

DETERMINATION DECISION MEMO

Pennsylvania Joint Laboratory Facility Project

Project Number: 1050-01 Phase 1 Revised Rebid Location: Dauphin County

Est. Construction Duration: 1111 Calendar Days

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

The Pennsylvania Joint Laboratory Facility is being developed with four Commonwealth Agencies; Department of Agriculture, Department of Environmental Protection, Department of Health, and Department of Conservation and Natural Resources. They will be physically unified within the building with shared common facilities. Each Department will maintain its own individual identity and organization. The use of the standard competitive sealed bid process for all the Construction Contract's scopes of work for the facility is not advantageous to the Commonwealth. Specifically:

1.1 (GENERAL) CONTRACT – The following specific factors are critical for the success of the work under this contract and the project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience being the lead contractor on multiple prime contractor projects (9 total primes for this project), specifically with: sequencing work, scheduling, and coordination with other prime contractors is critical for a successful project.
- Experience with laboratory types including but not limited to BSL-2 and BSL-3 labs, greenhouse (used as lab space), office spaces, and meeting rooms.
- Experience with laboratory space pressurization.
- Experience with laboratory casework.
- Experience with exterior metal cladding.
- Experience with complete air/vapor barrier systems.
- Experience with special laboratory systems such as high-purity house gasses, RODI (reverse osmosis distilled) high purity water distribution system, segregated lab waste, and acid neutralization systems.
- experience with BIM (Building Information Modeling) coordination between other prime contractors.

1.1a (SITE WORK GENERAL) CONTRACT – The following specific factors are critical for the success of the work under this contract and the

project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience being the part of multiple prime contractor projects (9 total primes for this project), specifically with: sequencing work, scheduling, and coordination with other prime contractors.
- Experience with Geothermal well field, manifold, exterior vault, exterior valving, and piping to the building.
- Experience with engaging a certified Geothermal company with experience designing and installing a complete geothermal system as described in the documents.

1.1B (INTERIORS) CONTRACT – The following specific factors are critical for the success of the work under this contract and the project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience being the part of multiple prime contractor projects (9 total primes for this project), specifically with: sequencing work, scheduling, and coordination with other prime contractors.
- Experience and possessing a Quality Control and Assurance process for work on substrate by others.

1.2 (HVAC) CONTRACT – The following specific factors are critical for the success of the work under this contract and the project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience with leading BIM (Building Information Modeling) coordination between other prime contractors.
- Experience with above ceiling coordination between multiple prime contractors.
- Experience with laboratory types including but not limited to BSL-2 and BSL-3 labs and, greenhouse (used as lab space).
- Experience with laboratory space pressurization.
- Experience with geothermal systems as primary and hybrid gas system as secondary support at peak usage.
- Experience with temporary conditioning utilizing permanent systems.
- Experience with HVAC controls and ductwork.
- Experience with installations of fume hoods and biological safety cabinet ductwork

- Experience with Testing, Adjusting and Balancing of building systems to include lab fume hoods and biological safety cabinets.

1.2A (SHEET METAL) CONTRACT – The following specific factors are critical for the success of the work under this contract and the project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience being the part of multiple prime contractor projects (9 total primes for this project), specifically with: sequencing work, scheduling, and coordination with other prime contractors.
- Experience with laboratory types including but not limited to BSL-2 and BSL-3 labs, greenhouse (used as lab space), office spaces, and meeting rooms.
- Experience with laboratory space pressurization.
- Experience with temporary conditioning utilizing permanent systems.
- Experience with HVAC controls and ductwork.
- Experience with installations of fume hoods and biological safety cabinet ductwork
- Experience with Testing, Adjusting and Balancing of building systems to include lab fume hoods and biological safety cabinets.
- Experience with BIM (Building Information Modeling) coordination between other prime contractors.

1.3 (PLUMBING) CONTRACT – The following specific factors are critical for the success of the work under this contract and the project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience being the part of multiple prime contractor projects (9 total primes for this project), specifically with: sequencing work, scheduling, and coordination with other prime contractors.
- Experience with laboratory types including but not limited to BSL-2 and BSL-3 labs, greenhouse (used as lab space), office spaces, and meeting rooms.
- Experience with special laboratory systems such as high-purity house gasses, RODI (reverse osmosis distilled) high purity water distribution system, segregated lab waste, and acid neutralization systems.
- Experience with coordinating site gas piping distribution with the other Prime Contractors and gas utility provider.

- Experience with BIM (Building Information Modeling) coordination between other prime contractors.

1.4 (ELECTRICAL) CONTRACT – The following specific factors are critical for the success of the work under this contract and the project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience being the part of multiple prime contractor projects (9 total primes for this project), specifically with: sequencing work, scheduling, and coordination with other prime contractors.
- Experience with laboratory types including but not limited to BSL-2 and BSL-3 labs, greenhouse (used as lab space), office spaces, and meeting rooms.
- Experience with providing and coordinating temporary electrical services for the buildings & temporary office trailer complex for a projects of this scale and scope.
- Experience with BIM (Building Information Modeling) coordination between other prime contractors.

1.4A (SITE ELECTRICAL) CONTRACT – The following specific factors are critical for the success of the work under this contract and the project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience being the part of multiple prime contractor projects (9 total primes for this project), specifically with: sequencing work, scheduling, and coordination with other prime contractors.
- Experience as lead for site utility coordination modeling.
- Experience with complete electrical de-energization and demolition including coordination of work with client and utility. (Includes hazardous material abatement related to demolition of existing gear and electrical components.)
- Experience with installation of complete medium voltage distribution system installation including switchgear, switches, exterior transformers, and coordination of work with client and utility.

1.5 (FIRE PROTECTION) CONTRACT – The following specific factors are critical for the success of the work under this contract and the project. It is advantageous to the Commonwealth to evaluate the experience of the contractors performing this scope of work.

- Experience being the part of multiple prime contractor projects (9 total primes for this project), specifically with: sequencing work, scheduling, and coordination with other prime contractors.

- Experience with laboratory types including but not limited to BSL-2 and BSL-3 labs, greenhouse (used as lab space), office spaces, and meeting rooms.
- Experience with coordination and installation of multiple systems including wet and dry sprinkler standpipe systems, and temporary standpipe requirements as required by local Fire Marshal and/or AHJ and client.
- Experience with BIM (Building Information Modeling) coordination between other prime contractors.

The above factors demonstrate unique construction considerations on this project, which requires specific contractor knowledge, skill, and experience to safely and successfully complete the PA Joint Laboratory Facility. Consequently, it is not advantageous to use the competitive sealed bidding process for the nine Contracts 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

3/5/2026

Date