

**TOWNSHIP OF LOWER MERION**

**FINANCE COMMITTEE**

**Wednesday, April 17, 2019  
7:15 PM ( Approximately)**

Chairperson: C. Brian McGuire  
Vice Chairperson: Todd M. Sinai, V. Scott Zelov

AGENDA

1. **CONTRACT – TOWNSHIP ADMINISTRATION BUILDING ROOF TOP UNIT REPLACEMENT - HVAC CONTRACTOR**
  
2. **CONTRACT – TOWNSHIP ADMINISTRATION BUILDING ROOF TOP UNIT REPLACEMENT - GENERAL CONTRACTOR**



## AGENDA ITEM INFORMATION

### ITEM: CONTRACT – TOWNSHIP ADMINISTRATION BUILDING ROOF TOP UNIT REPLACEMENT - HVAC CONTRACTOR

Consider for recommendation to the Board of Commissioners rejection of all bids due to the costs for Township Administration Building Roof Top Unit Replacement - HVAC Contractor received on Thursday, March 26, 2019 at 11:00 A.M. prevailing time.

## PUBLIC COMMENT

### ATTACHMENTS:

	Description	Type
▣	CONTRACT – TOWNSHIP ADMINISTRATION BUILDING ROOF TOP UNIT REPLACEMENT - HVAC CONTRACTOR	Bid Tabulation
▣	CONTRACT – TOWNSHIP ADMINISTRATION BUILDING ROOF TOP UNIT REPLACEMENT - HVAC CONTRACTOR	Issue Briefing

TOWNSHIP OF LOWER MERION  
 TABULATION OF BIDS: TOWNSHIP ADMINISTRATION BUILDING RTU REPLACEMENT - HVAC CONTRACTOR  
 CONTRACT NUMBER: 4025-19-09 (A)  
 BIDS RECEIVED: MARCH 26, 2019 - 11:00 AM

	Bidders:	Clipper Pipe & Service, Inc.	Trefz Mechanical, Inc.	LGB Mechanical, Inc.	Allstates Mechanical, Ltd	GEM Mechanical Services, Inc.	Mycos Mechanical, Inc.	Five Star, Inc.
Item No.	Description	Total	Total	Total	Total	Total	Total	Total
1	Mobilization and general Conditions: permit, Contractor's License, Bonding, Insurance, etc.	\$ 8,247.00	\$ 10,100.00	\$ 24,000.00	\$ 10,918.00	\$ 4,781.33	\$ 14,000.00	\$ 12,000.00
2	Submittals	\$ 2,899.00	\$ 1,300.00	\$ 1,000.00	\$ 1,000.00	\$ 550.00	\$ 5,000.00	\$ 5,000.00
3	Selective Demolition	\$ 6,018.00	\$ 3,800.00	\$ 15,000.00	\$ 8,000.00	\$ 2,653.20	\$ 14,000.00	\$ 18,000.00
4	RTU-2, including associated ductwork, gas and electric (Material Only)	\$ 191,412.00	\$ 185,080.00	\$ 180,000.00	\$ 189,000.00	\$ 183,800.96	\$ 190,000.00	\$ 224,000.00
5	Installation of Item 4 (Labor Only)	\$ 30,531.00	\$ 47,027.00	\$ 36,153.00	\$ 39,962.00	\$ 88,781.00	\$ 59,000.00	\$ 25,000.00
6	BMS Integration, including appurtenances	\$ 29,250.00	\$ 24,000.00	\$ 25,000.00	\$ 27,000.00	\$ 24,200.00	\$ 36,000.00	\$ 28,000.00
7	Testing, adjusting, and balancing, including pre-demolition readings	\$ 20,358.00	\$ 22,700.00	\$ 18,000.00	\$ 24,000.00	\$ 19,140.00	\$ 16,000.00	\$ 25,000.00
8	Close out Documents	\$ 1,926.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 880.00	\$ 5,000.00	\$ 5,000.00
	<b>Total Lump Sum Price Bid for Base Contract</b>	<b>\$ 290,641.00</b>	<b>\$ 294,507.00</b>	<b>\$ 299,653.00</b>	<b>\$ 300,880.00</b>	<b>\$ 324,786.49</b>	<b>\$ 339,000.00</b>	<b>\$ 342,000.00</b>
	<b>Contingency Item</b>							
<b>Item No.</b>	<b>Description</b>							
<b>C-1</b>	Furnish and install new volume damper for duct up to 170 in <sup>2</sup> (e.g. 14 x12) 5 Each x \$ _____	\$ 3,000.00	\$ 5,470.00	\$ 1,250.00	\$ 1,667.50	\$ 5,000.00	\$ 3,250.00	\$ 3,750.00
	<b>Total Price bid for Contingency Item</b>	<b>\$ 3,000.00</b>	<b>\$ 5,470.00</b>	<b>\$ 1,250.00</b>	<b>\$ 1,667.50</b>	<b>\$ 5,000.00</b>	<b>\$ 3,250.00</b>	<b>\$ 3,750.00</b>
	<b>Total Price bid for the Contract (Total Lump Sum Price Bid for Base Contract plus Total Price bid for Contingency Item)</b>	<b>\$ 293,641.00</b>	<b>\$ 299,977.00</b>	<b>\$ 300,903.00</b>	<b>\$ 302,547.50</b>	<b>\$ 329,786.49</b>	<b>\$ 342,250.00</b>	<b>\$ 345,750.00</b>

