

DETERMINATION DECISION MEMO

Cheyney University

Cope Hall – Additions and Renovations

Project Number: 403-86 Ph 1 Location: Delaware County

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

The use of the standard competitive sealed low bid process for the General Construction contractor's scope of work for the additions and renovations to Cheyney University's Cope Hall is not practical nor advantageous to the Commonwealth. Specifically, the project's scope for the General Construction contractor includes generally the following considerations:

- Demolition of three structures which contain hazardous materials and construction of approximately 150,000 SF of new buildings that will have the University's new basketball/volleyball courts, soccer field, locker rooms, concessions, and fitness center. Along with three new outdoor athletic fields and a new running track.
- The **soccer** field and basketball/volleyball courts are required to be constructed to NCAA standards. It is advantageous to the Commonwealth to evaluate the experience of the contractor installing/constructing fields/courts to this NCAA standard.
- The new building being constructed is a pre-engineered metal building with a delegated design. The metal building erector will require close coordination with the other contractors working in this building. It is advantageous to the Commonwealth to evaluate the contractor's experience with a pre-engineered metal building with a delegated design.
- The Project consists of a new building to house ten (10) basketball/volleyball courts. It is advantageous to the Commonwealth to evaluate the contractor's experience with large concrete slabs that are to be held to a high tolerance of being level as indicated in the specifications.

- There is an indoor soccer field with synthetic grass surfacing. It is advantageous to the Commonwealth to evaluate the experience of the contractor installing this synthetic turf system.
- The Project also has reinforced masonry backup walls and requires moisture protection for foundations and slabs. It is advantageous to the Commonwealth to evaluate the Contractors experience with these items.

The above factors demonstrate unique construction considerations on this project that require specific contractor knowledge, skill and experience to successfully complete the project work. Consequently, it is not practicable and advantageous to use the sealed low bid approach for the General Construction contractor.

Jason S. Snyder
Deputy Secretary for General Services

1/17/2023
Date