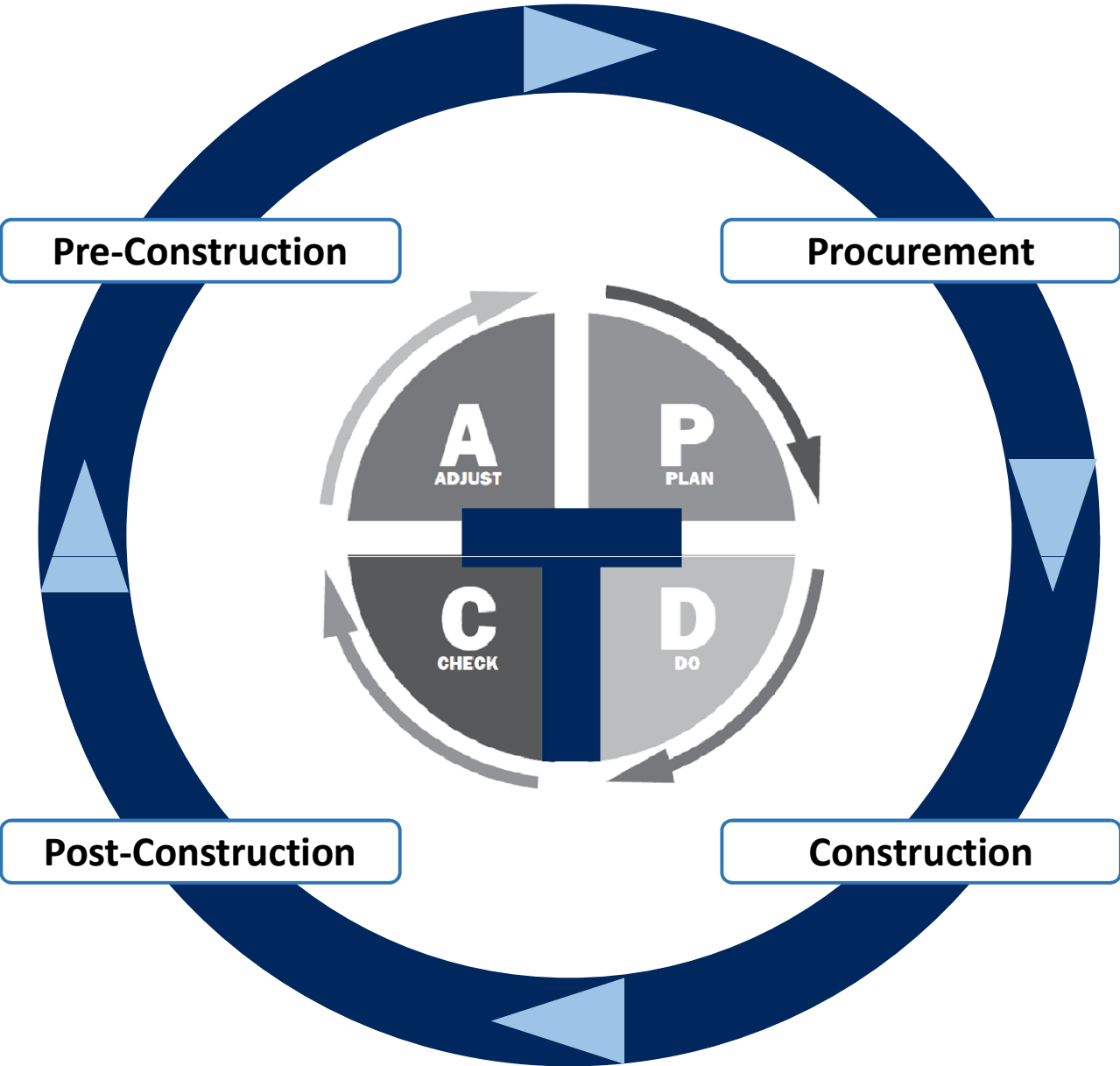
Services

Delivery Methods

- Integrated Project Delivery (IPD)
- Construction Management
- Design/Build
- General Contracting

Innovations

- Building L.I.F.E. Safety Program
- Extensive National Cost Database
- Target Value Design
- T-Cost Modeling
- BIM
- Prefabrication
- Turner Logistics
- Global Sourcing Solutions (GSS)
- Turner Engineering Group (TEG)
- Accelerated Payment Program (APP)
- 11-month walk-thru warranty check



Experience & Knowledge to Share

CLIENT BASE and PROJECTS

Commercial

- GM Renaissance Center

Historic Renovations

- 615 W. Laf. (Detroit News Bldg.)

