

Property & Finance Committee Meeting

Monday, August 17, 2026 6:00 PM

Spellman Education Center Board Room/Livestream, 782 Springdale Drive, Exton, PA 19341

A. OPENING

A.1. Call to Order

Speaker (s) : Director
Bevilacqua

A.2. Take Roll

Speaker (s) : Mr.
Scully

B. PUBLIC COMMENT

B.1. Public Comment Protocol

Speaker (s) : District
Solicitor

B.2. Public Comment

C. MEETING MINUTES APPROVAL

C.1. Approval of June 15, 2026 Property and Finance
Committee Meeting Minutes

Speaker (s) : Director
Bevilacqua

WEST CHESTER AREA SCHOOL DISTRICT
Property and Finance Committee Meeting
Monday, June 15, 2026

Minutes are considered draft until approved at the next P&F committee meeting.

A. OPENING

1. Call to Order

Director Bevilacqua called the meeting to order at 6:01 pm.

2. Take Roll

Attending Committee Members: Director Bevilacqua, Director Jackson, Director Fleming (via Phone)

Absent Committee Member: Director Lahm

Other Board Members: Director Campbell, Director Detre, President Durnell, Director Parkinson

Absent Board Members: Director Frey

Administration: Dr. David Christopher, Mr. John Scully, Mr. Justin Matys, Mr. Wayne Birster, Mr. John McGowan, Ms. Molly Schwemler,

Dr. Sara Missett, Dr. Stephen Brown, Dr. Kalia Reynolds, Mr. Damon Gonzaga, Ms. Madison Weary

Also Present: Members of the public

B. PUBLIC COMMENT

1. Public Comment Protocol - District Solicitor

- Residents wishing to make public comment on agenda items must register prior to the start of the meeting.
- Public comments on agenda items will be taken at the beginning of the meeting prior to voting.
- Policy 903: Public Participation in Board Meetings governs public comment. Link to Policy 903: <http://go.boarddocs.com/pa/wche/Board.nsf/goto?open&id=CBWMJN55F8BF>
- The committee chair or designee will call residents in the order in which they signed in.
- A three-minute timer will begin after the speaker states their name and township of residence.

2. Public Comment was made by the following residents on agenda items as indicated:

Judi DiFonzo	Consent Items
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Action or outcome from the meeting: (unless noted, all votes were 3-0. Director Lahm was absent)

C. MEETING MINUTES APPROVAL

1. Approval of May 21, 2026 Property and Finance Committee Meeting Minutes

The committee approved the minutes of the May 21, 2026 Property and Finance Committee Meeting.

D. FINANCE AGENDA ITEMS

1. Approval of 2026-27 School Breakfast/Lunch Prices

Mr. Scully informed the committee that the Healthy, Hunger-Free Act of 2010 requires that schools move towards charging paid lunches at a price that is, on average, equal to the difference between the free lunch reimbursement and the paid lunch reimbursement. The 2026-27 paid lunch equity tool was used to determine if a lunch price increase is needed. The weighted average meal price was \$3.34, and the recommended target average rate derived from the tool is \$3.50, indicating the need for an increase of \$0.16. The district is required to gradually raise lunch prices until they reach the target average rate.

The 2026-27 lunch prices for elementary and middle schools will increase by \$0.10, as indicated below.

2026-27 Meal Prices			
	Elementary	Middle	High
Breakfast	1.50	1.75	2.00
Lunch	3.15	3.40	3.75

Mr. Scully continued the school lunch discussion by informing the committee that the food service department has experienced supply shortages as well as increased costs for food items and shipping in the past few years. As a result of these increased costs, some a la carte item pricing needs to be adjusted. In accordance with School Board Policy 808, price increases for any menu item must be Board approved.

The committee recommended approval of the 2026-27 school meal prices and a la carte pricing.

E. PROPERTY AGENDA ITEMS

1. Middle Schools Educational Specifications Presentation

Mr. Birster and Schrader Group representatives reviewed a presentation detailing the process to develop WCASD Middle School Educational Specifications. The development was a year-long planning and design process intended to reimagine the district's middle schools. The presentation describes how educational philosophy, learner needs, and desired student outcomes are translated into physical space requirements. Through workshops, surveys, site visits, and collaborative exercises, stakeholders explored next-generation learning trends, including flexible learning studios, STEAM-focused environments, de-institutionalized and nurturing spaces, and community-centered design. As one section states, educational specifications "translate a school district's educational philosophy, goals, and curriculum into specific physical design requirements". The process emphasizes understanding the middle school learner, defining learning modalities, and envisioning future learning experiences. The process moved from visioning to programming, presenting bubble diagrams, space relationships, and detailed program areas such as core learning environments, unified arts, performing arts, fitness and wellness, administration, and community spaces. It includes draft square footage targets, capacity planning, and example layouts for learning suites, STEAM labs, arts spaces, and more. The final stages describe how the Ed Spec will inform concept design, including proposed additions and reorganized program relationships for the middle schools. The overarching goal is to create a flexible ecosystem of connected learning spaces that support collaboration, movement, reflection, and student agency - echoing survey findings that a future-ready middle school should be "flexible, student-centered, collaborative, and connected to the real world".

This is an informational item and no Board action is required.

2. Capital Plan Update

Mr. Birster and Mr. Scully reviewed the 20-year plan for sustaining District Facilities. Mr. Birster reminded the committee that the last formal presentation of the capital plan was in March 2024. Mr. Birster reviewed schedules of current enrollment, building capacities, facilities age and square footage, and a timeline of construction projects. He also reviewed the updated capital plan list with today's anticipated project costs, see table below.

Project	Project Years	Anticipated Cost
Mary C Howse Renovations and Additions	2024-27	\$27,200,000
Building Automation System (District-Wide)	2024-28	\$9,000,000
Hillsdale Renovation and Additions	2025-28	\$29,135,066
Starkweather Renovation and Additions	2026-29	\$30,680,997
Rustin Turf	2025-27	\$2,700,000
Exton Addition and Mods Removal	2026-28	\$3,000,000
Peirce Renovation and Additions	2027-32	\$71,759,072
Henderson Renovation and Additions	2028-34	\$134,279,822
East Bleacher & Team Room	2028-30	\$5,200,000
Spellman Renovation	2027-30	\$3,400,000
Stetson Renovation and Additions	2031-34	\$78,641,684
East Renovation and Additions	2034-39	\$164,653,060
Fugett Renovation and Additions	2038-42	\$108,836,921
Rustin Renovation and Additions	2043-48	\$200,739,270

Mr. Scully reviewed the estimated debt service schedule based on the updated capital plan and noted that the annual debt service requirements over the next 20 years of the capital plan adhere to the District's Debt Service Board Policy. The committee discussed the plan and recommended approval of the updated 20-year capital plan.

3. Approval of 2026-27 Capital Reserve Project Bid Award

Mr. Birster presented the committee with the bid results for the previously approved 2026-27 Capital Reserve Project listed below:

Project Number	Description	Vendor	Project Budget	Award Amount
G145	District-wide Fence Repairs and Replacements – Various	Pro Max Fence Systems, LLC	\$50,000	\$48,820

Project G145 is for District-wide fencing repairs and replacement with a project budget of \$50,000. Approval was requested to award four (4) project locations; Rustin High School, East High School, Stetson Middle School, and Peirce Middle School to Pro Max Fence Systems for \$48,820. The remaining funds will be used for change orders, if needed.

The committee recommended approval of the 2026-27 Capital Reserve Project bid award.

F. CONSENT ITEMS (These items are not voted on at committee level but will appear on the consent agenda at the June Board Meeting.)

1. Approval of 2026-27 Property & Casualty/Liability and Student Accident Insurance

2. Approval of 2026-27 CCIU Marketplace Services Contract

G. OLD BUSINESS - none

H. NEXT MEETING DATE ANNOUNCEMENT

The next Property and Finance meeting will be held on Monday, August 17, 2026.

I. ADJOURNMENT

The meeting was adjourned at 6:41 pm.

D. **FINANCE AGENDA ITEMS**

D.1. Review of August Budget Forecast Model

Speaker (s) : Mr.
Scully

West Chester Area School District
Operating Expense History and Forecast

8/10/2026

1

	A	AN	AO	AP	AQ	AR	AS	AT	AU	AV
1		Actual	Budget	Projected	Budget	Projected	Estimated	Estimated	Estimated	Estimated
2		2024-25	2025-26	2025-26	2026-27	2026-27	2027-28	2028-29	2029-30	2030-31
3	Staff	200,511.5	216,711.5	208,376.1	222,101.0	222,101.0	231,263.5	240,304.9	249,906.5	259,833.3
4	Total Salaries	124,438.9	132,272.3	129,255.5	136,151.7	136,151.7	140,443.3	144,619.8	148,992.7	153,435.9
5	Administration									
6	Reg Salaries	11,709.1	12,731.1	12,684.6	13,132.9	13,132.9	13,553.1	14,000.4	14,462.4	14,910.7
7	Teachers									
8	Reg Salaries	88,064.4	91,623.0	91,328.9	94,268.2	94,268.2	97,093.8	100,018.4	103,045.2	106,178.1
9	Extra Duty Pymnts	1,729.8	1,941.9	1,492.6	1,798.7	1,798.7	1,852.6	1,908.4	1,966.2	2,025.9
10	Sabbatical Pymnts	273.2	350.0	457.6	250.0	250.0	250.0	250.0	250.0	250.0
11	Subject Chair Pymnts	694.7	640.0	695.3	752.0	752.0	752.0	752.0	752.0	752.0
12	Severance Pymnts	165.5	292.0	118.7	250.0	250.0	257.5	265.2	273.3	281.6
13	Supplemental Contracts	2,398.2	2,350.0	2,481.7	2,626.0	2,626.0	2,626.0	2,626.0	2,626.0	2,626.0
14	Total Teachers	93,325.9	97,196.9	96,574.8	99,944.9	99,944.9	102,831.9	105,820.0	108,912.7	112,113.6
15	Technical									
16	Reg Salaries	5,530.9	5,935.6	5,852.4	6,288.3	6,288.3	6,489.4	6,703.3	6,924.3	7,138.8
17	Office Clerical									
18	Reg Salaries	7,530.4	8,854.5	7,479.9	9,187.7	9,187.7	9,535.0	9,849.6	10,174.7	10,490.1
19	Crafts and Trades									
20	Reg Salaries	6,342.7	7,554.1	6,663.9	7,597.9	7,597.9	8,033.9	8,246.5	8,518.6	8,782.7
21										
22	Benefits									
23	Medical	21,033.5	24,627.9	21,298.9	26,027.0	24,155.2	25,983.7	27,950.7	30,066.6	32,342.6
24	Dental	1,449.5	1,586.0	1,378.1	1,654.2	1,634.7	1,705.0	1,778.4	1,854.8	1,934.6
25	Vision	161.6	213.4	141.9	218.3	217.3	222.3	227.4	232.7	238.0
26	Prescription	5,898.9	5,946.6	5,849.2	6,541.3	6,378.7	7,016.5	7,718.2	8,490.0	9,339.0
27	Social Security	9,011.9	10,154.8	9,382.5	10,440.5	10,440.5	10,743.9	11,063.4	11,397.9	11,737.8
28	Retirement	41,737.0	45,944.0	43,790.5	45,558.3	45,558.3	47,919.2	50,081.8	52,400.7	54,761.3
29	Tuition Reimbursement	542.5	600.0	540.6	600.0	600.0	600.0	600.0	600.0	600.0
30	Life & Disability	577.3	647.4	623.2	667.5	667.5	688.6	709.1	730.5	752.3
31	Workers Comp/Unemploy/Other	826.7	1,389.5	931.4	1,410.3	1,410.3	1,431.5	1,452.9	1,474.7	1,496.8
32	Total Benefits	81,239.0	91,109.5	83,936.3	93,117.4	91,062.6	96,310.8	101,581.9	107,248.0	113,202.5
33	(Less) cost sharing	(5,166.4)	(6,670.3)	(4,815.8)	(7,168.2)	(5,113.3)	(5,490.6)	(5,896.8)	(6,334.2)	(6,805.0)
34	Net Benefits	76,072.6	84,439.3	79,120.5	85,949.3	85,949.3	90,820.2	95,685.1	100,913.8	106,397.5
35										
36	Prof. & Tech. Services	23,554.9	23,032.3	24,596.2	26,266.2	26,266.2	27,018.2	27,792.7	28,590.5	29,412.2
37	Substitute Service	4,289.8	4,335.3	3,898.0	4,883.6	4,883.6	5,030.2	5,181.1	5,336.5	5,496.6
38	Contracted Therapeutic Staff	1,591.7	1,026.2	819.9	1,038.7	1,038.7	1,069.9	1,102.0	1,135.1	1,169.1
39	Contracted Aides- Special Ed.	2,726.6	2,997.6	3,992.6	3,341.3	3,341.3	3,441.5	3,544.8	3,651.1	3,760.7
40	Contracted Aides- Other	114.7	157.5	144.3	173.1	173.1	178.3	183.7	189.2	194.9
41	Contracted Special Ed. Programs	3,354.0	3,428.8	4,264.7	3,918.8	3,918.8	4,036.4	4,157.5	4,282.2	4,410.6
42	Occupational/Physical Therapy	1,521.5	1,472.5	1,505.2	1,570.0	1,570.0	1,617.1	1,665.6	1,715.6	1,767.0
43	Due Process Hearings	1,151.6	1,200.0	685.6	1,200.0	1,200.0	1,200.0	1,200.0	1,200.0	1,200.0
44	Early Intervention	326.3	232.0	176.1	351.3	351.3	361.8	372.7	383.8	395.4
45	Extended School Year	801.0	759.5	1,251.0	916.0	916.0	943.5	971.8	1,000.9	1,031.0
46	Alternative Education - IU	3,259.5	3,091.3	3,517.4	4,019.3	4,019.3	4,139.9	4,264.1	4,392.0	4,523.8
47	Tax Collection	950.9	929.5	933.5	941.8	941.8	970.0	999.1	1,029.1	1,060.0
48	Legal	365.4	453.0	308.4	453.3	453.3	466.9	480.9	495.3	510.2
49	Other	3,101.8	2,949.1	3,099.5	3,459.0	3,459.0	3,562.7	3,669.6	3,779.7	3,893.1
50										
51	Purchased Property Services	4,551.9	5,148.4	4,946.1	5,222.5	5,222.5	5,379.2	5,540.6	5,706.8	5,878.0
52	Electricity	2,371.0	2,762.4	2,748.1	2,810.0	2,810.0	2,894.3	2,981.2	3,070.6	3,162.7
53	Water/Sewer	723.4	786.8	754.0	825.1	825.1	849.8	875.3	901.6	928.6
54	Trash Removal	125.3	130.0	126.4	140.0	140.0	144.2	148.5	153.0	157.6
55	Space Rental	151.0	158.0	152.1	131.8	131.8	135.8	139.8	144.0	148.3
56	Other	1,181.1	1,311.2	1,165.5	1,315.6	1,315.6	1,355.1	1,395.7	1,437.6	1,480.7
57										
58	Other Services	33,368.9	37,496.3	33,548.1	37,293.0	37,293.0	39,053.6	40,682.1	42,378.4	44,171.4
59	Charter Schools	8,275.8	8,339.5	8,089.5	8,642.2	8,642.2	9,124.2	9,580.4	10,059.4	10,562.4
60	Tuition: Special Education	5,549.0	6,043.3	5,171.8	6,053.6	6,053.6	6,295.7	6,547.5	6,809.4	7,081.8
61	Tuition: Technical College	2,758.2	2,922.9	2,815.5	3,020.7	3,020.7	3,447.2	3,738.3	4,044.1	4,391.6
62	Tuition: Other Alt Ed Programs	122.6	280.0	262.5	212.6	212.6	223.2	234.4	246.1	258.4
63	Bussing: Public Schools	6,491.9	7,500.0	6,575.7	6,800.3	6,800.3	7,004.3	7,214.4	7,430.8	7,653.8
64	Bussing: Non-Public	3,222.5	3,900.0	3,389.1	3,470.3	3,470.3	3,574.4	3,681.6	3,792.1	3,905.8
65	Bussing: Special Ed	4,883.7	5,690.0	4,940.1	5,682.0	5,682.0	5,852.5	6,028.0	6,208.9	6,395.1
66	Bussing: Extracurricular	351.3	428.0	351.9	456.8	456.8	470.5	484.6	499.1	514.1
67	Insurance	704.7	783.0	812.6	919.6	919.6	965.6	1,013.9	1,064.6	1,117.8
68	Telephone/Postage	479.0	557.7	475.6	804.5	804.5	828.6	853.5	879.1	905.5
69	Other	530.5	1,051.8	663.9	1,230.6	1,230.6	1,267.5	1,305.5	1,344.7	1,385.1
70										
71	Supplies	9,062.3	11,840.2	9,071.9	12,745.2	14,045.2	12,970.4	13,449.8	13,947.2	14,463.3
72	Heating/ Motor Pool Fuel	1,228.9	1,117.2	1,024.7	1,194.2	1,194.2	1,230.0	1,266.9	1,304.9	1,344.0
73	Other Operations/Maint Supplies	1,161.9	1,441.5	1,107.8	1,441.5	1,441.5	1,499.2	1,559.1	1,621.5	1,686.4
74	Educational	2,884.1	3,274.7	2,795.7	3,599.0	3,599.0	3,743.0	3,892.7	4,048.4	4,210.4
75	Curriculum Proposals	1,184.4	1,997.8	495.8	2,866.5	4,166.5	2,708.5	2,789.7	2,873.4	2,959.6
76	Educational /Admin Software	2,549.2	3,829.3	3,586.5	3,400.6	3,400.6	3,536.6	3,678.0	3,825.2	3,978.2
77	Administration/Business	53.6	179.7	61.4	243.5	243.5	253.2	263.3	273.8	284.8
78										
79	Other Objects	533.1	618.2	498.4	683.2	683.2	703.7	724.8	746.6	769.0
80	Dues and Fees - Athletics	203.8	131.5	165.0	131.5	131.5	131.5	131.5	131.5	131.5
81										
82	Property	539.1	753.0	633.5	722.0	722.0	743.7	766.0	788.9	812.6
83	Other Equipment	539.1	753.0	633.5	722.0	722.0	743.7	766.0	788.9	812.6
84										
85	Debt Service	26,890.6	28,912.0	28,869.0	29,953.7	29,953.7	32,558.5	33,502.5	35,834.0	36,690.5
86	Bond payments	26,890.6	28,912.0	28,869.0	29,953.7	29,953.7	32,558.5	33,502.5	35,834.0	36,690.5
87										
88	Reserve	14,232.7	9,236.0	9,236.0	9,871.4	9,871.4	9,288.6	9,937.3	10,611.2	11,072.7
89	Transfer to other funds	14,232.7	9,236.0	9,236.0	9,871.4	9,871.4	9,288.6	9,937.3	10,611.2	11,072.7
90										
91		313,448.9	333,879.5	319,940.1	344,989.8	346,289.8	359,110.9	372,832.3	388,641.6	403,234.6

West Chester Area School District
Revenue History and Forecast

	A	AQ	AR	AS	AT	AU	AV	AW	AX	AY
		Actual	Budget	Projected	Budget	Projected	Estimated	Estimated	Estimated	Estimated
		2024-25	2025-26	2025-26	2026-27	2026-27	2027-28	2028-29	2029-30	2030-31
1										
2										
3	Local	249,820.0	243,395.5	256,236.3	254,949.3	254,949.3	290,055.4	314,207.3	328,749.4	342,104.9
4	Real Estate	200,957.1	203,487.9	207,391.0	212,859.8	212,859.8	247,903.4	271,484.3	285,446.2	298,212.3
5	Current	198,699.1	202,502.3	206,347.4	211,873.1	211,873.1	246,704.4	270,285.3	284,247.3	297,013.3
6	Interim	2,258.0	985.6	1,043.5	986.7	986.7	1,198.9	1,198.9	1,198.9	1,198.9
7	Earned Income	29,728.5	29,707.2	31,044.3	30,422.8	30,422.8	30,879.2	31,342.4	31,812.5	32,289.7
8	Real Estate Transfer	6,342.0	5,183.4	6,644.9	5,287.1	5,287.1	5,392.8	5,500.7	5,610.7	5,722.9
9	Delinquent Taxes	3,003.8	2,858.8	2,830.0	2,858.8	2,858.8	2,858.8	2,858.8	2,858.8	2,858.8
10	Investment Earnings	8,136.6	637.0	6,658.8	1,999.5	1,999.5	1,500.0	1,500.0	1,500.0	1,500.0
11	Gate Receipts	168.9	131.5	165.1	131.5	131.5	131.5	131.5	131.5	131.5
12	Other	1,483.1	1,389.7	1,502.1	1,389.7	1,389.7	1,389.7	1,389.7	1,389.7	1,389.7
13										
14	State	50,986.2	52,504.3	51,561.8	53,352.0	53,570.2	54,883.5	55,745.5	57,012.7	58,250.2
15	Student Subsidies	24,811.6	24,454.9	24,705.7	24,620.6	24,838.8	25,551.9	25,172.9	25,113.4	25,000.7
16	Basic Instruction	13,685.6	13,685.9	13,950.9	13,950.2	14,060.2	14,060.2	14,060.2	14,060.2	14,060.2
18	Special Education	6,126.6	6,069.4	5,866.6	6,126.1	6,184.3	6,184.3	6,184.3	6,184.3	6,184.3
20	Tuition Private Home Place't	29.4	100.0	29.3	100.0	100.0	100.0	100.0	100.0	100.0
21	Transportation	3,010.4	2,950.0	3,135.8	3,145.8	3,145.8	3,145.8	3,145.8	3,145.8	3,145.8
22	Medical, Dental & Nurse	250.7	253.9	252.9	253.9	253.9	253.9	253.9	253.9	253.9
23	Rent	1,012.7	996.6	1,021.0	595.5	595.5	1,308.6	929.6	870.1	757.4
24	Charter Schools	297.1	-	-	-	-	-	-	-	-
25	Accountability/Ready to Learn Block Grants	399.1	399.1	449.1	449.1	499.1	499.1	499.1	499.1	499.1
27	Teacher Subsidies	25,447.2	28,049.4	26,540.4	27,999.4	27,999.4	29,331.6	30,572.6	31,899.3	33,249.6
28	Social Security	4,351.6	5,077.4	4,657.2	5,220.3	5,220.3	5,372.0	5,531.7	5,699.0	5,868.9
29	Retirement	21,095.6	22,972.0	21,883.2	22,779.1	22,779.1	23,959.6	25,040.9	26,200.4	27,380.6
30	Other	727.4	-	315.7	732.0	732.0	-	-	-	-
31										
32	Federal	4,877.0	4,015.7	4,374.6	3,879.7	3,909.5	3,379.5	3,379.5	3,379.5	3,379.5
33	Title I	1,361.4	1,116.8	1,120.1	806.9	806.9	806.9	806.9	806.9	806.9
34	Title II	255.2	212.6	261.7	218.5	218.5	218.5	218.5	218.5	218.5
35	IDEA	1,683.8	1,683.8	1,641.4	1,641.4	1,671.2	1,671.2	1,671.2	1,671.2	1,671.2
36	MA Direct Services/Time Study	1,092.7	800.0	1,170.5	1,030.0	1,030.0	500.0	500.0	500.0	500.0
37	Other	454.9	202.5	180.9	182.9	182.9	182.9	182.9	182.9	182.9
38	COVID Related Grants	29.0	-	-	-	-	-	-	-	-
39										
40	Local Taxes & Subsidies	305,683.2	299,915.5	312,172.7	312,181.0	312,428.9	348,318.3	373,332.3	389,141.6	403,734.6
41										
42	Beginning Fund Balance	94,036.2	75,855.9	86,270.4	69,658.3	78,503.0	44,642.2	33,849.6	34,349.6	34,849.6
44	Ending Fund Balance	86,270.4	41,891.9	78,503.0	36,849.5	44,642.2	33,849.6	34,349.6	34,849.6	35,349.6
45										
47	Committed Fund Balance for Health Care	4,159.9	4,159.9	4,159.9	4,159.9	4,159.9	4,159.9	4,159.9	4,159.9	4,159.9
48	Committed Fund Balance for Future millage	57,421.0	12,000.0	45,853.4	6,000.0	12,292.6	-	-	-	-
49	Assigned Fund Balance for Alternative Education	2,000.0	2,000.0	1,500.0	2,000.0	1,500.0	1,500.0	1,500.0	1,500.0	1,500.0
50	Assigned Fund Balance for Property Assessment Fluctuations	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0
54	Assigned Fund Balance for Future Staffing Needs	1,500.0	1,500.0	3,500.0	1,500.0	3,500.0	3,500.0	3,500.0	3,500.0	3,500.0
55	Assigned Fund Balance for Athletic Fund	17.2	59.7	17.4	17.2	17.4	17.4	17.4	17.4	17.4
56	Beginning Unassigned Fund Balance	19,679.9	20,172.3	20,172.3	21,172.3	22,472.3	22,172.3	23,672.3	24,172.3	24,672.3
57	Ending Unassigned Fund Balance	20,172.3	21,172.3	22,472.3	22,172.3	22,172.3	23,672.3	24,172.3	24,672.3	25,172.3
58										
59	Assumed use of FB	7,765.7	33,964.0	7,767.4	32,808.8	33,860.9	10,792.6	(500.0)	(500.0)	(500.0)

