

Upper Dublin Township

THE BOARD OF COMMISSIONERS

BID REVIEW

January 23, 2024



D'HUY Engineering, Inc.
Est. 1976

Public Works Renovation – Phase 2

- Relocation from Public Works to the Township Building is in progress
- Temporary Certificate of Occupancy for Public Works is targeted for January 26, 2024
- Exterior of the Public Works Building will receive new metal panel façade in Phase 3

General Contractor Bid Tabulation



D'HUY Engineering, Inc.

Upper Dublin Township
 New Township Police Building / Public Works Addition
 General Contract Bid Tab
 January 16, 2024
 DEI Project No. 711006



		Boro Developers, Inc. dba Boro Construction	Bracy Construction, Inc.	Skepton Construction, Inc.
*	BASE BID	\$ 25,200,000.00	\$ 23,330,057.00	\$ 25,850,000.00
1	Complete Work in accordance with the Alternate Bid/Early Completion Incentive Schedule as noted on Phasing Plans and described in the bid documents.	\$ 106,000.00	\$ 44,000.00	\$ 20,000.00
2	Provide (2) additional garage bays at Public Works Garage addition.	\$ 867,000.00	\$ 861,449.00	\$ 775,000.00
3	* State the cost to perform all excavation as UNCLASSIFIED for rock removal through hydraulic/mechanical means in lieu of CLASSIFIED as specified in the base bid. Under this Alternate, the surplus soils and rock are to be disposed of legally by the contractor offsite or processed (equal to 2A Modified) for re-use as structural fill onsite.	\$ 83,000.00	\$ 88,000.00	\$ 625,000.00
4	Provide 18" depth over-excavation of all cuts in the building footprint and provide engineered structural fill, 2RC or 2A Modified stone in lieu of using onsite materials to a minimum depth of 18" below the bottom of slab subgrade stone for the entire new building pad (cut & fill) and up to 5' outside the new building's exterior wall line. Under this Alternate, the resulting excess soils are to be disposed of legally by the contractor offsite.	\$ 346,000.00	\$ 434,500.00	\$ 205,000.00
5	Provide alternate masonry products "Bowerston Ohio Quality Brick – Autumn Rose (Full Range) W/C Modular" for masonry veneer and "Diener Brick / Natural Facing Products - Stone Blend: Chesapeake Roughly Rectangular" for the adhered stone masonry, for new Township Building where indicated. This alternate includes pricing to be held for 6 months from Notice to Proceed so Owner can select products from completed mock up of both options.	\$ 7,000.00	\$ 4,692.00	\$ 6,000.00
7	Provide a single-ply EPDM roofing system in lieu of Base Bid metal roofing system for all of the New Township & Police Building's sloped roof areas scheduled to receive metal roofing. This Alternate does not apply to PW.	\$ (200,000.00)	\$ (220,000.00)	\$ (320,000.00)
11A	Provide framing and foundations for the Solar Canopy System for the Police secured parking area.	\$ 376,000.00	\$ 152,295.00	\$ 261,000.00
12	* Delete the bird strike patterned glazing for all window and door locations where shown on the building elevations.	\$ (45,000.00)	\$ (48,000.00)	\$ (49,000.00)
13	* Provide Lift and Gantry Crane in the Public Works Building as furnished and installed by Tool & Equipment Solutions.	\$ 110,000.00	\$ 215,931.00	\$ 76,000.00
14	Provide quartz floor tile in upper and lower level lobbies and rubber treads and risers on lobby stairs in lieu of porcelain tile.	\$ -	\$ 34,115.00	\$ (20,000.00)
21	Provide material and installation of framing system for the fueling station canopy as shown on Drawing A8.9. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.	\$ 10,000.00	\$ 90,151.00	\$ 100,000.00
	Base Bid Plus Proposed Alternates:	\$ 25,348,000.00	\$ 23,585,988.00	\$ 26,502,000.00

Mechanical Contractor Bid Tabulation



D'HUY Engineering, Inc.

