

West Chester Area School District

Property and Finance Committee

August 17, 2026

Capital Project Award

The Facilities and Operations Department is seeking approval from the Board of Directors to award contracts for the project listed below, from the previously approved Capital Project List.

Project Number	Description	Vendor	Project Budget	Award Amount
C092	East High School New Bleachers & Locker Room	The Schrader Group	\$ 5,214,000	\$ 386,000

Project C092 is for the new bleacher and locker rooms at East High School. The Schrader Group is being recommended as the design professional for the demolition of the East High School stadium's home side bleachers and the construction of new home side bleachers and team room. Their fee will be 8% of the construction costs, estimated at \$386,000.

Respectfully submitted,

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

SCHRADERGROUP

AN HCM STUDIO

WEST CHESTER AREA SCHOOL DISTRICT

WEST CHESTER EAST HIGH SCHOOL | BLEACHER & TEAM ROOM RENOVATION | WEST CHESTER, PA | 09 JULY 2026

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WEST CHESTER AREA SCHOOL DISTRICT



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01 ORGANIZATION, STAFFING, & QUALIFICATIONS



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01 ORGANIZATION, STAFFING, & QUALIFICATIONS

ORGANIZATIONAL CHART



FIRM ADDRESS

555 E. North Lane, Suite 5100
Conshohocken, PA 19428

PROJECT PERSONNEL AVAILABILITY

We are in a unique position to offer our full commitment to providing quality services to West Chester Area School District's bleacher and team room renovation project, since one of our major projects, the Reading STEM High School, was recently completed.

Each project in our office is assigned a dedicated team that carries the work from design inception through construction and continues the relationship with the client for any subsequent projects. Project teams are carefully selected based on relevant experience, availability (including commitments to other projects and their schedules), and proximity to the project.

We also recognize that the practice of architecture and engineering is a personal service for which we take direct responsibility. For this reason, a Principal or Associate—such as Jennifer Grafton or Seth Hammonds—will supervise each project from initial planning through completion. Additionally, the District and Construction Manager can expect Principal-level involvement from David Schrader, particularly during early planning and design phases.

If a project requires additional staffing, our Project Managers meet weekly to review workloads and ensure all projects remain on schedule by allocating additional resources when needed.

It is our intent to dedicate this staff to the District should we be fortunate enough to be selected.

PENNSYLVANIA STAFFING RESOURCES

- 21 Architects
- 3 Structural Engineers
- 1 Structural Designer
- 14 Architectural Designers
- 7 Interior Designers
- 4 Administrative
- 1 Construction Administrator

FIRM-WIDE STAFFING RESOURCES

- 183 Architects
- 13 Landscape Architects
- 3 Structural Engineers
- 1 Structural Designer
- 98 Architectural Designers
- 38 Interior Designers
- 4 Graphic Designers
- 86 Administrative
- 4 Construction Managers



DAVID SCHRADER

FAIA, A4LE Fellow, LEED AP
Principal-in-Charge

For three decades, David's professional experience has been focused on the design of next generation educational facilities. David acts as Principal-in-Charge and leads the design team throughout the project duration to develop and execute design solutions that achieve all client goals. His ability to create a vision with his clients has fostered significant success for all involved including the client, the design team and the public-at-large. "Partnership in design is key to creating a better designed environment for each client."

ACCOLADES

EDUCATION

Master of Architecture, University of Pennsylvania, 1993

Bachelor of Architecture, and Bachelor of Science, Architecture, Pennsylvania State University, 1991, 1990

PROFESSIONAL LICENSES

Registered Architect: Colorado 2020 / Delaware 2003 / Florida 2007 / Louisiana 2003 / Maryland 2003 / Missouri 2013 / New Jersey 1995 / New York 1997 / North Carolina 2012 / Ohio 2014 / Pennsylvania 1994 / Rhode Island 2004 / Texas 2013 / Utah 2014 / Virginia 2013

PROFESSIONAL ACTIVITIES

American Institute of Architects (AIA), National and Philadelphia Chapters

Association for Learning Environments (A4LE) – Formerly Council of Educational Facilities Planners Int'l (CEFPI)

Pennsylvania Society of Architects

SELECT EXPERIENCE

West Chester Area School District

West Chester, Pennsylvania

- Peirce Middle School, Addition and Renovations
- Middle School Educational Specifications
- Exton Elementary School, Additions and Renovations
- Hillsdale Elementary School, Additions and Renovations
- Sarah Starkweather Elementary School, Additions and Renovations

Central York School District

York, Pennsylvania

- Central York High School, New Facility
- Central York High School, Additions
- High School Feasibility Study

Council Rock School District

Newtown, Pennsylvania

- High School North Secured Entry Design
- High School North Natatorium Study
- High School North Natatorium Bleacher Repair/Upgrade
- Holland Middle School, Additions and Renovations

East Pennsboro Area School District

Enola, Pennsylvania

- East Pennsboro Area High School, Renovations

Governor Mifflin School District

Shillington, Pennsylvania

- Governor Mifflin High School, Additions and Renovations
- Athletic/Community Building, New Facility and Site Reconfiguration
- Secondary Schools Feasibility & Master Planning Study

Great Valley School District

Malvern, Pennsylvania

- High School Stadium Upgrades
- District-Wide Feasibility Study

Methacton School District

Manheim, Pennsylvania

- Methacton High School, Addition and Renovation

North Penn School District

Lansdale, Pennsylvania

- North Penn High School, Additions

and Renovations

- North Penn High School, Planning for Additions and Renovations
- District-Wide Options Study

Northern York County School District

York, Pennsylvania

- Sports and Learning Center

Owen J. Roberts School District

Pottstown, Pennsylvania

- High School Renovations

Phoenixville Area School District

Phoenixville, Pennsylvania

- Phoenixville Area High School, Additions and Renovations
- Baseball Concession Stand, Study
- Phoenixville Area High School, Ten Classroom Addition Study

Reading School District

Reading, Pennsylvania

- Welcome Center and Athletics Renovation

Radnor Township School District

Wayne, Pennsylvania

- High School Athletic Facilities Feasibility Study

School District of Springfield Township

Oreland, Pennsylvania

- Springfield Township High School, Additions and Renovations
- Site Conversion to District Athletic Campus

Schuylkill Valley School District

Leesport, Pennsylvania

- Athletic Study

Springfield School District

Springfield, Pennsylvania

- Springfield High School, New Facility

Twin Valley School District

Elverson, Pennsylvania

- Twin Valley High School, Additions and Renovations
- Twin Valley Physical Education Center, New Facility

Upper Merion Area School District

King of Prussia, Pennsylvania

- Upper Merion Area High School, New Facility



JENNIFER GRAFTON

AIA, NCARB, ALEP

Associate Principal, Educational Planner

Jennifer brings excellent leadership and strong communication skills from over 25 years of experience in the industry designing educational environments. Her area of expertise primarily consists of planning and designing K-12 schools that encourage student achievement and next-generation learning environments in the Pennsylvania market. She draws inspiration from the powerful impact of education on the individual and the community. She is a long-standing member of the Association for Learning Environments, Professional Women In Construction – Philadelphia, and an active volunteer with Philadelphia's Center for Architecture + Design; a program committed to providing underserved communities with accessible design education. At SG, Jennifer works directly with various districts, growing relationships and providing solutions that best serve their communities.

ACCOLADES

EDUCATION

Bachelor of Architecture, The Pennsylvania State University, 1997

PROFESSIONAL LICENSES

Registered Architect: Pennsylvania, New Jersey

PROFESSIONAL ACTIVITIES

Association for Learning Environments (A4LE)

Professional Women in Construction, Philadelphia Chapter Growing Committee Chair

DesignPhiladelphia Design Education Program Volunteer

SELECT EXPERIENCE

West Chester Area School District

West Chester, Pennsylvania

- Peirce Middle School, Addition and Renovations
- Middle School Educational Specifications

Bensalem Township School District

Bensalem, Pennsylvania

- Feasibilities Study
- Middle School Master Planning

Great Valley School District

Malvern, Pennsylvania

- District-Wide Feasibility Study

The Neighborhood Academy

Pittsburgh, Pennsylvania

- Academic Building and Gymnasium Building Additions

Neshaminy School District

Middletown Township, Pennsylvania

- Capacity Study

Norristown Area School District

Norristown, Pennsylvania

- High School Addition and Renovation

Phoenixville Area School District

Phoenixville, Pennsylvania

- Feasibility Study

Quakertown Community School District

Quakertown, Pennsylvania

- Elementary School New Facility

Reading School District

Reading, Pennsylvania

- 12th and Marion ES, Addition and Renovation
- Thomas Ford Campus Aquaponics
- Reading HS Auditorium
- Reading HS Admin Spaces
- Reading HS Loading Dock Upgrades
- Reading HS Athletic

Rose Tree Media School District

Media, Pennsylvania

- New K-1 Early Learning Center

School District of Philadelphia*

*Philadelphia, Pennsylvania**

- Northeast Community Propel Academy, New Facility - Project Manager*
- Ben Franklin High School/Science Leadership Academy Campus, Planning, Programming, Design, Documentation, + Construction Services - Project Manager*
- Kensington Creative and Performing Arts High School, New Facility - Project Architect / Manager*

Joanne Seminara School of Law + Medicine, New York City School Construction Authority*

*Brooklyn, New York**

- QAQC Review*

Chesterfield County Public Schools*

*Chesterfield, Virginia**

- New Western Area High School*

Huntington Valley*

*Pennsylvania**

- Pine Road Elementary School - Architect*

Washington Boro*

*Pennsylvania**

- Ann Letort Elementary School - Architect*

Millersville*

*Pennsylvania**

- Fred S. Eshelman Elementary School - Architect*

Tamaqua*

*Pennsylvania**

- Tamaqua Area Middle School - Architect*

West Chester*

*Pennsylvania**

- Reed Henderson High School - Architect*

Wallingford*

*Pennsylvania**

- Strath Haven Middle School and Consolidation of District Administration Offices - Project Architect / Manager*

**Completed prior to joining SCHRADERGROUP Studio*



HARRY PETTONI

Principal, Athletic Facility Subject Matter Expert

Harry has over 30 years of professional architectural and construction experience in the public, private and education sectors. Harry focuses on strategic planning, marketing, business development, educational programming, planning, project development and sustainable design. Harry was a Recognized Educational Facility Professional by the Association for Learning Environments (A4LE), formerly the Council for Educational Facilities Planners International (CEFPI), and is a past officer of the Northeast Region, focusing on improving educational facilities by creating next-generation environments for students, faculty and staff. He presents at numerous seminars, workshops and forums on various topics throughout Pennsylvania, Maryland, Delaware and New Jersey.

ACCOLADES

EDUCATION

Bachelor of Architecture, Syracuse University

Associate of Applied Science, Architectural and Construction Technology, State University of New York

PROFESSIONAL ACTIVITIES

Sustainable Building Industry Council (SBIC)

US Green Building Council (USGBC)

International Chiefs of Police (IACP)

National Emergency Number Association (NENA)

Association of Public Safety Communications Officials International (APCO)

SELECT EXPERIENCE

Centennial School District, Warminster, PA

- Middle School Feasibility Study

Coatesville Area School District Coatesville, PA

- District-wide Feasibility Study

Council Rock School District Newtown, PA

- District-wide Feasibility Study
- Sol Feinstone Elementary School, Secured Entry and Administration Design
- High School North, Secured Entry Design

Forest Hills School District Sidman, PA

- Athletic Stadium Upgrade and Concession Building, New Facility

Governor Mifflin School District Shillington, PA

- Secondary Schools Feasibility and Master Planning Study

Hazleton Area School District Hazleton, PA

- District-wide Feasibility Study
- Secondary Campus Athletic Complex, Renovations and New Construction
- Indoor Athletic Complex, New Construction
- High School 9th Grade Academy
- CATC Additions and Renovations
- Hazle Early Learning Center
- HASD Special Education Center
- HASD Academy of the Sciences
- Hazleton Elementary Schools Capital Renovations
- Hazleton Special Education Academy, Renovations

Manheim Township School District Lancaster, PA

- Secondary Feasibility Study

Phoenixville Area School District Phoenixville, PA

- Washington Stadium, Bleacher, Pressbox and Field Lighting Replacement and Upgrades
- Phoenixville Area High School, Auditorium Interior Renovations, Stage Renovations, Generator Replacement and Sound Barrier Feasibility Study
- Field Lighting Replacement and Upgrades, Stadium, Bleacher, Pressbox, and New Field House

Quakertown Community School District Quakertown, PA

- Facilities Feasibility Study

Radnor Township School District Wayne, PA

- High School Athletic Facilities Feasibility Study

Shikellamy School District Sunbury, PA

- Chief Shikellamy Elementary School Additions and Renovations

The Phelps School Malvern, PA

- Athletic Complex, New Facility

School District of Springfield Township Oreland, PA

- Springfield Township High School Master Campus Plan
- Springfield Township High School Renovations and Additions

West Lampeter Township Lampeter, PA

- Athletic Pavilion, New Facility

Information on additional projects available upon request



SETH HAMMONDS

AIA, NCARB, LEED AP
Associate, Project Manager

Seth has over 15 years of experience in architecture and has worked on a wide range of project types across the United States, including K-12, higher education, government, historic preservation, museums, and performing arts centers. He acts as Project Manager, working directly with clients, stakeholders, and consultants to deliver projects that positively impact the communities they serve. With every project, his goal is to collaboratively create spaces that are functional, beautiful, and enduring.

ACCOLADES

EDUCATION

Master of Architecture, University of Oregon, 2013

Master of Building Construction, Auburn University, 2007

Bachelor of Arts, Samford University, 2004

PROFESSIONAL LICENSES

Registered Architect: Texas 2015, Delaware 2018, Pennsylvania 2024

PROFESSIONAL ACTIVITIES

American Institute of Architects (AIA)

NCARB Certificate Holder

LEED AP

SELECT EXPERIENCE

- Council Rock School District**
Newtown, Pennsylvania
- Holland Middle School, Renovations and Additions
- Norristown Area School District**
Norristown, Pennsylvania
- Norristown High School Addition and Renovation
- Radnor Township School District**
Radnor Township, Pennsylvania
- District Administration Office Renovations
- Reading School District**
Reading, Pennsylvania
- Reading High School Athletics Renovation
 - Northwest Middle School Art Room Upgrades
 - Southern Middle School Auditorium Upgrades
 - Reading High School Auditorium Renovations
- West Chester Area School District**
West Chester, Pennsylvania
- Facilities Condition Assessment
 - Sarah Starkweather Elementary School, Renovations
- Christina School District***
*Wilmington, Delaware**
- Maurice Pritchett Sr. Academy, New Facility*
- Appoquinimink School District***
*Middletown, Delaware**
- Everett Meredith Middle School, New Facility*
- Archmere Academy***
*Wilmington, Delaware**
- Rocco A. and Mary Abessinio Performing Arts Center, Renovations*

- Round Rock Independent School District***
*Round Rock, Texas**
- Cedar Ridge Auditorium, New Facility*
- Tacoma Public Schools***
*Tacoma, Washington**
- Washington Elementary School, Renovations and Additions*
- University of Delaware***
*Newark, Delaware**
- Student Wellbeing Center at Warner Hall, Renovations*
- Texas Southern University***
*Houston, Texas**
- University Towers Residence Hall, New Facility*
- University of Oregon***
*Eugene, Oregon**
- Global Scholars Hall, New Facility*
- Agnes Scott College***
*Decatur, Georgia**
- Campbell Hall, Renovations*
- Georgia Tech***
*Atlanta, Georgia**
- Chapin Hall, Renovations*
 - Hinman Building, Renovation*

**Completed prior to joining SCHRADERGROUP Studio*



TOM FORSBERG

PE
Principal, Structural Engineer

From project inception through design and construction oversight, Tom's structural design experience encompasses new buildings, additions & alterations, feasibility studies, and condition assessments. He is responsible for structural system optimization, multi-discipline coordination, and quality control. He is well-versed in the design and evaluation of concrete, masonry, steel, and wood structures. During more than 25 years of professional practice, Tom has developed extensive expertise in the design and evaluation of masonry buildings and systems, forensic investigations, diagnostics, and problem resolution. Additionally, his expertise includes building surveys, code analyses, structural load ratings, reinforcement and restoration design, investigative reports, and special inspections.