West Chester Area School District
Forecast Millage Calculation

	A	B	C	D	E	F	G	H	I	J
1										
2					2026-27	2027-28		2028-29	2029-30	2030-31
3					Budget	Budget		Forecast	Forecast	Forecast
4	Market Values									
5	Chester County				17,027,945	17,288,951		17,288,951	17,288,951	17,288,951
6	Delaware County				1,193,230	1,193,554		1,193,554	1,193,554	1,193,554
7					18,221,175	18,482,505		18,482,505	18,482,505	18,482,505
8										
9										
10	Net amount to be raised from R/E taxes				211,661	246,704		270,285	284,247	297,013
11	Gross tax to be levied				219,338	255,652		280,088	294,557	307,786
12										
13	Equilization Between Counties									
14	Chester County %				93.45%	93.54%		93.54%	93.54%	93.54%
15	Delaware County %				6.55%	6.46%		6.46%	6.46%	6.46%
16										
17	Chester Cnty Levy				204,974	239,143		262,001	275,535	287,910
18	Delaware Cnty Levy				14,364	16,509		18,087	19,022	19,876
19					219,338	255,652		280,088	294,557	307,786
20										
21	Millage Calculation									
22	Chester Cnty tax levy				204,974	239,143		262,001	275,535	287,910
23	Chester Cnty assessed value				8,484,968	8,534,007		8,554,007	8,574,007	8,594,007
24										
25	Chester County Millage				24.1573	28.0223		30.6290	32.1360	33.5012
26	Previous Year Millage				23.3845	24.1573		28.0223	30.6290	32.1360
27										
28	Chester Cnty Mill Increase				0.77	3.87		2.61	1.51	1.37
29	% increase				3.3%	16.0%		9.3%	4.9%	4.2%
30										
31	Delaware Cnty Tax levy				14,364	16,509		18,087	19,022	19,876
32	Delaware Cnty Assessed Value				1,175,315	1,158,525		1,158,525	1,158,525	1,158,525
33										
34	Delaware County Millage				12.2210	14.2503		15.6124	16.4189	17.1563
35	Previous Yr Millage *				11.3681	12.2210		14.2503	15.6124	16.4189
36										
37	Delaware Cnty Mill Increase				0.85	2.03		1.36	0.81	0.74
38	% increase				7.5%	16.6%		9.6%	5.2%	4.5%
39										
40	Multi County Millage re-balancing									
41	Chester Cty Levy Rebalanced				205,173					
42	Delaware Cty Levy Rebalanced				14,164					
43					219,337					
44										
45	Chester County Millage				24.1573	28.0223				
46	Chester County Millage Re-balanced				24.1807					
47	Chester Cnty Mill Increase					3.87				
48	% increase					15.89%				
49	Act 1 Millage					24.9544				
50	Millage from exceptions					3.0679				
51										
52	Delaware County Millage				12.2210	14.2503				
53	Delaware County Millage Re-balanced				12.0514					
54	Delaware Cnty Mill Increase					2.20				
55	% increase					18.25%				
56	Act 1 Millage					12.6120				
57	Millage from exceptions					1.6383				

West Chester Area School District Analysis and Forecast of Taxable Real Estate

4

CHESTER COUNTY				DELAWARE COUNTY			
	MILL VAL	+/- AMOUNT	+/- PERCENT		MILL VAL	+/- AMOUNT	+/- PERCENT
2016-17	\$7,728,556	\$30,115	0.4%	2016-17	647,399	64	0.0%
2017-18	\$7,823,487	\$94,931	1.2%	2017-18	647,287	(112)	0.0%
2018-19	\$7,842,035	\$18,548	0.2%	2018-19	648,116	829	0.1%
2019-20	\$7,921,563	\$79,528	1.0%	2019-20	648,096	(20)	0.0%
2020-21	\$7,962,871	\$41,309	0.5%	2020-21	652,566	4,470	0.7%
2021-22	\$8,008,479	\$45,607	0.6%	2021-22	1,140,469	487,902	42.8%
2022-23	\$8,232,042	\$223,564	2.7%	2022-23	1,146,418	5,949	0.5%
2023-24	\$8,307,125	\$75,083	0.9%	2023-24	1,150,410	3,992	0.3%
2024-25	\$8,307,125	\$75,083	0.9%	2024-25	1,150,410	3,992	0.3%
2025-26	\$8,360,184	\$53,059	0.6%	2025-26	1,157,899	7,488	0.6%
10 YEAR AVERAGE		\$73,683	0.9%	10 YEAR AVERAGE		51,456	4.5%
5 YEAR AVERAGE		\$94,479	1.1%	5 YEAR AVERAGE		\$101,865	8.9%
3 YEAR AVERAGE		\$67,742	0.8%	3 YEAR AVERAGE		\$5,157	0.4%

CHESTER COUNTY				DELAWARE COUNTY			
COMMERCIAL	MILL VAL	+/- AMOUNT	+/- PERCENT	COMMERCIAL	MILL VAL	+/- AMOUNT	+/- PERCENT
2021-22	1,512,672	(38,605)	-2.55%	2021-22	26,710	17,553 *	65.71%
2022-23	1,479,994	(32,678)	-2.21%	2022-23	26,434	(277)	-1.05%
2023-24	1,484,753	4,759	0.32%	2023-24	26,434	-	0.00%
2024-25	1,484,839	86	0.01%	2024-25	26,434	-	0.00%
2025-26	1,499,644	14,804	0.99%	2025-26	28,745	2,311	8.04%
2026-27	1,484,354	(15,289)	-1.03%	2026-27	28,357	(388)	-1.37%
2027-28	1,484,354	-	0.00%	2027-28	28,357	-	0.00%
2028-29	1,484,354	-	0.00%	2028-29	28,357	-	0.00%
2029-30	1,484,354	-	0.00%	2029-30	28,357	-	0.00%
2030-31	1,484,354	-	0.00%	2030-31	28,357	-	0.00%
Average increase			-0.45%	Average increase			7.13%
RESIDENTIAL	MILL VAL	+/- AMOUNT	+/- PERCENT	RESIDENTIAL	MILL VAL	+/- AMOUNT	+/- PERCENT
2021-22	6,442,329	86,538	1.34%	2021-22	1,113,759	470,350 *	42.23%
2022-23	6,708,275	265,946	3.96%	2022-23	1,119,985	6,226	0.56%
2023-24	6,778,370	70,094	1.03%	2023-24	1,123,977	3,992	0.36%
2024-25	6,835,158	56,788	0.83%	2024-25	1,131,465	7,488	0.66%
2025-26	6,926,758	91,600	1.32%	2025-26	1,129,351	(2,114)	-0.19%
2026-27	6,995,332	68,574	0.98%	2026-27	1,130,169	818	0.07%
2027-28	7,015,332	20,000	0.29%	2027-28	1,130,169	-	0.00%
2028-29	7,035,332	20,000	0.28%	2028-29	1,130,169	-	0.00%
2029-30	7,055,332	20,000	0.28%	2029-30	1,130,169	-	0.00%
2030-31	7,075,332	20,000	0.28%	2030-31	1,130,169	-	0.00%
Average increase			1.05%	Average increase			4.37%
OTHER	MILL VAL	+/- AMOUNT	+/- PERCENT	OTHER	MILL VAL	+/- AMOUNT	+/- PERCENT
2021-22	53,478	(2,326)	-4.35%	2021-22	-	-	0.00%
2022-23	43,773	(9,704)	-22.17%	2022-23	-	-	0.00%
2023-24	44,002	229	0.52%	2023-24	-	-	0.00%
2024-25	40,187	(3,815)	-9.49%	2024-25	-	-	0.00%
2025-26	38,567	(1,621)	-4.20%	2025-26	-	-	0.00%
2026-27	34,321	(4,246)	-12.37%	2026-27	-	-	0.00%
2027-28	34,321	-	0.00%	2027-28	-	-	0.00%
2028-29	34,321	-	0.00%	2028-29	-	-	0.00%
2029-30	34,321	-	0.00%	2029-30	-	-	0.00%
2030-31	34,321	-	0.00%	2030-31	-	-	0.00%
Average increase			-5.21%	Average increase			0.00%
TOTAL	MILL VAL	+/- AMOUNT	+/- PERCENT	TOTAL	MILL VAL	+/- AMOUNT	+/- PERCENT
2021-22	8,008,479	45,607	0.57%	2021-22	1,140,469	487,902 *	42.78%
2022-23	8,232,042	223,564	2.72%	2022-23	1,146,418	5,949	0.52%
2023-24	8,307,125	75,083	0.90%	2023-24	1,150,410	3,992	0.35%
2024-25	8,360,184	53,059	0.63%	2024-25	1,157,899	7,488	0.65%
2025-26	8,464,968	104,784	1.24%	2025-26	1,158,096	197	0.02%
2026-27	8,514,007	49,039	0.58%	2026-27	1,158,525	430	0.04%
2027-28	8,534,007	20,000	0.23%	2027-28	1,158,525	-	0.00%
2028-29	8,554,007	20,000	0.23%	2028-29	1,158,525	-	0.00%
2029-30	8,574,007	20,000	0.23%	2029-30	1,158,525	-	0.00%
2030-31	8,594,007	20,000	0.23%	2030-31	1,158,525	-	0.00%
Average increase			0.76%	Average increase			4.43%

*Countywide reassessment in Delaware County effective for the 2021-22 Tax Year

West Chester Area School District
 Budget Forecast Model
 2025-26 Projection Changes
 August 2026

<u>Expenses</u>		
Salaries	\$	(1,038,944)
Benefits	\$	(1,268,801)
Prof. & Tech Services	\$	368,943
Purchased Property Services	\$	(153,333)
Other Services	\$	(2,403,411)
Supplies	\$	(2,048,932)
Other Objects	\$	(119,829)
Dues & Fees- Athletics	\$	33,487
Property	\$	(119,457)
Debt Service	\$	(18,064)
Total Expenses	\$	(6,768,341)

<u>Revenues</u>		
Local Revenue		
Current & Interim Taxes	\$	1,903,088
Earned Income	\$	637,048
Transfer Taxes	\$	136,509
Delinquents Taxes	\$	(28,756)
Investment Earnings	\$	21,835
Other Local	\$	146,091
State Revenue	\$	(1,021,933)
Federal Revenue	\$	282,511
Total Revenues	\$	2,076,393

<u>Fund Balance Analysis</u>		
Increase in Fund Balance Designation for Future Millage Increases	\$	6,044,581
Use of Fund Balance Designation for Alternative Education	\$	(500,000)
Increase in Fund Balance Designation for Future Staffing Needs	\$	2,000,000
Increase in Unassigned Fund Balance	\$	1,300,000
Increase in Fund Balance Designation for Athletic Fund	\$	153
Increase (Decrease) in Ending Fund Balance 6/30/25	\$	8,844,734

West Chester Area School District
 Budget Forecast Model
 2026-27 Projection Changes
 August 2026

<u>Expenses</u>	
Curriculum Proposals	\$ 1,300,000
Total Expenses	\$ 1,300,000

<u>Revenues</u>	
State Revenue	\$ 218,184
Federal Revenue	\$ 29,790
Total Revenues	\$ 247,974

<u>Fund Balance Analysis</u>	
Increase in Beginning Fund Balance Designation for Future Millage Increases	\$ 6,044,581
Decrease in Beginning Fund Balance Designation for Alternative Education	\$ (500,000)
Increase in Beginning Fund Balance Designation for Future Staffing Needs	\$ 2,000,000
Increase in Beginning Fund Balance Designation for Athletic Fund	\$ 153
Increase in Beginning Unreserved Fund Balance	\$ 1,300,000
Use of Unreserved Fund Balance	\$ (1,300,000)
Increase in Fund Balance Designation for Future Millage Increases	\$ 247,974
Increase (Decrease) in Ending Fund Balance 6/30/26	\$ 7,792,708

West Chester Area School District
Budget Forecast Model
Key Expense Assumptions

	A	B	C	D	E	F	G
62							
63							
64							
65	<u>Professional and Technical Services - 300</u>			% Increase Assumptions			
66				2027-28	2028-29	2029-30	2030-31
67		Special Education Services		3.00%	3.00%	3.00%	3.00%
68		Other categories		3.00%	3.00%	3.00%	3.00%
69							
70							
71	<u>Purchased Property Services - 400</u>			% Increase Assumptions			
72				2027-28	2028-29	2029-30	2030-31
73		Electricity		3.00%	3.00%	3.00%	3.00%
74		Trash Collection		3.00%	3.00%	3.00%	3.00%
75		Other categories		3.00%	3.00%	3.00%	3.00%
76							
77	<u>Other Purchased Services - 500</u>			% Increase Assumptions			
78				2027-28	2028-29	2029-30	2030-31
79		Special Ed Tuitions		4.00%	4.00%	4.00%	4.00%
80		Insurances		5.00%	5.00%	5.00%	5.00%
81		Bussing		3.00%	3.00%	3.00%	3.00%
82		Telephone and Postage		3.00%	3.00%	3.00%	3.00%
83		Other Categories		3.00%	3.00%	3.00%	3.00%
84		Charter School Enrollment:					
85		Regular Ed	126	126	126	126	126
86		Special Ed	57	57	57	57	57
87		Cyber Regular Ed	149	149	149	149	149
88		Cyber Special Ed	58	58	58	58	58
89		Charter School Tuition Rate:					
90		Regular Ed	\$18,171	\$19,080	\$20,034	\$21,036	\$21,036
91		Special Ed	\$44,448	\$46,670	\$49,004	\$51,454	\$51,454
92		Cyber Regular Ed	\$16,565	\$17,393	\$18,263	\$19,176	\$19,176
93		Cyber Special Ed	\$31,308	\$32,874	\$34,517	\$36,243	\$36,243
94		CAT Enrollment:					
95		Full Time	137	144	151	159	159
96		Academic	15	16	17	18	18
97		CAT Tuition Rate:					
98		Full Time	\$23,947	24,689	\$25,455	\$26,244	\$26,244
99		Academic	\$11,096	11,440	\$11,794	\$12,160	\$12,160
100							
101	<u>Supplies - 600</u>			% Increase Assumptions			
102				2027-28	2028-29	2029-30	2030-31
103		Educational/Admin Supplies&Software		4.00%	4.00%	4.00%	4.00%
104		Gas and Oil		3.00%	3.00%	3.00%	3.00%
105		Admin and Other Categories		4.00%	4.00%	4.00%	4.00%
106		Curriculum Proposal Amount	2,708,469	2,789,723	2,873,415	2,959,617	2,959,617
107							
108	<u>Property - 700</u>			% Increase Assumptions			
109				2027-28	2028-29	2029-30	2030-31
110		Equipment Purchases		3.00%	3.00%	3.00%	3.00%
111							
112	<u>Other Object Dues and Fees - 800</u>			% Increase Assumptions			
113				2027-28	2028-29	2029-30	2030-31
114				3.00%	3.00%	3.00%	3.00%

	A	B	C	D	E
1	West Chester Area School District Budget Forecast Model <u>Revenue Assumptions</u>				
2					
3					
4					
5	<u>Local</u>	2027-28	2028-29	2029-30	2030-31
6	Collection Factor	96.50%	96.50%	96.50%	96.50%
7	Interim Taxes	0.00%	0.00%	0.00%	0.00%
8	Earned Income tax	1.50%	1.50%	1.50%	1.50%
9	Transfer Tax	2.00%	2.00%	2.00%	2.00%
10	Delinquent Taxes	0.00%	0.00%	0.00%	0.00%
11	Investment Earnings	0.00%	0.00%	0.00%	0.00%
12	Other	0.00%	0.00%	0.00%	0.00%
13					
14	<u>State</u>	2027-28	2028-29	2029-30	2030-31
15	Basic Education	0.0%	0.0%	0.0%	0.0%
16	Special Education	0.0%	0.0%	0.0%	0.0%
17	Special Ed Contingency	\$ -	\$ -	\$ -	\$ -
18	Transportation	0.0%	0.0%	0.0%	0.0%
19	Rent	\$ 1,308,619	\$ 929,576	\$ 870,094	\$ 757,366
21	Social Security (Reimb Rate)	50.0%	50.0%	50.0%	50.0%
22	Retirement (Reimb Rate)	50.0%	50.0%	50.0%	50.0%
23	Other	0.0%	0.0%	0.0%	0.0%
24					
25	<u>Federal</u>	2027-28	2028-29	2029-30	2030-31
26	Title I	\$ 806,873	\$ 806,873	\$ 806,873	\$ 806,873
27	Title II	\$ 218,483	\$ 218,483	\$ 218,483	\$ 218,483
28	IDEA	\$ 1,671,226	\$ 1,671,226	\$ 1,671,226	\$ 1,671,226
29	Medical Access	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
30	Other	\$ 182,882	\$ 182,882	\$ 182,882	\$ 182,882

West Chester Area School District
Assumptions for Salaries

Additional Headcount Expenses	2026-27 Budget	2026-27 Projected	2027-28 Forecast	2028-29 Forecast	2029-30 Forecast	2030-31 Forecast
Administrators						
Average New Hire Salary	\$161,999		\$167,183	\$172,700	\$178,399	\$183,930
Additional Headcount	-		-	-	-	-
Additional Salary Expense	\$0		\$0	\$0	\$0	\$0
Teacher						
Average New Hire Salary	\$75,982	\$75,982	\$78,260	\$80,617	\$83,057	\$85,582
Average Teacher Salary	\$86,979	\$86,979	89,586	\$92,285	\$95,078	\$97,968
Headcount Change (<i>Enrollment</i>)	-		-	-	-	-
Headcount Change (<i>Curricular</i>)	(2.00)		-	-	-	-
Change Salary Expense	\$87,008		\$0	\$0	\$0	\$0
Non-Bargaining						
Average New Hire Salary	\$87,737		\$90,545	\$93,533	\$96,620	\$99,615
Additional Headcount	2.00		-	-	-	-
Additional Salary Expense	\$215,193		\$0	\$0	\$0	\$0
Support Staff						
Average New Hire Salary	\$33,054		\$34,303	\$35,435	\$36,604	\$37,739
Additional Headcount	3.00		-	-	-	-
Additional Salary Expense	\$96,014		\$0	\$0	\$0	\$0
Crafts/Trades						
Average New Hire Salary	\$53,971		\$57,160	\$58,641	\$60,576	\$62,454
Additional Headcount	3.00		-	-	-	-
Additional Salary Expense	\$84,000		\$0	\$0	\$0	\$0

	2026-27 Budget	2026-27 Projected	2027-28 Forecast	2028-29 Forecast	2029-30 Forecast	2030-31 Forecast
<u>Teacher Staffing Changes Detail</u>			3.50%	3.50%	3.50%	3.50%
Salary before Attrition	95,431,176		98,343,820	101,268,354	104,295,247	107,428,080
Attrition - (vacancies)	750,000		750,000	750,000	750,000	750,000
Estimated Attrition (turnover)	500,000		500,000	500,000	500,000	500,000
Increase with Attrition	94,181,176		97,093,820	100,018,354	103,045,247	106,178,080
Increase with Attrition			3.00%	3.01%	3.03%	3.04%
Staffing changes	87,008		-	-	-	-
Teacher Salary (with attrition & staffing changes)	94,268,184	94,268,184	97,093,820	100,018,354	103,045,247	106,178,080
Increase with Attrition & Staffing Changes			3.00%	3.01%	3.03%	3.04%