Upper Dublin Township
 New Township Police Building / Public Works Addition
 Mechanical Contract Bid Tab
 January 16, 2024
 DEI Project No. 711006



		Boro Developers, Inc. dba Boro Construction	Guy M. Cooper, Inc.	JBM Mechanical, Inc.	Myco Mechanical, Inc.	Trefz Mechanical, Inc.	Tri-County Mechanical, Inc.
*	BASE BID	\$ 5,388,000.00	\$ 5,470,000.00	\$ 5,380,000.00	\$ 5,177,000.00	\$ 5,657,000.00	\$ 5,360,000.00
1	Complete Work in accordance with the Alternate Bid/Early Completion Incentive Schedule as noted on Phasing Plans and described in the bid documents.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (10,000.00)
2	Provide (2) additional garage bays at Public Works Garage addition.	\$ 95,500.00	\$ 95,000.00	\$ 90,000.00	\$ 94,000.00	\$ 99,000.00	\$ 155,000.00
3	State the cost to perform all excavation as UNCLASSIFIED for rock removal through hydraulic/mechanical means in lieu of CLASSIFIED as specified in the base bid. Under this Alternate, the surplus soils and rock are to be disposed of legally by the contractor offsite or processed (equal to 2A Modified) for re-use as structural fill onsite.	\$ -	\$ 100,000.00	\$ -	\$ 170,000.00	\$ 35,490.00	\$ 150,000.00
4	Provide 18" depth over-excavation of all cuts in the building footprint and provide engineered structural fill, 2RC or 2A Modified stone in lieu of using onsite materials to a minimum depth of 18" below the bottom of slab subgrade stone for the entire new building pad (cut & fill) and up to 5' outside the new building's exterior wall line. Under this Alternate, the resulting excess soils are to be disposed of legally by the contractor offsite.	\$ -	\$ -	\$ -	\$ -	\$ 7,700.00	\$ 20,000.00
6	Under this Alternate, the Bidder shall provide Viega ProPress fittings for the Township and Police Building in lieu of fittings as specified in Section 232113 for copper tube.	\$ 12,000.00	\$ 10,000.00	\$ -	\$ 12,000.00	\$ -	\$ 25,000.00
19	Under this Alternate, the Bidder shall provide an ATC system with products manufactured by Schneider Electric (EcoStruxure) and installed by CM3 Building Solutions of Fort Washington, PA, in lieu of Contractors choice of Base Bid ATC system manufacturers listed in Section 230923 Direct Digital Controls for HVAC.	\$ -	\$ 7,000.00	\$ -	\$ 40,000.00	\$ 15,000.00	\$ 20,000.00
20	Under this Alternate, the Bidder shall provide Energy Recovery Units as manufactured by AAON equal to Base Bid units in lieu of the Contractors choice of Base Bid Energy Recovery Unit manufacturers listed in Section 237223 Packaged Air-to-Air Energy Recovery Units.	\$ -	\$ -	\$ 50,000.00	\$ (190,000.00)	\$ 10,000.00	\$ 20,000.00
	Base Bid Plus Proposed Alternates:	\$ 5,388,000.00	\$ 5,477,000.00	\$ 5,430,000.00	\$ 5,027,000.00	\$ 5,682,000.00	\$ 5,400,000.00

Electrical Contractor Bid Tabulation



D'HUY Engineering, Inc.

Upper Dublin Township
 New Township Police Building / Public Works Addition
 Electrical Contract Bid Tab
 January 16, 2024
 DEI Project No. 711006



