Facilities & Operations Committee Meeting September 2026

Tuesday, September 22, 2026 6:43 PM
Virtual Format: Immediately following the Safe Schools Committee Meeting , 401 E. Hancock Street, Lansdale, PA 19446

1.	**Pledge of Allegiance**	**Speaker(s):** Committee Chairperson
2.	**Approval of minutes from the August 25th, 2026 Facilities and Operations Committee Meeting**	**Speaker(s):** Committee Chairperson
3.	**Items Recommended for Worksession/Action Meeting**	**Speaker(s):** Director of Facilities and Operations
3.A.	BP-1: PC Change Order #2	**Speaker(s):** Director of Facilities & Operations
3.B.	BP-2: GC Change Order #06	**Speaker(s):** Director of Facilities & Operations
3.C.	BP-2: EC Change Order #03	**Speaker(s):** Director of Facilities & Operations
3.D.	BP-2: MC Change Order #2	**Speaker(s):** Director of Facilities & Operations
4.	**Informational Items**	**Speaker(s):** Director of Facilities & Operations
4.A.	High School Construction Update Video Presentation	**Speaker(s):** Director of Facilities & Operations
4.B.	High School Construction Update	**Speaker(s):** Director of Facilities & Operations
4.C.	Facilities Assessment Update Presentation	**Speaker(s):** Director of Facilities & Operations
4.D.	Student Representative Update	**Speaker(s):** Director of Facilities & Operations
5.	**Public Comments**	
6.	**Summary of Items Recommended for Work session and/or Action Meeting**	**Speaker(s):** Committee Chairperson
7.	**Next Meeting Dates**	**Speaker(s):** Committee Chairperson
8.	**Adjournment**	**Speaker(s):** Committee Chairperson

Facilities & Operations Committee Meeting August 2026

Tuesday, August 25, 2026 5:45 PM Eastern

This meeting will be held in a virtual format.

Daniel Bell:	Present
Ken Keiser:	Present
Juliane Ramic:	Present

Present: 3.

1. Pledge of Allegiance

2. Approval of minutes from the June 23rd, 2026 Facilities and Operations Committee Meeting
Motion to approve. This motion, made by Daniel Bell and seconded by Ken Keiser, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0

3. Items Recommended for Worksession/Action Meeting

3.A. BP-1 : GC Change Order #8
Motion to approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0
Motion to Approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0
The following Change Order Requests were agreed upon to create the above, zero-dollar change order to the GC Contract for BP-1. This amount will be applied to the allowances of the contract, leaving a remaining balance of $204,831.99. This change order does not increase the contract amount to this vendor, nor does it increase the overall budget.

- PCO#37 - Administration F-17 Corridor and temporary wall installation in the F-Pod Office area, to increase temporary office accessibility and use. - $10,547.78

Total Allowance Amount	$652,350.00
Remaining Previous Balance	$405,027.85
Change Orders this period	$ 10,547.78
Remaining Balance Allowance GC	$204,831.99

Post Meeting Note: It was noted by Mr. Ken Keiser, that the backup documentation did not include all of the back-up documentation. This was modified to include the noted materials.

3.B. BP-2 : GC Change Order #5
Motion to Approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0
The following Change Order Requests were agreed upon to create the above, zero-dollar change order to the GC Contract for BP-2. This amount will be applied to the allowances of

the contract, leaving a remaining balance of $1,446,056.74. This change order does not increase the contract amount to this vendor, nor does it increase the overall budget.

- PCO#19 - Storm water line modifications necessary to avoid utility service conflicts on site. - $22,328.30
- PCO#21 - Courtyard Area A, storm water conflicts, rerouting and modifications on site to avoid conflicts. - $14,806.53
- PCO#22 - Rock Removal based upon volume and units costs per contract, Dated 5/09/2026 through 7/7/2026 - $47,870.37

Total Allowance Amount	$2,007,385.00.00
Remaining Previous Balance	$1,531,061.94
Change Orders this period	$ 85,005.20
Remaining Balance Allowance GC	$1, 446,056.74

3.C. BP-2 : EC Change Order #2
Motion to Approve. This motion, made by Daniel Bell and seconded by Ken Keiser, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0
Motion to Approve. This motion, made by Daniel Bell and seconded by Ken Keiser, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0
The following Change Order Requests were agreed upon to create the above, zero-dollar change order to the EC Contract for BP-2. This amount will be applied to the allowances of the contract, leaving a remaining balance of $216,437.29. This change order does not increase the contract amount to this vendor, nor does it increase the overall budget.

- PCO#1 - Revised 120V power service to generator heater per EC RFI - 004. - $7,050.63
- PCO#2 - Feeder size increases to Generator #2 electrical panel, per EC RFI - 003. - $28,202.54
- PCO#3 - Additional PVC conduit added to ductbank for use by others for monitoring. Owner request. - $2,350.00
- PCO#6 - Additional conduits required for disconnect switches in the mechanical courtyard, per EC RFI - 026 - $20,384.95
- PCO#7 - Time and Material work to repair site lighting damage from BP-1 previous repair. Water damaged. Owner request - $3,864.98
- PCO#8 - Installation of conduit, wire, and associated labor for fussed disconnects for Generators #G1 and #G2, due to UL conflicts. - $22,573.22
- PCO#10 - Additional conduit, wiring and labor, related to reworking the switching in H-Pod due to ramp conflicts. Was originally part of BP-3. Expedited work scope to access A pod Addition. - $1,075.63
- PCO#11 — Additional excavation, conduit and wire related to an additional kiln requested by the owner for the Art area. - $2,701.16

Total Allowance Amount	$391,908.00
Remaining Previous Balance	$304,641.00

Change Orders this period $ 88,203.71
Remaining Balance Allowance GC $216,437.29
Post Meeting Note: It was noted by Mr. Dan Bell in the meeting that the amounts listed did not align with the attached backup documentation. This has been corrected in the attached files.

3.D. BP-2 Mechanical Contractor Change Order #1
Motion to approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0
This subject was discussed in the informational portion of the June 2026 Facilities and Operations Meeting.
Recommend to seek Board approval at the September 17, 2026 Action Meeting, fo BP-2 MC Change Order #1 for the purchase of two 4MM BTU Condensing Boilers to replace the existing boiler at the HS. While boiler replacement was always part of the BP-3 portion of the project, premature failure of a majority of the tubes in Boiler #2 the Burnham Boiler, requires a significant investment of over $150,000.00, to extend the life a couple of years, until the replacement can take place. Since the boilers are being relocated from their current position, we can not just install the new boiler ahead of schedule in the project. The boilers being installed, once the new boiler pads are ready and the boilers installed, will be relocated/moved to two Elementary Schools, or possibly one Middle School for boiler replacement that are currently on the Capital Needs list. It should be noted that there will be a follow-up change order for the demolition and installation of the boilers forthcoming. These were not included as design drawings to adapt to the current piping have not been completed yet.

3.E. Professional services contract to CMTA for the design, bidding, construction and commissioning of the HVAC equipment at North Wales ES and York Ave ES.
Motion to Approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0
As discussed at the June 2026 Facilities and Operations Committee, the HVAC Chiller plants and associated rooftop equipment are past their life expectancy and continuing to fail. Last summer repairs, were made to both schools and failures continue to occur. Parts for some equipment are increasingly difficult, or not possible to obtain. These items have been on the Capital Needs List and are now in need of replacement, to avoid continued wasted repair costs. Total project cost for both schools is estimated at $2,079,781.00 inclusive of this contract. The original proposal attached is for the chiller plant replacements only. Due to the submission to the PA Department of Economic Development for the Facilities Improvement Grant, the existing rooftop units were added to the project. The design and CM services will be required in either scenario.

4. Informational Items
Discussion/Information

4.A. HS Construction Update Video

4.B. CHA Construction Presentation Update

4.C. Facilities Department Update

Mr. Shawn Ryan and Mr. Dan Linski will provide an update on Facilities Summer activities.

5. Public Comments
There was no public comment made at this meeting.

6. Summary of Items Recommended for Work session and/or Action Meeting
The following is a summery of items recommended for Action Meeting on September 17th, 2026:
Items 3A - 3F.

7. Next Meeting Dates

8. Adjournment
Motion to Adjourn. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0
The meeting was adjourned at 7:53 PM

VISION
MECHANICAL INC.

August 20, 2026

CHA Solutions, Inc.
Attn: Colin Case
1 West Broad Street, Suite 500
Bethlehem, Pa 18018

P25010 – North Penn HS
CO #3 – Relocate Sanitary Piping

Dear Mr. Case,

We are pleased to provide our change order pricing as requested.

SCOPE OF WORK – Change Order #3:

1. Relocate sanitary piping to tie into manhole due to existing sanitary at building being too high and back pitched.

Total Cost of CO #3……..……..…$17,809.62

Note: See attached VMI Cost Estimate Sheet for L&M Breakdown.

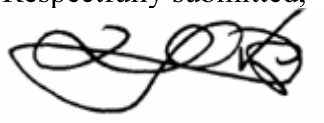
Exclusions: Premium Time &/or Overtime Labor Rates (our costs are based upon performing the additional work during normal business hours, Monday through Friday: 7AM to 3:30PM)

This proposal is valid for 30 days from August 20, 2026. Delay of approval will have a negative effect on completion of the work within the building. If a fully executed change order is not received within this time frame, pricing is subject to change to meet current market values. Vision Mechanical Inc. will not be held responsible for any delays associated with the work involved with the above-mentioned change order.

This additional work has added 0 days to the project schedule.

Thank you for the opportunity to submit our change order pricing. We enjoy working with you on this project. If we can be of any further assistance or should you require additional information, please do not hesitate to contact this office.

Respectfully submitted,



Eric P. Unger
Vice President

CC: Heath H. Eckert, VMI PM

135 Juniata Street
West Reading, PA 19611
Telephone: (610) 376-6700 - Fax: (610) 376-6300

PENN BUILDERS, INC.
General Contractors

September 1, 2026

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

RE: North Penn High School BP-2
Change Order Request #23 ASI 01 – Additional Shaft wall

Dear Mr. Lynch:

Please see below the costs associated with the changes listed in ASI 01, issued 01-26-2026. This proposal includes providing and installing an added Layer of 1" Shaft Liner to Elevator Doors per Details 4 and 6/BP2-A708.

Easy Does It (see proposal)		
Added 1" Shaft wall	$	2,225.58
	$	2,225.58
Penn Builders, Inc OH&P (10%)	$	222.56
	$	**2,448.14**

Please issue an allowance adjustment or change order for this additional cost if approved.

Sincerely,
PENN BUILDERS, INC.
Dave Lawrence

CC: Ms. Marcie Sorber (SGA)
Mr. Bill Hambly (CHA)
Mr. Nagaraju Mudunuri (CHA)
Mr. Chris Horton (PBI)
Mr. Jon Swartley (PBI)
Mr. Harry Buzzard (PBI)
Mr. Jim Bodkin (PBI)
Ms. Valerie Brown (PBI)
FILE

REQUEST FOR CHANGE ORDER

EASY DOES IT DRYWALL, INC. **July 13, 2026**
71 TEXACO ROAD
MECHANICSBURG, PA 17050

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

JOB NAME: North Penn High School BP2

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

REQUEST FOR CHANGE ORDER NO.4 Revision 1

Reference: Attached ASI 001

- **Added Layer of 1" Shaft Liner to Elevator Doors per Details 4 and 6/BP2-A708 of ASI-001.**

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

Two Thousand Two Hundred Twenty-Five Dollars and 58/100 cents---------$2,225.58

_____
Nicholas Meinnert, Estimator

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

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

Signature_____ Date of Acceptance_____

COST BREAKDOWN

CONTRACTOR NAME SUB

North Penn High School BP2 CO004 ASI 001 Revision 1

LABOR COST

Classification	Certified Payroll Base Rate *	Fringe Benefits (as defined by L&I) *	Total Hourly Rate	Hours	Total
Carpenter	$76.49		$82.49	12	$989.88
Finisher	$76.78		$82.78		$0.00
Building Laborer	$63.35		$69.35		$0.00
Superintendent	$85.00		$85.00	1	$85.00
Project Manager	$125.00		$125.00	1	$125.00
				Sub-Total	**$1,199.88**

On Base Labor Rate ONLY

Social Security @	6.20%		$69.93
Medicare @	1.45%		$16.35
Unemployment @	11.00%		$124.07
Workmans Compensation @	10.00%		$112.79
Public Liability Insurance @	4.00%		$45.12
		Sub-Total	**$368.25**

** Labor Markup (10.00%) $156.81

TOTAL LABOR **$1,724.95**

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

Item	Quantity	Unit Cost	Total Cost
Add 2'x8'x1" Shaft Liner/PC	8	$31.56	$252.48
Add Fire Caulk/Tube	5	$25.30	$126.50
Added Fasteners/EA	1	$52.60	$52.60
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
		Sub-Total	**$431.58**

** Material Markup (10.00%) $43.16

*** Applicable Sales 6% Tax $25.89

MATERIAL TOTAL **$500.63**

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

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

** Equipment Markup (10.00%) $0.00

EQUIPMENT TOTAL **$0.00**

LME TOTAL **$2,225.58**

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Architect's Supplemental Instructions

PROJECT: *(name and address)* North Penn High School Renovations Bid Package 2	**CONTRACT INFORMATION:** Contract For: Mechanical Construction Date: 08-14-2026	**ASI INFORMATION:** ASI Number: 01 Date: 01-20-2026
OWNER: *(name and address)* North Penn School District 401 E. Hancock Street Landsdale, PA 19446	**ARCHITECT:** *(name and address)* Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio 555 E. North Lane, Suite 5100 Conshohocken , PA 19428	**CONTRACTOR:** *(name and address)* JBM Mechanical, Inc 3273 Gun Club Road Nazareth, PA 18064

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.
(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

ASI 01 amends or clarifies the Contract documents as follows:

Revisions to Civil Set:
- Drawing BP2-C008; REPLACE sheet in its entirety (attached). Revise the ball stopper netting height and associated fencing connection.

Revisions to Architectural Set:
- Drawing BP2-A122.A1; REPLACE sheet in its entirety (attached). Height of pendant lighting from Second Floor elevation to bottom of fixture provided.
- Drawing BP2-A121.E; CLARIFICATION that 6A WOOD CELING SYSTEM direction in LIBRARY E155 to run short distance to align with lighting.
- Drawing BP2-A708; REPLACE sheet in its entirety (attached). Revise ELEV1 hoistway plan dimensions, layout, and associated head and jamb details.

Revisions to Structrual Set:
- Modifications to structural steel framing adjacent to elevator shaft shall be made per revised sheet BP2-A708 and reflected on Revise & Resubmit For Record submittals.

Revisions to the Electrical Contract per Snyder Hofman Associates, Inc.:
Revise Feeder Legend for the emergency power single line on BP2-E502 as follows as follows:
- Revise tag 11 to be: 3 sets, each consisting of: (4) 600 MCM AL and (1) #4/0 AL gnd in 4" conduit and (1) spare 4" conduit
- Revise tag 12 to be: 3 sets, each consisting of: (4) 400 MCM AL and (1) #3/0 AL gnd in 4" conduit plus (1) spare 4" conduit - Revise tag 22 to be: (4) 3/0 AL and (1) #1 AL gnd in 2-1/2" conduit
- Revise the following to be: (4) #6 and (1) #10 gnd in 1-1/4" in conduit (tagged with '26'): XG1 -> EQDA The secondary of XG1 (from XGI ->EQDA) needs 4 conductions. Elsewhere, it can remain as 3 conductors
- Revise the following to be: (4) #1 and (1) #8 gnd in 2" conduit (all tagged with '24'): XEEQ -> EQLE1; XCLS -> LSLC; XCEQ -> EQLC; EQLE1->EQLE2; XELS -> LSLE; ATSB1 -> LSDB; ATSE1-> LSDE; XALS -> LSLA

Provide the following spare conduits for SWBDE1, SWBDE2 and 5KV Switchgear Line Up:
SWBDE1
-(6) 2-1/2" conduits for Section 1
-(3) 4" Conduits and (1) 2-1/2" conduit for Section 2
SWBDE2
-(1) 4" and (3) 2-1/2" conduits for Section 1

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User Notes: (696fe8250a3b56edb71f80b0)

5KV Switchgear Line Up
-(2) 5" Conduits for the Spare Section
-(2) 5" Conduits for the Future Section.

ISSUED BY THE ARCHITECT:

ARCHITECT *(Signature)*

BY: Eric Weiss, Project Architect

(Printed name, title, and license number if required)

01/21/2026

Date

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User Notes: (696fe8250a3b56edb71f80b0)

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Architect's Supplemental Instructions

PROJECT: *(name and address)* North Penn High School Renovations Bid Package 2	**CONTRACT INFORMATION:** Contract For: Mechanical Construction Date: 08-14-2026	**ASI INFORMATION:** ASI Number: 01 Date: 01-20-2026
OWNER: *(name and address)* North Penn School District 401 E. Hancock Street Landsdale, PA 19446	**ARCHITECT:** *(name and address)* Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio 555 E. North Lane, Suite 5100 Conshohocken , PA 19428	**CONTRACTOR:** *(name and address)* Tri-County Mechanical, Inc 425 Springfield Street Coopersburg, PA 18036

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.
(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

ASI 01 amends or clarifies the Contract documents as follows:

Revisions to Civil Set: - Drawing BP2-C008; REPLACE sheet in its entirety (attached). Revise the ball stopper netting height and associated fencing connection.

Revisions to Architectural Set:
- Drawing BP2-A122.A1; REPLACE sheet in its entirety (attached). Height of pendant lighting from Second Floor elevation to bottom of fixture provided.
- Drawing BP2-A121.E; CLARIFICATION that 6A WOOD CELING SYSTEM direction in LIBRARY E155 to run short distance to align with lighting.
- Drawing BP2-A708; REPLACE sheet in its entirety (attached). Revise ELEV1 hoistway plan dimensions, layout, and associated head and jamb details

Revisions to Structrual Set:
- Modifications to structural steel framing adjacent to elevator shaft shall be made per revised sheet BP2-A708 and reflected on Revise & Resubmit For Record submittals.

Revisions to the Electrical Contract per Snyder Hofman Associates, Inc.:
Revise Feeder Legend for the emergency power single line on BP2-E502 as follows as follows:
- Revise tag 11 to be: 3 sets, each consisting of: (4) 600 MCM AL and (1) #4/0 AL gnd in 4" conduit and (1) spare 4" conduit
- Revise tag 12 to be: 3 sets, each consisting of: (4) 400 MCM AL and (1) #3/0 AL gnd in 4" conduit plus (1) spare 4" conduit - Revise tag 22 to be: (4) 3/0 AL and (1) #1 AL gnd in 2-1/2" conduit
- Revise the following to be: (4) #6 and (1) #10 gnd in 1-1/4" in conduit (tagged with '26'): XG1 -> EQDA The secondary of XG1 (from XGI ->EQDA) needs 4 conductions. Elsewhere, it can remain as 3 conductors.
- Revise the following to be: (4) #1 and (1) #8 gnd in 2" conduit (all tagged with '24'): XEEQ -> EQLE1; XCLS -> LSLC; XCEQ -> EQLC; EQLE1->EQLE2; XELS -> LSLE; ATSB1 -> LSDB; ATSE1-> LSDE; XALS -> LSLA

Provide the following spare conduits for SWBDE1, SWBDE2 and 5KV Switchgear Line Up:
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SWBDE2
-(1) 4" and (3) 2-1/2" conduits for Section 1

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User Notes: (696fd3ef4b16f057d14e95f8)

5KV Switchgear Line Up
-(2) 5" Conduits for the Spare Section
-(2) 5" Conduits for the Future Section.