West Chester Area School District
Assumptions for Salaries

TOTAL SALARY EXPENSE						
	2026-27	2026-27	2027-28	2028-29	2029-30	2030-31
	Budget	Projected	Forecast	Forecast	Forecast	Forecast
Admin Staff	13,132,871	13,132,871	13,553,123	14,000,376	14,462,388	14,910,722
Total Administration Salaries	13,132,871	13,132,871	13,553,123	14,000,376	14,462,388	14,910,722
Teacher Staff Salaries	94,268,184	94,268,184	97,093,820	100,018,354	103,045,247	106,178,080
Extra Duty Pymnts (123)	1,798,689	1,798,689	1,852,604	1,908,405	1,966,160	2,025,936
Sabbatical Pymnts (124)	250,000	250,000	250,000	250,000	250,000	250,000
Subject Chair Pymnts (125)	752,000	752,000	752,000	752,000	752,000	752,000
Severance Pymnts (127)	250,000	250,000	257,494	265,249	273,277	281,585
Supplemental Contracts (135) (128)	2,626,000	2,626,000	2,626,000	2,626,000	2,626,000	2,626,000
Total Teaching Salaries	99,944,873	99,944,873	102,831,918	105,820,009	108,912,684	112,113,602
Reg Salaries (141)	6,282,046	6,282,046	6,483,071	6,697,013	6,918,014	7,132,473
Overtime (143)	6,300	6,300	6,300	6,300	6,300	6,300
Technical	6,288,346	6,288,346	6,489,371	6,703,313	6,924,314	7,138,773
Reg Salaries (151)	3,916,268	3,916,268	4,064,303	4,198,425	4,336,973	4,471,419
Overtime (153) (152)	65,500	65,500	67,976	70,219	72,536	74,785
Library/Office Aides (154),(155)	649,128	649,128	673,665	695,896	718,861	741,145
Technology Aides (158)	763,808	763,808	792,680	818,838	845,860	872,082
Instructional Aides (191)	3,725,866	3,725,866	3,866,704	3,994,305	4,126,117	4,254,027
Instructional Aides OT (193)	67,100	67,100	69,636	71,934	74,308	76,612
Office Clerical	9,187,670	9,187,670	9,534,964	9,849,618	10,174,655	10,490,069
Reg Salaries Oper & Maint(161)	6,661,162	6,661,162	7,054,837	7,237,557	7,476,396	7,708,165
Temporary salaries (162)	150,000	150,000	158,865	162,980	168,358	173,577
Overtime (163)	174,500	174,500	184,813	189,600	195,856	201,928
Reg Salaries Technology (168)	612,248	612,248	635,391	656,359	678,019	699,037
Crafts and Trades	7,597,910	7,597,910	8,033,906	8,246,495	8,518,629	8,782,707
Total Salary Expense	136,151,670	136,151,670	140,443,282	144,619,811	148,992,671	153,435,873
% Increase		0.00%	3.15%	2.97%	3.02%	2.98%

				2025-26 Actual					2026-27 Budget					Addition/Reductions to 2026-27 Budget				
POSITIONS	Func	Acct	Prog	ELM Elem	MID Middle	HS High	OTH Other	Total	ELM Elem	MID Middle	HS High	OTH Other	Total	ELM Elem	MID Middle	HS High	OTH Other	Total
<u>School Administration</u>																		
Superintendent	2360	111	52	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Deputy Superintendent and Chief Academic Officer	2360	111	53D	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Assistant Superintendent of Secondary Education	2360	111	52B	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Pupil Services Director / Asst. Director	2111	111	18	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Pupil Services Supervisors	2119	111	18	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Social Work Coordinator	2160	111	18F	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
ELL and Gifted Supervisor	2260	111	02	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Language Arts Supervisor	2260	111	06	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Mathematics / Science / Business Supervisor	2260	111	15	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Mathematics / Science / FCS / Tech Ed Supervisor	2260	111	19	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Social Studies/Art/Wld Lang/PE Supervisor	2260	111	20	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Visual and Performing Arts / Health & PE Supervisor	2260	111	01	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Assessment/Reevaluation Supervisor	2260	111	50E	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Instructional Technology Coordinator	2270	111	10	-	-	-	5.00	5.00	-	-	-	5.00	5.00	-	-	-	-	-
Elementary Director of Education	2360	111	52A	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Director of Teaching and Learning and Equity / Asst. Director	2260	111	53	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Manager of District Communications	2370	111	52	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Principals and Asst. Principals	2380	111	40	13.00	9.00	12.00	-	34.00	13.00	9.00	12.00	-	34.00	-	-	-	-	-
Coordinator of Nursing Services	2440	111	18D	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Business Affairs Director / Asst. Director	2511	111	55	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Facilities & Operations Director / Asst. Director	2611	111	71	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Public Safety Supervisor	2660	111	71L	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Technology Director / Asst. Director	2821	111	10	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Human Resources Director / Asst. Director	2831	111	54	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Network Operation & Security Mgr.	2829	111	50N	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Athletic Director	3200	111	30S	-	-	3.00	-	3.00	-	-	3.00	-	3.00	-	-	-	-	-
Behavior Specialist Coordinator	1291	111	21R	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Special Education Supervisors	1291	111	21	-	-	-	4.00	4.00	-	-	-	4.00	4.00	-	-	-	-	-
School Administration Total				13.00	9.00	15.00	41.00	78.00	13.00	9.00	15.00	41.00	78.00					
<u>Teachers</u>																		
Full Day KG	1110	121	08F	41.00	-	-	-	41.00	41.00	-	-	-	41.00	-	-	-	-	-
1st Grade	1110	121	09	42.00	-	-	-	42.00	42.00	-	-	-	42.00	-	-	-	-	-
2nd Grade	1110	121	09	40.00	-	-	-	40.00	40.00	-	-	-	40.00	-	-	-	-	-
3rd Grade	1110	121	09	40.00	-	-	-	40.00	40.00	-	-	-	40.00	-	-	-	-	-
4th Grade	1110	121	09	37.00	-	-	-	37.00	37.00	-	-	-	37.00	-	-	-	-	-
5th Grade	1110	121	09	39.00	-	-	-	39.00	39.00	-	-	-	39.00	-	-	-	-	-
Art	1110	121	01	11.00	7.60	8.20	-	26.80	11.00	7.60	8.20	-	26.80	-	-	-	-	-
ELD	1110	121	02	15.00	4.80	5.60	-	25.40	15.00	4.80	5.60	-	25.40	-	-	-	-	-
Engl/Lang Arts	1110	121	06	-	38.00	30.80	-	68.80	-	38.00	30.80	-	68.80	-	-	-	-	-
World Language	1110	121	07	-	9.80	21.00	-	30.80	-	9.80	21.00	-	30.80	-	-	-	-	-
Instructional Coaches	1110	121	23	11.00	3.00	3.00	-	17.00	11.00	3.00	3.00	-	17.00	-	-	-	-	-
Computer/Tech Ed	1110	121	10	-	6.00	2.60	-	8.60	-	6.00	2.60	-	8.60	-	-	-	-	-
Health	1110	121	11 - 11A	-	6.10	5.80	-	11.90	-	6.10	5.80	-	11.90	-	-	-	-	-
Math	1110	121	15	5.50	29.00	32.80	-	67.30	5.50	29.00	32.80	-	67.30	-	-	-	-	-
Phys Ed	1110	121	17 - 17A	11.00	10.10	12.80	2.00	35.90	11.00	10.10	12.80	2.00	35.90	-	-	-	-	-
Science	1110	121	19	-	24.40	41.00	-	65.40	-	24.40	41.00	-	65.40	-	-	-	-	-
Design Labs	1110	121	19L	11.00	-	-	-	11.00	11.00	-	-	-	11.00	-	-	-	-	-
Social Studies	1110	121	20	-	24.00	40.80	-	64.80	-	24.00	40.80	-	64.80	-	-	-	-	-
AP Capstone	1110	121	25	-	-	3.80	-	3.80	-	-	3.80	-	3.80	-	-	-	-	-
Reading Specialist/Teacher	1110	121	06A - 06B	23.63	7.60	3.00	-	34.23	23.63	7.60	3.00	-	34.23	-	-	-	-	-
Music -Vocal	1110	121	16A	11.00	3.40	2.60	-	17.00	11.00	3.40	2.60	-	17.00	-	-	-	-	-
Music -Instrumental	1110	121	16B	11.00	8.20	4.80	-	24.00	11.00	8.20	4.80	-	24.00	-	-	-	-	-
Equity Coach	1110	121	52M	-	3.00	-	-	3.00	-	3.00	-	-	3.00	-	-	-	-	-
Cyber School	1110	121	05	-	0.40	4.00	-	4.40	-	0.40	4.00	-	4.40	-	-	-	-	-
TITLE 1 - Reading Specialist	1190	121	06A	4.37	-	-	-	4.37	4.37	-	-	-	4.37	-	-	-	-	-
TITLE 1 - Math Specialist	1190	121	15	3.00	-	-	-	3.00	-	-	-	-	-	(3.00)	-	-	-	(3.00)
Total				356.50	185.40	222.60	2.00	766.50	353.50	185.40	222.60	2.00	763.50	(3.00)				(3.00)
Fam and Cons Science	1340	121	12	-	6.80	8.60	-	15.40	-	6.80	8.60	-	15.40	-	-	-	-	-
Industrial Arts	1350	121	13	-	6.40	4.60	-	11.00	-	6.40	4.60	-	11.00	-	-	-	-	-
Business Education	1360	121	03	-	-	8.00	-	8.00	-	-	9.00	-	9.00	-	-	1.00	-	1.00
Cyber Vocational Education	1300	121	05	-	-	1.00	-	1.00	-	-	1.00	-	1.00	-	-	-	-	-
Clock Tower - Alt Edu	1442	121	21W	-	-	-	2.00	2.00	-	-	-	1.00	1.00	-	-	-	(1.00)	(1.00)
APT Program - Alt Edu	1442	121	21M	-	-	6.00	-	6.00	-	-	6.00	-	6.00	-	-	-	-	-
Total				-	13.20	28.20	2.00	43.40	-	13.20	29.20	1.00	43.40			1.00	(1.00)	-

POSITIONS	Func	Acct	Prog	2025-26 Actual					2026-27 Budget					Addition/Reductions to 2026-27 Budget				
				ELM Elem	MID Middle	HS High	OTH Other	Total	ELM Elem	MID Middle	HS High	OTH Other	Total	ELM Elem	MID Middle	HS High	OTH Other	Total
Special Education (general)	1291	121	21	-	-	-	4.00	4.00	-	-	-	4.00	4.00	-	-	-	-	-
Autistic	1233	121	21C	9.00	3.50	2.00	-	14.50	9.00	3.50	2.00	-	14.50	-	-	-	-	-
Emotional Support	1231	121	21C	5.00	2.00	3.50	-	10.50	5.00	2.00	3.50	-	10.50	-	-	-	-	-
Transitional Program	1231	121	21L	-	-	1.00	-	1.00	-	-	2.00	-	2.00	-	-	1.00	-	1.00
Clock Tower Program	1231	121	21W	-	-	-	1.00	1.00	-	-	-	-	-	-	-	-	(1.00)	(1.00)
Life Skills	1211	121	21F	3.00	2.00	1.00	-	6.00	3.00	2.00	1.00	-	6.00	-	-	-	-	-
Learn Supp/ Life Skills	1241	121	21F	39.00	21.50	26.50	-	87.00	39.00	21.50	26.50	-	87.00	-	-	-	-	-
Multiple Disabilities	1270	121	21J	1.00	2.00	2.00	-	5.00	1.00	2.00	2.00	-	5.00	-	-	-	-	-
Speech & Language Therapist	1225	121	21	-	-	-	16.00	16.00	-	-	-	16.00	16.00	-	-	-	-	-
Gifted Program Teachers	1243	121	21A	5.50	3.40	2.80	-	11.70	5.50	3.40	2.80	-	11.70	-	-	-	-	-
Total				62.50	34.40	38.80	21.00	156.70	62.50	34.40	39.80	20.00	156.70	-	-	1.00	(1.00)	-
Guidance Counselors	2120	121	18B	11.00	12.00	22.00	-	45.00	11.00	12.00	22.00	-	45.00	-	-	-	-	-
Certified Nurses	2440	121	18D	11.00	3.00	3.00	-	17.00	11.00	3.00	3.00	-	17.00	-	-	-	-	-
Psychologists	2140	121	18C	11.00	3.00	3.00	3.00	20.00	11.00	3.00	3.00	3.00	20.00	-	-	-	-	-
Case Workers	2160	121	18F	-	-	-	10.00	10.00	-	-	-	10.00	10.00	-	-	-	-	-
Librarian	2250	121	14	11.00	3.00	3.00	-	17.00	11.00	3.00	3.00	-	17.00	-	-	-	-	-
Total				44.00	21.00	31.00	13.00	109.00	44.00	21.00	31.00	13.00	109.00	-	-	-	-	-
Athletic Trainer	3200	121	30S	-	2.00	6.00	-	8.00	-	3.00	6.00	-	9.00	-	1.00	-	-	1.00
Audio Visual	2220	121	14A	-	-	2.20	-	2.20	-	-	2.20	-	2.20	-	-	-	-	-
Total				-	2.00	8.20	-	10.20	-	3.00	8.20	-	11.20	-	1.00	-	-	1.00
Teacher Total				463.00	256.00	328.80	38.00	1,085.80	460.00	257.00	330.80	36.00	1,083.80	(3.00)	1.00	2.00	(2.00)	(2.00)
<u>Secretarial Staff - Central Office and School Administration</u>																		
Sec to Superintendent	2360	151	52	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec to the Ass't Superintendent	2360	151	52B	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec to Dir of Teaching and Learning	2360	151	52B	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec to Elementary Director of Education	2360	151	52A	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec to Principals and Asst. Principals	2380	151	40	11.00	6.00	9.00	-	26.00	11.00	6.00	9.00	-	26.00	-	-	-	-	-
Sec to Technology Director	2821	151	10	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec for Attendance/Child Acctg	2130	151	18A	-	3.00	3.00	-	6.00	-	3.00	3.00	-	6.00	-	-	-	-	-
Sec for Guidance	2120	151	18B	-	-	6.00	-	6.00	-	-	6.00	-	6.00	-	-	-	-	-
Sec to Facilities & Operations Director	2611	151	71	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-
Sec to Ass't Director Teaching & Learning	2260	151	53	-	-	-	2.95	2.95	-	-	-	2.95	2.95	-	-	-	-	-
Sec to Teaching & Learning & Title I	2850	151	35	-	-	-	0.05	0.05	-	-	-	0.05	0.05	-	-	-	-	-
Sec to Special Ed Dir/Supervisors	1291	151	21	-	-	-	2.50	2.50	-	-	-	2.50	2.50	-	-	-	-	-
Sec to Special Ed Dir/Supervisors	1291	151	35	-	-	-	0.50	0.50	-	-	-	0.50	0.50	-	-	-	-	-
Sec. Director of Pupil Services	2111	151	18	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec to Assistant Director of Pupil Services	2119	151	18	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec to Instruct Technology Coordinator	2829	151	10	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec to Director of Equity and Assessment	2260	151	52M	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Sec to Athletic Director	3200	151	30S	-	-	3.00	-	3.00	-	-	3.00	-	3.00	-	-	-	-	-
Total				11.00	9.00	21.00	17.00	58.00	11.00	9.00	21.00	17.00	58.00	-	-	-	-	-
Full Day KG	1110	191	08F	10.00	-	-	-	10.00	10.00	-	-	-	10.00	-	-	-	-	-
ELD	1110	191	02	8.00	1.00	4.00	-	13.00	8.00	1.00	4.00	-	13.00	-	-	-	-	-
Autistic	1233	191	21C	-	-	-	14.00	14.00	-	-	-	14.00	14.00	-	-	-	-	-
Emotional Support	1231	191	21C	-	-	-	7.00	7.00	-	-	-	7.00	7.00	-	-	-	-	-
Transitional Program	1231	191	21L	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Behavior Technicians	1233	191	21R	-	-	-	13.00	13.00	-	-	-	13.00	13.00	-	-	-	-	-
Life Skills	1211	191	21F	-	-	-	7.00	7.00	-	-	-	10.00	10.00	-	-	-	3.00	3.00
Learn Supp/ Life Skills	1241	191	21F	-	-	-	62.00	62.00	-	-	-	62.00	62.00	-	-	-	-	-
Multiple Disabilities	1270	191	21J	-	-	-	6.00	6.00	-	-	-	6.00	6.00	-	-	-	-	-
Total				18.00	1.00	4.00	110.00	133.00	18.00	1.00	4.00	113.00	136.00	-	-	-	3.00	3.00
Library Assistant	2250	154	14	5.50	1.00	3.00	-	9.50	5.50	1.00	3.00	-	9.50	-	-	-	-	-
Office Assistant (Dis)	2380	154	40	11.00	-	-	-	11.00	11.00	-	-	-	11.00	-	-	-	-	-
Total				16.50	1.00	3.00	-	20.50	16.50	1.00	3.00	-	20.50	-	-	-	-	-
RN-LPN (non-public)	2450	141	18D	-	-	-	3.20	3.20	-	-	-	3.20	3.20	-	-	-	-	-
RN-LPN (District)	2440	141	18D	1.00	3.00	3.00	3.00	10.00	1.00	3.00	3.00	3.00	10.00	-	-	-	-	-
Pupil Service Coordinator	1291	141	21	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Pupil Service Specialist	1291	141	35	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Behavior Specialists	1291	141	21R	-	-	-	6.00	6.00	-	-	-	6.00	6.00	-	-	-	-	-
Community Engagement Specialist	1110	141	02	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Translation Support (Hourly Support)	1110	151	02	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Student Enrollment Specialist	2190	141	18A	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Central Registrar (Hourly Support)	2190	151	18A	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-
Total				1.00	3.00	3.00	18.20	25.20	1.00	3.00	3.00	18.20	25.20	-	-	-	-	-

POSITIONS	Func	Acct	Prog	2025-26 Actual				Total	2026-27 Budget				Total	Addition/Reductions to 2026-27 Budget					Total
				ELM Elem	MID Middle	HS High	OTH Other		ELM Elem	MID Middle	HS High	OTH Other		ELM Elem	MID Middle	HS High	OTH Other		
Business Office (Professional)	2500	141	55	-	-	-	5.00	5.00	-	-	-	5.00	5.00	-	-	-	-	-	-
Business Office Benefits (Professional)	2835	141	55	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Business Office (Hourly Support)	2500	151	55	-	-	-	5.00	5.00	-	-	-	5.00	5.00	-	-	-	-	-	-
Total				-	-	-	11.00	11.00	-	-	-	11.00	11.00	-	-	-	-	-	-
Communications Office (Professional)	2370	141	52	-	-	-	1.00	1.00	-	-	-	2.00	2.00	-	-	-	1.00	1.00	1.00
Communications Office (Hourly Suppt)	2370	151	52	-	-	-	2.00	2.00	-	-	-	2.00	2.00	-	-	-	-	-	-
Total				-	-	-	3.00	3.00	-	-	-	4.00	4.00	-	-	-	1.00	1.00	1.00
Transportation Office (Professional)	2719	141	75	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Transportation Office (Hourly Support)	2719	151	75	-	-	-	0.60	0.60	-	-	-	0.60	0.60	-	-	-	-	-	-
Transportation Office-NP (Professional)	2750	141	75	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Transportation Office-NP (Hourly Support)	2750	151	75	-	-	-	0.90	0.90	-	-	-	0.90	0.90	-	-	-	-	-	-
Total				-	-	-	3.50	3.50	-	-	-	3.50	3.50	-	-	-	-	-	-
Human Resources Office (Professional)	2839	141	54	-	-	-	3.00	3.00	-	-	-	4.00	4.00	-	-	-	1.00	1.00	1.00
HR Office (Hourly Support)	2839	151	54	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Total				-	-	-	4.00	4.00	-	-	-	5.00	5.00	-	-	-	1.00	1.00	1.00
Technology Office (Hourly Support)	2840	151	50Z	-	-	-	3.00	3.00	-	-	-	3.00	3.00	-	-	-	-	-	-
Technology Office (Professional)	2829	141	10	-	-	-	5.00	5.00	-	-	-	5.00	5.00	-	-	-	-	-	-
Technology Office (Hourly Support)	2829	168	10	-	-	-	8.00	8.00	-	-	-	8.00	8.00	-	-	-	-	-	-
Technology Associate	1110	158	10	-	-	-	18.00	18.00	-	-	-	18.00	18.00	-	-	-	-	-	-
Total				-	-	-	34.00	34.00	-	-	-	34.00	34.00	-	-	-	-	-	-
Head Custodians/ Supervisors/ Quality Control	2610	141	71A	11.00	3.00	3.00	5.00	22.00	11.00	3.00	3.00	5.00	22.00	-	-	-	-	-	-
Custodians (Hourly Support)	2620	161	71A	27.00	15.50	30.00	6.50	79.00	27.00	15.50	30.00	6.50	79.00	-	-	-	-	-	-
Campus Security Officer	2660	141	71L	-	-	-	6.00	6.00	-	-	-	6.00	6.00	-	-	-	-	-	-
Security (Hourly Support)	2660	161	71L	-	-	-	3.00	3.00	-	-	-	6.00	6.00	-	-	-	3.00	3.00	3.00
Maintenance	2620	141	70	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Custodial & Maint Dept (Hourly Support)	2620	161	70	-	-	-	9.00	9.00	-	-	-	9.00	9.00	-	-	-	-	-	-
HVAC Coordinator	2620	141	70H	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
HVAC Staff (Hourly Support)	2620	161	70H	-	-	-	7.00	7.00	-	-	-	7.00	7.00	-	-	-	-	-	-
Operations (Professional)	2610	141	71	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Facilities Apprentice	2620	161	71	-	-	-	3.00	3.00	-	-	-	3.00	3.00	-	-	-	-	-	-
Automotive Pool	2650	161	71G	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Grounds Supervisor / Athletic Turf Coordinator	2630	141	70F	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Grounds/Warehouse (Hourly Support)	2630	161	70F	-	-	-	10.00	10.00	-	-	-	10.00	10.00	-	-	-	-	-	-
Mailroom (Hourly Support)	2530	161	71F	-	-	-	1.00	1.00	-	-	-	1.00	1.00	-	-	-	-	-	-
Total				38.00	18.50	33.00	55.50	145.00	38.00	18.50	33.00	58.50	148.00	-	-	-	3.00	3.00	3.00
Secretarial Staff - Central Office and School Administration Total				84.50	32.50	64.00	256.20	437.20	84.50	32.50	64.00	264.20	445.20	-	-	-	8.00	8.00	8.00
Grand Total				560.50	297.50	407.80	335.20	1,601.00	557.50	298.50	409.80	341.20	1,607.00	(3.00)	1.00	2.00	6.00	6.00	6.00

West Chester Area School District
Assumptions for Benefits

Gross Benefit Costs							
	2025-26	2026-27	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	Budget	Projection	Forecast	Forecast	Forecast	Forecast
Medical	21,298,858	26,027,003	24,155,197	25,983,745	27,950,715	30,066,584	32,342,624
Dental	1,378,067	1,654,208	1,634,745	1,705,039	1,778,356	1,854,825	1,934,582
Vision	141,932	218,281	217,326	222,324	227,438	232,669	238,020
Prescription	5,849,153	6,541,313	6,378,669	7,016,536	7,718,189	8,490,008	9,339,009
Social Security	9,382,536	10,440,509	10,440,509	10,743,911	11,063,416	11,397,939	11,737,844
Retirement	43,790,543	45,558,295	45,558,295	47,919,248	50,081,840	52,400,722	54,761,263
Tuition	540,591	600,000	600,000	600,000	600,000	600,000	600,000
Life & Disability	623,233	667,536	667,536	688,577	709,054	730,494	752,278
W/C, Unemp & Other	931,407	1,410,299	1,410,299	1,431,453	1,452,925	1,474,719	1,496,840
Total Benefit Expense	83,936,320	93,117,444	91,062,576	96,310,834	101,581,934	107,247,961	113,202,462
% Increase			8.49%	3.43%	5.47%	5.58%	5.55%
* Assume increases in salary related benefits proportional to salary increase							

