

## **DETERMINATION DECISION MEMO**

### **Renovation of the Forum Building, Capitol Complex**

**Project Number: 948-82**

**Location: Dauphin County**

**Project Allocation: \$88,000,000**

**Est. Construction Duration: 730 days**

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

The use of the standard competitive sealed low bid process for the renovations to the Forum Building is not practical nor advantageous to the Commonwealth. Specifically, the project scope includes generally the following considerations:

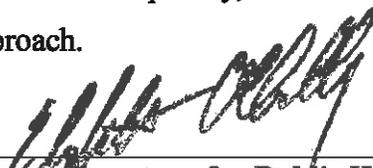
- Extensive restoration work inside the State Library, Law Library (Stack Area), the 1st floor main corridor and 1st floor vestibule area. These spaces will also receive new mechanical, lighting and life safety systems.
- Exterior envelope which includes:
  - Restoring and Cleaning of Exterior Stonework
  - Exterior Limestone Restoration (repointing)
  - Exterior Concrete Repairs
  - Exterior Granite Repairs
  - Step and Patio Joint Sealant Replacement
  - Exterior Metal Restoration
- Replacement and restoration of windows.
- The project location within the Capitol Complex creates a critical need for prime contractors with extensive scheduling experience. The severely limited lay down area creates a confined space to park, locate job trailers, storage trailers and material storage. The project requires extensive CPM scheduling expertise to ensure real time delivery of construction material for all prime contractors within this limited physical location. These items make it advantageous to the Commonwealth to evaluate the contractor's experiences with each.
- The project also requires prime contractors with a demonstrated history of collaboration and scheduling to create, implement and maintain a parking plan (*i.e., shuttling workers from off-site location*) since there will be large numbers

of construction personnel working on the site everyday with insufficient public parking in the immediate vicinity of the site.

- The current Forum Building houses the State Library, the State Law Library and the Rare Books Archive. Although the current occupants will be relocated, the prime contractors will bare responsibility for maintaining the contents of these libraries throughout the duration of construction. It is advantageous to the Commonwealth to evaluate the contractor's extensive experience with maintaining books and other historic material in a dust-free condition within acceptable temperature and humidity ranges all while maintaining a protected/secured environment.
- Since the library contents will remain within the building, but not open to the public, the project will require prime contractors with the experience to not only schedule but to implement access by library staff to the collections at least 2-3 times per week to remove and return material.
- The Forum Building has a multitude of historic and environmentally sensitive decorative finishes (wood paneling, wall murals, ceiling murals and murals on canvas adhered to plaster in the auditorium, *etc.*) throughout the building which must be protected from weather, temperature and humidity fluctuations. It is advantageous to the Commonwealth to evaluate the contractors experience with coordinating the installation and maintenance of a leak detection system to guar water-sensitive finishes and contents against unexpected weather intrusion and/or interior plumbing system failure.
- The Hazardous Material study indicates the existence of hazmat within the building. The project requires scheduling expertise to create a scope of work to abate and remove these materials in coordination with the remaining project work.
- The exterior granite and limestone restoration require demonstrated expertise with historic decorative carved friezes, coping, columns, panels and related elements.

- The interior marbles walls, wainscot, terrazzo flooring, metal railings, decorative grilles and registers, historically significant lighting fixture and phone booths require restoration experience in all prime contractors.
- This building has window air-conditioning, but the renovation will involve extensive mechanical, plumbing and electrical work to replace and augment all existing systems. The scope and expanse of the footprint impacted by the work requires constant collaboration to schedule and install this work throughout a facility that will house environmentally sensitive historic books and other materials.
- The MEP work will also install a cooling tower addition to outside the building (Soldiers Grove) and the addition of a below-grade basement level space to accommodate new chillers, an emergency generator and service dock. It is advantageous to the Commonwealth to evaluate the contractor's scheduling expertise and coordination among all primes since this work should be prioritized to facilitate connection of branch HVAC equipment within the building.
- The project scope includes a comprehensive elevator systems replacement, including extending freight elevator access to additional floors, restoration of the original decorative first floor passenger elevator hall doors, and renovation of some of the dumbwaiters. All work must be scheduled to permit access to the existing libraries by library staff, which creates the need for extensive scheduling and collaboration expertise.

The above factors demonstrate unique construction considerations on this project that require specific contractor knowledge, skill and experience to successfully complete the project work. Consequently, it is not practicable and advantageous to use the sealed low bid approach.

  
Deputy Secretary for Public Works

2/27/19  
Date

