

DETERMINATION DECISION MEMO

PROJECT TITLE

Project Number: D.G.S. A-953-71

Contract Number: .5

Project Location: Harrisburg, Dauphin County

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

The use of the standard competitive sealed bid method of procurement to replace the fire detection system for the Pennsylvania Liquor Control Board located in the Northwest Office Building is not practical or advantageous to the Commonwealth. The scope of work for the project involves a multitude of factors to consider in determining the best procurement approach including:

- The current system is producing a multitude of false alarms, which is disturbing the efficiency of the approximately 600 occupants.
- The current system for the building is not integrated with the system for the elevators and lacks current technology available to assist all occupants during an emergency situation.
- Replacement parts for the existing system are no longer available.
- Due to the age of the building, there is a distinct possibility of discovering hazardous material during demolition and construction.
- The ground floor of the building has historically significant architectural features which must remain with minimal impact from the project.
- The Northwest Office Building must remain open and functioning during construction, which will require knowledge and experience in scheduling and completion of the work in a fully functional facility.
- The building occupies the vast majority of the footprint of the property in a downtown location, creating scheduling challenges and increasing the need for tight coordination of the work.

The above factors demonstrate the unique and particular construction considerations for the contractors on this project that require specific contractor knowledge, skill and experience to complete the project work successfully and to expedite the construction schedule. Consequently, it is neither practical nor advantageous for the Commonwealth to use the competitive sealed bidding process to procure contractors because the low bid approach does not allow the Commonwealth to consider these specific and particular factors presented herein, in conjunction with cost, during the procurement process.



Deputy Secretary for Public Works

11-10-16

Date