

DETERMINATION DECISION MEMO

DeFrancesco Education Building Renovations Kutztown University of Pennsylvania

Project Number: 408-66

Location: Berks County

Project Allocation: \$13,000,000

Est. Construction Duration: 616 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 DeFrancesco Education Building at Kutztown University of Pennsylvania is not practical or advantageous to the Commonwealth. Specifically, the project scope involves:

- Renovation of the DeFrancesco Building, home to the University's College of Business. This project will unite the currently scattered locations to a renovated 62,000 SF building containing classrooms, offices, teaching and research labs, and various support spaces.
- The two linked buildings include a 1968 building, which will require a full life-cycle renovation and a 1998 addition which requires a partial life-cycle upgrade. The renovations include upgraded learning environments, additional faculty offices, improved accessibility, and modernized building environments.
- Asbestos abatement will need occur throughout the building, requiring not only a qualified contractor, but these activities require careful CPM schedule coordination with other primes and subcontractors performing concurrent work.
- On-going construction activity requires multiple prime contractors coordinating real time deliveries to a parking lot shared with students and faculty, creating potentially difficult and dangerous pedestrian/vehicular problems.
- The building serves as a hub for the campus IT fiber, including extremely complex IT work to minimize potential impact to the entire campus. The schedule will require detailed coordination among all shareholders for

shutdown and integration of the IT work. Any mistakes or inexperience could present severe problems to the operation of the entire campus.

- The building has a foundation leak, requiring coordination between primes to address the issue within the limits of weather and schedule.
- The University has a global acoustical standard for all buildings, creating the need for qualified acoustical subcontractor(s) to ensure compliance with the University's standards.
- The new building control system and security system must be integrated with the proprietary university-wide system with extensive commission and minimal interruption to the existing campus facilities.
- The building has limited floor-to-floor room and the new HVAC system creates tight tolerances with the structure and the sprinklers. This condition mandates detailed coordination drawings and collaboration among each prime.
- Scheduling and coordination of multiple contractors on this project will be critical since renovation activities will occur immediately adjacent to the primary campus path of student/pedestrian activities throughout every day of construction. The site will require contractors with demonstrated experience in scheduling and executing real time deliveries.

The above factors demonstrate the unique construction considerations on this project, which requires 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.



Deputy Secretary for Public Works

12-7-2021
Date