

DETERMINATION DECISION MEMO

PA State Museum – Paver Repair/Replacement Project

Project Number: 948-87 Phase 1 Location: Dauphin County

Est. Construction Duration: 371 Calendar Days

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

The State Museum manages the plaza through the activities of many of its Bureaus and Offices. The use of the standard competitive sealed bid process for the General, HVAC, Plumbing, and Electrical Contractor's scope of work for the repair/replacement of the existing plaza between the PA State Museum and the Keystone building is not practical or advantageous to the Commonwealth. Specifically:

- The PA State Museum is a facility designated on the National Historic Register that must remain operational and occupied during project construction. The sequencing work, scheduling and coordination of multiple contractors will be critical for removal, replacement, and installation of historic stone; further, waterproofing installation activities will be performed simultaneously. The project will require the 'lead' contractor to have demonstrated experience in sequencing work, scheduling, and coordination regarding an operational and occupied location.
- The project involves extensive historically sensitive work involving stone repair, removal and replacement, as well as remanufacturing requirements to meet historic standards. Performing this complex work will require contractors with demonstrated experience with historical sites. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The project includes installation of a new snow-melt system that will be one of the east coast's largest. The facility will benefit from evaluating the contractor's past experiences with this type of work.
- The high-level complexity that is needed when working with and around irreplaceable artifacts and the prevention of damage is crucial. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.

- The project requires integration to existing security tie-ins and multiple penetrations through existing membranes. It is advantageous to the Commonwealth to evaluate the contractor's familiarity with the existing system and their ability to integrate.

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 PA State Museum. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for the General, HVAC, Plumbing, or Electrical Contract 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

Date