ACCOLADES

EDUCATION

Bachelor of Architectural Engineering, Structural Design Option, Pennsylvania State University, 1992

PROFESSIONAL LICENSES

Registered Architect: Delaware 2003, Maryland 1999, North Carolina 2014, Ohio 2014, Pennsylvania 1999, Virginia 2011

Registered with the National Council of Examiners for Engineering (NCEES)

SELECT EXPERIENCE

Bristol Township School District *Levittown, Pennsylvania*

- Benjamin Franklin Middle School, Additions and Renovations
- Brookwood Elementary School, New Facility
- Keystone Elementary School, New Facility
- Mill Creek Elementary School, New Facility
- Clara Barton Elementary School Conversion to District Admin/Ops and Transportation Center

Council Rock School District *Newtown, Pennsylvania*

- Goodnoe Elementary School, Additions and Renovations
- Holland Middle School, Additions and Renovations
- Network Operations Center, Interior Renovations
- Hillcrest Elementary School, Additions and Renovations
- Richboro Elementary School, Additions and Renovations
- Rolling Hills Elementary School, Renovations
- Sol Feinstone Elementary School, Additions and Renovations
- Wrightstown Elementary School, Additions and Renovations

East Pennsboro Area School District *Enola, Pennsylvania*

- East Pennsboro Area Middle School, Additions and Renovations
- East Pennsboro Elementary School, Additions and Renovations
- West Creek Hills Elementary School, Additions and Renovations
- District Administration Office, Additions and Renovations

Governor Mifflin School District *Shillington, Pennsylvania*

- Secondary Schools Feasibility & Master Planning Study

Great Valley School District *Malvern, Pennsylvania*

- District-Wide Feasibility Study

Hazleton Area School District *Hazleton, Pennsylvania*

- District-Wide Facilities Master Plan

- Multiple Elementary-Middle School, Pool Classroom in-fill Renovations
- Heights Terrance Elementary-Middle School, Pool Classroom in-fill Renovations
- McAdoo-Kelayres Elementary School, Pool Classroom in-fill Renovations

North Penn School District *Lansdale, Pennsylvania*

- District-Wide Feasibility Study
- Knapp Elementary School, Additions and Renovations

Palmyra Area School District *Palmyra, Pennsylvania*

- Palmyra Area Middle School, Additions and Renovations
- Northside Elementary School, Renovations

Phoenixville Area School District *Phoenixville, Pennsylvania*

- Early Learning Center and Manavon Elementary School, New Facility
- Phoenixville Area High School, Auditorium Interior Renovations
- Phoenixville Area High School, Auditorium Stage Renovations
- Phoenixville Library, Renovations
- Storage Building, New Facility
- Visitor Side Stadium Addition

Quakertown Community School District *Quakertown, Pennsylvania*

- Facilities Feasibility Study
- Neidig Elementary School, Renovations and Additions

School District of Springfield Township *Oreland, Pennsylvania*

- Enfield Elementary School, New Facility
- Springfield Township High School, Additions and Alternations

Upper Merion Area School District *King of Prussia, Pennsylvania*

- Feasibility Study
- Caley Elementary School, New Facility
- Gulph Elementary School, New Facility
- Upper Merion Area High School, New Facility



DAVID LONG

Project Architect

David is an accomplished Architectural and Project designer with more than 7 years of experience in both existing and group-up building design. He specializes in conceptual design and analysis through construction documentation and contract administration for mixed-use commercial buildings, hotels, community centers, religious facilities, retail buildings, public buildings, industrial buildings and multi-unit student housing. He graduated from Drexel University and acquired a NAAB accredited Bachelor of Architecture. David has extensive experience from projects located in New Jersey, Pennsylvania, Delaware, Texas, and Virginia.

At SG, David is actively involved in education projects. His responsibilities encompass project design, project management, as well as liaising with consultants and clients. While fulfilling his current role, David is also preparing for a future transition into construction administration.

ACCOLADES

EDUCATION

Bachelor of Architecture, Drexel University, 2018

Transfer with Architectural Focus, Harrisburg Area Community College, 2013

SELECT EXPERIENCE

Alvernia University

Reading, Pennsylvania

- American House Assessment

Garnet Valley School District

Glen Mills, Pennsylvania

- Facility Assessment

Hatboro-Horsham School District

Horsham, Pennsylvania

- District-Wide Facility Assessment Study

Independence Charter School

Philadelphia, Pennsylvania

- ICS West Church Renovation

Shikellamy School District

Sunbury, Pennsylvania

- High Stadium, Addition and Renovation

The Neighborhood Academy

Pittsburgh, Pennsylvania

- Academic Building and Gymnasium Building Additions

Northern York County School District

Dillsburg, Pennsylvania

- Elementary School, Renovations and Additions
- Middle School, Renovations and Additions

Owen J. Roberts School District

Pottstown, Pennsylvania

- Middle School Renovations
- High School Renovations

Reading School District

Reading, Pennsylvania

- STEM High School, New Facility

Spring-Ford Area School District

Royersford, Pennsylvania

- Spring City Elementary School, Addition and Renovations

West Chester Area School District

West Chester, Pennsylvania

- Sarah Starkweather Elementary School, Renovations

WRA Clubhouse Blue Bell, Pennsylvania*

Samarpan Cultural Center Bensalem, Pennsylvania*

Curaleaf Dispensaries Philadelphia, Pennsylvania and Bensalem, Pennsylvania*

Cadence Bicycle Philadelphia, Pennsylvania*

Holiday Inn Cherry Hill, New Jersey*

Bharatiya Learning Center Bensalem, Pennsylvania*

Hampton Inn Lead, South Dakota*

PHL DOA Substation Renovation Philadelphia, Pennsylvania*

Philadelphia Rebuild Projects Philadelphia, Pennsylvania*

2045 Wheatsheaf Ln – Design & Construction Documentation Philadelphia, Pennsylvania*

UGI Lehigh Valley – Schematic Design Lehigh Valley, Pennsylvania*

Yards Brewing Co. Dock Pit – Design and Construction Documentation Philadelphia, Pennsylvania*

Charcoal Pit Prices Corner – Construction Documentation Wilmington, Delaware*

Toll Brothers Design Center Addition – Construction Administration Fort Washington, Pennsylvania*

Stonewall Warehouses Parcels A&B – Construction Documentation Winchester, Virginia*

Huntsville Student Housing – Construction Administration Huntsville, Texas*

Mass Timber Frame Core and Shell Design – Construction Documentation Delaware County, Pennsylvania*

Lab Fitout and Ground-Up Warehouse – Design Development Horsham, Pennsylvania*

**Completed prior to joining SCHRADERGROUP Studio*



WILEY MUCK

Associate AIA
Architectural Designer

Wiley is an accomplished individual who is set to achieve a significant milestone this year, as he will be completing his Master's degree in Architecture. He has actively participated in various projects that have encompassed every phase of the process. This hands-on experience has proven to be invaluable, enabling him to gain extensive knowledge and expertise.

At SG, Wiley worked on facility assessments, primarily focusing on modeling the existing structures of multiple schools within various school districts. In one District's case, Wiley has modeled the existing conditions of twelve different schools. Wiley is now able to go on facility assessment walkthroughs to see what he has been modeling all summer.

Additionally, he is driven by the desire to design environments that will become cherished and significant parts of other people's lives, making a positive impact on their daily experiences.

ACCOLADES

EDUCATION

Master of Architecture, Temple University, 2023

Bachelor of Architecture, Temple University, 2022

PROFESSIONAL ACTIVITIES

American Institute of Architects (AIA) - Associate

SELECT EXPERIENCE

Coatesville Area School District

Coatesville, Pennsylvania

- Kings Highway Elementary School Renovations
- Doe Run Elementary School, New Facility

Extra Mile Foundation

Pittsburgh, Pennsylvania

- St. Benedict the Moor School

Garnet Valley School District

Glen Mills, Pennsylvania

- Needs Assessment and Master Planning
- Pennington Building, Renovation

Great Valley School District

Malvern, Pennsylvania

- High School Cafeteria Study

Hankin Group

Exton, Pennsylvania

- Bentley Event Center, New Facility

Hazleton Area School District

Hazle Township, Pennsylvania

- Field House Renovations

Neshaminy School District

Langhorne, Pennsylvania

- Capacity Study and District Options

Norristown Area School District

Norristown, Pennsylvania

- Facility Assessment

North Penn School District

Lansdale, Pennsylvania

- North Penn High School, Addition and Renovations
- Pennbrook Middle School Roof Replacement
- District-Wide Door Hardware Replacement

Northern York County School District

Dillsburg, Pennsylvania

- Middle School Renovation

Owen J. Roberts School District

Pottstown, Pennsylvania

- High School LGI and Library, Renovations

Phoenixville Area School District

Phoenixville, Pennsylvania

- District Office Renovations

Pottsgrove School District

Pottsgrove, Pennsylvania

- West Pottsgrove Elementary School, (GESA) Renovations

Reading School District

Reading, Pennsylvania

- Reading High School STEM Academy, New Facility

Thomas Ford Aquaponics Facility

School District of Philadelphia

Philadelphia, Pennsylvania

- Hopkinson Elementary School Renovations
- Feltonville Intermediate School Exterior Upgrades and Renovations

School District of Springfield Township

Erdenheim, Pennsylvania

- Middle School Renovations

Spring-Ford Area School District

Royersford, Pennsylvania

- Spring City Elementary School, Addition and Renovations

Temple University

Philadelphia, Pennsylvania

- Ritter Hall Renovations

West Chester Area School District

West Chester, Pennsylvania

- Hillsdale Elementary School, Addition and Renovations
- Sarah Starkweather Elementary School, Addition and Renovations



CHARLOTTE STOUDT

NCIDQ, LEED AP ID+C

Associate Principal, Interior Designer

Charlotte is an NCIDQ-certified interior designer with over 20 years of professional experience in educational and senior living sectors. She is a resourceful designer with the ability to coordinate services and meet deadlines. As a LEED Accredited Professional, she is also committed to incorporating aspects of sustainable practices into all projects. Charlotte enjoys working closely with clients to achieve solutions for the best final product that supports programming objectives.

ACCOLADES

EDUCATION

Bachelor OF Arts, Interior Architecture, Lebanon Valley College, 2019

Associate of Specialized Technology, Interior and Environmental Design, Magna Cum Laude, Pennsylvania College of Art & Design, 1998

PROFESSIONAL ACTIVITIES

National Council for Interior Design Qualification (NCIDQ)

LEED Accredited Professional

United States Green Building Council

SELECT EXPERIENCE

Council Rock School District *Newtown, Pennsylvania*

- Sol Feinstone Elementary School, Additions and Renovations
- Wrightstown Elementary School, Additions and Renovations
- Rolling Hills Elementary School, Additions and Renovations
- Hillcrest Elementary School, Additions and Renovations
- Richboro Elementary School, Additions and Renovations

East Pennsboro Area School District *Enola, Pennsylvania*

- East Pennsboro Elementary School, Addition and Renovation
- District Administration Building, Addition and Renovation

Governor Mifflin School District *Shillington, Pennsylvania*

- Community Building/Athletic Center, New Facility

Hatboro-Horsham School District *Horsham, Pennsylvania*

- Keith Valley Middle School, New Facility
- Crooked Billet Elementary School, New Facility

North Penn School District *Lansdale, Pennsylvania*

- Knapp Elementary School, Additions and Renovations

Quakertown Community School District *Quakertown, Pennsylvania*

- Neidig Elementary School, Renovations and Additions

School District of Philadelphia *Philadelphia, Pennsylvania*

- Anne Frank Elementary School, Additions and Renovation
- Motivation High School, Major Renovation

School District of Springfield Township *Oreland, Pennsylvania*

- Elementary School, New Facility
- High School, Additions and Renovations

Springfield School District

Springfield, Pennsylvania

- Springfield High School, New Facility

Upper Merion Area School District *King of Prussia, Pennsylvania*

- Upper Merion Area High School, New Facility

Blue Mountain School District* *Orwigsburg, Pennsylvania**

- Blue Mountain High School, Renovations and Additions*

Glendale School District* *Flinton, Pennsylvania**

- Glendale Elementary School, Renovations and Additions*
- Glendale Junior/Senior High School, Renovations and Additions*

Lower Moreland Township School District* *Huntingdon Valley, Pennsylvania**

- Pine Road Elementary School, Renovations and Additions*
- Lower Moreland High School, Renovations and Additions*

Octorara Area School District* *Atglen, Pennsylvania**

- Octorara Elementary School, Renovations and Additions*

Penn Manor School District* *Millersville, Pennsylvania**

- Letort Elementary School, Renovations and Additions*
- Eshleman Elementary School, Renovations and Additions*

Shanksville-Stonycreek School District* *Shanksville, Pennsylvania**

- Shanksville-Stonycreek K-12 School, Renovations and Additions*

Tamaqua Area School District* *Tamaqua, Pennsylvania**

- Tamaqua Area Middle School, New Facility*

**Completed prior to joining SCHRADERGROUP Studio*



DEREK CROUSE

PE

Structural Engineer

Derek is a Professional Engineer with eight years of industry experience spanning a wide range of project types. He thrives in collaborative environments and takes pride in helping project teams deliver strong, dependable solutions. A graduate of The Pennsylvania State University with a Bachelor of Science in Structural Design and Construction Engineering Technology, Derek developed a solid technical foundation in RAM and other structural design software during his academic career. His exposure to large and complex projects has shaped him into a skilled and adaptable engineer.

ACCOLADES

EDUCATION

Bachelor of science, Structural Design and Construction Engineering Technology, Pennsylvania State University Harrisburg, 2020

Associate in Science in Mechanical Engineering Technology, Harrisburg Area Community College, 2017

PROFESSIONAL LICENSES

Professional Engineer: Pennsylvania

Pennsylvania Board for Professional Engineers, Land Surveyors, and Geologists

SELECT EXPERIENCE

Abington School District

Abington, Pennsylvania

- Middle School, New Facility

Quakertown Community School District

Quakertown, Pennsylvania

- Quakertown Elementary School, New Facility

Beyond Meat

Malvern, Pennsylvania

- Project Engineer*

Lehigh Valley Dairy

Schuylkill Haven, Pennsylvania

- Project Engineer*

UHaul Storage

Lancaster, Pennsylvania

- Project Engineer*

UHaul Storage

Macungie, Pennsylvania

- Project Engineer*

**Completed prior to joining SCHRADERGROUP Studio*



COURTNEY ANSPACH

RA

Associate Principal, QA/QC

In her role as QA/QC, Courtney contributes over 20 years of experience in architectural design and project management. Since joining SG, she has been responsible for managing projects, consultant coordination, design team production and drawing review. Courtney's attention to detail has been noted by past clients and she strives to tie the client's project goals with thoughtful architectural design to produce well-crafted buildings. She has experience in a wide range of project types. That exposure to varying project types brings a unique focus to each project with an eye towards tailoring each project specifically to the user and site.