ISSUED BY THE ARCHITECT:

ARCHITECT *(Signature)*

BY: Eric Weiss, Project Architect

(Printed name, title, and license number if required)

01/21/2026

Date

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User Notes: (696fd3ef4b16f057d14e95f8)

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Architect's Supplemental Instructions

PROJECT: *(name and address)* North Penn High School Renovations Bid Package 2	**CONTRACT INFORMATION:** Contract For: Date: 01-20-2026	**ASI INFORMATION:** ASI Number: Date:
OWNER: *(name and address)* North Penn School District 401 E. Hancock Street Landsdale, PA 19446	**ARCHITECT:** *(name and address)* Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio 555 E. North Lane, Suite 5100 Conshohocken , PA 19428	**CONTRACTOR:** *(name and address)* Penn Builders, Inc 2275 Od Bethlehem Pike Quakertown, PA 18951

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- Revise tag 22 to be: (4) 3/0 AL and (1) #1 AL gnd in 2-1/2" conduit
- Revise the following to be: (4) #6 and (1) #10 gnd in 1-1/4" in conduit (tagged with '26'): XG1 -> EQDA The secondary of XG1 (from XGI ->EQDA) needs 4 conductions. Elsewhere, it can remain as 3 conductors.
- Revise the following to be: (4) #1 and (1) #8 gnd in 2" conduit (all tagged with '24'): XEEQ -> EQLE1; XCLS -> LSLC; XCEQ -> EQLC; EQLE1->EQLE2; XELS -> LSLE; ATSB1 -> LSDB; ATSE1-> LSDE; XALS -> LSLA

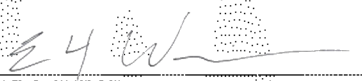
Provide the following spare conduits for SWBDE1, SWBDE2 and 5KV Switchgear Line Up:
SWBDE1
-(6) 2-1/2" conduits for Section 1
-(3) 4" Conduits and (1) 2-1/2" conduit for Section 2
SWBDE2

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User Notes: (696fa9d90a3b56edb71f770c)

-(1) 4" and (3) 2-1/2" conduits for Section 1

5KV Switchgear Line Up
-(2) 5" Conduits for the Spare Section
-(2) 5" Conduits for the Future Section

ISSUED BY THE ARCHITECT:



ARCHITECT *(Signature)*

BY: Eric Weiss, Project Architect

(Printed name, title, and license number if required)

01/21/2026

Date

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User Notes: (696fa9d90a3b56edb71f770c)

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Architect's Supplemental Instructions

PROJECT: *(name and address)* North Penn High School Renovations Bid Package 2	**CONTRACT INFORMATION:** Contract For: Electrical Construction Date: 08-14-2026	**ASI INFORMATION:** ASI Number: 01 Date: 01-20-2026
OWNER: *(name and address)* North Penn School District 401 E. Hancock Street Landsdale, PA 19446	**ARCHITECT:** *(name and address)* Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio 555 E. North Lane, Suite 5100 Conshohocken , PA 19428	**CONTRACTOR:** *(name and address)* Wescott Electric Company P.O. Box 278 Glen Riddle, PA 19037

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.
(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

ASI 01 amends or clarifies the Contract documents as follows:

Revisions to Civil Set:
- Drawing BP2-C008; REPLACE sheet in its entirety (attached). Revise the ball stopper netting height and associated fencing connection.

Revisions to Architectural Set:
- Drawing BP2-A122.A1; REPLACE sheet in its entirety (attached). Height of pendant lighting from Second Floor elevation to bottom of fixture provided.
- Drawing BP2-A121.E; CLARIFICATION that 6A WOOD CELING SYSTEM direction in LIBRARY E155 to run short distance to align with lighting.
- Drawing BP2-A708; REPLACE sheet in its entirety (attached). Revise ELEV1 hoistway plan dimensions, layout, and associated head and jamb details.

Revisions to Structrual Set:
- Modifications to structural steel framing adjacent to elevator shaft shall be made per revised sheet BP2-A708 and reflected on Revise & Resubmit For Record submittals.

Revisions to the Electrical Contract per Snyder Hofman Associates, Inc.:
Revise Feeder Legend for the emergency power single line on BP2-E502 as follows as follows:
- Revise tag 11 to be: 3 sets, each consisting of: (4) 600 MCM AL and (1) #4/0 AL gnd in 4" conduit and (1) spare 4" conduit
- Revise tag 12 to be: 3 sets, each consisting of: (4) 400 MCM AL and (1) #3/0 AL gnd in 4" conduit plus (1) spare 4" conduit - Revise tag 22 to be: (4) 3/0 AL and (1) #1 AL gnd in 2-1/2" conduit
- Revise the following to be: (4) #6 and (1) #10 gnd in 1-1/4" in conduit (tagged with '26'): XG1 -> EQDA The secondary of XG1 (from XGI ->EQDA) needs 4 conductions. Elsewhere, it can remain as 3 conductors.
- Revise the following to be: (4) #1 and (1) #8 gnd in 2" conduit (all tagged with '24'): XEEQ -> EQLE1; XCLS -> LSLC; XCEQ -> EQLC; EQLE1->EQLE2; XELS -> LSLE; ATSB1 -> LSDB; ATSE1-> LSDE; XALS -> LSLA

Provide the following spare conduits for SWBDE1, SWBDE2 and 5KV Switchgear Line Up:
SWBDE1
-(6) 2-1/2" conduits for Section 1
-(3) 4" Conduits and (1) 2-1/2" conduit for Section 2
SWBDE2
-(1) 4" and (3) 2-1/2" conduits for Section 1

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User Notes: (696fa6534b16f057d14e8f5d)

5KV Switchgear Line Up
-(2) 5" Conduits for the Spare Section
-(2) 5" Conduits for the Future Section

ISSUED BY THE ARCHITECT:

ARCHITECT *(Signature)*

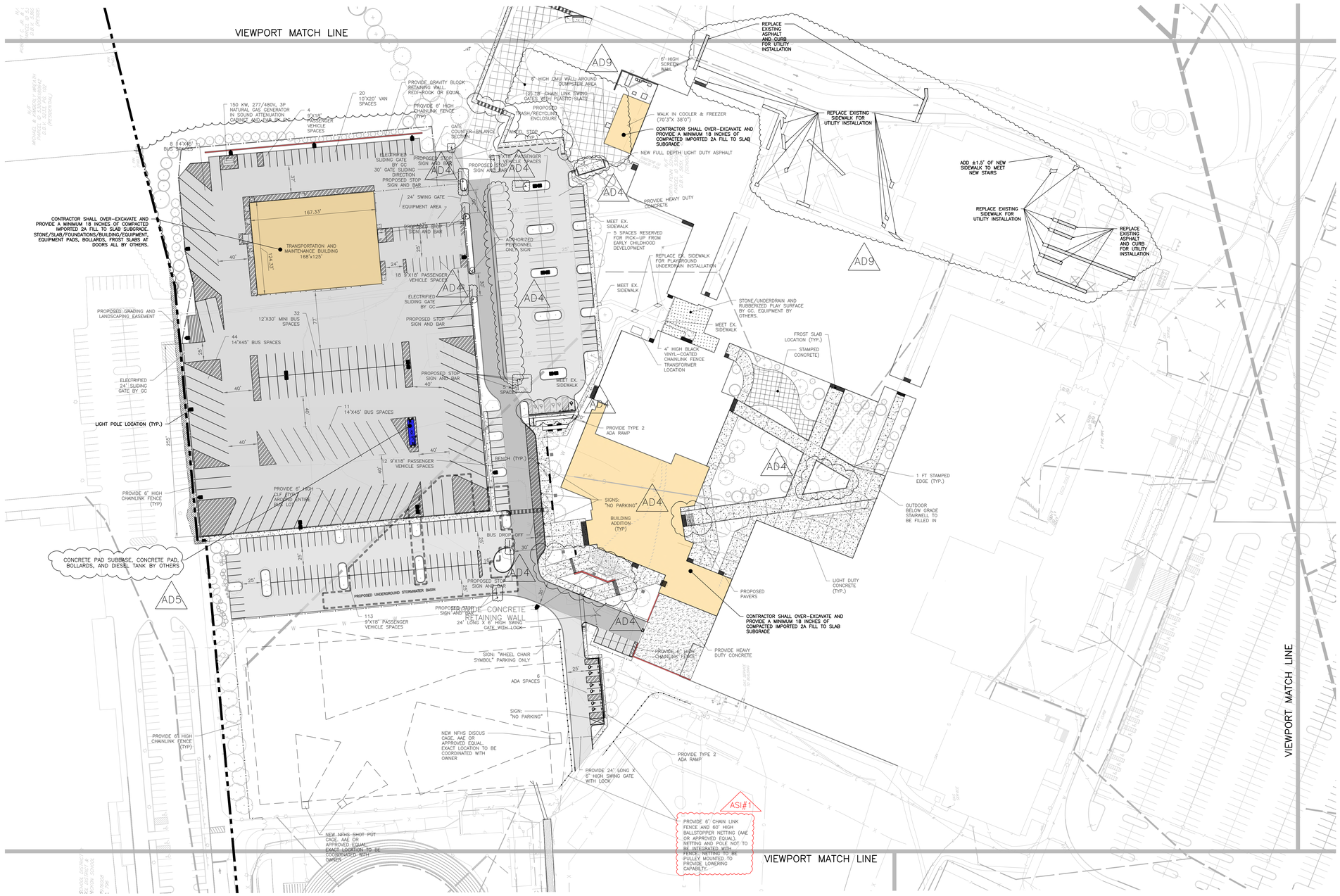
BY: Eric Weiss, Project Architect

(Printed name, title, and license number if required)

01/21/2026

Date

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User Notes: (696fa6534b16f057d14e8f5d)



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PROJECT INFORMATION:
FILE PATH: C:\Projects\SGAL\00056\Plans\BID Pack Plans\BID Pack 02\Plans\
FILE NAME: SGAL00056-SITE PLAN - A.dwg
LAST SAVED DATE AND TIME: 14 Nov 2025, 4:05PM
LAST SAVE BY: Kpowell

BID SET/PERMIT SET

Key Plan:
NOT IN SCOPE
True Project
F E A D B C

GRAPHIC SCALE
50' 25' 0 50' 100'
(IN FEET)
1 inch = 50 ft.

Scale: 1" = 1,000'

SCHRADERGROUP
555 E North Lane, Suite 5100, Building D,
Conshohocken, PA 19428
p: 215 482 7440
f: 215 482 7441
www.sgarc.com

Consultants:

Civil:
T&M Associates
2000 Market Street, Suite 800
Philadelphia, PA 19103
(215) 282-7846

MEP:
Snyder Hoffman Associates, Inc.
1005 W. Lehigh St.
Philadelphia, PA 18018
(610) 694-8020

Structural Engineer
SCHRADERGROUP
153 East King St. Suite 211-212
Lancaster, PA 18018
(717) 299-8965

Food Service
Corsi Associates
1489 Baltimore Pike
Springfield, PA 19064
(866) 267-7447

Acoustics
Metropolitan Acoustics
1628 John F Kennedy Blvd #1902
Philadelphia, PA 19103
(215) 248-4352

Professional Seal:
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER W. JENSEN — ENGINEER — No. PE-078454
CHRISTOPHER W. JENSEN, P.E.
PROFESSIONAL ENGINEER
PA. LIC. No. 078464

Owner:
North Penn School District
401 E. HANCOCK STREET, LANSDALE, PA 19446

Additions and Renovations to:
NORTH PENN HIGH SCHOOL-
BID PACKAGE 2 (BP2)
1340 S VALLEY FORGE ROAD
LANSDALE, PA 19446

ISSUED FOR:

NO.	DESCRIPTION	DATE
	BID SET/PERMIT SET	05/19/25
1	ADDENDUM #4	06/26/25
2	ADDENDUM #5	07/02/25
3	ADDENDUM #7	07/10/25
4	ADDENDUM #9	07/24/25
5	CONFORMANCE SET	10/08/25
6	ASI #1	11/19/25

DATE: 05/19/2025

T&M PROJECT NUMBER: SGAL00056

Drawing Title:
SITE PLAN - A

Drawing Number:
BP2- C008

RCP LEGEND

6A | 10' - 0" / PT-1 — INDICATES CEILING TYPE (SEE LEGEND), HEIGHT ABOVE FINISHED FLOOR & FINISH

EXPOSED TO STRUCTURE ABOVE, PAINTED

CEILING ACCENT PAINT (SEE FINISH SCHEDULE)

ROLLER SHADE - MANUAL (FABRIC 1)

CEILING LEGEND

1A	2x2 ACOUSTICAL CEILING TILE SYSTEM
2A	2x4 ACOUSTICAL CEILING TILE SYSTEM
2D	2x4 CLEAN ROOM CEILING TILE SYSTEM
3A	GWB CEILING FINISH
3B	1 HR FIRE RATED GWB CEILING FINISH (NER 258)
4A	LINEAR METAL CEILING SYSTEM
5A	ACOUSTIC CLOUD - 7'-10" X 3'-10"
5B	ACOUSTIC CLOUD - 5'-10" X 3'-10"
5C	ACOUSTIC CLOUD - CUSTOM SIZE
6A	WOOD CEILING SYSTEM
7A	HARDSTOP PLAM

CEILING NOTES

1. ALL CEILING TILE TO BE CENTERED IN ROOMS, UNLESS OTHERWISE NOTED.
2. CEILING HEIGHTS REFERENCE ROOMS FINISHED FLOOR ELEVATION.
3. CONTRACTOR TO PROVIDE CEILING EXPANSION JOINTS PER SPECIFICATION REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS AT ALL BUILDING EXPANSION JOINT LOCATIONS.
4. REFERENCE MECHANICAL DRAWINGS FOR CEILING MOUNTED DUCTS, PIPES, ETC.
5. REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES AND LOCATIONS.
6. "EXPOSED, PTD" INCLUDES STRUCTURE, DUCTWORK, PIPING, CONDUIT, HANGERS AND ACCESSORIES.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF MASONRY, ROUGH FRAME OR CENTER LINE OF COLUMN - TYPICAL UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY **ALL** DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

SPI - PAVO PENDANT LIGHTING LEGEND

- LP42
- LP62
- LP44
- LP64
- LP45
- LP65



1 | PARTIAL SECOND FLOOR RCP - AREA A1
BP2-A122.A1 | SCALE: 1/8" = 1'-0"

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555 E North Lane, Suite 5100, Building D,
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Consultants:
Civil:
T&M ASSOCIATES
1700 Market St, Suite 3110
Philadelphia, PA 19103
p: 215.282.7850

MEP:
Snyder Hoffman Associates, Inc.
1005 W. Lehigh St.
Bethlehem, PA 18018
p: 610.694.8020

Structural Engineer
SCHRADERGROUP
153 East King St. Suite 211-212
Lancaster, PA 17602
p: 717.299.8965

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Springfield, PA 19064
p: 866.267.7447

Acoustics
Metropolitan Acoustics
1628 John F Kennedy Blvd #1902
Philadelphia, PA 19103
p: 215.248.4352

Professional Seal:

Owner:
NORTH PENN SCHOOL DISTRICT
401 E. HANCOCK STREET, LANSDALE, PA 19446

Additions and Renovations to:
NORTH PENN HIGH SCHOOL - BID PACKAGE 2 (BP2)
1340 S. VALLEY FORGE RD.
LANSDALE, PA 19446

ISSUED FOR:

NO.	DESCRIPTION	DATE
AD1	ADDENDUM #1	06/05/2025
	CONFORMED SET	10/08/2025
1	ASI-001	01/20/2026

DATE: 05/19/2025

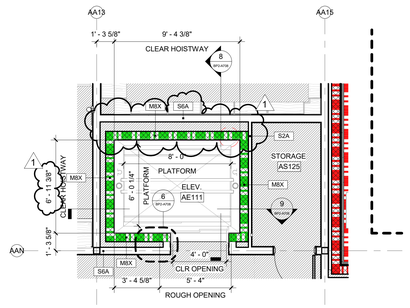
SG PROJECT NUMBER: 23-028

Key Plan:
NOT IN SCOPE
A1 A2 B E C

Drawing Title:
SECOND FLOOR REFLECTED CEILING PLAN - AREA A1

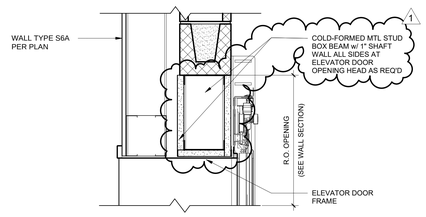
Drawing Number:
BP2-A122.A1

True N Project
0' 2' 4' 8' 16' 24'



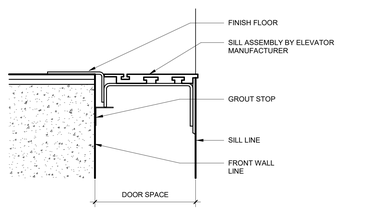
7 TYPICAL FLOOR PLAN - ELEVATOR 1

BP2-A708 SCALE: 1/4" = 1'-0"



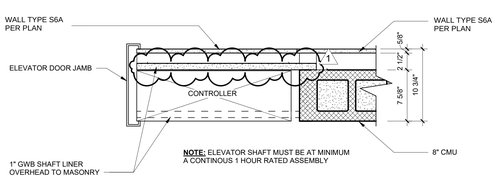
4 ELEVATOR DOOR HEAD DETAIL

BP2-A708 SCALE: 1 1/2" = 1'-0"



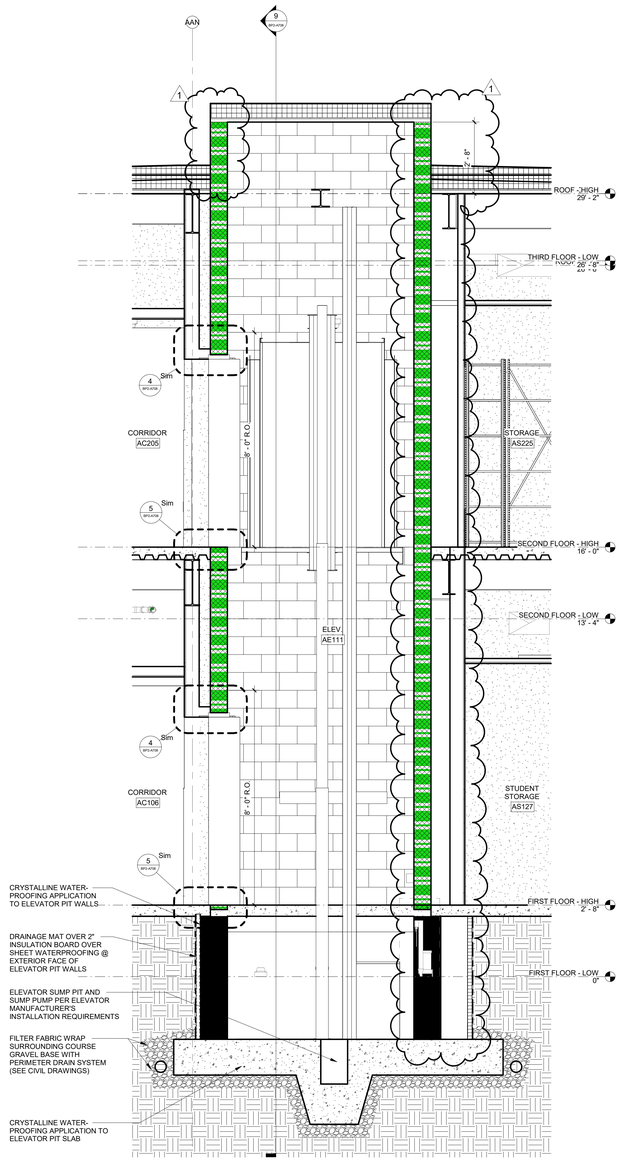
5 ELEVATOR DOOR SILL DETAIL

BP2-A708 SCALE: 1 1/2" = 1'-0"



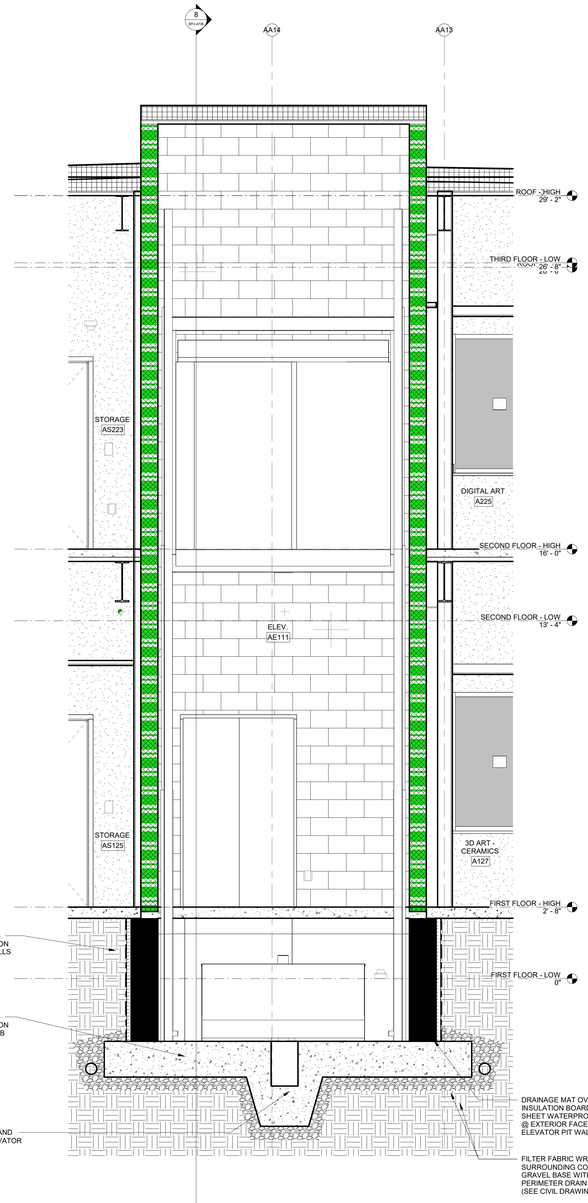
6 ELEVATOR JAMB DETAIL

BP2-A708 SCALE: 1 1/2" = 1'-0"



8 ELEVATOR SECTION

BP2-A708 SCALE: 1/2" = 1'-0"



9 ELEVATOR SECTION

BP2-A708 SCALE: 1/2" = 1'-0"

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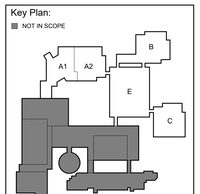
ISSUED FOR:

NO.	DESCRIPTION	DATE
AD4	ADDENDUM #4	06/26/2025
AD9	ADDENDUM #9	07/24/2025
	CONFORMED SET	10/08/2025
1	ASI-001	01/20/2026

DATE: 05/19/2025

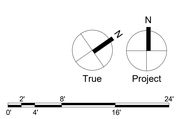
SG PROJECT NUMBER: 23-028

Key Plan:



Drawing Title:
ELEVATOR PLANS & DETAILS

Drawing Number:
BP2-A708



CONFORMED SET

PENN BUILDERS, INC.
General Contractors

August 27, 2026

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

RE: North Penn High School BP-2
Change Order Request #25 AV Wall Change ASI #16

Dear Mr. Lynch:

Please see below the costs associated with the stud framing changes per ASI-16, which changed Classroom AV wall partition type to S4A in lieu of S2A.

