

DETERMINATION DECISION MEMO

Lincoln University

Project Number: C-1101-0054 Ph 1 Location: Lower Oxford Township, Chester County

Project Allocation: \$16,000,000 Est. Construction Duration: 540 days

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

The use of the standard competitive sealed bid (i.e., low bid) process for the renovations to Lincoln University's historic Cresson Hall is not practical or advantageous to the Commonwealth. Specifically, the project scope involves the following:

- Extensive interior and exterior renovations to the historic Cresson Hall, which will include a new research center and dormitory housing for students within the renovated structure.
- Heavy repairs to the interior of the building, including leveling of the mismatched floor levels on the first and second floors, the addition of an elevator within the existing footprint, and the shoring of adjacent structures for additional excavation in the basement.
- Selective demolition and blending of new and existing finishes.
- Restoration of historical finishes for which it is advantageous for the Commonwealth to evaluate the contractor's experience with historical preservation work.
- The need for all renovations to comply with the Secretary of the Interior's Standards for Rehabilitation, as this building is contributing to a District on the National Register of Historic Places.
- Hazardous materials abatement.
- Full exterior restoration, including replacement of spalled brick, roof replacement, installation of historically appropriate windows, and construction of new entry porches, for which it is advantageous to the Commonwealth to evaluate the contractor's experience with these masonry work items.

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- Complex underground utilities, including connection to a geothermal well-field and stormwater management being installed as part of separate project.
- Integration of new building automation control with the University's current systems for which it is advantageous to the Commonwealth to evaluate the contractor's experience with integrating automation controls and security into a campus wide system.
- Acoustic considerations to achieve isolation between the dorm rooms and between dorms and research center, for which it is advantageous to the Commonwealth to evaluate the contractor's experience with similar acoustical needs.
- The criticality of scheduling and of multiple contractors on this project since demolition, renovation and construction activities may occur simultaneously. Coordination will be required due to new HVAC systems creating tight vertical chases and tight tolerances with the existing structure and sprinklers. The site will require contractors with demonstrated experience in scheduling and coordination.
- The necessity to balance and manage logistical needs with concerns for student safety within a project located on a fully active university campus. Adjacent occupied buildings during construction, and other on-going construction projects, require contractors to have experience in managing all aspects of construction while scheduling equipment, man and material hoists, deliveries, and coordination with other prime contractors to protect students and on-going campus operations.

The above factors demonstrate unique construction considerations, which require 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 presented herein along with cost when procuring contractors.

Robert A. Carr

Deputy Secretary for Public Works

03/30/2022

Date: