

## **DETERMINATION DECISION MEMO**

### **SCI Mahanoy - Repair/Renovations to Switchgear & Generators**

**Project Number: 373-9 Phase 1      Location: Schuylkill County Est.**

**Construction Duration: 929 Calendar Days**

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


The State Correctional Institution at Mahanoy is a medium- security level male institution. The use of the standard competitive sealed bid process for the Electrical Contractor's scope of work for the replacement of the existing switchgear, emergency generators, and the main tie-in to certain buildings is not practical or advantageous to the Commonwealth. Specifically:

- SCI Mahanoy 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 installation of new switchgear while maintaining the operational status of the existing switchgear in addition to replacement of existing generator and temporary generator. The facility will benefit from evaluating the contractor's past experiences with this type of work.
- Key elements of scope and scale requiring the evaluation of past experience with similar projects include, but are not limited to: Replacement of 5KV generator paralleling switchgear in conjunction with multiple double ended 480V switchboard lineup replacements; Two (2) stand-by 3000KW EPA Tier 2 emergency generators; Master Programmable Logic Controller the Paralleling Control System, Paralleling Switchgear, Redundant Master PLCs, SCADA

Network interface for communication between system components, Relay modules for sensing system inputs, and related supporting components).

- The project includes the replacement of 480V Double Ended Switchboards in multiple buildings requiring temporary (single ended) switchboards to facilitate switchboard replacement in multiple buildings. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The new building automation control requires integration with the existing system. 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 Mahanoy. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for the Electrical Contract 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.

  
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Deputy Secretary for Capital Programs

5/2/2023  
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Date