

SCHRADERGROUP

A HORD COPLAN MACHT STUDIO

15 September 2026

Jesse Leisawitz, Chief Legal Officer & Facilities Department Leadership
Reading School District
800 Washington Street
Reading, PA 19601

RE: RSD High School Athletic Renovations Phase II
Athletic Locker Room and Shower Redesign
Architectural and Engineering (A&E) Services
Design Scope Services Amendment No. 1

Dear Jesse:

During construction of the Reading High School Athletic Renovation Project – Phase II, the Reading School District Athletic Department requested revisions to the approved locker room layouts to replace the originally designed double-tier lockers with single full-height lockers throughout the athletic locker room areas. Subsequently, the District directed the Design Team to proceed with the redesign utilizing full-size lockers throughout and align benches parallel to the locker layouts. Additionally, the District previously approved modifications to Room A114, Girls Guest Locker Room, consisting of the addition of three enclosed shower stalls with changing space accommodations.

It should be noted that the requested revisions are being initiated after construction activities associated with the originally approved design documents have commenced and after portions of the locker room work, including layout-related construction and associated building systems rough-in, have been completed in accordance with the approved construction documents. The proposed redesign represents a significant owner-directed program change that alters the previously authorized design intent and requires reevaluation, redesign, and coordination of architectural, mechanical, electrical, and plumbing systems within areas currently under construction. Accordingly, the services described herein constitute Additional Services beyond the Design Team's original scope of work and necessitate revisions to previously completed and issued construction documents, coordination with ongoing construction activities, and preparation of revised documents for contractor pricing and implementation.

These revisions represent a substantial change to the previously approved design and require modifications to architectural and engineering documents currently being utilized for construction. The requested changes require redesign, multidisciplinary coordination, document revisions, and contractor pricing support to facilitate implementation during the ongoing construction phase and a building permit update.

SCOPE OF SERVICES

Architectural Services

- Review the District's revised locker room program requirements and evaluate impacts to all affected locker room spaces.
- Revise locker room layouts to replace the currently designed double-tier lockers with single full-height lockers throughout the affected athletic locker room areas.
- Reconfigure locker placements, circulation paths, accessibility clearances, and room layouts to accommodate the revised locker requirements.
- Realign benches parallel to locker runs in accordance with the District's direction.

- Review and revise locker counts, spatial requirements, and building code compliance implications associated with the reconfiguration.
- Revise architectural floor plans, enlarged plans, room layouts, finish plans, interior elevations, schedules, dimensions, and details impacted by the redesign.
- Revise Room A114 – Girls Guest Locker Room to incorporate three enclosed shower stalls complete with privacy partitions and doors.
- Review impacts to partitions, doors, hardware, accessories, and associated architectural elements resulting from the shower reconfiguration.
- Coordinate all revisions with the Owner, CHA Consulting, Contractor, and consulting engineering disciplines.
- Incorporate all consultant modifications into the revised construction document package.
- Prepare revised construction documents suitable for contractor pricing, owner review, and implementation.

Mechanical Engineering Services

- Review impacts of the proposed shower modifications on HVAC systems and ventilation requirements.
- Revise HVAC systems serving the affected locker room areas as required.
- Evaluate and modify exhaust and ventilation requirements associated with the enclosed shower stalls.
- Revise mechanical drawings, schedules, notes, and details as necessary.
- Coordinate revised mechanical systems with architectural, plumbing, and electrical disciplines.

Plumbing Engineering Services

- Review impacts of the addition of three enclosed shower stalls on domestic water, sanitary, and vent systems.
- Design modifications necessary to serve the revised shower configuration.
- Revise plumbing plans, risers, schedules, details, and associated documentation.
- Coordinate revised plumbing requirements with architectural and mechanical disciplines.

Electrical Engineering Services

- Review the impacts of the revised locker room layouts on electrical devices and systems.
- Evaluate potential relocation of electrical receptacles, switches, and related devices resulting from revised locker configurations.
- Revise lighting, power, and associated electrical documentation in affected areas as required.
- Revise electrical plans, schedules, and details necessary to support the redesign.
- Coordinate revised electrical systems with architectural and MEP disciplines.

