

DETERMINATION DECISION MEMO

East Stroudsburg University Information Commons Construction

Project Number: 405-58 Phase 1 Location: Monroe County

Project Allocation: \$72,000,000 Est. Construction Duration: 1,111 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 Information Commons project at East Stroudsburg University is not practical or advantageous to the Commonwealth. Specifically, the project scope includes the following:

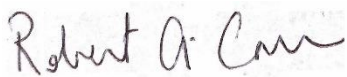
- Construction of a new 172,712 SF, five story building containing a student center, dining services, a theatre, campus radio station, ballroom, administrative offices, and a data center.
- Demolition of three buildings, which contain hazardous materials, in a particular sequence in an active area of the campus.
- On-going demolition and construction immediately adjacent to Normal Street and active student residence halls. The limited staging / laydown area, shared by multiple contractors, creates a confined space to park, locate trailers, and enable material storage. The project requires extensive CPM scheduling expertise to ensure real time deliveries. This makes it advantageous to the Commonwealth to evaluate the contractor's experience with each.
- Inclusion of an elaborate curtain wall with specialty glazing as well as extensive masonry work. It is advantageous to the Commonwealth to evaluate the contractors experience with curtain wall installations and masonry work.
- Desire to have LEED Silver certification, which requires familiarity with LEED requirements, including but not limited to, environmental conditions and enhanced commissioning.
- Installation of new boilers. It is advantageous to the Commonwealth to evaluate the contractors experience with installations of new boilers.

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- Plumbing for kitchen and food court areas.
- Inclusion of specialty dehumidification and cooling systems, as well as a leak detection system, for the data center. It is advantageous to the Commonwealth to evaluate the contractor's experience with these items as this will be the main computer room for the entire campus, and there is a kitchen and dining area on the floor above its location.
- Need for appropriate acoustical and lighting conditions in the theatre. It is advantageous to the Commonwealth to evaluate the contractor's experience with construction of theatres.
- Criticality of scheduling and coordination of multiple contractors on this project, given demolition and construction activities will occur immediately adjacent to student/pedestrian activities throughout everyday construction. The anticipated progress of the work will necessitate staged construction fencing over the different phases of construction. The site will require contractors with demonstrated experience in scheduling, executing real time deliveries, and removal of waste.

Because this is a Pennsylvania Department of General Services project, it will be a multiple prime project subject to inspection by the Commonwealth's Department of Labor & Industry (L&I). Contractors should have experience with DGS projects, including expertise in the identification of, duration of, and scheduling of all inspections required by PA L&I.

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

08/12/2021

Date