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August 4, 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. E.R. Stuebner - \$9,000,087
 - 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 - **\$12,188,389**

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. E.R. Stuebner - \$ 78,700
 - b. JBM Mechanical Inc. - \$ 36,800
 - c. MJF Electric. Inc. - \$ 40,590
 - d. Vision Mechanical Inc. - \$ 5,580
 - e. Total - **\$161,670**



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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
 - 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. E.R. Stuebner Inc. is presently working on a few projects with our office including Arrowhead Elementary School for the Methanation School District and have completed numerous buildings in the past.

6. Mechanical Contract
 - a. Although there were a limited number of bids submitted for the mechanical contract, the bidder that submitted bids is very well qualified, competent, and has completed numerous projects 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 on 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, there was only a difference of roughly 10% between the low bidder and the high bidder, the bids are very competitive.

9. Architect's recommendation would be as follows:
 - a. Award the contract to the low bidders for the general contract, mechanical contract, and plumbing contract. All of the low bidders are qualified and the bids were competitive.

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- b. Award the contract to the electrical contractor, even though there 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 cost-saving alternates that were included as part of the bid but none of the acceptance of the alternates would influence the low bidder. The cost savings for the alternates for the four low bidders that could be considered are as follows:
 - i. Alternate #2 – Locker Room deduct \$186,752
 - ii. Alternate #3 – Parking Lot deduct \$160,000
 - iii. Alternate #5 – Tree deduct \$15,000
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.

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.