Benefit Cost Sharing and Cobra payments							
	2025-26	2026-27	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	Budget	Projection	Forecast	Forecast	Forecast	Forecast
Medical	4,260,666	6,452,023	4,580,216	4,926,938	5,299,908	5,701,111	6,132,685
Dental	153,145	179,193	159,730	166,599	173,762	181,234	189,027
Vision	24,065	25,573	24,618	25,185	25,764	26,357	26,963
Prescription	210,790	394,513	231,869	255,056	280,561	308,618	339,479
Social Security	-	-	-	-	-	-	-
Retirement	-	-	-	-	-	-	-
Tuition	-	-	-	-	-	-	-
Life & Disability	167,133	116,852	116,852	116,852	116,852	116,852	116,852
W/C, Unemp & Other	-	-	-	-	-	-	-
Total Cost Share	4,815,799	7,168,154	5,113,286	5,490,630	5,896,847	6,334,171	6,805,006

Net Benefit Costs							
	2025-26	2026-27	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	Budget	Projection	Forecast	Forecast	Forecast	Forecast
Medical	17,038,192	19,574,980	19,574,981	21,056,807	22,650,807	24,365,474	26,209,940
Dental	1,224,922	1,475,015	1,475,015	1,538,440	1,604,593	1,673,591	1,745,555
Vision	117,867	192,708	192,708	197,140	201,674	206,312	211,058
Prescription	5,638,363	6,146,800	6,146,800	6,761,480	7,437,628	8,181,391	8,999,530
Social Security	9,382,536	10,440,509	10,440,509	10,743,911	11,063,416	11,397,939	11,737,844
Retirement	43,790,543	45,558,295	45,558,295	47,919,248	50,081,840	52,400,722	54,761,263
Tuition	540,591	600,000	600,000	600,000	600,000	600,000	600,000
Life & Disability	456,100	550,684	550,684	571,725	592,202	613,642	635,426
W/C, Unemp & Other	931,407	1,410,299	1,410,299	1,431,453	1,452,925	1,474,719	1,496,840
Total Benefit Expense	79,120,521	85,949,290	85,949,290	90,820,205	95,685,086	100,913,790	106,397,457
% Increase			8.63%	5.67%	5.36%	5.46%	5.43%

800 OTHER OBJECTS AND OTHER FINANCING USES
900

DUES AND FEES & PRIOR YEAR REFUNDS

	2025-26 Actual	2026-27 Budget	2026-27 Projection	2027-28 Forecast	2028-29 Forecast	2029-30 Forecast	2030-31 Forecast
	\$498,419	\$ 683,236	\$ 683,236	\$ 703,733	\$ 724,845	\$ 746,590	\$ 768,988
DUES/FEES - Athletic Fund	\$164,987	\$131,500	\$131,500	\$ 131,500	\$ 131,500	\$ 131,500	\$ 131,500

DEBT SERVICE

Debt Service Savings to Cap	1,436,778	\$1,407,516	\$1,407,516	\$207,499	\$210,178	\$207,858	\$211,531
G/F Contribution to Cap	4,952,451	\$5,198,549	\$5,198,549	\$5,402,491	\$5,614,591	\$5,835,175	\$6,064,582
Transfer for Cap Facilities	2,846,778	\$3,265,367	\$3,265,367	\$3,678,635	\$4,112,567	\$4,568,195	\$4,796,605
	\$9,236,007	\$9,871,432	\$9,871,432	\$9,288,625	\$9,937,336	\$10,611,228	\$11,072,718

EXISTING DEBT SERVICE (PRIOR TO ACT 1)

	2026-27 Budget		2026-27 Projection		2027-28 Budget		2028-29 Budget		2029-30 Budget		2030-31 Budget	
	800	900	800	900	800	900	800	900	800	900	800	900
PRINCIPAL AT 7/1/06	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL
GOB 2014 AA	\$ 751,600	\$ -	\$ 751,600	\$ -	\$ 751,600	\$ 7,990,000	\$ 511,900	\$ 8,230,000	\$ 265,000	\$ 8,480,000	\$ -	\$ -
GOB 2016A	\$ 20,000	\$ 1,000,000	\$ 20,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 771,600	\$ 1,000,000	\$ 771,600	\$ 1,000,000	\$ 751,600	\$ 7,990,000	\$ 511,900	\$ 8,230,000	\$ 265,000	\$ 8,480,000	\$ -	\$ -
Total ACT 1 eligible Debt	\$1,771,600		\$1,771,600		\$8,741,600		\$8,741,900		\$8,745,000		\$0	
Increase in ACT 1 eligible debt					\$6,970,000		\$300		\$3,100		(\$8,745,000)	

DEBT SERVICE - INCURRED AFTER ACT 1

FINANCING AMOUNT & YEAR	2026-27 Budget		2026-27 Projection		2027-28 Budget		2028-29 Budget		2029-30 Budget		2030-31 Budget	
Elementary Debt												
10/09 \$10,000,000 Emmaus 2009	\$ 231,467	\$ 485,000	\$ 231,467	\$ 485,000	\$ 75,000	\$ 5,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/2017 \$9,750,000 GOB 2017A	\$ 236,875	\$ 5,000	\$ 236,875	\$ 5,000	\$ 236,762	\$ 5,000	\$ 236,650	\$ 2,340,000	\$ 184,000	\$ 2,395,000	\$ 124,125	\$ 2,450,000
10/2018 \$9,990,000 GOB 2018	\$ 335,753	\$ 5,000	\$ 335,753	\$ 5,000	\$ 335,603	\$ 5,000	\$ 335,453	\$ 5,000	\$ 335,303	\$ 5,000	\$ 335,153	\$ 970,000
8/2019 \$35,000,000 GOB 2019	\$ 1,388,800	\$ 5,000	\$ 1,388,800	\$ 5,000	\$ 1,388,600	\$ 5,000	\$ 1,388,400	\$ 5,000	\$ 1,388,200	\$ 5,000	\$ 1,388,000	\$ 5,000
9/2020 \$16,800,000 GOR 2020	\$ 197,100	\$ 60,000	\$ 197,100	\$ 60,000	\$ 195,300	\$ 1,875,000	\$ 157,800	\$ 1,915,000	\$ 119,500	\$ 1,955,000	\$ 80,400	\$ 1,990,000
6/2021 \$29,250,000 GOB 2021	\$ 1,168,625	\$ 5,000	\$ 1,168,625	\$ 5,000	\$ 1,168,550	\$ 5,000	\$ 1,168,475	\$ 5,000	\$ 1,168,400	\$ 5,000	\$ 1,168,200	\$ 2,165,000
4/2022 \$30,115,000 GOB 2022	\$ 1,241,400	\$ 200,000	\$ 1,241,400	\$ 200,000	\$ 1,231,400	\$ 4,270,000	\$ 1,017,900	\$ 6,530,000	\$ 691,400	\$ 6,070,000	\$ 387,900	\$ 6,370,000
2/2024 \$11,300,000 GOB 2024	\$ 448,800	\$ 5,000	\$ 448,800	\$ 5,000	\$ 448,600	\$ 1,870,000	\$ 373,800	\$ 2,200,000	\$ 285,800	\$ 2,285,000	\$ 194,400	\$ 2,380,000
9/2024 \$9,995,000 GOB 2024A	\$ 399,400	\$ 5,000	\$ 399,400	\$ 5,000	\$ 399,200	\$ 5,000	\$ 399,000	\$ 5,000	\$ 398,800	\$ 5,000	\$ 398,600	\$ 5,000
5/2025 \$30,305,000 GOB 2025	\$ 1,232,094	\$ 5,000	\$ 1,232,094	\$ 5,000	\$ 1,231,844	\$ 5,000	\$ 1,231,594	\$ 5,000	\$ 1,231,344	\$ 5,000	\$ 1,231,094	\$ 5,000
5/2025 \$18,200,000 GOR 2025A	\$ 909,750	\$ 18,195,000	\$ 909,750	\$ 18,195,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4/2026 \$32,705,000 GOB 2026	\$ 1,417,012	\$ -	\$ 1,412,012	\$ 5,000	\$ 1,355,281	\$ 5,000	\$ 1,355,031	\$ 5,000	\$ 1,354,781	\$ 5,000	\$ 1,354,531	\$ 5,000
5/2027 \$37,500,000 GOB	\$ -	\$ -	\$ -	\$ -	\$ 2,075,795	\$ -	\$ 1,998,041	\$ -	\$ 1,997,806	\$ -	\$ 3,452,573	\$ -
4/2028 \$35,000,000 GOB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083,454	\$ -	\$ 1,856,849	\$ -	\$ 3,106,614	\$ -
3/2029 \$52,500,000 GOB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,341,829	\$ -	\$ 4,507,638	\$ -
5/2030 \$47,500,000 GOB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,616,266	\$ -
Total Elementary Debt	\$ 9,207,076	\$ 18,975,000	\$ 9,202,076	\$ 18,980,000	\$ 10,141,935	\$ 13,675,000	\$ 11,745,598	\$ 13,015,000	\$ 14,354,012	\$ 12,735,000	\$ 20,345,494	\$ 16,345,000
		\$ 28,182,076		\$ 28,182,076		\$ 23,816,935		\$ 24,760,598		\$ 27,089,012		\$ 36,690,494
Total New Debt	\$ 9,207,076	\$ 18,975,000	\$ 9,202,076	\$ 18,980,000	\$ 10,141,935	\$ 13,675,000	\$ 11,745,598	\$ 13,015,000	\$ 14,354,012	\$ 12,735,000	\$ 20,345,494	\$ 16,345,000

TOTAL DEBT SERVICE

YEAR	2026-27 Budget		2026-27 Projection		2027-28 Budget		2028-29 Budget		2029-30 Budget		2030-31 Budget	
	\$9,978,676	\$19,975,000	\$9,973,676	\$19,980,000	\$10,893,535	\$21,665,000	\$12,257,498	\$21,245,000	\$14,619,012	\$21,215,000	\$20,345,494	\$16,345,000
Total Debt Service		\$29,953,676		\$29,953,676		\$32,558,535		\$33,502,498		\$35,834,012		\$36,690,494

Back-End Referendum Exceptions

	<u>BUDGET</u> <u>2026-27</u>	<u>BUDGET</u> <u>2027-28</u>	<u>BUDGET</u> <u>2028-29</u>	<u>BUDGET</u> <u>2029-30</u>	<u>BUDGET</u> <u>2030-31</u>
	(\$000)				
Retirement (PSERS)	-	-	-	-	-
Special Education	4,223.9	332.9	-	8.2	124.5
Total	4,223.9	332.9	-	8.2	124.5

Index =		3.50%	3.20%	3.30%	3.30%	3.10%
Exception Calculations						
Grandfathered salaries (2011)		85,292,259	85,292,259	85,292,259	85,292,259	85,292,259
Retirement		28,649,670	29,101,719	29,536,709	29,997,287	30,440,807
	50%	14,324,835	14,550,859	14,768,355	14,998,644	15,220,404
	14,499,684	14,324,835	14,550,859	14,768,355	14,998,644	15,220,404
State Share of Retirement for Fed. Funded Salaries	(30,411)	(30,045)	(30,519)	(30,975)	(31,458)	(31,923)
Increase		(174,483)	225,551	217,039	229,806	221,295
Index		506,425	457,433	479,171	486,334	463,983
Total Exception		-	-	-	-	-
Special Education						
	2023-24 AFR	2024-25 AFR	2025-26 AFR Est. (1.03)	2026-27 AFR Est. (1.03)	2027-28 AFR Est. (1.03)	2028-29 AFR Est. (1.03)
Expenses	55,420,675	61,538,390	63,384,542	65,286,078	67,244,660	69,262,000
Subsidy	5,963,733	6,126,574	5,866,620	6,184,343	6,184,343	6,184,343
Net Expenses	49,456,941	55,411,816	57,517,922	59,101,735	61,060,317	63,077,657
Net Increase	4,207,559	5,954,875	2,106,105	1,583,813	1,958,582	2,017,340
Index	1,809,975	1,730,993	1,773,178	1,898,091	1,950,357	1,892,870
Total Exception		4,223,882	332,927	-	8,225	124,470

**West Chester Area School District
Capital Spending
History and Projection**

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	<u>ACTUAL</u> <u>2024-25</u>	<u>BUDGET</u> <u>2025-26</u>	<u>PROJECTED</u> <u>2025-26</u>	<u>BUDGET</u> <u>2026-27</u>	<u>PROJECTED</u> <u>2026-27</u>	<u>BUDGET</u> <u>2027-28</u>	<u>BUDGET</u> <u>2028-29</u>	<u>BUDGET</u> <u>2029-30</u>	<u>BUDGET</u> <u>2030-31</u>
OTHER CAPITAL SPENDING									
<u>Revenues</u>									
Contribution from General Fund	\$ 4,813,895	\$ 4,952,451	\$ 4,952,451	\$ 5,198,549	\$ 5,198,549	\$ 5,402,491	\$ 5,614,591	\$ 5,835,175	\$ 6,064,582
Total Revenues	\$ 4,813,895	\$ 4,952,451	\$ 4,952,451	\$ 5,198,549	\$ 5,198,549	\$ 5,402,491	\$ 5,614,591	\$ 5,835,175	\$ 6,064,582
<u>Expenditures and Fund Transfers</u>									
Furniture and Fixtures	\$ 106,352	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Technology	3,264,256	4,852,451	5,728,619	5,098,549	5,098,549	5,302,491	5,514,591	5,735,175	5,964,582
Curriculum Equipment Purchases	90,418	-	-	274,000	274,000	-	-	-	-
Total Expenditures	\$ 3,461,026	\$ 4,952,451	\$ 5,828,619	\$ 5,472,549	\$ 5,472,549	\$ 5,402,491	\$ 5,614,591	\$ 5,835,175	\$ 6,064,582
Excess of Revenues over Expenditures	\$ 1,352,869	\$ -	\$ (876,168)	\$ (274,000)	\$ (274,000)	\$ -	\$ -	\$ -	\$ -
Fund Balance at July 1	\$ 144,796	\$ 582,267	\$ 1,497,665	\$ 621,497	\$ 621,497	\$ 347,497	\$ 347,497	\$ 347,497	\$ 347,497
Fund Balance at June 30	\$ 1,497,665	\$ 582,267	\$ 621,497	\$ 347,497	\$ 347,497	\$ 347,497	\$ 347,497	\$ 347,497	\$ 347,497
FACILITIES CAPITAL SPENDING									
<u>Revenues</u>									
Contribution from General Fund	\$ 7,425,503	\$ 2,846,778	\$ 2,846,778	\$ 3,265,367	\$ 3,265,367	\$ 3,678,635	\$ 4,112,567	\$ 4,568,195	\$ 4,796,605
Refunding Savings	1,993,341	1,436,778	1,436,778	1,407,516	1,407,516	207,499	210,178	207,858	211,531
Interest Income	1,999,720	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
	\$ 11,418,564	\$ 4,358,556	\$ 4,358,556	\$ 4,747,883	\$ 4,747,883	\$ 3,961,134	\$ 4,397,745	\$ 4,851,053	\$ 5,083,136
<u>Expenditures</u>									
Facilities Projects	\$ 3,244,283	\$ 4,572,580	\$ 3,704,851	\$ 3,265,367	\$ 3,265,367	\$ 3,678,635	\$ 4,112,567	\$ 4,568,195	\$ 4,796,605
Elementary Construction	146,013	-	9,853,987	-	-	-	-	-	-
	\$ 3,390,295	\$ 4,572,580	\$ 13,558,838	\$ 3,265,367	\$ 3,265,367	\$ 3,678,635	\$ 4,112,567	\$ 4,568,195	\$ 4,796,605
Excess of Revenues over Expenditures	\$ 8,028,269	\$ (214,024)	\$ (9,200,282)	\$ 1,482,516	\$ 1,482,516	\$ 282,499	\$ 285,178	\$ 282,858	\$ 286,531
Designated Fund Balance at July 1	\$ 33,101,202	\$ 30,132,210	\$ 41,129,470	\$ 31,929,188	\$ 31,929,188	\$ 33,411,704	\$ 33,694,203	\$ 33,979,381	\$ 34,262,239
Designated Fund Balance at June 30	\$ 41,129,470	\$ 29,918,186	\$ 31,929,188	\$ 33,411,704	\$ 33,411,704	\$ 33,694,203	\$ 33,979,381	\$ 34,262,239	\$ 34,548,770

2026-2027 Capital Budget

	Budget 2026-2027
Elementary Equipment	
Ipad Cart(Classroom)	17,000
Logitech Crayon	313,500
Student iPad (K & 3rd)	857,850
Teacher iPad (2 & 3)	68,628
	1,256,978
Secondary Equipment	
6th grade 1:1	790,000
9th grade 1:1	935,000
Art	180,000
Tech Ed	129,000
Video	67,200
	2,101,200
District	
Digital Signage	283,000
Projector/Display Panel	588,826
Staff Device	118,545
	990,371
Network	
Access Point/Switch	575,000
Server	175,000
	750,000
Technology Fund 22	 5,098,549

2025-2026 Capital Budget

	Budget 2025-2026	Projected 2025-2026
Elementary Equipment		
Student iPad (K & 3rd)	848,400	848,400
Teacher Device	692,340	692,340
Teacher iPad Stand	4,320	4,320
Teacher iPad (K & 1st/Lib)	56,100	56,100
	1,601,160	1,601,160
Secondary Equipment		
6th grade 1:1	660,000	660,000
9th grade 1:1	880,000	880,000
Teacher Device (Art, Music and Video)	55,960	55,960
Video	25,551	25,551
	1,621,511	1,621,511
District		
Digital Signage	20,000	20,000
Projector (EXE, WTE, SMS and RHS)	561,880	561,880
Staff (Central + Schools)	322,120	322,120
2024-2025 Carryover	0	876,168
	904,000	1,780,168
Network		
Access Point/Switch	575,780	575,780
Server	150,000	150,000
	725,780	725,780
Technology Fund 22	4,852,451	5,728,619

West Chester Area School District

2026-2027 CAPITAL PROJECTS

Location	Project Description	Estimated Budget
Fugett MS	Partial Roof Refurbishment / Replacement (RA 4AGym)	\$ 242,662
East HS	Partial Roof Refurbishment / Replacement (RA 3 -Gym and Aux Gym)	\$ 615,110
East HS	Exterior Masonry Restoration - Aux Gym RisingWalls	\$ 53,352
	2026-2027 Fund 30 Capital Projects Allowance	\$ 911,124
	Total Estimated Costs of Fund 30 Projects	\$ 911,124
	(over)/under budget	\$ -

2026-2027 CAPITAL RESERVE PROJECTS

Location	Project Description	Estimated Budget
District-wide	Emergency Repairs	\$ 60,000
District-wide	Concrete Sidewalk and Curb Replacement	\$ 50,000
District-wide	Playground	\$ 100,000
District-wide	Fencing Repairs/Replacement	\$ 50,000
District-wide	Flooring Replacement	\$ 125,000
District-wide	Camera Installation & Replacement	\$ 475,000
District-wide	Inlet Repairs	\$ 15,000
East GoshenES	Driveline Improvements	\$ 50,000
East HS	Elevator Refurbishment	\$ 325,000
FOC	Parking Lot Asphalt Sealcoating	\$ 14,151
Fugett MS	Classroom unit-ventilator replacement	\$ 175,000
Henderson HS	Auditorium Dressing Room Roofs	\$ 91,312
Peirce MS	Chain Link Fence Repair	\$ 44,634
Rustin HS	Exterior Masonry Restoration - Aud Rising Walls	\$ 19,163
Rustin HS	Parking Lot Asphalt Sealcoating (Stadium)	\$ 30,106
Rustin HS	Partial Roof Refurbishment / Replacement (RA 1A, RA 4, RA 5)	\$ 558,245
Rustin FieldHouse	Mechanical Upgrade	\$ 250,000
Rustin HS Stadium	Stadium Lighting LED Upgrade	\$ 450,000
Stetson MS	Boiler #2 Replacement	\$ 133,459
Stetson MS	HVAC Pump VFD Replacement	\$ 134,740
Stetson MS	Interior Painting Phase 1	\$ 75,000
Stetson MS	Restore headwall and drainage at field 274	\$ 39,457
	Total Estimated Costs of Fund 27 Projects	\$ 3,265,267
	2026-2027 Fund 27 Capital Reserve Projects Allowance	\$ 3,265,267
	(over)/under budget	\$ -