Sports

- Detroit Lions Ford Field Ren.

Healthcare

- Helen DeVos Children’s Hospital

Data Center

- Quicken Loans Tech. Center

Lab/R&D

- MSP, Crime Laboratory

Parking Structure

- BCBSM Parking Deck

Residential/Housing

- Ashley Terraces Ann Arbor



GM World at the Ren Cen



615 West Lafayette



Detroit Lions Ford Field Renovation



Helen DeVos Children’s Hospital



QL Technology Center



MSP, Crime Laboratory



BCBSM Parking Deck



Ashley Terraces Ann Arbor



Special Projects Division (SPD)

Project Type

- Up to \$5M only
- Fast track
- Accelerated start

Model

- Integrated PM, PE, EST, Procurement
- Lean – Pull Plan Scheduling, batch processing, BIM, etc.

Resources

- Best practices – safety, lean, quality, cost control, etc.
- Financial – bonding, insurance, etc.
- Training – mgt., leadership, diversity, inclusion, etc.



Granite City Brewery & Restaurant @ the Ren Cen, Detroit



Chase Bank @ the Qube in Detroit



DTE Energy Lobby Renovation, Detroit



Microsoft Technology Center, Detroit

Ethics & Compliance Policy

- Prohibition on giving/receiving anything of value (money, meals, entertainment, tickets, etc.)
 - Public clients
 - Public A/E's
 - All subcontractors
 - Union officials
 - Government employees
- Prohibition on making false/careless reports/claims
 - Certifications
 - Pay applications
 - Change orders, etc.
- M/W/D/V/SBE commercially useful policy (no pass through)
- No political contributions
- Non Retaliation Policy (no retaliation against employee who in good faith reports a law or compliance policy violation)
- Confidentiality
- Annual compliance training



Prohibition on giving/receiving anything of value



M/W/D/V/SBE firms must serve a commercially useful function

THE CONTRACTS OR SUBCONTRACTS CITED HEREIN ARE FOR IMPROVEMENT TO THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN WAYNE COUNTY, MICHIGAN DESCRIBED AS: ELEVATOR INDICATORS LOCATED IN DETROIT, MICHIGAN

THAT THE CONTRACTOR HAS NOT PROCURED MATERIAL FROM, OR SUBCONTRACTED WITH, ANY PERSON OTHER THAN THOSE SET FORTH ABOVE AND OWES NO MONEY FOR THE IMPROVEMENT OTHER THAN THE SUMS SET FORTH ABOVE.

DEPONENT FURTHER SAYS THAT HE OR SHE MAKES THE FOREGOING STATEMENT AS THE CONTRACTOR OR AS AGENT OF THE CONTRACTOR FOR THE PURPOSE OF REPRESENTING TO THE OWNER OR LESSEE OF THE ABOVE DESCRIBED PREMISES AND HIS OR HER AGENTS THAT THE ABOVE DESCRIBED PROPERTY IS FREE FROM CLAIMS OF CONSTRUCTION LIENS, OR THE POSSIBILITY OF CONSTRUCTION LIENS, EXCEPT AS SPECIFICALLY SET FORTH ABOVE AND EXCEPT FOR CLAIMS OF CONSTRUCTION LIENS BY LABORERS WHICH MAY BE PROVIDED PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT, ACT NO. 497 OF THE PUBLIC ACTS OF 1989, AS AMENDED, BEING SECTION 570.1109 OF THE MICHIGAN COMPILED LAWS.