		Boro Developers, Inc. dba Boro Construction	Brendan Stanton, Inc. dba BSI Electrical Contractors	Trefz Mechanical, Inc.	Yates Electrical Service
	* BASE BID	\$ 5,440,000.00	\$ 5,846,000.00	\$ 6,310,706.00	\$ 6,495,000.00
1	Complete Work in accordance with the Alternate Bid/Early Completion Incentive Schedule as noted on Phasing Plans and described in the bid documents.	\$ -	\$ -	\$ -	\$ -
2	Provide (2) additional garage bays at Public Works Garage addition.	\$ 50,000.00	\$ 63,000.00	\$ 108,897.00	\$ 59,000.00
3	* State the cost to perform all excavation as UNCLASSIFIED for rock removal through hydraulic/mechanical means in lieu of CLASSIFIED as specified in the base bid. Under this Alternate, the surplus soils and rock are to be disposed of legally by the contractor offsite or processed (equal to 2A Modified) for re-use as structural fill onsite.	\$ 20,000.00	\$ 15,000.00	\$ 211,750.00	\$ 15,000.00
4	Provide 18" depth over-excavation of all cuts in the building footprint and provide engineered structural fill, 2RC or 2A Modified stone in lieu of using onsite materials to a minimum depth of 18" below the bottom of slab subgrade stone for the entire new building pad (cut & fill) and up to 5' outside the new building's exterior wall line. Under this Alternate, the resulting excess soils are to be disposed of legally by the contractor offsite.	\$ 5,000.00	\$ -	\$ -	\$ (5,000.00)
8	Provide a fastened PV System on meeting room roof and on the new Township Building sloped roof where indicated with a capacity of 275 kW.	\$ 545,000.00	\$ 613,000.00	\$ 554,536.00	\$ 750,000.00
9	Provide a fastened 112 kW PV System on the Public Works Building addition. Under this Alternate the Bidder shall include the roof areas of the (2) additional garage bays as detailed in Alternate No. 2.	\$ 255,000.00	\$ 304,000.00	\$ 314,292.00	\$ 395,000.00
10	Provide a 45 kW PV self ballasted system on low slope roof on new Police Building.	\$ 115,000.00	\$ 193,500.00	\$ 193,092.00	\$ 200,000.00
11B	Provide a 87 kW Solar Canopy System for the Police secured parking area. This Alternate will require acceptance of Alternate 11A to provide the structure for the Solar Canopy System.	\$ 200,000.00	\$ 215,000.00	\$ 166,989.00	\$ 250,000.00
13	* Provide Lift and Gantry Crane in the Public Works Building as furnished and installed by Tool & Equipment Solutions.	\$ 7,500.00	\$ 8,300.00	\$ 15,885.00	\$ 3,000.00
15	Provide a lightning protection system at the New Township and Public Works Building roofs.	\$ 52,000.00	\$ 102,000.00	\$ 225,688.00	\$ 105,000.00
16A	* Provide the full camera system as furnished and installed by Acteon. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.	\$ 157,000.00	\$ 158,000.00	\$ 149,377.00	\$ 175,000.00
16B	Provide the Zenitel intercom system as furnished and installed by Acteon in lieu of Base Bid specified Aiphone System. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.	\$ 23,000.00	\$ 52,000.00	\$ 48,645.00	\$ 55,000.00
17	* Provide the full card access system including two gate access controls (3 motors) for the Police secured parking area as furnished and installed by Acteon. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.	\$ 203,000.00	\$ 206,000.00	\$ 194,073.00	\$ 250,000.00
18	* Provide full radio system as furnished and installed by Commpaths, LLC. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.	\$ 105,000.00	\$ 106,000.00	\$ 97,375.00	\$ 50,000.00
22A	* Provide materials, equipment, cabling, conduit and back-boxes for a complete, locally controlled Board Room AV system as indicated on the Electrical AV drawings. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.	\$ 200,000.00	\$ 284,000.00	\$ 244,109.00	\$ 255,000.00
22B	Provide materials, equipment, cabling, conduit and back-boxes for a complete, locally controlled Caucus and Multipurpose Room AV systems as indicated on the Electrical AV drawings. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.	\$ 62,000.00	\$ 81,000.00	\$ 88,251.00	\$ 85,000.00
	Base Bid Plus Proposed Alternates:	\$ 6,132,500.00	\$ 6,623,300.00	\$ 7,223,275.00	\$ 7,243,000.00

Plumbing Contractor Bid Tabulation



D'HUY Engineering, Inc.

