



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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LOWM 093760 & 093973

MEMORANDUM

TO: Adam M. Szumski, Chief Financial Officer

FROM: Joseph Mastronardo, PE, Township Engineer *JM*
Joann Ma Swierk, PE, Senior Engineer *JMS*

DATE: August 27, 2025

SUBJECT: Public Safety Building (PSB) and Township Administration Building (TAB)
Exterior Improvements (LMT Contract No. 25-17-4025) and
Ludington Library Ramp Repairs (LMT Contract No. 25-18-4098)
Bid Review / Award Recommendation

As requested, we have reviewed the following bids submitted by the apparent low bidder, Jacmel Construction, LLC, for the referenced projects and are herewith providing our recommendation for award.

PSB and TAB Exterior Improvements

Base Bid: Selective cleaning, selective masonry repointing, and selective painting	\$61,100.00	
Contingency	\$4,000.00	
Add Alternate A-1A: Extend cleaning to include entire PSB South Façade (Front)	\$6,000.00	
Add Alternate A-1B: Clean PSB West Façade (Side)	\$4,000.00	
Add Alternate A-1C: Clean PSB North Façade (Rear)	\$4,000.00	
Add Alternate A-2: Overhead Door and Frame Repairs with Frame Painting	\$1,500.00	
Add Alternate A-3: Landscape Area Regrading	\$1,800.00	
Add Alternate A-4: Remove Plant Growth along Building Foundation	<u>\$800.00</u>	
Total for Contract 25-17-4025		\$83,200.00

Ludington Library Ramp Repairs

Base Bid: Concrete repairs to ramp	\$11,250.00	
Contingency	<u>\$3,800.00</u>	
Total for Contract 25-18-4098		\$15,050.00

Price differential if contractor is awarded above contracts together - \$2,000.00

Combined Bid Total \$96,250.00

We find the price bid of \$96,250 to be reasonable for the items of work required for the Base Bid, Contingencies, and all Alternates. The total bid amount is \$28,750, or 23%, less than the construction budget of \$125,000. Please note the \$7,800 of contingencies will only be used if and when directed by the Township.

Therefore, we recommend that the combined contract be awarded to Jacmel Construction, LLC,, contingent upon the remainder of the contract requirements being in order. Funds are available through the following appropriations:

CIP Project Fund	Construction Budget	Award Recommendation *
4025 Facilities Improvements	\$100,000	\$81,500.00
4098 Library Improvements	<u>\$ 25,000</u>	<u>\$14,750.00</u>
Total	\$125,000	\$96,250.00

** The \$2,000 price differential for combined bid award is applied to each contract proportionally based on the total bid amount, including contingencies and alternates.*

We trust that this memorandum adequately addresses this matter. As always, please feel free to contact us if you have any questions or concerns.

cc: Ernie B. McNeely, Township Manager
Brandon J. Ford, MPA, MPS, Assistant Township Manager
Andrew J. Block, Police Superintendent
Paul McElhaney, Director of Public Works
Lynn Williamson, Director of Library System
Albert Augustine, Facilities Maintenance Supervisor

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