**West Chester Area School District
Forecast Model
Financial Summary - All Funds**

	A	U	V	W	X	Y	Z	AA	AB	AC
		2024-25	2025-26	2025-26	2026-27	2026-27	2027-28	2028-29	2029-30	2030-31
		Actual	Budget	Actual	Budget	Estimated	Estimated	Estimated	Estimated	Estimated
3	Total Revenue	305,683	299,916	312,173	312,181	312,429	314,220	316,119	318,433	320,726
4	Current RE Taxes (0% rate incr.)	198,699	202,502	206,347	211,873	211,873	212,606	213,072	213,538	214,005
5	Revenue (Excl Current R.E.T.)	106,984	97,413	105,825	100,308	100,556	101,614	103,047	104,894	106,721
6	State (Other)	29,891	29,532	29,679	30,573	30,791	30,924	30,705	30,812	30,870
7	PSERS	21,096	22,972	21,883	22,779	22,779	23,960	25,041	26,200	27,381
8	Federal	4,877	4,016	4,375	3,880	3,909	3,379	3,379	3,379	3,379
9	Local (Excl. Current R.E.T.)	51,121	40,893	49,889	43,076	43,076	43,351	43,922	44,502	45,092
11										
12	Expenses	313,449	333,879	319,940	344,990	346,290	359,111	372,832	388,642	403,235
13	Salaries	124,439	132,272	129,256	136,152	136,152	140,443	144,620	148,993	153,436
14	Benefits (without PSERS)	34,336	38,495	35,330	40,391	40,391	42,901	45,603	48,513	51,636
15	PSERS	41,737	45,944	43,791	45,558	45,558	47,919	50,082	52,401	54,761
16	Debt Service	26,891	28,912	28,869	29,954	29,954	32,559	33,502	35,834	36,690
17	Transfer to Capital Reserve	14,233	9,236	9,236	9,871	9,871	9,289	9,937	10,611	11,073
18	Other	71,814	79,020	73,459	83,064	84,364	86,000	89,088	92,290	95,638
19										
20	Net Gap calculation - No tax increase no exceptions									
21	Deficit						(44,891)	(56,713)	(70,209)	(82,509)
22	Change in Fund Balance						10,793	(500)	(500)	(500)
23	Cumulative Gap at No Incr. in R.E. Taxes						(34,099)	(57,213)	(70,709)	(83,009)
24	Prior Year Gap Reduction						-	34,099	57,213	70,709
25	Net Gap no Incr in R.E Taxes no Exceptions						(34,099)	(23,115)	(13,496)	(12,300)
26										
27										
28	Net Gap calculation - Act 1 Tax Increase - no exceptions									
29	Deficit						(44,891)	(56,713)	(70,209)	(82,509)
30	Change in Fund Balance						10,793	(500)	(500)	(500)
31	Cumulative Gap at No Incr. in R.E. Taxes						(34,099)	(57,213)	(70,709)	(83,009)
32	Projected tax increase within Act 1						7,001	7,031	7,047	6,634
33	Prior Year Tax Increase not included above						-	7,001	14,033	21,080
34	Cumulative Gap at Millage Index						(27,097)	(43,180)	(49,629)	(55,295)
35	Prior Year Gap elimination						-	27,097	43,180	49,629
36	Net Gap at Millage Index (no exceptions)						(27,097)	(16,083)	(6,449)	(5,666)
37										
38										
39	Net Gap calculation - Act 1 Tax Increase - with exceptions									
40	Deficit						(44,891)	(56,713)	(70,209)	(82,509)
41	Change in Fund Balance						10,793	(500)	(500)	(500)
42	Cumulative Gap at Millage Index						(34,099)	(57,213)	(70,709)	(83,009)
43	Projected tax increase within Act 1						7,001	7,031	7,047	6,634
44	Prior Year Tax Increase not included above						-	7,001	14,033	21,080
45	Cumulative Gap at Millage Index						(27,097)	(43,180)	(49,629)	(55,295)
46	Act 1 Exceptions						333	-	8	124
47	Add'l Revenue from Prior Year exception allowance						-	333	333	341
48	Cumulative Gap at Millage Index and Exceptions						(26,764)	(42,847)	(49,288)	(54,829)
49	Prior Year Gap elimination						-	26,764	42,847	49,288
50	Net Gap at Millage Index - with exceptions						(26,764)	(16,083)	(6,441)	(5,541)
51										
52										
53	Expenses % Increase									
54	Salaries	5.95%		3.87%		5.34%	3.15%	2.97%	3.02%	2.98%
55	Benefits (without PSERS)	7.75%		2.90%		14.32%	6.21%	6.30%	6.38%	6.44%
56	PSERS	4.82%		4.92%		4.04%	5.18%	4.51%	4.63%	4.50%
57	Debt Service	-0.96%		2.36%		3.76%	8.70%	2.90%	6.96%	2.39%
58	Other	9.67%		7.29%		14.84%	1.94%	3.59%	3.59%	3.63%
59										
60	Debt Service % of Budget	8.6%		9.0%		8.6%	9.1%	9.0%	9.2%	9.1%
61										
62	Act 1 Exceptions						333	-	8	124
63	PSERS						-	-	-	-
64	Special Ed						333	-	8	124
65										
66										
67										
68	Fund Balance									
69	Beginning Fund Balance	94,036		86,270			44,642	33,850	34,350	34,850
70	Transfer (to)/from Operating Budget	7,766		7,767			10,793	(500)	(500)	(500)
71	Ending Fund Balance	86,270		78,503			33,850	34,350	34,850	35,350
72										
73	Fund Balance - Designation - Health Care Stabilization	4,159.9		4,159.9			4,159.9	4,159.9	4,159.9	4,159.9
74	Fund Balance - Designation - Millage Rate Stabilization	57,421.0		45,853.4						
75	Fund Balance - Designation - Alternative Education	2,000.0		1,500.0			1,500.0	1,500.0	1,500.0	1,500.0
76	Fund Balance - Designation - Property Assessment Fluctuations	1,000.0		1,000.0			1,000.0	1,000.0	1,000.0	1,000.0
77	Fund Balance - Designation - Technology/Distance Learning	-		-			-	-	-	-
78	Fund Balance - Designation - Future Staffing Needs	1,500.0		3,500.0			3,500.0	3,500.0	3,500.0	3,500.0
79	Fund Balance - Designation - Elementary Construction	-		-			-	-	-	-
80	Fund Balance - Designation - Athletic Fund	17.2		17.4			17.4	17.4	17.4	17.4
81										
82										
83	Year End Unassigned/Undesig. FB	20,172		22,472			23,672	24,172	24,672	25,172
84	% of Expenses	6.4%		7.0%			6.6%	6.5%	6.3%	6.2%
85										
86	Capital Reserves									
87	Beginning Fund Balance	33,246		42,627		32,551	33,759	34,042	34,327	34,610
88	Inflow	16,232		9,311		9,946	9,364	10,012	10,686	11,148
89	Outflow	6,851		19,387		8,738	9,081	9,727	10,403	10,861
90	Year-end Fund Balance	42,627		32,551		33,759	34,042	34,327	34,610	34,896
91										
92										
93										
94	Act 1 index Assumptions			3.5%			3.2%	3.3%	3.3%	3.1%

D.2. Update on District-Initiated Appeals

Speaker (s) : Mr.
Scully

West Chester Area School District

August 24, 2026

Update on District Initiated Assessment Appeals

In accordance with PA taxation code as well as School Board Policy 606.2, the district shall have the right to appeal any assessment within its jurisdiction in the same manner, subject to the same procedure, and with like effect as if the appeal were taken by a taxable person with respect to the assessment.

The Board authorizes the Director of Business Affairs to review records of real estate transactions of properties within the district to identify recent sales in which the current assessed value of the property sold is at least \$1,000,000 less than the assessment suggested by the sales price of such property (CLR x sales price).

Over the past year, I have been working with James Dalton to identify properties which have an actual assessed value significantly lower than the suggested value based on the price paid when the properties were sold during the last few years. I have schedules for 2023-24, 2024-25 and 2025-26. Each of the schedules lists the property, the original assessment, recent sales price and the revised assessment if the reverse appeal hearing has been settled. You will see that the district withdrew some appeals from 2023-24 due to the reduction in the CLR and the district did not identify any properties that sold in 2024-25 or 2025-26 that met our criteria for a district-initiated appeal.

Based on the criteria for district-initiated appeals included in School Board Policy 606.2 (copy attached), the Administration recommends that the district file an appeal on the assessment of the following identified property for the 2026-27.

2026-27 District Initiated Appeals

2026-27 District Initiated Appeals					
Township Code	Status	Name	Sale Price	Original Assessment Appealed	Compare Original Assessed to Sales Value
West Whiteland Twp	Pending	100 Oakland Blvd Propco, LLC	35,451,000.00	7,525,800	21.23%

John T. Scully
Director of Business Affairs
August 4, 2026

2023-24 District Initiated Appeals

					Original Assessment Appealed	Compare Original Assessed to Sales Value	Revised Assessment	Difference	% Increased	Tax Increase using 2024 millage rate 22.4364	Compare New Assessed Value to Market Value	
Township Code	Parcel #	Status		Name	Sale Price							
West Chester Borough	1-9-36	Commercial	A-C	Resolved	Barry Properties 1 West Gay LLC	8,250,000.00	1,450,710	17.58%	2,970,000.00	1,519,290.00	104.73% \$ 34,087.40	36.00%
West Chester Borough	1-6-87	Commercial	A-C	Resolved	643 PP LLC	7,300,000.00	1,856,490	25.43%	2,034,000.00	177,510.00	9.56% \$ 3,982.69	27.86%
West Goshen Twp	52-3-105.1A	Commercial	A-C	Resolved	Q Owner PA001 LLC	182,789,583.00	22,992,840	12.58%	55,443,600.00	32,450,760.00	141.13% \$ 728,078.23	30.33%
West Goshen Twp	52-3-117.5E	Commercial	A-C	Resolved	MH III 200 Lawrence Drive LLC	15,300,000.00	4,141,200	27.07%	4,576,500.00	435,300.00	10.51% \$ 9,766.56	29.91%
West Goshen Twp	52-5-218	Commercial	A-C	Withdrawn	Safstor Snyder LLC	4,981,000.00	144,820	2.91%				
West Goshen Twp	52-5-220	Commercial	A-C	Withdrawn	Safstor Snyder LLC	4,981,000.00	7,010	0.14%	7,010.00	-	0.00% \$ -	0.14%
West Goshen Twp	52-3-105.1F	Commercial	A-C	Withdrawn	AVS Investors LLC	7,100,000.00	360,000	5.07%	360,000.00	-	0.00% \$ -	5.07%
					Total	230,701,583.00	30,953,070.00		65,391,110.00	34,582,860.00	775,914.88	

2024-25 District Initiated Appeals

Township Code	Parcel #	Status	Name	Sale Price	Original Assessment Appealed	Compare Original Assessed to Sales Value	Revised Assessment	Difference	% Increased	Compare Tax Increase using 2025 millage rate 22.7319	Compare New Assessed Value to Market Value
No appeals met the Board Policy Criteria for a District Initiated Appeal											
					Total						

2025-26 District Initiated Appeals

Township Code	Parcel #	Status	Name	Sale Price	Original Assessment Appealed	Compare Original Assessed to Sales Value	Revised Assessment	Difference	% Increased	Compare Tax Increase using 2026 millage rate 23.3845	Compare New Assessed Value to Market Value
No appeals met the Board Policy Criteria for a District Initiated Appeal											
					Total						

**Policy 606.2 — District-Initiated Appeals**

Printed 8/3/2026

Policy Number	606.2
Title	District-Initiated Appeals
Adopted	8/1/2015
Revised	2/24/2025
Version	v1 · 6/21/2026

District-Initiated Appeals

Purpose

Given that neither the state or county governments mandate a frequent reassessment cycle to ensure that property tax assessments reflect market conditions, and taxpayers have the right to lower their property assessments, the purpose of this policy is to establish parameters for the district-initiated appeal process to allow the district to manage its tax base so that the tax burden is distributed equitably among taxpayers.

Definitions

Common Level Ratio (CLR) - the ratio developed by the Commonwealth of Pennsylvania and updated on July 1st of every year to reflect the relationship between the assessed value and the current market values (based on recent sales) in a particular county.

Filing period - the period of May 1 to August 1 in which the County Assessment Office accepts annual appeals from taxpayers and taxing bodies.

Delegation of Responsibility

It is the responsibility of the County Assessment Office to place a value on each parcel of land and any improvements thereon. Pursuant to the Pennsylvania Consolidated County Assessment Law, a taxing district has the right to appeal any assessment within its jurisdiction in the same manner, subject to the same procedure, and with like effect as if the appeal were taken by a taxable person with respect to the assessment.[\[1\]](#)

The Board authorizes the Director of Business Affairs or designee to review records of real estate transactions of properties within the district without regard to the use of such property - e.g., commercial, industrial, residential, etc.) to identify recent sales in which the current assessed

value of the property sold is at least \$1,000,000 less than the assessment suggested by the sales price of such property (CLR x sales price).

The Director of Business Affairs or designee may develop administrative guidelines to implement this policy.

Guidelines

The Director of Business Affairs or designee shall investigate the assessment and terms of sale for such properties and make a recommendation to the Board regarding the submission of an appeal during the filing period seeking to increase the assessment of the property sold to reflect the value established by the recent sale.

If the district files an appeal, it must notify the property owner of the appeal within five (5) days of the filing and provide the Board of Assessment with a copy of a Certificate of Service as verification.

Footnotes

[1] 53 Pa. C.S.A. 8855

palegis.us

palegis.us

Legal Reference

[View source](#) 

D.3. Review of Right-to-Know Requests for 2025-26

Speaker(s) : Mr.
Scully

WCASD Right-to-Know Requests 2025-26

Request Month	Request Year	Topic Highlights	Number of Requests	Staff Time to Complete	Attorney Hours	Attorney Fees	Attorney Appeal Hours	Attorney Appeal Fee
July	2025	Attorney billing records	1	0.5	3.8	\$ 778.50		
		Construction payment bond	1	0.5	0.2	\$ 39.00		
		CSO info	1	0.4	0.7	\$ 136.50		
		Kelly Ed info	1	1	1.3	\$ 253.50		
		Transcript request - Not a RTK request	1					
		Purchasing records	1	2				
		FERPA request - Not a RTK request	1	0.4	1.6	\$ 312.00		
July Total			7	4.8	7.6	\$ 1,519.50		
August	2025	Purchasing records	1	1	0.4	\$ 78.00		
		Union members and dues	1	0.5	0.2	\$ 39.00		
		Staff info	1	1.5				
		Financial information	1	1	0.2	\$ 39.00		
		Contracts for alternative transportation	1	0.5	0.2	\$ 39.00		
		EBE paving bid info	1	0.5	0.4	\$ 78.00		
August Total			6	5	1.4	\$ 273.00		
September	2025	Before/after school care contracts	1	0.4				
		Core curriculum PO info	1	1				
		Facilities info	1	1	1.6	\$ 311.50		
		Sidewalk and curb repairs bid info	1	0.4				
		Support services info	1	1	3.8	\$ 741.00		
September Total			5	3.8	5.4	\$ 1,052.50		
October	2025	Transcript request - Not a RTK request	1					
		Purchasing records	1	1.5	0.1	\$ 19.50		
		Staff info	2	1	0.2	\$ 39.00		
		Contract/PO list	1	1.5	0.1	\$ 19.50		
		Tech buyback	1	0.25	0.4	\$ 78.00		
		Gifted policies	1	2	8.1	\$ 1,579.50		
		PowerSchool contract	1	1.5	0.3	\$ 58.50		
October Total			8	7.75	9.2	\$ 1,794.00		
November	2025	Union members and dues	1	0.5	0.1	\$ 19.50		
		Diploma request - Not a RTK request	2					
		RHS Soccer booster info	1	0.75	0.5	\$ 97.50		
		Concrete sidewalk and curb repairs project	1	1				
		Mailroom equipment lease/PO	1	0.4	0.1	\$ 19.50		
		Graduation supplies	1	4				
November Total			7	6.65	0.7	\$ 136.50		
December	2025	Transcript request - Not a RTK request	1					
		Purchasing records	1	0.4				
		Cheer team info	5	6	16	\$ 3,120.00		
		Copier leases	1	1	0.6	\$ 117.00		
		Blacktop and concrete paving project	1	0.75	0.1	\$ 19.50		
December Total			9	8.15	16.7	\$ 3,256.50		
		TOTAL July-December 2025	42	36.15	41	\$ 8,032.00		
		Comparison July-December 2024	18	15.5	4.3	\$ 774.00		
January	2026	Purchasing records	1	1	0.1	\$ 19.50		
		Mailroom equipment lease/PO	1	0.5				
		Attorney billing info	1	0.4	4.7	\$ 981.50		
		Purchasing threshold info	1	0.5	0.1	\$ 19.50		
		Qatar Foundation	1	0.5	1.2	\$ 234.00		
		Video	1	2	1.4	\$ 273.00		
		Employment contracts	1	0.4				
		Records request - Not a RTK request	1					
		Data - Not a RTK request	1		0.3	\$ 58.50		
January Total			9	5.3	7.8	\$ 1,586.00		

WCASD Right-to-Know Requests 2025-26

Request Month	Request Year	Topic Highlights	Number of Requests	Staff Time to Complete	Attorney Hours	Attorney Fees	Attorney Appeal Hours	Attorney Appeal Fee
February	2026	Transcript request - Not a RTK request	2					
		Fleet management info	1	0.4	0.1	\$ 19.50		
		ITSM and CMMS contract	1	2	0.1	\$ 19.50		
		MCH bond	1					
		PDE-2057	1	0.4				
		PMS fencing	1	0.4	0.1	\$ 19.50		
		Kindergarten benchmark data	1	0.5				
February Total			8	3.7	0.3	\$ 58.50		
March	2026	Transcript request - Not a RTK request	1					
		Purchasing records	1	1				
		Records request - Not a RTK request	1					
		Education verification	1					
		Professional development contracts	1	1	0.8	\$ 156.00		
		Supervisor info	1	0.5	0.2	\$ 39.00		
		Request follow up	1	0.25	0.3	\$ 58.50		
		RHS sealcoating project	1	0.25				
March Total			8	3	1.3	\$ 253.50		
April	2026	Transcript request - Not a RTK request	1					
		Education verification - Not a RTK request	1					
		Frontline purchasing	1					
		2019-20 Audit	1	0.4				
		Concrete repairs project	1	0.5	0.1	\$ 19.50		
		Vendor procurement info	1					
		Temp staffing agencies	1	1	2.2	\$ 429.00		
		Tech vendors	1		0.1	\$ 19.50		
April Total			8	1.9	2.4	\$ 468.00		
May	2026	Transcript request - Not a RTK request	1					
		Purchasing records	2	1.75				
		Staff info	1	0.75				
		Transportation contracts	1	1.5	1.7	\$ 331.50		
		Vendor information	2	0.75	0.1	\$ 19.50		
		Multifamily development student enrollment	1	0.5				
		Sitework project info	1	0.25				
May Total			9	5.5	1.8	\$ 351.00		
June	2026	Transcript request - Not a RTK request	1					
		UTBF invoices	1	0.5	0.1	\$ 19.50		
		Organizational charts	1	1	0.4	\$ 78.00		
		CBA employee info	1	0.5				
		Bid results elevator and wheelchair lifts	1	0.25				
		Utility/energy data, capital improvement plans	5	1.5				
June Total			10	3.75	0.5	\$ 97.50		
		TOTAL January-June 2026	52	23.15	14.1	\$ 2,814.50		
		Comparison January-June 2025	21	21.2	17.1	3334.5		
		TOTAL 2025-2026	94	59.3	55.1	\$ 10,846.50		
		Comparison 2024-2025	36	37.7	38.7	\$ 7,902.50		

E. **PROPERTY AGENDA ITEMS**

E.1. Approval of 2026-27 Capital Reserve Project Bid **Speaker (s) :** Mr.
Award Birster

West Chester Area School District

Property and Finance Committee

August 17, 2026

2026-27 Capital Reserve Project Award

The Facilities and Operations Department is presenting bid results to the Board of Directors for consideration associated with the project(s) below, from the previously approved 2026-2027 Capital Reserve Project List.

Project Number	Description	Vendor	Project Budget	Award Amount
G204	Fugett Middle School Classroom Unit-Ventilator Replacement	LGB Mechanical, Inc.	\$ 175,000	\$198,600

Project G204 is for the select replacement of classroom unit-ventilators at Fugett Middle School with a project budget of \$175,000. We request approval to award LGB Mechanical, Inc. for \$198,600. We respectfully request the remaining \$23,600 balance be funded from savings in project G209 Rustin High School Partial Roof Refurbishment project.

Respectfully submitted,

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



PROJECT NAME: 26-G204 Fugett Middle School Classroom Unit-Ventilator Replacement

BID OPENING: Friday, July 31, 2026 11:00 AM

RECORDED BY / DATE: Damon Gonzaga, Capital Program Manager

Contractor	Total Award Amount	Base Bid Total Bid	Base Bid 1 Room 112	Base Bid 2 Roo 212	Base Bid 3 Room 312	Alt #1 Room 112	Alt #2 Roo 212	Alt #3 Room 312	Bid Bond	Non Collu- sion	Qualif. State- ment	Adden. #1 Ackn.
Guadelli Bros, Inc.	\$230,200	\$269,200	\$100,400	\$84,400	\$84,400	-\$13,000	-\$13,000	-\$13,000	X	X	X	X
Innovative Service Contractor	\$349,000	\$394,000	\$130,000	\$130,000	\$134,000	-\$15,000	-\$15,000	-\$15,000	X	X	X	X
LGB Mechanical	\$198,600	\$240,000	\$80,000	\$80,000	\$80,000	-\$13,800	-\$13,800	-\$13,800	X	X	X	X

Section 00 4100.01 Bid Form

Proposal No. 26-G204 Fugett Middle School Classroom Ventilator Replacement

Submitted By:

Luke Bee

LGB Mechanical, Inc.

Bidder's Name

555 N Route 73 West Berlin, NJ 08091

Company's Name

Company's Address

Luke@lgbmechanical.com

City

State

Zip

Email Address

856-719-1400

856-719-1511

Bidder's Phone No.

Bidder's Fax No.

This proposal is submitted in response to your Invitation to Bid in which Proposals were requested to be submitted for the Project identified as:

**Fugett Middle School
West Chester Area School District
Chester County, Pennsylvania**

BASE BID

Having carefully examined the Contract Documents together with all addenda thereto, all as prepared by **The West Chester Area School District** and being familiar with the various conditions affecting the Work, the undersigned herein agrees to furnish all materials, perform all labor, and do all else necessary to complete the Work in accordance with the Contract Documents for the Base Bid.

Base Bid:

Base Bid #1 – Remove existing ceiling mounted ventilator units in classroom 112 and replace with new wall mounted fan coil units

(\$ 80,000)

Eighty Thousand 00/100 Dollars

(Base Bid Area #1 in Words)

Base Bid #2 – Remove existing ceiling mounted ventilator units in classroom 212 and replace with new wall mounted fan coil units

(\$ 80,000)

Eighty Thousand 00/100 Dollars

(Base Bid Area #2 in Words)

Base Bid #3 – Remove existing ceiling mounted ventilator units in classroom 312 and replace with new wall mounted fan coil units

(\$ 80,000)
Eighty Thousand 00/100 Dollars
(Base Bid Area #3 in Words)

TOTAL LUMP SUM FOR THE BASE BID (\$ 240,000)
Two Hundred Forty Thousand 00/100 Dollars
(Base Bid in Words)

Accompanying this proposal is the bid security in the form of
Bid Bond
in the amount of (\$ 10% total Bid)
Ten Percent Dollars.
(Security Amount in Words)

UNIT PRICES:

The Instructions to Bidders and the Contract Documents comprising the plans and specifications, and all documents bound therewith, together with all Addenda thereto, shall apply to all Unit Prices as listed in Division 1 Section 12 400, and as listed below:

The Owner reserves the right to accept or reject any and/or all Unit Prices stipulated on the Bid Form.

None

ALTERNATES:

Alternate Bid #1 – Exclude BAS controls for fan coil units in room 112

(\$ 13,800)
Thirteen Thousand Eight Hundred 00/100 Dollars
(Alternate Bid #1 in Words)

Alternate Bid #2 – Exclude BAS controls for fan coil units in room 212

(\$ 13,800)
Thirteen Thousand Eight Hundred 00/100 Dollars
(Alternate Bid #2 in Words)

Alternate Bid #3 – Exclude BAS controls for fan coil units in room 312

(\$ 13,800)

Thirteen Thousand Eight Hundred Dollars

(Alternate Bid #3 in Words)

The undersigned proposes to complete the Work covered by this proposal in such time and such manner and in cooperation with all others engaged on the Project, so that all Work will be fully completed by the date stated in Article 9 of the Supplementary Instructions to Bidders.

