



The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at ***wvOASIS.gov***. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at ***WVPurchasing.gov*** with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

Header 3

List View

General Information Contact Default Values Discount Document Information Clarification Request

Procurement Folder: 1684945

Procurement Type: Central Purchase Order

Vendor ID: 000000184883

Legal Name: CPS CONSTRUCTION GROUP INC

Alias/DBA:

Total Bid: \$3,448,518.00

Response Date: 10/29/2025

Response Time: 13:18

Responded By User ID: davidpbaum

First Name: Aaron

Last Name: Christy

Email: achristy@cpsconstructiongro

Phone: 412-824-2900

SO Doc Code: CRFQ

SO Dept: 0211

SO Doc ID: GSD2600000007

Published Date: 10/23/25

Close Date: 10/29/25

Close Time: 13:30

Status: Closed

Solicitation Description: Building 31 Parking Garage Rehabilitation Project

Total of Header Attachments: 3

Total of All Attachments: 3



Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Solicitation Response

Proc Folder: 1684945
Solicitation Description: Building 31 Parking Garage Rehabilitation Project
Proc Type: Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2025-10-29 13:30	SR 0211 ESR09232500000002141	1

VENDOR
000000184883
CPS CONSTRUCTION GROUP INC

Solicitation Number: CRFQ 0211 GSD2600000007
Total Bid: 3448518
Response Date: 2025-10-29
Response Time: 13:18:36
Comments:

FOR INFORMATION CONTACT THE BUYER
Tara Lyle
(304) 558-2544
tara.l.lyle@wv.gov

Vendor		
Signature X	FEIN#	DATE

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Base Bid - Building 31 Parking Garage Rehabilitation Project				3448518.00

Comm Code	Manufacturer	Specification	Model #
72121103			

Commodity Line Comments:

Extended Description:

Base Bid, including all unit prices in Exhibit A.

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

CPS Construction Group, Inc.

Butler Centre Building, 20421 Route 19, Suite 300

Cranberry Township, PA 16066

SURETY:

(Name, legal status and principal place of business)

Philadelphia Indemnity Insurance Company

One Bala Plaza, Suite 100

Bala Cynwyd, PA 19004-0950

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

State of West Virginia Department of Administration

2019 Washington Street East

Charleston, WV 25305

BOND AMOUNT: \$ 5%

Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Building 31 Parking Garage Rehabilitation Project

500 Capitol Street, Charleston, WV

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 29th day of October, 2025

(Witness)

(Witness)

Madeline Recktenwald

CPS Construction Group, Inc.

(Principal)

(Seal)

By:

(Title)

President

Philadelphia Indemnity Insurance Company

(Surety)

(Seal)

By:

(Title) Pamela M. Anderson Attorney-in-Fact



Surety Bond Number: Bid Bond

Principal: CPS Construction Group, Inc.

Obligee: State of West Virginia Department of Administration

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS, That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Pamela M. Anderson its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$ 75,000,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PHILADELPHIA INDEMNITY INSURANCE COMPANY** on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company, (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in t

he nature thereof and to attach the seal of the Company thereto, and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, **PHILADELPHIA INDEMNITY INSURANCE COMPANY** HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.



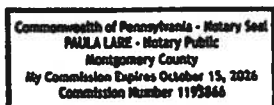
(Seal)

John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**, that the seal affixed to said instrument is the Corporate seal of said Company, that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Bala Cynwyd

My commission expires:

October 15, 2026

I, Angelique Cooper, Corporate Secretary of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 29th day of October, 2025.



Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CRFQ GSD2600000007

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

☒ Addendum No. 1	☐ Addendum No. 6
☒ Addendum No. 2	☐ Addendum No. 7
☒ Addendum No. 3	☐ Addendum No. 8
☐ Addendum No. 4	☐ Addendum No. 9
☐ Addendum No. 5	☐ Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

CPS CONSTRUCTION GROUP, INC.

Company



JOHN J. FRATTO - PRESIDENT Authorized Signature

10/29/2025

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.



CONTRACTOR LICENSING BOARD

AUTHORIZED BY THE
West Virginia Contractor
Licensing Board

NUMBER: WV034734

CLASSIFICATION:

GENERAL BUILDING
SPECIALTY

CPS CONSTRUCTION GROUP INC
20421 ROUTE 19 STE 310
CRANBERRY TOWNSHIP, PA 16066

DATE ISSUED

JANUARY 20, 2025

EXPIRATION DATE

JANUARY 20, 2026

Authorized Signature

Chair, West Virginia Contractor
Licensing Board



A copy of this license must be readily available for inspection by the Board on every job site contracting work is being performed. This license number must appear in all advertisements, bid submissions, and on all fully executed and binding contracts. This license is non-transferable. This license is being issued under the provisions of West Virginia Code, Chapter 30, Article 42.

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) JOHN J. FRATTO - PRESIDENT

(Address) 20421 ROUTE 19, SUITE 300, CRANBERRY TOWNSHIP, PA 16066

(Phone Number) / (Fax Number) 412-824-2900 / 412-767-0628

(email address) JFRATTO@CPSCONSTRUCTIONGROUP.COM

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

CPS CONSTRUCTION GROUP, INC.