Easy Does It (See proposal)	$ 18,776.47
Penn Builders, Inc OH&P (10%)	$ 1,877.65
	$ 20,654.12

Please issue an allowance adjustment or change order for this additional cost if approved.

Sincerely,
PENN BUILDERS, INC.
Dave Lawrence

CC: Ms. Marcie Sorber (SGA)
Mr. Bill Hambly (CHA)
Mr. Nagaraju Mudunuri (CHA)
Mr. Chris Horton (PBI)
Mr. Jon Swartley (PBI)
Mr. Harry Buzzard (PBI)
Mr. Jim Bodkin (PBI)
Ms. Valerie Brown (PBI)
FILE

2275 N. Old Bethlehem Pike Quakertown, PA 18951
215-536-8315

REQUEST FOR CHANGE ORDER

EASY DOES IT DRYWALL, INC. **July 30, 2026**
71 TEXACO ROAD
MECHANICSBURG, PA 17050

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

JOB NAME: North Penn High School BP2

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

REQUEST FOR CHANGE ORDER NO.6

Reference: Attached ASI 016 & Highlighted AV Walls for swap out.

- **Swap 2-1/2" 20ga Metal Framing to 4" 20ga Metal framing at AV walls per note E on Power Drawings.**

  ****excludes any other walls not highlighted in yellow, per our attached Arch Drawings****

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

Eighteen Thousand Seven Hundred Seventy-Six Dollars and 47/100 cents---------$18,776.47

_____
Nicholas Meinnert, Estimator

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

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

Signature_____ Date of Acceptance_____

COST BREAKDOWN

CONTRACTOR NAME SUB

North Penn High School BP2 CO006 ASI 016 Credit

LABOR COST

Classification	Certified Payroll Base Rate *	Fringe Benefits (as defined by L&I) *	Total Hourly Rate	Hours	Total
Carpenter	$76.49		$82.49		$0.00
Finisher	$76.78		$82.78		$0.00
Building Laborer	$63.35		$69.35		$0.00
Superintendent	$85.00		$85.00		$0.00
Project Manager	$125.00		$125.00		$0.00
				Sub-Total	**$0.00**

On Base Labor Rate ONLY

Social Security @	6.20%		$0.00
Medicare @	1.45%		$0.00
Unemployment @	11.00%		$0.00
Workmans Compensation @	10.00%		$0.00
Public Liability Insurance @	4.00%		$0.00
		Sub-Total	**$0.00**

** Labor Markup (10.00%) $0.00

TOTAL LABOR **$0.00**

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

Item	Quantity	Unit Cost	Total Cost
Credit 2-1/2" x 14' 20ga Metal Stud/PC	-2,080	$8.89	($18,491.20)
Credit 2-1/2" 20ga Deflection Track/PC	-280	$17.26	($4,832.80)
Credit 2-1/2" 20ga Bottom Track/PC	-280	$6.30	($1,764.00)
Credit R8 Insulation/Bag	-201	$81.60	($16,401.60)
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
		Sub-Total	**($41,489.60)**

** Material Markup (0.00%) $0.00

*** Applicable Sales 6% Tax

MATERIAL TOTAL **($41,489.60)**

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

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

** Equipment Markup (10.00%) $0.00

EQUIPMENT TOTAL **$0.00**

LME TOTAL **($41,489.60)**

COST BREAKDOWN

CONTRACTOR NAME SUB

North Penn High School BP2 CO006 ASI 016

LABOR COST

Classification	Certified Payroll Base Rate *	Fringe Benefits (as defined by L&I) *	Total Hourly Rate	Hours	Total
Carpenter	$76.49		$82.49		$0.00
Finisher	$76.78		$82.78		$0.00
Building Laborer	$63.35		$69.35		$0.00
Superintendent	$85.00		$85.00	1	$85.00
Project Manager	$125.00		$125.00	1	$125.00
				Sub-Total	**$210.00**

On Base Labor Rate ONLY

Social Security @	6.20%		$13.02
Medicare @	1.45%		$3.05
Unemployment @	11.00%		$23.10
Workmans Compensation @	10.00%		$21.00
Public Liability Insurance @	4.00%		$8.40
		Sub-Total	**$68.57**

** Labor Markup (10.00%) $27.86

TOTAL LABOR **$306.42**

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

Item	Quantity	Unit Cost	Total Cost
ADD 4" x 14' 20ga Metal Stud/PC	2,080	$12.53	$26,062.40
Credit 4" 20ga Deflection Track/PC	280	$18.70	$5,236.00
Credit 4" 20ga Bottom Track/PC	280	$8.90	$2,492.00
Credit R11 Insulation/Bag	227	$78.85	$17,898.95
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
		Sub-Total	**$51,689.35**

** Material Markup (10.00%) $5,168.94

*** Applicable Sales 6% Tax $3,101.36

MATERIAL TOTAL **$59,959.65**

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

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

** Equipment Markup (10.00%) $0.00

EQUIPMENT TOTAL **$0.00**

LME TOTAL **$60,266.07**

AIA® Document G710™ – 2017

Architect's Supplemental Instructions

PROJECT: *(name and address)*	**CONTRACT INFORMATION:**	**ASI INFORMATION:**
North Penn High School Renovations Bid Package 2	Contract For: Electrical Construction Date: 08/14/2025	ASI Number: 016 Date: 07/23/2026
OWNER: *(name and address)*	**ARCHITECT:** *(name and address)*	**CONTRACTOR:** *(name and address)*
North Penn School District 401 E. Hancock Street Landsdale, PA 19446	Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio 555 E. North Lane, Suite 5100 Conshohocken , PA 19428	Wescott Electric Company P.O. Box 278 Glen Riddle, PA 19037

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.
(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

Dated 07/23/2026 and generally encompassing Classroom AV Walls, clarifications and modifications to the contract scope of work include:

ASI 16.1	GC: S4A Partition at AV Classroom Walls
ASI 16.2	EC: AV Wall Box Clarification
ASI 16	MC & PC: ASI provided for informational purposes only.

ISSUED BY THE ARCHITECT:

ARCHITECT *(Signature)*

BY: Devin Bradbury, Associate Principal
(Printed name, title, and license number if required)

07/23/2026
Date

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Architect's Supplemental Instructions

PROJECT: *(name and address)*	**CONTRACT INFORMATION:**	**ASI INFORMATION:**
North Penn High School Renovation Bid Package 2	Contract For: General Construction Date: 08/14/2025	ASI Number: 016 Date: 07/23/2026
OWNER: *(name and address)*	**ARCHITECT:** *(name and address)*	**CONTRACTOR:** *(name and address)*
North Penn School District 401 E. Hancock Street Landsdale, PA 19446	Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio 555 E. North Lane, Suite 5100 Conshohocken , PA 19428	Penn Builders, Inc 2275 Od Bethlehem Pike Quakertown, PA 18951

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ARCHITECT *(Signature)*

BY: Devin Bradbury, Associate Principal

(Printed name, title, and license number if required)

07/23/2026

Date

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI) 16
CLASSROOM AV WALLS

To:	All Contractors
Project Name:	Additions and Renovations to: North Penn High School – Bid Package 2 (BP2) 1340 S. Valley Forge Rd. Landsdale, PA 19446
Prepared for:	North Penn School District 401 E. Hancock Street Landsdale, PA 19446
Date:	23 July 2026

Notice to all Contractors contracted to the North Penn High School BP2 project, this ASI is to amend or clarify the Contract documents as follows:

GENERAL

A. This ASI constitutes part of the Project Manual and Contract. Should conflict occur between the Project Manual and items in this ASI or between Drawings and this ASI, the ASI shall govern.

B. Work described in this ASI shall be in accordance with Specifications for like items in remainder of building and complete with all labor and materials required.

C. Contractors are requested to attach a copy of this ASI to the Project Manual in their possession.

D. Work affected by items in this ASI shall be appropriately adjusted to accommodate these changes.

Per specification 012600 – CONTRACT MODIFICATION PROCEDURES, this ASI authorizes Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Time.

Should any Contractor find that the proposed changes in the Work will require modifications to the Contract through Allowance Adjustment or Change Order, the Contractor shall submit a Proposal Request to the Architect and Construction Manager within 14 days of receipt of this ASI.

ASI 16 ITEMIZED SCOPE

ASI 16.1	GC: S4A Partition at AV Classroom Walls
ASI 16.2	EC: AV Wall Box Clarification
ASI 16	MC & PC: ASI provided for informational purposes only.

NARRATIVE

16.01 Architectural BP2-A110 Series Drawings: Revise Classroom AV wall partition type to S4A in lieu of S2A.

16.02 Electrical Detail 9 / BP2-E503: E.C. shall provide wall box in appropriate size to accommodate 3″ depth requirement and (2) 1.5″ conduits as indicated on detail. Detail does not indicate standard 2 gang box.

SPECIFICATIONS

16.03 None released with ASI 16.

DRAWINGS

16.04 None released with ASI 16.

SKETCHES

16.05 None released with ASI 16.

ATTACHMENTS

None

END OF ASI 16

1. PREFIX CODES (CORE TYPES)

   S METAL STUD
   M MASONRY

2. FINISH CODES

   A (1) LAYER OF FINISH ON ONE SIDE
   B (2) LAYERS OF FINISH ON ONE SIDE
   C (1) LAYER OF FINISH ON BOTH SIDES
   D (2) LAYERS OF FINISH ON BOTH SIDES
   E (1) LAYER OF FINISH ON ONE SIDE, (2) LAYERS ON THE OTHER SIDE

3. RATING CODES

   X 1 HOUR FIRE RATED
   Z 2 HOUR FIRE RATED

4. SPECIAL CONDITION CODES

   CT WALL RECEIVES CERAMIC TILE FINISH OVER 5', REFERENCE GENERAL NOTE 41 ON A003. REFERENCE SPECIFICATIONS FOR SURFACE PREP REQUIREMENTS.

   HW HALF HEIGHT WALL, REFERENCE DETAILS FOR SPECIFIC WALL HEIGHT

   IR IMPACT RESISTANT GYPSUM WALL BOARD TO 10' ABOVE FINISHED FLOOR

   WG WALL RECIEVES VINYL WALL GRAPHIC, REFERENCE SPECIFICATIONS FOR SURFACE PREP REQUIREMENTS. REFERENCE ELEVATIONS FOR DIMENSIONS.

GENERAL PLAN NOTES

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2. SEE ENLARGED PLANS FOR TYPICAL INTERIOR ELEVATIONS.
3. FRAMING AND WALL FINISH SHALL BE CONTINUOUS ABOVE AND BELOW ALL WINDOW SYSTEMS.

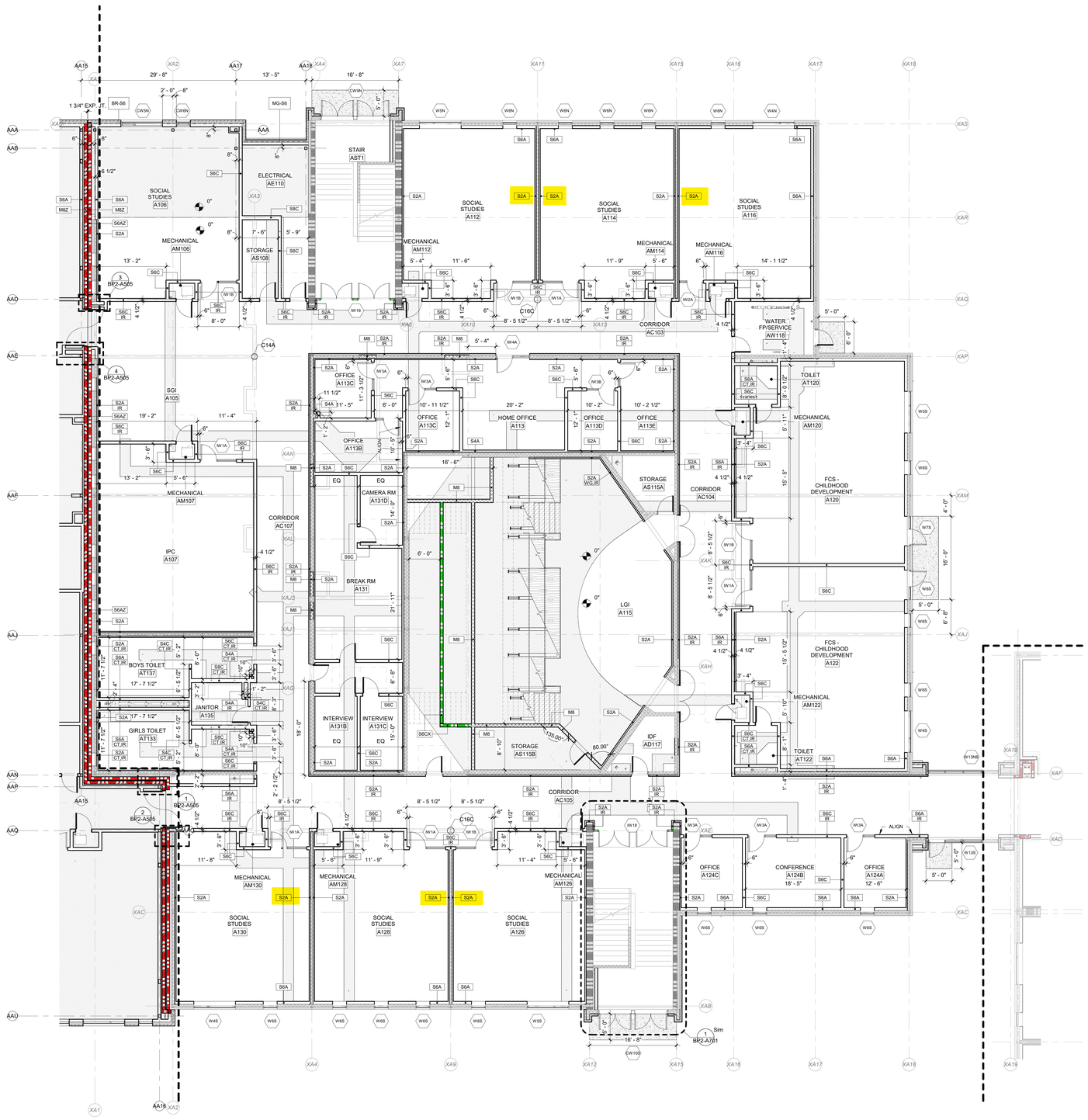
NOT IN SCOPE

NEW CONCRETE SLAB, REFERENCE FLOOR PLANS FOR FLOOR HEIGHT

INFILL AREA. PROVIDE NEW CONCRETE SLAB FLUSH WITH EXISTING SLAB.

FROST SLAB, COORDINATE WITH SIDEWALK LAYOUT. REF. STRUCTURAL DRAWINGS FOR DETAIL.

NOTE: COORDINATE SLOPED SLAB W/ DRAINS. SEE STRUCTURAL AND PLUMBING DWGS.



1 PARTIAL FIRST FLOOR PLAN - AREA A2
BP2-A111.A2 SCALE: 1/8" = 1'-0"

SCHRADERGROUP
555 E North Lane, Suite 5100, Building D,
Conshohocken, PA 19428
p: 215 482 7440
f: 215 482 7441
www.sgarc.com

Consultants:

Civil:
T&M ASSOCIATES
1700 Market St, Suite 3110
Philadelphia, PA 19103
p: 215.282.7850

MEP:
Snyder Hoffman Associates, Inc.
1005 W. Lehigh St.
Bethlehem, PA 18018
p: 610.694.8020

Structural Engineer
SCHRADERGROUP
153 East King St. Suite 211-212
Lancaster, PA 17602
p: 717.299.8965

Food Service
Corsi Associates
1489 Baltimore Pike
Springfield, PA 19064
p: 866.267.7447

Acoustics
Metropolitan Acoustics
1628 John F Kennedy Blvd #1902
Philadelphia, PA 19103
p: 215.248.4352

Professional Seal:



Owner:
NORTH PENN SCHOOL DISTRICT
401 E. HANCOCK STREET, LANSDALE, PA 19446

Additions and Renovations to:
NORTH PENN HIGH SCHOOL - BID PACKAGE 2 (BP2)
1340 S. VALLEY FORGE RD.
LANSDALE, PA 19446

ISSUED FOR:

NO.	DESCRIPTION	DATE
AD8	ADDENDUM #8	07/17/2025
AD9	ADDENDUM #9	07/24/2025
	CONFORMED SET	10/08/2025

DATE: 05/19/2025

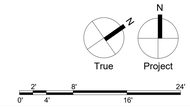
SG PROJECT NUMBER: 23-028

Key Plan:



Drawing Title:
PARTIAL FIRST FLOOR DIMENSION PLAN - AREA A2

Drawing Number:
BP2-A111.A2



CONFORMED SET

1. PREFIX CODES (CORE TYPES)

S METAL STUD
M MASONRY

2. FINISH CODES

A (1) LAYER OF FINISH ON ONE SIDE
B (2) LAYERS OF FINISH ON ONE SIDE
C (1) LAYER OF FINISH ON BOTH SIDES
D (2) LAYERS OF FINISH ON BOTH SIDES
E (1) LAYER OF FINISH ON ONE SIDE, (2) LAYERS ON THE OTHER SIDE

3. RATING CODES

X 1 HOUR FIRE RATED
Z 2 HOUR FIRE RATED

4. SPECIAL CONDITION CODES

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HW HALF HEIGHT WALL. REFERENCE DETAILS FOR SPECIFIC WALL HEIGHT

IR IMPACT RESISTANT GYPSUM WALL BOARD TO 10' ABOVE FINISHED FLOOR

WG WALL RECIEVES VINYL WALL GRAPHIC. REFERENCE SPECIFICATIONS FOR SURFACE PREP REQUIREMENTS. REFERENCE ELEVATIONS FOR DIMENSIONS.

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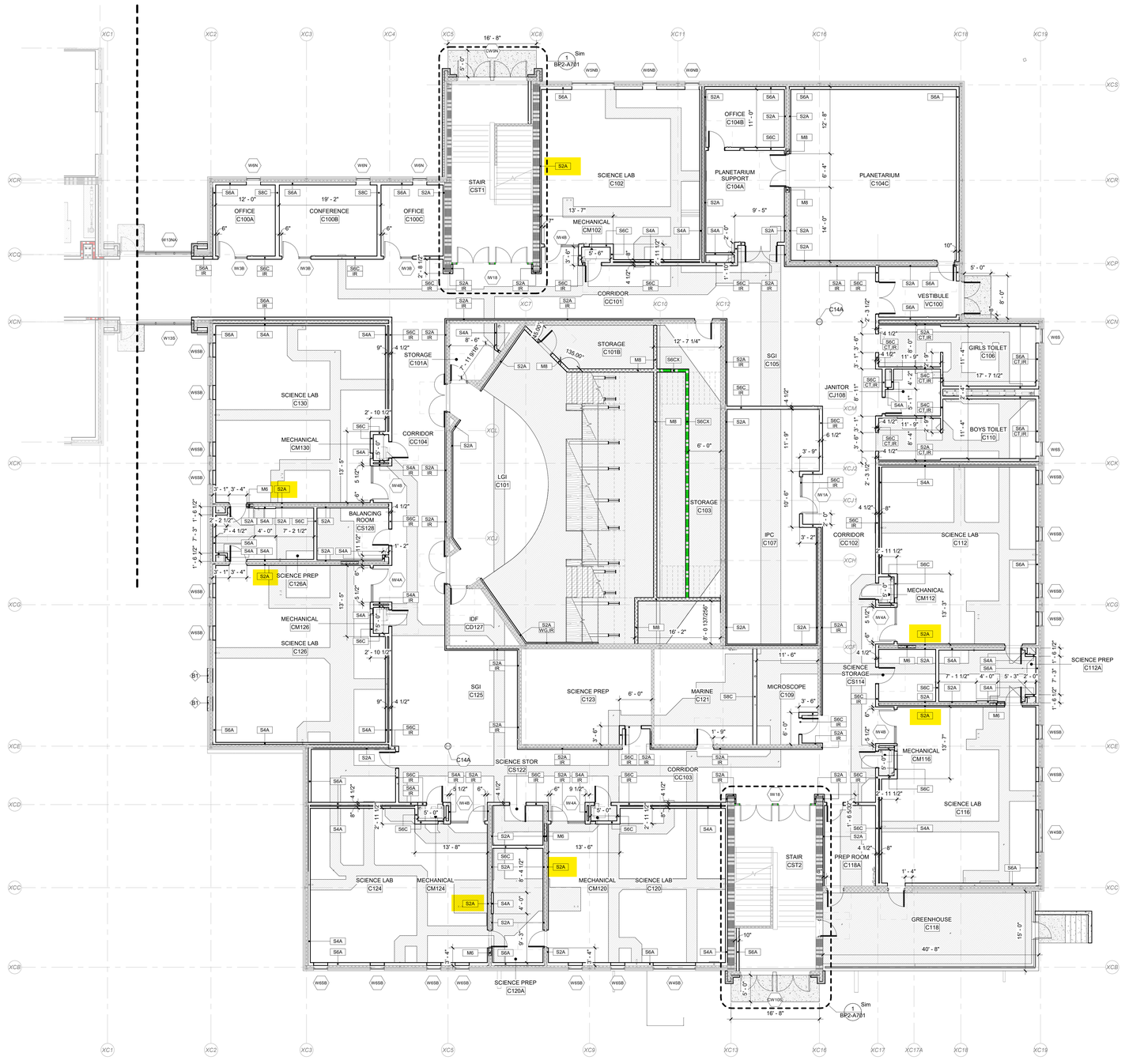
NOT IN SCOPE

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FROST SLAB, COORDINATE WITH SIDEWALK LAYOUT. REF. STRUCTURAL DRAWINGS FOR DETAIL.

