

DETERMINATION DECISION MEMO

Renovation and Expansion of Tippen Gym, Clarion University

Project Number: 404-62

Location: Clarion County

Project Allocation: \$ 37,000,000

Est. Construction Duration: 540 Calendar Days

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 expansion of the Tippen Gymnasium at Clarion University is not practical or advantageous to the Commonwealth.

The scope for this project has been revised based upon value engineering opportunities to keep the project within available funding. Some of the changes include reduction of the 8 swimming lanes down to 6 lanes, relocating tunnels has been eliminated, 5 CPM milestones with liquidated damages have been reduced to 1 milestone, utility relocation that had been previously needed to install the additional swimming lanes have also been eliminated, the coordinated schedule to accommodate various team schedules has been eliminated, scheduled phases have been reduced from 7 phases down to 1 phase and the VOITUS language imposing liquidated damages on each prime for failure to reach numerous milestones has also been eliminated. Specifically, the project scope involves:

- This Silver LEED certified project renovates and expands the existing Tippen Gymnasium to accommodate a new natatorium and 2 separate gyms.
- The 2 pools will require chlorination systems and humidity controls.
- The mechanical systems will be completely replaced and the master control system will have segregated systems for the pool and the gyms.
- The construction will require experience in pool construction, pool humidification and gym floor installation.
- The revised scope still emphasizes the criticality of the scheduling, with full emphasis on the coordination and cooperation between the prime contractors. All primes must have extensive CPM scheduling expertise.

- The location of the project on a fully active university campus creates logistical concerns, with student safety a paramount concern. The buildings may be occupied during construction, so operations and access to the existing facilities throughout construction must be maintained and construction operations must be conducted in a safe manner requiring expertise in scheduling and public safety. Contractors must be experienced in managing all aspects of construction while scheduling cranes, man and material hoists, just in time deliveries and coordination with other prime contractors to protect students and on-going campus operations.
- This is a Commonwealth of Pennsylvania, Department of General Services project and will, therefore, be a multiple prime project subject to inspection by the Commonwealth's Department of Labor & Industry. Contractors should have experience with DGS projects, including expertise in the identification of, duration of and scheduling of all inspections required by Pa. L&I. Contractors should also have experience in scheduling and obtaining partial occupancy permits from Labor & Industry if DGS and the University decide to occupy a portion of the project prior to total project completion.

The above factors demonstrate the unique construction considerations on this project, which requires specific contractor knowledge, skill and experience to safely and successfully complete the project work. 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.


Deputy Secretary for Public Works

11-10-16
Date