ACCOLADES

EDUCATION

Bachelor of architecture

Drexel University / 2001

PROFESSIONAL LICENSES

Registered Architect: Pennsylvania / 2011

SELECT EXPERIENCE

Bristol Township School District *Levittown, Pennsylvania*

- Benjamin Franklin Middle School, Additions and Renovations
- Middle School Feasibility Study

Coatesville Area School District *Coatesville, Pennsylvania*

- Doe Run Elementary School, New Facility

Council Rock School District *Newtown, Pennsylvania*

- Holland Middle School, Renovations and Additions
- Richboro Elementary School, Additions and Renovations
- Rolling Hills Elementary School, Additions and Renovations

Governor Mifflin School District *Shillington, Pennsylvania*

- Community Building/Athletic Center, New Facility
- High School Renovations
- Middle School Renovations

Great Valley School District *Malvern, Pennsylvania*

- Facilities Feasibility Study
- District Office Interior Renovation
- Grade 5/6 Center, New Facility

Hatboro-Horsham School District *Hatboro, Pennsylvania*

- High School Toilet Room Renovation
- Keith Valley Middle School, New Facility

Hazleton Area School District *Hazle Township, Pennsylvania*

- Campus Planning
- Arts and Humanities Academy
- CATC Additions and Renovations
- Hazle Early Learning Center
- Cyber Academy

North Hills School District *Pittsburgh, Pennsylvania*

- West View Elementary School, Addition and Renovation

Owen J. Roberts School District *Pottstown, Pennsylvania*

- Library Conversions

Pennridge School District *Perkasie, Pennsylvania*

- District-wide GESA Improvement Projects

Phoenixville Area School District *Phoenixville, Pennsylvania*

- Early Learning Center and Elementary School, New Facility
- Seven Stars Elementary School, New Facility
- District Storage Building, New Facility

Reading School District *Reading, Pennsylvania*

- High School, New Facility

Shikellamy School District *Sunbury, Pennsylvania*

- High School Stadium Improvements

School District of Philadelphia *Philadelphia, Pennsylvania*

- Feltonville Intermediate School, Exterior Renovations
- Parkway Northwest High School Science Lab Renovation

School District of Springfield Township *Oreland, Pennsylvania*

- Middle School Addition and Renovation

Springfield School District *Springfield, Pennsylvania*

- High School, New Facility

Upper Darby Area School District *Upper Darby, Pennsylvania*

- Upper Darby Area High School Auditorium
- Upper Darby Area Middle School Auditorium
- Library Projects
- Drexel Hill Middle School Locker Room

Upper Merion Area School District *King of Prussia, Pennsylvania*

- Upper Merion Area High School, New Facility

West Chester Area School District *West Chester, Pennsylvania*

- Hillsdale Elementary School, Renovations



MARCIE SORBER

Construction Administrator

Marcie is a highly skilled Construction Admin known for her ability to accurately predict construction costs and manage tight deadlines while collaborating with design teams, contractors, and end users. She excels at developing cost-effective solutions to both routine and complex construction challenges, particularly those arising from renovations to existing or occupied facilities. Recognized as a diligent and exceptionally organized team player, Marcie thrives in fast-paced environments and brings a strong attention to detail to every project.

She is proficient with a wide range of estimating, project management, and scheduling software, including Sage Estimating (Timberline), RS Means, PlanSwift, On Center On Screen Takeoff, Bluebeam, CMiC, Procore, Primavera P3 and P6, Asta, Autodesk Navisworks, and Revit Architecture. Marcie also has extensive experience with Microsoft Office applications and additional tools such as Visio, Front Page, Project, and Power BI. Her ability to quickly learn new technologies further strengthens her capacity to support efficient, well-coordinated preconstruction processes.

ACCOLADES

EDUCATION

Bachelor of Science, Structural Design and Construction Engineering Technology, The Pennsylvania State University, 2007

PROFESSIONAL LICENSES

Healthcare constructor certificate, ASHE, 2010

OSHA 30 hour, OSHA, 2013

SELECT EXPERIENCE

Great Valley School District

Malvern, Pennsylvania

- Great Valley 5/6 Center, Door Hardware

Reading School District

Reading, Pennsylvania

- High School Athletics, Renovation
- High School Aquaponics, Addition
- High School Loading Dock, Renovation

North Penn School District

Lansdale, Pennsylvania

- North Penn High School, Additions and Renovations

Pennridge School District*

*Perkasie, Pennsylvania**

- Long-Term Facility Maintenance Planning*

Shippensburg Area School District*

*Shippensburg, Pennsylvania**

- Guaranteed Energy Savings Agreement, Facilities Assessment*

Eastern Lebanon County School District*

*Myerstown, Pennsylvania**

- Guaranteed Energy Savings Agreement*

Glen Building*

*Willow Street, Pennsylvania**

- Expansion and Renovations*

South Pointe at Lakes Villas*

*Willow Street, Pennsylvania**

- New Construction of 80 Independent Living townhomes*

Student Housing*

*Hershey, Pennsylvania**

- Construction of 21 K-12 student dormitories and security booth for a private school*

Norwood Assisted Living*

*Norwood, New Jersey**

- New Construction of an Independent and Assisted Living and Memory Care Facility*

Baltimore Visitor Center*

*Baltimore, Maryland**

- Renovations*

Brethern Village*

*Lancaster, Pennsylvania**

- Campus Expansion*

**Completed prior to joining SCHRADERGROUP Studio*



JEFFREY MACHIK

PE

President, Officer in Charge of MEP/FP Engineering: Snyder Hoffman Associates

Jeff has professional experience of over 20 years. He joined Snyder Hoffman Associates, Inc. in 2002 following a two-year Facility Engineering internship. He has extensive HVAC design experience with educational facilities as well as institutional, recreational, and research facilities. Jeff specializes in providing sustainable HVAC designs for K-12 facilities. Jeff is President in charge of administration and management of the firm. He is responsible for engineering and the study and design of heating, ventilating, and air conditioning systems. His duties include preliminary systems analysis and design, life cycle analysis, and system assessments.

ACCOLADES

EDUCATION

Bachelor of Science, Electro-Mechanical Engineering Technology, Pennsylvania State University, 2010

PROFESSIONAL LICENSES

Professional Engineer: Pennsylvania 2015 / Maryland 2019 / Texas 2020

NCEES Record Holder

PROFESSIONAL ACTIVITIES

American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE) Member

United States Green Building Council (USGBC) Member

SELECT EXPERIENCE

Pottsgrove School District *Pottstown, PA*

- District-Wide Facilities Assessment

Great Valley School District *Malvern, PA*

- District-Wide Facilities Assessment

North Penn School District *Lansdale, PA*

- District-Wide Facilities Assessment

East Penn School District *Emmaus, PA*

- District-Wide Facilities Assessment

Mastery Charter Schools *Philadelphia, PA & Camden, NJ*

- District-Wide COVID Assessment

Northern York County School District *Dillsburg, PA*

- District-Wide Facilities Assessment

Phoenixville Area School District *Phoenixville, PA*

- District-Wide Feasibility Study

Central Bucks School District *Doylestown, PA*

- District-Wide Facilities Assessment

School District of Philadelphia *Philadelphia, PA*

- CHAD High School Feasibility Study

Parkland School District *Allentown, PA*

- Capital Action Plan

Chester-Upland School District *Chester, PA*

- District-Wide Facilities Assessment

Information on additional projects available upon request



SHANE NIPER

PE, LEED AP BD+C

Principal & Mechanical Department Head: Snyder Hoffman Associates

Shane has over a decade of professional experience at Snyder Hoffman Associates, Inc. designing all aspects of mechanical engineering. He has extensive HVAC design experience with educational and university facilities, as well as institutional, recreational, and research facilities. He is responsible for engineering and the study of heating, ventilating, and air conditioning systems. In addition to managing the Mechanical Department, Shane's duties include preliminary systems analysis and design, energy modeling, life cycle analysis, and systems assessments.

ACCOLADES

EDUCATION

Bachelor of Science, Mechanical Engineering Technology, Pennsylvania State University, 2014

PROFESSIONAL LICENSES

Professional Engineer: Pennsylvania 2019

LEED Accredited Professional (BD+C Specialty) - GBCI

PROFESSIONAL ACTIVITIES

American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE) Member

SELECT EXPERIENCE

Neshaminy School District *Langhorne, PA*

- District-Wide Facilities Assessment

Great Valley School District *Malvern, PA*

- District-Wide Facilities Assessment

North Penn School District *Lansdale, PA*

- District-Wide Facilities Assessment

Mastery Charter Schools *Philadelphia, PA & Camden, NJ*

- District-Wide COVID Assessment

Northern York County School District *Dillsburg, PA*

- District-Wide Facilities Assessment

Phoenixville Area School District *Phoenixville, PA*

- District-Wide Feasibility Study

Central Bucks School District *Doylestown, PA*

- District-Wide Facilities Assessment

School District of Philadelphia *Philadelphia, PA*

- CHAD High School Feasibility Study

Parkland School District *Allentown, PA*

- Capital Action Plan

Chester-Upland School District *Chester, PA*

- District-Wide Facilities Assessment

Information on additional projects available upon request



DREW NIPER

PE
Principal & Electrical Department Head: Snyder Hoffman Associates

Drew has professional experience designing all aspects of electrical engineering, including low and medium voltage power distribution, emergency power, lighting, low voltage systems, data, security, and controls of educational, healthcare, institutional, municipal, and religious facilities. Drew is responsible for engineering and the study of lighting, electrical, technology, and low-voltage systems including fire alarm, security, and video surveillance systems.

ACCOLADES

EDUCATION

Bachelor of Science, Electrical Engineering, Pennsylvania State University, 2016

PROFESSIONAL LICENSES

Professional Engineer: Pennsylvania 2021

PROFESSIONAL ACTIVITIES

Institute of Electrical and Electronic Engineers (IEEE) Member

United States Green Building Council (USGBC) Member

SELECT EXPERIENCE

Abington Heights School District
Clarks Summit, PA

- District-Wide Facilities Assessment

William Penn School District
Lansdowne, PA

- District-Wide Facilities Assessment

North Penn School District
Lansdale, PA

- District-Wide Facilities Assessment

East Penn School District
Emmaus, PA

- District-Wide Facilities Assessment

Neshaminy School District
Langhorne, PA

- District-Wide Facilities Assessment

Northern York County School District
Dillsburg, PA

- District-Wide Facilities Assessment

Phoenixville Area School District
Phoenixville, PA

- District-Wide Feasibility Study

Central Bucks School District
Doylestown, PA

- District-Wide Facilities Assessment

School District of Philadelphia
Philadelphia, PA

- CHAD High School Feasibility Study

Parkland School District
Allentown, PA

- Capital Action Plan

Chester-Upland School District
Chester, PA

- District-Wide Facilities Assessment

Information on additional projects available upon request



KEVIN FEGELY

Plumbing/Fire Protection Department Head: Snyder Hoffman Associates

Kevin has professional experience of over 20 years in the design and study of mechanical process piping, plumbing, and fire protection piping systems. After graduating from The Pennsylvania State University in May of 1995, Kevin was employed for 6 years as a mechanical engineer responsible for designing and specifying mechanical equipment and piping for industrial gas process systems. Kevin joined Snyder Hoffman Associates, Inc. in July of 2002, and has gained extensive experience in the design of plumbing and fire protection systems for educational, commercial, municipal, religious, food service, and research facilities. Kevin heads the Plumbing and Fire Protection department.

ACCOLADES

EDUCATION

Bachelor of Science, Engineering
Science and Mechanics,
Pennsylvania State University, 1995

PROFESSIONAL REGISTRATIONS

International Code Council -
Commercial Plumbing Inspector
2008-2010

International Code Council -
Commercial Plumbing Plans
Examiner 2008-2010

PROFESSIONAL ACTIVITIES

Society of Fire Protection
Engineers

SELECT EXPERIENCE

Pottsgrove School District *Pottstown, PA*

- District-Wide Facilities Assessment

Great Valley School District *Malvern, PA*

- District-Wide Facilities Assessment

North Penn School District *Lansdale, PA*

- District-Wide Facilities Assessment

East Penn School District *Emmaus, PA*

- District-Wide Facilities Assessment

Northern York County School District *Dillsburg, PA*

- District-Wide Facilities Assessment

William Penn School District *Lansdowne, PA*

- District-Wide Feasibility Study

Central Bucks School District *Doylestown, PA*

- District-Wide Facilities Assessment

School District of Philadelphia *Philadelphia, PA*

- CHAD High School Feasibility Study

Parkland School District *Allentown, PA*

- Capital Action Plan

Chester-Upland School District *Chester, PA*

- District-Wide Facilities Assessment

*Information on additional projects available
upon request*



CHRISTOPHER JENSEN

PE

Principal in Charge, Operations Manager: T&M Associates

Chris has over 23 years of Site Engineering Design, Land Development Permitting, Construction Management and Land Surveying experience. Mr. Jensen's work has involved all aspects of land development in urban and suburban settings, including: stormwater BMPs; site evaluation and due diligence; land planning; zoning; brownfield development; regulatory permitting; hydraulics and hydrology; flood hazard area studies; erosion and sediment control; sewage planning and design; pump stations; utility design; and roadway design. Mr. Jensen is highly sought-after within the development industry for his abilities in navigating the permitting approval process. He specializes in working closely with clients, local and state reviewing authorities, and community groups to expedite the entitlement process for all his design projects.

ACCOLADES

EDUCATION

Bachelor of Science, Civil Engineering, Lehigh University, 2000

Master of Business Administration, Villanova University, 2020

PROFESSIONAL LICENSES

Professional Engineer: Pennsylvania

PROFESSIONAL ACTIVITIES

Urban Land Institute

American Society of Civil Engineers

SELECT EXPERIENCE

Springfield Township School District *Delaware County, PA*

- High School, New Facility

Springfield School District *Montgomery County, PA*

- Enfield Athletic Facilities

Great Valley School District *East Whiteland Township, PA*

- District-Wide Facilities Assessment

Upper Moreland School District *Upper Moreland Township, PA*

- District-Wide Site Assessment & Improvement Program

Coatesville Area School District *Coatesville, PA*

- District-Wide Facilities Assessment

Chester County Technical College *Chester County, PA*

- High School Brandywine Campus

Phoenixville Area School District *Phoenixville, PA*

- District-Wide Feasibility Study
- Early Learning Center/Manavon Elementary School, New Facility

West Goshen Township *Chester County, PA*

- Henderson High School Athletic Complex, New Facility

Norristown Area School District *Montgomery County, PA*

- Athletic Complex and Stadium

Community College of Philadelphia *Philadelphia, PA*

- Northeast Regional Center Expansion

Information on additional projects available upon request



BARRY STINGEL

PLA

Group Manager: T&M Associates

Mr. Stingel has been in the landscape architecture and planning field since 1989, specializing in land planning, site design, and project management of commercial, residential, and institutional projects from initial client contact through entitlement approval. He is knowledgeable in all aspects of the subdivision and land development process from client relations, site analysis and design, project team management, budget and planning through municipal approval. Barry reviews sites to identify potential environmental or other design challenges, as well as interpretation and verification of municipal codes and comprehensive plans. In addition, he presents land development applications to municipal governing bodies at public meetings and provides expert testimony on behalf of clients.

ACCOLADES

EDUCATION

Bachelor of Science, Landscape Architecture, Pennsylvania State University, 2989

PROFESSIONAL REGISTRATIONS

Professional Landscape Architect

SELECT EXPERIENCE

Doe Run Road Elementary School *East Fallowfield Township, PA*

Site/Civil Project Manager and Landscape Architect for Coatesville School District's redevelopment project for a new K through 5 elementary school. An existing middle school, empty for several years, occupied the site and was demolished for the construction of the elementary school..

Abington Middle School *Abington Township, PA*

Site/Civil Project Manager and Landscape Architect for the new, 345,000 SF educational facility. This project will also include a new track and field, sports fields and tennis courts, new bus loop, parking areas, circulation, upgraded utility services, and new stormwater management features. Once the new school is built, the existing school will be demolished.