NOTE: COORDINATE SLOPED SLAB W/ DRAINS. SEE STRUCTURAL AND PLUMBING DWGS.



1 PARTIAL FIRST FLOOR PLAN - AREA C
BP2-A111.C SCALE: 1/8" = 1'-0"

SCHRADERGROUP
555 E North Lane, Suite 5100, Building D,
Conshohocken, PA 19428
p: 215 482 7440
f: 215 482 7441
www.sgarc.com

Consultants:

Civil:
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Structural Engineer
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Philadelphia, PA 19103
p: 215.248.4352

Professional Seal:



Owner:
NORTH PENN SCHOOL DISTRICT
401 E. HANCOCK STREET, LANSDALE, PA 19446

Additions and Renovations to:
NORTH PENN HIGH SCHOOL - BID PACKAGE 2 (BP2)
1340 S. VALLEY FORGE RD.
LANSDALE, PA 19446

ISSUED FOR:

NO.	DESCRIPTION	DATE
AD7	ADDENDUM #7	07/10/2025
AD9	ADDENDUM #9	07/24/2025
	CONFORMED SET	10/08/2025

DATE: 05/19/2025

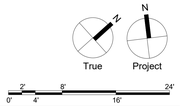
SG PROJECT NUMBER: 23-028

Key Plan:
NOT IN SCOPE



Drawing Title:
PARTIAL FIRST FLOOR DIMENSION PLAN - AREA C

Drawing Number:
BP2-A111.C



CONFORMED SET

1. PREFIX CODES (CORE TYPES)

   S METAL STUD
   M MASONRY

2. FINISH CODES

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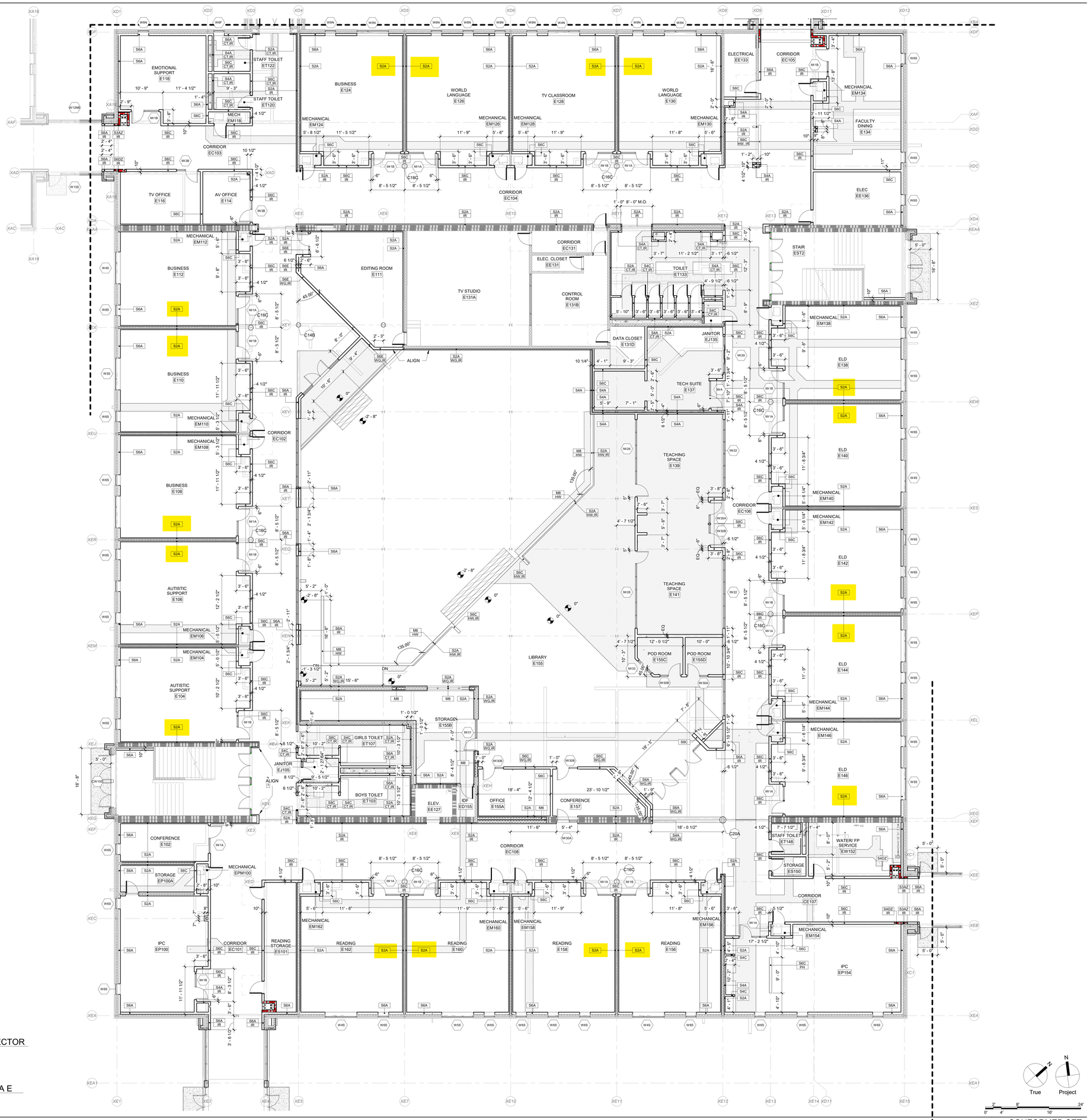
FROST SLAB, COORDINATE WITH SIDEWALK LAYOUT. REF. STRUCTURAL DRAWINGS FOR DETAIL.

NOTE: COORDINATE SLOPED SLAB W/ DRAINS. SEE STRUCTURAL AND PLUMBING DWGS.



2 PARTIAL FIRST FLOOR PLAN - AREA E/F CONNECTOR
BP2-A111.E SCALE: 1/8" = 1'-0"

1 PARTIAL FIRST FLOOR PLAN - AREA E
BP2-A111.E SCALE: 1/8" = 1'-0"



CONFORMED SET

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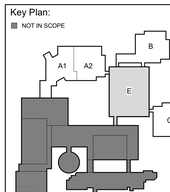
ISSUED FOR:

NO.	DESCRIPTION	DATE
AD7	ADDENDUM #7	07/10/2025
AD9	ADDENDUM #9	07/24/2025
	CONFORMED SET	10/08/2025

DATE: 05/19/2025

SG PROJECT NUMBER: 23-028

Key Plan:
NOT IN SCOPE



Drawing Title:
PARTIAL FIRST FLOOR DIMENSION PLAN - AREA E

Drawing Number:
BP2-A111.E

1. PREFIX CODES (CORE TYPES)

   S METAL STUD
   M MASONRY

2. FINISH CODES

   A (1) LAYER OF FINISH ON ONE SIDE
   B (2) LAYERS OF FINISH ON ONE SIDE
   C (1) LAYER OF FINISH ON BOTH SIDES
   D (2) LAYERS OF FINISH ON BOTH SIDES
   E (1) LAYER OF FINISH ON ONE SIDE, (2) LAYERS ON THE OTHER SIDE

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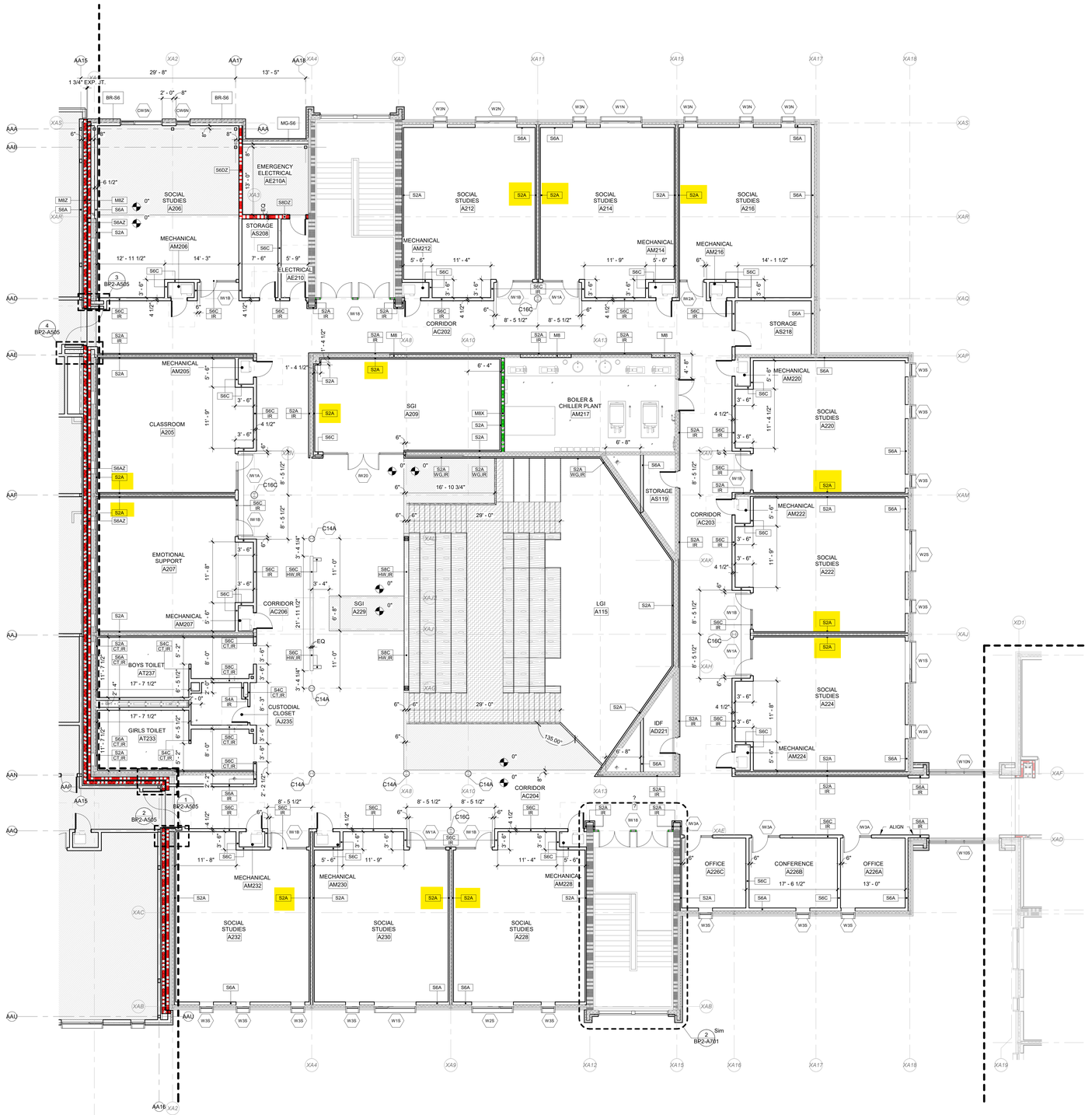
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NOTE: COORDINATE SLOPED SLAB W/ DRAINS. SEE STRUCTURAL AND PLUMBING DWGS.



1 PARTIAL SECOND FLOOR PLAN - AREA A2
BP2-A112.A2 SCALE: 1/8" = 1'-0"

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Consultants:

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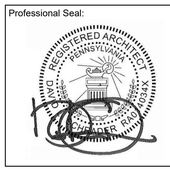
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Professional Seal:



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Additions and Renovations to:
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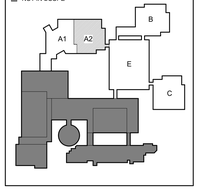
ISSUED FOR:

NO.	DESCRIPTION	DATE
ADB	ADDENDUM #8	07/17/2025
	CONFORMED SET	10/08/2025

DATE: 05/19/2025

SG PROJECT NUMBER: 23-028

Key Plan:
NOT IN SCOPE



Drawing Title:
PARTIAL SECOND FLOOR DIMENSION PLAN - AREA A2

Drawing Number:
BP2-A112.A2

N
True Project
0' 2' 4' 8' 16' 24'

CONFORMED SET

1. PREFIX CODES (CORE TYPES)

   S METAL STUD
   M MASONRY

2. FINISH CODES

   A (1) LAYER OF FINISH ON ONE SIDE
   B (2) LAYERS OF FINISH ON ONE SIDE
   C (1) LAYER OF FINISH ON BOTH SIDES
   D (2) LAYERS OF FINISH ON BOTH SIDES
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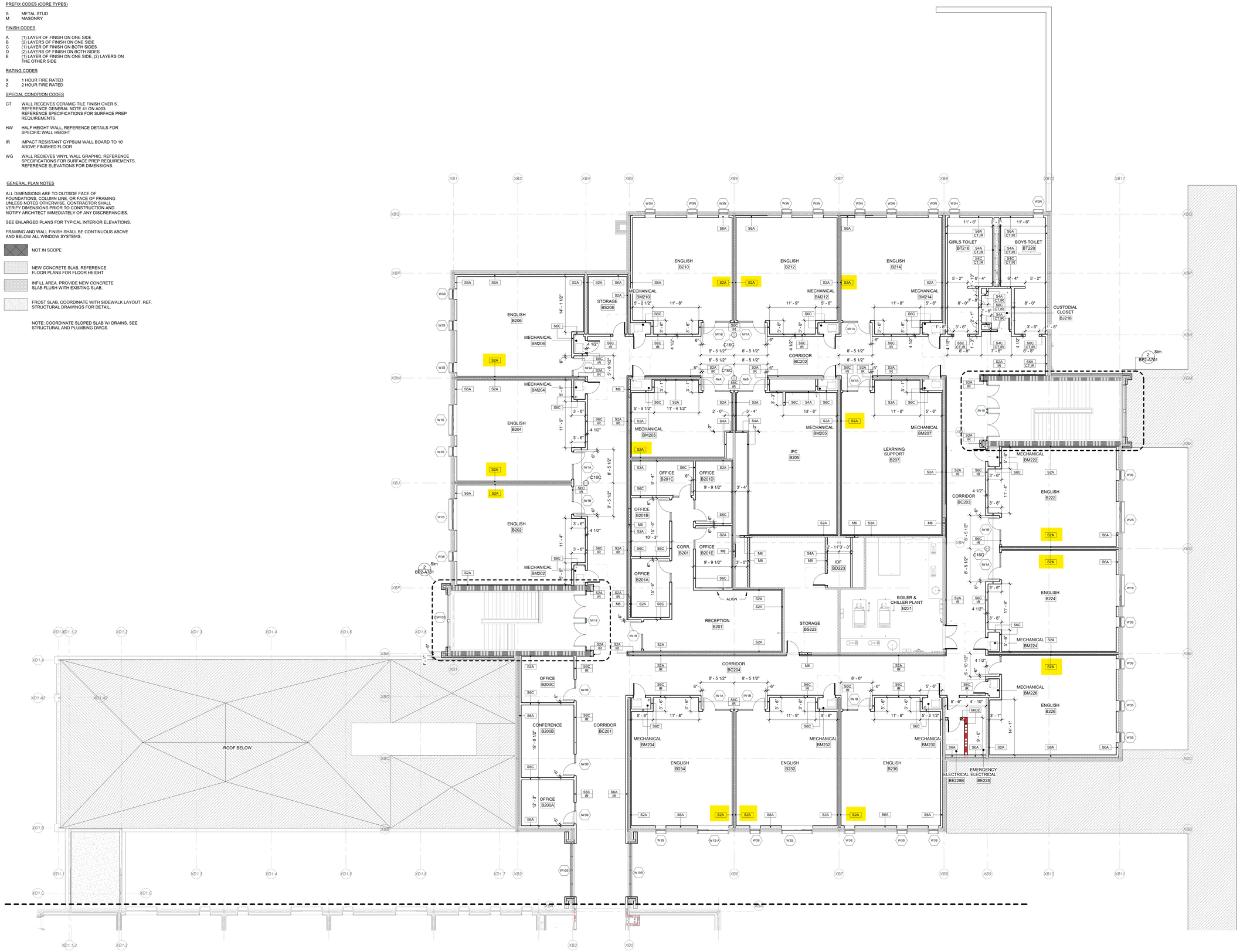
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NEW CONCRETE SLAB. REFERENCE FLOOR PLANS FOR FLOOR HEIGHT

INFILL AREA. PROVIDE NEW CONCRETE SLAB FLUSH WITH EXISTING SLAB.

FROST SLAB, COORDINATE WITH SIDEWALK LAYOUT. REF. STRUCTURAL DRAWINGS FOR DETAIL.

NOTE: COORDINATE SLOPED SLAB W/ DRAINS. SEE STRUCTURAL AND PLUMBING DWGS.



1 | PARTIAL SECOND FLOOR PLAN - AREA B
BP2-A112.B | SCALE: 1/8" = 1'-0"

SCHRADERGROUP
555 E North Lane, Suite 5100, Building D,
Conshohocken, PA 19428
p: 215 482 7440
f: 215 482 7441
www.sgarc.com

Consultants:

Civil:
T&M ASSOCIATES
1700 Market St, Suite 3110
Philadelphia, PA 19103
p: 215.282.7850

MEP:
Snyder Hoffman Associates, Inc.
1005 W. Lehigh St.
Bethlehem, PA 18018
p: 610.694.8020

Structural Engineer
SCHRADERGROUP
153 East King St. Suite 211-212
Lancaster, PA 17602
p: 717.299.8965

Food Service
Corsi Associates
1489 Baltimore Pike
Springfield, PA 19064
p: 866.267.7447

Acoustics
Metropolitan Acoustics
1628 John F Kennedy Blvd #1902
Philadelphia, PA 19103
p: 215.248.4352

Professional Seal:



Owner:
NORTH PENN SCHOOL DISTRICT
401 E. HANCOCK STREET, LANSDALE, PA 19446

Additions and Renovations to:
NORTH PENN HIGH SCHOOL - BID PACKAGE 2 (BP2)
1340 S. VALLEY FORGE RD. LANSDALE, PA 19446

ISSUED FOR:

NO.	DESCRIPTION	DATE
AD8	ADDENDUM #8	07/17/2025
	CONFORMED SET	10/08/2025

DATE: 05/19/2025

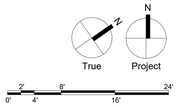
SG PROJECT NUMBER: 23-028

Key Plan:



Drawing Title:
PARTIAL SECOND FLOOR DIMENSION PLAN - AREA B

Drawing Number:
BP2-A112.B



CONFORMED SET

1. PREFIX CODES (CORE TYPES)

   S METAL STUD
   M MASONRY

2. FINISH CODES

   A (1) LAYER OF FINISH ON ONE SIDE
   B (2) LAYERS OF FINISH ON ONE SIDE
   C (1) LAYER OF FINISH ON BOTH SIDES
   D (2) LAYERS OF FINISH ON BOTH SIDES
   E (1) LAYER OF FINISH ON ONE SIDE, (2) LAYERS ON THE OTHER SIDE

3. RATING CODES

   X 1 HOUR FIRE RATED
   Z 2 HOUR FIRE RATED

4. SPECIAL CONDITION CODES

   CT WALL RECEIVES CERAMIC TILE FINISH OVER 5', REFERENCE GENERAL NOTE 41 ON A003. REFERENCE SPECIFICATIONS FOR SURFACE PREP REQUIREMENTS.

