

DETERMINATION DECISION MEMO

PennDOT District 5 Engineering & Maintenance Campus – Decommissioning Project

Project Number: C-0251-0108 Phase 001

Location: Berks County


Est. Construction Duration: 426 Calendar Days

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

The District 5 Engineering and Maintenance Campus is in need of decommissioning of the existing utilities (water, sewer, electricity, and steam) at the project site. The use of the standard competitive sealed bid process for the selection of a Design/Build Contractor is not practical or advantageous to the Commonwealth. Specifically:

- This project requires a Design/Build Contractor’s Retained Professional with experience working on decommissioning campus utility system of comparable scale, size and complexity. The Commonwealth will benefit from evaluating the Design/Build Contractor’s Retained Professional’s past experience with this type of work.
- The project requires sequencing of activities to safely disconnect, drain, purge and cap systems from buildings that are interconnected through tunnels and shared utilities while maintaining electrical and HVAC functionality to specific buildings. It would be advantageous to the Commonwealth to evaluate the Design/Build Contractor’s experience regarding sequencing work with similar complexity.

The above factors demonstrate unique construction considerations on this project, which requires specific contractor knowledge, skill, and experience to safely and successfully complete the decommissioning of the District 5 Campus. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for the professional 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

5/11/2026

Date