

DATE OF ISSUE:  
February 3, 2015

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DEPARTMENT OF GENERAL SERVICES  
BUREAU OF PROFESSIONAL SELECTIONS AND ADMINISTRATIVE SERVICES  
18<sup>TH</sup> AND HERR STREETS  
HARRISBURG, PENNSYLVANIA

BULLETIN NO. 2  
on

Project No. D.G.S. 513-33 Ph 1 – REQUEST FOR PROPOSALS FOR A DBOOM CONTRACTOR AT: TORRANCE STATE HOSPITAL, TORRANCE, WESTMORELAND COUNTY, PENNSYLVANIA, Department of General Services, Bureau of Engineering and Architecture, 18<sup>th</sup> and Herr Streets, Harrisburg, Pennsylvania 17125.

**PROPOSAL SUBMISSION DEADLINE, THURSDAY, APRIL 2, 2015**  
**TIME OF OPENING – 10:00 AM**

**PROPOSAL CLARIFICATIONS**

Question

1. Is this a union project?

Answer

This Project is open to all offerors and contractors.

Question

2. What mechanical and plumbing contractors are invited?

Answer

No contractors are invited, but planholders are listed on the DGS website, [www.dgs.pa.gov](http://www.dgs.pa.gov)

Question

3. What is the construction schedule?

Answer

A construction schedule shall be developed and submitted by each proposer based upon their proposed scope of work.

Question

4. Do you have this project or is it open to bid?

Answer

The project is currently open to all Prospective Proposers.

Question

5. What is the contract method?

Answer

The contract procurement method is the Request for Proposers (RFP).

Question

6. Will the presentation given by Mr. Cowburn be available to pre-proposal meeting attendees?

Answer

The presentation will be placed on the DGS website, [www.dgs.pa.gov](http://www.dgs.pa.gov)

Question

7. Can we get water quality data for the hospital water supply in order to evaluate chemical treatment requirements?

Answer

Four months of daily reports are attached to this bulletin.

Question

8. Are there any plans to increase or decrease steam demand in the future?

Answer

There are no current plans to increase or decrease steam demands.

Question

9. Are there any provisions in the contract to protect/compensate the DBOOM Contractor in the event of closure of the Torrance State Hospital, or drops in steam demand?

Answer

Refer to the Contract Documents, specifically the Energy Services Agreement.

Question

10. Are there any restrictions on the service voltage for the new BPF? It was discussed that the existing two utility feed lines to the Main Substation near the Power House are 2,300 volt services. The DBOOM Contractor shall arrange for new service to the BPF that does not go through the existing Main Substation.

Answer

There are no specific restrictions. However, Section 3.6.1 in the Design Criteria Document under Appendix N calls for a new underground 480V, 3-phase 3-wire service entrance including primary and secondary conductors and a transformer pad to house a utility provided primary service transformer sized for project loads.

Question

11. Why is the DBOOM contractor obligated to provide a Bond to DGS?

Answer

The Commonwealth Procurement Code authorizes and allows for bonds for the protection of the Department and Commonwealth.

Question

12. Who is paying the bills under the DBOOM Contract, DGS, DPW or TSH?

Answer

Refer to the Contract Documents, specifically the Energy Services Agreement.

Question

13. When do air quality violation penalties start?

Answer

The Air Quality Waiver request to DEP is due for submittal by March 2015. There is currently an environmental services company developing the waiver request.

Question

14. Is there any reason or objection to eliminating the DEP Title V air quality permit if the new BPF system takes the hospital out of the major source category?

Answer

While it is likely that at least a general permit will be required for a minor source, modification of the air quality permit is part of the DBOOM Contractor's scope of work.

Question

15. Is there a required construction completion date, or duration?

Answer

A construction schedule shall be developed and submitted by each proposer based upon their proposed scope of work, the reasonableness of which will be judged by the scoring committee.

Question

16. Do all pre-proposal meeting attendees receive a copy of the attendance list?

Answer

The attendance list for the pre-proposal meeting is on the DGS website, [www.dgs.pa.gov](http://www.dgs.pa.gov)



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Gary R. Taylor, PE, Director  
BUREAU OF ENGINEERING &  
ARCHITECTURE

See [www.portal.state.pa.us](http://www.portal.state.pa.us), for names of those who have secured plans and specifications.