   HW HALF HEIGHT WALL. REFERENCE DETAILS FOR SPECIFIC WALL HEIGHT

   IR IMPACT RESISTANT GYPSUM WALL BOARD TO 10' ABOVE FINISHED FLOOR

   WG WALL RECIEVES VINYL WALL GRAPHIC. REFERENCE SPECIFICATIONS FOR SURFACE PREP REQUIREMENTS. REFERENCE ELEVATIONS FOR DIMENSIONS.

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATIONS, COLUMN LINE, OR FACE OF FRAMING UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. SEE ENLARGED PLANS FOR TYPICAL INTERIOR ELEVATIONS.
3. FRAMING AND WALL FINISH SHALL BE CONTINUOUS ABOVE AND BELOW ALL WINDOW SYSTEMS.

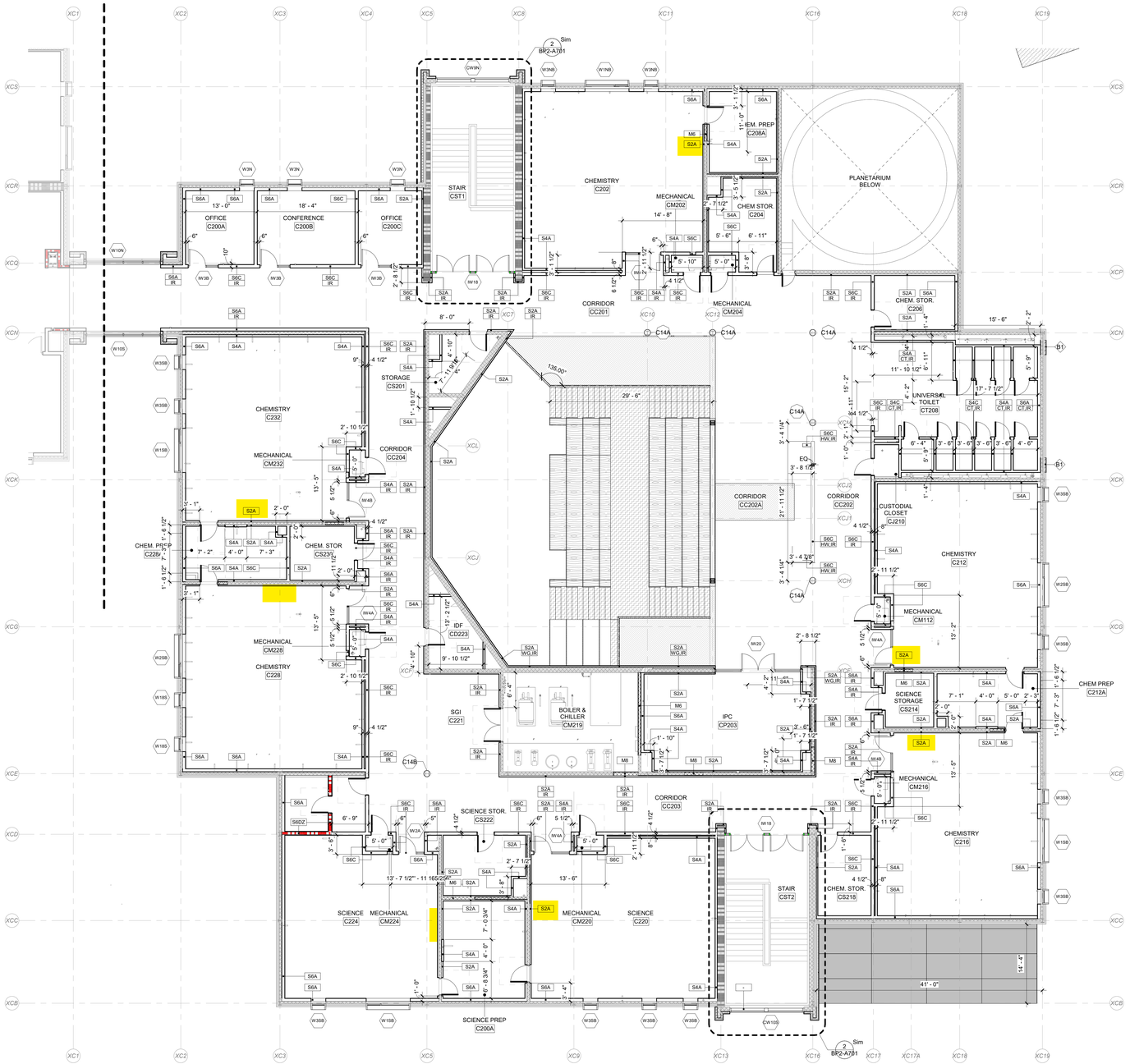
NOT IN SCOPE

NEW CONCRETE SLAB. REFERENCE FLOOR PLANS FOR FLOOR HEIGHT

INFILL AREA. PROVIDE NEW CONCRETE SLAB FLUSH WITH EXISTING SLAB.

FROST SLAB, COORDINATE WITH SIDEWALK LAYOUT. REF. STRUCTURAL DRAWINGS FOR DETAIL

NOTE: COORDINATE SLOPED SLAB W/ DRAINS. SEE STRUCTURAL AND PLUMBING DWGS.



1 PARTIAL SECOND FLOOR PLAN - AREA C
BP2-A112.C SCALE: 1/8" = 1'-0"

SCHRADERGROUP
555 E North Lane, Suite 5100, Building D,
Conshohocken, PA 19428
p: 215 482 7440
f: 215 482 7441
www.sgarc.com

Consultants:

Civil:
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1700 Market St, Suite 3110
Philadelphia, PA 19103
p: 215.282.7850

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Bethlehem, PA 18018
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Structural Engineer
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Acoustics
Metropolitan Acoustics
1628 John F Kennedy Blvd #1902
Philadelphia, PA 19103
p: 215.248.4352

Professional Seal:



Owner:
NORTH PENN SCHOOL DISTRICT
401 E. HANCOCK STREET, LANSDALE, PA 19446

Additions and Renovations to:
NORTH PENN HIGH SCHOOL - BID PACKAGE 2 (BP2)
1340 S. VALLEY FORGE RD.
LANSDALE, PA 19446

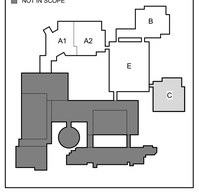
ISSUED FOR:

NO.	DESCRIPTION	DATE
ADT	ADDENDUM #7	07/10/2025
	CONFORMED SET	10/08/2025

DATE: 05/19/2025

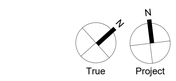
SG PROJECT NUMBER: 23-028

Key Plan:
NOT IN SCOPE



Drawing Title:
PARTIAL SECOND FLOOR DIMENSION PLAN - AREA C

Drawing Number:
BP2-A112.C



0' 2' 4' 8' 16' 24'

1. PREFIX CODES (CORE TYPES)

S METAL STUD
M MASONRY

2. FINISH CODES

A (1) LAYER OF FINISH ON ONE SIDE
B (2) LAYERS OF FINISH ON ONE SIDE
C (1) LAYER OF FINISH ON BOTH SIDES
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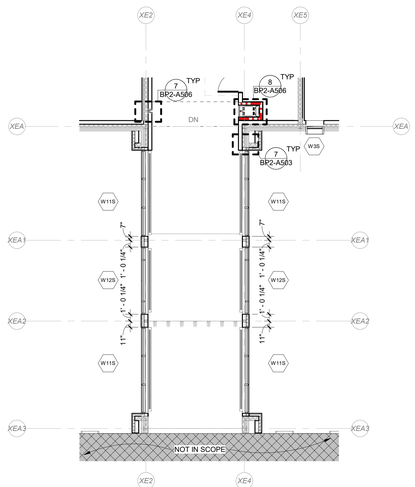
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FROST SLAB, COORDINATE WITH SIDEWALK LAYOUT. REF. STRUCTURAL DRAWINGS FOR DETAIL.

NOTE: COORDINATE SLOPED SLAB W/ DRAINS. SEE STRUCTURAL AND PLUMBING DWGS.



2 PARTIAL SECOND FLOOR DIMENSION PLAN - AREA E/F CONNECTOR
BP2-A112.E SCALE: 1/8" = 1'-0"

1 PARTIAL SECOND FLOOR PLAN - AREA E
BP2-A112.E SCALE: 1/8" = 1'-0"

SCHRADERGROUP
555 E North Lane, Suite 5100, Building D,
Conshohocken, PA 19428
p: 215 482 7440
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Professional Seal:



Owner:
NORTH PENN SCHOOL DISTRICT
401 E. HANCOCK STREET, LANSDALE, PA 19446

Additions and Renovations to:
NORTH PENN HIGH SCHOOL - BID PACKAGE 2 (BP2)
1340 S. VALLEY FORGE RD.
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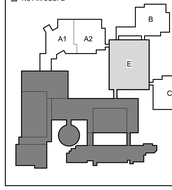
ISSUED FOR:

NO.	DESCRIPTION	DATE
AD7	ADDENDUM #7	07/10/2025
	CONFORMED SET	10/08/2025

DATE: 05/19/2025

SG PROJECT NUMBER: 23-028

Key Plan:
NOT IN SCOPE



Drawing Title:
PARTIAL SECOND FLOOR DIMENSION PLAN - AREA E

Drawing Number:
BP2-A112.E

True Project
0' 2' 4' 8' 16' 24'

CONFORMED SET

PENN BUILDERS, INC.
General Contractors

September 15, 2026

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

RE: North Penn High School BP-2
Change Order Request #27 - Rock through 8/3/26

Dear Mr. Lynch:

Please see below summary of trench rock removal as performed and verified as work progressed. Costs through August 3rd are as follows:

	Length	Width	Depth	Cubic Yds	UP #2A	Amount
7/24/2026	6.5	4.5	7	7.58	$ 275.00	$ 2,085.42
7/27/2026	40	4.5	5	33.33	$ 275.00	$ 9,166.67
7/29/2026	100	4.5	3.5	58.33	$ 275.00	$ 16,041.67
7/30/2026	40	4.5	3	20.00	$ 275.00	$ 5,500.00
8/03/2026	92	4.5	4.5	69.00	$ 275.00	$ 18,975.00
			Total	188.25	Total	$ 51,768.75

Please issue an allowance adjustment or change order for this additional cost if approved.

Sincerely,
PENN BUILDERS, INC.
Jon Swartley

CC:
Ms. Marcie Sorber (SGA)
Mr. Bill Hambly (CHA)
Mr. Nagaraju Mudunuri (CHA)
Mr. Chris Horton (PBI)
Mr. Dave Lawrence (PBI)
Mr. Harry Buzzard (PBI)
Ms. Valerie Brown (PBI)
FILE

7/24/2026	6.50	4.50	7.00	6.5'x4.5'x7'	204.75	7.58	$275/CY	$2,085.42	Rock out of inlet #40 towards #41
7/27/2026	40.00	4.50	5.00	40'x4.5'x5'	900	33.33		$9,166.67	Rock towards inlet 41
7/29/2026	100.00	4.50	3.50	100'x4.5'x3.5'	1575	58.33		$16,041.67	Rock towards MH# C26
7/30/2026	40.00	4.50	3.00	40'x4.5'x3'	540	20.00		$5,500.00	Rock towards MH26
8/3/2026	92.00	4.50	4.50	92'x4.5'x4.5'	1863	69.00		$18,975.00	Rock towards manhole C26A
					Total Volume (CY)	1421.40	Grand Total	$390,884.49	
					Total Volume (CY) 7/24 to 8/3	188.25	Total Cost ($) 7/24 to 8/3	$51,768.75	

PENN BUILDERS, INC.
General Contractors

September 16, 2026

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

RE: North Penn High School BP-2
Change Order Request #28 ASI #3 – Courtyard Revisions

Dear Mr. Lynch:

Please see below the costs associated with the attached ASI #3 dated 03/17/2026, which made changes to the Courtyard and Area B Equipment Yard.

• Blair quote (attached)	$ 2,907.50
• Quality quote (attached)	$ 920.00
• Arch quote (attached)	$ 3,965.00
• PBI concrete materials	$ 464.00
• PBI concrete forming and pour labor	$ 1,200.00
• PBI excavation labor	$ 800.00
• PBI excavation equipment	$ 1,200.00
• OH & P	$ 1,145.65
Total Additional Cost	**$ 12,602.15**

Please issue an allowance adjustment or change order for this additional cost if approved.

Sincerely,
PENN BUILDERS, INC.
Dave Lawrence

CC: Ms. Marcie Sorber (SGA)
Mr. Bill Hambly (CHA)
Mr. Nagaraju Mudunuri (CHA)
Mr. Chris Horton (PBI)
Mr. Jon Swartley (PBI)
Mr. Harry Buzzard (PBI)
Mr. Jim Bodkin (PBI)
Ms. Valerie Brown (PBI)
FILE

2275 N. Old Bethlehem Pike Quakertown, PA 18951
215-536-8315

PROPOSAL

6/19/2026 13:18

To: **PENN BUILDERS INC**
2275 Old Bethlehem Pike
Quakertown, PA 8951

PROJECT: **NORTH PENN HIGH SCHOOL**
1340 S Valley Road, Towamencin, PA
B BLAIR PROJECT # **2025-046**

EXTRA WORK/CHANGE DESCRIPTION:
Hammer Steps and Wall below grade, leave in place to be buried. Hammer bottom of stairs to allow drainage.
NO MATERIAL WILL BE REMOVED FROM SITE. BACKFILLING OF STAIRS IS NOT INCLUDED IN THIS PRICE
NO SAW CUTTING IS INCLUDED. Surface will be rough as they will be broken off and not neatly removed.

LABOR

ITEM	DESCRIPTION	QTY	UNIT	UN PRICE	EXTENDED
Engineering and Administration					
OFFICE	Engineer	0	HR	$ 150.00	$ -
CREW					
FORE		1	HR	$ 151.38	$ 151.38
LAB		4	HR	$ 116.40	$ 465.60
LAB		0	HR	$ 116.40	$ -
LAB		0	HR	$ 116.40	$ -
OPER		4	HR	$ 151.38	$ 605.52
OPER		0	HR	$ 151.38	$ -
				LABOR TOTAL	$ 1,222.50

EQUIPMENT/TRUCKING

ITEM	DESCRIPTION	QTY	UNIT	UN PRICE	EXTENDED
PU	Pick up truck with Tools	1	HR	$ 25.00	$ 25.00
EXC	Excavator	4	HR	$ 295.00	$ 1,180.00
LDR	Hammer	4	HR	$ 120.00	$ 480.00
				EQUIPMENT/TRUCKING TOTAL	$ 1,685.00

MATERIAL/SUBCONTRACTOR

ITEM	DESCRIPTION	QTY	UNIT	UN PRICE	EXTENDED
	?	0	?	$ -	$ -
	?	0	?	$ -	$ -
	?	0	?	$ -	$ -
	?	0	?	$ -	$ -
TAX	Sales Tax	$ -	LS	6.00%	$ -
	MATERIAL/SUBCONTRACTOR MARKUP	$ -	FEE	10.00%	$ -
				MATERIAL/SUBCONTRACTOR TOTAL	$ -

HAMMER STAIRS	$ 2,907.50

Quality Caulking Co., Inc. **Caulking & Waterproofing**
708 Willow Street P.O. Box 906 Southampton, PA 18966
215-322-1878 717-299-2800 Fax: 215-322-6080
email: qcc1@comcast.net

Penn Builders, Inc.
2275 Old Bethlehem Pike
Quakertown, PA 18951

May 27, 2026

Attn: Chris Horton

Re: North Penn School

This will confirm my price of NINE HUNDRED TWENTY HUNDRED DOLLARS ($920.00) for the waterproofing of the stairway enclosure at the above stated school. This price includes waterproofing and drainage/protection board.

If you need anything else, please contact me.

Thanks, Jack



Arch Masonry & Restoration
3880 State Route 981
Mt. Pleasant, PA 15666

Phone: 412-564-5733
archmasonry.com

Estimate

Date	Estimate Number
6/18/2026	**HB- CO 1**

Terms
Price Good for 30 Days

Name/Address
Penn Builders

Project
NPHS BP2
Exterior Stair Infill

	SCOPE	Cost
	INCLUSIONS: All labor, material, and equipment to complete the described work below. Exterior stair infill per BP2- SKA- 002 12" CMU grouted solid with 1 bond beam course, rebar drilled and epoxied into the footer. Drill and epoxy rebar into Jambs. 6" CMU at top of wall. Clean up Good access to all work areas is figured in this estimate Equipment and scaffolding as required **EXCLUSIONS:** Bonds, Permits, Testing, Inspections, Engineering, Layout, Surveying and Drawings Lawn and shrubbery repair/landscaping Power, water and adequate lighting on site (provided by others) Union Labor and Prevailing Wages Winter Conditions Costs associated with powerlines **ALTERNATES:** **ADD: $ -** **DEDUCT: $ -**	**$3,965.00**
Pages 1 & 2 are mutually indispensable.	Total	**$3,965.00**



Arch Masonry & Restoration
3880 State Route 981
Mt. Pleasant, PA 15666

Phone: 412-564-5733
archmasonry.com

Estimate

Date	Estimate Number
6/18/2026	**HB- CO 1**

Terms
Price Good for 30 Days

Name/Address
Penn Builders

Project
NPHS BP2
Exterior Stair Infill

Terms & Conditions

We understand we may have to come and go several times in different phases on your project. It is our expectation that we can keep our equipment on site. We only anticipate (1) mobilization per job and will expect to be reimbursed for any extra mobilizations. We expect to agree upon a laydown area for each phase and expect extra cost if we have to move throughout the project.

Many times, in the past we have learned that a majority of our safety violations have occurred because our employees were working in an unsafe environment. The safety of our employees is our number one concern. With that being said, we reserve the right to create a safe working environment and expect to be reimbursed for the cost spent to correct safety hazards that are not our responsibility.

Our employees utilize a software on their mobile phones called "WorkMax". This program helps track time, labor, and productivity. Every employee inputs their hours, extra work orders, toolbox talks, etc. into the program. Any information that is inputted into the program is then synced with the computers at our office guaranteeing accuracy. When doing an extra work order, it is required that our crew obtain an electronic signature from every client. The signature can be done with your finger on their mobile device. Please notify your field supervisors that this is a requirement. If you have any questions, please do not hesitate to call our office.

The time & material rates are used when our crews are directed to perform work that was not priced by the estimator - this will not be done without verbal or written approval. The materials are to be billed at cost plus a percentage.

Our T&M rates are as follows:		
	Supervisor	$149.23
	Mason/Finisher	$116.92
	Labor	$108.57

Arch Masonry wants to make certain that your needs are met 100% and doing that can occasionally require subcontractors. We want to assure you that our subcontractors are held accountable and meet Arch's standards for safety and quality workmanship. All of our subcontractors have a Master Subcontract Agreement with Arch Masonry that binds them to the agreements we have made with our clients. All of our subcontractors are treated, managed and monitored the same as our in-house crews. We will notify your supervisors if we are utilizing subcontractors on your project.

Payment terms based on credit.

Thank you for the opportunity. It is our goal to bring value to your project and provide a worry free experience.

Signature_____ Date_____

AIA® Document G710™ – 2017

Architect's Supplemental Instructions

PROJECT: *(name and address)* North Penn High School Renovation Bid Package 2	**CONTRACT INFORMATION:** Contract For: General Construction Date: 08/14/2025	**ASI INFORMATION:** ASI Number: 003 Date: 03/17/2026
OWNER: *(name and address)* North Penn School District 401 E. Hancock Street Landsdale, PA 19446	**ARCHITECT:** *(name and address)* Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio 555 E. North Lane, Suite 5100 Conshohocken , PA 19428	**CONTRACTOR:** *(name and address)* Penn Builders, Inc 2275 Od Bethlehem Pike Quakertown, PA 18951

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.
(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

Dated 03/17/2026 and generally encompassing the Courtyard & Area B Equipment Yard, clarifications and modifications to the contract scope of work include:

ASI 03.1GC: Courtyard Grading Revisions (Per RFI GC-008 Courtyard Grading)
ASI 03.2GC: H-Pod Stairwell Demolition & Infill
ASI 03.3GC: Area B Equipment Yard Storm Inlet & Concrete Paving

ISSUED BY THE ARCHITECT:

ARCHITECT *(Signature)*

BY: Devin Bradbury, Associate Principal
(Printed name, title, and license number if required)

03/17/2026
Date

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User Notes: (69a843a83a53e4fod27e4fod)

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI) 03
COURTYARD AND AREA B EQUIPMENT YARD

To:	All Contractors
Project Name:	Additions and Renovations to: North Penn High School – Bid Package 2 (BP2) 1340 S. Valley Forge Rd. Landsdale, PA 19446
Prepared for:	North Penn School District 401 E. Hancock Street Landsdale, PA 19446
Date:	17 March 2026

Notice to all Contractors contracted to the North Penn High School BP2 project, this ASI is to amend or clarify the Contract documents as follows:

GENERAL

A. This ASI constitutes part of the Project Manual and Contract. Should conflict occur between the Project Manual and items in this ASI or between Drawings and this ASI, the ASI shall govern.

