

## **DETERMINATION DECISION MEMO**

### **Capitol Complex – Fire Alarm System Replacement Project**

**Project Number: 948-104 Phase 1    Location: Dauphin County**

**Est. Construction Duration: 365 Calendar Days**

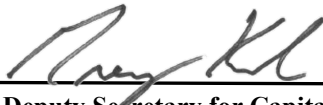
### **DETERMINATION REGARDING THE USE OF THE REQUEST FOR PROPOSAL (RFP) METHOD OF PROCUREMENT**

The Capitol Complex includes 14 buildings that are occupied and heavily used. The use of the standard competitive sealed bid process for the Electrical Contractor's scope of work for the replacement of the existing fire alarm system is not practical or advantageous to the Commonwealth. Specifically:

- The Capitol Complex includes 14 buildings that must remain operational and occupied during construction. The project will require the 'lead' contractor, which is the .4 Electrical Contractor, to have demonstrated experience in sequencing work, scheduling, and coordination regarding operational and occupied buildings.
- The project involves the replacement of 8,000 gallons of combustible oil in each of the Capitol substation's four 69kv transformers with a non-combustible alternative oil. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The project includes installation of new fire alarm system in 14 DGS owned facilities. The facilities will benefit from evaluating the contractor's past experiences with this type of work.
- The project includes special consideration and techniques in order to preserve the historic finishes of a few of the buildings. It is advantageous to the Commonwealth to evaluate the experience of the contractor(s) performing this scope of work.
- The new fire alarm system requires integration with the existing system. It is advantageous to the Commonwealth to evaluate the contractor's experience with integrating systems as well as the contractor's familiarity with the existing system.

The above factors demonstrate unique construction considerations on this project,

which requires specific contractor knowledge, skill, and experience to safely and successfully complete the fire alarm replacement to the Capitol Complex. Consequently, it is not practical or advantageous to use the competitive sealed bidding process for the Electrical Contract 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**

9/16/2024

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**Date**