

DETERMINATION MEMO

SCI FOREST – BUILDING 6 CORRECTIONAL INDUSTRIES PLANT

Project Number: A-377-1

Location: Forest County

Project Allocation: \$7,500,000

Est. Construction Duration: 300 CD

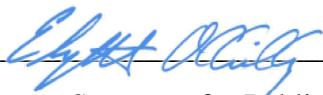
DETERMINATION REGARDING THE USE OF THE REQUEST FOR PROPOSAL (RFP) METHOD OF PROCUREMENT

The use of the standard competitive sealed bid process to complete construction of Building 6 at SCI Forest is not practical or advantageous to the Commonwealth. The scope of this project includes slab-on-grade construction details, necessary upgrades/modifications to existing ventilation, chilled water, and plumbing systems. In addition, final plant layout details are highly dependent on the manufacturer of Sand Blast Booth, Paint Booth and Drying Booth. Specifically, the project scope will require:

- Construction of concrete floor slab complete with thickened areas, trenches and similar details required for the installation of the booths, lifts and other work. The location of trenches within the footprint of the booth and the footprint required for booth mechanicals will be different, depending on which booth manufacturer is selected.
- Construction of finished partitions for defined rooms complete with ceiling/deck assemblies and door assemblies.
- Addition of Insulated Sectional Overhead Doors to be fitted with DOC CI furnished locks and/or controls.
- Modifications and/or additions to the HVAC systems needed to support the project including supplemental chilled water capacity, either at the project location or in the Central Plant, and supplemental air supply and exhaust.
- Plumbing required to support Vehicle Wash Bay, New Accessible Restroom.
- Modifications to, or additions to, underground building sanitary system to facilitate installation of Oil Water Separator and Grit Trap and to ensure that floor drains do not coincide with sand blast booth.
- Modifications to, or additions to, the electrical system needed to support the project including transformers, distribution panels conduit, wiring and fixtures.
- Installation of Shatter Proof Lights.

- Rough-in, wiring and final connections for DOC CI furnished Security Cameras, locking devices and other security system items.
- Installation of Vehicle Wash System.
- Installation of Oil Water Separator and Grit Trap.
- Site improvements including new pavement and ramps with associated earthwork, new fences and gates and “Jersey” barriers or similar movable protective barriers.
- Scheduling the work within existing security and CO escort limitations.

The above factors demonstrate the unique construction considerations on this project, which are highly dependent on the booths procured for this project, and which requires specific contractor knowledge, skill and experience to safely and successfully complete construction of the proposed Vehicle Restoration Plant. 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. The project will proceed as a Design/Build Request for Proposal.



Deputy Secretary for Public Works

4-6-18

Date