

West Chester Area School District

Property and Finance Committee

August 17, 2026

2026-27 Capital Reserve Project Award

The Facilities and Operations Department is presenting bid results to the Board of Directors for consideration associated with the project(s) below, from the previously approved 2026-2027 Capital Reserve Project List.

Project Number	Description	Vendor	Project Budget	Award Amount
G204	Fugett Middle School Classroom Unit-Ventilator Replacement	LGB Mechanical, Inc.	\$ 175,000	\$198,600

Project G204 is for the select replacement of classroom unit-ventilators at Fugett Middle School with a project budget of \$175,000. We request approval to award LGB Mechanical, Inc. for \$198,600. We respectfully request the remaining \$23,600 balance be funded from savings in project G209 Rustin High School Partial Roof Refurbishment project.

Respectfully submitted,

Wayne F. Birster Jr
Director of Facilities and Operations
West Chester Area School District



PROJECT NAME: 26-G204 Fugett Middle School Classroom Unit-Ventilator Replacement

BID OPENING: Friday, July 31, 2026 11:00 AM

RECORDED BY / DATE: Damon Gonzaga, Capital Program Manager

Contractor	Total Award Amount	Base Bid Total Bid	Base Bid 1 Room 112	Base Bid 2 Roo 212	Base Bid 3 Room 312	Alt #1 Room 112	Alt #2 Roo 212	Alt #3 Room 312	Bid Bond	Non Collu- sion	Qualif. State- ment	Adden. #1 Ackn.
Guadelli Bros, Inc.	\$230,200	\$269,200	\$100,400	\$84,400	\$84,400	-\$13,000	-\$13,000	-\$13,000	X	X	X	X
Innovative Service Contractor	\$349,000	\$394,000	\$130,000	\$130,000	\$134,000	-\$15,000	-\$15,000	-\$15,000	X	X	X	X
LGB Mechanical	\$198,600	\$240,000	\$80,000	\$80,000	\$80,000	-\$13,800	-\$13,800	-\$13,800	X	X	X	X

Section 00 4100.01 Bid Form

Proposal No. 26-G204 Fugett Middle School Classroom Ventilator Replacement

Submitted By:

Luke Bee

LGB Mechanical, Inc.

Bidder's Name

555 N Route 73 West Berlin, NJ 08091

Company's Name

Company's Address

Luke@lgbmechanical.com

City

State

Zip

Email Address

856-719-1400

856-719-1511

Bidder's Phone No.

Bidder's Fax No.

This proposal is submitted in response to your Invitation to Bid in which Proposals were requested to be submitted for the Project identified as:

**Fugett Middle School
West Chester Area School District
Chester County, Pennsylvania**

BASE BID

Having carefully examined the Contract Documents together with all addenda thereto, all as prepared by **The West Chester Area School District** and being familiar with the various conditions affecting the Work, the undersigned herein agrees to furnish all materials, perform all labor, and do all else necessary to complete the Work in accordance with the Contract Documents for the Base Bid.

Base Bid:

Base Bid #1 – Remove existing ceiling mounted ventilator units in classroom 112 and replace with new wall mounted fan coil units

(\$ 80,000)

Eighty thousand 00/100 Dollars

(Base Bid Area #1 in Words)

Base Bid #2 – Remove existing ceiling mounted ventilator units in classroom 212 and replace with new wall mounted fan coil units

(\$ 80,000)

Eighty thousand 00/100 Dollars

(Base Bid Area #2 in Words)

Base Bid #3 – Remove existing ceiling mounted ventilator units in classroom 312 and replace with new wall mounted fan coil units

(\$ 80,000)
Eighty Thousand 00/100 Dollars
(Base Bid Area #3 in Words)

TOTAL LUMP SUM FOR THE BASE BID (\$ 240,000)
Two Hundred Forty Thousand 00/100 Dollars
(Base Bid in Words)

Accompanying this proposal is the bid security in the form of
Bid Bond
in the amount of (\$ 10% total Bid)
Ten Percent Dollars.
(Security Amount in Words)

UNIT PRICES:

The Instructions to Bidders and the Contract Documents comprising the plans and specifications, and all documents bound therewith, together with all Addenda thereto, shall apply to all Unit Prices as listed in Division 1 Section 12 400, and as listed below:

The Owner reserves the right to accept or reject any and/or all Unit Prices stipulated on the Bid Form.

None

ALTERNATES:

Alternate Bid #1 – Exclude BAS controls for fan coil units in room 112

(\$ 13,800)
Thirteen Thousand Eight Hundred 00/100 Dollars
(Alternate Bid #1 in Words)

Alternate Bid #2 – Exclude BAS controls for fan coil units in room 212

(\$ 13,800)
Thirteen Thousand Eight Hundred 00/100 Dollars
(Alternate Bid #2 in Words)

Alternate Bid #3 – Exclude BAS controls for fan coil units in room 312

(\$ 13,800)

Thirteen Thousand Eight Hundred Dollars

(Alternate Bid #3 in Words)

The undersigned proposes to complete the Work covered by this proposal in such time and such manner and in cooperation with all others engaged on the Project, so that all Work will be fully completed by the date stated in Article 9 of the Supplementary Instructions to Bidders.