Upper Dublin Township
 New Township Police Building / Public Works Addition
 Plumbing Contract Bid Tab
 January 16, 2024
 DEI Project No. 711006



		Guy M. Cooper, Inc.	Integrity Mechanical, Inc.	Jay R. Reynolds, Inc.	JBM Mechanical, Inc.	Myco Mechanical, Inc.	Vision Mechanical, Inc.
*	BASE BID	\$ 2,020,000.00	\$ 1,746,000.00	\$ 2,046,200.00	\$ 1,974,000.00	\$ 1,847,000.00	\$ 2,186,914.00
1	Complete Work in accordance with the Alternate Bid/Early Completion Incentive Schedule as noted on Phasing Plans and described in the bid documents.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,000.00)
2	Provide (2) additional garage bays at Public Works Garage addition.	\$ 21,500.00	\$ 55,000.00	\$ 63,000.00	\$ 72,000.00	\$ 96,000.00	\$ 61,833.00
3	* State the cost to perform all excavation as UNCLASSIFIED for rock removal through hydraulic/mechanical means in lieu of CLASSIFIED as specified in the base bid. Under this Alternate, the surplus soils and rock are to be disposed of legally by the contractor offsite or processed (equal to 2A Modified) for re-use as structural fill onsite.	\$ 25,000.00	\$ -	\$ 6,000.00	\$ 1,000.00	\$ 40,000.00	\$ 20,000.00
4	Provide 18" depth over-excavation of all cuts in the building footprint and provide engineered structural fill, 2RC or 2A Modified stone in lieu of using onsite materials to a minimum depth of 18" below the bottom of slab subgrade stone for the entire new building pad (cut & fill) and up to 5' outside the new building's exterior wall line. Under this Alternate, the resulting excess soils are to be disposed of legally by the contractor offsite.	\$ -	\$ (10,000.00)	\$ -	\$ (4,000.00)	\$ 6,000.00	\$ (5,000.00)
	Base Bid Plus Proposed Alternates:	\$ 2,045,000.00	\$ 1,746,000.00	\$ 2,052,200.00	\$ 1,975,000.00	\$ 1,887,000.00	\$ 2,206,914.00

Recommended Bid Alternates

★	Alternate No. 2 Provide (2) additional garage bays at Public Works Garage addition.	(GC, MC, EC, PC)	\$1,060,449
	Alternate No. 3 State the cost to perform all excavation as UNCLASSIFIED for rock removal through hydraulic/mechanical means in lieu of CLASSIFIED as specified in the base bid. Under this Alternate, the surplus soils and rock are to be disposed of legally by the contractor offsite or processed (equal to 2A Modified) for re-use as structural fill onsite.	(GC, EC, PC)	\$108,000
★	Alternate No. 8 Provide a fastened PV System on meeting room roof and on the new Township Building sloped roof where indicated with a capacity of 275 kW.	(EC)	\$545,000
★	Alternate No. 9 Provide a fastened 112 kW PV System on the Public Works Building addition. Under this Alternate the Bidder shall include the roof areas of the (2) additional garage bays as detailed in Alternate No. 2.	(EC)	\$255,000
★	Alternate No. 10 Provide a 45 kW PV self ballasted system on low slope roof on new Police Building.	(EC)	\$115,000
★	Alternate No. 11A Provide framing and foundations for the Solar Canopy System for the Police secured parking area.	(GC)	\$152,295
★	Alternate No. 11B Provide a 87 kW Solar Canopy System for the Police secured parking area. This Alternate will require acceptance of Alternate 11A to provide the structure for the Solar Canopy System.	(EC)	\$200,000
	Alternate No. 12 Delete the bird strike patterned glazing for all window and door locations where shown on the building elevations.	(GC)	(\$48,000)
	Alternate No. 13 Provide Lift and Gantry Crane in the Public Works Building as furnished and installed by Tools & Equipment Solutions.	(GC, EC)	\$223,431