Hillsdale Elementary School *West Chester, PA*

Site/Civil Project Manager and Landscape Architect for the additions and renovations to the existing educational facility. The project also includes ADA compliant parking and accessible routes.

Starkweather Elementary School *West Chester, PA*

Site/Civil Project Manager and Landscape Architect for the additions and renovations to the existing educational facility. The project also includes ADA compliant parking and accessible routes.

The Campus, Redgo Development *West Chester, PA*

Managed the redevelopment of nearly 100,000 SF of warehouse space into Class A office space in West Goshen Township, Chester County. All existing parking and loading facilities were redesigned to provide over four parking spaces per 1,000 SF of building space that were provided with new, underground stormwater management facilities.

Chester County Intermediate Unit Child and Career Development Center *East Whiteland Township, PA*

Site/Civil Project Manager and Landscape Architect for CCIU's new 88,000 SF educational facility. The project involved addressing challenging geologic features, projection of offsite views onto the property, and working around existing onsite infrastructure.

Information on additional projects available upon request



Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA



DAVID L SCHRADER

License Number : RA014034X Initial License Date : 10/27/1994 Expiration Date : 06/30/2027
License Type : Registered Architect License Status as of 5/17/2025 : Active
Issued By : State Architects Licensure Board
Address : HORD COPLAN MACHT D/B/A SCHRADERGROUP, 555 E NORTH LN BLDG D STE 5100 CONSHOHOCKEN, PA 19428



Arion R. Claggett

Acting Commissioner Arion R. Claggett
[Signature]

Signature of Licensee



Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA



JENNIFER RHEA GRAFTON

License Number : RA016471 Initial License Date : 06/16/2005 Expiration Date : 06/30/2027
License Type : Registered Architect License Status as of 5/28/2025 : Active
Issued By : State Architects Licensure Board
Address : 2433 LINDEN DR, HAVERTOWN, PA 19083



Arion R. Claggett

Acting Commissioner Arion R. Claggett
Jennifer R. Grafton

Signature of Licensee





Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA



SETH HAMMONDS

License Number : RA410549 Initial License Date : 02/20/2024 Expiration Date : 06/30/2027
License Type : Registered Architect License Status as of 5/2/2025 : Active
Issued By : State Architects Licensure Board
Address : 360 RAMBLING WAY, SPRINGFIELD, PA 19064



Arion R. Claggett

Acting Commissioner Arion R. Claggett

Seth Hammonds

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

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Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA



THOMAS EDWIN FORSBERG

License Number : PE055463E Initial License Date : 07/21/1999 Expiration Date : 09/30/2027
License Type : Professional Engineer License Status as of 9/19/2025 : Active
Issued By : State Registration Board for Professional Engineers, Land Surveyors and Geologists
Address : 2018 BLOOMINGDALE AVENUE, LANCASTER, PA 17601



Arion R. Claggett

Acting Commissioner Arion R. Claggett

Thomas Edwin Forsberg

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

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OUR UNIQUE QUALITIES & EXPERTISE

Our unique team model is completely integrated from the very beginning of your project, encompassing planning, architecture, landscape architecture, interior design, graphic design, structural engineering, and sustainable design. This holistic approach offers benefits that are greater than the sum of its parts.

INNOVATIVE DESIGN

SCHRADERGROUP Studio (SG) distinguishes itself from other firms not through what we do, but why and how we do it. The ultimate success of a project is the firm's commitment to not only providing a quality project, but one that also meets the needs of the District's program, schedule, and budget. SG is uniquely positioned in several ways to provide the School District the tools needed to identify a path for planning and design.

Why Us?

- our **EXTENSIVE KNOWLEDGE** of West Chester Area School District's buildings, people, and processes
- our **COMMITMENT TO ATHLETIC FACILITY DESIGN** that enhances student and spectator experience
- our **FOCUS ON "NEXT-GENERATION" ENVIRONMENTS** that aim to benefit the community for generations
- our focus on **COLLABORATIVE PLANNING PROCESSES** to provide the District with unique solutions for your vision
- our ability to provide dynamic + functional solutions that are **ON-TIME AND WITHIN BUDGET**



OUR APPROACH

The description of the approach can be outlined in various phases. Communication with the WCASD Facilities and Operations Team and other relevant stakeholders is crucial. SG will conduct a thorough site analysis to understand the constraints and opportunities. We will engage in discussions with the team to gather project requirements, expectations, and vision while assessing the budget and schedule.

As we move into the Programming Phase, we will develop a comprehensive program that defines the spatial and functional requirements of the facility while collaborating with all key stakeholders. We will then develop and facilitate the schematic and design development documents, construction documents, procurement, and construction administration. SG has a thorough internal QA/QC process to make sure our documents are accurate, detailed, and inclusive of relevant information. During the design phases, we will conduct formal reviews with stakeholders and incorporate feedback and revisions. We will actively participate in value engineering sessions to optimize costs without compromising quality, seeking input from the team and their Solicitor along the way.

OUR UNIQUE QUALITIES & EXPERTISE

This comprehensive approach outlines the architect's responsibilities and interactions with various stakeholders throughout the project lifecycle. It ensures a transparent and collaborative design process that aligns with the project goals and meets the expectations of all involved parties.

PROGRAMMING AND DESIGNING WORKSHOPS

We will conduct a programming design session for the project. SG is skilled at facilitating programming design charrettes of any size and always looks forward to developing a unified approach to progress with the design of a project. This workshop WILL result in a concept or concepts with which to initiate the design process.

ATHLETIC FACILITY DESIGN WORKSHOP

While the traditional design team meetings will occur throughout the above-mentioned process, in order to keep everyone up-to-date with regard to overall status, a specific workshop will occur during the early Schematic Design Development process to further define the individual spaces within the facility. The entire SG team (inclusive of engineers/consultants) will meet with the team to view the spaces in 3D and to develop interiors.

WHAT SETS US APART

ACADEMIC & ATHLETIC DESIGN COMMUNITY

Our firm's athletic and academic design expertise includes participation by our Principals, Associates, Architects, and Designers in local, regional, national, and international organizations such as PASBO, DVASBO, NSBA, PSBA, A4LE, EdSpaces, and others.

We involve ourselves deeply in these organizations to experience and thus provide the most current and effective ideas for Next Generation Learning and Athletic Environments in



all of our projects. This applicable international exposure allows our team to bring global concepts to the West Chester Area School District.

YOUR VISIONS + DESIGNS

It is our mission to plan and design facilities specific to each of our client's needs for their students. We truly believe that every project is made better if the key stakeholders have an active role in the decision-making process. Our collaborative workshop process for planning and design, by the end user and for the end user, inspires innovative design solutions that serve our client's needs. Collaboration is key to support the client's dreams with our team's capabilities to get to the end result. Educational and athletic facility design that is initiated by the client results in a project that will serve the community and be

grounded in the district's culture and educational philosophy.

Our greatest reward at the completion of a project is hearing that we listened to the vision laid out in the initial design by those who will learn and work in the buildings for years to come, and that the facility has met or exceeded their expectations.

That is why we do what we do.

ON-TIME + WITHIN BUDGET

Maintaining the budget throughout the project is essential in delivering success. To maintain the budget that is established at the beginning of the project, we will work closely with the West Chester Area School District by consistent planning and communication.

All Project Managers attend weekly project scheduling and manpower assignment meetings where each active project within the office is reviewed for schedule compliance and resource allocation. The Project Manager is responsible to you for adherence to schedule throughout the life of the project. The combination of strong project management, experienced personnel, and state of the art computerized production techniques and key elements in both our quality and schedule control process.

The value of a particular item in the long-term operations costs of a building will always be part of the analysis process. The team will work diligently with the School District to maintain whatever budget is established at the beginning.

EXPERIENCE WITH ATHLETIC FACILITY DESIGN

Representing over three decades of involvement in athletic facility design, the SG team offers a wide scope of projects experience.

With hundreds of projects that support recreational, educational, and competitive athletic programs under our belt, our experience extends well beyond the baseline knowledge of these facilities. Many projects include stadiums, team and locker rooms,

Some of our portfolio include stadiums, team rooms, locker facilities, strength and conditioning spaces, sports medicine and training areas, synthetic and natural turf fields, track and field, concession buildings, ticket pavilions, press boxes, maintenance and storage buildings, and supporting site infrastructure. This comprehensive understanding of athletic environments allows us to create integrated campus solutions that enhance the student experience.

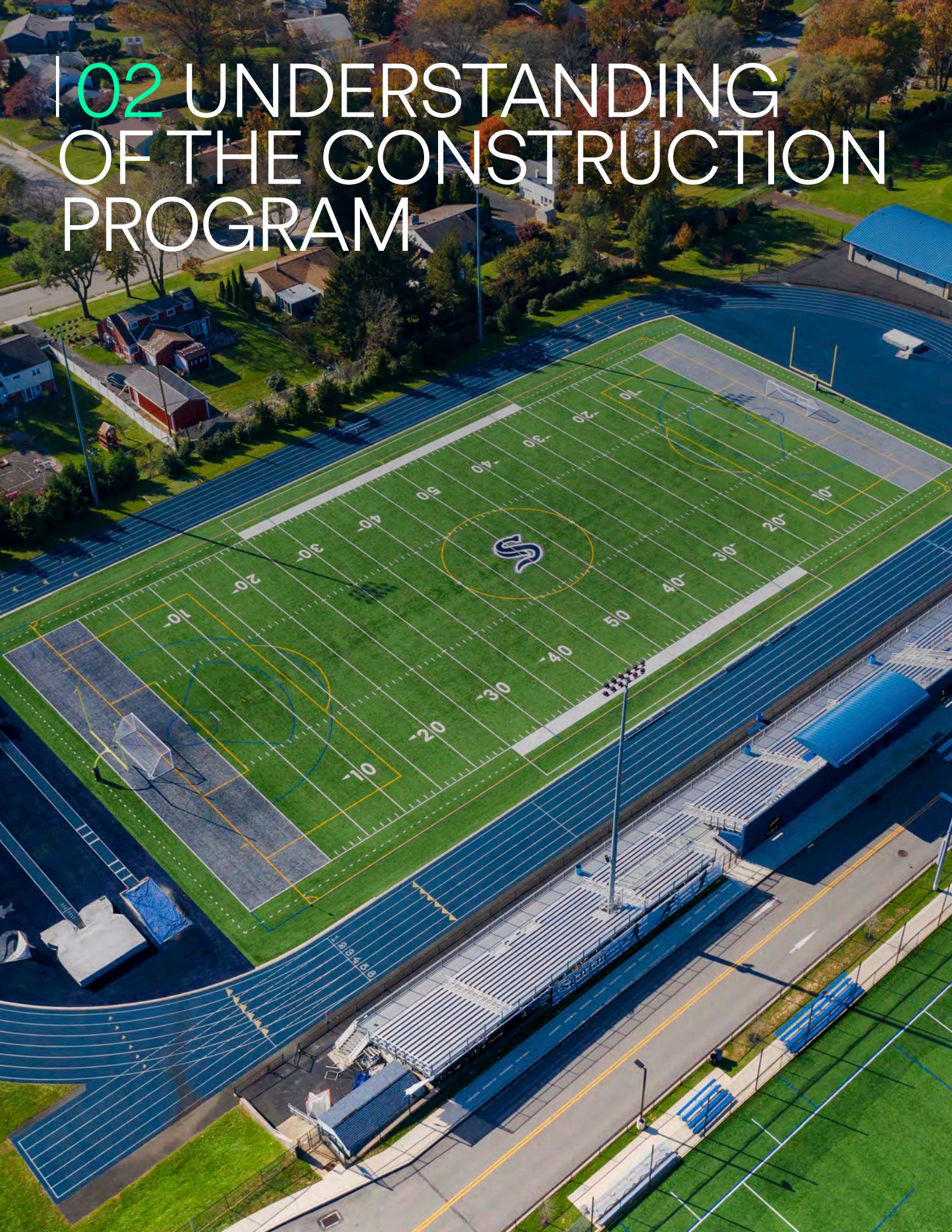


Throughout our work, we collaborate closely with owners, administrators, coaches, athletic directors, facility managers, and user groups to develop facilities that balance operational efficiency, flexibility, and long-term value. Whether updating an existing venue or designing a new athletic complex, our team understands the unique technical requirements associated with athletic facilities, including specialized equipment coordination, circulation, accessibility, life safety, acoustics, lighting, spectator amenities, and future program expansion.

Drawing upon lessons learned from hundreds of completed athletic facility projects, SG delivers thoughtful, high-performing designs that respond to each client's specific goals while creating facilities that serve their communities for generations.



102 UNDERSTANDING OF THE CONSTRUCTION PROGRAM



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02 UNDERSTANDING OF THE CONSTRUCTION PROGRAM

PROJECT UNDERSTANDING

SG understands that West Chester Area School District (WCASD) is pursuing a project to replace the home side bleachers and press box at the East High School stadium. The bleachers will be replaced and an 8,000-11,000 SF building will be constructed to include restrooms, team room, storage, team support and training spaces, while leaving room for the possibility of a concession area.

Following our most recent walk-through, we have gained a clearer perspective on what WCASD is looking for. Since the submission of the Step I proposal, we recognize the scope has been updated to accommodate a Team Room, in lieu of a locker room.

The master planning portion of the project will encompass the entire scope of work described previously and will now also include master planning for a sidewalk connecting the turf playing fields to the stadium and surface replacement of the tennis courts. The budget has been increased to \$5 million to include the tennis court replacements and the extended sidewalk and possible water line repair/replacement. If the budget allows, the District may add a new scoreboard.

The new building can be situated in the area between the two field light poles and can also include the area leading up to the east sidewalk. The

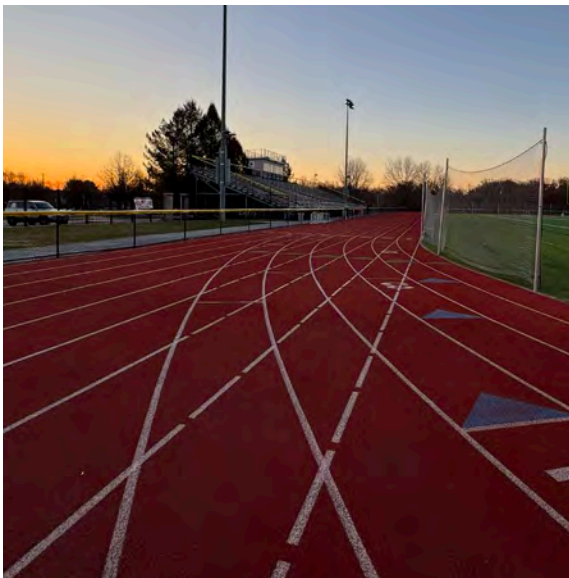


proposed bleachers should seat the same capacity of 1,200 people. The bleachers and building will be ADA accessible. Below the bleachers is a telecommunications pull box, so the fiber currently running to the press box should be repurposed. The press box must integrate the site lighting and the stadium sound system controls.

The proposed Building must incorporate:

- Public toilets
- Team room sized for football – with football type lockers (70-80 total)
- Storage space
- Coaches' office with showers
- Possible concessions
- Utility room with boiler, HWH and electrical
- The space must be heated and air conditioned
- It may include some concessions
- No ticket booth is to be included. That will remain in the existing field house.

For sitework, we understand stormwater management must be included in the project. Our team will do everything in our power to minimize earth disturbance and avoid a need for NPDES permit.