PERFORMANCE OF WORK BY CONTRACTOR

The undersigned bidder agrees that if awarded this Contract; the Contractor's own work force shall perform at least ten percent (10%) of the construction work of this Contract.

THE BID FORM AND THE FOLLOWING ATTACHMENTS SHALL BE SUBMITTED VIA

PENNBID: Failure to include these items may result in the Bid being declared unresponsive.

1. One (1) Non-Collusion Affidavit
2. One (1) Bid Bond
3. One (1) Agreement of Surety guaranteeing issuance of Performance & Payment Bonds
4. One (1) Contractor's Qualification Statement
5. One (1) Release
6. One (1) Major Subcontractor's Identification (See Below)

MAJOR SUBCONTRACTORS

The undersigned submits this Proposal with the disclosure that the Bid furnished is based upon using the following Major Subcontractors. Bidder shall identify any subcontractor performing more than 25% of the contract amount for his Bid. Failure to identify a subcontractor performing more than 25% of the contract amount will be sufficient reason to declare a bid unresponsive and the bid may be treated as such.

Subcontractor A:

Company Name: Spectra Electric

Company Address: Wilmington Delaware

Subcontractor B:

Company Name: _____

Company Address: _____

Subcontractor C:

Company Name: _____

Company Address: _____

ADDENDA

The undersigned hereby acknowledges receipt of, and has included in this Proposal the Work covered by the following Addenda:

Addendum No.\ Dated

1 \ 7.20.20

Addendum No.\ Dated

_____ \ _____

In submitting this Proposal, it is understood that the unrestricted right is reserved by the Owner to reject any and all proposals, or parts thereof, or to waive any informalities or technicalities in said proposals, and it is agreed that this proposal may not be withdrawn for a period of 60 days, or as provided by Pennsylvania law, from the opening thereof, except as permitted by law.

Should the Owner notify the undersigned of its intention to award a Contract to the undersigned based upon this Proposal the undersigned will furnish properly executed bonds and insurance certificates and will execute the proposed contract within the time and in the forms and amounts required by the Contract Documents, as defined in the AIA Document A201-2017 General Conditions of the Contract for Construction, and that upon his failure, neglect or refusal to do so, he shall forfeit to the Owner, this security accompanying this Proposal, not as a penalty, but as liquidated damages.

In submitting this proposal, it is understood the Contract Documents for this project, and the joint and several phases of construction hereby contemplated are to be governed, at all times, by applicable provisions of state and federal laws, including but not limited to, the latest amendments of the following:

- Williams-Steiger Occupational Safety & Health Act of 1970, Public Law 91-596.
- Part 1910 - Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations.
- Part 1518 - Safety and Health Regulations for Construction, Chapter XIII of Title 29, Code of Federal Regulations.
- Regulatory Requirements - Those statutes, laws, and regulations identified in Section 014100 - Regulatory Requirements

The undersigned submits this Proposal with the understanding that he has carefully reviewed all items noted in the Instructions to Bidders and inspected the site prior to Submission of this Bid. Contractor's Qualification Statement, Non-Collusion Affidavit, Agreement of Surety, Release, and Major Subcontractor's Identification shall be submitted prior to submission of Bid or included with the Bid.

The undersigned hereby certifies that this proposal is genuine, and not sham or collusive, or made in the interest of or in behalf of any person, firm or corporation not herein named; that the undersigned has not directly or indirectly induced or solicited any bidder to refrain from bidding and that the undersigned has not, in any manner, sought by collusion to secure for himself an advantage over any other bidder

In witness whereof, the undersigned has caused this Proposal to be executed

this 31st day of July, 202 6.

#2138168v1

INDIVIDUAL

WITNESS: _____(SEAL)

PARTNERSHIP

(Name of Partnership)

WITNESS:

Partner BY _____(SEAL)

Partner BY _____(SEAL)

Partner BY _____(SEAL)

Partner BY _____(SEAL)

Partner BY _____(SEAL)

CORPORATION

LGB Mechanical, Inc.

(Name of Corporation)

BY Luke Bee _____(SEAL)
(Vice) President
Luke Bee, President

Attest [Signature] _____(SEAL)
(Ass't) Secretary

555 N Route 73

West Berlin, NJ 08091

West Chester Area School District
Fugett Middle School
Classroom Ventilator Replacement

Address

The Corporation has been organized and is existing under the laws of the State

of PA

End of Section 00 4100.01 Bid Form

E.2. Approval of Capital Project Bid Award

Speaker (s) : Mr.
Birster

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

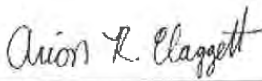
Toll Free: 1-833-DOS-BPOA



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





Acting Commissioner Arion R. Claggett


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

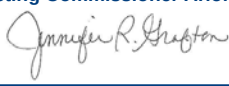


JENNIFER RHEA GRAFTON

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





Acting Commissioner Arion R. Claggett


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



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202505013510



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



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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.

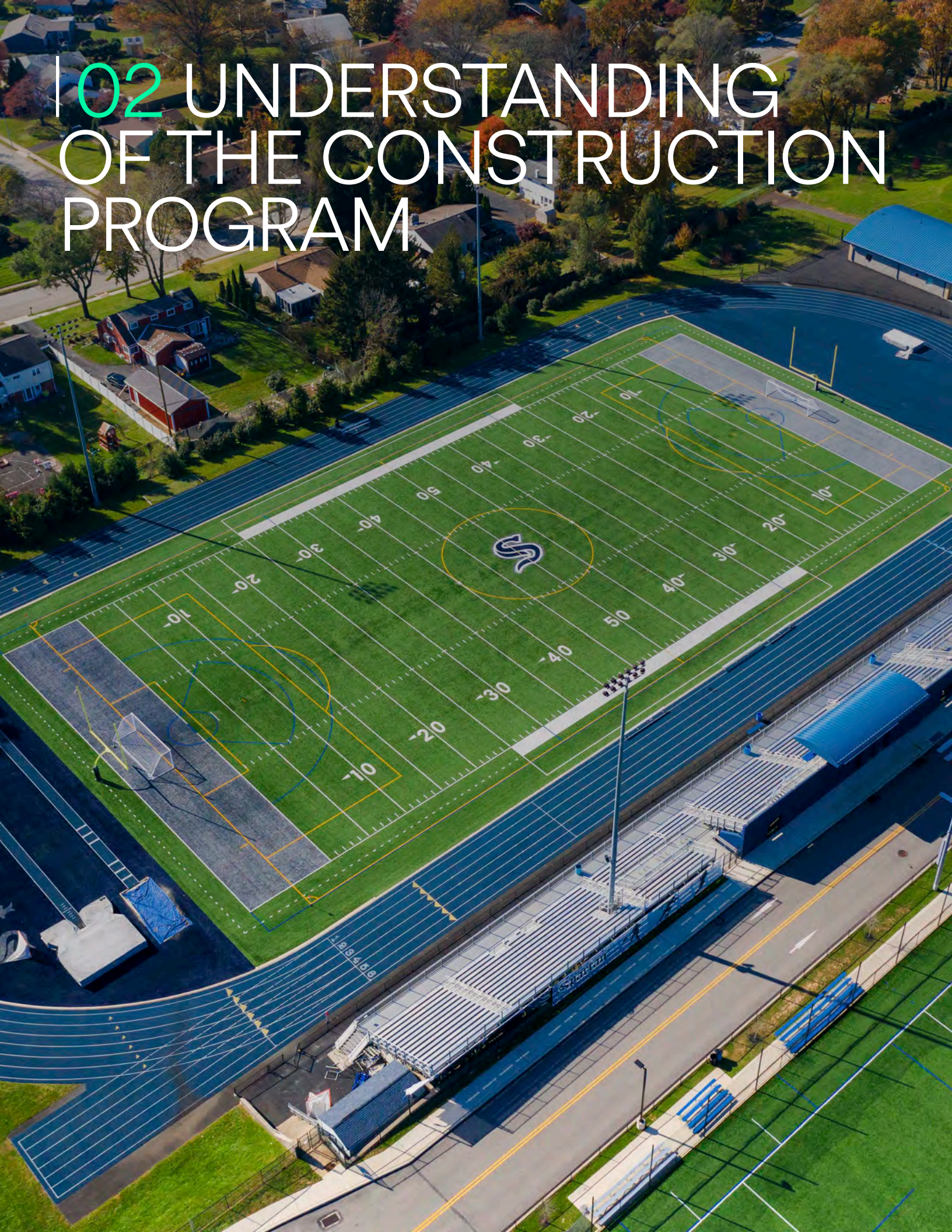


Throughout our work, we collaborate closely with owners, administrators, coaches, athletic directors, facility managers, and user groups to develop facilities that balance operational efficiency, flexibility, and long-term value. Whether updating an existing venue or designing a new athletic complex, 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

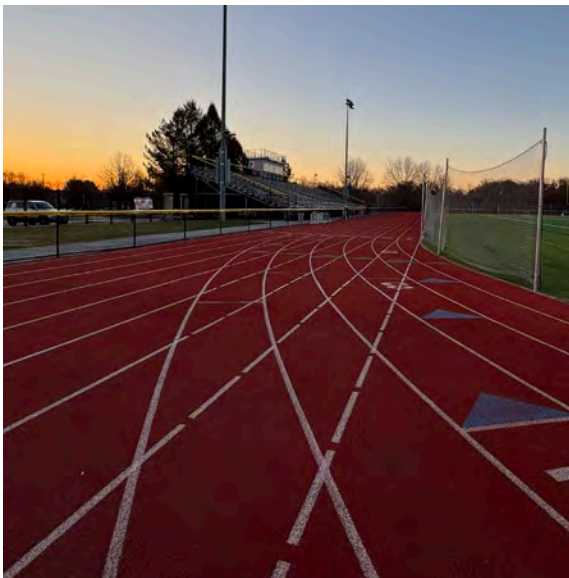


proposed bleachers should seat the same capacity of 1,200 people. The bleachers and building will be ADA accessible. Below the bleachers is a telecommunications pull box, so the fiber currently running to the press box should be repurposed. The press box must integrate the site lighting and the stadium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

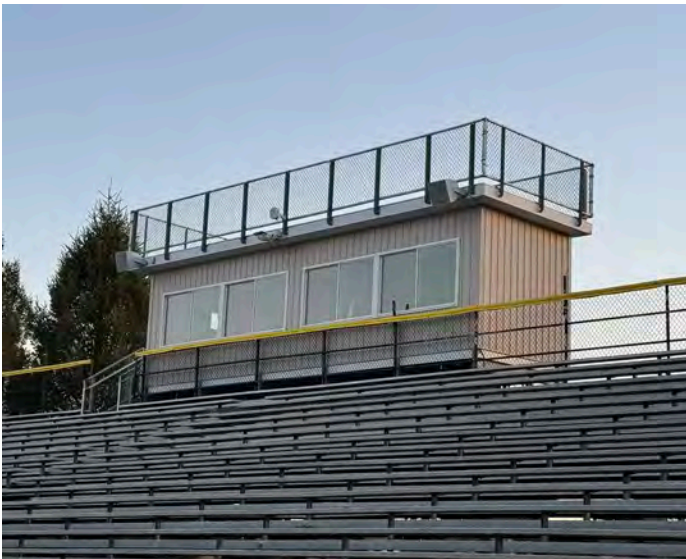


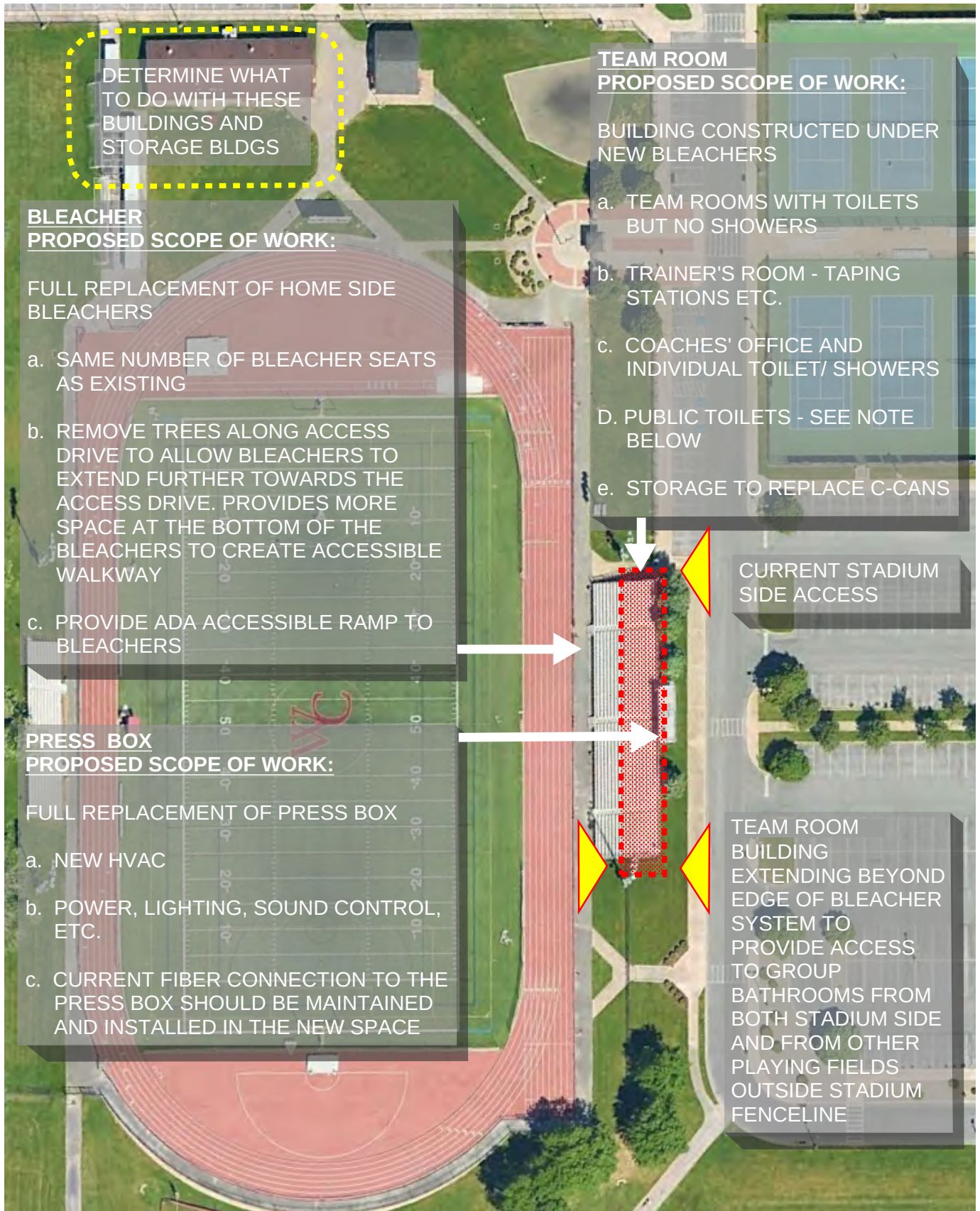
We are also dedicated to keeping the project on schedule, noting that construction must begin in the Fall of 2027 after the football season is over. We are targeting a June 2028 completion, just in time for graduation.

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.

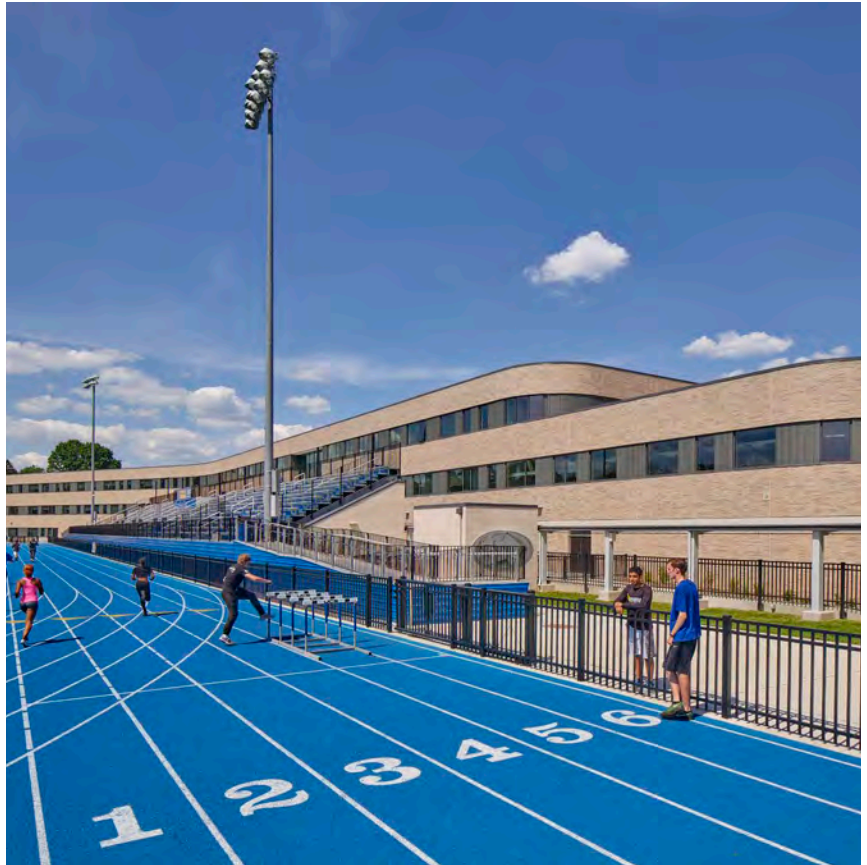
SG will work closely with the School District to determine each overall project budget. Our budget determination process is based on the following items.

