

Date of Issue: August 26, 2021

Department of General Services
Energy and Resource Management Office
401 North Street, Room 403 North Office, Harrisburg, PA 17120

Bulletin Number 1

on

Project No. GESA 2021-2 – Request for Quotes for a Guaranteed Energy Savings
Project at:
Department of Human Services, DHS Wernersville State Hospital, Pennsylvania

Quote Submission Deadline: Tuesday, October 12, 2021

Time of Opening: 2:00 PM

REQUEST FOR INFORMATION

1. Please provide the total square footage of each building at Wernersville State Hospital. **The square footage information is attached to this bulletin as Attachment A.**

SITE VISIT INFORMATION

1. The site visits will take place on the following dates & times:

Tuesdays: August 31, September 7 & 14 8:30 am – 11:30 am

Wednesdays: September 1, 8, 15, 22, 29 8:30 am – 11:30 am

2. Per hospital policy, all visitors will be required to report to building 13, Maintenance Office, to have temperature taken and fill out the questionnaire. Masks must also be worn while on Hospital grounds, indoors and outside, regardless of vaccination status. A map highlighting the location of the Maintenance Office is attached to this bulletin as Attachment B.



Rebecca Tomlinson, RFQ Coordinator
Energy & Resource Management Office

Please acknowledge receipt of Bulletin by email response to Becky Tomlinson at:
retomlinso@pa.gov

ATTACHMENT A
to
BULLETIN 1
for
GESA 2021-2 DHS Wernersville

Wernersville State Hospital
BUILDING UTILIZATION REPORT
2019-2020

BLD NUM	TOTAL SQ FT	FACILITY SQ FT	LEASED SQ FT	VACANT SQ FT	TOTAL FT HEATED	FACILITY HTD FT	LEASED HTD FT	VACANT HTD FT	MEMO
1	28,752	7,388	0	21,364	7,388	7,388	0	0	ADMINISTRATION BLDG, Hospital Historical Archives
2	35,500	9,421	0	26,079	0	0	0	0	Entire Building unheated, 1st Floor utilized as storage for South Mt Workshop
3	36,328	27,535	0	8,793	27,535	27,535	0	0	Basement and First Floor used by South Mountain Workshop, Second Floor is heated storage space, 3rd Floor is unheated & vacant
4	35,360	0	0	35,360	0	0	0	0	PARKSIDE HOUSE (EAST) - VACANT
5	35,360	8,693	9,281	17,386	17,974	8,693	9,281	0	PARKSIDE HOUSE (WEST) -1ST FLR SENIOR CITIZENS (9281 SQ FT) REIMBURSED. 2ND FLOOR VACANT -UNHEATED 8693 SQ FT.
6	0	0	0	0	0	0	0	0	DEMOLISHED PRIOR TO 1972
7	0	0	0	0	0	0	0	0	DEMOLISHED PRIOR TO 1972
8	0	0	0	0	0	0	0	0	STORAGE BLDG.-DEMOLISHED 7/27/81 (8736SQ.FT)
9	16,744	0	0	16,744	0	0	0	0	QUAD HALL - VACANT(Unheated)
10	0	0	0	0	0	0	0	0	NORTH BLDG- Demolished July 2010.
11	6,095	6,095	0	0	0	0	0	0	STONE BARN
12	44,532	30,112	0	14,420	30,112	30,112	0	0	CHAPEL & CAFETERIA- 1ST FLR Main Storeroom; 2ND FLR VACANT (14420 SQ FT)
13	12,722	12,722	0	0	12,722	12,722	0	0	GARAGE & MAINTENANCE OFFICE
14	43,648	39,148	0	4,500	22,968	22,968	0	0	COLD STOR., MAINT.SHOPS, STOREOOM
15	0	0	0	0	0	0	0	0	INDUST.BLDG.-DEMOLISHED 5/30/85 (17692 SQ.FT)
16	5,361	5,361	0	0	5,361	5,361	0	0	FIRE HOUSE
17A	8,350	8,350	0	0	0	0	0	0	WAREHOUSE-MAINTENANCE & GARAGE STORAGE
17B	3,167	3,167	0	0	0	0	0	0	BLDG 17-CH CELERY HOUSE (ROOT CELLAR)
17C	1,834	1,834	0	0	0	0	0	0	BLDG 17-CM CIDER MILL Survey 5/99
17D	669	669	0	0	669	669	0	0	BLDG 17- FARM OFFICE
17E	57	57	0	0	0	0	0	0	BLDG 17- SCALE HOUSE
17F	520	520	0	0	0	0	0	0	BLDG 17G GARAGE (PIGGERY AREA)
17G	0	0	0	0	0	0	0	0	BLDG 17-GH1 GREEN HOUSE 1 demolished 7/31/18
17H	8,428	8,428	0	0	0	0	0	0	17SH SLAUGHTER HOUSE
18	31,470	0	28,848	2,622	30,573	0	28,848	1,725	DOC moved in 9/1/08
19	31,470	0	28,848	2,622	30,574	0	28,848	1,726	DOC moved in 9/1/08
20A	0	0	0	0	0	0	0	0	Isolation Building demolished 8/2/85 (4883 sq ft)
20B	0	0	0	0	0	0	0	0	MATTRESS BLDG.-DEMOLISHED 8/2/85-(5282SQ.FT)
21	0	0	0	0	0	0	0	0	DEMOLISHED PRIOR TO 1972
22	8,385	0	0	8,385	0	0	0	0	RIDGE HALL WARD 17; VACANT AS OF 6-30-95; no heat.
23	0	0	0	0	0	0	0	0	HILLSIDE HALL-WARD M-DEMOLISHED 7/24/85-(8037SQ.FT) DEMOLISHED 7/24/85
24A	0	0	0	0	0	0	0	0	24-CC COMMUNITER PIT (22SQ.FT)- demolished 2018

