

DESIGN/BUILD DETERMINATION MEMO

Department of Transportation

District 6-0 Regional Traffic Management Center Generator

DGS Project 251-94

Location: DOT District 6-0 King of Prussia

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

The use of the standard competitive sealed bid process for the design and installation of a new generator as part of the substantial reconfiguration of the District 6-0 campus is not practical or advantageous to the Commonwealth.

Currently, DOT and DGS are coordinating the reconfiguration to the District 6-0 campus which will include a subsequent project to construct a new Regional Traffic Management Center (RTMC) and Parking Structure. The RTMC will be a design/build project expected to be released for bid in November 2018. Construction of that facility must be coordinated with the existing facility, all of which must have the capability to run 365/24/7 to ensure constant intelligent transportation system assets in southeast Pennsylvania, thus placing a critical need for a new generator sized to support the existing building load. The overall planned schedule requires the new generator to be designed, installed and operational by the beginning of 2019.

The scope will include a new primary switch, a new transformer, new main switchboard (outside since there is no space in the existing main electrical room), replacement of the existing generator (sized for current building load) and resolving existing power panel short circuit issues.

This project will benefit from a design/build approach since, based upon the nature and 24/7 operation of the facility, completing the design and construction as quickly as possible will ensure appropriate and reliable backup power. In addition, DOT and DGS are finalizing a 30% design for the generator project which can be adapted by the Design/Builder to reduce design time. The design/build approach will, in this instance,

provide the increased efficiency in reducing the contract duration, providing the best chance to have this facility capable of full function with minimal risk to operations.

The design/build context compels DGS to issue an incomplete design to interested vendors, which means firms would not be bidding on an identical scope of work, making it difficult to actually determine which firm presented the lowest, responsible and responsive bid based solely on price. In addition to the expedited time frame, this project involves electrical construction with a 24/7 emergency type facility that will be occupied throughout the duration of the project.

The above factors demonstrate the unique construction considerations on this project, which requires specific contractor knowledge, skill and experience to complete the project work successfully in a short time period. 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.



Deputy Secretary for Public Works

9/11/18

Date