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

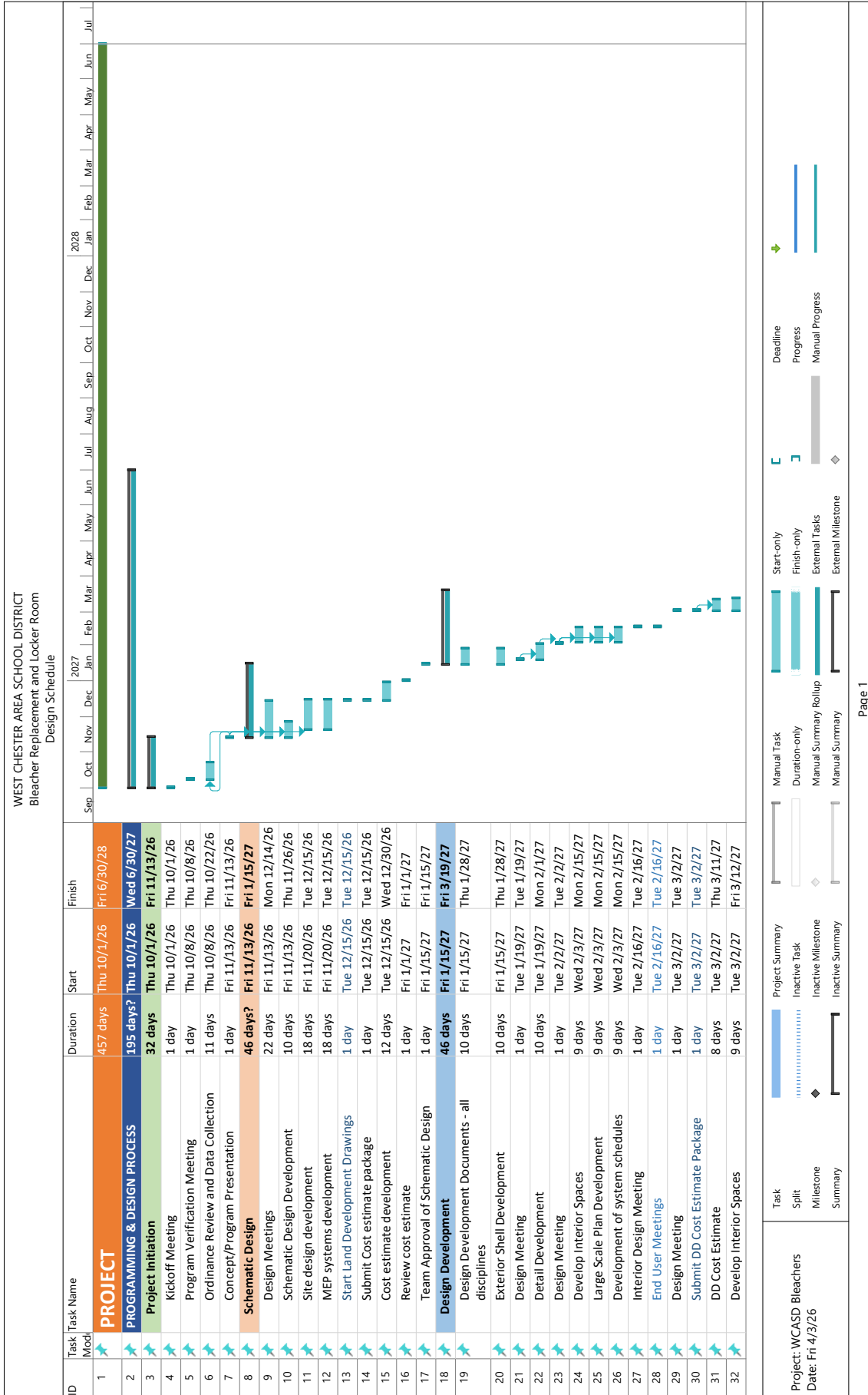


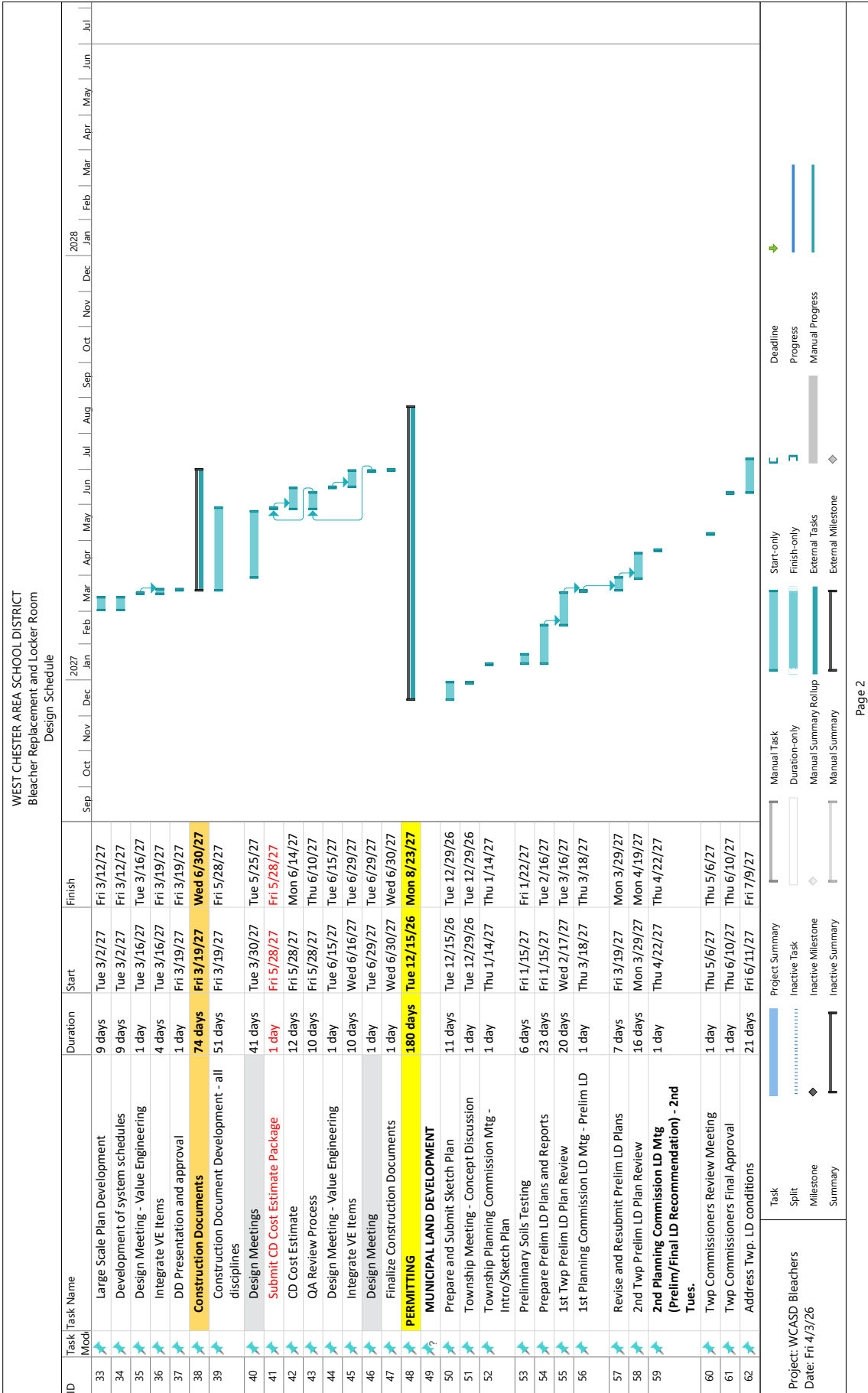
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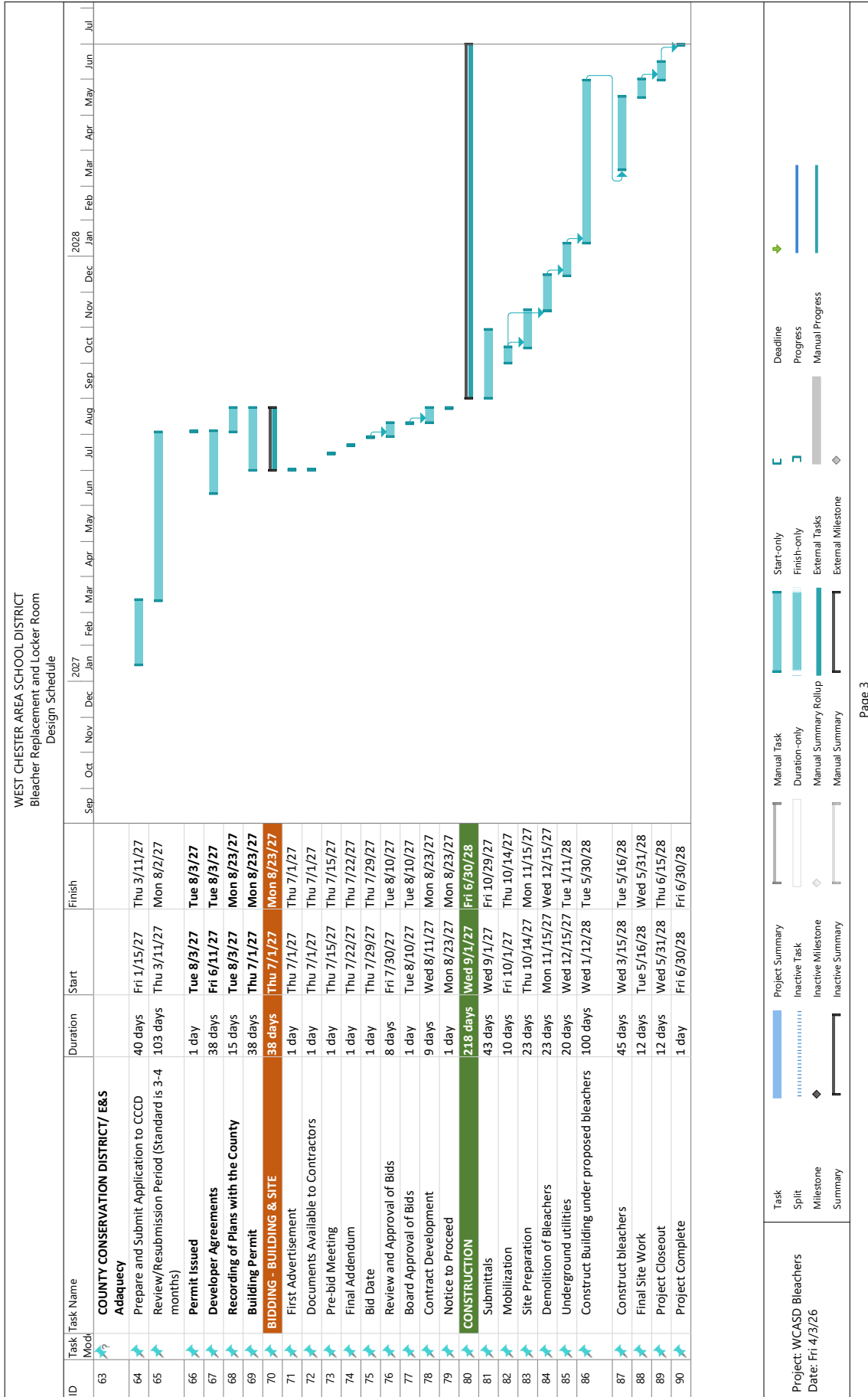
05 PROJECT SCHEDULE

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

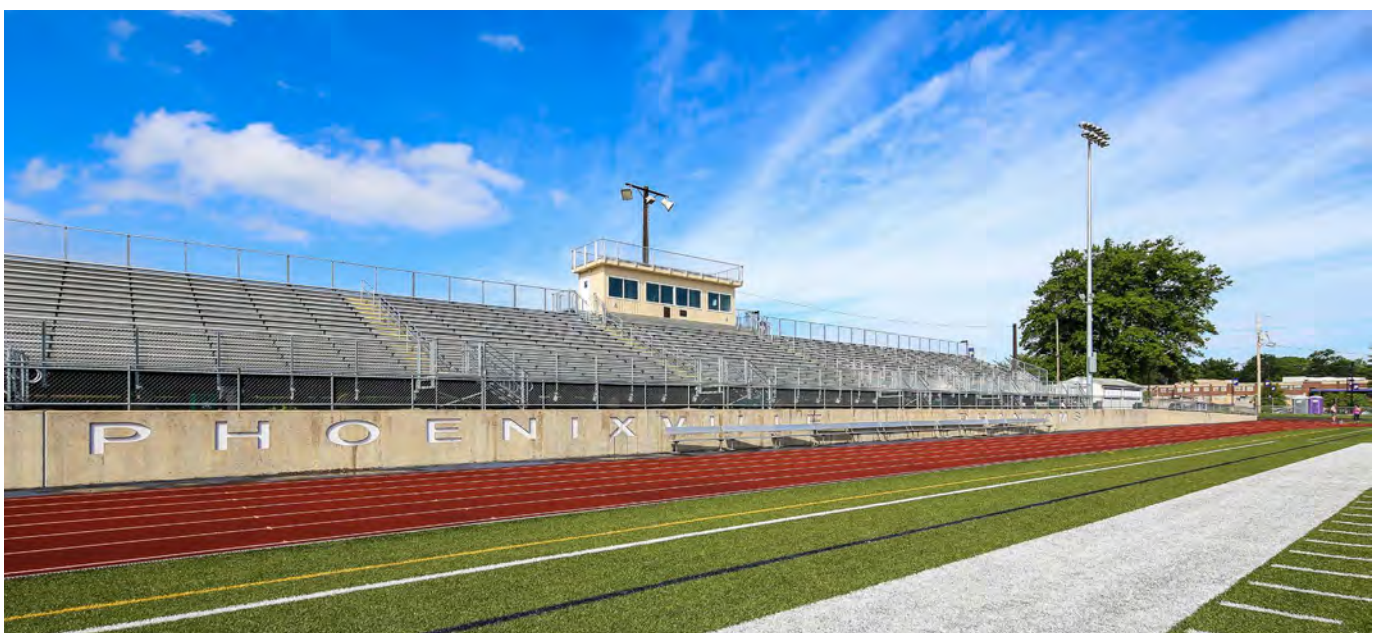
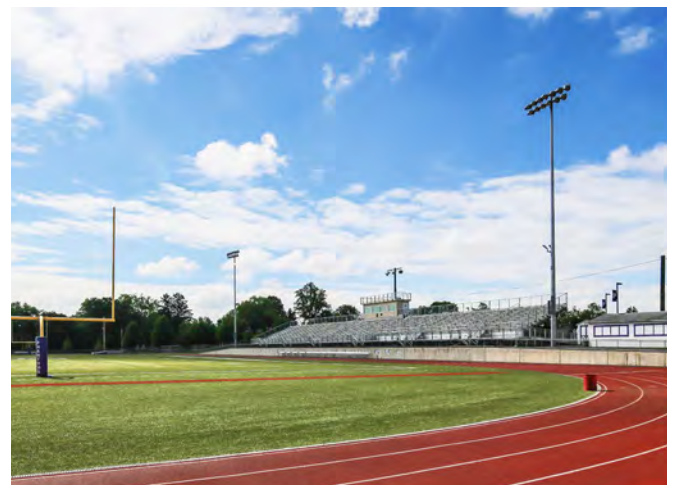
actual cost: \$419,600

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)

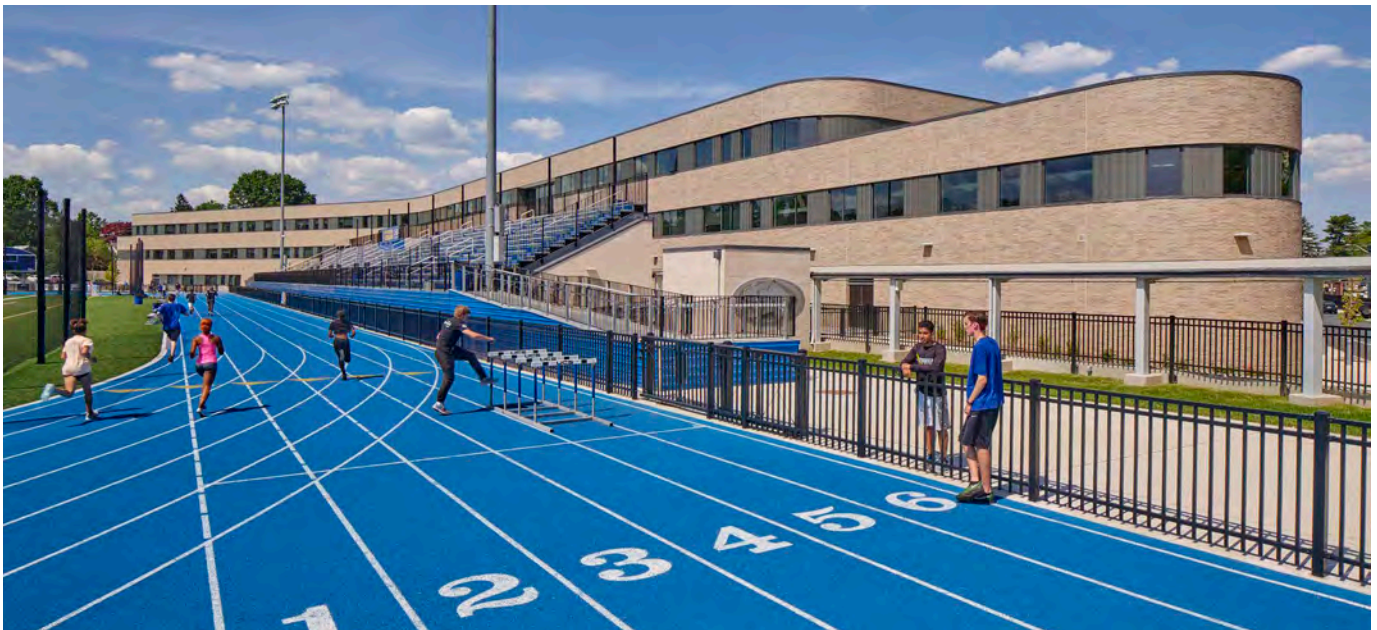
percentage of cost in change
orders: none

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

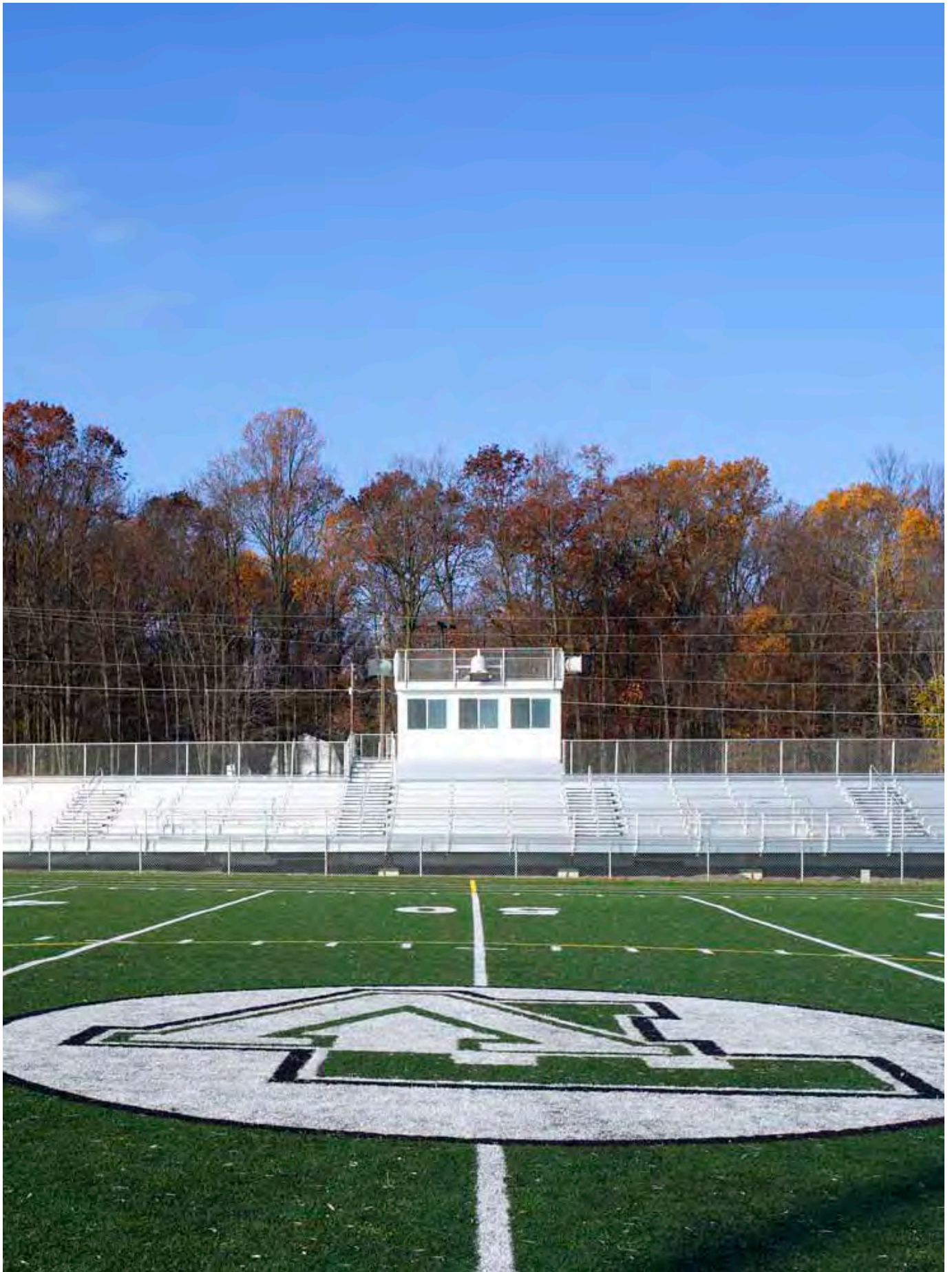
percentage of cost in change orders: 2.5%

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

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

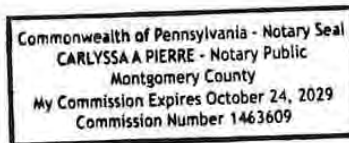
Subscribed and sworn to
before me this 8 day of July, 2026

NOTARY PUBLIC

[Signature]

My commission expires 10/24/2029

End of Non-Collusion Affidavit



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SCHRADERGROUP

AN HCM STUDIO

555 East North Lane
Suite 5100, Building D
Conshohocken, PA 19428
215.482.7440
www.sgarc.com

F. CONSENT AGENDA ITEMS

F.1. Approval of 2026-27 Adult Meal Price Increase

WEST CHESTER AREA SCHOOL DISTRICT

Property & Finance Committee

MEMO ITEM

Approval of 2026-27 Adult Meal Price Increase

According to the United States Department of Agriculture (USDA) FNS Instruction 782-5 Rev. 1, Adult Meal Prices for School Nutrition Program (SNP) sponsors are not permitted to be subsidized by federal reimbursements, children's payments, and other non-designated nonprofit food service revenues. According to the guidance, districts must ensure that the price charged for adult meals is greater than price of the student's highest price paid meal and the amount received in subsidy from all sources.

Below is a chart which depicts the current student rate and adult rate for both Elementary and Middle School meals. This chart shows a need for a minimum increase in the adult paid breakfast at Elementary School by \$0.04 and Middle School by \$0.05 for the 2026-27 school year.

The High Schools do not participate in the National School Lunch program. However, the adult rate for breakfast will increase to \$3.05.

Elementary school student breakfast	\$0.00
Reimbursement rate	\$3.04
Adjusted student rate	<u>\$3.04</u>
2025-26 Elementary school adult breakfast	\$3.00
Variance	\$0.04
Middle school student breakfast	\$0.00
Reimbursement rate	\$3.04
Adjusted student rate	<u>\$3.04</u>
2025-26 Middle school adult breakfast	\$3.00
Variance	\$0.04
Elementary school student Lunch	\$3.15
Reimbursement rate	\$0.845
Adjusted student rate	<u>\$4.00</u>
2025-26 Elementary school adult Lunch	\$4.05
Variance	\$(0.05)
Middle school student Lunch	\$3.40
Reimbursement rate	\$0.845
Adjusted student rate	<u>\$4.25</u>
2025-26 Middle school adult Lunch	\$4.30
Variance	\$(0.05)

In accordance with School Board policy 808, price increases for any menu item must be Board approved. Approval of a \$3.05 Elementary, \$3.05 Middle School, and \$3.05 High School adult breakfast meal price will be placed on the Consent Agenda for the Property & Finance Committee Action Items at the August 24, 2026 Board Meeting.

If you should have any questions, please contact me at 484-266-1020.

John Scully
Director of Business Affairs
8/10/2026

F.2. Approval of 2026-27 Transportation Schedules

WEST CHESTER AREA SCHOOL DISTRICT

Property & Finance Committee

MEMO ITEM

Approval of Current 2026-2027 Transportation Schedules for Public/Private/Parochial School Students and Authorization for the Transportation Personnel To Make Changes When Appropriate

In accordance with our auditor's request, the WCASD Board needs to approve the 2026-2027 transportation schedules for Public/Private/Parochial school students and authorize the Transportation Department to make any changes when appropriate.

These schedules include:

On the Go Kids (Contract 1):

- 63 bus routes both a.m. and p.m. for Special Education services and parochial/private schools; 5 regular education public school routes
- 8 mid-day routes
- 22 aides

Krapf Bus Company (Contract 2 & 3):

- 99 bus routes both a.m. and p.m. for public/parochial/private schools
- 4 late routes from non-public schools
- 5 mid-day routes

Accordingly, this item will be placed on the Consent Agenda for the Property & Finance Committee Action Items at the August 24, 2026 Board meeting.

John T. Scully
Director of Business Affairs
August 10, 2026

F.3. Approval to Exonerate 2026-27 Property Taxes –
East Bradford Township

WEST CHESTER AREA SCHOOL DISTRICT

Property & Finance Committee Memo Item

Approval to Exonerate 2026-27 Property Taxes – East Bradford Township – Disabled Veteran

The Chester County Assessment Office has asked the district to exonerate the 2026-27 school taxes from a parcel within West Whiteland Township. The property owner applied for and has been granted a 100% Disabled Veteran Exemption for school tax year beginning 2026.

- 5107-00400400 – assessed value 338,590

The property received the 100% Disabled Veteran Exemption status after WCASD's billing file was created in May 2026. The result was that the parcel was erroneously included on the billing file and a 2026-27 WCASD tax bill was generated/mailed to this property.

The amount of taxes owed for the 2026-27 tax year totals \$7,788.32. I request Board approval to authorize the exoneration of the taxes owed on this property for the 2026-27 school year.

This item will be placed on the Consent Agenda for the Property & Finance Committee Action Items for the August Board meeting. If you should have any questions, please give me a call.

John T. Scully
8/11/26

F.4. Approval to Exonerate 2026-27 Property Taxes –
West Whiteland Township

WEST CHESTER AREA SCHOOL DISTRICT

Property & Finance Committee Memo Item

Approval to Exonerate 2026-27 Property Taxes – West Whiteland Township – Disabled Veteran

The Chester County Assessment Office has asked the district to exonerate the 2026-27 school taxes from a parcel within West Whiteland Township. The property owner applied for and has been granted a 100% Disabled Veteran Exemption for school tax year beginning 2026.

- 4105-Q0132000 – assessed value 147,200

The property received the 100% Disabled Veteran Exemption status after WCASD's billing file was created in May 2026. The result was that the parcel was erroneously included on the billing file and a 2026-27 WCASD tax bill was generated/mailed to this property.

The amount of taxes owed for the 2026-27 tax year totals \$3,484.36. I request Board approval to authorize the exoneration of the taxes owed on this property for the 2026-27 school year.

