



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR AUGUST 9, 2011**

The regular meeting of the Warrington Township Board of Supervisors was held on August 9, 2011, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976, followed by the pledge of allegiance. The members present were as follows:

**ATTENDANCE:**

John Paul, Chairperson; Gerald Anderson, Vice Chairperson; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; and Paul Plotnick, Member. Staff Present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Andrew Brown, Engineer with Carroll Engineering; and Barbara Livrone, Executive Assistant to the Township Manager. Absent and excused was Richard Wieland, P.E., Township Engineer.

**RECOGNITION CEREMONY FOR EAGLE SCOUT BRIAN ADAM, BRIAN MCDERMOTT,  
AND ADAM SEMPOWSKI**

Mr. Paul presented commendation citations to Eagle Scouts Brian Adam, Brian McDermott, and Adam Sempowski for their dedication to scouting and commitment and contributions to Warrington Township.

**EXECUTIVE SESSION REPORT**

Mr. Casey said there was no executive session report.

**APPROVAL OF BILL LIST:**

1. **July 26, 2011 to August 9, 2011 - \$938,880.64**

Mr. Anderson motioned, seconded by Mrs. Achenbach, to approve the bill list from 7/26/11 to 8/09/11 totaling \$938,880.64. This motion passed by a roll call vote of 5-0.

**APPROVAL OF MINUTES:**

2. **July 12, 2011**

Mrs. Achenbach motioned, seconded by Mr. Lamond, to approve the July 12, 2011 Meeting Minutes. The motion passed by a vote of 5-0.

**MINUTES FOR POSTING:**

3. **July 26, 2011**

Mr. Anderson motioned, seconded by Mr. Plotnick, to approve the posting of the minutes of the July 26, 2011 Meeting. The motion passed by a vote of 5-0.

**PUBLIC COMMENT**

The following residents offered public comment:

- Mr. Stan Schwartzman (604 Guilford Court) regarding the Katz bankruptcy and Lamplighter escrows.
- Mr. Ernie Montella (1924 Appaloosa Drive) regarding township manager's authority regarding bill payments.

Mr. Anderson motioned, seconded by Mr. Lamond to adjourn the regular meeting at 7:45 p.m. The motion passed unanimously.

**4. PUBLIC HEARING:**

- a. To discuss and consider a conditional use application by Penrose Walk (formerly Sunrise Court Associates, LP) to allow the property to be developed with a two family semi-detached dwelling cluster development. This is a conditional use requirement under Section 803 (a) of the Warrington Township Zoning Ordinance (Chapter 27) as amended.
  - i. Transportation Impact Study.
  - ii. Transcript from June 28, 2011 meeting.
  - iii. Transcript from July 12, 2011 meeting.
  - iv. Transcript from July 26, 2011 meeting.

Mr. Anderson motioned, seconded by Mr. Lamond, to adjourn the conditional use hearing at 9:30 p.m. and continue the hearing at a Special Board meeting on Tuesday, August 30, 2011 at 7:30 p.m. The motion passed unanimously.

The full edited transcript of this public hearing is attached to these minutes as Attachment A. The regular meeting reconvened at 9:37 p.m.

**5. MANAGER'S REPORT:**

Mr. Tieperman highlighted the following bulleted items in his report:

**a. Consent Item: Amended Veterans Monument Qualifications Criteria.**

Mr. Plotnick reviewed the proposed changes to the qualifications criteria for the Warrington War Monument, as recommended unanimously by the Veterans Affairs Committee. (See Attachment B). The Board approved the changes in concept and directed the Solicitor to prepare an appropriately worded Resolution for the Board's official action at the August 23, 2011 meeting.

**b. Consent Item: Disposition of 2011 Road Management Bids.**

The Board reviewed the 2011 Road Management Bid results as compiled by Township Engineer Richard Wieland. (See Attachment C). Given the timeline for the township building renovation project, the Board agreed that it was not prudent to move forward with the parking lot repaving at this time and that this should not be part of the overall bid package. Out of concern that this change might impact the low bid, Mr. Anderson motioned, seconded by Mr. Lamond, to reject all bids for the 2011 Road Management Bids and rebid without the parking lots. The motion passed unanimously.

c. **Consent Item: Disposition of DPW and Lower Level Township Building Bids.**

Architect Joseph A. Firetto of Buckl Architects reviewed the RFP results for the new Public Works Facility Pre-Engineered Building Shell and the multiple sealed bids associated with the lower level township building renovations:

- i. **Public Works Shell:** Upon learning there was no performance bond included in the specifications; Mr. Anderson motioned to reject all proposals related to the DPW and salt/brine shell. Mr. Lamond seconded the motion. The Board directed Buckl Architects to rebid this project so that all proper insurance documents are included. The motion passed unanimously.
- ii. **Lower Level Renovation: General Construction:** Mr. Anderson motioned, seconded by Mr. Plotnick, to accept the bid from Philadelphia-based Midway Corporation in the amount of \$88,313.00, being the lowest qualified bidder. The motion passed unanimously. (See Attachment D).
- iii. **Lower Level Renovation: Electrical Construction:** Mr. Anderson motioned, seconded by Mrs. Achenbach, to accept the bid from Chester-based AJM Electric in the amount of \$123,000, being the lowest qualified bidder. The motion passed unanimously. (See Attachment E).
- iv. **Lower Level Renovation – Plumbing and Fire Protection:** Based on inadequate reference and insurance documentation, Mr. Anderson motioned, seconded by Mr. Lamond, to reject the bid submitted by Chalfont-based CraftSource, Inc., the apparent low bidder, in the amount of \$16,780.00. (See Attachment F).
- v. **Lower Level Renovation – Mechanical Construction:** Mr. Anderson motioned, seconded by Mr. Plotnick, to accept the bid submitted by Warminster-based M.J. McShea Mechanical in the amount of \$105,428, being the lowest qualified bidder. The motion passed unanimously. (See Attachment G). Mr. Lamond noted that while he voted in the affirmative, he wanted to acknowledge for the record that the bidder was unable to download the original information but obtained it later.

d. **Consent Item: Zoning Enforcement Appointments.**

Mr. Anderson motioned, seconded by Mrs. Achenbach, to support to the Township Manager's recommendation to appoint Mr. Roy Rieder to serve in the capacity as deputy zoning enforcement officer to handle and mediate mid-level zoning issues. The motion passed by a vote of 4-1. Mr. Lamond voted no.

e. **Consent Item: Purchasing Policy Amendment**

Board requested that this agenda item be tabled until the Board's August 23, 2011 meeting.

6. **ENGINEER'S REPORT:**

In Mr. Wieland's absence, the Board acknowledged his progress report on the Lower Barnes Trail Project.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):****7. Consider Resolution for Warrington Community Ambulance Corps Mortgage Satisfaction.**

Mr. Paul motioned, seconded by Mr. Lamond, to approve the resolution satisfying an old mortgage for the Warrington Community Ambulance Corps., pending further Staff investigation affirming that the mortgage debt was paid in full. (See Attachment H). The motion passed unanimously.

**SUPERVISORS' COMMENTS****Township Parking Lot Improvements**

Mr. Plotnick inquired why there were only two bids received for the Township's parking lot improvements. Mr. Tieperman will pass the inquiry on to the township engineer.

**OCR (Optical Character Recognition)**

Mr. Plotnick said Metasource is going to set up a site visitation for him to visit other facilities that have a functioning OCR module. He wanted the opportunity to do some due diligence before recommending purchasing the Metasource module. However, he would like the Board to proceed with the software upgrade for a not-to-exceed expenditure of \$2,000. He stated that the software upgrade itself is included as part of the annual licensing renewal.

Mr. Plotnick motioned, seconded by Mr. Anderson, to move ahead with the upgrade of the Metasource document management system for an installation fee not to exceed \$2,000. The motion passed unanimously.

**Secretary**

Mrs. Achenbach said as Secretary of the Board she has been received a lot of correspondence that she feels should be forwarded to and handled by township administration. Some of this information pertained to some findings from the Auditor General with respect to the firemen's relief funds.


**Tracking Complaints from Township Residents .**

Mr. Anderson reported that with the recent hiring of the new CFO, he would like to see a centralized complaint tracking system move forward and asked that the Township Manager make this a top priority for implementation. It was suggested that Vivian Bell begin providing regular reports to the Board as to the status of all residential inquiries, complaints and work-order requests.

