

North Penn School District
High School Renovation Project

F & O Update

October, 2026

Project Approvals

Completed permitting

- BP-1 was permitted under a standard E & S permit.
- BP-2 received its NPDES permit on 10/3/25 and it was recorded on 10/29.
- The Township Board of Supervisors granted Final Approval on 9/25/25 and agreements and security were recorded 12/17/25 allowing BP-2 work to commence
- HOP for Sumneytown Pike (Montgo Roads and Bridges) was received March 27, 2026. Construction was commenced and is now complete and seeded.
- The building code review for the Transportation Building was completed and permits issued on May 6, 2026

Ongoing permitting

- PENNDOT resubmission was made July 10, 2026.
- A modification to the NPDES permit is necessary for BP-3, BP-4 and the baseball field. The submission was made on 7/30/26 and comment responses were sent on 8/12.
- Township approval also required for this amendment

Bid Package 2 – A-Pod Addition & A,B,C & D/E renovations + site

Work completed

- Shop drawings continue (all primes)
- Electrical equipment install
- A pod roofing continuing
- A-pod building steel continuing
- A pod on-grade and elevated slab placement commenced
- Existing A pod underground plumbing complete and first corridor concrete placements completed
- New wall framing for existing A pod commenced
- Transportation interior slab complete

Work upcoming

- Steel erection and slab placements
- A Pod screen wall masonry
- Existing A-pod slab placement
- Existing A-pod framing
- Existing A-pod electrical rough-in
- Transportation interior masonry and framing continues
- H pod temp boiler and piping installation

Bid Package 3 – Auditorium, Gyms, Main Lobby, J-Pod, H Pod + site

Work completed

- 90% Design documents issued for review 12/19/25
- End user meetings complete
- Permit Modification submitted
- Phasing and constructability review meetings ongoing

Work upcoming

- Bidding early 2027
- Start work end of 2028
- Includes an abatement prime
- Radio tower work

Safety Update as reported by the contractors

Recommendations from Contractor Safety Officers – PPE and demo
Warnings from Contractor Safety Officers - Badging, PPE, gate closures, parking, speed limits, trench safety, overhead steel safety
Warnings to contractors – Badging and PPE
Incidents Reported – 0
Injuries Reported (Total to date)– 1
Tailgate meetings continue

Emphasis on cleaning roadways, closing gates, and demo safety

School District: North Penn

Project Name: High School Renovations BP-1 Kpod and Natatorium

Project Number: 043001

Report Submission Date: 10/17/26

Report Author: Jamie Lynch

CM: Bill Hambly

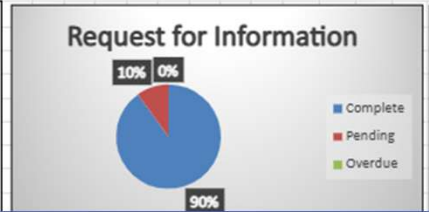
Overall Project Schedule Status	2025											2026										% Complete	Status Comments
Renovation Milestones	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
1NAT: Natatorium and Locker Rooms Renovations																							100%	
1TCR: Temporary Classrooms & Offices																							100%	
1A: 3rd Floor K-Pod Renovation & Stairs																							99%	Punchlist remains
1B: 2nd Floor K-Pod Renovation																							99%	Punchlist remains
1C: 1st Floor K-Pod Renovation & Stairs																							95%	Boiler breaching underway and punchlist
1D: Admin and Nurses Suite																							98%	Storefronts remain for Office/Nurse (Winter)
Site Phases																								
S1: Staging Area, Selective Demolition, Tree removal.																							100%	
S1.US: Utility Relocation																							100%	
S1.US: Propane Tank Relocation.																							100%	
S1.US: Fuel Tank Removals																							100%	
AM Radio Tower Demolition Project																								
AM Radio Tower Demolition																							100%	