B. Work described in this ASI shall be in accordance with Specifications for like items in remainder of building and complete with all labor and materials required.

C. Contractors are requested to attach a copy of this ASI to the Project Manual in their possession.

D. Work affected by items in this ASI shall be appropriately adjusted to accommodate these changes.

Per specification 012600 – CONTRACT MODIFICATION PROCEDURES, this ASI authorizes Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Time.

Should any Contractor find that the proposed changes in the Work will require modifications to the Contract through Allowance Adjustment or Change Order, the Contractor shall submit a Proposal Request to the Architect and Construction Manager within 14 days of receipt of this ASI.

ASI 03 ITEMIZED SCOPE

ASI 03.1	GC: Courtyard Grading Revisions (Per RFI GC-008 Courtyard Grading)
ASI 03.2	GC: H-Pod Stairwell Demolition & Infill
ASI 03.3	GC: Area B Equipment Yard Storm Inlet & Concrete Paving
ASI 03	EC, MC & PC: ASI provided for informational purposes only.

SPECIFICATIONS

3.01 None released with ASI 03.

DRAWINGS

3.02 Civil Drawings: Reference attached ASI#3 Revisions narrative by T&M Associates.

SKETCHES

3.03 Sketch BP2-SKA-001; ADD sketch BP2-SKA-001 dated 03/16/2026.
3.04 Sketch BP2-SKA-002; ADD sketch BP2-SKA-002 dated 03/15/2026.

ATTACHMENTS

Drawings - Civil:
BP2-C008 SITE PLAN - A
BP2-C012 GRADING PLAN - A
BP2-C017 DRAINAGE PLAN - A
BP2-C022 UTILITY PLAN - A
BP2-C039 COURTYARD DETAILED PLAN

Sketches - Architectural:
BP2-SKA-001 - EXTERIOR STAIR DEMOLITION
BP2-SKA-002 - EXTERIOR STAIR INFILL

END OF ASI 03

ASI#3 -Courtyard Grading and Drainage Revisions

To:	Prime Contractors
Project Name:	Additions and Renovations to: North Penn High School – BP2 1340 S Valley Forge Road, Landsdale, PA 19446
Prepared for:	North Penn School District 401 E. Hancock Street, Landsdale, PA 19446
Date:	03/06/2026

Notice to all Contractor. This ASI is to amend or clarify the Contract documents as follows:

DRAWINGS

The Land Development Plan drawings have been modified based on RFIs, Submittals, and required Permitting/Agency approval comments to make plan revisions including but not limited to the items listed below.

1. Site Plan A (BP2-C010) has been modified to make plan revisions including but not limited to:
    - **To include concrete pavement surrounding the pads in the Area B Equipment Yard**
    - **To remove a portion of the concrete sidewalk in the courtyard from BP02 scope to allow for the retention of the existing generator**

2. Grading Plan A (BP2-C012) has been modified to make plan revisions including but not limited to:
    - **To revise courtyard grading to ensure ADA compliance and proper connection between finish floor elevations at building door locations**
    - **To revise grades in Area B Equipment Yard to allow proper drainage**

3. Drainage Plan A (BP2-C017) has been modified to make plan revisions including but not limited to:
    - **To add 2'x2' structure B62B to the courtyard storm network to connect roof drains to structure B62.**
    - **To raise B59A by 1' to work with revised courtyard grading. This will not affect the structure's shop drawing.**

- **To raise the existing inlet in Area B Equipment Yard to allow proper drainage**

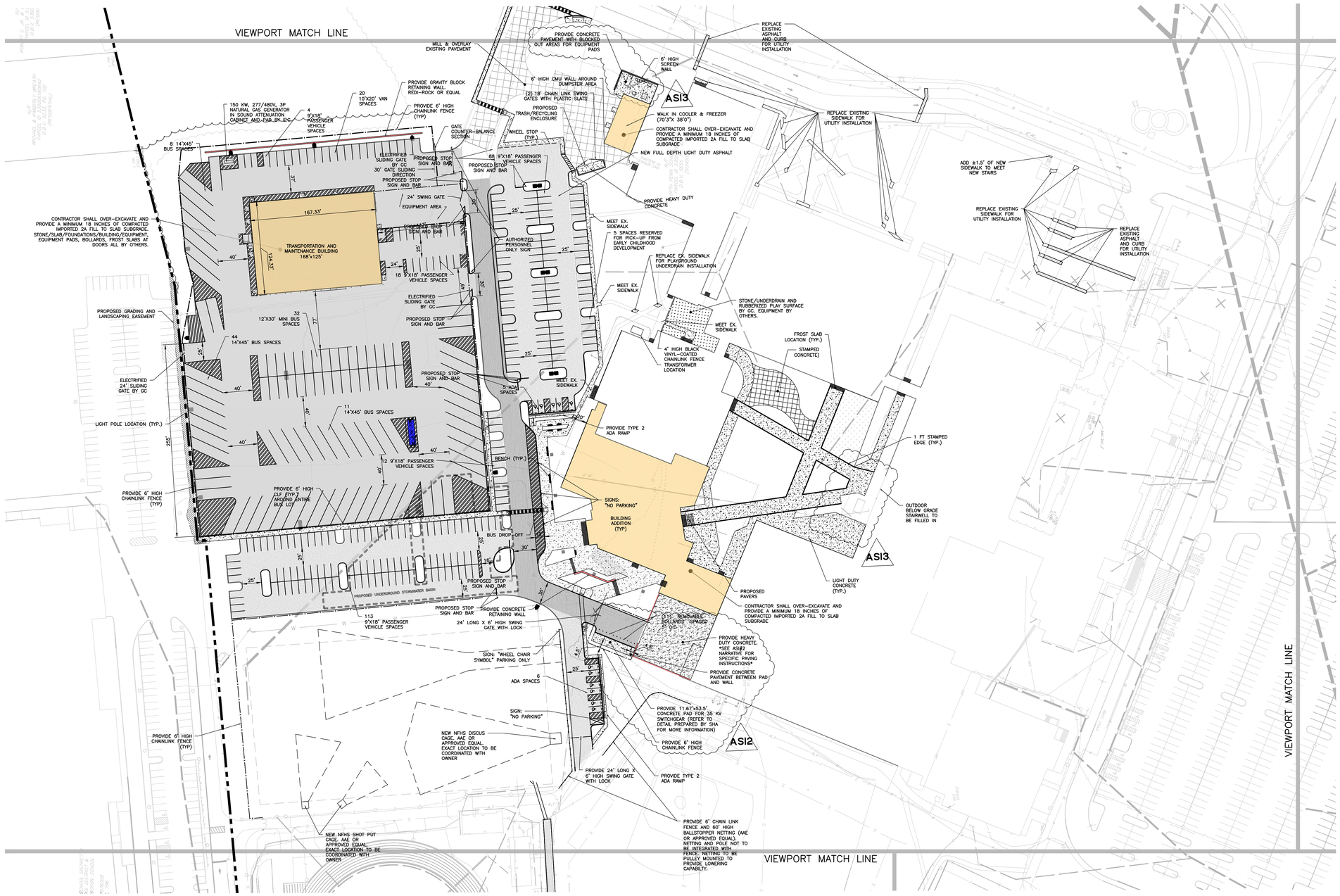
4. Utility Plan A (BP2-C022) has been modified to make plan revisions including but not limited to:
   - **To show the added structure B62B connection to the roofdrains leading to B62.**
     *** Please note that while this drawing shows the revised ductbank routing to Sumneytown Pike from ASI#2, revised E&S drawings BP2-C027 and BP2-C028 will first be submitted to the conversation district for review and approval of this as a field change. The review process is expected to parallel WEC's duct bank test pit digs. Work on the electrical duct bank should not commence until both the routing is considered viable with minimal rock removal expected and approval is received from the conservation district.**

5. Courtyard Detailed Plan (BP2-C039) has been modified to make plan revisions including but not limited to:
   - **To revise proposed courtyard hardscape footprint and retain existing generator.**
   - **To revise extents of concrete path near the Southwest entrance(s) to the interior courtyard.**

ATTACHMENTS

ASI#3 Set

END OF ASI



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FILE NAME: BP2-C008 SITE PLAN - A.dwg
LAST SAVED DATE AND TIME: 05 Mar 2026, 2:01PM
LAST SAVED BY: kwebber

BID SET/PERMIT SET

GRAPHIC SCALE
50' 25' 0 50' 100'
(IN FEET)
1 inch = 50 ft.

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CHRISTOPHER W. JENSEN, P.E.
PROFESSIONAL ENGINEER
PA. LIC. No. 078464

Owner:
North Penn School District
401 E. HANCOCK STREET, LANSDALE, PA 19446

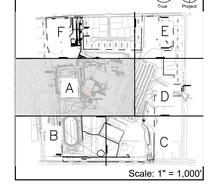
Additions and Renovations to:
NORTH PENN HIGH SCHOOL-
BID PACKAGE 2 (BP2)
1340 S VALLEY FORGE ROAD
LANSDALE, PA 19446

ISSUED FOR:

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3	ADDENDUM #7	07/10/25
4	ADDENDUM #9	07/24/25
5	CONFORMANCE SET	10/08/25
6	ASI #1	11/19/25
7	ASI #2	03/03/25
8	ASI #3	03/06/25

DATE: 05/19/2025

T&M PROJECT NUMBER: SGAL00056

Key Plan:
NOT IN SCOPE
True Project


Scale: 1" = 1,000'

Drawing Title:
SITE PLAN - A

Drawing Number:
BP2- C008



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PA. LIC. No. 078464

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NORTH PENN HIGH SCHOOL-
BID PACKAGE 2 (BP2)

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LANSDALE, PA 19446

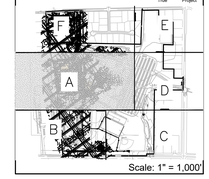
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7	ASI #2	03/03/25
8	ASI #3	03/06/25

DATE: 05/19/2025

T&M PROJECT NUMBER: SGAL00056

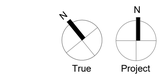
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Drawing Number:
BP2- C012



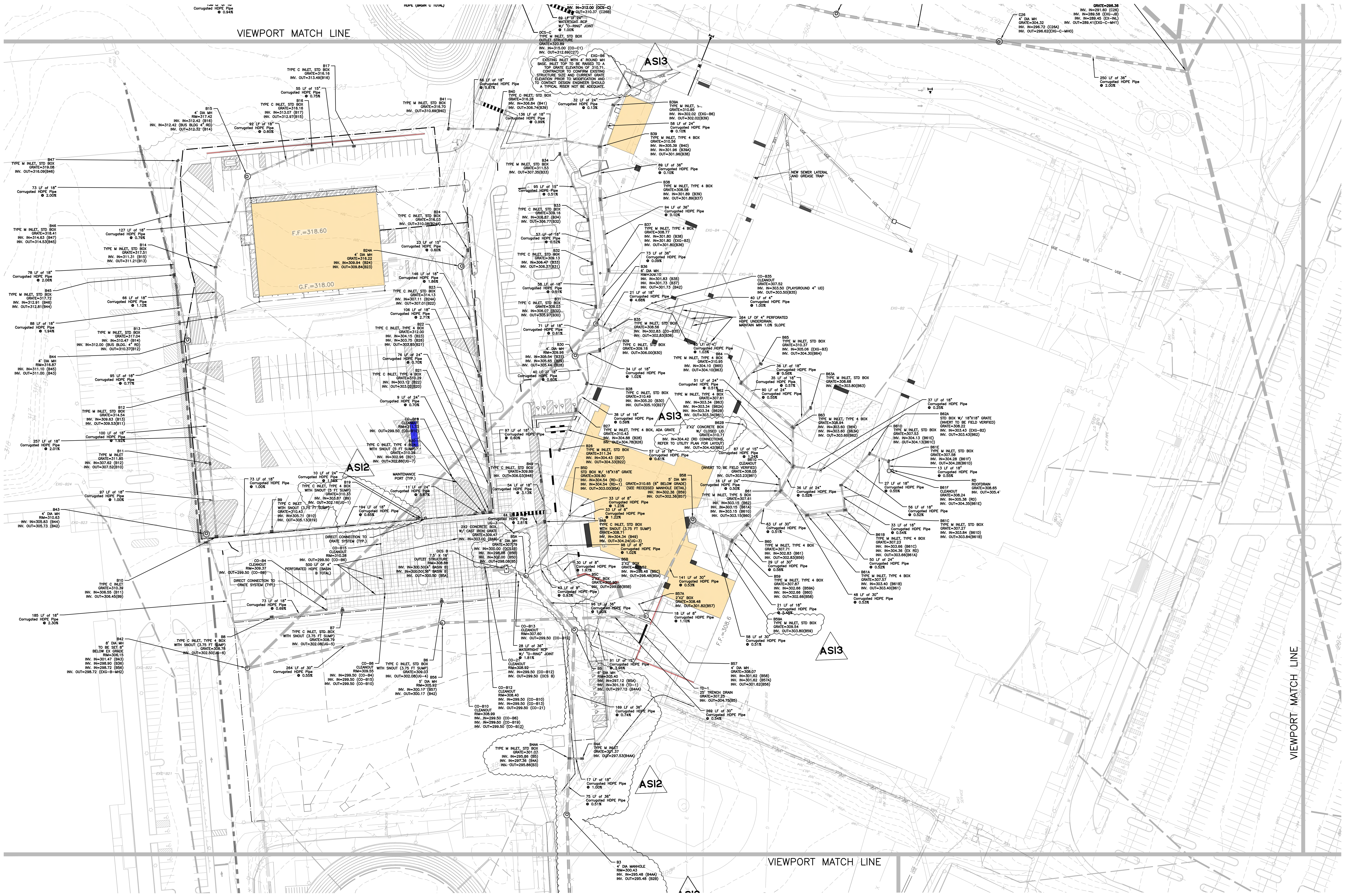
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(IN FEET)
1 inch = 50 ft.

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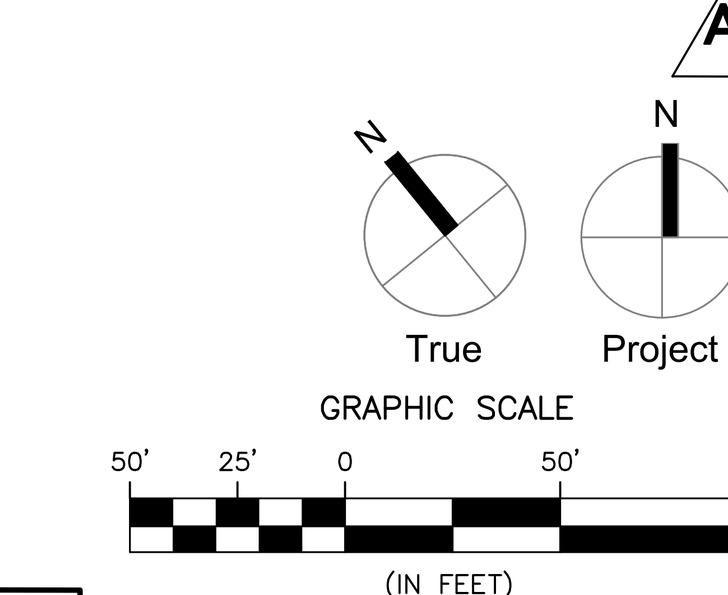
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LAST SAVED DATE AND TIME: 05 Mar 2026, 4:21PM
LAST SAVE BY: rsoosaar

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NOTES:

1. PAD GRADING/PREPARATION, UTILITY SERVICE AND STORM CONNECTIONS OUTSIDE OF 5 FEET FROM THE BUILDING ARE BY OTHERS.



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CHRISTOPHER W. JENSEN
ENGINEER
NO. PE-076464
CHRISTOPHER W. JENSEN, P.E.
PROFESSIONAL ENGINEER
PA. LIC. No. 076464

Owner:
North Penn School District
401 E. HANCOCK STREET, LANSDALE, PA 19446

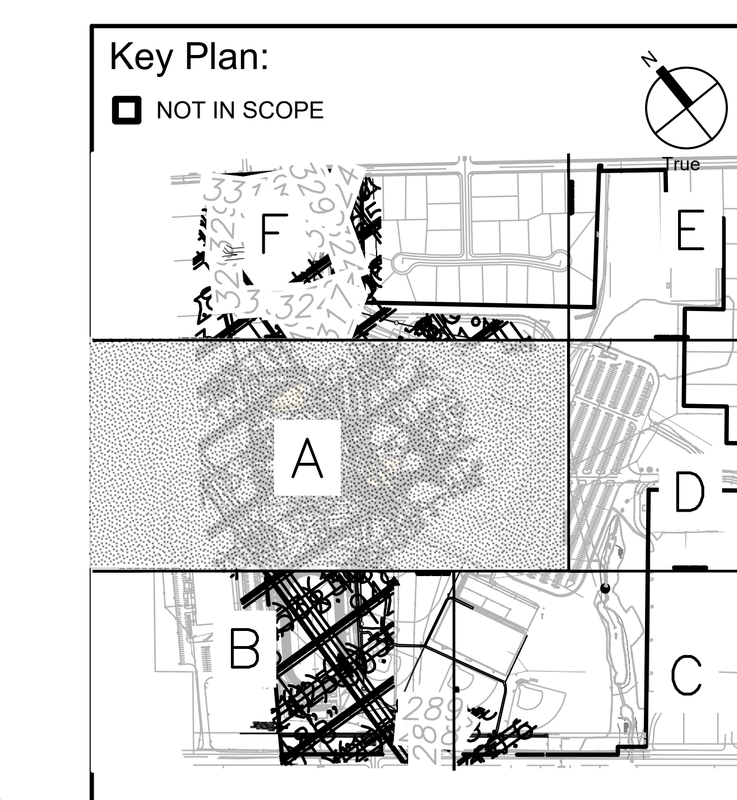
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7	ASI #2	03/03/25
8	ASI #3	03/06/25

DATE: 05/19/2025
T&M PROJECT NUMBER: SGAL00056

Key Plan:
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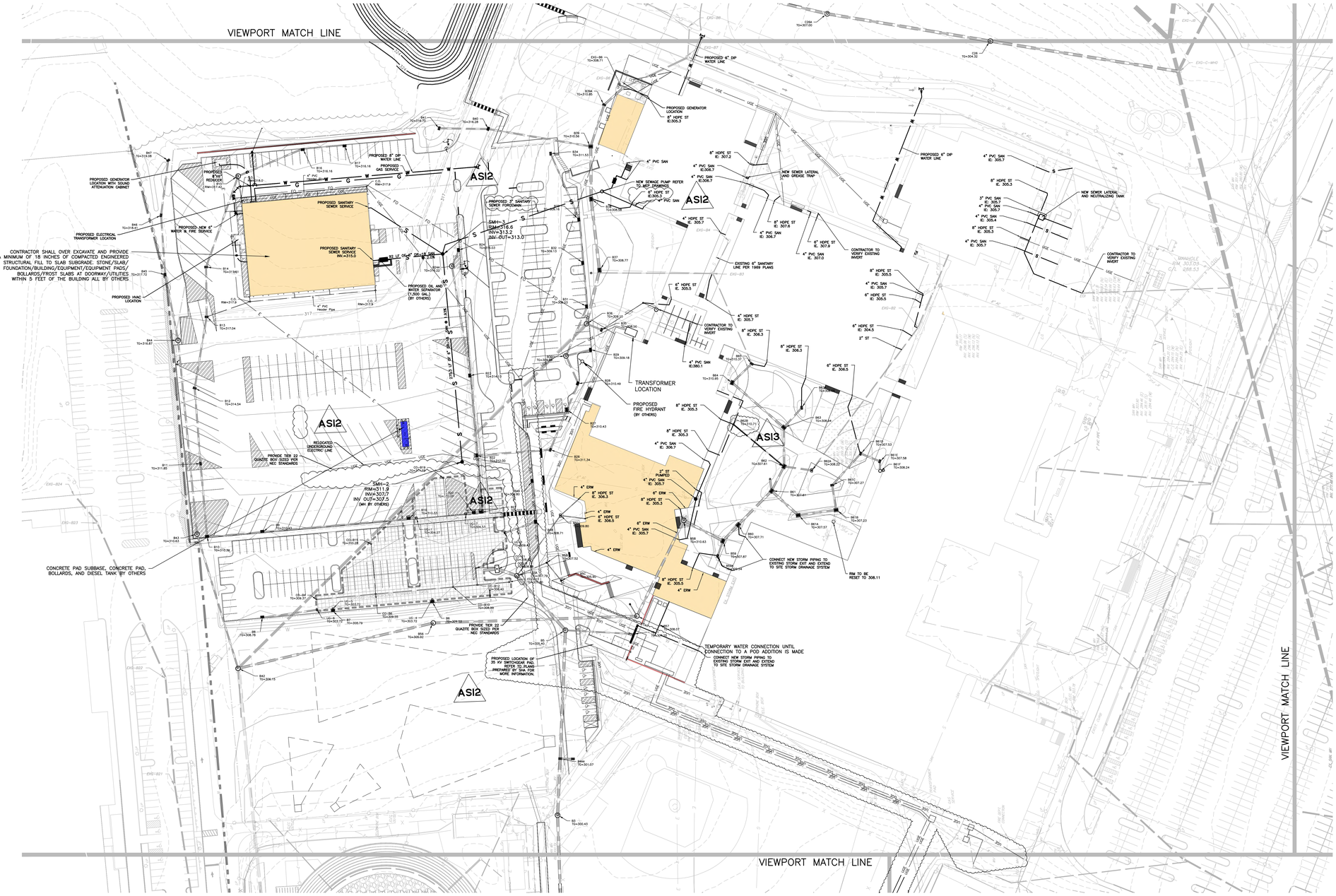
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Drawing Number:
BP2- C017

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NOTES:

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GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

PROJECT INFORMATION:
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FILE NAME: BP2-C022 - UTILITY PLAN - A.DWG
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LAST SAVE BY: kspencer

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7	ASI #2	03/03/25
8	ASI #3	03/06/25

DATE: 05/19/2025

T&M PROJECT NUMBER: SGAL00056

Key Plan:
NOT IN SCOPE
True Project
A B C D E F
Scale: 1" = 1,000'

Drawing Title:
UTILITY PLAN - A

Drawing Number:
BP2- C022

CONCRETE EXPANSION JOINTS (TYP.)

