

## **DETERMINATION DECISION MEMO**

### **Danville State Hospital HVAC Replacement**

**Project Number: 503-23**

**Location: Montour County**

**Project Allocation: \$7,000,000**

**Est. Construction Duration: 658 Calendar Days**

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

The use of the standard competitive sealed bid process for the replacement of the HVAC at Danville State Hospital is not practical or advantageous to the Commonwealth. The nature of the contracts and the scope of work for this project encompasses five prime contracts to replace the HVAC system at the Danville State Hospital's North Central Secure Treatment Unit (NCSTU), which is a secure residential facility that houses adjudicated delinquent youths. Specifically, the nature of the contracts and the scope of work involves:

- General renovations will include removing all existing ceilings and replacing them with high impact gypsum board ceilings in secure areas and acoustical tiles in non-secure areas, all new CMU chases, new flooring and all necessary patching, painting and finishes.
- The HVAC contract, which encompasses the most work, includes abatement of hazardous materials, removing the existing fan coil unit system and the air-cooled chiller, providing new packaged AHUs, new controls, new anti-ligature secure air terminals, new exhaust system for toilets, new make-up air system in the kitchen, new hot water unit heaters in the crawlspace, new hot water pumps, new heat exchangers, new fire, smoke and fire-smoke dampers, supply and return air system and balancing.
- The Plumbing work includes a new natural gas meter and piping distribution system on the roof.
- The Electrical work includes demolition, new LED lighting, fire alarm connections, removal of the 3-Phase distribution system, a new transformer, new distribution system.

- The Fire Protection work installs a complete building sprinkler system, including an underground fire protection tank with diesel vertical turbine.

Although the scope of work does not, in and of itself, present significant technical challenges, the environment does create challenges since the work must be performed in a secured facility occupied 24/7 by adjudicated delinquent youths. It is in the Commonwealth's best interest to evaluate potential contractors qualifications, personnel, experience, etc. in regards to the following factors which present unique circumstances that are not present on other construction projects:

- All personnel must pass a security background check.
- The 24/7 occupied facility must be heated and cooled with no interruption.
- Scheduling the work amongst the five prime contractors and DHS personnel to minimize resident relocations will require contractors with extensive CPM scheduling experience.
- Executing the work will require five prime contractors with extensive experience working within a secured and occupied environment.

The above factors demonstrate unique scheduling and security considerations on this project, which requires specific contractor knowledge, skill and experience to safely and successfully complete the project work. Consequently, it is not in the Commonwealth's best interest nor is it 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 in conjunction with cost and Small and Diverse Business participation in the award process in a timely manner.

  
Deputy Secretary for Public Works

10-24-18  
Date