Deliverables

The Design Team shall prepare revised construction documents reflecting the approved locker room modifications, including conversion to single full-height lockers, revised bench layouts, and the addition of enclosed showers within Room A114. Revised drawings will be issued to Reading School District, CHA Consulting, and the Contractor for review, pricing, and implementation during construction.

Exclusions

This proposal assumes revisions are limited to the athletic locker room areas directly impacted by the requested locker and shower modifications.

The following services are specifically excluded:

- Contractor change order pricing, negotiations, or value engineering services beyond normal design coordination.

- Additional owner-directed revisions beyond the locker and shower modifications described herein.
- Revisions to portions of the facility not directly impacted by the requested changes.
- Additional permitting requirements or code review requirements beyond those currently anticipated.
- Field verification of contractor-installed work beyond observations conducted as part of the Design Team's normal construction administration services.
- Construction administration services associated with these revisions beyond normal document issuance shall be performed on a time-and-material basis pursuant to the Owner-Architect Agreement.
- Any construction costs, schedule impacts, contractor change orders, or additional coordination resulting from implementation of these owner-directed modifications are outside the Design Team's original scope of services and are not included in this proposal.

Notes

Portions of the locker room construction and associated rough-in work have already been completed in accordance with the previously approved construction documents. The Design Team will make reasonable efforts to coordinate the redesign with ongoing construction activities; however, schedule impacts resulting from implementation of the owner-requested modifications are outside the Design Team's control.

- SG|HCM will provide electronic files as necessary to support contractor pricing and implementation.
- Any services not specifically identified herein are excluded from this proposal.

Proposed Team

Design Firm	Services
SG HCM	Architecture, Interior Design, Project Coordination
Consolidated Engineers	Mechanical, Electrical and Plumbing Engineering

Proposed Fee

The proposed lump sum fee supports the effort described under the Scope of Services and includes all labor, overhead, project management, coordination, consultant management, and direct expenses necessary to complete the revisions.

Design Firm	Fee
SG HCM	\$ 8,500.00
Consolidated Engineers	\$ 3,500.00
Total Additional Services Fee	\$12,000.00

The above fees are based upon the currently defined scope of revisions. Additional program changes beyond those identified herein may require further authorization and compensation.

Proposed Schedule

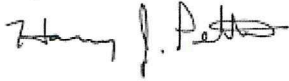
Upon receipt of written authorization from Reading School District and CHA Consulting, the Design Team will commence work immediately and will prepare revised construction documents for review, contractor pricing, and implementation as expeditiously as possible in support of the ongoing construction activities.

Proposed Agreement

Should Reading School District elect to proceed with these additional services, an amendment to the existing Owner-Architect Agreement shall be prepared and executed prior to commencement of the additional design services.

Please do not hesitate to contact us should you have any questions or require additional documentation related to this fee adjustment.

Sincerely,



Harry J Pettoni
Principal
SCHRADERGROUP an HCM Studio

Cc: JuliAnn Kline, RSD
David L. Schrader, SG
Seth Harmonds, SG
John Hubert, SG
Regina Jean-Claude, SG
file

Attachments:
RSD HS Athletics email 9.14.2026

ATTACHMENTS

Harry Pettoni

From: Jesse Leisawitz <leisawitzj@readingsd.org>
Sent: Monday, September 14, 2026 9:23 PM
To: Rodolfo Rodriguez; Khalid Mumin
Cc: Seth Hammonds; Adam Moser; davidr; Larry Moyer; Daniel Wise; John Hubert; Harry Pettoni; J Greene; Fick, Ethan
Subject: Re: [--EXTERNAL--]: RE: RE: 099531 - RHS Athletic Facility Ph 2 - Owner (Athletic) final Changes

Hi Rod,

Yes, please proceed. I connected with the majority of the coaches, and they all believe that the full-size lockers are necessary.

From: Rodriguez, Rod <RRodriguez@chasolutions.com>
Sent: Monday, September 14, 2026 10:50 AM
To: Jesse Leisawitz <leisawitzj@readingsd.org>; Khalid Mumin <mumink@readingsd.org>
Cc: Jesse Leisawitz <leisawitzj@readingsd.org>; Seth Hammonds <shammonds@sgarc.com>; Adam Moser <adam@cemec.com>; davidr <davidr@cemec.com>; Larry Moyer <moyerl@readingsd.org>; Daniel Wise <wised@readingsd.org>; John Hubert <jhubert@sgarc.com>; hpettoni <hpettoni@sgarc.com>; J Greene <greenej@readingsd.org>; Fick, Ethan <EFick@chasolutions.com>
Subject: RE: [--EXTERNAL--]: RE: RE: 099531 - RHS Athletic Facility Ph 2 - Owner (Athletic) final Changes

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Secured by Check Point

Jesse and Dr. Mumin,

GM.