CONCRETE STAMP: BRICKFORM ASHLAR CUT SLATE FM-3125S-PRO

CONCRETE EXPANSION JOINTS

BRICKFORM 4"X8" NEW BRICK BORDER FM-5325R-PRO S/O (TYP.)

CONCRETE CONTRACTION JOINTS (TYP.)

CONCRETE PAVER (TYP.) REFER TO DETAILS

ASI3

ASI3

EX. 3" SAN INV.308.0

EX. 10" STORM

SAN

SAN

RM. EXIT

LEGEND
(ORIENTATION & SIZE MAY VARY)

- CONCRETE EXPANSION JOINTS
- CONCRETE CONTRACTION JOINTS
- BRICK SOLDIER COURSE, STAMPED CONCRETE
- CONCRETE PAVEMENT
- FROST SLAB

GRAPHIC SCALE
100' 50' 0 100' 200'
(IN FEET)
1 inch = 100 ft.

N True / N Project

BID SET/PERMIT SET

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LAST SAVE BY: tcampbell

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CHRISTOPHER W. JENSEN, P.E.
PROFESSIONAL ENGINEER
PA. LIC. No. 076464

Owner:
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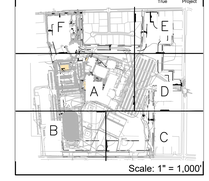
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DATE: 05/19/2025

T&M PROJECT NUMBER: SGAL00056

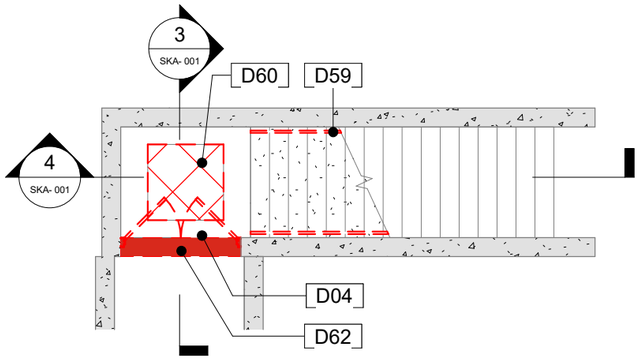
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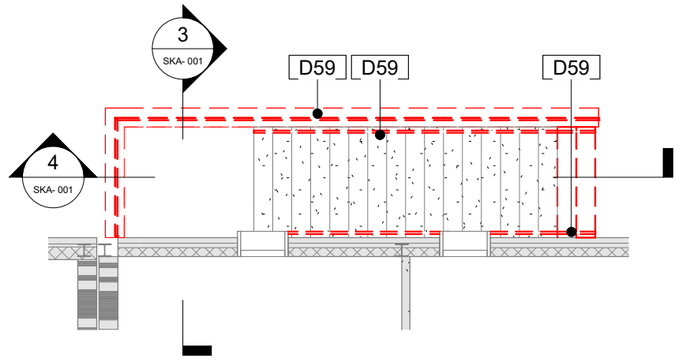


Scale: 1" = 1,000'

Drawing Title:
COURTYARD DETAILED PLAN

Drawing Number:
BP2- C039





DEMOLITION KEY - EXTERIOR STAIR	
KEY VALUE	KEYNOTE TEXT
D59	REMOVE EXISTING HANDRAIL/GUARDRAIL IN ITS ENTIRETY.
D60	REMOVE PORTION OF EXISTING SLAB AS INDICATED IN DRAWING.
D61	REMOVE PORTION OF EXISTING CONCRETE STAIR AS INDICATED IN DRAWING.
D62	REMOVE PORTION OF EXISTING CONCRETE WALL AS INDICATED IN DRAWING.

1 DEMO - LOWER LEVEL PLAN

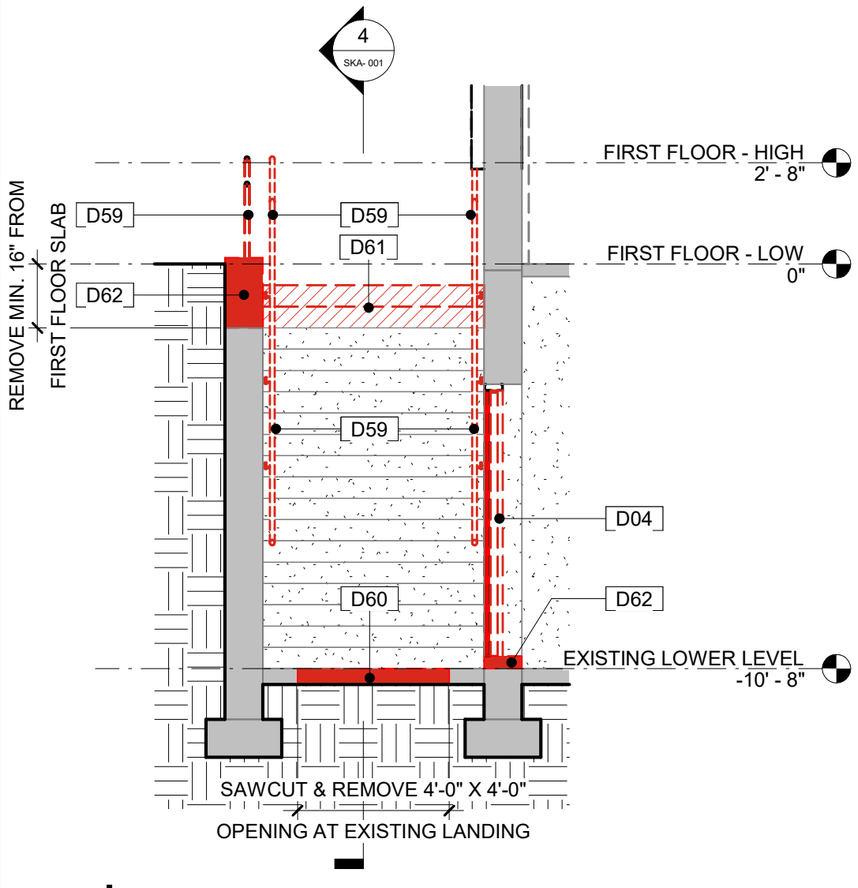
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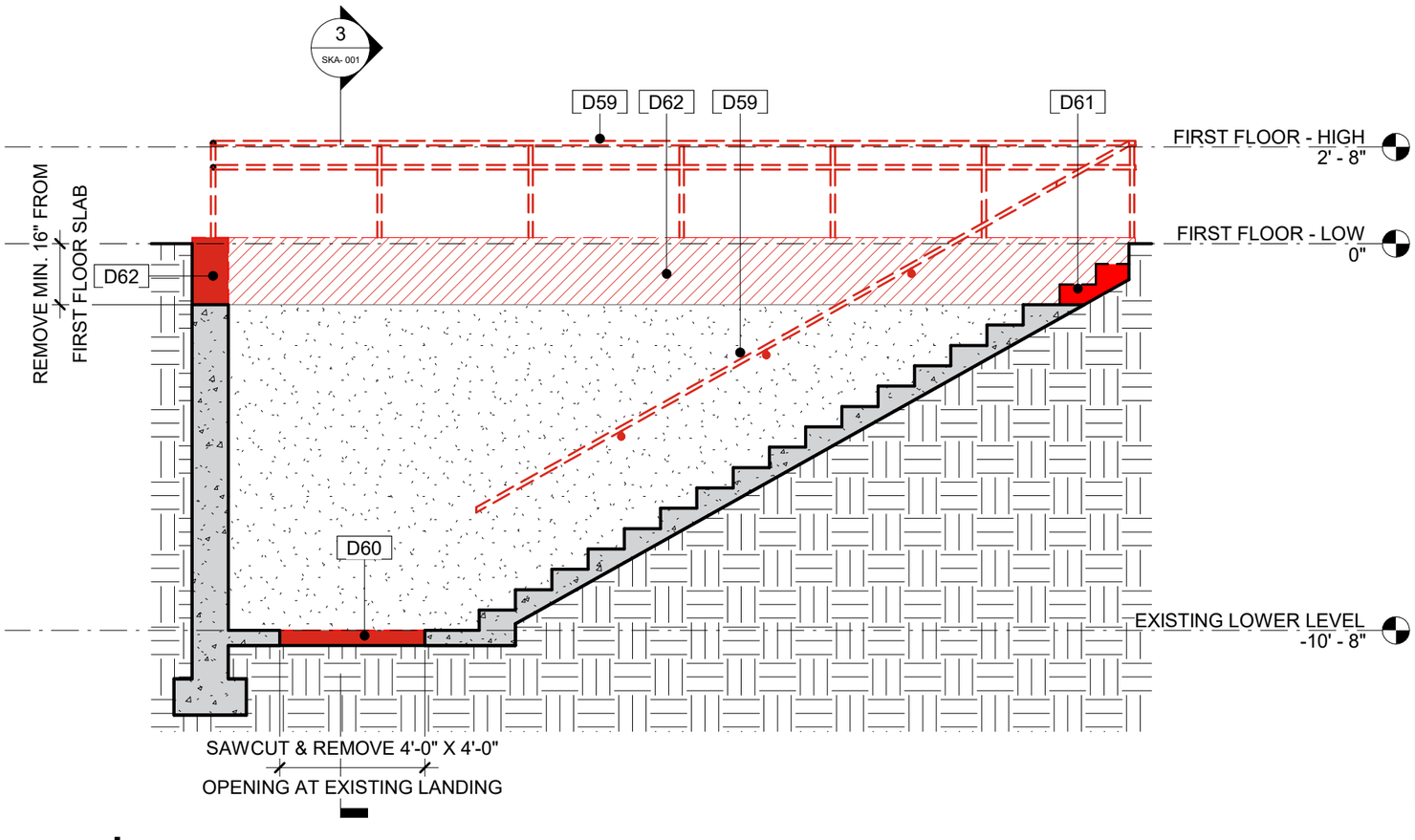
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2 DEMO - FIRST FLOOR LEVEL PLAN

SKA-001

SCALE: 1/8" = 1'-0"





3 DEMO - STAIR SECTION

SKA-001

SCALE: 1/4" = 1'-0"

4 DEMO - STAIR SECTION

SKA-001

SCALE: 1/4" = 1'-0"

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LANSDALE, PA 19446

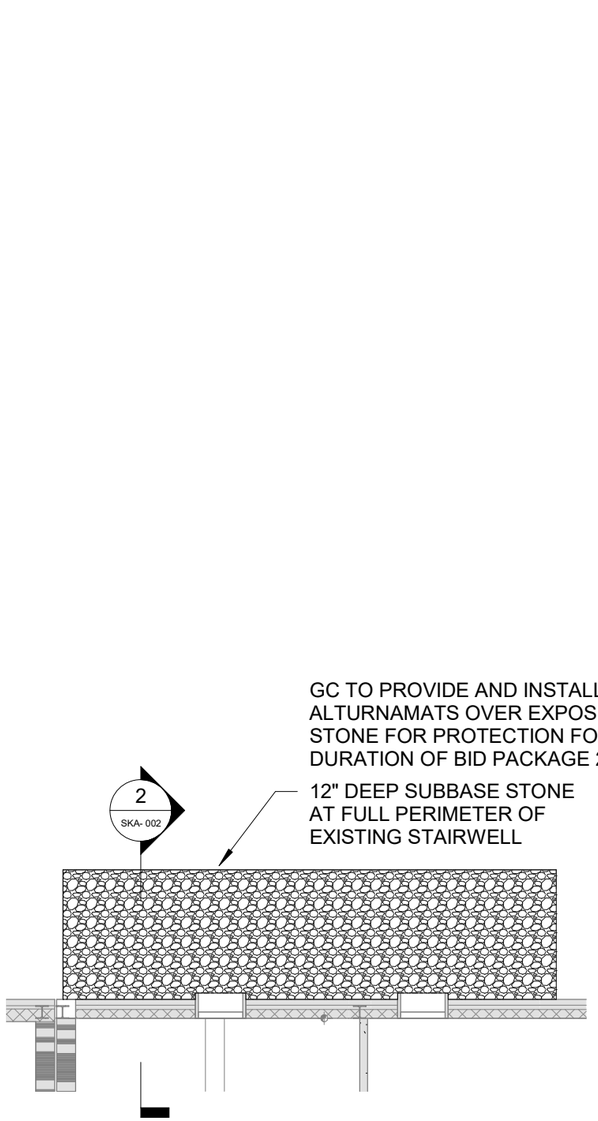
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Date: 03/16/26

Scale: As indicated

Drawing Number:
BP2-SKA-001

GC TO PROVIDE AND INSTALL
ALTURNAMATS OVER EXPOSED SUBBASE
STONE FOR PROTECTION FOR FULL
DURATION OF BID PACKAGE 2.



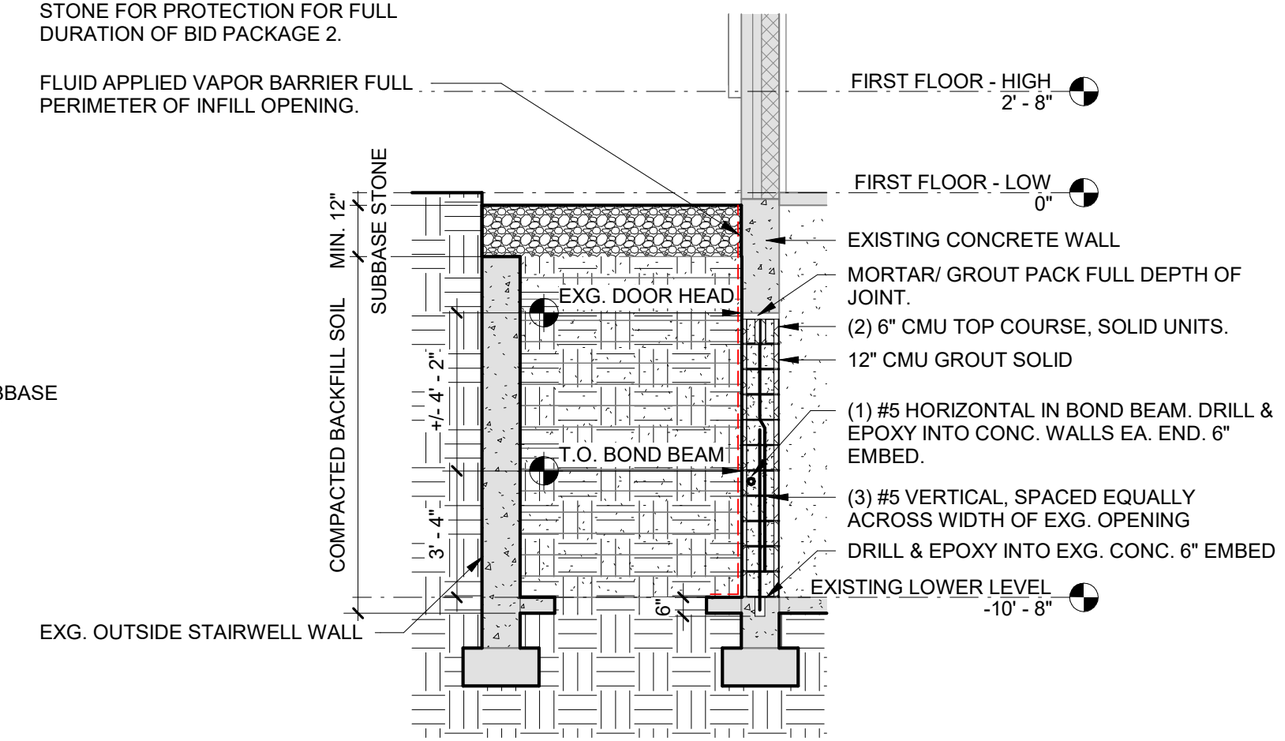
1 INFILL - FIRST FLOOR LEVEL PLAN

SKA-002

SCALE: 1/8" = 1'-0"

GC TO PROVIDE AND INSTALL
ALTURNAMATS OVER EXPOSED SUBBASE
STONE FOR PROTECTION FOR FULL
DURATION OF BID PACKAGE 2.

FLUID APPLIED VAPOR BARRIER FULL
PERIMETER OF INFILL OPENING.



2 INFILL - STAIR SECTION

SKA-002

SCALE: 1/4" = 1'-0"

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LANSDALE, PA 19446

Drawing Title:
EXTERIOR STAIR INFILL

Date: 03/15/26

Scale: As indicated

Drawing Number:
BP2-SKA-002

Wescott Electric Co.
Aston Mill Business Center
P. O. Box 278, Glen Riddle, PA 19037
Tel 610-358-1100
Fax 610-358-1164

Wescott Electric is a Disabled Veteran Owned Business

July 20, 2026

Via Email

Bill Slawter, Director
North Penn School District, Facilities
630 W 8th Street
Lansdale, PA 19446

Re: **High School Additions and Renovations Phase 2**

Subject: **Additional Work - Change Proposal #16 A – ASI #5 – Revisions to 5kV Pad Size**

Dear Bill,

We have attached our additional cost proposal for the work that was required to increase the size of the 5kV Gear Pad due to current field conditions, elevation changes, adjacent block wall footing and clearances required for the gear from the wall per National Electric Code. The conditions also required this change as the brick wall footing was crashing with the turn down footing of the pad. This condition was not in our original outline. See attached cost from our Sub-Contractor.

This work was completed without delay to not disrupt the progress of the project site and electrical construction.

This proposal is valid for 25 days from this date.

Total additional cost ……. $8,773.00

If you have any questions, or if I can be of any assistance to you, please feel free to contact me at your convenience.

Very truly yours,
Joseph W. McColgan
Vice President

CC: file, CHA Team

Wescott Electric Company
North Penn High School
Change Order Proposal ASI#5

CHANGE DESCRIPTION

Provide Labor & Material

1172 CO Prop ASI #5 - Revision due to Grade, Footer for Wall and NEC Clearance Requirement - Additional 32" x 44' Dimension Required.

1	LABOR	$244.00		
2	OVERTIME LABOR COST	$0.00		
3	PAYROLL TAXES & INSURANCE (28%)	$68.32		
4	SUB TOTAL LABOR COST	xx	xx	$312.32
5	MATERIAL COST			$0.00
6	SUB-CONTRACTOR EQUIPMENT COST- (FROM ATTACHED SHEET)			$8,374.00
7	SUB-TOTAL LABOR, MATERIAL & EQUIPMENT COST			**$8,686.32**
8	CONTRACTOR OVERHEAD & PROFIT ON LABOR & MATERIAL (10%)			$868.63
9	SUB-TOTAL		xx	**$86.86**
10	BOND PREMIUM (0%) USING ALLOWANCE COST			$0.00
11	**TOTAL CHANGE ORDER AMOUNT**			**$8,773.18**

North Penn HS Phase 2
Change Order Proposal
ASI#5 Gear Pad Revisions

1172 CO Prop ASI #5 - Revision due to Grade, Footer for Wall and NEC Clearance Requirement - Additional 32" x 44' Dimension Required.