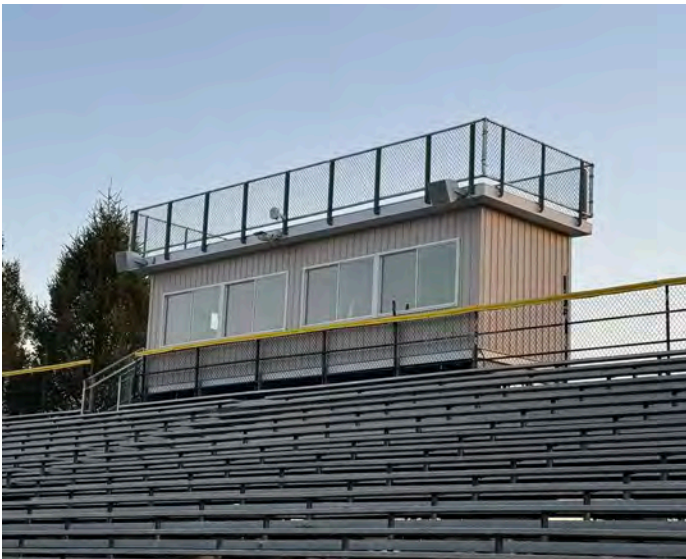


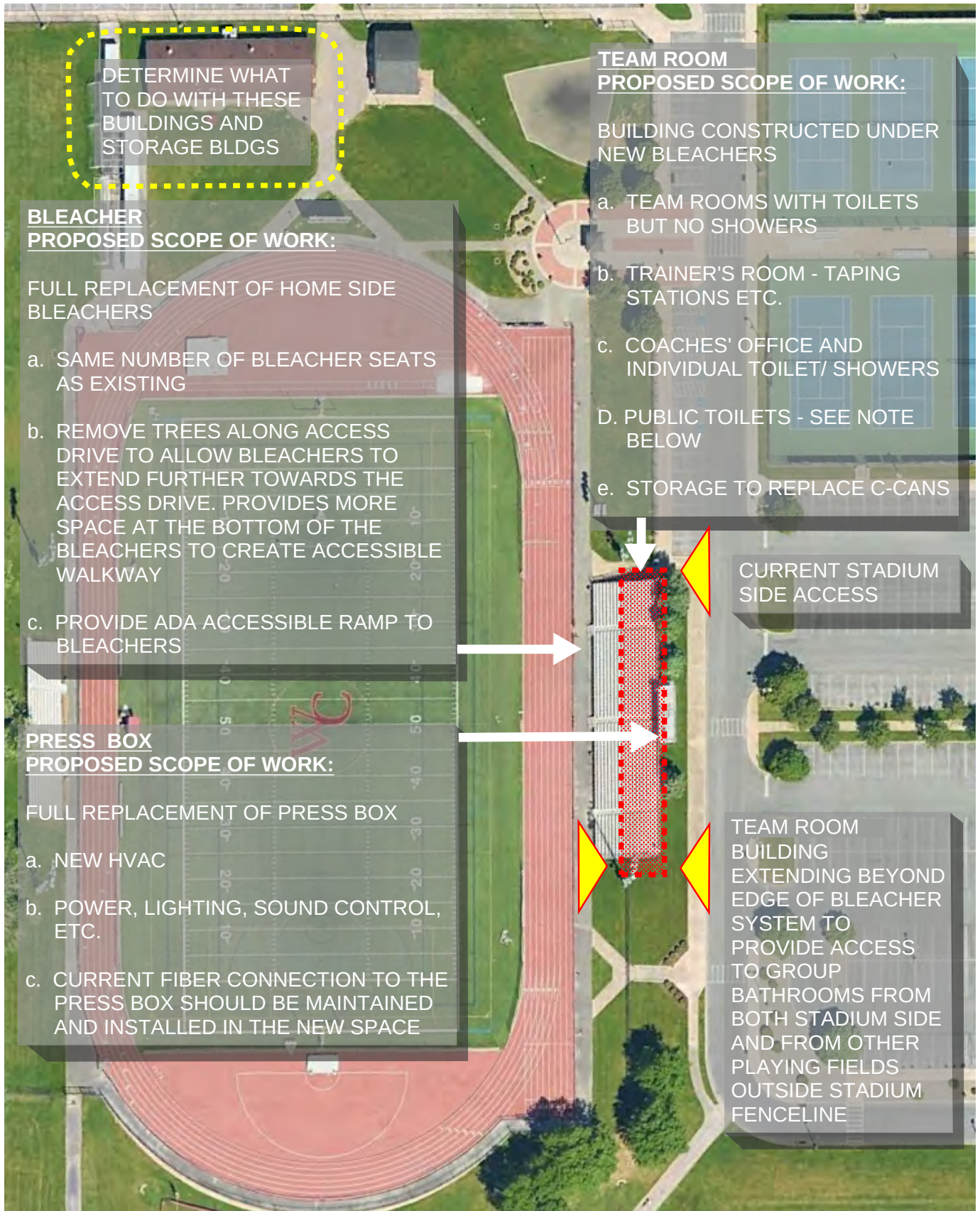
We are also dedicated to keeping the project on schedule, noting that construction must begin in the Fall of 2027 after the football season is over. We are targeting a June 2028 completion, just in time for graduation.

We are committed to maintaining safety protocols and minimizing disruptions to the students and staff during renovations. Careful phasing, communication, and coordination with WCASD will be essential to our approach. Our team will prioritize student and staff safety during essential campus operations. We will work closely with District personnel to establish construction fencing limits, secure work zones, and to identify appropriate contractor access routes that minimize conflicts with daily school activities.

SG is committed to delivering a quality, next-generation athletics project that reflects WCASD’s investment in its students. Our team looks forward to collaborating with WCASD through a design that reinforces school pride and enhances the experience of the athletes and spectators alike.

In the following section, we have outlined the details of each phase of the project so that WCASD knows what to expect each step of the way.





DETERMINE WHAT TO DO WITH THESE BUILDINGS AND STORAGE BLDGS

**BLEACHER
PROPOSED SCOPE OF WORK:**

FULL REPLACEMENT OF HOME SIDE BLEACHERS

- a. SAME NUMBER OF BLEACHER SEATS AS EXISTING
- b. REMOVE TREES ALONG ACCESS DRIVE TO ALLOW BLEACHERS TO EXTEND FURTHER TOWARDS THE ACCESS DRIVE. PROVIDES MORE SPACE AT THE BOTTOM OF THE BLEACHERS TO CREATE ACCESSIBLE WALKWAY
- c. PROVIDE ADA ACCESSIBLE RAMP TO BLEACHERS

**PRESS BOX
PROPOSED SCOPE OF WORK:**

FULL REPLACEMENT OF PRESS BOX

- a. NEW HVAC
- b. POWER, LIGHTING, SOUND CONTROL, ETC.
- c. CURRENT FIBER CONNECTION TO THE PRESS BOX SHOULD BE MAINTAINED AND INSTALLED IN THE NEW SPACE

**TEAM ROOM
PROPOSED SCOPE OF WORK:**

BUILDING CONSTRUCTED UNDER NEW BLEACHERS

- a. TEAM ROOMS WITH TOILETS BUT NO SHOWERS
- b. TRAINER'S ROOM - TAPING STATIONS ETC.
- c. COACHES' OFFICE AND INDIVIDUAL TOILET/ SHOWERS
- d. PUBLIC TOILETS - SEE NOTE BELOW
- e. STORAGE TO REPLACE C-CANS

CURRENT STADIUM SIDE ACCESS

TEAM ROOM BUILDING EXTENDING BEYOND EDGE OF BLEACHER SYSTEM TO PROVIDE ACCESS TO GROUP BATHROOMS FROM BOTH STADIUM SIDE AND FROM OTHER PLAYING FIELDS OUTSIDE STADIUM FENCELINE

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| 03 DESIGN APPROACH



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03 DESIGN APPROACH



CONCEPTUAL DESIGN

SCHRADERGROUP Studio (SG) will schedule a Project Launch or Kick-off Meeting upon receipt of a Notice to Proceed. During this meeting, the members of the leadership team are identified and regular meetings are scheduled for the initial design phases. The project goals and expectations are discussed, reviewed, and established. The result of this project launch is to provide the members of the leadership team with a common understanding of the project's goals and requirements and an approach for achieving successful results.

MASTER PLANNING & SCHEMATIC DESIGN PHASE

During the Schematic Design Phase, as the Architect, SG holds several responsibilities related to the development of conceptual designs that align with the project goals and educational specifications. SG is accountable for refining conceptual drawings, illustrating the scale, relationships of project components, and the architectural concept of the building. This phase also involves the creation of building massing and elevation studies to define the project's architectural character. BIM models are developed to enhance the understanding of the design's visual representation. Furniture and equipment layouts are also developed and reviewed with the team.

- SG shall review the program and information provided by WCASD, and shall review all laws, codes, and regulations applicable to our services.
- SG shall ascertain the Project requirements by preparing a preliminary evaluation of the Owner's program, scheduling a budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other necessary Initial Information for the project.
- SG shall present our preliminary evaluation to the Owner and together will discuss design approach alternatives.
- SG shall present a design workshop illustrating the Project with the Owner for approval.
- SG shall prepare Schematic Design Documents, consisting of drawings, preliminary bidding plans, sections and elevations, study models, sketches, descriptions, and other documents complying with all applicable laws and regulations for the Owner's approval. SG will consider alternatives in conjunction with the Owner.
- SG shall submit and review the Schematic Design Documents and make necessary changes to obtain the Owner's approval.

- SG shall participate in value engineering analysis and provide any necessary documentation.
- SG and consultants shall prepare life cycle and system options for major building evaluations including HVAC, electrical, plumbing, structural, and roof systems.

DESIGN DEVELOPMENT

After receiving authorization from the Owner to proceed, SG will progress the concepts developed during the Schematic Design phase. The objective is to deliver completed design development drawings and a comprehensive written report that encompasses all architectural, structural, mechanical, electrical, plumbing, environmental, and site components of the project. SG will ensure that the proposed work complies with the requirements of relevant agencies. Additionally, we will create a timeline illustrating the necessary schedule to meet submission and approval deadlines set by the jurisdictional agencies.

After the proposed model has been approved in the schematic design phase, the design development phase will be devoted to implementing building systems (HVAC, Electrical, Plumbing, and Fire Protection) into the model. WCASD can view the systems by the end of Design Development.

The following is the design development phase in detail:

- SG shall prepare design development documents consisting of drawings, outline specifications, and other documents based on the Owner's approval.
- SG shall submit the Design Development Documents and meet with the Owner for review. The Documents shall comply with all applicable laws and regulations. SG shall notify the Owner of any changes after the development of the Schematic Design Documents.
- SG shall take action as required in the District's agreement and request

the Owner's approval of the Design Development Documents.

- SG shall provide a preliminary schedule of all matters involving aesthetic decisions.
- SG shall receive board input and direction with written approval.

CONSTRUCTION DOCUMENTS

The bulk of design is complete by the end of the Design Development phase, so the balance of the Construction Documentation Phase is applied to the final development of systems as well as the development of specifications.

Most interesting to this phase is how Revit contributes as a tool to the end product. Our team has advanced the use of Revit to the extent that every element of the design has a database. For example, a construction document will show a door or window tag. In the Revit model, the designer can tap the window or door tag, and the information for the door hardware or window glazing schedule is revealed on the screen. The model and designer are working "live" to manipulate the elements so that, when the door or window schedule construction document is re-opened, the specific information will be changed on the schedule.

This advanced process leads to less coordination issues in the field and less change orders related to drawing coordination.

The following is the construction documentation phase in detail:

- SG shall proceed with the construction document phase upon written authorization from WCASD.
- SG shall prepare construction documents consisting of drawings, specifications, and other documents setting forth the requirements in detail for the construction of the entire Project.

The construction documents shall include all consultant documents coordinated by the design team into one unified set of cohesive drawings and specifications.

- SG shall incorporate all design requirements made necessary by governmental authorities, ensure the Construction Documents meet all applicable legal requirements with respect to competitive bidding, and accept sole responsibility for failure to do so.
- SG shall assist the Owner in the development and preparation of procurement information, the form of agreements, the Conditions of the Contracts for Construction, and a project manual including Contracts.
- SG shall submit the Construction Documents to the Owner, Solicitor, and municipal code reviewer prior to the conclusion of the Documents, and shall implement the agreed upon changes provided by the Owner.
- SG shall request the Owner's approval of Construction Documents as required under the District's agreement.
- SG understands that accommodations may need to be made in the overall project design to achieve budget. We conduct these exercises regularly and understand the importance of Value Engineering as part of the process.
- The design team will participate with all parties in a constructability review process and will modify documents accordingly. In addition, SG will conduct our own internal quality assurance process. That information is provided next.

BIDDING PHASE

Upon receiving authorization from the Owner, SG will undertake various tasks related to the preparation and issuance of construction bidding documents with the Owner. Additionally, they will collaborate with the Owner to accomplish the following deliverables:

- SG shall proceed with the construction bid/award phase upon written authorization from the School District.
- SG shall prepare and issue the construction bid documents to prospective bidders as stipulated in the District's agreement. SG shall maintain records of all prospective bidders.
- SG shall assist WCASD in bidding the project by: distributing Bidding Documents and organizing and conducting a pre-bid conference for prospective bidders.
- SG shall prepare responses and clarity to all questions from prospective bidders.
- SG shall organize and conduct the opening of bids, thus documenting and distributing bidding results as directed by the Owner.

CONSTRUCTION CONTRACT ADMINISTRATION PHASE

During the Construction Phase, we, as the Architect, will actively support the Owner by providing necessary assistance. Our services, in collaboration with our subconsultants, encompass various tasks, including but not limited to:

- SG shall provide administration of the Contract between the Owner and Contractor as denoted in the District's agreement.



- SG shall advise and consult with the Owner throughout the Construction Phase Services, and shall support the Owner to the extent necessary by the agreement.
- SG understands the Construction Phase Services begin upon the award of the initial Contract and terminate on the issuance of the final Certificate for Payment, issuance of a certificate of occupancy, or submission of record drawings to the Owner, unless extended under the terms of the District's agreement.
- SG shall attend job conferences and project sites with our MEP consultant at least once every two weeks to review work regularly.

PROJECT CLOSURE PHASE

SG understands the requirements of the project closure phase and will assist in completing all requirements identified in the RFP and attachments.



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| 04 PROJECT CONTROL



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04 PROJECT CONTROL

Budgeting

STAYING ON TRACK

SG has extensive experience meeting district budgets, and we have tracked the cost figures since our very first project. It is this information along with our independent cost estimator that we use to provide our cost estimates for our projects. We are proud of our track record of bringing our projects within the established budget provided by our clients.

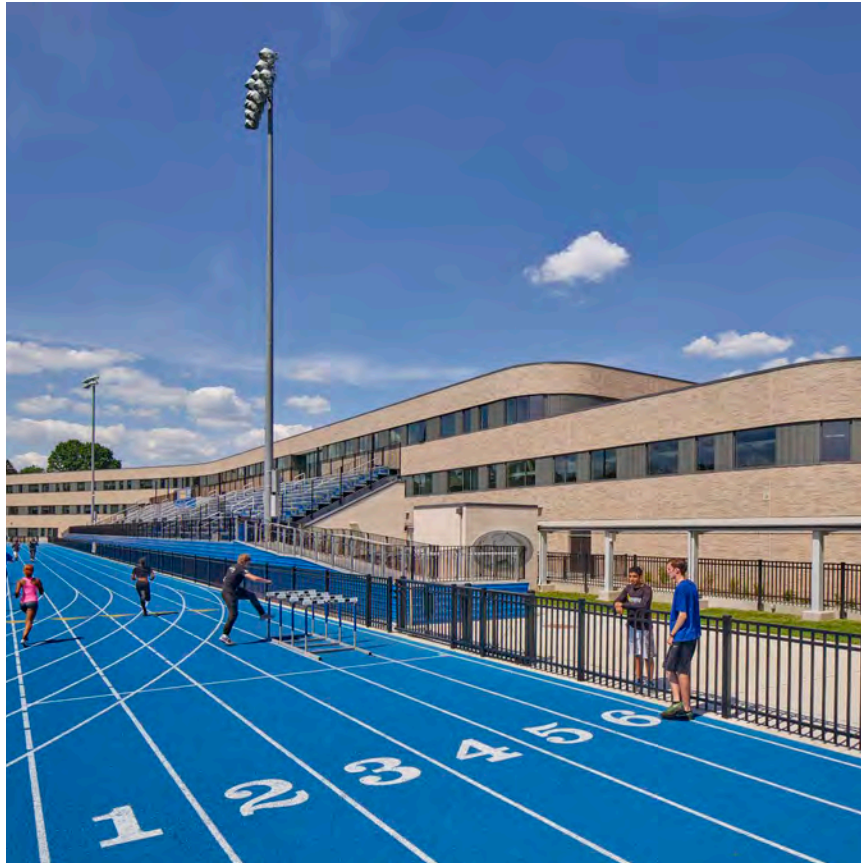
SG will work closely with the School District to determine each overall project budget. Our budget determination process is based on the following items.