Issues Resolved	Issues in Progress
Building Code review complete	Natatorium scoreboard replacement complete. Graphics additions to be completed
Propane Contract executed	Low voltage system coordination
Pool bulkhead removed	Natatorium HVAC being refined. Boiler breaching to be finished.
Owner procured equipment	Nurse and Office storefronts scheduled for Winter Break
2nd floor windows have been replaced	Curtainwall installation being completed

Contracts - Phase 1	Contract Amount	Paid to Date (with 10% retained)	Executed Change Orders	Original Material Allowance	Remaining Material Allowance
General Contractor: Penn Builders, Inc.	$ 15,210,000	$ 12,077,286	$ -	$ 652,350	$ 95,316
Mechanical Contractor: JBM Mechanical, Inc.	$ 4,264,000	$ 3,726,674	$ -	$ 107,900	$ 93,042
Electrical Contractor: Boro Construction	$ 4,436,500	$ 4,009,970	$ -	$ 194,600	$ 63,003
Plumbing Contractor: Vision Mechanical	$ 2,514,144	$ 2,258,455	$ (134,856)	$ 147,600	$ 147,600
Radio Tower Demo Contractor: Tamco Construction, Inc.	$ 49,690	$ 49,690	$ (3,310)	$ 3,310	$ -
Total thru October 2025	**$ 26,474,334**	**$ 22,122,076**	**$ (138,166)**	**$ 1,105,760**	$ 398,961
Total Soft Costs:	$ 4,521,879	84%	Paid to date		$ 132,481.00
Current Remaining Project Contingency:	$ 849,786	not inc. allowance			open proposal amt

Other Discussion items

Transportation Building roof and wall panels installed. Interior slabs complete.
Masonry and framed walls continue



North Penn School District: | Report Submission Date: 10/17/26

Project Name: High School Renovations - BP 2

Project Number: 043001 | Report Author: Jamie Lynch

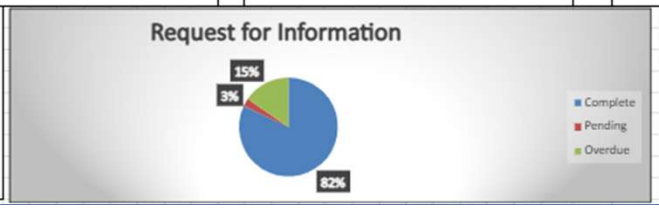
CM: Bill Hambly

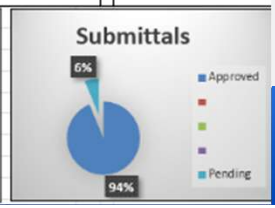
Overall Project Schedule Status	2025			2026											2027											% Complete	Status Comments
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
BUILDING ADDITION A-POD																												
Staging Area - Including Construction Fencing and E&S					NTP Delayed from the Planned 9/15 Receipt of NPDES																						100%	Delayed NTP to NPDES and Township Document
Tree Removal																											100%	
Foundations & UG Utility Installation																											100%	
Extend Electrical Ductbanks for A-Pod																											95%	Cable remains
Structural Steel Framing																											60%	
Building Envelope																											20%	
Interior Rough-ins																											15%	Addition has commenced
Substantial Completion / Turnover																											0%	Delayed finish due to delayed permitting
Final Commissioning																											0%	
Start Abatement/Demo in A Pod																											80%%	Windows started. Floors to start 6/22
TRANSPORTATION BUILDING																												
Clearing, Earthwork & Site Prep, Install E&S Protection																											100%	Ready for stone pad.
Foundations & Utiliies																											90%	Building permit received May 6, 2026
Pre-engineered Structural Building Frame																											100%	shake out commences 6/22
Exterior Envelope & Interior Buildout																											30%	Roof and wall panels installed, slabs placed
Site Improvements & Temp Occupancy of new Trans Bldg																											0%	
Abatement & Demo of Existing Trans Building																											0%	