**TOWNSHIP OF LOWER MERION**  
***Finance Committee***  
**Issue Briefing**

**Topic:** Rejection of Bids – Township Administration Building Roof Top Unit

**Prepared By:** Eric Traub, Chief Financial Officer

**Date:** April 12, 2019

**I. Action To Be Considered By The Board:**

Rejection of all bids for Township Administration Building Roof Top Unit HVAC and General Contractor received on Thursday, March 26, 2019 at 11:00 A.M.

**II. Why This Issue Requires Board Consideration:**

The Board of Commissioners must approve or reject public bids received within sixty days of the bid opening.

**III. Current Policy Or Practice (If Applicable):** N/A.

**IV. Other Relevant Background Information:**

On March 26<sup>th</sup> the Township received bids related to the replacement of a Roof Top Unit for the Township Administration Building. There were separate bids for HVAC contractor and General contractor in accordance with Pennsylvania statute that requires separate bids for public construction. The total bid price for both contracts was \$381,276 which was \$81,276 or 27% more than the construction budget of \$300,000. After conferring with the Township Engineer, Township staff felt the bid prices were much higher due to the vendors perception that the Township had a strong preference for a specific type of roof top unit. Township staff believe that rebidding these two contracts with minor changes to the specification and improved communication to the vendor community will result in more attractive bids.

**V. Impact On Township Finances:**

There is no impact on Township finances due to rejecting the bids. Township staff hope that rebidding these two contracts may result in a lower overall price that is more in-line with the budget.

**VI. Staff Recommendation:**

Staff recommends rejection of all bids for Township Administration Building Roof Top Unit HVAC and General Contractor.



## AGENDA ITEM INFORMATION

### ITEM: CONTRACT – TOWNSHIP ADMINISTRATION BUILDING ROOF TOP UNIT REPLACEMENT - GENERAL CONTRACTOR

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## PUBLIC COMMENT

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▣	CONTRACT – TOWNSHIP ADMINISTRATION BUILDING ROOF TOP UNIT REPLACEMENT - GENERAL CONTRACTOR	Bid Tabulation
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**TOWNSHIP OF LOWER MERION**  
**TABULATION OF BIDS: TOWNSHIP ADMINISTRATION BUILDING RTU #2 REPLACEMENT - GENERAL CONTRACTOR**  
**CONTRACT NUMBER: 4025-19-09 (B)**  
**BIDS RECEIVED: MARCH 26, 2019 - 11:00 AM**

<b>Bidders:</b>		<b>Clipper Pipe &amp; Service, Inc.</b>	<b>L.J. Paolella Construction, Inc.</b>
<b>Item No.</b>	<b>Description</b>	<b>Total</b>	<b>Total</b>
<b>1</b>	Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc.	\$ 2,600.00	\$ 40,135.00
<b>2</b>	Submittals	\$ 3,745.00	\$ 2,500.00
<b>3</b>	Temporary Roof Protection Measures	\$ 3,017.00	\$ 13,662.00
<b>4</b>	Dunnage ( Material Only)	\$ 31,210.00	\$ 31,878.00
<b>5</b>	Erection and Installation of Item 4 (Labor Only)	\$ 21,842.00	\$ 16,422.00
<b>6</b>	Roof Modifications at Dunnage Posts and Roof Repair at Former Posts	\$ 9,100.00	\$ 4,500.00
<b>7</b>	Infill and Roof System at Equipment Curb Opening and Ducts	\$ 13,000.00	\$ 30,188.00
<b>8</b>	Close out Documents	\$ 3,121.00	\$ 2,500.00
<b>Total Lump Sum Price Bid for Contract</b>		<b>\$ 87,635.00</b>	<b>\$ 141,785.00</b>

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