Should we move in the direction that is being communicated below by Athletics, this will prompt an additional cost proposal from SGA will need to be approved to re-design all the spaces to accommodate the single locker layout. Therefore, the following proposals will be forthcoming:

1. Redesign the Guest Locker Room w/ (3) Showers.
 - a. A114 – Girls Guest Locker Room
ALREADY APPROVED TO MOVE FORWARD.
2. Redesign Spaces to accommodate the single-locker layout.
 - a. **Should you approve, a Proposal will be sent by SGA.**
3. CHA may have additional costs for additional coordination
 - a. I will let Ethan Fick address with you.

Please let me know if you would like us to proceed in that direction.

We cannot provide you pricing at this time due to the layouts that will need change in these spaces... Receptacles that were not going to be covered may need to be moved and there are other factors to consider.

However, once this redesign is completed (should you approve this to move forward) the updated drawings would be sent to the contractors for pricing.

We will wait for your approval to move forward w/ the re-designing of the space layouts to ensure that we can accommodate the Single Locker layout.

Sincerely,

Rod Rodriguez

Project Manager II - OPM

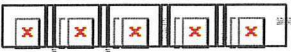
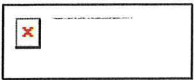
CHA

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Cell: (610) 587-0009

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Finding a better way.

From: J Greene <greenej@readingsd.org>

Sent: Monday, September 14, 2026 10:26 AM

To: Rodriguez, Rod <RRodriguez@chasolutions.com>; Fick, Ethan <EFick@chasolutions.com>

Cc: Jesse Leisawitz <leisawitzj@readingsd.org>; Seth Hammonds <shammonds@sgarc.com>; Adam Moser <adamm@cemec.com>; davidr <davidr@cemec.com>; moyerl <moyerl@readingsd.org>; Daniel Wise <wised@readingsd.org>; Khalid Mumin <mumink@readingsd.org>; John Hubert <jhubert@sgarc.com>; hpettoni <hpettoni@sgarc.com>

Subject: [--EXTERNAL--]: RE: RE: 099531 - RHS Athletic Facility Ph 2 - Owner (Athletic) final Changes

Please complete the re-design with the full-size lockers for all and align the benches parallel to the lockers .



J Greene M.S., LAT, ATC

Director of Athletics

Reading School District

801 N 13th St.

Reading, PA 19604

Phone #: 610-371-5705 ext 81069

Cell #: 610-750-3854

Fax #: 610-371-5349

Email: GreeneJ@Readingsd.org

Website: www.readingsd.org/o/rsd/page/athletics/

From: Rodriguez, Rod <RRodriguez@chasolutions.com>
Sent: Monday, September 14, 2026 8:28 AM
To: Fick, Ethan <EFick@chasolutions.com>; J Greene <greenej@readingsd.org>
Cc: Jesse Leisawitz <leisawitzj@readingsd.org>; Seth Hammonds <shammonds@sgarc.com>; Adam Moser <adamm@cemec.com>; davidr <davidr@cemec.com>; Larry Moyer <moyerl@readingsd.org>; Daniel Wise <wised@readingsd.org>; Khalid Mumin <mumink@readingsd.org>; John Hubert <jhubert@sgarc.com>; hpettoni <hpettoni@sgarc.com>
Subject: RE: RE: 099531 - RHS Athletic Facility Ph 2 - Owner (Athletic) final Changes

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Secured by Check Point

Ethan,

Thank you.

SGA – Please provide the proposal for the showers.

J – Please confirm whether the proposed solution below is acceptable or call me if the language is unclear. I believe that Jesse and I discussed this and would like to know from you whether the proposed solution is acceptable, as it would leave the current layouts in place.

Sincerely,

Rod Rodriguez

Project Manager II - OPM

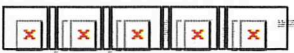
CHA

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Finding a better way.