Issues Resolved	Issues in Progress
Shop Drawings Commenced	Water service for portion of A pod
Obtained Transportation Building Permit 5/6/26	Awaiting Owner procured electrical equipment (2 items)
Resolved electrical conflict with stormwater line at practice field	Cable procurement issues
Resolved Sumneytown Rd Stormwater connection with MCRB	Coordination Drawings, Window mock ups, and terrazzo process

Contract	Contract Amount	Paid to Date (with 10% retained)	Executed Change Orders	Original Material Allowance	Remaining Material Allowance
General Contractor: Penn Builders, Inc.	$ 66,311,000	$ 6,739,824	$ -	$ 2,007,385	$ 1,299,917
Mechanical Contractor: Tri-County Mechanical	$ 18,877,432	$ 3,561,528	$ 189,432	$ 488,898	$ 488,898
Electrical Contractor: Wescott Electric Company	$ 16,400,000	$ 702,118	$ -	$ 391,908	$ 214,050
Plumbing Contractor: JBM Mechanical, Inc.	$ 8,012,000	$ -	$ -	$ 147,650	$ 147,650
Environmental Contractor: Plymouth Environmental	$ 1,575,530	$ -	$ -	$ 45,730	$ 45,730
BP- 2 Total	**$ 111,175,962**	**$ 11,003,469**	**$ 189,432**	**$ 3,081,571**	**$ 2,196,244**
BP-2 Total Soft Costs:	$ 18,275,579				
Current Remaining Project Contingency:	$ 4,200,568				

Other Discussion:





Project Budget

Item	K-Pod & Natatorium Renovation After Bids	Transportation Building State Contract	Phase 2 New Additions (Pod A), Reno of Pod A, B, C, D, E & Site Improvements, Transportation Abatement & Demo	Phase 3 Additions (J/F Pod) Renovations of Pods H, G, J, F	Phase 4 Main Parking Lot Upgrades	*Grand Total*
Construction Costs:			*287,100 SF*	*212,940 SF*		
General Contractor Total	$ 15,210,000	$ 9,428,523	$ 66,311,000	$ 40,149,000	$ 3,719,900	$ *134,818,423*
Electrical Contractor Total	$ 4,436,500	$ -	$ 16,400,000	$ 12,119,800	$ -	$ *32,956,300*
Mechanical Contractor Total	$ 4,264,000	$ -	$ 18,688,000	$ 12,161,100	$ -	$ *35,113,100*
Plumbing Contractor Total	$ 2,514,144	$ -	$ 6,858,700	$ 5,524,300	$ -	$ *14,897,144*
Environmental Abatement Contractor Total	$ -	$ -	$ 1,500,000	$ 550,000		$ *2,050,000*
TOTAL CONSTRUCTION COSTS	$ 26,424,644	$ 9,428,523	$ 109,757,700	$ 70,504,200	$ 3,719,900	$ *219,834,967*
AM Radio Tower Demolition Project	$ 49,690		$ 100,000			$ *149,690*
Projected Allowance Balance at end	$ (486,299)					
Solar				$ 2,000,000		
TOTAL CONSTRUCTION COSTS	$ 25,988,035	$ 9,428,523	$ 109,857,700	$ 70,504,200	$ 3,719,900	$ *219,498,358*
Soft Costs						
SOFT COST SUBTOTAL	$ 4,521,879	$ 1,094,426	$ 14,575,579	$ 8,863,759	$ 380,000	$ *29,435,643*
Phasing Contingency	$ -	$ -			$ -	$ -
Design Contingency	$ -			$ 4,005,000	$ 162,512	$ *4,167,512*
Construction Contingency	$ 849,786	$ 47,188	$ 4,700,000	$ 3,325,000	$ 175,000	$ *9,096,974*
TOTAL SOFT COSTS & CONTINGENCY	$ 5,371,665	$ 1,141,614	$ 19,275,579	$ 16,193,759	$ 717,512	$ *42,700,129*
TOTAL ESTIMATED PROJECT COSTS	$ 31,359,700	$ 10,570,137	$ 129,133,279	$ 86,697,959	$ 4,437,412	$ *262,198,487*

THANK YOU!