

**Recommend Approval of Courtyard Stair Replacement**

Recommend the Luzerne County Community College Board of Trustees approve the award of the Courtyard Stair Replacement project bid to the lowest responsible bidder: Panzitta Enterprises, Inc. in the amount of \$318,600. In addition, the architect and engineering fees payable to hemmler + camayd architects, in line with the agreement in place (7.99% for this project cost) in the amount of \$25,456.14 will be incurred. An 8% contingency fee - \$25,488 for the contractor and \$2,036.49 for related architect and engineering services – could be incurred, for a total project cost of \$371,580.63.

The 8% contingency is not a definite expenditure; however, available if necessary. If it is not utilized as part of the project, the funds will be returned to the available funds for other projects.

**Rationale:**

There are four sets of exposed exterior concrete stairs that have incurred significant damage due to age and weather conditions. These stairs are not covered with canopies as some of the other stairs throughout campus. The last winter was especially rough on the concrete as the rain and snowmelt would get into the cracks and then freeze which caused the steps to break. Our physical plant team has repaired the stairs however; they are now in need of being replaced. This has become a safety issue that we wish to address with the available funding.

We originally bid this project at the beginning of the 2022 summer however there was only one bid received and, due to the costs associated, we wanted to explore several options to adequately address the stairs in the safest way while being financially responsible.

Alternatives were provided in the re-bid. Those alternatives included: a base bid of the full replacement of the stairs, side walls, and all railings; alternate #1 to remove and replace the stairs and center handrail, and address the sidewalls (which are structurally sound and only need to be cosmetically addressed); and price per set of stairs in case there was a possibility of not replacing all of the sets of stairs identified at this time.

The College was able to allocate Bookstore Cash Reserve funds for prioritized projects, which includes the Courtyard Stair Replacement. The College uses the budget process to identify and request necessary infrastructure replacement.

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TO: Thomas P. Leary, President

FROM: Cheryl L. Baur, Vice President of Finance

DATE: August 10, 2022

RE: Courtyard Stair Replacement

Our architectural and engineering consultant firms, hemmler + camayd architects and GPI respectively, prepared bid documents that were advertised on Monday, July 11, 2022. There was a mandatory pre-bid meeting held on Tuesday, July 19, 2022, and bids were opened on Tuesday, August 2, 2022.

There is one (1) contract associated with this bid. Four (4) general contractors attended the mandatory pre-bid meeting on Tuesday, July 19, 2022. Three (3) bidders submitted on August 2, 2022. The College determined the best course of action is to select Alternate #1 – to remove/replace the stairs and center handrail, and address the sidewalls (which are structurally sound and only need to be cosmetically addressed) which resulted in the following:

<b>Bidder</b>	<b>Alternate #1</b>
Bognet, Inc.	\$705,000
Panzitta Enterprises	\$318,600
Scartelli Construction Services	\$575,000

Hemmler + camayd architects and GPI have reviewed the bid packages and found the required information to be in order. We recommend awarding the bid to the lowest responsible bidder: Panzitta Enterprises, Inc. in the amount of \$318,600. In addition, the architect and engineering fees payable to hemmler + camayd architects, in line with the agreement in place (7.99% for this project cost) in the amount of \$25,456.14 will be incurred. An 8% contingency fee - \$25,488 for the contractor and \$2,036.49 for related architect and engineering services – could be incurred, for a total project cost of \$371,580.63.

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August 10, 2022

To: Natalie Staron, Finance Division Administrator  
Luzerne County Community College  
Nanticoke PA

Re: Courtyard Stair Replacement – Main Campus

Natalie,

I am writing to you regarding the above referenced project. We have reviewed all of the bids submitted for the General Trades contracts received on August 2, 2022 for the courtyard stair replacement at the main campus.

Based on a review of the submitted bids for each of the bid alternates, pricing options and the school's budget the best value would be for Alternate #1 be selected as result of the cost submitted. I have also de-scoped the low bidder and discussed schedule and all items included in the bid. I recommend that Luzerne County Community College move forward with the low bid submitted by:

Panzitta Enterprises, Inc.  
72 George Ave  
Wilkes-Barre, PA 18705

Please feel free to call me with any questions and thank you for your attention to this matter.

Respectfully Submitted,

Brian D. Doran AIA LEED AP  
Partner

cc: file