

DETERMINATION DECISION MEMO

Pennsylvania State Police Academy and BESO Modernization

Project Number: C-0211-0005 Phase 5

Location: Dauphin County

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

The Pennsylvania State Police (PSP) is one of the oldest and most respected organizations of its kind in the country. The PSP Academy trains and expertly prepares new recruits for service as well as training and professional development to its current compliment. The Academy and the Bureau of Emergency and Special Operations (BESO) are essential to the Commonwealth and are in great need for modernization as today's recruits expect, and deserve, a better live/work environment as well as the technology and amenities supporting high-level instruction. Modern, efficient, and highly effective environments are necessary to support the expected level of achievement for PSP. This project, for the services that PSP provides, is of greatest importance to the Commonwealth and a team of qualified and experienced contractors is critical.

The scope for construction and modernization of the PSP Academy and the BESO in Dauphin County, and the context within which that work is to be completed, leads Public Works to conclude that it is advantageous to the Commonwealth to evaluate the contractors' experience regarding this work and their effectiveness in operating within a similar context.

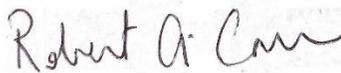
The scope and context for completion of the work includes, but is not limited to, the following:

- The project encompasses construction of 400,000 GSF of six new facilities on a 146 acre site. This construction includes administrative/office areas, academic areas, auditorium, kitchen and cafeteria, gyms and training tank, indoor firing range, dormitories, outdoor tactical training areas, supply warehouse, horse

- stables, auto building and grounds building, and a new headquarters for the Bureau of Emergency and Special Operations.
- The existing Academy will remain operational through the construction of the main building(s).
- Scheduling and coordination of multiple contractors on their project will be critical since demolition, renovation, and new construction activities may occur simultaneously. The project will require contractors with demonstrated experience in scheduling and coordination.
- Demolition of the existing academy facilities, which contain hazardous materials, along with removal of underground fuel storage tanks will occur while the existing Academy remains operational. The work items require scheduling expertise to create a scope of work to abate and remove these materials in coordination with the remaining project work.
- The project includes unique tactical villages with special finishes, structural masonry, and vehicle access.
- The project includes a mock courtroom which will require millwork / ornamental woodwork.
- The project includes commissioning, a geothermal system, a master plant control system, building automation, and humidity controls for which the Commonwealth will benefit from evaluating the contractor's experiences.
- 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 a campus wide system.

- This project consists of a large number of workstations and a media production suite, and the BESO will have extensive computerized equipment. The uniqueness of this work makes it advantageous to the Commonwealth to evaluate the contractors' experience in each of these.
- The auditorium, which seats 500 people, requires theatrical experience with lighting, acoustics, sound control, etc.
- The emergency generator, major emergency circuits, and continuity of operations are critical to the project.
- The Department's Bureau of Construction staff will oversee security related issues for contractor access and compliance with the Request for Criminal History Record Information Act check (CHRIA) and/or other criminal record checks performed by the PSP which is required for this project.

The above factors demonstrate unique construction considerations on this project that require specific contractor knowledge, skill, and experience to successfully complete the project work. Consequently, it may be practicable, but it is not advantageous, to use the sealed low bid approach. Therefore, the Request for Proposal method of procurement will be used for this project.



Deputy Secretary for Public Works

12/08/2021

Date