

PENN BUILDERS, INC.

General Contractors

June 16, 2026

Mr. Jamie Lynch
CHA Consulting, Inc.
1 East Broad Street, Suite 310
Bethlehem, PA 18018

RE: North Penn High School BP-1
Change Order Request #37
Admin F-17 Corridor Temp Doors and Wall Framing

Dear Mr. Lynch:

Per the owner's request, please find attached and below the additional cost for materials and labor to provide two temporary doors, frames, and wall framing up to the deck in the F-17 admin hallway. Door frames, doors, and hardware are being repurposed from areas being demoed. Floor base is being provided to match other areas including the library temp classrooms at no additional cost.

• EDI quote	\$ 5,519.21
• Schnoll quote	\$ 2,442.00
• PBI Carpentry quote (\$101.73 x 16hrs)	\$ 1,627.68
• OH&P	<u>\$ 958.89</u>

Total Additional Cost per Above	<u>\$ 10,547.78</u>
--	----------------------------

Sincerely,
PENN BUILDERS, INC.
Jon Swartley

CC:

Ms. Courtney Anspach (SGA)
Mr. Chris Horton (PBI)
Mr. Harry Buzzard (PBI)
Ms. Valerie Brown (PBI)
FILE

REQUEST FOR CHANGE ORDER

**EASY DOES IT DRYWALL, INC.
71 TEXACO ROAD
MECHANICSBURG, PA 17050**

June 9th, 2026

PROPOSAL SUBMITTED TO: Penn Builders
3949, 2275 N Old Bethlehem Pike,
Quakertown, PA 18951

JOB NAME: North Penn High School BP-1

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

REQUEST FOR CHANGE ORDER NO. 8

Reference: Email

Add two 3-5/8" MS walls to deck, level 4 finish in admin office space.

****Excludes demolition, painting, caulking for paint****

We hereby propose to furnish the material and labor - complete in accordance with the above specifications, for the sum of:

Five Thousand Five Hundred Nineteen Dollars and 21/100 cents-----\$5,519.21

Geoff Snyder, Estimator

Due to fluctuation in material prices, the bid is good for fifteen (15) days only.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature_____ Date of Acceptance_____

COST BREAKDOWN

CONTRACTOR NAME

SUB

North Penn High SchoolCO 08

LABOR COST

Classification	Certified Payroll Base Rate *	Fringe Benefits (as defined by L&I) *	Total Hourly Rate	Hours	Total
Carpenter	\$76.49		\$81.49	26	\$2,118.74
Finisher	\$74.81		\$79.81	12	\$957.72
Building Laborer	\$0.00		\$0.00		\$0.00
Superintendent	\$85.00		\$85.00	1	\$85.00
Project Manager	\$100.00		\$100.00	1	\$100.00
Sub-Total					\$3,261.46

On Base Labor Rate ONLY	Social Security @	6.20%	\$190.43
	Medicare @	1.45%	\$44.54
	Unemployment @	11.00%	\$337.86
	Workmans Compensation @	10.00%	\$307.15
	Public Liability Insurance @	4.00%	\$122.86
Sub-Total			\$1,002.83

** Labor Markup (10.00%) \$426.43

TOTAL LABOR \$4,690.72

MATERIAL COST (attach material list if necessary, insert totals as shown)

Item	Quantity	Unit Cost	Total Cost
3-5/8" 20ga Track 10' / EA	2	\$11.50	\$23.00
3-5/8" 20ga Slotted deflection / EA	1	\$20.75	\$20.75
3-5/8" 20ga Stud 14' / EA	12	\$15.40	\$184.80
5/8" 4x10' Hi Impact GWB / EA	5	\$61.12	\$305.60
R11 unfaced / bag	1	\$102.40	\$102.40
5/8" 4x10' Type X GWB / EA	2	\$20.40	\$40.80
Mud & Tape	1	\$31.90	\$31.90
Sound Caulk / Tube	2	\$8.67	\$17.34
Fasteners	1	\$26.58	\$26.58
Sub-Total			\$753.17

** Material Markup (10.00%) \$75.32

*** Applicable Sales Tax

MATERIAL TOTAL \$828.49

EQUIPMENT COST (equipment cost for owned equipment (depreciation, insurance, etc.) or documentation supporting lease of equipment)

