



**KCBA Architects**  
Eight East Broad Street  
Hatfield, PA 19440-2401  
t 215.368.5806  
kcba-architects.com

August 2, 2022

Jason Bobst  
Township Manager  
West Norriton Township  
1630 W Marshall St,  
Norristown, PA 19403

RE: **Jeffersonville Golf Club**

Dear Mr. Jason Bobst

The bids were received for the New Clubhouse, Jeffersonville Golf Club on Monday 1 August 22. A copy of the bid tabulation is attached.

1. Number of bids for the four Prime Contractors as follows:
  - a. General Contractor – 5 bids
  - b. Mechanical Contractor – 2 bids
  - c. Electrical Contractor – 1 bid
  - d. Plumbing Contractor – 3 bids
  
2. Low bidders as follows:
  - a. General Contractor
    - i. Penn Builders - \$8,660,000
  - b. Mechanical Contractor
    - i. JBM Mechanical Inc. - \$1,062,000
  - c. Electrical Contractor
    - i. MJF Electric. Inc. - \$1,269,000
  - d. Plumbing Contractor
    - i. Vision Mechanical Inc. - \$ 857,302
  - e. Total - **\$11,848,302**
  
3. Allowances – Please note that there are allowances in each prime contract that can be used to cover contingencies, changes , or other necessary changes to the contract. These allowances are summarized as follows:
  - a. Penn Builders - \$124,850
  - b. JBM Mechanical Inc. - \$ 36,800
  - c. MJF Electric. Inc. - \$ 40,590
  - d. Vision Mechanical Inc. - \$ 5,580
  - e. Total - **\$207,820**
  
4. The architect's estimate for the project was as follows:
  - a. General Contractor – \$8,138,132
  - b. Mechanical Contractor – \$1,427,742
  - c. Electrical Contractor – \$1,349,865



Jason Bobst Township Manager  
August 2, 2022

Page 2

- d. Plumbing Contractor – \$ 571,096
  - e. Total - **\$11,486,835**
5. General Contract
- a. The bidding for the General Contractor was very competitive and the low bidder is very well qualified. Penn Builders Inc. is presently working on two projects for our office and have completed numerous buildings over the past 50 years.
6. Mechanical Contract
- a. Although there were a limited number of bids submitted for the mechanical and plumbing contracts, the bidder that submit bids are very well qualified, competent, and have completed numerous project for our office in the past.
7. Electrical Contract
- a. There was only one bid submitted for the electrical contract. Our office has not worked with MJF Electric, Inc. but the reports are that the company is a very reputable contractor and is capable of completing a project of this magnitude. There seems to be two options:
    - i. Award the contract to MJF Electric:
      - 1. This would save time in rebidding and starting construction
      - 2. The reports are that MJF Electric is a very reputable contractor.
      - 3. The bid price is comparable with the architect's estimate.
    - ii. Rebid the electrical contract
      - 1. There is a possibility that a lower price would be possible with additional competitive bidders.
      - 2. There is no guarantee of the qualification of the low bidder if the project is rebid.
8. Plumbing Contract
- a. There were three bids submitted for the plumbing contract and all three bidders are very well qualified and have completed numerous projects for our office. Based on the range of the bids which there was only a difference of roughly 10% between the low bidder and high bidder, the bids are very competitive.
9. Architect's recommendation would be as follows:
- a. Award the contract for the low bidders for the general contract, mechanical contract, and plumbing contract. All of the low bidders are qualified and the bids were competitive.
  - b. Award the contract to the electrical contractor, even though here was one bid submitted. This would assure that the Contractor is qualified and the bid appears to be in line with the architect's estimate. As stated previously, there is the option of rebidding the electrical contract with advantages and disadvantages.
  - c. Alternates – There were several alternates that were included as part of the bid but none of the acceptance of the alternates would be influence the low bidder. It is the architect's

recommendation that none of the alternates be accepted. This would allow the locker room and simulator room to be finished and the site work and completed as designed.

10. Present status

- a. The Architect has completed the paperwork for the building permit for this project. It is understood that all approvals have been granted and if the Board of Commission would decide to issue a "Notice to Proceed" administrative work could be started immediately on the project.

11. Update – Each Prime Contractor was contacted to determine if there was any problem with their bid. Penn Builders advised that they are still trying to confirm their bids from some suppliers and subcontractors. It was indicated that this may not be finalized until Wednesday morning (8/3/22). As you are aware, a Contractor has 48 hours to withdraw their bid. For your information, the second low bidder is E.R. Stuebner who our office worked with in the past and is well qualified. The difference in price between the low bidder and second low bidder is \$340,087.

If you have any questions, please don't hesitate to call.

Sincerely,



Eric Gianelle, AIA  
Principal of Project Management

CC: Edward Brown, P.E. - Gilmore & Associates, Inc.