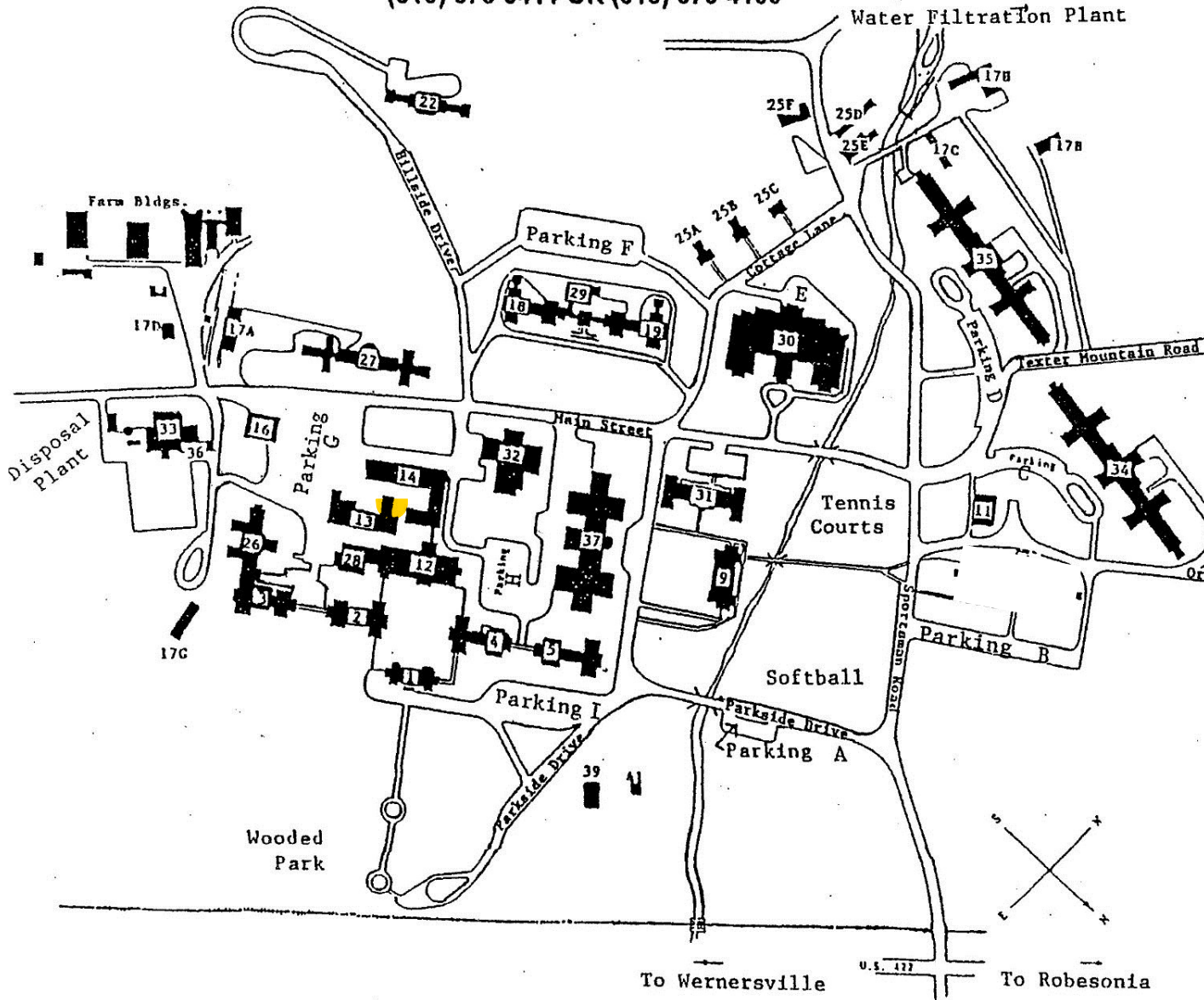
BLD NUM	TOTAL SQ FT	FACILITY SQ FT	LEASED SQ FT	VACANT SQ FT	TOTAL FT HEATED	FACILITY HTD FT	LEASED HTD FT	VACANT HTD FT	MEMO
24B	0	0	0	0	0	0			24-CB COALULATION BASIN (NOT IN USE)-254SQ.FT.
24C	0	0	0	0	0	0			24-CDB CONTROL DISPOSAL BLDG-VACANT-(1028SQ.FT)
24D	0	0	0	0	0	0			24-DB DIGESTER BLDG-VACANT-(594SQ.FT)
24E	0	0	0	0	0	0			24-DC SEWAGE DOSING PIT-NOT IN USE-(144SQ.FT) demolished 2018
24F	0	0	0	0	0	0			24-FB SEWAGE FILTER BEDS-NOT IN USE-(13248SQ.FT) demolished 2018
24G	0	0	0	0	0	0			24-FCT-1 CLARIFIER TANK 1 FINAL-NOT IN USE-706SQ.FT
24H	0	0	0	0	0	0			24-FCT-2 CLARIFIER TANK 2 FINAL-NOT IN USE-706SQ.FT
24I	0	0	0	0	0	0			24-FCT-1 CLARIFIER TANK 1 -NOT IN USE-(706SQ.FT)
24J	0	0	0	0	0	0			24-FCT-2 CLARIFIER TANK 2-NOT IN USE-(706SQ.FT)
24K	0	0	0	0	0	0			24-PH PUMP HOUSE-NOT IN USE-(198SQ.FT)
24L	0	0	0	0	0	0			24-R-1 BACKWASH TANK 1 (40,000 GAL) - 314SQ.FT. (Closed 9/09)
24M	0	0	0	0	0	0			24-R-2 ELEVATED WATER TANK (200,000 GAL)-810SQ.FT. (Closed 9/09)
24N	0	0	0	0	0	0			24-SB-1 SLUDGE BASIN (1 THRU 6) (NOT IN USE) 1,000 SQUARE FEET
24O	36	36	0	0	0	0			24-S6 SEWAGE SCREEN CHAMBER PIT - THIS IS USED
24P	1,494	0	0	1,494	0	0			24-WFP WATER FILTRATION PLANT-(INDEP.HTG.SYS.OIL) (Closed 9/09)
24Q	0	0	0	0	0	0			24-WSB-1&2 WATER SETTLING BASIN 1 & 2 (3224SQ.FT) (Closed 9/09)
24R	0	0	0	0	0	0			24-WT-1 WATER TANK 1 (500,000 GAL)-5300SQ.FT. (Closed 9/09)
24S	0	0	0	0	0	0			24-WT-2 WATER TANK 2 (500,000 GAL)-5300SQ.FT. (Closed 9/09)
25A	3,939	0	0	3,939	2,626	0		2,626	Dr. Gopalani in residence effective 1/26/09 - vacant 12/1/18