Recommended Bid Alternates

<p>Alternate No. 16A (EC)</p> <p>Provide the full camera system as furnished and installed by Acteon. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.</p>	\$157,000
<p>Alternate No. 17 (EC)</p> <p>Provide the full card access system including two gate access controls (3 motors) for the Police secured parking area as furnished and installed by Acteon. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.</p>	\$203,000
<p>Alternate No. 18 (EC)</p> <p>Provide full radio system as furnished and installed by Commpaths, LLC. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.</p>	\$105,000
<p>Alternate No. 19 (MC)</p> <p>Under this Alternate, the Bidder shall provide an ATC system with products manufactured by Schneider Electric (EcoStruxure) and installed by CM3 Building Solutions of Fort Washington, PA, in lieu of Contractors choice of Base Bid ATC system manufacturers listed in Section 230923 Direct Digital Controls for HVAC.</p>	\$40,000
<p>Alternate No. 20 (MC)</p> <p>Under this Alternate, the Bidder shall provide Energy Recovery Units as manufactured by AAON equal to Base Bid units in lieu of the Contractors choice of Base Bid Energy Recovery Unit manufacturers listed in Section 237223 Packaged Air-to-Air Energy Recovery Units.</p>	(\$190,000)
<p>Alternate No. 22A (EC)</p> <p>Provide materials, equipment, cabling, conduit and back-boxes for a complete, locally controlled Board Room AV system as indicated on the Electrical AV drawings. If Alternate is not accepted, the wiring, power and infrastructure required in the Base Bid is to remain.</p>	\$200,000

UPPER DUBLIN TOWNSHIP
PUBLIC WORKS RECONSTRUCTION NEW TOWNSHIP BUILDING
PROJECT BUDGET SUMMARY
Prepared by D'Huy Engineering, Inc.
DEI Project Number's 711005 711006
1/23/2024



D'HUY Engineering, Inc.

Row #	Project	Cost Description	Nov. 21st, 2023 Budget	Base Bid 1/16/24	Base Bid w/Alternates	Project Totals	Comments	
1	Public Works Emergency Repairs	Hard Costs - Walter Brucker Co.	\$ 3,233,994					
2		Fees, Permits, & Inspections	\$ 275,000					
3	EMERGENCY REPAIRS TOTAL PROJECT COST						\$ 3,508,994	
4	Phase 2: Public Works Renovations	Hard Costs - 4 Primes + Approved CO's	\$ 4,635,092					
5		Remaining (Unused) Allowance Adjustments	\$ (30,000)					
6		Fees, Permits, & Inspections	\$ 1,122,216					
7		Construction Contingency	\$ 290,000					
8	PHASE 2 TOTAL PROJECT COST						\$ 6,017,308	
9	EMERGENCY REPAIRS AND PHASE 2 PROJECT COST						\$ 9,526,302	Contingency in Contract (\$200,000)
11	Phase 3: New Admin./Police & PW Addition	General Construction: Bracy Construction, Inc.	\$ 22,735,900	\$ 23,330,057				
12		General Construction w/Alternates 3, 12, 13			\$ 23,585,988	\$ 23,585,988		
13		Mechanical Construction: Myco Mechanical	\$ 5,307,900	\$ 5,177,000				
14		Mechanical Construction w/Alternates 3, 19, 20			\$ 5,027,000	\$ 5,027,000		
15		Electrical Construction: Boro Construction	\$ 5,068,310	\$ 5,440,000				
16		Electrical Construction w/Alternates 3, 13, 16A, 17, 18, 22A			\$ 6,132,500	\$ 6,132,500		
17		Plumbing Construction: Integrity Mechanical	\$ 1,837,900	\$ 1,746,000				
18		Plumbing Construction w/Alternate 3			\$ 1,746,000	\$ 1,746,000		
19	ESTIMATING/BIDDING CONTINGENCY		\$ 2,760,000	\$ -	\$ -			
20	TOTAL ESTIMATED PHASE 3 HARD COSTS		\$ 37,710,010	\$ 35,693,057	\$ 36,491,488	\$ 36,491,488	Contingency in Contract (\$1,200,082)	
21	Phase 3: New Admin./Police & PW Addition	Fees, Permits, & Inspections	\$ 4,357,140	\$ 4,357,140	\$ 4,357,140	\$ 4,357,140		
22	TOTAL BASE BID & ALTERNATES ESTIMATED PHASE 3 PROJECT COSTS						\$ 40,848,628	
23	TOTAL EMERGENCY REPAIRS, TOTAL PHASE 2 & 3 PROJECTS						\$ 50,374,930	Line 9 +Line 20+ Line 21
24	TARGET TOTAL BUDGET						\$ 52,200,000	
25	DIFFERENCE BETWEEN PROJECT COSTS AND TARGET BUDGET						\$ (1,825,070)	
26	TOTAL CONTINGENCY IN CONTRACT						\$ (1,400,082)	
27	TOTAL PROJECT RESERVES (\$1,825,070 + \$1,200,082 + \$200,000)						\$ 3,225,152	