Historical Data – Our approach relies heavily on historical data from previously bid projects. All our estimates start with a cost per square foot analysis for all major trades. This historical data is maintained in a database for all our public bid projects and is used to establish the overall budget for the project.

Line-Item Analysis: Our cost estimating procedure breaks down all the major trades into specific line items. These line items are built on an overall square footage for the project and are easily scaled for an increase or decrease in the project scope of work.

Peer Review: Every cost estimate for each consultant goes through a peer review process to validate the estimate. The peer review may be an internal but separate project team, a principal of the firm, or an outside professional cost estimator.

Trade Knowledge: Our project teams work daily with the major trades in the private and public market. We will specify materials we know will be cost effective to purchase at the time the project is bid and will meet the established line-item budget.



An architect's ability to estimate the cost of a project and meet a specific budget is extremely important to the success of the project. If the project is substantially over-budget, the project may be stopped, and the client's fees may have been unnecessarily spent. Conversely, if the project is substantially under-budget, there may be significant improvements that may have been considered within the budget that will not be provided for or will be added to the project scope in a non-competitive manner that may increase the cost. Accurate cost estimates are crucial for ensuring

projects stay within budget and can be completed. SG understands this and has a history of bringing projects in under budget, thanks to detailed cost estimates broken down into quantifiable line items.

Quality Assurance & Quality Control

INTRODUCTION

SG strives to build a strongly integrated team in conjunction with a well-defined quality assurance (QA) and quality control (QC) process in order to produce the highest-level bid documents possible. Ultimately, each and every individual associated with the project is responsible for maintaining the established SG quality assurance goals which are achieved by adhering to the following strategies:

- Consistent project teams with dedicated PM/ PA
- Consistent BIM execution plan and Revit process
- Consistent quality assurance procedures and quality control review sessions

DEDICATED & COHESIVE PROJECT TEAMS

The consultants we enlist as part of our team contribute specific experience from the K-12 and athletic facility markets. Additionally, we strive to include consultants with whom we have worked with in the past. As a result, our team can engage efficiently and effectively, with no time wasted in learning about the project type or establishing working relationships.

When approaching any project, the importance of communication and collaboration between all parties involved cannot be stressed enough. Gone are the days of traditional building design in which designers, consultants, and contractors could function in a vacuum of sorts. Integrated design demands that all parties – from client to contractor – are involved in the process from pre-design through to post-occupancy evaluations. There are a myriad of opportunities to maximize efficiencies and exploit the positive aspects of interdependencies within a building design and a true team approach is integral to this success.

As part of this process, we integrate Building Information Modeling (BIM) and virtual reality design technology and additionally employ a distinct method



involving regular meetings and reviews to aid organization between architecture, engineering, and any other required design disciplines.

BIM EXECUTION PLAN & REVIT PROCESS

As part of the overall drawing document QA process, SG has developed a guide which provides a structured procedure for creating and implementing a Project Execution Plan as part of the Building Information Model (BIM). BIM offers the ability to have all components of a building design in one computer model with sub-consultant disciplines linked, which simplifies the integration of multiple aspects of individual design systems much more effectively than as separate sets of drawings. To successfully implement BIM, the project team must perform detailed and comprehensive planning from the outset of the project. The guide

serves as a tool to facilitate planning and direct communication by the entire project team throughout each phase of the project's development. A well-documented Project Execution Plan, along with established quality assurance procedures, will ensure that projects are thoroughly documented and coordinated. In order to have a successful project utilizing BIM, full cooperation and commitment to the Execution Plan by all parties is imperative.

BUDGET STATEMENT

Having worked with many districts with varying project budgets, the SG team is confident WCASD can fulfill their goals within a reasonable budget. On the following page, we have included our first conceptual budget estimate breakdown of possible anticipated costs for this project.

Costs Breakdown

WEST CHESTER AREA SCHOOL DISTRICT

Stadium Bleacher and Team Room Project

CONCEPTUAL BUDGET WORKSHEET

2026.07.02

	Quantity	Unit	Unit Price	Total	
Bleachers	1200	seats	\$ 170.00	\$ 204,000.00	
Pressbox	1		\$ 100,000.00	\$ 100,000.00	
Tennis Courts	49000	s.f.	\$ 8.00	\$ 392,000.00	
Water line replacement	400	l.f	\$ 100.00	\$ 40,000.00	
Sidewalk Extension	750	l.f	\$ 60.00	\$ 45,000.00	
Sitework including SWM	1	l.s.	\$ 450,000.00	\$ 450,000.00	
Demolition	1	l.s.	\$ 20,000.00	\$ 20,000.00	
	Subtotal			\$ 1,251,000.00	
Team Room Field House Building					
General Construction	10000	s.f.	\$ 225.00	\$ 2,250,000.00	2 bathrooms
HVAC Construction	10000	s.f.	\$ 50.00	\$ 500,000.00	1 team room
Plumbing/ FP	10000	s.f.	\$ 30.00	\$ 300,000.00	1 coaches and officials room
Electrical	10000	s.f.	\$ 45.00	\$ 450,000.00	Trainer
	Subtotal		\$ 350.00	\$ 3,500,000.00	Storage
	TOTAL CONSTRUCTION			\$ 4,751,000.00	
SOFT COSTS				\$ 500,000.00	
	TOTAL PROJECT			\$ 5,251,000.00	

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| 05 PROJECT SCHEDULE

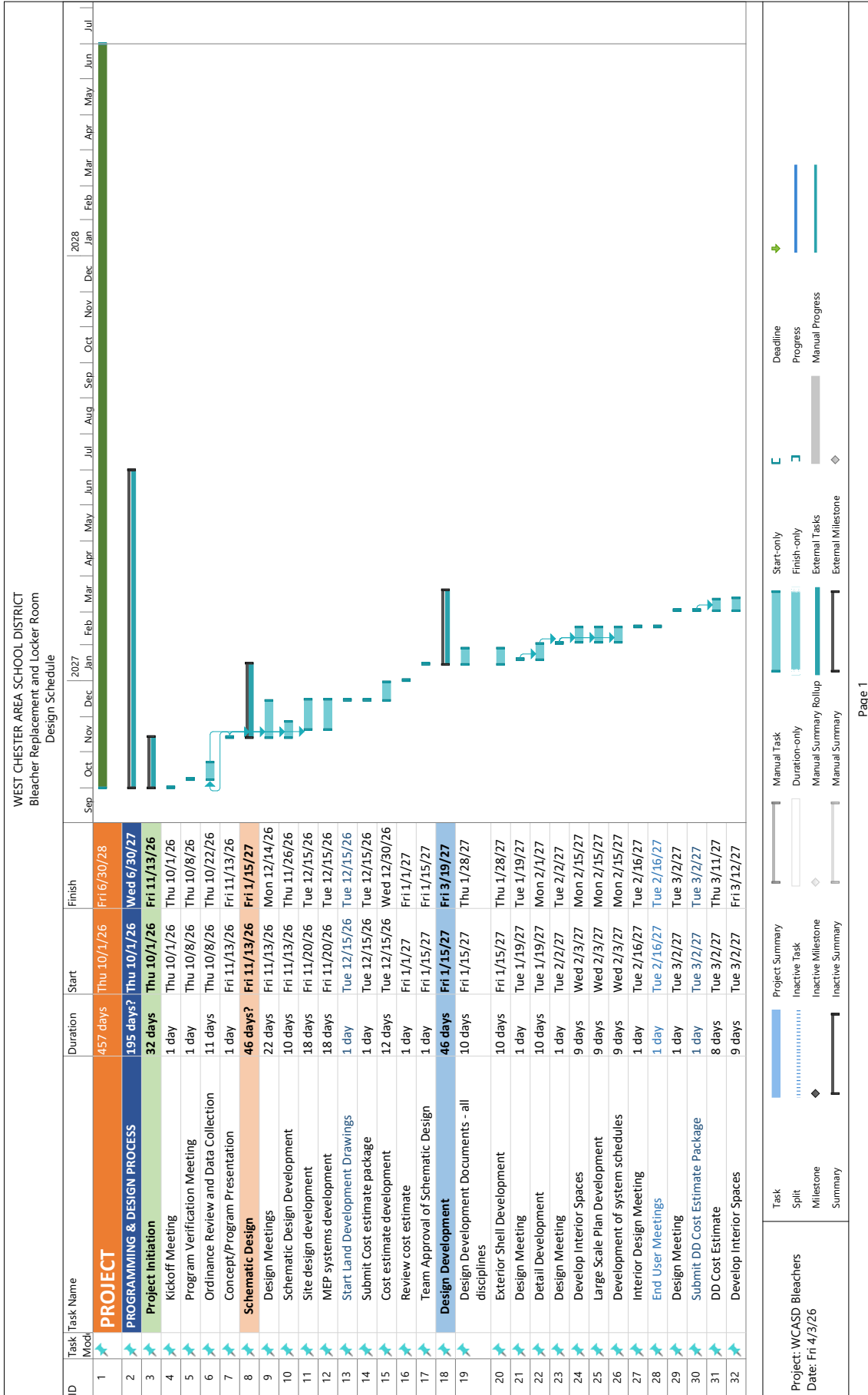


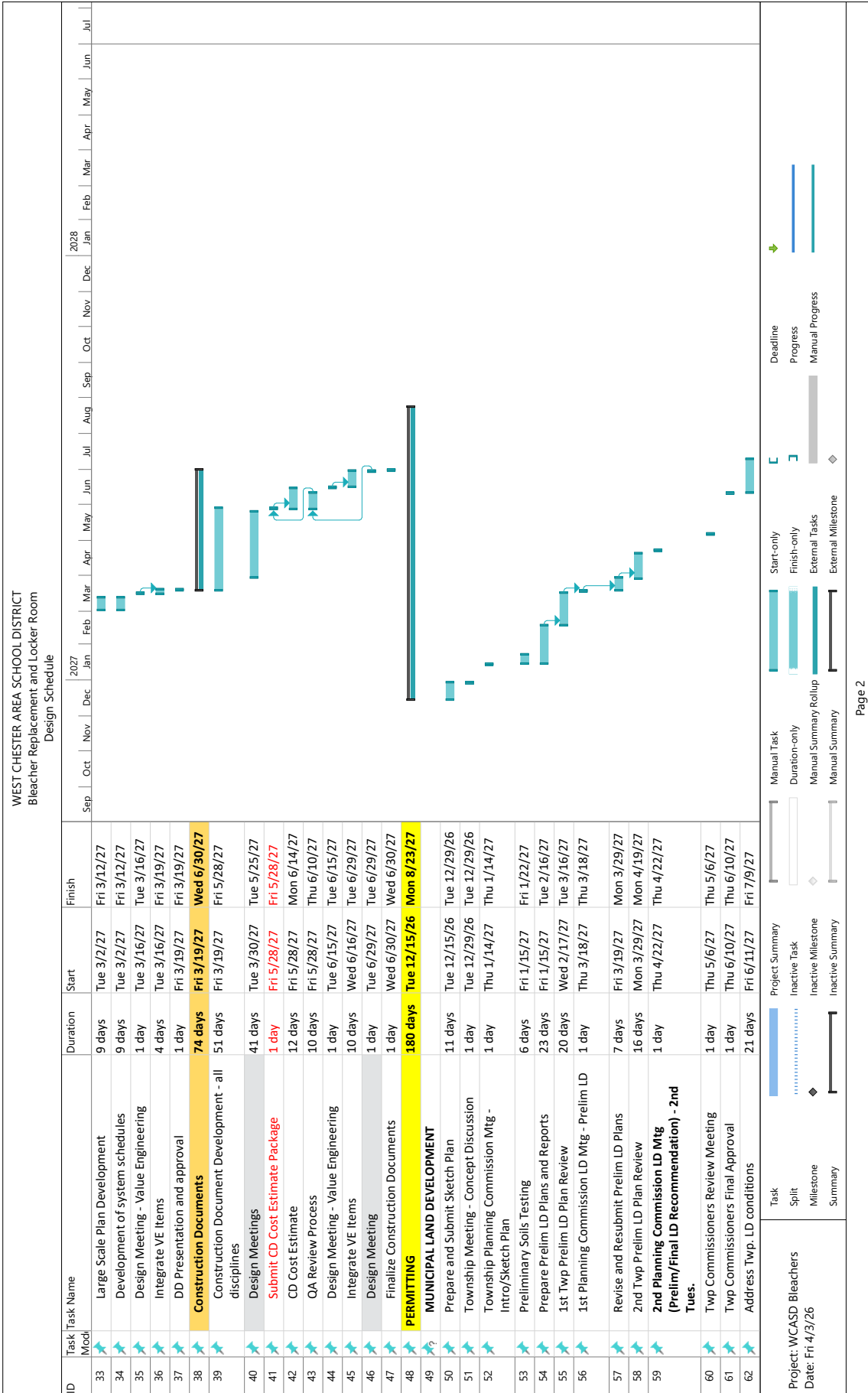
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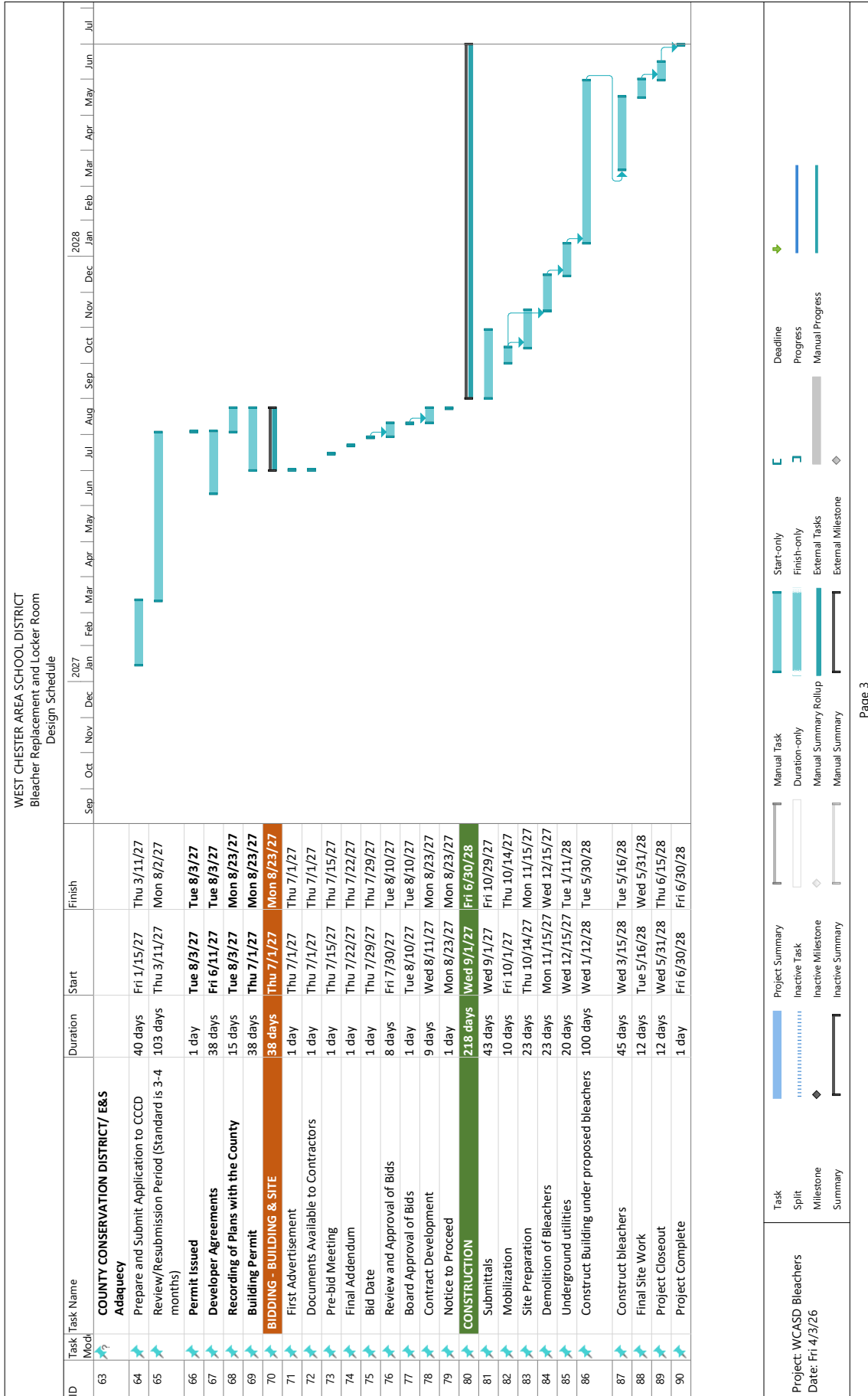
05 PROJECT SCHEDULE

SG is dedicated to moving projects through the various phases of design and documentation to ensure the schedule is met. Throughout all phases, we develop and continuously update a milestone schedule of major tasks. From target date to target date along the critical path, we develop work plans that describe the activities to be accomplished to meet the next target date. We have provided a detailed preliminary schedule on the following page.









