

DETERMINATION DECISION MEMO

East Wing – Water Intrusion Repairs Project

Project Number: 948-100 Phase 1 Location: Dauphin County

Est. Construction Duration: 287 Calendar Days

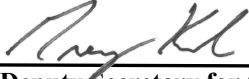
DETERMINATION REGARDING THE USE OF THE REQUEST FOR PROPOSAL (RFP) METHOD OF PROCUREMENT

The Capitol Complex East Wing houses the offices and workplace of our elected State Legislators and welcomes thousands of visitors each year. The use of the standard competitive sealed bid process for the General Contractor's scope of work for the repair of the water intrusion of the East Wing is not practical or advantageous to the Commonwealth. Specifically:

- The high-level complexity needed for the deconstruction of granite pavers and granite and landscaping clad walls to expose waterproofing requires contractors with demonstrated experience in complex masonry work. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The project includes replacement of granite pavers at drains with new pavers and access panel for drains. The facility will benefit from evaluating the contractor's past experiences with modifying granite pavers for this type of work.
- The replacement of sealant in the joints at the stone clad walls will need to be precise. It is advantageous to the Commonwealth to evaluate the contractor's experience performing this scope of work.
- The project requires a contractor with experience in specialized waterproofing applications. The facility will benefit from evaluating the contractor's experience with this specialized 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 repairs to the East Wing for water intrusion. Consequently, it is not practical or advantageous to use the competitive sealed

bidding process for the General Contractor 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.



Deputy Secretary for Capital Programs

8/11/2023

Date