

DETERMINATION DECISION MEMO

SCI Frackville – Electrical Upgrades

Project Number: 1576-10 Phase 1

Location: Schuylkill County

Est. Construction Duration: 847 Calendar Days

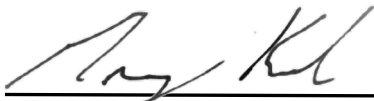
DETERMINATION REGARDING THE USE OF THE REQUEST FOR PROPOSAL (RFP) METHOD OF PROCUREMENT

SCI Frackville is a maximum-security correctional institution for male inmates. The use of the standard competitive sealed bid process for the Electrical Contractor's scope of work for the replacement of the existing switchgear, new medium voltage campus loop through an underground duct-bank, and a new 2MV emergency generator is not practical or advantageous to the Commonwealth. Specifically:

- SCI Frackville is a critical facility that must remain operational and occupied during construction. The sequencing work, scheduling and coordination of multiple contractors will be critical since demolition, renovation, and new construction activities may occur simultaneously. The project will require the 'lead' contractor to have demonstrated experience in sequencing work, scheduling, and coordination regarding an operational, occupied, and secured institution.
- The high-level complexity needed for replacing the electrical switchgear while maintaining facility operation will require electrical contractors with demonstrated experience with both older and newer electrical systems/equipment. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The project includes the installation of a new 15KV switchgear, a new 15KV medium voltage campus loop via underground duct bank and pad mounted transformers for each building; installation of a new 2MW emergency generator; underground duct banks and manholes for routing medium voltage loop; installation of new distribution panels and feeders to re-feed existing panelboards; demolition of existing switchgear in Utility Building; demolition of existing feeders from duct banks no longer in use. The Commonwealth will benefit from evaluating the contractor's past experiences with this equipment and their installation.
- The high-level complexity needed for the implementing of controls to meet needs with the interface, the project will require contractors with demonstrated experience with paralleling generators and medium generators. It is advantageous to the Commonwealth to evaluate the contractor's experience with integrating automation controls and security into the existing system.

- The project requires tight coordination of the Prime contractors, the facility will benefit from evaluating the electrical contractor's (as the 'lead' contractor on the project) past experiences.

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



Deputy Secretary for Capital Programs

5/2/2023

Date