From: Fick, Ethan <EFick@chasolutions.com>
Sent: Monday, September 14, 2026 8:16 AM
To: Rodriguez, Rod <RRodriguez@chasolutions.com>; J Greene <greenej@readingsd.org>
Cc: Jesse Leisawitz <leisawitzj@readingsd.org>; Seth Hammonds <shammonds@sgarc.com>; Adam Moser <adamm@cemec.com>; davidr <davidr@cemec.com>; moyerl <moyerl@readingsd.org>; Daniel Wise <wised@readingsd.org>; Khalid Mumin <mumink@readingsd.org>; John Hubert <jhubert@sgarc.com>; hpettoni <hpettoni@sgarc.com>
Subject: RE: RE: 099531 - RHS Athletic Facility Ph 2 - Owner (Athletic) final Changes

Good Morning,
Kindly provide proposal as indicated.
Thanks much!

B. Ethan Fick, P.E.
Sr. Project Manager I – OPM
CHA
BFick@chasolutions.com
www.chasolutions.com



Please note my email address has changed

Finding a better way.

From: Rodriguez, Rod <RRodriguez@chasolutions.com>
Sent: Friday, September 11, 2026 4:57 PM
To: J Greene <greenej@readingsd.org>
Cc: Jesse Leisawitz <leisawitzj@readingsd.org>; Fick, Ethan <EFick@chasolutions.com>; Seth Hammonds <shammonds@sgarc.com>; Adam Moser <adamm@cemec.com>; davidr <davidr@cemec.com>; moyerl <moyerl@readingsd.org>; Daniel Wise <wised@readingsd.org>; Khalid Mumin <mumink@readingsd.org>; John Hubert <jhubert@sgarc.com>; hpettoni <hpettoni@sgarc.com>
Subject: RE: 099531 - RHS Athletic Facility Ph 2 - Owner (Athletic) final Changes

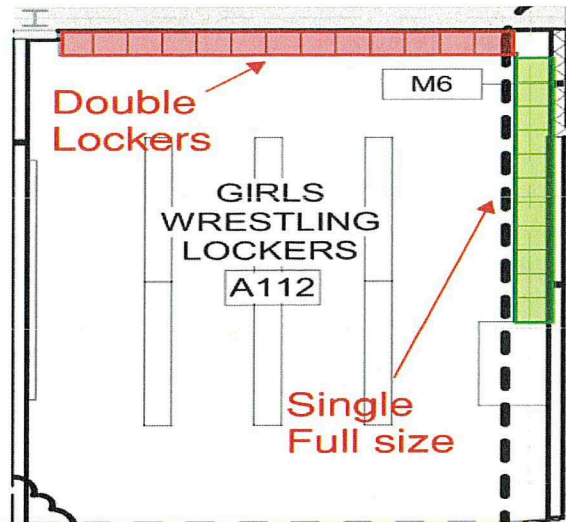
J and RSD,

At today's meeting concerning RHS Athletics Project Phase II, we agreed on the following changes to take place:

- Revise 116 double lockers and change them to single full-height lockers
- Add 76 single full-height lockers to the project to the overall project.
 - The idea, as I understand it, is to achieve the same number of lockers as originally intended but have them all as single lockers.
 - The addition of 76 Single full-Height Lockers will probably be a high number; I apologize that this was not emphasized.

J Green – In an attempt to provide cost savings to RSD and not have to redesign these spaces. Is it possible if we can use the current layout and accommodate your needs with the following logic:

- **For Ex**, Room A112 currently calls for 48 double lockers. If we keep (13) lockers as doubles and convert the remaining (11) to single lockers, you would be able to accommodate (37) students at a time. See below:



- **What are your thoughts on this proposed solution??**

- Next, the addition of (3) showers with full enclosures (including doors) and changing space in room “A114 – Girls Guest Locker Room”
 - This work was approved by RSD and can move forward.
 - **SGA** – Please provide a proposal (which should include the MEP component) to design this ADD; the goal is to get this out as quickly as possible so that we can add it to the Agenda for the October 2026 RSD Board Meeting.
 - Please send this to Ethan Fick and me.

Any questions, please let me know. Otherwise, we can discuss this further next week.

Have a good weekend everyone!!

Sincerely,

Rod Rodriguez

Project Manager II - OPM

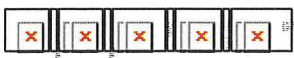
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