

DETERMINATION DECISION MEMO

Lincoln University

Project Number: C-1101-0053 Ph 1 Location: Lower Oxford Township, Chester County

Project Allocation: \$13,636,000 Est. Construction Duration: 651 days

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

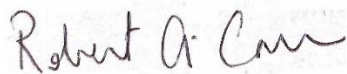
The use of the standard competitive sealed bid (i.e., low bid) process for the renovations and addition to Lincoln University's historic Vail Hall is not practical or advantageous to the Commonwealth. Specifically, the project scope involves the following:

- Extensive gutting of the interior structure and renovations to the historic Vail Hall, which will include new offices for the University's President, Provost, and other senior administrators within the renovated structure.
- The need for all renovations and additions to be consistent with historic preservation guidelines as the University intends to pursue a listing in the National Historic Register.
- Restoration of historical finishes for which it is advantageous for the Commonwealth to evaluate the contractor's experience with historical preservation work.
- Restoration of the historic dome.
- Hazardous materials abatement.
- Stabilization of the brick vault ceiling.
- Full exterior restoration, which includes brick, patterns, and stones with tinted mortar for which it is advantageous to the Commonwealth to evaluate the contractor's experience with these masonry work items.
- Geothermal system serving multiple buildings.
- Integration of new building automation control with the University's current systems for which it is advantageous to the Commonwealth to evaluate the contractor's experience with integrating automation controls and security into a campus wide system.

DETERMINATION DECISION MEMO

- Installation of lighting around the dome is atypical and will be difficult to access for which it is advantageous to the Commonwealth to evaluate the contractor's experience with similar lighting systems and locations.
- The criticality of scheduling and coordination of multiple contractors on this project since demolition, renovation and construction activities may occur simultaneously. Coordination will be required due to new HVAC systems creating tight tolerances with the existing structure and sprinklers. The site will require contractors with demonstrated experience in scheduling and coordination.
- The necessity to balance and manage logistical needs with concerns for student safety within a project located on a fully active university campus. Adjacent occupied buildings during construction, and other on-going construction projects, require contractors to have experience in managing all aspects of construction while scheduling equipment, man and material hoists, deliveries, and coordination with other prime contractors to protect students and on-going campus operations.

The above factors demonstrate unique construction considerations, which require specific contractor knowledge, skill, and experience to successfully execute a very complex 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 along with cost when procuring contractors.



Deputy Secretary for Public Works

08/13/2021

Date