25B	3,939	0	3,939	0	2,626	0	2,626	0	Dr. Aslam in residence effective 12/6/06
25C	2,205	0	0	2,205	1,470	0	0	1,470	Vacant
25D	0	0	0	0	0	0			25-G GARAGE (Demolished 7/10)
25E	5,466	5,466	0	0	0	0			25-M MILL
25F	8,031	0	2,677	5,354	8,031	0	2,677	5,354	Four rental units: Dr. Grem 2,677 sq ft effective 12/10/05; APT 2 (1,673 sq ft) - Vacant since 12/20/12; APT 3 (2,008 sq. ft) - Vacant since 8/31/12; and APT 4 (1,673 sq ft.) vacant.
26	23,418	23,418	0	0	23,418	23,418			EAST HALL- partially occupied by maintenance
27	50,098	0	29,700	20,398	32,400	0	29,700	2,700	WAYSIDE HALL Entire Building leased to DOC effective 9/1/08
28	12,715	12,715	0	0	12,715	12,715			OLD MAIN KITCHEN (Kitchen not in service) (Storeroom East)
29	4,635	0	4,635	0	3,883	0	3,883	0	DOC effective 9/1/08 for 4635 sq ft.
30	47,240	0	47,240	0	42,104	0	42,104	0	BROOKSIDE BLDG. Building leased - DOC effective 9/1/08.
31	20,466	20,466	0	0	20,466	20,466			HILL HALL
32	20,978	20,978	0	0	20,978	20,978			LAUNDRY sorting and dispensing only
33	20,642	20,642	0	0	17,585	17,585			BOILER PLANT
34	122,577	122,577	0	0	116,712	116,712	0	0	SCHUYLKILL CTR. 3 Psych Units- Main Dietary Kitchen
35	116,977	116,977	0	0	111,112	111,112	0	0	LEBANON CTR. (West Hall), 3 Psych units , Treatment Mall for entire year
36	807	807	0	0	807	807			PUMP BUILDING - Boiler Plant
37	116,211	114,512	1,699	0	110,894	109,195	1,699	0	BERKS CTR.(ADMIS.BLDG);CANTFFN (2,832 SQ.FT) used by South Mt Workshop, 4 Psych Units entire year (1,699 sq. ft. is a vending machine area)
44	4,200	4,200	0	0	0	0			TIN BARN MAINTENANCE STORAGE

