

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

**Department of Human Services  
Norristown State Hospital  
DGS Project 509-38**

**Location: Norristown, Montgomery 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 Norristown State Hospital is not practical or advantageous to the Commonwealth.

Currently, the Department of Human Services (“DHS”) has vacated some the buildings located on a 68-acre portion of the Norristown State Hospital campus. The abandoned buildings, which have various levels of hazardous materials, continue to deteriorate, creating an on-going potential public safety hazard. The facility will continue to remain operational as a state hospital after the conclusion of this project, so utility work to separate on-going operations from those to be abandoned will be critical.

The proposed project will demolish approximately 13 buildings, an electrical vault, and miscellaneous underground tunnels in a responsible and environmentally safe manner. The scope will require multiple prime contractors experienced and properly qualified to assess the hazardous material issue, properly remediate and demolish the buildings with minimal interruption to continuing services, which function 24/7/365.

This project will benefit from a Request for Proposal (RFP) 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 multiple prime contractors to collaborate demolition, remediation, utility shutdowns, relocation of existing steam and electrical lines all with minimum interruption to on-going 24/7/365 operations. The criticality of the scheduling, with full emphasis on the coordination and cooperation between the prime contractors, requires extensive CPM scheduling expertise by each prime contractor. All primes must recognize and accept the criticality of the milestones and each must have an established expertise with creating, maintaining, and integrating a CPM schedule.

- **Maintain uninterrupted operations and building access in a safe manner**

The scope of the project requires dividing the existing campus to two new distinct campuses with resident and staff safety a paramount concern. The buildings will continue to be occupied during construction, so operations and access to the existing facilities throughout construction must be maintained and construction operations must be conducted in a safe manner requiring expertise in scheduling and public safety. Since access must remain in operation throughout the duration of construction of the project, contractors must be experienced in managing all aspects of construction while scheduling equipment, labor, and material, just in time deliveries and coordination with other prime contractors to protect resident and staff safety and on-going campus operations.


- **Site Utilities**

The project requires expertise with tight coordination of all primes to ensure proper demolition and relocation of utilities across the site. Existing steam lines (HVAC prime) and the campus electrical loop (Electrical prime), including a delicate electrical panel transition and high voltage electrical work, must be shut off and/or relocated within a careful coordination with demolition and remediation (General prime).

- **Commonwealth of Pennsylvania construction project experience**

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

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.

  
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**Deputy Secretary for Public Works**

2-26-21  
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**Date**