**ADJOURNMENT**

Mr. Anderson motioned, seconded by Mr. Lamond, to adjourn the meeting at 10:40 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager

**ATTACHMENT “A”**

**THE AUGUST 30, 2011  
SPECIAL MEETING FOR  
THE CONDITIONAL USE  
HEARING FOR PENROSE  
WALK WAS CANCELLED.**

# ATTACHMENT “B”

# Memo

**To:** Board of Supervisors  
**From:** Veterans Affairs Committee  
**CC:** VAC Members and Associates; File  
**Date:** July 26, 2011  
**Re:** Recommended changes to "Criteria for Inclusion on Veterans Monument"

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**These recommendations were voted on and accepted by the VAC on 07-25-2011 and supersede all previously considered changes.**

In order to recognize the service of more Veterans who reside in Warrington Township and to remove some present and future ambiguity regarding required service periods and duty status, the Veterans Affairs Committee recommends that the criteria for inclusion on the monument be modified.

The current criteria are:

- Criteria for inclusion on the memorial is a DD Form 214, or equivalent stating that the Veteran was Honorably Discharged, and indicating Warrington Township as the home of record when the Veteran entered or was discharged from service.
- The Veteran must have served our country in a war zone, conflict zone or military action during the time of the conflict or be a victim of terrorist attacks on US soil.

**Considerations of the Veterans Committee for the Recommended Changes:**

- Dozens of Warrington Township residents have submitted application for inclusion on the memorial but were denied because they did not meet the criteria based on the required residence at the time of their enlistment and or discharge or because of the service / duty in a war / combat zone or military action requirement.
- Some of our WW II , Korean War and VietNam Veterans have served our Nation Honorably and reside in Warrington Township for over 50 years, but did not live in Warrington at the time of their service to our country.
- Most of our women veterans are denied inclusion to the memorial because women historically were not assigned to these war zones until recently.
- There can be some ambiguity as to what constitutes service in a war / conflict zone or what will be considered a "Military Action".

The Veterans Affairs Committee believes and agrees that making the proposed changes will accomplish the following:

- Recognize more fully the service of our Veterans to their country and community.
- Eliminate the unintentional oversight of a large portion of our Female Veterans who served their country and community.
- Establish a service / duty threshold that will encompass past, present and future service as it pertains to military conflicts and or actions without ambiguity.

Therefore the Veterans Affairs Committee recommends that the existing section II. Criteria for inclusion be changed to the following text:

## II. CRITERIA:

Criteria for inclusion on the memorial is a DD Form 214 (see note 1), or equivalent, stating that the veteran has served in one of the United States Armed Forces, was Honorably Discharged and served our country in a Campaign or Expedition for which a campaign medal has been authorized by the DOD. Any Armed Forces Expeditionary medal or campaign badge, including but not limited to El Salvador, Lebanon, Grenada, Panama, Somalia, Southwest Asia, Bosnia, Yugoslavia and Haiti or future campaigns or be a victim of terrorist attacks on US soil and the applicant must have maintained residency in Warrington Township for a period not less than ten years. NOTE: Guard and Reserve active duty for training purposes does not qualify.

## III. APPLICATION SUBMISSION:

Anyone may apply for inclusion on the Memorial. Applications can be obtained by stopping by or writing to Warrington Township, 852 Easton Road, Warrington, PA 18976. Criteria for inclusion on the memorial are a DD Form 214, or equivalent, stating Honorable Discharge and indicating the following:

- The nominee has served in one of the United States Armed Forces.
- The nominee served our country in a Campaign or Expedition for which a campaign medal has been authorized by the DOD.

Or

- The nominee is victim of a terrorist attack on US soil

And

- The nominee has maintained a residence in Warrington Township for not less than 10 years.

Submit names and proper documentation to the Warrington Township Veterans Memorial, 852 Easton Road, Warrington, PA 18976.



# ATTACHMENT “C”



*Carroll Engineering Corporation*

August 17, 2011

Timothy J. Tieperman, Township Manager  
Warrington Township  
852 Easton Road  
Warrington, PA 18976

Dear Mr. Tieperman:

Subject: 2011 Road Program

Based upon our recent discussion we understand the Board of Supervisors may prefer to award only the street portion of the items bid recently and to delete or postpone the construction associated with the township parking lot. I have enclosed a copy of the original bid tabulation and a copy showing only the street related bid items. You can see that Blooming Glen is still the low bidder when only considering the street items. Their bid for that portion of work is \$391,882.00. Also attached is a copy of the Special Provisions which allows the partial award.

Should you have any questions or require additional information, please contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Kenneth R. Yerger Jr., P.E., P.L.S.

