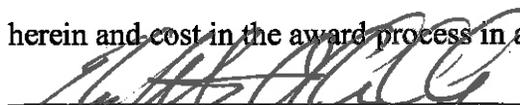


DESIGN/BUILD DETERMINATION MEMO
Department of Military and Veterans' Affairs
Mt. Pleasant RC Roof and Parking Renovations
DGS Project 964-60
Westmoreland County

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

The use of the standard competitive sealed bid process for the roof and parking lot renovations at this facility is not practical or advantageous to the Commonwealth. Currently, the project entails renovations to the roof and parking lot of the Mount Pleasant Readiness Center. The existing conditions of the roof requires expeditious replacement since the Agency has been patching the roofs the past two seasons and fixing damage caused by leaks, which is exacerbating damage in the interior. Recent attempts to replace pavement last year at Mt Pleasant within the cost limits for Job Order Contracting revealed the top layer of asphalt but found underlying subbase issues requiring more expensive repairs. The condition was stabilized but requires additional attention for a permanent solution. The funding for the facility at Mt. Pleasant involves cost sharing between state/federal. The federal funds have expedited deadlines for cost commitments that put funds at risk utilizing standard design/bid/build scenarios for this work. This project will benefit from a design/build approach since, based upon the nature and current deteriorating condition of the facility, completing the design and construction as quickly as possible will stabilize the facility. In addition, the work will be conducted by a single prime contractor.

The above factors demonstrate the unique construction considerations on this project, which requires specific contractor knowledge, skill and experience to complete the project work successfully in a short time period. Consequently, it is not practical or advantageous to use the competitive design/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.


Deputy Secretary for Public Works


Date