

**DESIGN/BUILD  
REQUEST FOR PROPOSAL  
DETERMINATION MEMO**

**Department of General Services  
McKeever Environmental Center Demolition  
DGS Project: C-0404-0034 DBC Phase 1  
Location: Sandy Lake, Mercer County**

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

Using the standard competitive sealed low bid process for the demolition of portions of the campus of the McKeever Environmental Center is not practical or advantageous to the Commonwealth.

Currently, the Department of General Services ("DGS") is in possession of the McKeever Environmental Center ("Center"). The Center's consists of 10 vacated buildings located on a 200-acre property located at 55 McKeever Lane, Sandy Lake, PA 16145. A number of abandoned buildings, which have various levels of hazardous materials, continue to deteriorate, creating an on-going potential public safety hazard. The remaining buildings along with the land will be transferred to DCNR for that Agency's use.

The proposed project will demolish 6 buildings and associated parking and sidewalks, and utilities in a responsible and environmentally safe manner. The scope will require single prime contractor that is experienced and properly qualified to assess the hazardous material issue, properly remediate and demolish the buildings.

This project will benefit from the design/build approach because, based upon the identified conditions and continual deterioration, completing demolition as quickly as possible will ensure public safety and proper demolition.

- **CPM Scheduling**

The project will require a tightly coordinated schedule between the prime contractor and their design professional to collaborate demolition, remediation, utility shutdowns. The criticality of the scheduling, with full emphasis on the coordination and cooperation between the contractor and their design professional partner, requires extensive CPM scheduling expertise by the contractor. The contractor must recognize and accept the criticality of the milestones and must have an established expertise with creating, maintaining, and integrating a CPM schedule.

- **Hazardous Materials Abatement experience**

The scope of the project requires significant abatement of hazardous materials with public safety a paramount concern. The contractor must be experienced in managing all aspects of hazardous abatement including scheduling of equipment, labor, and material, just in time deliveries, quality control, daily Hazmat Monitoring, record keeping and public safety.

- **Site Utilities**

The project requires expertise with tight coordination of the prime to ensure proper demolition of utilities across the site while maintaining the utilities to the buildings that are to remain.

- **Commonwealth of Pennsylvania construction project experience**

This is a Commonwealth of Pennsylvania, Department of General Services project and will, therefore, be subject to inspection by the Commonwealth's Department of Labor & Industry. The contractor should have experience with DGS projects, including expertise in the identification of, duration of and scheduling of all inspections required by PA. Department of Labor & Industry.

- **Commonwealth of Pennsylvania Design/Build project experience**

This is a Design/Build Project which has critical coordination between the Design/Build Contractor and their Retained Professional and it is advantageous to the Commonwealth to evaluate the contractor's and their Retained Professional's experience with design/build projects.

The above factors demonstrate unique construction considerations for the contracts on this project, which all require specific contractor knowledge, skill, and experience to complete the project work successfully and to expedite the construction schedule. Consequently, it is not practical or advantageous for the Commonwealth to use the competitive sealed low bid process to procure contractors because the low bid approach does not allow the Commonwealth to consider these specific factors.

Jason S. Snyder  
Deputy Secretary for Public Works

2/22/2023  
Date