

**COMBINED PHONE MEETING OF THE BUSINESS AFFAIRS  
AND EXECUTIVE COMMITTEES OF THE BOARD OF TRUSTEES  
Community College of Philadelphia  
Monday, July 22, 2019 – 10:00 A.M.**

**Dial-In Number: 1-888-675-6779  
Participant Passcode: 5410073#  
Moderator: 7865650# (Community College of Philadelphia)**

**Present for the Business Affairs Committee:** Mr. Harold Epps, Mr. Steve Herzog and Mr. Michael Soileau

**Present for the Executive Committee:** Mr. Jeremiah J. White (Chair); Lydia Hernández Vélez, Esquire, and the Honorable James Roebuck

**College Administration:** Donald Generals, Ed.D., Mr. Jacob Eapen, Mr. Michael Fohner, Ms. Marsia Henley, Mr. Gim Lim, Mr. James P. Spiewak, Mr. William Vogel, and Victoria Zellers, Esq.

**AGENDA – PUBLIC SESSION**

**MEETING OF THE BUSINESS AFFAIRS COMMITTEE OF THE  
BOARD OF TRUSTEES**

**Bid Results for the Library and Learning Commons Renovations Project (Action Item):**

Discussion: Mr. Eapen briefly reviewed the purpose for the Library and Learning Commons Project that will incorporate the entire footprint of the Library space in the Mint Building, and adjacent portions of the Bonnell Building. The project will address the changes in demand for Library services, provide a central learning student destination, will realign the Library, Learning Laboratories and Learning/Tutoring spaces, and will incorporate enhancements to the interior and exterior learning environments within the surrounding common spaces, courtyards, and circulation spaces. This area will become one of the center pieces of the College campus.

He noted that HDR, the Architect of Record for the project, created specifications and drawings which were divided into five prime contract packages: General Trades; Mechanical; Electrical and AV; Plumbing; and Fire Protection. Using PennBid, a request for proposals (RFP 10052) was posted for the College to receive bids on June 17, 2019.

College staff conducted a mandatory Pre-Bid Conference and site walk-through on May 15, 2019 with 36 contractors in attendance, of which 10 were General Trades, 8 were Mechanical and/or Plumbing, 4 were Electrical, 2 were Fire Protection and 11 Specialty Contractors/Suppliers. 100% Bid Documents dated as of April 23, 2019 were posted to PennBid on May 1, 2019. Two

Addendums were posted: Addendum #1 on May 16, 2019 and Addendum #2 on June 11, 2019. A second site walk-through for contractors was held on June 6, 2019.

Mr. Eapen explained that to increase the potential for having participation of minority and women-owned businesses, JMT (Johnson, Mirmiran & Thompson), Inc. who is the College's Construction Manager, assisted the College in outreach efforts to MBE/DBE/WBE firms. As is practice of the Purchasing Department, notice of the project opportunity and bid requirements was sent to twenty-nine support groups requesting that they disseminate the information. Additionally, nine individual invitations were sent to the heads of those support groups asking that they attend the Library and Learning Commons networking event. The *Pre-Bid Diverse Contractor & Supplier Mixer* event was held on May 22, 2019 and attendance was mandatory for the prime contract bidders. These outreach efforts were in addition to the Legal Notices advertised with two MBE publishers, *AI Dia* Newspaper and the *Philadelphia Sun*.

Mr. Eapen also noted that the PennBid program utilized by the College uses a combination of Department of General Services (DGS) codes and the DGS Website to invite all Disadvantaged Business Enterprises (DBEs) in those categories listed with the State of Pennsylvania.

On Monday, June 24, 2019, a post-bid scope conference was held with each of the low-bid respondents, where their scope of work was reviewed and confirmed. As necessary, follow-up interviews were conducted on Monday, July 1, 2019. Subsequent to the above, College staff recommend awarding the contracts to the low bid respondents as follows:

- General Trades to be awarded to **New Age Development Group** in the amount of **\$7,693,491.04**
- Mechanical to be awarded to **PT Mechanical** in the amount of **\$1,924,453.00**
- Electrical to be awarded to **McGoldrick Electric, Inc.** in the amount of **\$3,087,013.00**
- Plumbing to be awarded to **Dolan Mechanical, Inc.** in the amount of **\$214,000.00**

Fire Protection has been re-advertised and bid openings are July 22, 2019. Estimated contract value is \$345,000.00

Below are the results of the bids by Contract type.