PERFORMANCE OF WORK BY CONTRACTOR

The undersigned bidder agrees that if awarded this Contract; the Contractor's own work force shall perform at least ten percent (10%) of the construction work of this Contract.

THE BID FORM AND THE FOLLOWING ATTACHMENTS SHALL BE SUBMITTED VIA

PENNBID: Failure to include these items may result in the Bid being declared unresponsive.

1. One (1) Non-Collusion Affidavit
2. One (1) Bid Bond
3. One (1) Agreement of Surety guaranteeing issuance of Performance & Payment Bonds
4. One (1) Contractor's Qualification Statement
5. One (1) Release
6. One (1) Major Subcontractor's Identification (See Below)

MAJOR SUBCONTRACTORS

The undersigned submits this Proposal with the disclosure that the Bid furnished is based upon using the following Major Subcontractors. Bidder shall identify any subcontractor performing more than 25% of the contract amount for his Bid. Failure to identify a subcontractor performing more than 25% of the contract amount will be sufficient reason to declare a bid unresponsive and the bid may be treated as such.

Subcontractor A:

Company Name: Spectra Electric

Company Address: Wilmington Delaware

Subcontractor B:

Company Name: _____

Company Address: _____

Subcontractor C:

Company Name: _____

Company Address: _____

ADDENDA

The undersigned hereby acknowledges receipt of, and has included in this Proposal the Work covered by the following Addenda:

Addendum No.\ Dated

1 \ 7.20.20

Addendum No.\ Dated

_____ \ _____

In submitting this Proposal, it is understood that the unrestricted right is reserved by the Owner to reject any and all proposals, or parts thereof, or to waive any informalities or technicalities in said proposals, and it is agreed that this proposal may not be withdrawn for a period of 60 days, or as provided by Pennsylvania law, from the opening thereof, except as permitted by law.

Should the Owner notify the undersigned of its intention to award a Contract to the undersigned based upon this Proposal the undersigned will furnish properly executed bonds and insurance certificates and will execute the proposed contract within the time and in the forms and amounts required by the Contract Documents, as defined in the AIA Document A201-2017 General Conditions of the Contract for Construction, and that upon his failure, neglect or refusal to do so, he shall forfeit to the Owner, this security accompanying this Proposal, not as a penalty, but as liquidated damages.

In submitting this proposal, it is understood the Contract Documents for this project, and the joint and several phases of construction hereby contemplated are to be governed, at all times, by applicable provisions of state and federal laws, including but not limited to, the latest amendments of the following:

- Williams-Steiger Occupational Safety & Health Act of 1970, Public Law 91-596.
- Part 1910 - Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations.
- Part 1518 - Safety and Health Regulations for Construction, Chapter XIII of Title 29, Code of Federal Regulations.
- Regulatory Requirements - Those statutes, laws, and regulations identified in Section 014100 - Regulatory Requirements

The undersigned submits this Proposal with the understanding that he has carefully reviewed all items noted in the Instructions to Bidders and inspected the site prior to Submission of this Bid. Contractor's Qualification Statement, Non-Collusion Affidavit, Agreement of Surety, Release, and Major Subcontractor's Identification shall be submitted prior to submission of Bid or included with the Bid.

The undersigned hereby certifies that this proposal is genuine, and not sham or collusive, or made in the interest of or in behalf of any person, firm or corporation not herein named; that the undersigned has not directly or indirectly induced or solicited any bidder to refrain from bidding and that the undersigned has not, in any manner, sought by collusion to secure for himself an advantage over any other bidder

In witness whereof, the undersigned has caused this Proposal to be executed

this 31st day of July, 202 6.

#2138168v1

INDIVIDUAL

WITNESS: _____ (SEAL)

PARTNERSHIP

(Name of Partnership)

WITNESS:

Partner BY _____ (SEAL)

Partner BY _____ (SEAL)

Partner BY _____ (SEAL)

Partner BY _____ (SEAL)

Partner BY _____ (SEAL)

CORPORATION

LGB Mechanical, Inc.

(Name of Corporation)

BY Luke Bee _____ (SEAL)
(Vice) President
Luke Bee, President

Attest [Signature] _____ (SEAL)
(Ass't) Secretary

555 N Route 73

West Berlin, NJ 08091

West Chester Area School District
Fugett Middle School
Classroom Ventilator Replacement

Address

The Corporation has been organized and is existing under the laws of the State

of PA

End of Section 00 4100.01 Bid Form