

DETERMINATION DECISION MEMO

Construction of a Round House, Railroad Museum

Project Number: 980-9

Location: Strasburg, Lancaster County

Project Allocation: \$5,400,000

Est. Construction Duration: 19 months

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

The use of the standard competitive sealed bid method of procurement for the general and HVAC construction contracts on the new Round House project is not practical and is not advantageous to the Commonwealth.

The project will have 4 prime contractors working on various aspects of renovations to a historic 1927 restored railroad turntable and train restoration facility. The following considerations encompass the project with particular attention on the general and HVAC construction scope:

- **Railroad Turntable upgrades/restoration**

The general construction contract will require upgrades to the truss structure, rivet removals, steel repairs, tumbler hardware and pivot bearing renovations and installation of guard rails for the pit. There will be no mechanical or plumbing work directly related to the turntable work and only minimal electrical work relating to the controls to operate the turntable.

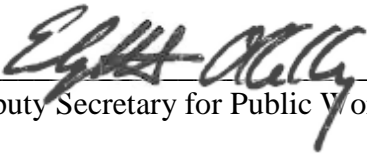
- **Railroad Round House**

The Round House will be a 16,500 SF building with 6 spurs of the track coming off the turntable into the enclosed space, which will function as a life-sized railroad car/train exhibit. The geometric shape of the Round House will be challenging to lay out, requiring every piece of steel to be customized for size and shape based upon the spiral expansion of the turntable design. There will be a curtain wall into the Round House, with doors large enough to allow trains to pass in and out of the building, requiring a steel frame approximately 16' tall and 9' wide.

- **Geothermal Coordination**

The HVAC contractor and the General Contractor must carefully coordinate a detailed project schedule with concurrent and sequential milestone activities on the foundations and the geothermal installation since the site is very tight and the foundations and geothermal wells are located immediately adjacent to each other.

The above factors demonstrate the unique considerations for the General and HVAC contracts on this project but not for the Plumbing or Electrical contracts. Consequently, it is not practical or advantageous for the Commonwealth to use the competitive sealed bidding process to procure the General and HVAC construction contracts because the low bid approach does not allow the Commonwealth to consider these specific and particular factors presented herein during the procurement process. The General and HVAC construction contracts will be procured by the sealed Request for Proposal process, but the Plumbing and Electrical prime contracts will be procured utilizing the sealed low bid process.



Deputy Secretary for Public Works

6/30/17
Date