Bids Received	Contract	Company	Status	Base Bid Amount
<b>5</b>	<b>General Trades</b>	<b>New Age Development Group</b>	<b>Disabled Veteran Owned</b>	<b>\$7,222,513.04</b>
		The Bedwell Company		\$8,778,000.00
		Smith Construction, Inc.	Woman Owned	\$9,083,000.00
		Clemens Construction		\$11,592,044.00
		MJ Settelen Construction, LLC		\$10,956,301.02
<b>3</b>	<b>Mechanical</b>	<b>PT Mechanical Group</b>		<b>\$1,924,453.00</b>
		Dolan Mechanical, Inc.		\$1,952,000.00
		Edward J. Meloney		\$2,040,000.00
<b>2</b>	<b>Electrical</b>	<b>McGoldrick Electric, Inc.</b>		<b>\$3,047,013.00</b>
		Mulhern Electric Company		\$5,326,317.00
<b>1</b>	<b>Plumbing</b>	<b>Dolan Mechanical, Inc.</b>		<b>\$214,000.00</b>
<b>0</b>	<b>Fire Protection</b>			<b>\$0*</b>
				<i>*Re-advertising</i>
			<b>Total Base Bid</b>	<b>\$12,407,979.04</b>

College staff further recommend the following Alternates be contracted:

	Alternate 3 – Atrium Stairway	Alternate 4 – Café Stairway	Alternate 6 – West Courtyard	Base Bid + Alternates 3,4 & 5
General Trades	\$206,599	\$134,171	\$130,208	
Mechanical	\$0	\$0	\$0	
Electrical	\$10,000	\$10,000	\$20,000	
Plumbing	\$1	\$1	\$1	
Fire Protection	\$0	\$0	\$0	
	<b>\$216,600</b>	<b>\$144,172</b>	<b>\$150,209</b>	<b>\$12,918,960.04</b>

The staff does not recommend the following Alternates be included at this time:

- Alternate 1 – Temporary Chiller Connection
- Alternate 2 – Air Handling Unit Cooling Condit
- Alternate 5 - Shell Space LR-06
- Alternate 7 – AV Equipment Substitutions

Action: Mr. Epps moved and Mr. Herzog seconded the motion that the Business Affairs Committee recommend that the Executive Committee of the Board of Trustees approve the awarding of the contracts to the low bid respondents for the Library and Learning Commons Renovations Project as follows:

- General Trades to be awarded to **New Age Development Group** in the amount of **\$7,693,491.04**
- Mechanical to be awarded to **PT Mechanical** in the amount of **\$1,924,453.00**
- Electrical to be awarded to **McGoldrick Electric, Inc.** in the amount of **\$3,087,013.00**
- Plumbing to be awarded to **Dolan Mechanical, Inc.** in the amount of **\$214,000.00**
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The motion passed unanimously.

## **(2) Fire Protection – Rebid (Action Item):**

Discussion: Mr. Eapen stated that it has become necessary to re-bid the Fire Protection contract since there were no respondents to the initial solicitation for the Library and Learning Commons Project. The College re-posted the Fire Protection (RFP#10052) to PennBid on June 25, 2019 and the project team contacted and encouraged twenty-two fire protection companies licensed by the Philadelphia Department of Licenses and Inspections to submit bids.

A request for proposal (RFP 10052) was posted for the College to receive bids on July 22, 2019.

A mandatory Pre-Bid Conference and site walk-through was held on July 8, 2019 with three contractors in attendance, of which one was a Fire Protection firm. All necessary bid documents were posted on PennBid.

College staff request the Committees' approval to award the Fire Protection contract to the lowest responsible bidder provided that said bid does not exceed the estimated amount of \$345,000 by 10%.

Action: Mr. Epps moved and Mr. Herzog seconded the motion that the Business Affairs Committee recommend that the Executive Committee of the Board of Trustees approve the awarding of the Fire Protection contract to the lowest responsible bidder for the Library and Learning Commons Renovations Project provided that said bid does not exceed the estimated amount of \$345,000 by 10%. The motion passed unanimously.

## MEETING OF THE EXECUTIVE COMMITTEE OF THE BOARD OF TRUSTEES

The Executive Committee of the Board of Trustees was convened to move forward with the recommendations of the Business Affairs Committee. After discussion regarding the bid results for the Library and Learning Commons Renovation Project and the Fire Protection Re-bid, the following action was taken.

Action: Ms. Hernández Vélez moved and Mr. Roebuck seconded the motion that the Executive Committee of the Board of Trustees approve the awarding of the contracts to the low bid respondents for the Library and Learning Commons Renovations Project as follows:

- General Trades to be awarded to **New Age Development Group** in the amount of **\$7,693,491.04**
- Mechanical to be awarded to **PT Mechanical** in the amount of **\$1,924,453.00**
- Electrical to be awarded to **McGoldrick Electric, Inc.** in the amount of **\$3,087,013.00**
- Plumbing to be awarded to **Dolan Mechanical, Inc.** in the amount of **\$214,000.00**

Action: Ms. Hernández Vélez and Mr. Roebuck also motioned that the Executive Committee of the Board of Trustees approve the awarding of the Fire Protection contract to the lowest responsible bidder for the Library and Learning Commons Renovations Project if said bid does not exceed the estimated amount of \$345,000 by 10%.

The motions passed unanimously.