PLEASE ACKNOWLEDGE RECEIPT OF BULLETIN WITHIN 24 HOURS BY  
EMAIL RESPONSE TO DIANE HALLETT AT [dhallett@pa.gov](mailto:dhallett@pa.gov)

Boiler No. 7 Month Sept Year 14 Facility Tarrant State Hospital

Date	Boiler Water Tests				Chemical Additions				Blowdown			Condensate Return Tests			Misc	
	Conductivity micro-mhos	P-Alk. ppm	SO <sub>4</sub> ppm	PO <sub>4</sub> ppm	Sulfite lb	Pipes lb	Caustic lb	Days of Supply	Amount SO <sub>2</sub>	Well	Leads	Cond rate	Conductivity micro-mhos	pH		Address
1	2900	260	40	5	1/2	1/2	1/2	360	—	H	—	open	—	—	—	DR
2	2100	100	20	0	1/2	1/2	360	—	—	L	—	closed	—	—	—	DR
3	2500	260	65	0	—	—	—	—	—	R	—	—	—	—	—	DR
4	2500	240	75	20	—	—	—	—	—	R	—	—	—	—	—	DR
5	2800	380	72	10	—	—	—	—	—	R	—	—	—	—	—	DR
6	2600	366	70	20	—	—	—	—	—	R	—	—	—	—	—	DR
7	3100	320	60	80	—	—	—	—	—	R	—	—	—	—	—	DR
8	3000	340	60	70	—	—	—	—	—	R	—	—	—	—	—	DR
9	2900	310	50	10	—	—	—	—	—	R	—	—	—	—	—	DR
10	3500	750	10	70	1/2	1/2	360	—	—	R	—	—	—	—	—	DR
11	2000	160	10	0	1/2	1/2	360	—	—	R	—	—	—	—	—	DR
12	2600	328	80	20	—	—	—	—	—	R	—	—	—	—	—	DR
13	3100	394	74	55	—	—	—	—	—	R	—	—	—	—	—	DR
14	3300	520	35	5	1/2	1/2	360	—	—	R	—	—	—	—	—	DR
15	1600	160	20	0	1/2	1/2	360	—	—	R	—	—	—	—	—	DR
16	2100	230	52	0	—	—	—	—	—	R	—	—	—	—	—	DR
17	2400	440	20	40	1/2	1/2	360	—	—	R	—	—	—	—	—	DR
18	2700	420	65	20	—	—	—	—	—	R	—	—	—	—	—	DR
19	2600	210	15	50	—	—	—	—	—	R	—	—	—	—	—	DR
20	1500	267	32	55	1/2	1/2	360	—	—	R	—	—	—	—	—	DR
21	2000	500	30	0	—	—	—	—	—	R	—	—	—	—	—	DR
22	2400	740	100	55	—	—	—	—	—	R	—	—	—	—	—	DR
23	2200	350	105	10	—	—	—	—	—	R	—	—	—	—	—	DR
24	2500	470	92	80	—	—	—	—	—	R	—	—	—	—	—	DR
25	2100	420	75	50	—	—	—	—	—	R	—	—	—	—	—	DR
26	2200	356	201	35	—	—	—	—	—	R	—	—	—	—	—	DR
27	2500	523	55	70	—	—	—	—	—	R	—	—	—	—	—	DR
28	2500	600	40	35	—	—	—	—	—	R	—	—	—	—	—	DR
29	2700	500	30	35	—	—	—	—	—	R	—	—	—	—	—	DR
30					—	—	—	—	—	R	—	—	—	—	—	DR
31					—	—	—	—	—	R	—	—	—	—	—	DR
Limits	2000 3000	300 500	30 50	30 50	3/2	8	5/2									

\* Not all limits are the same. Enter those limits set for your boiler. Lay-up values for P-Alk and SO<sub>4</sub> are usually higher than those used for operating.

For additional note space use back of form and check this block.