KRY:jd

Enclosure

cc: William Casey, Esquire  
Richard A. Wieland, P.E., CEC

*Today's Commitment To Tomorrow's Challenges*

555 Second Avenue - Suite G-101  
Collegeville, PA 19426  
Telephone: (610) 489-5100  
Fax: (610) 489-2674

CORPORATE OFFICE  
949 Easton Road  
Warrington, PA 18976  
Telephone: (215) 343-5700  
Fax: (215) 343-0675

105 Raider Boulevard - Suite 206  
Hillsborough, NJ 08844  
Telephone: (908) 874-7500  
Fax: (908) 874-5762

10-6264.00 (1062640054.DOC)

[www.carrollengineering.com](http://www.carrollengineering.com)

Tabulation of Bids  
 Warrington Township, 2011 Road Program  
 Bid Date: July 29, 2011  
 2 Bids Received

No.	Description	Unit	Quantity	Joseph E. Sucher and Sons, Inc.	Blooming Glen
1	Bituminous asphalt milling and disposal, 1-1/2 inches deep	SY	24,110	\$1.80	\$43,398.00
2	Leveling/scratch course, 12.5mm. Superpave, PG 64-22 binder, 0.3M ESALS	TONS	1,760	\$92.00	\$161,920.00
3	Wearing course, 9.5 mm Superpave, SRL-H, PG 64-22 binder, 0.3M ESALS	TONS	2,192	\$94.00	\$206,048.00
4	Bituminous sealing	LF	14,900	\$0.50	\$7,450.00
5	STOP bars	LF	200	\$8.75	\$1,750.00
6	Crosswalks	EA	4	\$1,095.00	\$4,380.00
7	Pavement milling and disposal	SY	5,450	\$2.10	\$11,445.00
8	Base repair	SY	141	\$25.00	\$3,525.00
9	Leveling/scratch course, 12.5mm. Superpave, PG 64-22 binder, 0.3M ESALS	TONS	400	\$92.00	\$36,800.00
10	Wearing course, 9.5 mm Superpave, SRL-H, PG 64-22 binder, 0.3M ESALS	TONS	460	\$96.00	\$44,160.00
11	Parking stall striping	LF	1,680	\$1.90	\$3,192.00
12	Handicapped parking legend	EA	6	\$375.00	\$2,250.00
13	Storm drain tie-in	LS	1	\$5,000.00	\$5,000.00
14	PennDOT Type 6 diagonal curb ramp	SY	30	\$250.00	\$7,500.00
15	Detectable warning surface	SF	20	\$65.00	\$1,300.00
16	Bituminous sealing	LF	2,800	\$0.65	\$1,820.00
Total Amount of Bid				\$541,938.00	\$492,043.00

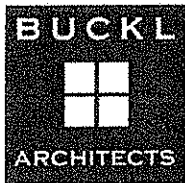
Original Total Bid (w/Parking Lot Improvements).

Tabulation of Bids  
 Warrington Township, 2011 Road Program  
 Bid Date: July 29, 2011  
 2 Bids Received

No.	Description	Unit	Quantity	Joseph E. Sucher and Sons, inc.	Blooming Glen
1	Bituminous asphalt milling and disposal, 1-1/2 inches deep	SY	24,110	\$1.80	\$43,398.00
2	Leveling/scratch course, 12.5mm. Superpave, PG 64-22 binder, 0.3M ESALS	TONS	1,760	\$92.00	\$161,920.00
3	Wearing course, 9.5 mm Superpave, SRL-H. PG 64-22 binder, 0.3M ESALS	TONS	2,192	\$94.00	\$206,048.00
4	Bituminous sealing	LF	14,900	\$0.50	\$7,450.00
5	STOP bars	LF	200	\$8.75	\$1,750.00
6	Crosswalks	EA	4	\$1,095.00	\$4,380.00
13	Storm drain tie-in	LS	1	\$5,000.00	\$5,000.00
14	PennDOT Type 6 diagonal curb ramp	SY	30	\$250.00	\$7,500.00
15	Detectable warning surface	SF	20	\$65.00	\$1,300.00
Total Amount of Bid				\$438,746.00	\$391,882.00

Bid Tabulation less Township Parking Lot Improvements.

# ATTACHMENT “D”



BUCKL ARCHITECTS, INC  
4001 Freemansburg Avenue, Easton, PA 18045  
BUCKLARCHITECTS.COM  
Tel: 610.258.6657  
Fax: 610.258.1305

## Warrington Township Municipal Building Lower Level Renovation and HVAC Building Upgrade

### Bid Recommendation Letter

August 8, 2011

Warrington Township  
852 Easton Road  
Warrington, PA 18976  
Attn: Timothy J. Tieperman, Township Manager

RE: Warrington Township Municipal Building Lower Level Renovation and HVAC Building HVAC Upgrade

Dear Mr. Tieperman,

We have evaluated the Multi Prime bids received on July 20, 2011 for the Warrington Township Municipal Building Lower Level Renovation and HVAC Building Upgrade.

