

# VITETTA

September 18, 2017, **Revised September 25, 2017**

Mr. David Belanger, Director of Libraries  
Township of Lower Merion  
75 East Lancaster Avenue  
Ardmore, PA 19003

**RE: Construction Bids  
Additions & Alterations to the Belmont Hills Library  
VITETTA 8318.04/D.0.f**

Dear Mr. Belanger:

On September 14, 2017, the Township of Lower Merion received bids for the construction contracts for the above noted project.

We have reviewed the bid documents submitted by the apparent low bidders for each category of work. Those bid results and our comments are noted below:

## General Construction

L. J. Paoella Construction, Inc.	<b>\$1,421,855.00</b>	Base Bid including contingencies
	\$67,200.00	Alternate 1 Window Replacement (add)
	\$15,600.00	Alternate 2 Brick Pavers (add)
	<b>\$1,504,655.00</b>	Total Bid including alternates

Paoella inadvertently did not include their financial statement and list of key personnel in their bid package, both as required by AIA Document A305 Contractor's Qualification Statement. VITETTA contacted the bidder and they have provided these items, which I forwarded to the Township earlier today under separate cover. With these items provided, the bid package appears to be complete.

**In addition, we note that Paoella's Proposal sheet contained a mathematical error in the addition of the 4 contingencies, written on the sheet as adding up to \$13,330.00. The contingencies actually add up to \$12,855.00. This revised amount is reflected in the amounts shown above in bold type, as well as the amounts shown below under the heading Recommendation in bold type.**

Our understanding is that Paoella has done work for the Township in the past, and that both the Township and Pennoni have been pleased with their work.

## Fire Suppression

Guy M. Cooper, Inc.	\$85,000.00	Bid
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The bid package appears complete. Cooper is a well-known contractor with a long-established presence. We are not aware of any concerns related to their work.

## Plumbing

Trefz Mechanical, Inc.	\$46,667.00	Bid including contingency
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The bid package appears complete. As you may know, Trefz was the mechanical contractor for both the Ardmore and Penn Wynne Libraries, and has since worked on other projects for the Township. We were pleased with their work on both libraries.

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## Mechanical

Trefz Mechanical, Inc.                      \$161,797.00   Bid

The bid package appears complete. Same comments as above.

## Electrical

Electri-Tech Inc.                      \$260,600.00   Base Bid  
    \$26,000.00   Alternate No. 3 Pole Mounted Site Lighting (add)  
    \$286,600.00   Total Bid including Alternate 3

The bid package appears to be complete. As you may be aware, Electri-Tech was the electrical contractor for the Bala Cynwyd Library, and we were pleased with their work.

## Recommendation

Presuming that the Township Solicitor does not take issue with the above noted information being provided post-bid by Paoella, we recommend that the Township award contracts as follows:

Contract	Bidder	Amount	Comment
General Const.	Paoella	<b>\$1,504,655.00</b>	Includes base bid plus Alternates 1 & 2
Fire Suppression	Guy Cooper	\$85,000.00	
Plumbing	Trefz	\$46,667.00	
Mechanical	Trefz	\$161,797.00	
Electrical	Electri-Tech	\$286,600.00	Includes base bid plus Alternate 3
TOTAL ALL CONTRACTS		<b>\$2,084,719.00</b>	

We note that Becker & Frondorf's construction cost estimate for the project (dated 9/21/16 and revised 10/5/16), including bid alternates, was \$2,143,000.00. Therefore, total of all bids noted above is less than the estimate.

Should you have any questions or concerns, please do not hesitate to contact me. We look forward to continuing our work with the Township on this project.

Sincerely,



Mark E. Johannesen, AIA, LEED AP BD+C  
Regional Director

MEJ

Don Cannon, LMT  
Eric Traub, LMT

Ed Pluciennik, PAI  
Joann Ma, PAI

Anthony Cutrufello, ACM  
GRP