Form: bwdcr/PSEBI 9/92  
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# Boiler Water Daily Control Report

Boiler No. 7    Month Oct    Year 2014    Facility Tarrance State Hospital

Date	Boiler Water Tests				Chemical Additions				Blowdowns			Condensate Return Tests			Misc
	Conductivity micro-mhos	P-Alk. ppm	SO <sub>3</sub> <sup>-</sup> ppm	PO <sub>4</sub> <sup>-</sup> ppm	Sulfite lb	Phos. lb	Caustic lb	Chlorine lb	Amine lb	Mult. lb	Heater lb	Chem. lb	Conductivity micro-mhos	pH	
1	1200	500	20	30	-	-	-	1/2	-	-	-	-	-	-	DR
2	2200	440	30	30	-	-	-	3/4	-	-	-	-	-	-	DR
3	2300	490	25	30	1/2	1/2	-	1/2	-	-	-	-	-	-	DR
4	2300	446	20	30	-	-	-	1/2	-	-	-	-	-	-	DR
5	2300	424	26	30	-	-	-	1/2	-	-	-	-	-	-	DR
6	2400	390	54	30	-	-	-	3/4	-	-	-	-	-	-	DR
7	1300	170	10	10	1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
8	1800	380	68	50	-	-	-	1/2	-	-	-	-	-	-	DR
9	1400	310	30	30	1/4	1/2	1/2	3/4	-	-	-	-	-	-	DR
10	2000	520	72	60	-	-	-	3/4	-	-	-	-	-	-	DR
11	2200	548	76	70	-	-	-	3/4	-	-	-	-	-	-	DR
12	2200	540	70	45	-	-	-	3/4	-	-	-	-	-	-	DR
13	2200	450	66	25	-	-	-	1/2	-	-	-	-	-	-	DR
14	1300	320	40	30	1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
15	1900	140	25	15	1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
16	700	140	30	20	1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
17	700	140	47	20	-	-	-	1/2	-	-	-	-	-	-	DR
18	100	180	5		1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
19	1400	520	90		-	-	-	3/4	-	-	-	-	-	-	DR
20	1700	512	80		-	-	-	1/2	-	-	-	-	-	-	DR
21		360	60	35	-	-	-	-	-	-	-	-	-	-	DR
22	1800	406	60	70	-	-	-	1/2	-	-	-	-	-	-	DR
23	2000	620	60	45	-	-	-	3/4	-	-	-	-	-	-	DR
24	2300	512	69	50	-	-	-	3/4	-	-	-	-	-	-	DR
25	2100	530	48	25	-	-	-	3/4	-	-	-	-	-	-	DR
26	1200	270	25	15	1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
27	1200	220	40	50	1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
28	1900	340	10	10	1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
29	1300	340	40	20	1/2	1/2	1/2	3/4	-	-	-	-	-	-	DR
30															
31															
Limits	2000	300	30-60	30-60	50	50	50	50				0-10			

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\* Not all limits are the same. Enter those limits set for your boiler. Lay-up values for P-Alk and SO<sub>3</sub><sup>-</sup> are usually higher than those used for operating.

For additional note space use back of form and check this block.