WARNING (TO OWNER): AN OWNER OR LESSEE OF THE ABOVE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING (OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT) TO THE DESIGNEE OR THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

DATED: 5/27/16

DEPONENT

WARNING TO DEPONENT: A PERSON WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, ACT NO. 497 OF THE PUBLIC ACTS OF 1989, AS AMENDED, BEING SECTION 570.1110 OF THE MICHIGAN COMPILED LAWS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF MAY, 2016

DEANNA K. ALDERMAN
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES: JULIE 19, 2017
ACTING IN THE COUNTY OF Wayne

MY COMMISSION EXPIRES: June 19, 2017

NOTARY PUBLIC
WAYNE COUNTY, MICHIGAN

Prohibition on making false, careless and/or inaccurate claims



Annual training

Diversity & Inclusion

- M/W/D/S/VBE Outreaches
- Goal: 20% M/W/D/S/VBE participation each job
- Diverse staff hiring practices
- Turner School of Construction Management
- Active in Organizations:
 - Pride Alliance
 - Turner Women’s Group
 - CREW Network
 - National Society of Black Engineers
 - NMSDC
 - NAWIC
 - Veterans of Foreign Wars
 - Women in Trades
- Annual diversity training



Turner School of Construction Management



CREW Network



MBE, WBE, DBE, SBE, VBE Contractor Outreaches

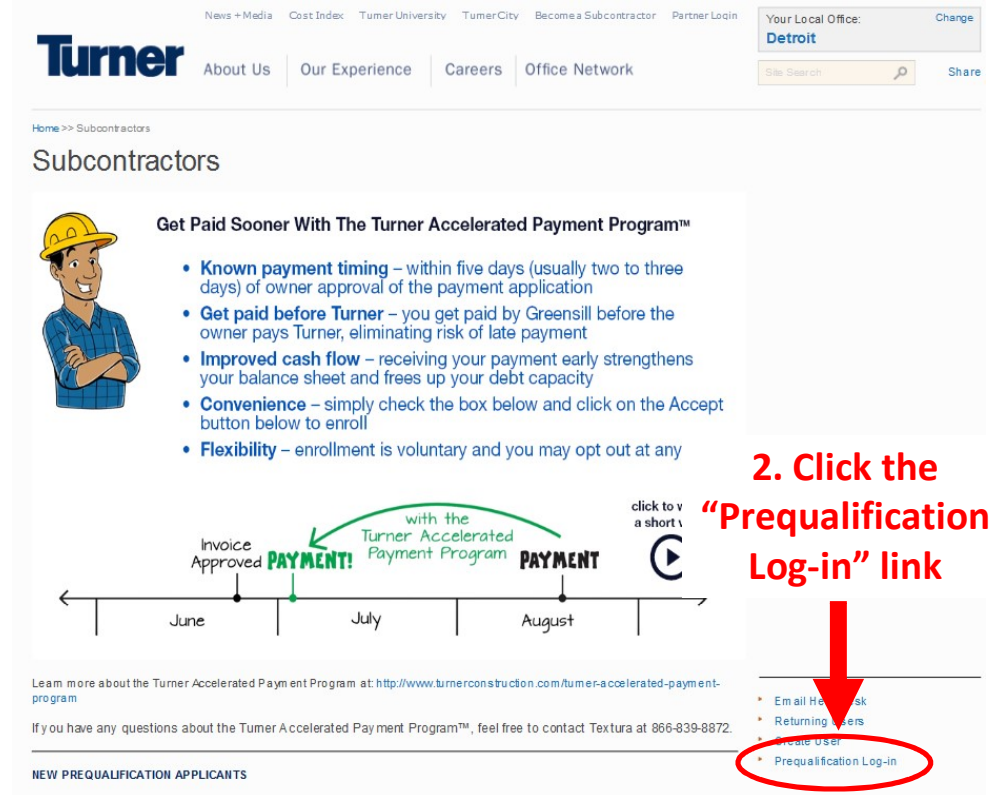
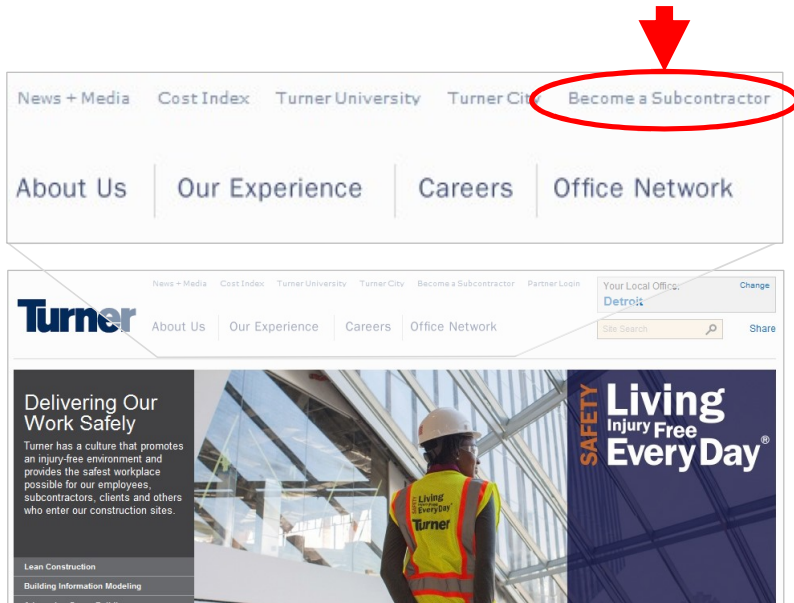