WV#034734

(Company)

(Signature of Authorized Representative)

JOHN J. FRATTO - PRESIDENT 10/29/2025

(Printed Name and Title of Authorized Representative) (Date)

412-824-2900 / 412-767-0628

(Phone Number) (Fax Number)

JFRATTO@CPSCONSTRUCTIONGROUP.COM

(Email Address)



State of West Virginia
DRUG FREE WORKPLACE CONFORMANCE AFFIDAVIT
West Virginia Code §21-1D-5

I, John J. Fratto, after being first duly sworn, depose and state as follows:

1. I am an employee of CPS Construction Group, Inc.; and,
(Company Name)
2. I do hereby attest that CPS Construction Group, Inc.
(Company Name)

maintains a written plan for a drug-free workplace policy and that such plan and policy are in compliance with **West Virginia Code §21-1D**.

The above statements are sworn to under the penalty of perjury.

Printed Name: John J. Fratto
Signature: 
Title: President
Company Name: CPS Construction Group, Inc.
Date: 10/29/2025

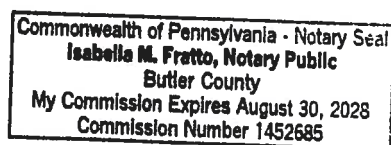
Commonwealth of Pennsylvania
~~STATE OF WEST VIRGINIA,~~

COUNTY OF Butler, TO-WIT:

Taken, subscribed and sworn to before me this 28 day of October, 2025.

By Commission expires 8-30-2028

(Seal)




(Notary Public)

REQUEST FOR QUOTATION
Building 31 Parking Garage Renovations

Exhibit A - Pricing Page – Revised by Addendum No. 3 issued 10/23/25

Name of Bidder:

CPS CONSTRUCTION GROUP, INC.

The Bidder, being familiar with and understanding the Bidding Documents and having examined the site and being familiar with all local conditions affecting the project hereby proposes to furnish all labor, material, equipment, supplies for Building 31 Parking Garage Renovations in accordance with the Bidding Documents within the time set forth for the sum of:

Base Bid (A):

\$ 2,127,544.00

Two Million One Hundred Twenty Seven Thousand Five Hundred Forty Four Dollars and No Cents

(Show TOTAL amount in both words and numbers.)

*The pricing page must be filled out in its entirety and submitted with your bid.

UNIT PRICES (See Project Manual Section 01 20 00)

Unit Price #1 – Delamination and Spall Repair in Cast-In-Place Topping

\$ 64.50 per Square Foot X 2000 = \$ 129,000.00 (B)

Unit Price #2 – Delamination and Spall Repair in Vertical Surface

\$ 170.00 per Square Foot X 100 = \$ 17,000.00 (C)

Unit Price #3 – Double-Tee Concrete Repair

\$ 170.00 per Linear Foot X 100 = \$ 17,000.00 (D)

Unit Price #4 – Full Depth Concrete Repair at Double-Tee Flange

\$ 107.00 per Square Foot X 650 = \$ 69,550.00 (E)

REQUEST FOR QUOTATION
Building 31 Parking Garage Renovations

(Revised by Addendum No. 3,

Unit Price #5 – Spandrel Beam concrete Repair

\$ 194.00 per Linear Foot X 50 = \$ 9,700.00 (F)

Unit Price #6 – Delamination and Spall Repair at Flange-to-Flange Connections

\$ 159.50 Each X 3500 = \$ 558,250.00 (G)

Unit Price #7 – Concrete Repair at Corbel

\$ 194.00 per Square Foot X 25 = \$ 4,850.00 (H)

Unit Price #8 – Grout Repair

\$ 105.00 per Square Foot X 50 = \$ 5,250.00 (I)

Unit Price #9 - Epoxy Crack Injection Repair

\$ 69.00 per Linear Foot X 250 = \$ 17,250.00 (J)

Unit Price #10 - Concrete Routing and Sealing Repair

\$ 4.10 per Linear Foot X 4750= \$ 19,475.00 (K)

Unit Price #11 – Precast Member Joint Sealant Replacement

\$ 12.65 per Linear Foot X 22000= \$ 278,300.00 (L)

Unit Price #12 – Double Tee Connection at Weld Repairs

\$ 279.00 Each X 50 = \$ 13,950.00 (M)

(Revised by Addendum No. 3)

Unit Price #13 – Deck Drain Refurbishment

\$ 1,184.00 Each X 73 = \$ 86,432.00 (N)

Unit Price #14 – Deck Drain Replacement

\$ 719.00 Each X 73 = \$ 52,487.00 (O)

Unit Price #15 - Install New Drains

\$ 1,185.00 Each X 16 = \$ 18,960.00 (P)

Unit Price #16 - Repair of Drain Piping

\$ 63.00 per Linear Foot X 200 = \$ 12,600.00 (Q)

Unit Price #17 – Coat Exposed Steel

\$ 26.00 per Square Foot X 195 = \$ 5,070.00 (R)

Unit Price #18 – Remove and Replace Wheelstops

\$ 195.00 per Each X 30 = \$ 5,850.00 (S)

Total Bid (A+B+C+D+E+F+G+H+I+J+K+L+M+N+O+P+Q+R+S):

\$ 3,448,518.00

Three Million Four Hundred Forty Eight Thousand Five Hundred Eighteen Dollars and No Cents

(Show TOTAL amount in both words and numbers.)

Contract will be awarded for Base Bid and Unit Prices listed above. Unit Prices will also be used for change orders in the future.

CPS CONSTRUCTION GROUP, INC.

10/29/2025

Vendor Name

Date



Authorized Signature

JOHN J. FRATTO - PRESIDENT