

DETERMINATION DECISION MEMO

SCI Greene – Renovate Switchgear & Generators

Project Number: 372-05 Phase 1

Location: Greene County

Est. Construction Duration: 928 Calendar Days

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

The State Correctional Institution at Greene is a maximum-security level male institution that houses a majority of death row inmates in the Commonwealth. The use of the standard competitive sealed bid process for the Electrical Contractor's scope of work for the replacement of the existing switchgear, controls for existing emergency generators, and the medium voltage electrical work is not practical or advantageous to the Commonwealth. Specifically:

- SCI Greene is a critical facility that must remain operational and occupied during construction. The Project will require sequencing work, scheduling and close coordination with both the institution and multiple contractors to reduce outages to a minimum and ensure the safety and security of the institution.
- This project involves medium voltage electricity and the replacement of existing switchgear for which the facility will benefit from evaluation the contractor's qualifications and past experiences with this type of specialized work.
- The project includes a proprietary specification in order for the existing generators to be compatible with the new switchgear.
- The high-level complexity needed for replacing the electrical switchgear while maintaining facility operation will require electrical contractors with demonstrated experience with both older and newer electrical systems/equipment. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The project includes a schedule that will need to pause due to lead times for new equipment, this will require a contractor with demonstrated experience in those specific types of schedules.
- 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 automated controls and security into the existing system.

The above factors demonstrate unique construction considerations on this project, which requires specific contractor knowledge, skill and experience to safely and successfully complete the renovations to the SCI Greene. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for the electrical contractor because the low bid approach does not allow the Commonwealth to consider the specific factors presented herein, along with the cost, in the award process.



Deputy Secretary for Capital Programs

5/4/2023

Date