Annual Training

sustainable
SAFETY **Inclusive & Turner**
Living Free **Diverse** active
Every Day continuous community
 learners partner
 lean **innovative** take care of each other

Prequalification Process

1. Click the "Become a Subcontractor" link



2. Click the "Prequalification Log-in" link

- Application online at www.turnerconstruction.com
- Click the "Become a Subcontractor" link
- Step-by-step [How To Guide](#) by clicking the Prequalification Log-in link
- Prime tiers subcontractor / vendor Preliminary Information Sheet

Info Needed to Complete Form

Safety (3 years of data)

- Independent EMR Letter
- OSHA 300 logs

Experience

- List of current projects
- List of recently completed projects

Insurance & Bonding

- Surety information
- Evidence of Insurance
- List of state unemployment insurance numbers
- List of insurance agreements

Financial

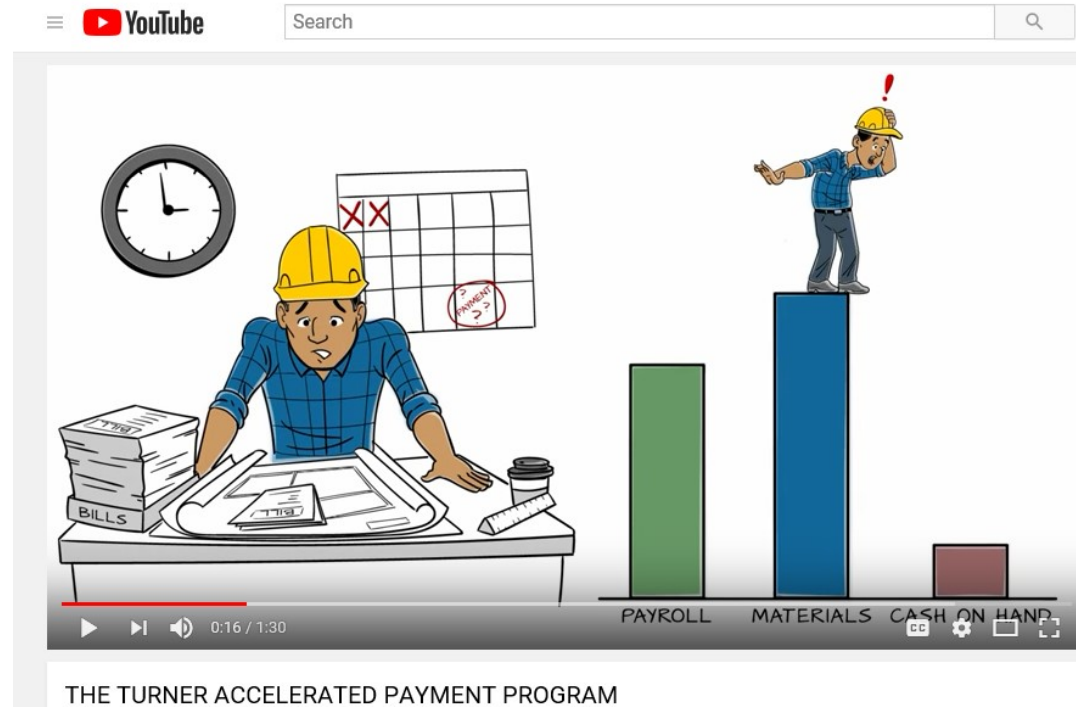
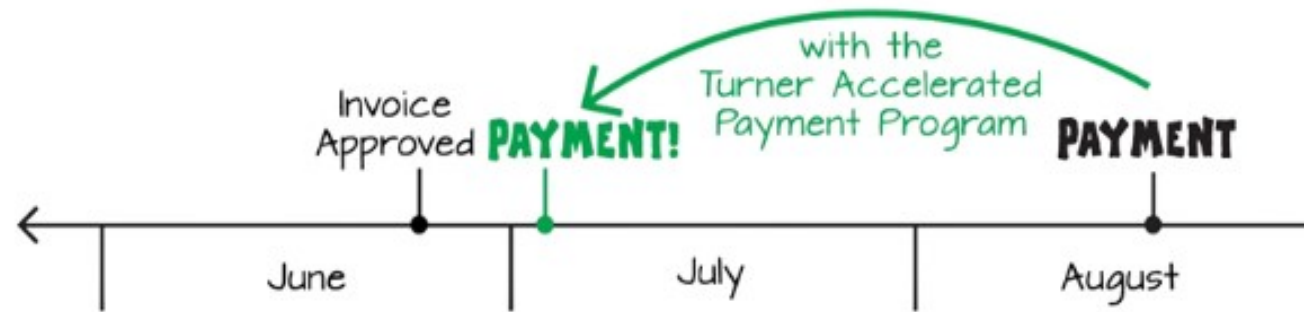
- Financial statement
- Bank information
- License numbers
- Sales tax numbers
- Dun & Bradstreet number
- W-9 form

References

- 3 supplier references
- 3 contractor references

Accelerated Payment Program (APP)

- Subcontractors paid within five days of approved invoice
- Client benefit
 - Better market pricing
 - Project certainty
 - Motivated labor force
 - Increased competition
 - Higher M/W/S/DBE participation
 - High quality focused labor force
- Subcontractor benefit
 - Accelerated payments
 - Ease of Use
 - Known payment timing
 - Improved cash flow
 - Strengthened balance sheets
 - Enhanced borrowing capacity



Community & Corporate Citizenship

Longevity

- 46 continuous years in Detroit
- Majority of staff live in MI

Supporting Local Causes

- 20 + charities supported annually

Turner Construction Company Foundation

- 100 grants totaling \$430,000 since 2009 – all Michigan

Construction Industry Leadership

- CoreNet, CAM, ESD, WCA, ASCE, etc.

Strengthening M/W/D/S/V/BE

Partnerships

- MMSDC, CREW, etc.
- Turner School of Construction Mgt.

Education & Mentoring

- ACE Program
- YouthForce 2020



Turner
Construction
Company
Foundation



Turner School
of Construction
Management



Foundation Support for Local Michigan Charities



Annual CM training for UBE firms in Michigan



Turner School
of Construction
Management

Free CM Training Program for SBE, DBE, MBE, WBE, & VBE construction firms

Turner School of Construction Management

Returns March 26, 2020

Applications due before March 4, 2020

Contact Dann McDonald at dmcDonald@tcco.com for more info



Turner Contacts

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Prequalification / Procurement

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Turner School of Construction Management

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