

## **DETERMINATION DECISION MEMO**

### **Construction of a Round House Railroad Museum of Pennsylvania**

**Project Number: 980-9**                      **Location: Strasburg, Lancaster County**  
**Project Allocation: \$5,400,000**        **Est. Construction Duration: 539 days**

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

The use of the standard competitive sealed bid process for this project is practical or advantageous on the mechanical, plumbing and electrical work. The use of the standard competitive sealed bid process for the general construction on this project is not practical or advantageous to the Commonwealth. Specifically, the project scope involves:

- The construction of an approximately 16,500 SF Round House structure and associated site improvements to store railroad rolling stock located around and adjacent to an existing railroad roundtable.
- The round house will be constructed around an existing railroad turntable and over the location of several existing railroad tracks. Although functioning, this 1927 historic turntable was refurbished and installed as original to the Museum construction in the 1970's and will require some refurbishment as part of this Project to ensure its functionality for the long term. Some track relocation/reconstruction will be required in the footprint of the new building and around the existing turntable.
- The new facility will be used to house existing railroad cars in the Museum's collection along with interpretive information that will be on display for the public.
- The Project also includes an extension of the site's fire and security detection system.
- All work not associated with the renovation of railroad turntable is standard construction, requiring no unique or specialized construction experience.

The above factors demonstrate the unique construction considerations on the railroad turntable portion of the project, which requires specific contractor knowledge, skill and

experience. Consequently, it is not practical or advantageous to use the competitive sealed bidding process on the general construction contract since 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. The general construction contract will be procured through the Request for Proposal process; the other three prime contracts will be procured through the sealed low bid process.

  
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**Deputy Secretary for Public Works**

7-5-19  
**Date**