

## **DETERMINATION DECISION MEMO**

### **Lincoln University – Renovations and Additions to Manuel Rivero Gymnasium**

**Project Number: 1101-55 Phase 1                      Location: Chester County**

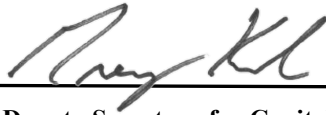
**Est. Construction Duration: 791 Calendar Days**

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

The Manuel Rivero Gymnasium is home to Lincoln University' men's and women's basketball and volleyball teams with a seating capacity of 2500. The use of the standard competitive sealed bid process for the General, HVAC, Plumbing and Electrical Contractor's scope of work for the renovations of this 3-story building. The building is a hybrid of cast in place concrete and steel on deep foundations, building automation system tie in with existing system, new sprinkler system, and high voltage switchgear and 5kV feeder work is not practical or advantageous to the Commonwealth. Specifically:

- Manuel Rivero Gymnasium will be closed for the duration of construction by athletic users who will be renting and using off-site facilities which will make completion on-time a critical function for this project.
- This project involves complicated work with existing concrete and foundations for which the facility will benefit from evaluating the contractor's qualifications and past experiences with this type of specialized work.
- The project includes a proprietary specification for new building automation system and controls that will need to be integrated with existing campus wide systems.
- The complexity needed for installing a new sprinkler system working within the existing joist system and low ceiling heights will require contractors with demonstrated experience. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The project includes complicated coordination of existing infrastructure for excavation and installation of additional new lines, this will require a contractor with demonstrated experience in those specific types of work areas.
- Throughout the structure, there is a need for curved steel and curved wood ceilings. The facility will benefit from evaluating the contractor's special skills for installing a structure with unique metal panel design and integrated video display in this work.

The above factors demonstrate unique construction considerations on this project, which requires specific contractor knowledge, skill and experience to safely and successfully complete the renovations to the Lincoln University's Manuel Rivero Gymnasium. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for all contractor's because the low bid approach does not allow the Commonwealth to consider the specific factors presented herein, along with the cost, in the award process.



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**Deputy Secretary for Capital Programs**

09/29/2023

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**Date**