

NOTICE TO PROPOSERS

It is the responsibility of each Proposer to ensure that its proposal is received at the delivery location listed below prior to the date and time set for the opening of proposals (“Proposal Opening Time”), regardless of method of delivery used. **No proposal shall be considered if it arrives after the Proposal Opening Time, regardless of the reason for the late arrival.** All envelopes containing proposals must be clearly marked “PROPOSAL” and must include the address of the Proposal Opening location, the assigned contract, project number and the Proposal Opening Date and Time.

Project..... Torrance State Hospital Boiler Plant Upgrade

Project Location..... Torrance State Hospital
Westmoreland County, Pennsylvania

Using Agency..... Department of Public Welfare

Brief Description:

Pursuant to Section 322 of the Commonwealth of Pennsylvania Procurement Code, the Department of General Services (“DGS”) seeks an energy services company to design, finance, construct, own, operate, and maintain a state-of-the-art Boiler Plant Facility (“BPF”) to provide steam to the Torrance State Hospital. The BPF will be located on property leased from the Commonwealth of Pennsylvania on the property of the existing Torrance State Hospital in Derry Township, Westmoreland County, Pennsylvania. As outlined in the Design Criteria Document attached as Appendix “N” hereto, the BPF is proposed to include steam boiler, standby power, electric infrastructure equipment, and reconnections to existing steam distribution systems that will produce and distribute steam from the BPF to the Torrance State Hospital.

Through this RFP, the DGS is soliciting qualification statements and bids from interested firms that wish to participate in the selection process described in this RFP. It is anticipated that the solicitation process will culminate in the selection of a firm that will design, build, own, operate, and maintain a Boiler Plant Facility developed in accordance with the specifications set forth in RFP. The BPF will supply its entire output of steam exclusively for use by Torrance State Hospital on a reliable and uninterrupted basis pursuant to the terms of a DBOOM Contract, Ground Lease Agreement, and Energy Services Agreement, each to be executed by DGS or the DPW.

The successful proposer will be expected to serve as DBOOM Contractor to fully develop and finance the BPF and its appurtenant structures in accordance the Design Criteria Document, the Ground Lease, and Energy Service Agreements and all applicable procurement laws and rules. Acting as DBOOM Contractor, the successful proposer will (i) design and prepare all construction plan documents and bid specifications for project implementation, (ii) arrange all necessary financing, (iii) contract with and supervise all construction subcontractors including mechanical, electrical and plumbing (“MEP”) subcontractors retained through competitive sealed bid proposals pursuant to Section 513 of the Commonwealth Procurement Code, including contracting for the installation of all mutually agreeable scopes of work. The successful proposer will be responsible for providing all project and construction management services over all selected subcontractors during the construction phase of the BPF project.

Pre-Proposal Conference..... Thursday, January 8, 2015 at 10:00 a.m.
Torrance State Hospital
Greizman Building
Third Floor, Conference Room No. 2

Pre-Proposal Site Visit..... Thursday, January 8, 2015
Immediately following the Pre-Proposal Conference

Deliver Proposals To..... Diane Hallett
Department of General Services
3rd Floor Arsenal Building
18th and Herr Streets
Harrisburg, PA 17125
Phone: (717) 787- 3194
Email: dhallett@pa.gov

Proposal Submission Deadline.....January 29, 2015, 10:00 a.m.

Contract Number.....DGS 513-33 Phase 1 – Design Build
Collective No: 00038508

Vendor Registration..... All Proposers must have a Current and Active Vendor Number. Proposal Documents require Proposers to provide this number. Register at www.pasupplierportal.state.pa.us

Proposal Results At.....www.dgs.state.pa.us
Construction and Public Works tab

Bid Guaranty..... Payable to the Commonwealth of Pennsylvania, Department of General Services, in an amount no less than (10%) percent of the proposal cost.

Proposed Date of Completion..... To be identified in submitted proposal.

Proposal Period..... Proposals are to remain valid for a period as indicated within the RFP requirements.

Plans Cost..... \$25.00 per set. Plans and Specifications are **NONREFUNDABLE**. Nonrefundable checks must be made payable to: COMMONWEALTH OF PENNSYLVANIA. The proposer is responsible for the cost of delivery of the plans and specifications. Mail a separate check or provide your express mail account number to the office listed below:

Issuing Office..... Bureau of Professional Selections and Administrative Services
 Department of General Services
 3rd Floor Arsenal Building
 18th & Herr Streets
 Harrisburg, Pennsylvania 17125
 Telephone No: (717) 346-0497
 FAX No: (717) 772-3399
 Contact: Bidder Services

List of Proposers who secured contract documents can be found at:
http://www.dgs.state.pa.us/portal/server.pt/community/construction_and_public_works/1235/request_for_proposals/419414

Each Proposal must be accompanied by a Certified Check, Bank Cashier’s Check or Proposal Bond, on the form furnished by the Department of General Services, as a bid guaranty. If the Bid Bond is used as bid guaranty, failure to submit Bond on Department form may result in the rejection of the Bid Proposal.

Public Works Employment Verification Act: The Bidder must comply with the Public Works Employment Verification Act 127 of 2012 by submitting to the Department a Commonwealth Public Works Verification Form prior to the award of the Contract.

For a listing of Certified Small Diverse Businesses (Minority, Women, Veteran, and Service Disabled Veteran Business Enterprises), go to:
http://www.portal.state.pa.us/portal/server.pt/community/searching_for_small_diverse_businesses/21094