BLD NUM	TOTAL SQ FT	FACILITY SQ FT	LEASED SQ FT	VACANT SQ FT	TOTAL FT HEATED	FACILITY HTD FT	LEASED HTD FT	VACANT HTD FT	MEMO
45	80	80	0	0	0	0			TRANSFORMER VAULT
*ID	0	0	0	0	0	0			INCINERATOR-NOT USED (121SQ.FT)
*PP	0	0	0	0	0	0			PARK PAVILION (1650SQ.FT)
*PS	600	600	0	0	0	0			PAPER SHED (600SQ.FT)
*PT	260	260	0	0	0	0			PARK TOILET
*RS	600	600	0	0	0	0			RAG SHED
*SM	2,268	2,268	0	0	0	0			SAW MILL (2268SQ.FT)-NOT AN ENCLOSED BLDG.
*TNL	480	480	0	0	0	0			TUNNEL-BLDG. 2 TO BLDG. 3 (PASSENGER WALKWAY)
*TNL	400	400	0	0	0	0			TUNNEL-BLDG. 3 TO BLDG. 26 (PASSENGER WALKWAY)
*TNL	1,160	1,160	0	0	0	0			TUNNEL-BLDG. 26 TO BLDG. 28 (PASSENGER WALKWAY)
*TNL	1,740	1,740	0	0	0	0			TUNNEL-BLDG. 14 TO BLDG. 32 (PASSENGER WALKWAY)
*TNL	2,880	2,880	0	0	0	0			TUNNEL-BLDG. 14 TO BLDG. 27 (PASSENGER WALKWAY)
*TNL	360	360	0	0	0	0			TUNNEL-BLDG. 12 TO BLDG. 14 (PASSENGER WALKWAY)
*TNL	1,620	1,620	0	0	0	0			TUNNEL-BLDG. 4 TO BLDG. 12 (PASSENGER WALKWAY)
*TNL	480	480	0	0	0	0			TUNNEL-BLDG. 5 TO BLDG. 4 (PASSENGER WALKWAY)
*TNL	3,000	3,000	0	0	0	0			TUNNEL-BLDG. 37 TO BLDG. 5 (PASSENGER WALKWAY)
*TNL	2,320	2,320	0	0	0	0			TUNNEL-BLDG. 37 TO BLDG. 31 (PASSENGER WALKWAY)
*TNL	3,672	3,672	0	0	0	0			TUNNEL-BLDG. 37 TO BLDG.18-19 (PASSENGER WALKWAY)
*TNL	870	870	0	0	0	0			TUNNEL-BLDG. 18-19 TO BLDG. 30 (PASSENGER WALKWAY)
*TNL	7,200	7,200	0	0	0	0			TUNNEL-BLDG. 37 TO BLDG. 10 (UTILITY TUNNEL)
*TNL	2,440	2,440	0	0	0	0			TUNNEL-BLDG. 10 TO BLDG. 34 (PASSENGER WALKWAY)
*TNL	1,640	1,640	0	0	0	0			TUNNEL-BLDG. 34 TO BLDG. 35 (PASSENGER WALKWAY)
	1,014,896	666,364	156,867	191,665	713,703	548,436	149,666	15,601	