I have broken out each prime and they are as follows:

#### General Construction:

Eight bids were received for this prime as shown below listed lowest to highest; (\* Asterisk to note any discrepancies).

<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
*4B Construction Langhorne, PA	\$78,500.00	Didn't include the following with bid: 8.1.1 – Bid Form 8.1.2. – Financial Statement 8.1.3 – References 8.1.4 – Non-Collusion Affidavit
The Midway Corporation Philadelphia, PA	\$88,313.00	Recommended Lowest
Centre Point Contracting, Inc Lansdale, PA	\$92,000.00	
Constructonomics Newtown, PA	\$92,631.00	
*CraftSource, Inc. Chalfont, PA	\$94,788.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit

<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
TCS Construction Line Lexington, PA	\$98,718.00	
*Donald E. Reisinger, Inc. West Chester, PA	\$114,620.00	Didn't include the following with bid: 8.1.2. – Financial Statement 8.1.3 – References 8.1.4 – Non-Collusion Affidavit
Columbus Construction, LLC Philadelphia, PA	\$114,682.00	

The low bid with all required bid submission forms was submitted by **The Midway Corporation** in the amount of **\$88,313.00**. Our evaluation of the experience, reputation, and financial condition of **The Midway Corporation** indicates that they are capable of completing the work required. Therefore, we recommend the award of a contract for construction of the Warrington Township Municipal Building Lower Level Renovation and HVAC Building Upgrade to **The Midway Corporation** in the amount of **\$88,313.00**.

### Electrical Construction

Five bids were received for this prime as shown below listed lowest to highest; (\* Asterisk to note any discrepancies).

<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
AJM Electric Chester Township, PA	\$123,000.00	Recommended Lowest
*A.N. Lynch Co. Inc. Spring City, PA	\$123,140.00	Didn't include the following with bid: 8.1.2. – Financial Statement 8.1.3 – References
*CMSE Inc. Cochranville, PA	\$129,807.00	No bid Documents were supplied
BSI Montgomeryville, PA	\$147,000.00	
*GS Developers Inc. Doylestown, PA	\$173,700.00	Didn't include the following with bid: 8.1.2. – Financial Statement

The low bid with all required bid submission forms was submitted by **AJM Electric** in the amount of **\$123,000.00**. Our evaluation of the experience, reputation, and financial condition of **AJM Electric** indicates that they are capable of completing the work required. Therefore, we recommend the award of a contract for construction of the Warrington Township Municipal Building Lower Level Renovation and HVAC Building Upgrade to **AJM Electric** in the amount of **\$123,000.00**.



# ATTACHMENT "E"



<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
TCS Construction Line Lexington, PA	\$98,718.00	
*Donald E. Reisinger, Inc. West Chester, PA	\$114,620.00	Didn't include the following with bid: 8.1.2. – Financial Statement 8.1.3 – References 8.1.4 – Non-Collusion Affidavit
Columbus Construction, LLC Philadelphia, PA	\$114,682.00	

The low bid with all required bid submission forms was submitted by **The Midway Corporation** in the amount of **\$88,313.00**. Our evaluation of the experience, reputation, and financial condition of **The Midway Corporation** indicates that they are capable of completing the work required. Therefore, we recommend the award of a contract for construction of the Warrington Township Municipal Building Lower Level Renovation and HVAC Building Upgrade to **The Midway Corporation** in the amount of **\$88,313.00**.

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### Electrical Construction

Five bids were received for this prime as shown below listed lowest to highest; (\* Asterisk to note any discrepancies).

<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
AJM Electric Chester Township, PA	\$123,000.00	Recommended Lowest
*A.N. Lynch Co. Inc. Spring City, PA	\$123,140.00	Didn't include the following with bid: 8.1.2. – Financial Statement 8.1.3 – References
*CMSE Inc. Cochranville, PA	\$129,807.00	No bid Documents were supplied
BSI Montgomeryville, PA	\$147,000.00	
*GS Developers Inc. Doylestown, PA	\$173,700.00	Didn't include the following with bid: 8.1.2. – Financial Statement

The low bid with all required bid submission forms was submitted by **AJM Electric** in the amount of **\$123,000.00**. Our evaluation of the experience, reputation, and financial condition of **AJM Electric** indicates that they are capable of completing the work required. Therefore, we recommend the award of a contract for construction of the Warrington Township Municipal Building Lower Level Renovation and HVAC Building Upgrade to **AJM Electric** in the amount of **\$123,000.00**.

