

## **DETERMINATION DECISION MEMO**

### **Keystone Building – CMS Renovations**

**Project Number: 948-107 Phase 1    Location: Dauphin County**

**Est. Construction Duration: 247 Calendar Days**

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

The Keystone Building Commonwealth Media Services (CMS) renovation is to provide a full-service multimedia and marketing space to ensure CMS continues to deliver communications effectively for all state agencies. The use of the standard competitive sealed bid process for the General Contract, HVAC Contract, and Electrical Contract's scope of work for the facility is not advantageous to the Commonwealth. Specifically:

- The project will need structural reinforcement to the roof for the satellite installation. It is advantageous to the Commonwealth to evaluate the experience of the 'lead' contractor performing this scope of work.
- The project involves acoustic separation treatment to the CMS TV studio. It is advantageous to the Commonwealth to evaluate the experience of the contractor performing this scope of work.
- The project includes a clean agent fire protection system in the master control room requiring a fully sealed room. The Commonwealth will benefit from evaluating the contractor's past experiences with this type of work.
- The project includes non-standard humidity controls for the TV studio and media center. It is advantageous to the Commonwealth to evaluate the experience of the contractor performing this scope of work.
- The project will need an additional automation system for the new equipment with tie-ins to the existing system and no disruptions to the overall system. It is advantageous to the Commonwealth to evaluate the contractor's experience with past projects of similar size and complexity.
- The project will need a new UPS power distribution system to the server room, TV studio, and broadcast lighting. The Commonwealth will benefit from evaluating the contractor's past experience 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 Keystone Building Communications Media Services project. Consequently, it is not 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.



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**Deputy Secretary for Capital Programs**

**3/25/2026**

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**Date**