

## **DETERMINATION DECISION MEMO**

### **New State Archives and Records Center Annex**

**Project Number: 987-1**

**Location: Dauphin County**

**Project Allocation: \$52,000,000**

**Est. Construction Duration: 712 Calendar Days**

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

In 1681, William Penn founded the Commonwealth of Pennsylvania, and the Charter that gave him the legal right to do so lives today in the Pennsylvania State Archives. About 250,000,000 other documents live in the archives alongside Penn's Charter, and though few of them are as dramatic as the Charter, each one has been selected because it has tremendous historical, legal, or financial value to the Commonwealth. The new Archives building will house these significant documents and other important items, which demand meticulous attention to the environment which houses them, while not only allowing but encouraging the public to access and discover them.

The scope for construction of a new State Archives and Records Center Annex in Harrisburg, Dauphin County includes, but is not limited to, the following work:

- This project encompasses construction of a new archives and records center building, a unique 150,000 SF facility requiring expertise beyond standard institutional or commercial construction experience. Each prime contractor will play a critical role in coordinating efforts to produce highly-specialized storage rooms for the storage of archival records. Within these rooms there is very little tolerance for fluctuation of temperature and humidity. Therefore, strict compliance is required by all contractors to constructing elements of the building and HVAC systems.
- There will be five prime contractors (general, HVAC, plumbing, electrical and fiber optic) and five base bids, with progressively more scope added to each base bid.
- The project site's compact size, residential neighborhood and elevation changes makes it advantageous to the Commonwealth to evaluate the contractors'

extensive scheduling experience. Real time material deliveries to a compact site located in a residential neighborhood along with community relations, local ordinance compliance, site and local parking restrictions, and dedicated cooperation between all five primes and a multitude of subcontractors combine to mandate contractors familiar with CPM software, time management, and customer services.

- The site is adjacent to a school bus drop off, so there will be school-aged children near the site every day, placing an increased importance on contractors with demonstrable safety records and experience with challenges in traffic coordination necessitated by parents dropping off children and adequate site security to prohibit children from accessing the site.
- It's advantageous to the Commonwealth to evaluate the contractors demolition and hazardous material remediation expertise to accomplish not just the scope of work but also their ability to coordinate this work without compromising the compressed project schedule.
  - The previously occupied American Legion Building contains hazardous material (lead, AG tanks with asbestos and hot floors) that must be abated prior to demolition.
  - The building at 1625 North 6th Street must be demolished, but it has contaminated water in the basement. Upon completion of proper remediation, the .1 Contractor must coordinate with UGI to remove the gas meter from this property. Demolition of 1625 North 6th Street may not commence until UGI has removed their gas meter.
- The project requires a general contractor experienced in coordinating five prime contractors to establish a construction staging and traffic plan for the project site that minimizes the construction interference with the vehicular and pedestrian traffic on the adjoining major public streets, roadways and sidewalks. The general contractor must also incorporate time to get DGS and City review and acceptance of this plan within the project schedule.
- Due the critical nature of this project, it is advantageous to the Commonwealth to evaluate the contractors experience in horizontal boring, detailed envelope

and interior environmental controls, installation of solar shading to protect documents from sunlight, specialized acoustical ceilings, ornamental woodwork, garage security access, humidity controls, vault construction with dry fire suppression, and installing and maintaining a storm water management system on a small, congested, sloping site.

- Due to the compressed construction schedule and complexity of construction of this project, work activities shall be performed concurrently; thereby possibly creating accelerated work and inefficient conditions, requiring prime contractors who recognize and acknowledge that these working conditions will exist as a contractually inherent feature of this Project.
- Pre-installation meetings will be required for many items and systems. Each Prime Contractor will be evaluated in their experience to coordinate amongst themselves and with the Department to ensure any pre-installation meeting scheduling requirements avoid delays in the installation of any items or systems requiring a pre-installation meeting.
- All Prime Contractors are expected to work outside of normal work hours as necessary in shifts and on weekends to maintain the Master Project Schedule, but this does not relieve any Prime Contractor from complying with noise levels restrictions in accordance with all local ordinances, placing great importance on contractors with expertise in maintaining the project schedule, particularly with regard to exterior work.
- Since there will be numerous independent work activities occurring within these buildings by other means of procurement and by other contractors and vendors outside this project prior to the Final Inspection for this project, it is advantageous to the Commonwealth to evaluate the contractors for their experience scheduling multiple primes, multiple subs and other vendors beyond those contracted directly to DGS. As such, each Prime Contractor must acknowledge an affirmative duty to accommodate this effort while working with and cooperating with all these other entities, individually or collectively, as well as with the Department and the Pennsylvania Historical and Museum Commission, who will occupy the building.

- The DGS Bureau of Construction Staff will oversee security related issues for contractor access and compliance with the Request for Criminal History Record Information Act check (CHRIA) performed by the Pennsylvania State Police, which will be required on this project.

The above factors demonstrate unique scheduling and construction and coordination considerations on this project, which requires specific contractor knowledge, skill and experience to safely and successfully complete the project work. 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 and the cost in the award process.

  
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Deputy Secretary for Public Works

1-28-19  
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Date