

## **DETERMINATION DECISION MEMO**

### **Renovations to Dept. of Transportation District 4-0 Office**

**Project Number: 251-64**

**Location: Lackawanna County**

**Project Allocation: \$7,000,000**

**Est. Construction Duration: 25 months**

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

The use of the standard competitive sealed bid process for the renovation and additions to the Pennsylvania Department of Transportation District 4-0 District Office is not practical or advantageous to the Commonwealth. Specifically, the project scope involves:

- Renovating the existing 40,000 SF of occupied space spanning two floors which must be phased to accommodate fully operational services during renovation and new construction.
- The Traffic Control Center is a critical operation that must be uninterrupted throughout the course of the project.
- The floor tile has been identified as a potential source of asbestos, so hazardous material removal in an occupied facility will require implementation of safety procedures to ensure a healthful environment with segregation of occupied and construction areas.
- The project will add approximately 8,000 SF of new space which must be constructed concurrently with the renovations, creating the need for scheduling expertise and on-time deliveries.
- Renovations will include changes to the entrance area to ensure compliance with ADA requirements without disrupting access to the building.
- Parking areas and underground detention areas will be reconfigured to accommodate visitors and assigned employees so scheduling work to minimize impact is critical.
- The revised entrance consists of new limestone veneer which uses 3 shades of limestone, requiring a skilled mason to achieve the desired final result.

- The existing roof will remain and must be protected to maintain/preserve the existing warranty.
- The nature of the work done in the building will require the contractors to coordinate their work in order to maintain 2 separate server rooms which are needed for critical DOT services.
- The scope will require removing the existing master plant control system and installing an entirely new system to handle the renovated space and the new addition, all while keeping the staged areas operational throughout construction, creating a need for scheduling and installation expertise.
- Installation of a new sanitary line will occur directly below the critical occupied space that must continue to function without interruption during construction.
- The contractors will have to carefully coordinate work on a daily basis to ensure safe swing space for the current occupants and public visitors and to accommodate the delivery and installation of furniture.

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

  
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**Deputy Secretary for Public Works**

11-10-16  
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**Date**