This item will be placed on the Consent Agenda for the Property & Finance Committee Action Items for the August Board meeting. If you should have any questions, please give me a call.

John T. Scully
8/11/26

F.5. Approval of Change Order Items for Mary C Howse
Renovations

West Chester Area School District

Property and Finance Committee

Memo Item for August 17, 2026

Change Orders – Renovations & Additions to Mary C Howse Elementary School

Attached is the spreadsheet which identifies change orders that were needed to complete the ongoing renovations and additions to Mary C Howse Elementary School. The change orders are considered time sensitive to complete this phase of the renovations.

GC-15	Paint the glazed block base in 12 classrooms	\$5,757.68
GC-16	Modify the existing gym/cafeteria soffit larger than the original.	\$5,267.00
GC-17	Demolish the existing boiler plant chimney.	\$9,777.60
GC-18	Provide a new concrete pad at the new kitchen door.	\$6,565.65
EC-14	Provide the labor and material to add a Type D recessed light fixture in the Main entrance soffit.	\$5,511.00
SC-07	Provide rapid seal for new boiler room sanitary pipe connection to the main sanitary line per request from the Township.	\$2,800.00
SC-08	Additional concrete replacement at the new ADA sidewalk at the Gym.	\$6,600.00
RC-07	Provide additional roof drain in low area of main lobby roof	\$4,200.50
RC-08	Provide roof infill at boiler room roof after the chimney was demolished.	\$1,864.00

If you have any questions, please do not hesitate to contact me.

Thank you,
Damon Gonzaga
Capital Program Manager

General Contractor: LJ Paoella Construction, Inc.

Original Contract: \$6,318,000.00

Change Orders to Date: \$119,488.03

Revised Contract: \$6,437,488.03

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
Changes Required by Public Bodies, Code
- D. Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Back charges

Change Order	Issue	Cost/(Credit)	Approved		Change Order	Time Sensitive		Remarks
Number			Yes	No	Type	Yes	No	
GC-01	Provide new ceramic tile base in seven toilet rooms throughout the school.	\$16,277.80	X		C	X		The contract documents show rubber wall base in these toilet rooms. Rubber wall base will not stay adhered to the wall surface as well as ceramic tile. Ceramic wall base is more durable and will retain its factory finish longer than rubber base.
GC-02	Remove the fire rating from four individual doors and upgrade two other individual doors to a 90 min rating.	(\$840.00)	X		B	X		A change was requested after a final review from the door supplier.
GC-03	Provide a new teacher's wardrobe cabinet for the new Design Lab rm 211.	\$2,675.20	X		C	X		The contract documents do not show a new teacher's wardrobe cabinet for this room. The cabinet is required for the staff to secure their personal belongings during the school day.
GC-04	Provide additional floor prep in the phase 1 classrooms 109, 110, and 111.	\$23,829.00	X		A	X		There was some type of coating under the existing floor tile in these rooms that had to be removed prior to installing the new floor. There was a concern that the new floor would not properly adhere to this coating.
GC-05	Replace the carpet tile installed in design lab rm 213 with new VCT.	\$4,401.00			F			The project had designed the floor covering as carpet tile. Some of the devices used in this space would not operate properly on the carpet.
GC-06	Additional steel framing along the roof bar joist at column line C on the new addition.	\$6,270.00	X		C	X		At the additional steel was necessary to transition the roof decking from the high point at column line C-3 down to the bar joist at B-3.

GC-07	Provide concrete infill at offices 303 and 306.	\$30,328.85	X		A	X		The existing floor in where office 303 is slopes down 6" from the back of the room to the front. Concrete infill is needed to level this area and create a new ADA ramp into these rooms.
GC-08	Provide new slab and reinforced concrete wall between room 302 and toilet room 021.	\$9,127.19	X		A	X		The existing part of the building that was removed for the new toilet rooms was at a higher elevation than the toilet rooms. This wall and slab was added to support the higher slab in the OT/PT room.
GC-09	Provide an additional dry erase board in the Art Room.	\$2,012.57	X		C	X		A marker board was added to the back of the classroom that was not shown on the contract drawings. The classroom ed spec requires two marker boards in each classroom.
GC-10	Change the handrails to the existing courtyard ramp.	\$3,531.68	X		A	X		The handrails were changed at the existing courtyard ramp because the existing railings were in poor condition. They were changed to enhance the appearance and safety on this ramp.
GC-11	Remove and replace the courtyard door to an outswing door.	\$4,153.88	X		B	X		The door was originally designed to swing out into the courtyard. This could allow someone to be locked in the courtyard.
GC-12	Add an additional roof hatch and ladder in room 033.	\$11,104.28	X		F	X		The new roof hatch is installed at the gym roof level. This second hatch would permit better access for main roof level maintenance.
GC-13	Provide additional railings at the new boiler room stairs and concrete infill.	\$4,629.98	X		A	X		Additional concrete is needed to provide a larger landing for the stairs and to support the new railing. The additional railing is for the chimney side of the boiler room stair
GC-14	Modify the new aluminum window frame for the calming room.	\$1,986.60	X		C	X		The new calming room window needs to be adjusted to be able to accommodate an existing steel lintel that need to remain in place in order for the new calming room to be built.
GC-15	Paint the glazed block base in 12 classrooms	\$5,757.68	X		F	X		After the demolition in the phase 2 and phase 3 classrooms, it was noted that the wall base was not rubber cove base but was glazed block base. In lieu of the new rubber base, the existing base was primed and painted black.
GC-16	Modify the existing gym/cafeteria soffit larger than the original.	\$5,267.00	X		A	X		The new motorized operable partition requires a larger soffit for the motor and track.
GC-17	Demolish the existing boiler plant chimney.	\$9,777.60	X		F	X		The existing chimney was in poor condition and the new boiler plant did not need the high chimney for draft. The new boilers are vented through the roof so the chimney could be demolished.

GC-18	Provide a new concrete pad at the new kitchen door.	\$6,565.65	X		C	X		The drawings did not clearly identify the new frost proof concrete pad at the new kitchen door.
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Electrical Contractor: Wescott Electric Company

Original Contract: \$ 3,498,000.00
 Change Orders to Date: \$ 119,539.00
 Revised Contract: \$ 3,617,539.00

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
- D. Changes Required by Public Bodies, Code Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Back charges

Change Order	Issue	Cost/(Credit)	Approved		Change Order	Time Sensitive		Remarks
Number			Yes	No	Type	Yes	No	
EC-01	Remove a section of the existing cable tray to permit new HVAC duct install and refeed existing 2 duplex receptacles in room 1.	\$3,769.00	X		A	X		A four-foot section of the existing cable tray above the suspended ceiling in the corridor outside of the library had to be removed to permit the installation of new hvac duct work from RTU2. There was not enough room with the cable tray in place to install and insulate the new ducts. The existing receptacles on the teaching wall in room 1 were on the same circuit as the receptacles in room 3 that had to be demolished as part of phase 1.
EC-02	Provide the labor to replace the phase 1A classroom electrical receptacles with tamper proof receptacles and change the rest of the receptacles on future phases to tamper proof receptacles.	\$7,440.00	X		B	X		When the phase 1 classrooms were completed, the electrical inspector required all receptacles in all the rooms being renovated have tamper proof receptacles installed in lieu of the typical receptacle that were specified. The current electrical code requires these tamper proof receptacles in schools.
EC-03	Provide the material and labor to add a fire alarm graphic annunciator panel at the main entrance	\$13,746.00	X		F		X	The graphic annunciator will permit the fire department to locate the source of a possible fire faster by showing the location in the building of the initiating fire alarm device instead of the room number.
EC-04	Provide three (3) new type H1 exterior wall mounted light fixtures on the walls of rooms 307 and 308.	\$2,854.00	X		F	X		The existing fixtures in this area were scheduled to be demolished but not replaced. Installing new fixtures will provide light to the walkway around this side of the building.
EC-05	Provide new local time clock, photocell and lighting contactor to control the new site lighting.	\$4,735.00	X		F	X		These controls will provide an easier control system that will not require a unique computer and software to turn the outside lights on and off.

EC-06	Provide an additional fire alarm heat detector for the boiler room mezzanine	\$2,123.00	X		F		X	The mezzanine is an additional separated room in the boiler room. This required an additional heat detector to be installed. The mezzanine wall was not demolished due to excessive work necessary to add structural steel.
EC-07	Replace the existing 1600A main circuit breaker in the existing switch gear lineup.	\$44,240.00	X		F		X	The existing main breaker was a remanufactured unit and has been installed for several years. This breaker is in poor condition and is being replaced with a new (not remanufactured unit).
EC-08	Provide relay contacts in the new ATS switches that will send the correct start signal to either the stand-by emergency generator or the portable emergency generator.	\$1,803.00	X		F		X	If we do not add these relays, a start signal will be sent to the emergency generator even when the emergency generator is not functioning. This could cause a short in the generator requiring new circuit boards. The current procedure is to switch this wiring as needed. With the relays, this operation will happen automatically.
EC-09	Replace the specified corridor type C fixtures with flat panel light fixtures.	\$1,449.00	X		A	X		The corridor ceiling in the "300" hallway had to be lowered due to conflicts with the building structure. The fixture was changed to a lay-in type fixture in lieu of the specified fixture which is mounted to the ceiling grid.
EC-10	Provide the labor and material to add a Type C light fixture in closet 033.	\$1,804.00	X		F	X		This closet was not specified to receive a new light fixture. This space is changing to a roof access area and a new light fixture is necessary to safely access the roof.
EC-11	Provide the labor and material to add a Type D recessed light fixture in the rear entrance soffit.	\$2,380.00	X		A	X		The existing lighting layout conflicted with the new soffit panels. The fixture locations needed to be adjusted, and an additional fixture was added to ensure proper lighting coverage.
EC-12	Provide the labor and material to add a projector connection in room 305.	\$8,377.00	X		F		X	A projector was requested in the counselor's office room 305.
EC-13	Provide the labor and material to install a new service pole for the new PECO service.	\$19,308.00	X		D	X		This pole is a Verizon service pole. The pole needs to change before PECO will change the new service which will be needed for the new chiller. VZ has not responded to requests to change the pole. This pole will be added and the PECO service moved to the new pole.
EC-14	Provide the labor and material to add a Type D recessed light fixture in the Main entrance soffit.	\$5,511.00	X		F	X		The existing main entrance canopy was scheduled to be reduced in size. It was decided to keep the canopy at the current size to provide inclement weather protection at the main entrance for students, staff and visitors. Additional lighting was added to match the new designed lighting.

Site Contractor: DiRocco Bros., Inc.

Original Contract: \$ 1,858,345.50
 Change Orders to Date: \$ 92,000.75
 Revised Contract: \$ 1,950,346.25

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
- D. Changes Required by Public Bodies, Code Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Back charges

Change Order	Issue	Cost/(Credit)	Approved		Change Order	Time Sensitive		Remarks
Number			Yes	No	Type	Yes	No	
SC-01	Revised site plans due to Township plans review. Additional erosion control, change from 6" of 2A to 8" of 3A subbase, directional signage for drop off and additional landscaping,	\$33,812.50	X		D		X	Additional changes were requested as part of the townships review. There wasn't enough time after the reviews to amend the contract documents prior to bidding the project.
SC-02	Additional brush had to be removed to install the erosion controls along the tree line on the east side of the property.	\$3,500.00	X		C	X		This issue was not identified clearly on the contract documents and was seen after the work area was surveyed. The brush had to be removed so that the silt sock and tree protection could be properly installed.
SC-03	Change concrete outlet structure ST13 from 4'x4' to 4'x6'.	\$3,830.00	X		C	X		During the submittal process, the outlet structure was deemed too small for the four connection pipes and the required access ladder. The structure was enlarged to permit the ladder installation.
SC-04	Excavate and lower the fire service and domestic service water lines where the lines cross DP-1 storm swale. The domestic line was sanitized after the work was completed.	\$18,000.00	X		A	X		It was discovered that after site contractor cut down the site for the storm swale the existing fire and domestic water service lines would be too close to the surface. These lines were lowered to prevent them from damage from cold weather.
SC-05	Remove 300 ft of the existing fence, trees and shrubbery along the east property line near the new retaining wall location.	\$8,200.00	X		A	X		The existing fence was required to be removed to permit the excavation for the new retaining wall and new storm sewer installation.

SC-06	Provide additional fence along retaining wall and property line with landscaping changes to accommodate the retaining wall and new fence.	\$15,258.25	X		C	X		The existing was removed in SC05. This is new fence to replace the existing at the retaining wall and along the property line. The landscaping was changed because the designed landscape could not be installed as shown because of the new drainage pipe behind the retaining wall.
SC-07	Provide rapid seal for new boiler room sanitary pipe connection to the main sanitary line per request from the Township.	\$2,800.00	X		D	X		Inspector from West Whiteland Township required the new connection to be sealed with hydraulic patch cement in addition to the specified flexible sealant.
SC-08	Additional concrete replacement at the new ADA sidewalk at the Gym.	\$6,600.00	X		F	X		The concrete scheduled to remain was cracked and deteriorating. The concrete was replaced in provide a smooth transition from the ADA ramp to the Main Entrance and Gym doors.

Roofing Contractor: Garvey Roark, LLC

Original Contract: \$ 4,519,149.00
 Change Orders to Date: \$ (399,916.11)
 Revised Contract: \$ 4,119,232.89

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
- D. Changes Required by Public Bodies, Code Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Back charges

Change Order	Issue	Cost/(Credit)	Approved		Change Order	Time Sensitive		Remarks
Number			Yes	No	Type	Yes	No	
RC-01	Delete the installation of vapor barrier and base cover board from the roof assembly. Modify roofing system to average R-30 from minimum R-30.	-\$445,000.00	X		F		X	Credit to reduce the overall construction cost of the new roof.
RC-02	Replace approximately 20 feet of rotted wood 2x12 fascia on the library roof along the courtyard side of the library roof.	\$1,326.00	X		A	X		The deteriorated wood fascia was discovered when the existing aluminum gutter and fascia was removed. New pressure treated wood will be installed to securely attach new roofing material, aluminum fascia and gutters.
RC-03	Infill a low area of roof with insulation above the boy's restroom across from the library.	\$5,022.39	X		A	X		After the existing roof material was removed, it was noted that a section of the roof was tapered down away from the roof drains. The area was infilled with insulation material so that the finish roof was flat and the water would drain into the roof drains.
RC-04	Install two layers of 3/4" plywood at the top of the perimeter masonry walls of the new classroom addition.	\$19,126.00	X		B	X		The plywood is necessary to close off the top of the masonry walls and to have something to secure the new metal coping blocking cleats. The scope of work is not clearly identified to which prime contractor is responsible.
RC-05	Infill a low area of roof with insulation above the existing counselors office.	\$6,024.56	X		A	X		After the existing roof material was removed, it was noted that a section of the roof was tapered down and away from the roof drains. The area was infilled with insulation material so that the finish roof was flat and the water would drain into the roof drains.
RC-06	Provide additional tapered on the roof over the new OT/PT room.	\$7,520.44	X		A	X		There is an expansion joint in this area at the inside corner of the courtyard above this room. The expansion joint was covered with the roof stone ballast. The additional tapered is needed because the new roofing material for these roof areas need to terminate at the expansion joint.

RC-07	Provide additional roof drain in low area of main lobby roof	\$4,200.50	X		A	X		There was a low area between phase 2 and phase 5 roof areas. A drain was installed in this area to prevent ponding on the main lobby roof.
RC-08	Provide roof infill at boiler room roof after the chimney was demolished.	\$1,864.00	X		A	X		The chimney was removed by the GC under separate change order. The RC will patch the roof with new metal deck, roof insulation and membrane.

Mary C Howse ES Additions and Renovations 2024	
Contingency Tabulation	
Beginning Contingency Balance ¹	\$717,344.84
GC COs approved to date	\$ 146,855.96
EC COs approved to date	\$ 119,539.00
HVAC COs approved to date	\$ 30,765.30
PC COs approved to date	\$ 9,934.10
SC COs approved to date	\$ 92,000.75
RC COs approved to date	\$ (399,916.11)
SPK COs approved to date	\$ 2,180.00
Approved MCH COs to date	\$ 1,359.00
Remaining Contingency Balance	\$ 715,985.84

¹ Contingency was established at 3% of the construction budget.

F.6. Approval of Change Order Items for Hillsdale
Renovations

West Chester Area School District

Property and Finance Committee

Memo Item for August 17, 2026

Change Orders - Renovations and Additions to Hillsdale Elementary School

Attached is the spreadsheet which identifies change orders that were needed to complete the ongoing renovations and additions to Hillsdale Elementary School. All of these change orders were approved by District personnel due to their time sensitivity.

GC-022	Demo of tile flooring	\$18,579.76
GC-023	Demo of existing ceilings	\$12,040.62
GC-024	Demo of existing VCT and carpet flooring	\$29,374.24
GC-025	Demo of existing tile base	\$18,416.54
GC-026	Revisions to the Administration Area	\$14,790.36
GC-027	Additional structural steel in teacher's workroom	\$25,769.14
SC-008	Deduct for chiller pad and chain-link fencing	(\$16,237.14)
SPC-001	Sprinkler pipe revisions in Administration Area	\$2,079.00

If you have any questions, please contact me.

Timothy J. Burns
Capital Projects Coordinator

General Contractor: NCI Construction, Ltd

Original Contract: \$ 8,938,000.00
Change Orders to Date: \$ 247,352.02
Revised Contract: \$ 9,185,352.02

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
- D. Changes Required by Public Bodies, Code Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Back charges

Change Order Number	Issue	Cost/(Credit)	Approved		Change Order Type	Time Sensitive		Remarks
			Yes	No		Yes	No	
GC-001	Additional Lintels	\$2,878.85	X		B	X		3 additional lintels added from engineer at shop drawing review.
GC-002	Demolish 21 existing door frames to install new door frames	\$15,831.10	X		B	X		These openings were scheduled for new frames but the existing were not shown to be demolished.
GC-003	Add CMU blocks at ramp #3 to construct the sidewall of the ramp.	\$7,914.48	X		B	X		The details for the sidewall of ramp 3# at the lower were not complete enough for the ramp to be constructed. Additional block detail was necessary for the ramp to be built.
GC-004	Provide a new 20'x40' concrete pad for the chiller and emergency generator.	\$35,831.64	X		B	X		The details for the concrete pad were not complete enough for the pad to be constructed. To support the new chiller additional reinforcement and foundations were required.
GC-005	Provide waterproofing on the foundation outside of the existing music room.	\$7,466.09	X		F	X		This area of the building would get water inside the building during heavy or long periods of wet weather. The waterproofing was added to prevent future water issues in this area.
GC-006	Various areas of additional demolition	\$4,695.65	X		A	X		Remove existing drywall and masonry in chase in room 013, install CMU. Demo ceiling in existing room 26B, remove existing window in room 026.
GC-007	Concrete slab repair	\$8,673.91	X		B	X		Repair concrete floor slab in room 105 due floor failure when plumber saw cut the slab per the contract drawings.
GC-008	Various areas of additional demolition	\$10,686.68	X		B	X		Remove existing casework in modular classrooms for new casework installation. Remove existing cove base in mid and lower pods. Demo floors and ceilings in the modular building hallways not shown on drawings.
GC-009	Demo existing window	\$1,964.01	X		C	X		Remove existing window in room 407 not shown on drawings.
GC-010	Concrete slab and chase repair	\$11,001.83	X		A	X		Repair concrete floor slab and construct chase wall in girls room 043. Existing floor needed to be supported from below prior to new work being installed.
GC-011	Ceiling height discrepancy at new ramp	\$1,625.78	X		B	X		Install 30 lf of Axiom trim
GC-012	Wrap existing columns	\$8,777.11	X		C	X		Wrap 14 exposed metal columns in lower and upper pod.

[illegible]

Site Contractor: Twining Construction

Original Contract:	\$ 1,821,380.00
Change Orders to Date:	\$ 208,093.66
Revised Contract:	\$ 2,029,473.66

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
- D. Changes Required by Public Bodies, Code Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Backcharges

[illegible]

Sprinkler Contractor: Guy M Cooper, Inc

Original Contract:	\$	555,000.00
Change Orders to Date:	\$	2,079.00
Revised Contract:	\$	557,079.00

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
- D. Changes Required by Public Bodies, Code Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Backcharges

[illegible]

Hillsdale ES Additions and Renovations 2025 Contingency Tabulation	
Beginning Contingency Balance ¹	\$ 1,963,360.80
GC COs approved to date	\$ 247,352.02
EC COs approved to date	\$ 20,861.92
HVAC COs approved to date	\$ -
PC COs approved to date	\$ 12,042.61
Site COs approved to date	\$ 208,093.66
RC COs approved to date	\$ -
SC COs approved to date	\$ 2,079.00
Approved HDE COs to date	\$ 490,429.21
Remaining Contingency Balance	\$ 1,472,931.59

¹ Contingency was established at 8% of the construction budget.

F.7. Approval of Change Order Items for Modular
Demolition and New Addition to Exton Elementary
School

West Chester Area School District

Property and Finance Committee

Memo Item for August 17, 2026

**Change Orders – Modular Demolition and New Addition to Exton
Elementary School**

Attached is the spreadsheet which identifies change orders that were needed to complete the ongoing demolition and addition to Exton Elementary School. The change orders are considered time sensitive to complete this phase of the renovations.

EC-01	Remove existing med voltage conduit and telecommunications conduit and cabling from the modular corridor above the ceiling	\$17,157.00
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If you have any questions, please do not hesitate to contact me.

Thank you,
Damon Gonzaga
Capital Program Manager

Electrical Contractor:

Schipsi Electric

Original Contract: \$166,224.00

Change Orders to Date: \$17,157.00

Revised Contract: \$183,381.00

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
- D. Changes Required by Public Bodies, Code Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Backcharges

Change Order	Issue	Cost/(Credit)	Approved			Change Order		Time Sensitive
Number			Yes	No	Type	Yes	No	
EC-01	Remove existing med voltage conduit and telecommunications conduit and cabling from the modular corridor above the ceiling	\$17,157.00	X		B	X		The conduit and cable were above the corridor ceiling and fed parts of the building that are not part of the scope of work for this project. In order for the demolition to proceed these conduits had to be traced out and removed.

Exton ES Addition 2025	
Contingency Tabulation	
Beginning Contingency Balance 1	\$95,371.20
GC COs approved to date	\$-
EC COs approved to date	\$17,157.00
HVAC COs approved to date	\$-
PC COs approved to date	\$-
Approved EXE COs to date	\$17,157.00
Remaining Contingency Balance	\$78,214.20

¹ Contingency was established at 3% of the construction budget.

G. **NEXT MEETING DATE ANNOUNCEMENT**

Speaker (s) : Director
Bevilacqua

H. **ADJOURNMENT**

H.1. Call to Adjourn

Speaker (s) : Director
Bevilacqua