Current Workload of Team & Key Personnel		
Project	Current Phase	Completion Date
New K-1 Building Rose Tree Media School District, Media, PA	Design Development	Fall 2029
Holland Middle School Addition & Renovation Council Rock School District, Holland, PA	Design Development	Fall 2029
Reading High School Athletic Renovations, Phase 3 Reading School District, Reading, PA	Construction Administration	Fall 2028
Southern Middle School Auditorium Renovation Reading School District, Reading, PA	Construction Administration	Fall 2028
North Allegheny High School Addition & Renovation North Allegheny School District, Pittsburgh, PA	Construction Documents	Fall 2028
District Administration Office Renovation Radnor Township School District, Radnor Township, PA	Schematic Design	Spring 2028
Ingomar, Peebles, and Hosack Elementary Schools, Major Additions and Renovations North Allegheny School District, Pittsburgh, PA	Design Development	Fall 2028
12th & Marion Elementary School Addition & Renovation Reading School District, Reading, PA	Construction Administration	Fall 2029
Reading High School Loading Dock Upgrades Reading School District, Reading, PA	Construction Administration	Fall 2026
North Penn High School Addition & Renovation Phase 2 North Penn School District, Lansdale, PA	Construction Administration	Fall 2027
North Brandywine Middle School, Additions and Renovations Coatesville Area School District, Thorndale, PA	Construction Administration	Summer 2028
Schuylkill Valley New Field House Phase 2 Schuylkill Valley School District, Leesport, PA	Construction Administration	Fall 2027
Norristown Area High School, Addition and Renovation Norristown Area School District, Norristown, PA	Construction Administration	Fall 2028
High School Educational Specification West Chester Area School District, West Chester, PA	Beginning	Winter 2026
Hillsdale Elementary School, Addition & Renovation West Chester Area School District, West Chester, PA	Construction Administration	Fall 2027
Sarah Starkweather Elementary School Addition & Renovation, West Chester Area School District, West Chester, PA	Construction Administration	Fall 2028
Exton Elementary School Addition & Renovation West Chester Area School District, Exton, PA	Construction Administration	Summer 2027
Peirce Middle School Addition & Renovation West Chester Area School District, West Chester, PA	Schematic Design	Fall 2031
Facility Assessment & Capacity Study North Penn School District, Lansdale, PA	In Progress	Fall 2026

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| 06 OTHER INFORMATION



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06 OTHER INFORMATION

Additional Details

1. LITIGATION STATEMENT

Thirteen years ago, the School District of Philadelphia (SDP) filed civil action against all of the architectural firms appointed to implement the facility improvements for the major capital projects campaign completed in the District. The civil action in each case was filed in order to recover costs from certain change orders that occurred on the various projects. SCHRADERGROUP Studio (SG) was one of over twenty firms against whom this action was filed. The specific action against SG was File No. 130703940 - School District of Philadelphia vs. SCHRADERGROUP. The litigation was resolved with a settlement in 2015 of less than \$30,000.

SG has still maintained a positive working relationship with SDP and has completed several successful projects with them since. We have also provided a reference below:

Trevor Alfonso
Project Manager & Owner's Rep for SDP
talfonso-ext@philasd.org

2. Square-Foot Costs of Last Five Public School Projects

Project	Project Type	Cost per SF <i>including soft costs</i>
 Reading High School STEM Academy	New Facility	\$550
 Keith Valley Middle School	New Facility	\$383
 Hares Hill Elementary School	New Facility	\$598
 West View Elementary School	Addition & Renovations	\$342
 Hillcrest Elementary School	Addition & Renovations	\$323

Additional Details

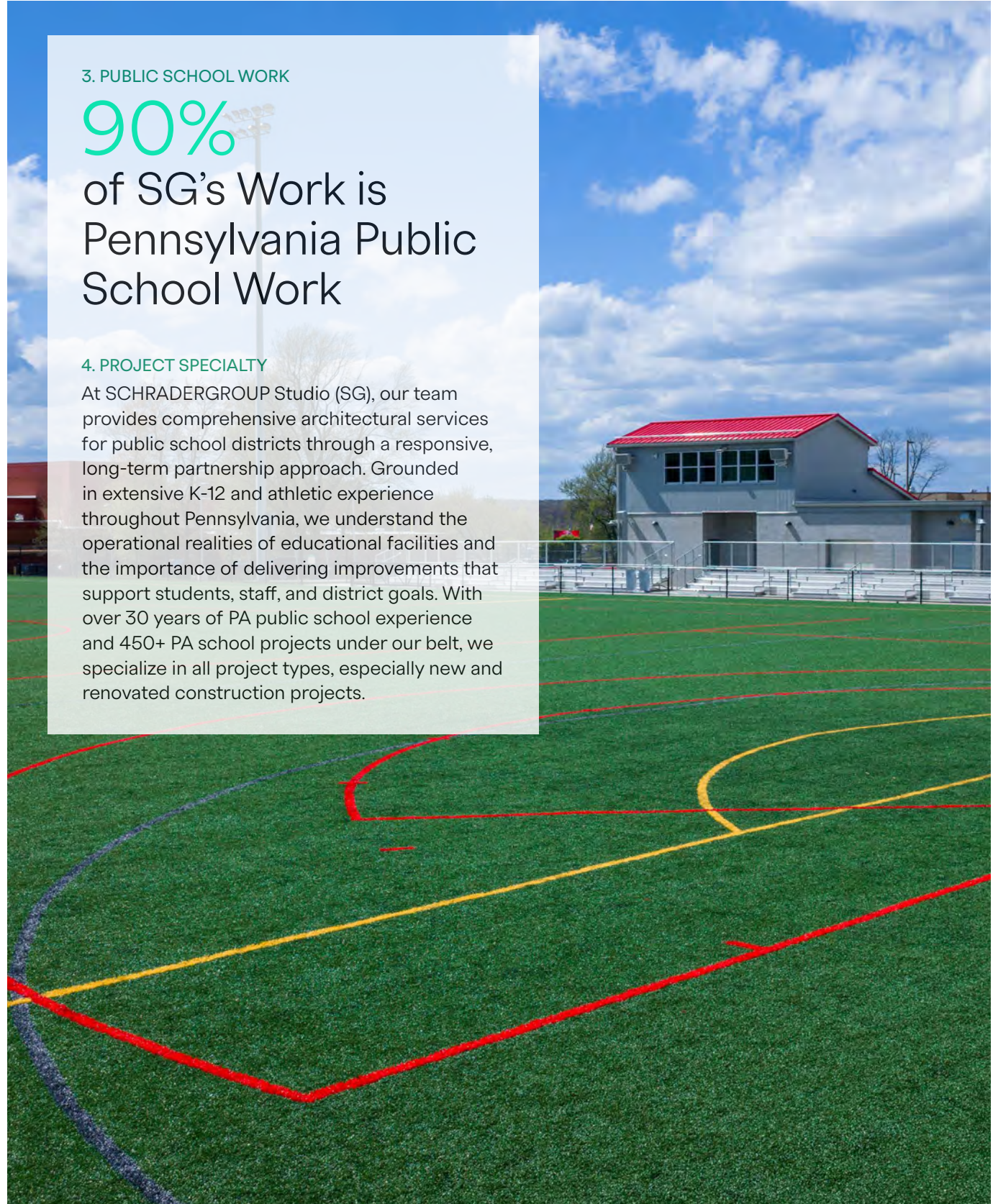
3. PUBLIC SCHOOL WORK

90%

of SG's Work is
Pennsylvania Public
School Work

4. PROJECT SPECIALTY

At SCHRADERGROUP Studio (SG), our team provides comprehensive architectural services for public school districts through a responsive, long-term partnership approach. Grounded in extensive K-12 and athletic experience throughout Pennsylvania, we understand the operational realities of educational facilities and the importance of delivering improvements that support students, staff, and district goals. With over 30 years of PA public school experience and 450+ PA school projects under our belt, we specialize in all project types, especially new and renovated construction projects.



Relevant Experience



High School Stadium | Repairs & Renovations

COUNCIL ROCK SCHOOL DISTRICT, NEWTOWN, PA

delivered on time

proposed budget:
\$850,000

actual cost: \$810,000

percentage of cost in
change orders: 13%
(owner-generated)

contact: Dr. Andrew Sanko,
Superintendent
215.944.1035

The majority of the work for Walt Snyder Stadium involved repairs to cracking on both the home-side and visitor-side bleachers. New aluminum stairs, ramp, and hand railing systems were also installed. Other miscellaneous site improvements include a new stadium entry gate and fencing, a new concrete stair system and a new ticket booth building.



Secondary Athletic Complex & Fieldhouse | New Construction

HAZLETON AREA SCHOOL DISTRICT, HAZLE TOWNSHIP, PA

delivered on time

proposed budget: \$5.5 million

actual cost: \$5.4 million

percentage of cost in change orders: none

contact: Dr. Brian Uplinger,
Superintendent
570.549.3111

SCHRADERGROUP continues a long-standing relationship with the Hazleton Area School District as their Architect of Record. The district has maintained a steady growth year after year recently reaching over 12,500 students district-wide. As part of the campus planning, we have developed a new 132,000 indoor fieldhouse complex that will support both students and community-wide events. The new Fieldhouse consists of a full-size competition soccer field also lined for football, lacrosse, and field hockey. The fieldhouse is supported by two hardcourt basketball courts and an upper level running track, fitness center and weight room. The lower level includes locker rooms, public facilities, trainers' room, coaches and referee space, conference rooms, and indoor/outdoor concession and storage.

Master plan highlights include:

- Competition turf baseball and softball fields including dugouts, bullpens, and bleachers
- Outdoor turf multi-purpose field within running track including competition soccer, lacrosse, and field hockey
- Additional parking shared between facilities

Both outdoor and indoor fieldhouse create advantageous environments free of mud and green year-round, yielding a great benefit in the northern tier region where the weather is unpredictable and extends well into the spring months.





Visitor and Home Side Stadium Addition, Bleacher & Press Box Replacement, Field & Lighting Replacement Capital Projects

PHOENIXVILLE AREA SCHOOL DISTRICT, PHOENIXVILLE, PA

delivered on time

proposed budget:
\$500,000

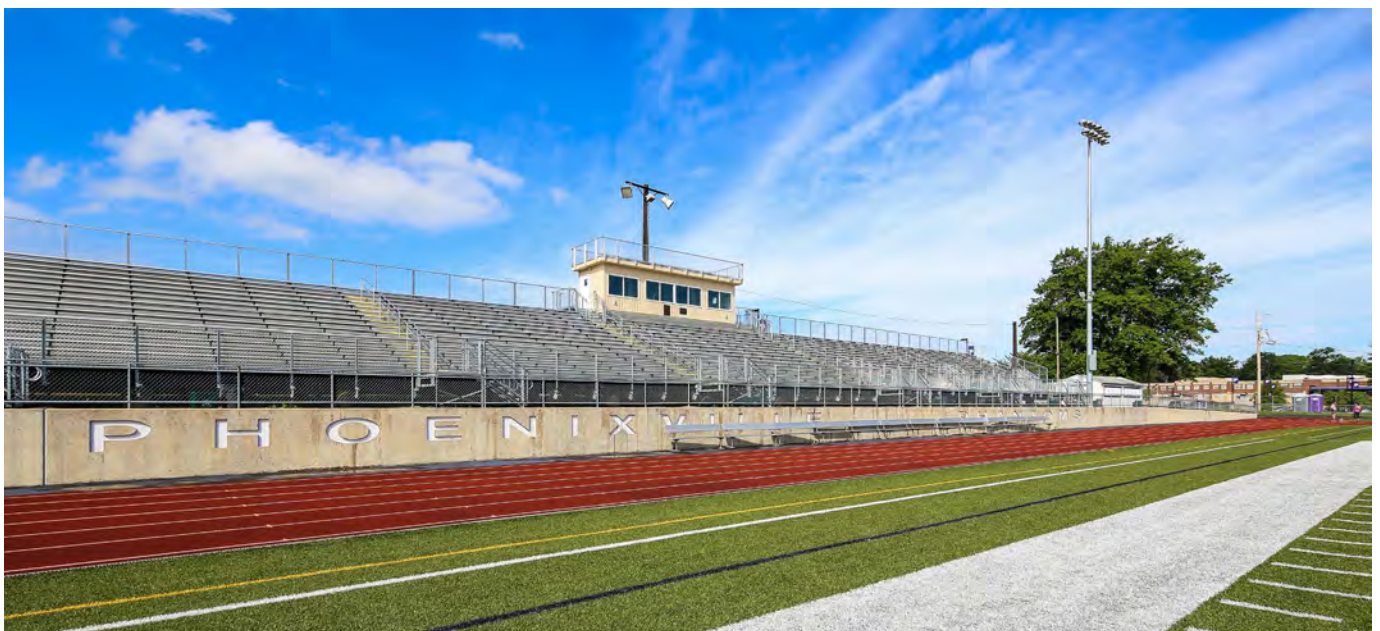
actual cost: \$419,600

percentage of cost in
change orders: none

contact: Ken Gibson,
Executive Director of
Operations
484.927.5024

SG assisted the district with developing a solution for storage space for athletic equipment currently stored beneath the existing visitor side bleachers and enclosed in an unsightly chain link fence. As a result of the high visibility of the athletic equipment, vandalism was a frequent issue. In response, SG designed a 4,800 SF single story, single wythe decorative masonry enclosure to house athletic and athletic field maintenance equipment. The design includes large overhead metal bay doors to provide ease of access. The storage building masonry envelope carefully considered the existing structural steel frame construction and was designed to be completely independent. However, the storage building appears to comfortably sit within the bleacher framework. The building successfully addresses secure enclosure requirements and presents a visually pleasing structure to bordering residential neighbors. Exterior signage emblazoned with the district mascot name serves as a billboard for the district from City Line Avenue. As part of the project, SG worked closely with local code authorities in order to expedite the building permit approval process.

