

**DESIGN/BUILD
REQUEST FOR PROPOSAL
DETERMINATION MEMO**

**Department of General Services
North Office Building Renovation
DGS Project 948-96
Location: Harrisburg, Dauphin County**

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

DGS and the legislature are coordinating to renovate the North Office Building. The scope includes renovating approximately 21,000 SF on the ground, 7,200 SF on the first floor, demolition, repairs and renovations to the water fountains, marble walls, painting, toilet rooms, ADA compliance, new finishes and mechanical and electrical work.

This project will benefit from a Request for Proposal (RFP) design/build approach because, based upon the identified conditions and continuous occupancy, completing the design and demolition as quickly as possible will ensure public safety and proper demolition. The RFP design/build approach will also provide increased efficiency in reducing the contract duration, which will minimize disruption to this fully occupied space.

The design/build context compels DGS to issue very basic scope (site plan and hazardous material report) to interested vendors who would use their expertise to develop the best action plan for remediation and minimally disruptive construction methods, which means bidders would not be bidding on an identical scope of work, making it difficult to actually determine which firm presented the lowest, responsible and responsive bid based solely on price.

These stated considerations indicate that using the standard competitive sealed bid process for the design and renovation of the North Office Building is not practical or advantageous to the Commonwealth. The scope requires specific contractor knowledge,

skill and experience to complete the project work within a fully occupied building in a short time period. Consequently, it is not practical or advantageous to use the competitive sealed bidding process to procure a design/build contractor because the low bid approach does not allow the Commonwealth to consider the specific factors presented herein, in conjunction with cost, in the award process in a timely manner.



Deputy Secretary for Public Works

7-5-19
Date