

DETERMINATION DECISION MEMO

Weyandt/Walsh Hall Replacement Indiana University of Pennsylvania

Project Number: 407-73

Location: Indiana County

Project Allocation: \$76,000,000

Est. Construction Duration: 1,150 days

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

The use of the standard competitive sealed bid process for the demolition and replacement Weyandt/Walsh Hall at Indiana University of Pennsylvania is not practical or advantageous to the Commonwealth. Specifically, the project scope involves:

- Replacement of Weyandt/Walsh Halls with a new 150,000 SF Science Building containing classrooms, offices, teaching and research labs, vivarium, planetarium and various support spaces;
- Demolition of two buildings that contain lead and asbestos;
- Unbalanced cut/fill operation, including pyrite in the soil that must be remediated by the .1 contractor;
- On-going construction activity immediately adjacent to the Oak Grove, the central hub of pedestrian activity on the campus;
- LEED silver certification requires familiarity with LEED requirements, including but not limited to environmental conditions and enhanced commissioning;
- Extremely complex underground utility work that will require extensive coordination and care; any mistakes or inexperience could present severe problems to the operation of the entire campus;
- Underground tanks used for chemical storage over a period of 20 years must be removed and the soil in the immediate area must be remediated and removed;
- A circular 2-storey planetarium with floor vibration dampening requires unique construction skills;

- There is a local spring in the area which causes moisture on the site but there are no sump pumps in the new building, requiring contractors familiar with water and moisture control;
- The new building will be a new science center with laboratories, requiring contractors familiar with complex mechanical, electrical and plumbing coordination. A portion of the new building will also house a Computer Science lab, with associated electrical wiring and cooling requirements;
- The project will provide the infrastructure (conduit) for future solar panels;
- The new building will be hooked into the existing campus BAS system with extensive commission and minimal interruption to the existing campus facilities;
- Steam and Chilled Water site work is specialized HVAC work not within the general contract;
- The laboratory facilities will include extensive piping, including argon and nitrogen and a Hazardous Room with explosion controls and safety showers;
- Scheduling and coordination of multiple contractors on this project will be critical since demolition and construction activities will occur immediately adjacent to the primary campus path of student/pedestrian activities throughout every day of construction. The anticipated progress of the work will necessitate staged construction fencing over the five to six phases of construction. The site will require contractors with demonstrated experience in scheduling and executing real time deliveries.

The above factors demonstrate the unique construction considerations on this project, which requires 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.


Deputy Secretary for Public Works

7-5-19
Date