

**DETERMINATION DECISION MEMO**

**Washington Crossing Site Improvements**

**Project Number: 996-20**

**Location: Bucks County**

**Project Allocation: \$6,000,000**

**Est. Construction Duration: 18 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 Site Improvements at Washington Crossing is not practical or advantageous to the Commonwealth. Specifically, the project scope involves:

- Renovation of numerous historic buildings, site work including paving and roads, demolition of several small structures, upgrading drainage, excavation immediately adjacent to historic structures, renovations to the sanitary sewer, water supply and landscaping.
- The historic nature of the work will require special knowledge and experience in performing the unique nature of the project.
- The work will require a rolling shut down of the 15 buildings needing repair, so the project will require scheduling expertise and an understanding of the duration for historic renovations.
- The work will require significant excavation in the immediate vicinity of historic structures, including potentially fragile foundations. This aspect of the project will require an appreciation of the historic nature of the buildings coupled with an understanding of the best approach to complete the renovations with minimal impact on users and facilities.

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

  
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**Deputy Secretary for Public Works**

11-10-16  
**Date**