Classification	Unit Rate	Month	Total Cost
			\$0.00
			\$0.00
Sub-Total			\$0.00

** Equipment Markup (10.00%) \$0.00

EQUIPMENT TOTAL \$0.00

LME TOTAL \$5,519.21

SCHNOLL PAINTING

CHANGE ORDER PRICING REQUEST

Job Name: North Penn Highschool

Date: 6.9.26

Contractor *Penn Builders*

Reference: North Penn BPI Admin Corridor Change

From: Jim Moorhead

Attention: *Jon Swartley / Chris Horton*

EXTRA WORK DESCRIPTION:

Paint 2 new HM frames. Paint new drywall both sides front & back of two new drywall partitions closing off the admin corridor space.

Patch paint spackle from new partitions where abutting to existing drywall to blend in.

LABOR	Hours	Trade	Rate	TOTAL
				\$0.00
Mechanic	16	Painter	\$116.05	\$1,856.80
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Labor Total				\$1,856.80
MATERIALS	Gals/Qty	Cost	TOTAL	
PM 200wall paint - match extg colors	4	\$44.00	\$176.00	
Precat epoxy door an frame paint	1	\$85.00	\$85.00	
			\$0.00	
			\$0.00	
Brushes, Rollers, Small Tools	1	\$75.00	\$75.00	
Material Cost			\$336.00	
Applicable Sales Tax @:		8.00%	\$26.88	
Material Total				\$362.88
EQUIPMENT	Qty	Cost	TOTAL	
			\$0.00	
			\$0.00	
			\$0.00	
Equipment Cost			\$0.00	
Applicable Sales Tax @:		8.00%	\$0.00	
Equipment Total				\$0.00
CHANGE ORDER REQUEST SUMMARY				
	Cost	Mark Up	TOTAL	
LABOR TOTAL	\$1,856.80	10%	\$2,042.48	
MATERIAL TOTAL	\$362.88	10%	\$399.17	
EQUIPMENT TOTAL	\$0.00	10%	\$0.00	
TOTAL COST:			\$2,442	

ADDITIONAL WORK AUTHORIZATION

PENN BUILDERS, INC.
2275 N Old Bethlehem Pike
QUAKERTOWN, PENNSYLVANIA 18951
PH (215) 536-8315

CUSTOMER NAME <i>North Penn High School / Quaker District</i>		PHONE <i>215-368-0400</i>	DATE <i>7/15/2026</i>
STREET <i>401 E. Hancock Street</i>		JOB NAME <i>North Penn HS - BP-1</i>	JOB NUMBER <i>1183</i>
CITY <i>Quaker Lansdale</i>	STATE <i>PA</i>	JOB ADDRESS <i>1340 S. Valley Forge Road</i>	
EXISTING CONTRACT NO. <i>Contract No. 1: General Construction</i>		CITY <i>Lansdale</i>	STATE <i>PA</i>

DESCRIPTION *Provide two temporary doors, frames, and wall framing up to deck, or at least as high as we could given the existing to remain above ceiling utilities in the F-17 Admin Hallway. Doors, Door Frames, and door hardware were repurposed from other areas onsite being demoed. Framing and Painting by others and quoted separately.*

LABOR

OCCUPATION	EMPLOYEE NAME	M	T	W	T	F	S/S	HRS	RATE	TOTAL
CARPENTRY	Matt Eichlin	-	-	8	-	-	-	8	\$101.73	\$813.84
CARPENTRY	Chris Hurley	-	-	8	-	-	-	8	\$101.73	\$813.84

LABOR TOTAL *\$1,627.68*

MATERIAL/EQUIPMENT

ITEM	QUANTITY	UNIT PRICE	TOTAL

TOTAL MATERIAL/EQUIPMENT *N/A*

TOTAL LABOR *\$1,627.68*

TOTAL ADDITIONAL CHARGE FOR ABOVE WORK *\$1,627.68*

Above additional work to be performed under same conditions as specified in original contract unless otherwise stipulated.

Date _____ Authorizing Signature _____ (OWNER SIGNS HERE)

Approved By *Chris Horton* Date *7/15/2026*
(CONTRACTOR SIGNS HERE)

Print Name *Chris Horton*

NOTE: This Revision becomes part of, and in conformance with, the existing contract.



F-17