Boiler No. #1 Month Nov Year 2014 Facility Tarance Sava Hospital

Date	Boiler Water Tests				Chemical Additions				Blowdown			Condensate Return Tests			Misc
	Conductivity micro-mhos	P-Alk ppm	SO <sub>3</sub> <sup>-</sup> ppm	PO <sub>4</sub> <sup>-</sup> ppm	Sulfite lb	Phos lb	Caustic lb	Dispers %	Amine %	Mult ppm	Temp °F	Conductivity micro-mhos	pH	Hardness ppm	
1	1200	22V	22	45	1/2	1/2	1/2	30		60				NR	
2	1400	330	27	15	1/2	1/2	30			60				NR	
3	1600	400	50	10	1/2	1/2	30			60				NR	
4	1200	265	40	17	1/2	1/2	30			60				NR	
5	2200	600	50	30	1/2	1/2	30			60				NR	
6	2200	1010	60	15	1/2	1/2	30			60				NR	
7	2600	600	60	10	1/2	1/2	30			60				NR	
8	2800	824	62	15	1/2	1/2	30			60				NR	
9	2500	571	55	15	1/2	1/2	30			60				NR	
10	2700	564	50	30	1/2	1/2	30			60				NR	
11	2500	620	45	0	1/2	1/2	30			60				NR	
12	2900	610	60	0	1/2	1/2	30			60				NR	
13	2700	540	44	0	1/2	1/2	30			60				NR	
14	3400	824	52	0	1/2	1/2	30			60				NR	
15	3000	500	54	0	1/2	1/2	30			60				NR	
16	3100	514	52	50	1/2	1/2	30			60				NR	
17	3500	540	30	20	1/2	1/2	30			60				NR	
18	1800	220	30	10	1/2	1/2	30			60				NR	
19	600	100	20	15	1/2	1/2	30			60				NR	
20	1500	420	30	35	1/2	1/2	30			60				NR	
21	1800	500	50	30	1/2	1/2	30			60				NR	
22	1400	390	30	10	1/2	1/2	30			60				NR	
23	1800	496	42	10	1/2	1/2	30			60				NR	
24	1600	400	35	20	1/2	1/2	30			60				NR	
25	1600	400	50	20	1/2	1/2	30			60				NR	
26	2100	620	75	20	1/2	1/2	30			60				NR	
27	1900	630	57	15	1/2	1/2	30			60				NR	
28	2700	580	80	100	1/2	1/2	30			60				NR	
29	3700	528	74	100	1/2	1/2	30			60				NR	
30	3100	514	70	100	1/2	1/2	30			60				NR	
31					1/2	1/2	30			60				NR	
Limits	3000	300	30-60	30-60	30	30	7								
	3000	600													

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Boiler No. 1 Month DEC Year 2014 Facility Tarrant State Hospital

Date	Boiler Water Tests				Chemical Additions				Blowdowns			Condensate Return Tests			Misc
	Conductivity, micro-mhos	P-Alk, ppm	SO <sub>3</sub> <sup>-</sup> , ppm	PO <sub>4</sub> <sup>-</sup> , ppm	Scale, lb	Phos, lb	Caustic, lb	Daily, gal	Scale, lb	Flow, gpm	Temp, °F	Conductivity, micro-mhos	pH	Hardness, ppm	
1	2000	350	51	100+	-	-	1/2	36	R						RTD
2	1500	320	18	5	-	-	-	3pm							PR
3	2000	530	70	35	-	-	-	3pm							DR
4	2100	490	75	40	-	-	-	3pm							DR
5	2400	500	80	35	-	-	-	3pm							DR
6	2300	520	82	10	-	-	-	3pm							DR
7	2100	450	55	10	-	-	-	3pm							DR
8	2000	380	50	15	-	-	-	3pm							DR
9	2300	350	50	20	-	-	-	3pm							DR
10	2500	400	45	30	-	-	-	3pm							DR
11	2700	500	45	30	-	-	-	3pm							DR
12	2000	460	40	10	-	-	-	3pm							DR
13	2200	420	34	20	-	-	-	3pm							DR
14	2800	500	44	80+	-	-	-	3pm							DR
15	3100	600	35	40	-	-	-	3pm							DR
16	3100	560	35	20	-	-	-	3pm							DR
17	3300	500	25	35	-	-	-	3pm							DR
18	3100	380	22	30	-	-	-	3pm							DR
19	1400	170	30	30	-	-	-	3pm							DR
20	1500	160	32	30	-	-	-	3pm							DR
21	1200	300	48	50+	-	-	-	3pm							DR
22	1800	400	42	50	-	-	-	3pm							DR
23	1500	360	50	40	-	-	-	3pm							DR
24	1800	400	52	35	-	-	-	3pm							DR
25	1900	400	49	90+	-	-	-	3pm							DR
26	2000	400	50	90	-	-	-	3pm							DR
27	1900	380	49	50	-	-	-	3pm							DR
28	2400	500	54	50+	-	-	-	3pm							DR
29	2200	530	45	35	-	-	-	3pm							DR
30	2000	400	35	50	-	-	-	3pm							DR
31	2600	510	45	20	-	-	-	3pm							DR
Limits	3000	600	30-60	50-60											
	3000	600													

Not all limits are the same. Enter those limits set for your boiler. Lay-up values for P-Alk and SO<sub>3</sub><sup>-</sup> are usually higher than those used for operating.

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