DESIGN/BUILD REQUEST FOR PROPOSAL DETERMINATION MEMO

Department of Transportation

Maintenance Facility

DGS Project 251-52

Location: DOT County Maintenance 9-5, Huntingdon County

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

The use of the standard competitive sealed bid process for the design and construction of a new stockpile is not practical or advantageous to the Commonwealth.

Currently, DOT's stockpile facility in Huntingdon is situated at too high an elevation. In dangerous conditions, when the need for the facility is critical, DOT employees and vehicles risk their health and safety to get to the facility, while also jeopardizing public safety if conditions make reaching the facility impossible. In addition, accessing the current location presents vehicular problems between private cars and DOT equipment, resulting in numerous traffic accidents.

The new project will re-locate the facility closer to the base of the mountain, reducing access issues and risks to public safety. The project scope encompasses the design and construction of all required storm water management, site work, electrical and all buildings, including personnel staging, salt storage, equipment staging and brine equipment at a different site than currently utilized by DOT.

This project will benefit from a Request for Proposal (RFP) design/build approach since, based upon the nature and use of the facility, completing the design and construction as quickly as possible will ensure the facility is available for the next winter season. In addition, DOT and DGS have unsealed template drawings for the buildings which can be adapted by the Design/Builder, thereby reducing design time. There is also a permitted design for the storm water management system, which is mandated due to the high quality watershed at the new site. The RFP design/build approach will, in this

instance, provide the increased efficiency in reducing the contract duration, providing the best chance to have this facility ready for the next winter season.

The design/build context compels DGS to issue an incomplete design to interested vendors, which means bidders would not be bidding on an identical scope of work, making it difficult to actually determine which firm presented the lowest, responsible and responsive bid based solely on price.

The above factors demonstrate the unique construction considerations on this project, which requires specific contractor knowledge, skill and experience to complete the project work successfully in a short time period. Consequently, it is not practical or advantageous to use the competitive sealed bidding process to procure a design/build contractor because the low bid approach does not allow the Commonwealth to consider the specific factors presented herein, in conjunction with cost, in the award process in a timely manner.

Deputy Secretary for Public Works

2/20/13 Date