DEFINED ALTERNATES	Nov. 21st, 2023 Budget	Bids Received Jan. 16, 2024
Two Additional Garage Bays for Public Works Addition (Alternate No. 2)	\$ 1,000,000	\$ 1,060,449
PV Solar Array (Alternate Nos. 8, 9, 10, 11A, 11B)	\$ 1,380,600	\$ 1,267,295



D'HUY Engineering, Inc.

Provide (2) additional Garage Bays at Public Works Garage

	<u>BIDS</u>
General Contractor	\$861,449
Mechanical Contractor	\$94,000
Electrical Contractor	\$50,000
Plumbing Contractor	\$55,000
Total 5 Bay Alternate	\$1,060,449

Solar Alternates



Solar Alternate #	Capacity (kW DC)*	Annual Production (kWh)*	% of Annual Use Produced*	Total Estimated Cost	Bid Cost
Alt # 8	275.1	348,324	43%	\$646,000	\$545,000
Alt # 9	112.2	140,865	17%	\$263,000	\$255,000
Alt # 10	44.7	56,377	7%	\$106,000	\$115,000
Alt # 11A				\$160,950	\$152,295
Alt # 11B	87.0	115,255	14%	\$365,000	\$200,000
Totals	519.0	660,821	82%	\$1,540,950	\$1,267,295

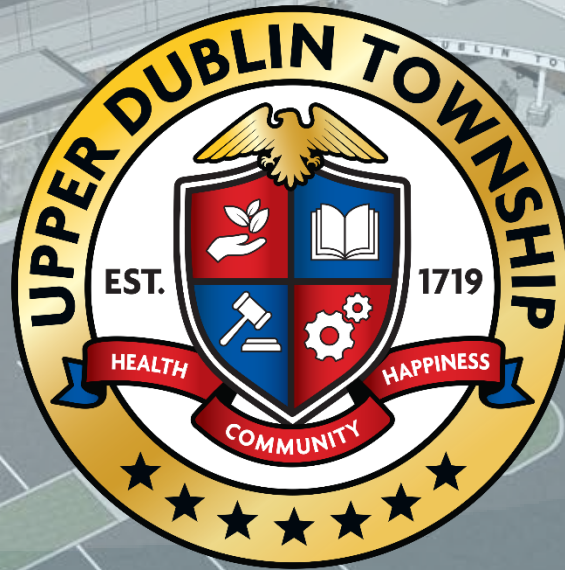
Exterior Renderings of New Building



Next Steps Township & Police Building / Public Works

January 23, 2024	Approval of Bids with Selected Alternates
January 24, 2024	Issue Intent to Award letters to the four low bid contractors (GC, MC, EC, PC)
February 15, 2024	Issue Notice to Proceed as outlined in the Contract Document Phasing Plans
February 16, 2024	Procurement & Submittals
February 16, 2024	Construction Start
September 9, 2024	Complete placement of the Township and Police Building foundations
May 28, 2025	Public Works Construction Substantial Completion
June 30, 2025	Public Works Construction Final Completion
December 12, 2025	Township / Police Building Construction Substantial Completion
December 22, 2025	Township / Police Building Construction Final Completion

THANK YOU



D'HUY Engineering, Inc.
Est. 1976