

DETERMINATION DECISION MEMO

Upgrade HVAC to Geothermal System

Project Number: 971-10

Location: Bucks County

Project Allocation: \$ 3,000,000

Est. Construction Duration: 270 Calendar Days

**DETERMINATION REGARDING THE USE OF THE
REQUEST FOR PROPOSAL (RFP) METHOD OF PROCUREMENT**

The use of the standard competitive sealed bid process on the HVAC contract to renovate the HVAC system at Pennsbury Manor in Bucks County for PHMC is not practical or advantageous to the Commonwealth. The plumbing and electrical contracts do not present any unique qualities that require the expertise or experience inherent in the HVAC work, so those two contracts will be procured using the sealed bid process.

The scope for this project involves installing a unique open loop geothermal system within an historic building. This system will not be a ground source system; the specifications require tapping into an aquifer to create an open loop that returns the water to the aquifer. The HVAC work will encounter asbestos lining in shafts as well as lead paint that must be remediated. The current boilers will remain but the master plant control system will be modified. The ceiling in the building will be modified to replace HVAC equipment. The HVAC contractor will serve as the lead prime contractor and must coordinate the work on this project with other work that will be done concurrent with this project. The site will remain open during construction, requiring special care and consideration for the safety of visitors.

The above factors demonstrate the unique construction considerations on this project, which requires specific contractor knowledge, skill and experience to safely and successfully complete the project work. Consequently, it is not practical or advantageous to use the competitive sealed bidding process because the low bid approach does not allow the Commonwealth to consider the specific factors presented herein and cost in the award process in a timely manner.


Deputy Secretary for Public Works

3-2-17
Date