

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

**Department of Human Services
Allentown State Hospital
DGS Project 501-22
Location: Allentown, Lehigh County**

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

Using the standard competitive sealed bid process for the design and demolition of the abandoned buildings on the campus of the Allentown State Hospital is not practical or advantageous to the Commonwealth.

Currently, the Department of Human Services (“DHS”) has vacated all of the buildings located on the 195 acres of the Allentown 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 proposed project will demolish approximately 850,000 SF in the buildings in a responsible and environmentally safe manner. The project scope will require an experienced and properly qualified vendor to assess the hazardous material issue and to design an action plan to obtain permits and remediate the buildings. The successful proposer will design and demolish in conformance with all applicable laws.

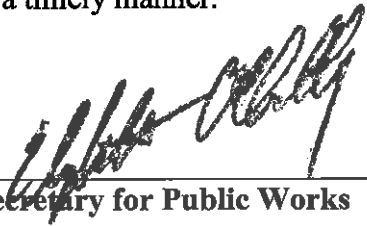
This Request for Proposal (RFP) design/build (technically design/demolish) approach is advantageous to the Commonwealth because, based upon the identified conditions and continual deterioration, completing the design and demolition as quickly as possible will ensure public safety and proper demolition. The RFP design/build approach will, in this instance, provide the increased efficiency in reducing the contract duration, providing the quickest and safest solution for proper stewardship of the property.

The design/build context compels DGS to issue very basic scope (site plan and hazardous material report) to interested vendors who would use their expertise to develop

the best action plan for hazardous material remediation and proper demolition techniques, which means bidders 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.

As this is a Design/Build Contract, the Design/Build Contractor (“DBC”) will be hiring an architect/engineering firm to be the DBC’s Retained Professional. It is advantageous to the Commonwealth to evaluate the DBC’s Retained Professional’s experiences prior to awarding a contract. The Commonwealth will evaluate their experience working on a design/build team, experience with hazardous material issues, and also their experience in demolishing similar facilities. Evaluating the DBC’s Retained Professional is advantageous to the Commonwealth as opposed to accepting the design firm the lowest bidder hires.

The above factors demonstrate the unique considerations for demolishing the buildings within 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 to procure a design/build contractor because the low bid approach does not allow the Commonwealth to consider the specific factors presented herein, in conjunction with cost, in the award process in a timely manner.



Deputy Secretary for Public Works

2/27/19
Date