

DETERMINATION DECISION MEMO

Lincoln University – HVAC Upgrades to Thurgood Marshall Living Learning Center

Project Number: 1101-57 Phase 1 – Location: Chester County

Est. Construction Duration: 485 Calendar Days

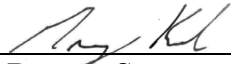
DETERMINATION REGARDING THE USE OF THE REQUEST FOR PROPOSAL (RFP) METHOD OF PROCUREMENT

Thurgood Marshall Living Learning Center is used for Common Areas/Cafeteria and Student Housing. This project is intended to replace the limited air conditioning equipment serving the kitchen and dining area and to fully air condition the entire building. The HVAC system to deliver AC to the building will also have heating capabilities to be used instead of the current gas boiler system in the student and visitor's room and in addition to the current gas boiler system in the kitchen and dining area. The use of the standard competitive sealed bid process for the General Contractor, HVAC Contractor, and Electrical Contractor's scope of work for the facility is not practical or advantageous to the Commonwealth. Specifically:

- The project will require the 'lead' contractor to have demonstrated experience in sequencing work, scheduling, and coordination Mechanical, Electrical, and HVAC contractors on an active occupied campus. The Commonwealth will benefit from evaluating the contractor's past experience with these limitations.
- The project involves the installation of automation controls that must be integrated into the campus' existing infrastructure. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The project includes installation of additional structural steel into the existing structure to support new roof units. The project will benefit from evaluating a contractor's experience with performing these types of installations.
- The project requires replacing the kitchen exhaust system in an existing dining facility. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.

- The project involves high voltage work including installing a transformer and feeder lines. The Commonwealth will benefit from evaluating the contractor's past experiences with this type of work.

The above factors demonstrate unique construction considerations on this project, which require specific contractor knowledge, skill, and experience to safely and successfully complete the upgrades to Lincoln University. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for the General Contractor, HVAC Contractor, and Electrical Contractor Contracts 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

7/7/2026

Date