**ATTACHMENT B
to
BULLETIN 1
for
GESA 2021-2 DHS Wernersville**

MAP OF WERNERSVILLE STATE HOSPITAL

(610) 678-3411 OR (610) 670-4100



MAP KEY

1. Berks Co. Intermediate Unit
2. East Hall
3. South Mountain Workshop
4. Parkside House
5. Berks Co. Senior Citizens
9. Quad Hall
10. Demolished
11. Stone Barn
12. Storerooms
13. Maint. Office/Garage
14. Cold Storage/Maint. Shops
16. Fire House
- 17A. Warehouse
- 17B. Celery House
- 17C. Cider Mill
- 17D. Farm Office
- 17G. Greenhouse
- 17H. Slaughter House
18. Conewago-Wernersville
19. Conewago-Wernersville
22. Ridge Hall
- 25A. Cottage #1
- 25B. Cottage #2
- 25C. Cottage #3
- 25D. Staff Garage
- 25E. Mill, Weld Shop, Storage
- 25F. Wertz Cottage-Residence
26. Maintenance Shops
27. Rainbow Home (AIDS Hospice)
28. Storage/Maint. Storeroom
29. Conewago - Cafeteria
30. Brookside Bldg.
31. Hill Hall
32. Laundry
33. Boiler Plant
34. Schuylkill Center
35. Lebanon Center
36. Pump House (Boiler Plant)
37. Berks Center
39. Park Pavilion
41. Park Toilets