

**DETERMINATION DECISION MEMO**

**Lincoln University – Renovation of Houston Hall**

**Project Number: C-1101-0056 Phase 001**

**Location: Chester County**

**Est. Construction Duration: 773 Calendar Days**

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

Lincoln University’s Houston Hall is an existing four-story brick structure constructed circa 1881 located in a historic district by the National Park Service. The use of the standard competitive sealed bid process for the General, HVAC and Electrical Contractor’s scope of work for the renovation of the aging infrastructure is not practical or advantageous to the Commonwealth. Specifically:

- Houston Hall is located in the center of an active university campus which limits the lay down space and creates challenges for project logistics. The Commonwealth will benefit from evaluating the contractor’s past experience with these limitations.
- The renovations require delicate and intricate of historic masonry work including intervention into load bearing masonry structures. It would be advantageous to the Commonwealth to evaluate the contractor’s experience with similar complexity.
- The scope of work requires routing of electrical and mechanical systems through a historic structure with limited clearances as well as connecting and integrating electrical and mechanical equipment controls into existing university systems. The Commonwealth will benefit from evaluating the contractor’s past experience with routing systems with limited clearances and connections into existing systems.

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 Houston Hall. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for the General, HVAC and Electrical 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.

  
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**Deputy Secretary for Capital Programs**

6/11/2026  
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**Date**