This project also consisted of the full replacement of the stadium lighting and power distribution and the removal of the old wood poles and lighting. Home and Away existing bleachers were fully renovated to meet current ADA codes and insurance regulations. New guard rails were installed, and railing systems and isle width were increased. The existing press box was removed and replaced with a new pre-engineered press box unit. Careful coordination ensured that the renovated elements integrated seamlessly with the new storage facility. These upgrades not only improved safety and usability for spectators and staff, but also contributed to a more polished and unified appearance for the stadium as a whole.





Springfield High School Athletics | New Facility

SPRINGFIELD SCHOOL DISTRICT, SPRINGFIELD, PA

delivered on time

proposed budget: \$90 million

actual cost: \$87.3 million
(entire school)

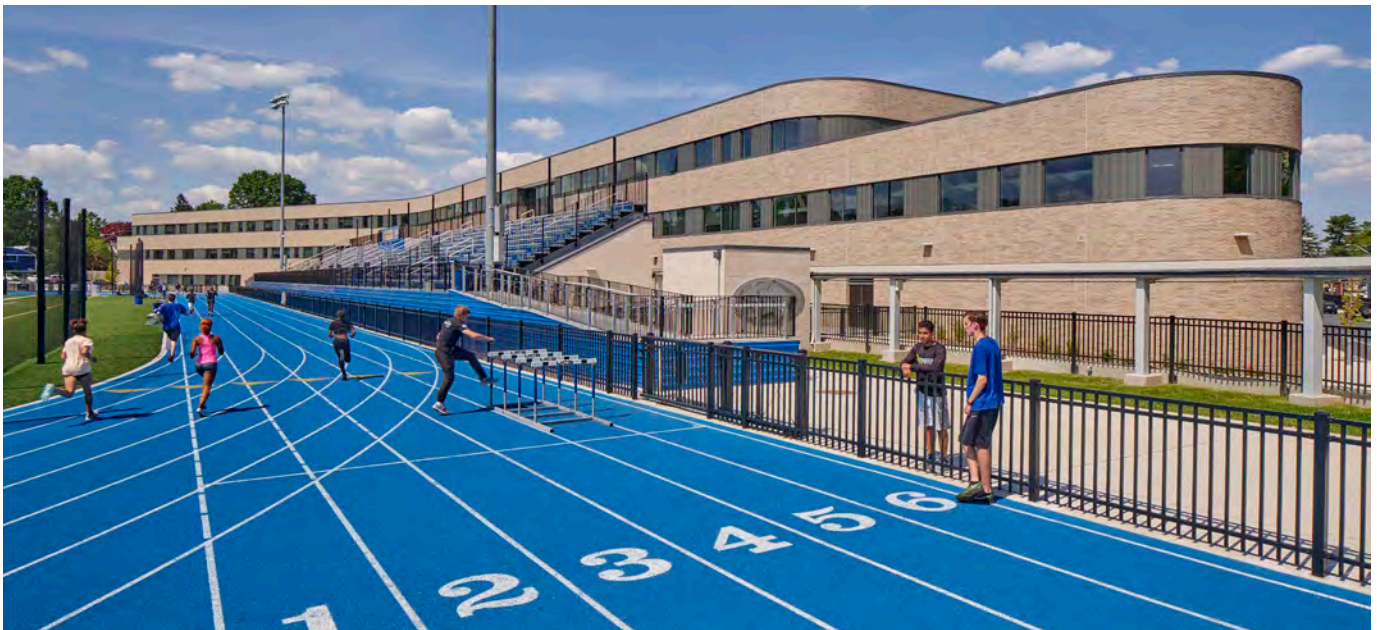
percentage of cost in change
orders: none

contact: Dr. Anthony Barber,
Superintendent of Schools
610.938.6050

The Springfield School District, after evaluating a number of options that would provide a high school campus complex that could serve the community for the next 50 years, elected to move forward with new construction on the southeast corner of an existing approximately 25-acre campus. SG, in association with our design partner Perkins&Will, provided programming, planning and design services for a new high school that encompasses 230,000 SF and is able to immediately serve over 1,450 students.

The District is implementing an Academy Model in the high school that provides offerings in Art, Business, STE(A)M (Science, Technology, Engineering and Math), Humanities and Liberal Arts, and the programming and design for the new facility reflects an understanding of that model. The new facility includes an interior courtyard as well for gathering and common space. The District Administration is also included within the structure of the facility.

Beyond the high school and District Administration, the project includes the design and construction of new site amenities, including the athletic fields, parking, and a stadium complex that incorporated team locker rooms, training spaces, concessions, ticketing, and storage under its home and visitor side bleachers.





Springfield Township High School | Additions & Renovations

SCHOOL DISTRICT OF SPRINGFIELD TOWNSHIP, ORELAND, PA

delivered on time

proposed budget: \$28.2 million

actual cost: \$28.2 million

percentage of cost in change orders: 1.4%

contact: Dr. MaryJo Yannacone, Superintendent
maryjo_yannacone@sdst.org

This project for the School District of Springfield Township involves a 18,000 SF auxiliary gymnasium addition along with the renovation of approximately 17,000 SF of the existing High School. The addition includes a new gymnasium entry lobby, public restrooms, athletic director offices, ticket and concession areas, and weight and training room facilities. The renovation includes the relocation of the girls locker room from the second floor to the first floor, and the TV studio and classrooms from the first floor to the second floor. Team locker rooms, public locker rooms and the boys locker room are also included in the renovation.

Additionally, included in the scope of work for this project is a new stadium ticket booth, renovations to the existing stadium field house and press box, new artificial turf field, track resurfacing, and new LED lighting at the stadium.

Mechanical and electrical upgrades included the removal and replacement of existing boilers and chiller, a new digital control system, and LED lighting replacement throughout the existing building. Site work for the project consists of preparation for the new addition, a new entranceway from an adjacent road, new roadways and parking lot areas, as well as new athletic fields and tennis courts. The new athletic fields included lighted turf fields for varsity baseball, field hockey and boy's lacrosse.





Athletic Facility & Playing Field | Additions and Alterations

TWIN VALLEY SCHOOL DISTRICT, ELVERSON, PA

delivered on time

proposed budget:\$2.7 million

actual cost: \$2.6 million

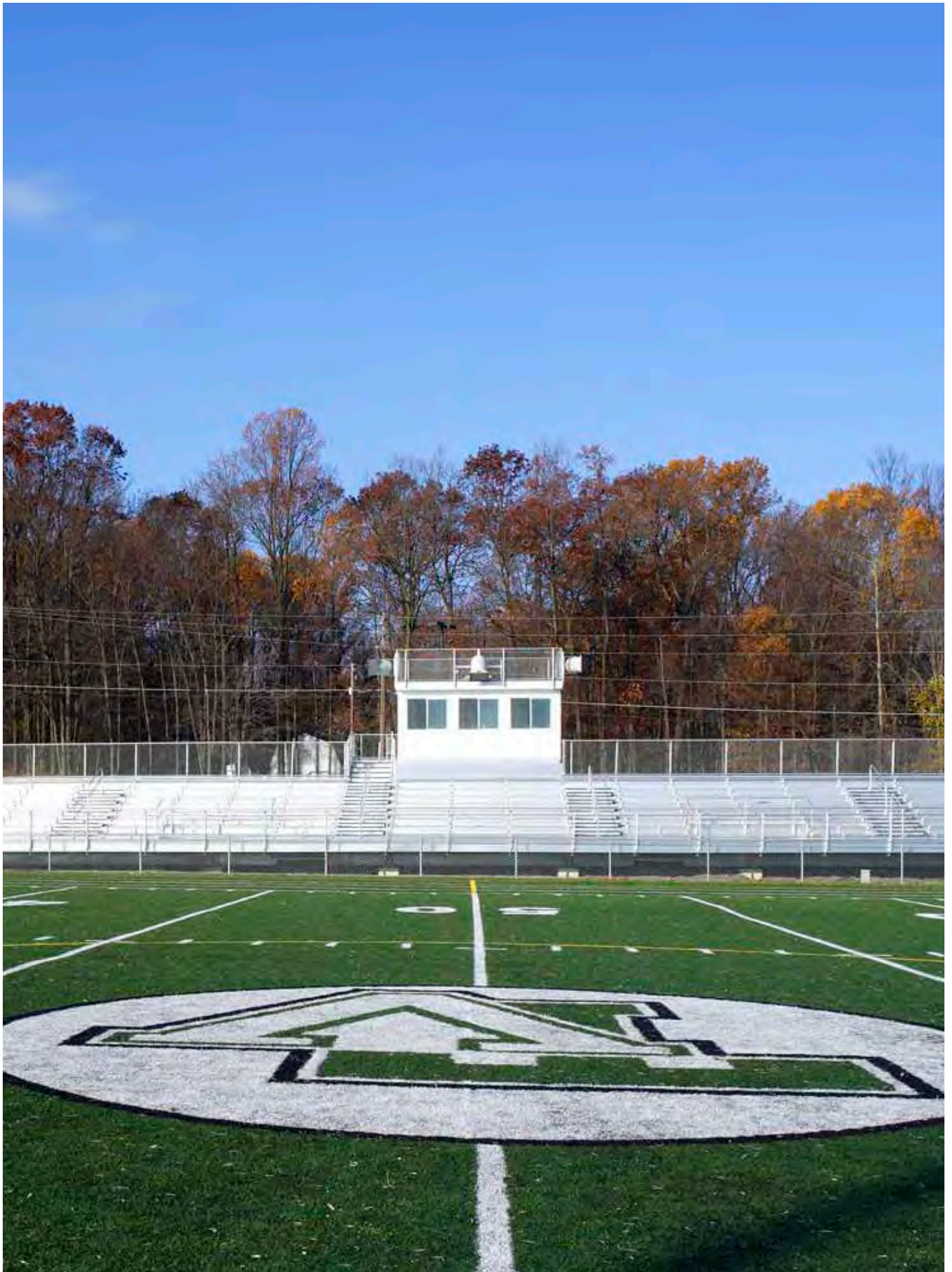
percentage of cost in change orders: 2.5%

contact: Scott Haddock,
Director of Buildings and
Grounds
shaddock@tvsd.org

Included as part of a larger additions and alterations project, a significant expansion of the interior athletic components was provided, and the addition of two artificial turf playing fields served to enhance athletic and physical education programs for the building.

The athletic field site design addressed special considerations specific to the Twin Valley Middle School property constraints and existing site grade conditions. Each site incorporated synthetic turf football fields as well as multi-use natural grass playing fields utilized for a variety of sporting event functions. The synthetic turf fields were desired by the district mainly to maximize the use of the field over a very demanding year-long sporting event schedule. Proper grading was instrumental in promoting effective and efficient drainage.

Along with athletic field upgrades, the site design also includes significant classroom building additions, bus and passenger car vehicular traffic circulation/flow considerations and parking requirements. Accompanying facilities include Concession Buildings, Toilet Room facilities, and a Maintenance Building.



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| 07 FEE PROPOSAL



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West Chester Area School District
West Chester East High School
Bleacher and Team Room Renovation RFP

EXHIBIT 1

FROM:

**TO: Wayne F. Birster, Jr.
Director of Facilities and Operations
West Chester Area School District
1181 Mc Dermott Drive
West Chester, PA 19380**

**Project: West Chester East High School Bleacher & Team-Room
Renovation**

We propose to perform the Basic Services outlined in the Form of Agreement between the Owner and Architect / Engineer and the Request for Proposal dated June 2026 for 8* percent of the awarded prime contract and awarded alternates to begin construction of the project. No adjustments to overall payment will occur due to change orders.

**The SCHRADERGROUP Studio team hopes to partner with school districts based on our qualifications. If fee becomes a determining factor, our team stands prepared to negotiate with WCASD.*

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108 FORMS



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EXHIBIT 2

1. The undersigned has verified the figures in Exhibit 1 and understands the Owner will not be responsible for any errors and/or omissions on the part of the undersigned in preparing the Proposal.
2. In submitting this Proposal, it is understood that the right is reserved by the Owner to reject any or all proposals and waive all informalities in connection herewith.
3. The undersigned declares that the person or persons signing this Proposal is/are fully authorized to sign on behalf of the firm listed and to fully bind the firm listed to all the Proposal's conditions and provisions thereof.

Respectfully submitted this:

_____ 17th _____ day of _____ June _____, 2026

Firm Name:

Hord Coplan Macht d/b/a SCHRADERGROUP Studio

Address:

555 E. North Lane, Suite 5100

Conshohocken, PA 19428

Signature:



Typed Name:

David Schrader

Title:

Managing Principal

EXHIBIT 3

FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT

The Form of Agreement for Architectural Services, and its Attachment A "Scope of Basic Services" are attached for your use in estimating time. The document contemplates the minimum tasks required and has been modified to show typical Architectural contract for East High School. **Do not sign or return the agreement** as it is not necessary to do so at this point in the selection process.

The undersigned has reviewed the attached WCASD - Form of Agreement for Architectural Services and the Form of Agreement for Architectural Services Attachment A as part of Exhibit 3.

Respectfully submitted this:

____ 17th _____ day of _____ June _____, 2026

Firm Name:
Hord Coplan Macht d/b/a SCHRADERGROUP Studio

Address:
555 E. North Lane, Suite 5100

Conshohocken, PA 19428

Signature:



Typed Name:

David Schrader

Title:

Managing Principal



Exhibit 4

NON-COLLUSION AFFIDAVIT

STATE OF Pennsylvania COUNTY OF Montgomery

I state that I am David Schrader, Managing Principal, of SCHRADERGROUP Studio
(Name and Title) (Name of firm),

located at 555 E. North Lane, Suite 5100, in the city/town of Conshohocken,

County of Montgomery, and State of Pennsylvania,

and that I am authorized to make this Affidavit on behalf of my firm, and its Owners, Directors, and Officers. I am the person responsible in my firm for the price(s) and the amount of this bid. I state that:

1. The price(s) and amount of this Bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder, or potential bidder
2. Neither the price(s) nor the amount of this Bid, and neither the approximate price(s) nor approximate amount of this Bid, have been disclosed to any other firm or person who is a bidder or potential bidder, and they will not be disclosed before the Bid opening.
3. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
4. The bid of my firm is made in good faith and not pursuant to any agreement of discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
5. SCHRADERGROUP Studio, its affiliates,
(Name of firm)

subsidiaries, officers, directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal Law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

West Chester Area School District
West Chester East High School
Bleacher and Locker-Room Renovation RFQ

I state that SCHRADERGROUP Studio understands
(Name of firm)

and acknowledges that the above representations are material and important, and will be relied on by WEST CHESTER AREA SCHOOL DISTRICT in awarding the contract(s) for which this bid is submitted.

I understand and my firm understands that any misstatement in this Affidavit is and shall be treated as fraudulent concealment from the WEST CHESTER AREA SCHOOL DISTRICT of the true facts relating to the submission of bids for this contract

NAME OF FIRM: SCHRADERGROUP Studio

By: [Signature]
Authorized Representative

Title Managing Principal

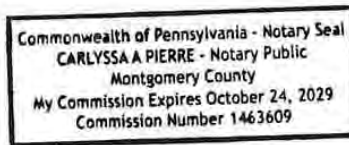
Subscribed and sworn to
before me this 8 day of July, 2026

NOTARY PUBLIC

[Signature]

My commission expires 10/24/2029

End of Non-Collusion Affidavit



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SCHRADERGROUP

AN HCM STUDIO

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