

DETERMINATION DECISION MEMO REVISED

PA State Museum & PHMC Tower – Infrastructure Upgrades and Renovations

Project Number: 946-12 Phase 6

Location: Dauphin County

Est. Construction Duration: 776 Calendar Days

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

The State Museum and the former State Archives, now referred to as PHMC Tower, serve as the headquarters of the Pennsylvania Historical and Museum Commission. The use of the standard competitive sealed bid process for the General, HVAC, and Plumbing Contractor's scope of work for this project is not practical or advantageous to the Commonwealth. Specifically:

.1 General Construction:

- This project will take place in the Capitol Complex with a limited laydown area and will likely overlap with other Capital Projects impacting adjacent spaces. This will require careful coordination to meet deadlines and prevent delaying the reopening of the facility to the public. The project will require contractors with demonstrated experiences in sequencing work, scheduling, and coordination.
- The State Museum is listed on the National Register of Historic Places and the potential impact of work, on and adjacent to historic fabric, requires experience in similar facilities. It is advantageous to the Commonwealth to evaluate the contractor's experiences with working in buildings on the National Register of Historic Places.
- Scope includes the following specialty work and it is advantageous to the Commonwealth to evaluate the contractors' experience in each: sensitive selective demolition, installation of multiple elevators in high-rise buildings, detailed building envelope upgrades, structural intervention, and specialty finish restoration and installation.

.2 HVAC

- Scope includes the following specialty work and it is advantageous to the Commonwealth to evaluate the contractor's experience in each: museum level environmental conditioning with strict humidity controls, integration of new systems with existing systems – including DDC controls, and system wide commissioning.

- The majority of museum exhibits will remain in-tact during construction. The project will require contractors with demonstrated experience working around museum exhibits to protect exhibits from vibration damage, construction dust and debris, and maintain appropriate temperature and humidity conditions.

.3 Plumbing

- Scope includes the following: installation of new piping (including sprinkler piping), and fixtures throughout museum spaces with challenging existing conditions, including sensitive existing systems and finishes. It is advantageous to the Commonwealth to evaluate the contractors experience with installation of fixtures and piping in existing buildings that include challenging conditions and may impact sensitive historic materials.

The above factors demonstrate unique construction considerations on this project, which requires specific contractor knowledge, skill and experience to safely and successfully complete the upgrades and renovations to the Pennsylvania State Museum & PHMC Tower. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for all contractors 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

Date