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# ATTACHMENT “F”

**Plumbing & Fire Protection Construction:**

Two bids were received for this prime as shown below listed lowest to highest; (\* Asterisk to note any discrepancies).

<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
CraftSource, Inc. Chalfont, PA	\$16,780.00	Recommended Lowest  (Also submitted bid for General Construction)
*Guy M. Cooper Inc. Willow Grove, PA	\$17,500.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit

The low bid with all required bid submission forms was submitted by **CraftSource, Inc.** in the amount of **\$16,780.00**. Our evaluation of the experience, reputation, and financial condition of **CraftSource, Inc.** indicates that they are capable of completing the work required. Therefore, we recommend the award of a contract for construction of the Warrington Township Municipal Building Lower Level Renovation and HVAC Building Upgrade to **CraftSource, Inc.** in the amount of **\$16,780.00**.

**Mechanical Construction:**

Seven bids were received for this prime as shown below listed lowest to highest; (\* Asterisk to note any discrepancies).

<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
M.J. McShea Mechanical Warminster, PA	\$105,428.00	Recommended Lowest
*Myco Mechanical, Inc. Telford, PA	\$113,600.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit
*Guy M. Cooper Inc. Willow Grove, PA	\$119,950.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit  (Also submitted bid for Plumbing and Fire Protection Construction)

# ATTACHMENT "G"

**Plumbing & Fire Protection Construction:**

Two bids were received for this prime as shown below listed lowest to highest; (\* Asterisk to note any discrepancies).

<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
CraftSource, Inc. Chalfont, PA	\$16,780.00	Recommended Lowest  (Also submitted bid for General Construction)
*Guy M. Cooper Inc. Willow Grove, PA	\$17,500.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit

The low bid with all required bid submission forms was submitted by **CraftSource, Inc.** in the amount of **\$16,780.00**. Our evaluation of the experience, reputation, and financial condition of **CraftSource, Inc.** indicates that they are capable of completing the work required. Therefore, we recommend the award of a contract for construction of the Warrington Township Municipal Building Lower Level Renovation and HVAC Building Upgrade to **CraftSource, Inc.** in the amount of **\$16,780.00**.

**Mechanical Construction:**

Seven bids were received for this prime as shown below listed lowest to highest; (\* Asterisk to note any discrepancies).

<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
M.J. McShea Mechanical Warminster, PA	\$105,428.00	Recommended Lowest
*Myco Mechanical, Inc. Telford, PA	\$113,600.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit
*Guy M. Cooper Inc. Willow Grove, PA	\$119,950.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit  (Also submitted bid for Plumbing and Fire Protection Construction)



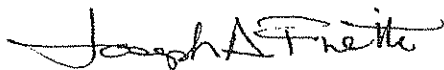
<u>Name of Bidder</u>	<u>Amount of Bid</u>	<u>Notes:</u>
*HighTec HVAC Southampton, PA	\$126,071.00	Didn't include the following with bid: 8.1.2. – Financial Statement 8.1.3 – References 8.1.4 – Non-Collusion Affidavit
*B & E Boiler Works, Inc. Red Hill, PA	\$134,500.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit
B&S Sheet Metal Mechanical, Inc. Morrisville, PA	\$138,000.00	
*GEM Mechanical Services Glen Mills, PA	\$163,000.00	Didn't include the following with bid: 8.1.3 – References 8.1.4 – Non-Collusion Affidavit

The low bid with all required bid submission forms was submitted by **M.J. McShea Mechanical** in the amount of **\$105,428.00**. Our evaluation of the experience, reputation, and financial condition of **M.J. McShea Mechanical** indicates that they are capable of completing the work required. Therefore, we recommend the award of a contract for construction of the Warrington Township Municipal Building Lower Level Renovation and HVAC Building HVAC Upgrade to **M.J. McShea Mechanical** in the amount of **\$105,428.00**.

Should you have any questions, please feel free to contact me directly.

Sincerely,

B U C K L ARCHITECTS



Joseph A. Firetto  
Project Manager

CC: C. Odom – Buckl Architects  
Roy Rieder – Warrington Township  
File