		Unit	Quan	Material Unit	Material Total	Labor Hours
A	**Description of Work**					
1	Sub-Contractor Work (See Attached)	Lot	1	$8,374.00	$8,374.00	xxxxx
2		Ea.	0	$0.00	$0.00	xxxxx
3		Ea.	0	$0.00	$0.00	xxxxx
4		Lot	0	$0.00	$0.00	xxxxx
5		Lot	0	$0.00	$0.00	xxxxx
		xx	xx	$8,374.00	xxxxx	xxxxx
	Labor					
5	Additional Foreman Coordination with Sub-Contractor	Hrs	2	xxxxx	xxxxx	2.00
6		Hrs	0	xxxxx	xxxxx	0.00
		x	xx	xx		2.00
	Prevailing Wage Rate			Wage Rate	$122.00	$244.00

	Total Labor Adder	**$244.00**

DONNELLY CONCRETE, LLC
273 Oak Avenue
Glen Riddle, Pa. 19037
Phone:484-645-3180
PA013760

Date
7/18/26

Name / Address	Job Location
Wescott Electric Aston Mills Business Center P.O. Box 278 Glen Riddle, Pa. 19037	Change Order #2 5Kv Pad Extension

Description
5Kv Pad Concrete extended 32" x 44' 5 yards $1,150.00
Additional #5 bars 18 #5 bars. $560.00
Stay form & rebar $1,000.00
Form deep downturn edge on existing footing with 36" from panels & entire pad
Labor x2 days. $5,664.00

PAYMENT TERMS: PER CONTRACT	**Total** **$8,374.00**

Contractor is not responsible for any damage to concrete due to weather conditions cracking, lifting, pealing, or rock salt damage.
All material is guaranteed to be specified. All work is to be complete in a workmanlike manner according to standard practices. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders, and will become and extra charge over and above the estimate. NOTE: This proposal may be withdrawn by us if not accepted within___days. ACCEPTANCE OF PROPOSAL
The above prices, specifications, conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.
Payment will be made as per above terms, date of acceptance. SIGNATURE/S_____

Wescott Electric Co.
Aston Mill Business Center
P. O. Box 278, Glen Riddle, PA 19037
Tel 610-358-1100
Fax 610-358-1164

Wescott Electric is a Disabled Veteran Owned Business

August 31, 2026

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Via Email

Bill Slawter, Director

North Penn School District, Facilities
630 W 8th Street
Lansdale, PA 19446

Re: **High School Additions and Renovations Phase 2**

Subject: **Change Proposal – CO Prop #29 ASI#14 Provide Power Wiring Revisions for Office Area**

Dear Bill,

We have attached our cost proposal for the wiring revisions in the Office area as outlined in ASI#14.

This proposal includes the work identified on the attached breakdown. No additional labor or material has been allocated and should additional work be required we reserve our right to make the necessary adjustment.

This proposal is valid for 25 days from this date. If not accepted and agreed to by then we reserve our right to adjust associated costs due to the supplier increase.

Total additional cost ……. $2,123.00

If you have any questions, or if I can be of any assistance to you, please feel free to contact me at your convenience.

Very truly yours,

Joseph W. McColgan
Vice President

CC: file, CHA Team
Enclosure

Wescott Electric Company
Change Order Proposal
North Penn High School

CHANGE DESCRIPTION

Provide Labor & Material

CO Prop #29 ASI#14 Office Power Revisions

1	LABOR	$1,112.06		
2	OVERTIME LABOR COST	$0.00		
3	PAYROLL TAXES & INSURANCE (28%)	$311.38		
4	SUB TOTAL LABOR COST	xx	xx	$1,423.43
5	MATERIAL COST			$506.71
6	SUB-CONTRACTOR EQUIPMENT COST- (FROM ATTACHED SHEET)			$0.00
7	SUB-TOTAL LABOR, MATERIAL & EQUIPMENT COST			**$1,930.14**
8	CONTRACTOR OVERHEAD & PROFIT ON LABOR & MATERIAL (10%)			$193.01
9	SUB-TOTAL		xx	**$2,123.15**
10	BOND PREMIUM (0%) USING ALLOWANCE COST			$0.00
11	**TOTAL CHANGE ORDER AMOUNT**			**$2,123.15**

Wescott Electric Company
North Penn High School
Change Order Proposal

Itemized Breakdown

	CO Prop #29 ASI#14 Office Power Revisions					
		Unit	Quan	Material Unit	Material Tota	Labor Hours
A	**Office Power Power**					
1	3/4" EMT	Ft	90	$1.02	$91.80	xxxxx
2	3/4" EMT Compression Couplings	Ea	4	$1.10	$4.40	xxxxx
3	3/4" EMT Compression Connectors	Ea	7	$1.44	$10.08	xxxxx
4	3/4" EMTConduit Supports	Ea	20	$0.88	$17.60	xxxxx
5	2100 Box & Blank Plate	Ea	1	$14.20	$14.20	xxxxx
6	3/4" Plastic Bushings	Ea	4	$1.66	$6.64	xxxxx
7	3/8" Metal Stud Conduit Clips	e	4	$0.88	$3.52	xxxxx
8	3/4" Beam Clamp with Hanger	e	9	$2.20	$19.80	xxxxx
9	1/4-20 Beam Clamp	Ea	2	$5.22	$10.44	xxxxx
10	1 1/2" Bar Hanger with Stud	e	6	$12.20	$73.20	xxxxx
11	1900 Deep Box w Stud Bracket	e	4	$14.02	$56.08	xxxxx
12	1900 1 Gang Plaster Ring	Ea	12	$9.05	$108.60	xxxxx
13	1900 2 Gang Plaster Ring	Lot	-8	$9.05	($72.40)	xxxxx
14	#12 THHN Copper Wire	Ft	231	$0.36	$83.16	xxxxx
15	12/2 MC Cable Assembly	e	80	$0.96	$76.80	xxxxx
16	3/8" MC Cable Connectors	Ea	4	$0.22	$0.88	xxxxx
17	20AMP 1 Pole Breaker	Ea	1	$45.00	$45.00	xxxxx
18	20AMP 125 Volt Spec. Grade Duplex Receptacle	Ea	-16	$19.88	($318.08)	xxxxx
19	1 Gang Stainless Duplex Recptical Plate	Ea	10	$4.66	$46.60	xxxxx
20	2 Gang Stainless Duplex Receptacle Plate	Ea	-8	$4.66	($37.28)	xxxxx
21	1900 Blank Plate	Ea	1	$1.55	$1.55	xxxxx
22	20AMP Tamper Duplex Recptacle	Ea	10	$26.22	$262.20	xxxxx
23	Wire Nuts	Ea	6	$0.22	$1.32	xxxxx
24	Ground Screws	Ea	2	$0.06	$0.12	xxxxx
25	Pan Head Screws	Ea	8	$0.06	$0.48	xxxxx
26		Ea	0	$0.00	$0.00	xxxxx
	Total Material Cost				**$506.71**	
B	**SubContractor - Equipment**					
1		Lot	0	$0.00	$0.00	xxxxx
2		Lot	0	$0.00	$0.00	xxxxx
3		Lot	0	$0.00	$0.00	xxxxx
4		Lot	0	$0.00	$0.00	xxxxx
	Total Sub Contractor - Equipment Cost				**$0.00**	
C	**Labor**					
1	Item A Rough in Conduit Labor Hours 1 Journeyman 7 hrs each 7 hours total	Hrs	7	xxxxx	xxxxx	7.00
2	Item A Wire Pull & Terms. Labor Hours 2 Journeyman 2 hrs each 4 hours total	Hrs	4	xxxxx	xxxxx	4.00
3	Item A Wire Rough In Credit Labor Hours 1 Journeyman 2 hrs hours total	Hrs	-2	xxxxx	xxxxx	-2.00
4		Hrs	0	xxxxx	xxxxx	0.00
5		Hrs	0	xxxxx	xxxxx	0.00
6		Hrs	0	xxxxx	xxxxx	0.00
7	As Builts	Ea.	1	xxxxx	xxxxx	0.50
8	Supervision (Hrs)	Ea.	1	xxxxx	xxxxx	1.00
		x	xx	xx		10.50
	Prevailing Wage Rate			Wage Rate	$105.91	$1,112.06

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Architect's Supplemental Instructions

PROJECT: *(name and address)*	**CONTRACT INFORMATION:**	**ASI INFORMATION:**
North Penn High School Renovations Bid Package 2	Contract For: Electrical Construction Date: 08/14/2025	ASI Number: 014 Date: 07/21/2026
OWNER: *(name and address)*	**ARCHITECT:** *(name and address)*	**CONTRACTOR:** *(name and address)*
North Penn School District 401 E. Hancock Street Landsdale, PA 19446	Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio 555 E. North Lane, Suite 5100 Conshohocken , PA 19428	Wescott Electric Company P.O. Box 278 Glen Riddle, PA 19037

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.
(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

Dated 07/21/2026 and generally encompassing Admin Furniture Power and Data, clarifications and modifications to the contract scope of work include:

ASI 14.1 EC: Admin Furniture Power & Data Revisions
ASI 14 GC, MC & PC: ASI provided for informational purposes only.

ISSUED BY THE ARCHITECT:



ARCHITECT *(Signature)*

BY: Devin Bradbury, Associate Principal
(Printed name, title, and license number if required)

07/21/2026
Date

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User Notes: (69a8426d3a53e4fcd27e4fae)

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI) 14
COURTYARD AND AREA B EQUIPMENT YARD

To:	All Contractors
Project Name:	Additions and Renovations to: North Penn High School – Bid Package 2 (BP2) 1340 S. Valley Forge Rd. Landsdale, PA 19446
Prepared for:	North Penn School District 401 E. Hancock Street Landsdale, PA 19446
Date:	21 July 2026

Notice to all Contractors contracted to the North Penn High School BP2 project, this ASI is to amend or clarify the Contract documents as follows:

GENERAL

A. This ASI constitutes part of the Project Manual and Contract. Should conflict occur between the Project Manual and items in this ASI or between Drawings and this ASI, the ASI shall govern.

B. Work described in this ASI shall be in accordance with Specifications for like items in remainder of building and complete with all labor and materials required.

C. Contractors are requested to attach a copy of this ASI to the Project Manual in their possession.

D. Work affected by items in this ASI shall be appropriately adjusted to accommodate these changes.

Per specification 012600 – CONTRACT MODIFICATION PROCEDURES, this ASI authorizes Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Time.

Should any Contractor find that the proposed changes in the Work will require modifications to the Contract through Allowance Adjustment or Change Order, the Contractor shall submit a Proposal Request to the Architect and Construction Manager within 14 days of receipt of this ASI.

ASI 14 ITEMIZED SCOPE

ASI 14.1 EC: Admin Furniture Power & Data Revisions

ASI 14 GC, MC & PC: ASI provided for informational purposes only.

SPECIFICATIONS

14.01 None released with ASI 14.

DRAWINGS

14.02 None released with ASI 14.

SKETCHES

14.03 Sketch BP2-CSKE-10; **ADD** sketch BP2-CSKE-10 dated 06/18/2026.

ATTACHMENTS

Sketches - Electrical:
BP2-CSKE-10 FURNITURE POWER AND DATA

END OF ASI 14

GENERAL POWER NOTES:

1. REFER TO E000 FOR LEGEND AND GENERAL NOTES.
2. ALL DATA JACKS SHOWN AS EXISTING TO REMAIN SHALL RECEIVE NEW DEVICE AND FACEPLATES AND HAVE NEW CAT 6 CABLING PULLED TO NEAREST IDF.
3. ALL RECEPTACLES SHOWN AS EXISTING TO REMAIN SHALL BE PROVIDED WITH NEW DEVICES AND FACEPLATES REWIRED TO EXISTING CIRCUIT. RECEPTACLES IN NATATORIUM SHALL BE REPLACED WITH NEW GFI TYPE DEVICES.
4. ALL NEW 125V AND 250V RECEPTACLES RATED FOR 15A OR 20A SHALL BE TAMPER RESISTANT. ALL SUCH EXISTING TO REMAIN RECEPTACLES SHALL BE REPLACED WITH TAMPER RESISTANT DEVICES.

POWER CODED NOTES:

(A) CIRCUIT NEW RECEPTACLE TO EXISTING CIRCUIT FROM DEVICE REMOVED FROM THIS LOCATION DURING DEMOLITION. SPLICE AND EXTEND CIRCUIT AS NECESSARY, MATCHING EXISTING

(B) PROVIDE 2-PORT BISCUIT JACK ABOVE FINISHED CEILING.

(C) DISC. SWITCH FURNSIHED BY H.C., INSTALLED BY E.C.

(D) DUPLEX RCPT, DATA AND HDMI INPUT AT 18" A.F.F. AND POWER, DATA AND HDMI OUTPUT AT MOUNTING HEIGHT OF DISPLAY. COORDINATE MOUNTING HEIGHT WITH ARCH. ELEVATIONS.

(E) REFER TO 'CLASSROOM AV DETAIL', SHEET **BP2-E503**

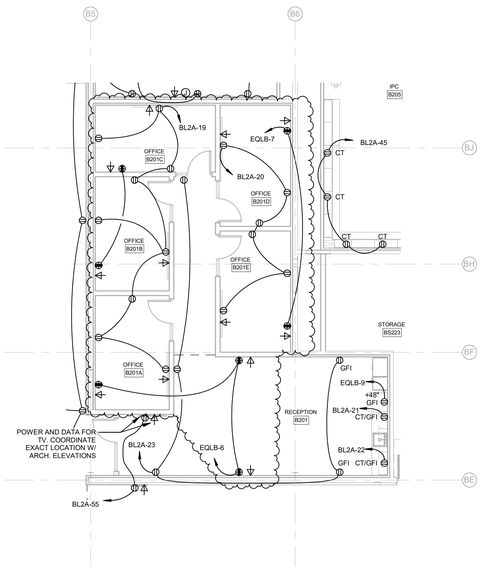
(F) PROVIDE **FSR CB-224S** UL-RATED, DROP CEILING MOUNTED EQUIPMENT BOX WITH (6) RECEPTACLES, (2) RJ45 CABLES WITH CAT 6 CONNECTORS AND 4' OF EXCESS CABLE. **TEACHLOGIC** VOICE-LIFT W/ **MAXIM SYSTEM** WITH MEDIA CONNECTION DEVICES FOR **VIEWSONIC** MOBILE AV CARTS AND **WILLIAMS AV** ASSISTED LISTENING SYSTEM. PROVIDE (1) HANDHELD AND (1) PENDANT MICROPHONE FOR **MAXIM SYSTEM**. EQUAL MUST BE PRE-APPROVED. REFER TO 'CLASSROOM AV DETAIL' ON SHEET **BP2-E503**. SYSTEM SHALL BE CONFIGURED SUCH THAT PAGING ANNOUNCEMENTS DUCT LOCAL SOUND REINFORCEMENT SYSTEM.

(G) DUPLEX RCPT AND AV INPUT AT 18" A.F.F. WITH DUPLEX RCPT, HDMI OUPUT AND 2-PORT NETWORK JACK MOUNTED BEHIND DISPLAY. COORDINATE EXACT HEIGHT WITH ARCH ELEVATIONS

(H) ELECTRICALLY HELD CONTACTOR FOR ADJACENT SCIENCE LAB ABOVE FINISHED CEILING. WIRE ALL RECEPTACLE CIRCUITS IN ASSOCAITED SCIENCE LAB THRU CONTACTOR.

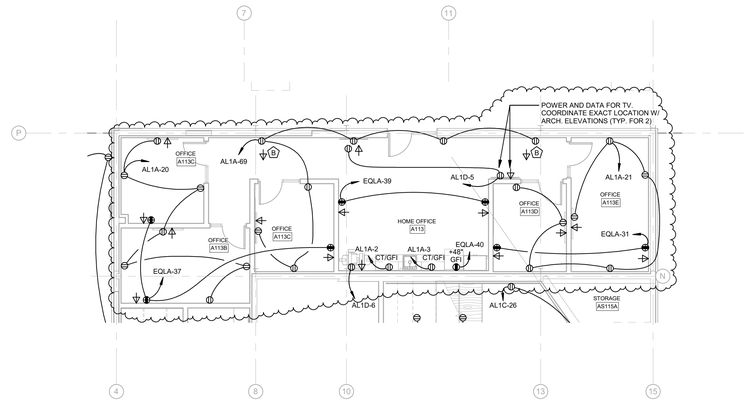
(J) MECHANICALLY HELD CONTACTOR FOR ADJACENT SCIENCE LAB ABOVE FINISHED CEILING. WIRE ALL RECEPTACLE CIRCUITS IN ASSOCAITED SCIENCE LAB THRU CONTACTOR.

(K) UPON ACTIVATION OF ALERTUS SYTEM, SECURITY GATE SHALL CLOSE. E.C. SHALL BE RESPONSIBLE FOR ALL CABLING AND APPERTUNANCES TO ACHIEVE THIS FUNCTIONALITY



2 ASI 014 - PARTIAL SECOND FLOOR POWER PLAN - AREA B

BP2-CSKE-10 SCALE: 1/8" = 1'-0"



1 ASI 014 - PARTIAL FIRST FLOOR POWER PLAN - AREA A2

BP2-CSKE-10 SCALE: 1/8" = 1'-0"

SCHRADERGROUP
555 E North Lane, Suite 5100, Building D,
Conshohocken, PA 19428
p: 215 482 7440
f: 215 482 7441
www.sgarc.com

Consultants:

Civil:

T&M Associates
1700 Market St., Suite 3110, Philadelphia, PA 19103
p: 215.282.7850

MEP:

Synder Hoffman Associates
1005 W. Lehigh St., Bethlehem, PA 18018

p: 610.694.8020

Structural Engineer

Schrader Group
153 E. King St., Suite 211-12, Lancaster, PA 17602
p: 717.299.8965

Professional Seal:

Owner:
NORTH PENN SCHOOL DISTRICT
401 E. HANCOCK STREET, LANSDALE, PA 19446

Additions and Renovations to:

NORTH PENN HIGH SCHOOL -
BID PACKAGE 2

1340 S. VALLEY FORGE RD, LANSDALE, PA 19446

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	06/05/2025
	ASI-014	06/16/2026

DATE: 09/22/2025

SG PROJECT NUMBER: 23-028

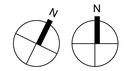
Key Plan:

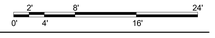
Drawing Title:

FURNITURE POWER AND DATA

Drawing Number:

BP2-CSKE-10





Wescott Electric Co.
Aston Mill Business Center
P. O. Box 278, Glen Riddle, PA 19037
Tel 610-358-1100
Fax 610-358-1164

Wescott Electric is a Disabled Veteran Owned Business

August 31, 2026

.
Via Email

Bill Slawter, Director

North Penn School District, Facilities
630 W 8th Street
Lansdale, PA 19446

Re: **High School Additions and Renovations Phase 2**

Subject: **Change Proposal – CO Prop #31 RFI EC-0038 Demolition of Existing Floor Receptacles**

Dear Bill,

We have attached our cost proposal for the demolition of the existing floor receptacles as addressed in RFI EC-0038.

This proposal includes the work identified on the attached breakdown. No additional labor or material has been allocated and should additional work be required we reserve our right to make the necessary adjustment.

This proposal is valid for 25 days from this date. If not accepted and agreed to by then we reserve our right to adjust associated costs due to the supplier increase.

Total additional cost ……. $7,232.38

If you have any questions, or if I can be of any assistance to you, please feel free to contact me at your convenience.

Very truly yours,

Joseph W. McColgan
Vice President

CC: file, CHA Team
Enclosure

Wescott Electric Company
Change Order Proposal
North Penn High School

CHANGE DESCRIPTION

Provide Labor & Material

CO Prop #31 EC RFI EC-0038 Demolition of Existing Floor Receptacles

1	LABOR	$5,136.64		
2	OVERTIME LABOR COST	$0.00		
3	PAYROLL TAXES & INSURANCE (28%)	$1,438.26		
4	SUB TOTAL LABOR COST	xx	xx	$6,574.89
5	MATERIAL COST			$0.00
6	SUB-CONTRACTOR EQUIPMENT COST- (FROM ATTACHED SHEET)			$0.00
7	SUB-TOTAL LABOR, MATERIAL & EQUIPMENT COST			**$6,574.89**
8	CONTRACTOR OVERHEAD & PROFIT ON LABOR & MATERIAL (10%)			$657.49
9	SUB-TOTAL		xx	**$7,232.38**
10	BOND PREMIUM (0%) USING ALLOWANCE COST			$0.00
11	**TOTAL CHANGE ORDER AMOUNT**			**$7,232.38**

Wescott Electric Company
North Penn High School
Change Order Proposal

	CO Prop #31 EC RFI EC-0038 Demolition of Existing Floor Receptacles					
		Unit	Quan	Material Unit	Material Tota	Labor Hours
A	**Demo Floor Receptacles**					
1		Ea	0	$0.00	$0.00	xxxxx
2		Ea	0	$0.00	$0.00	xxxxx
3		Ea	0	$0.00	$0.00	xxxxx
4		Ea	0	$0.00	$0.00	xxxxx
5		Ea	0	$0.00	$0.00	xxxxx
6		Ea	0	$0.00	$0.00	xxxxx
7		Ea	0	$0.00	$0.00	xxxxx
	Total Material Cost				**$0.00**	
B	**SubContractor - Equipment**					
1		Lot	0	$0.00	$0.00	xxxxx
2		Lot	0	$0.00	$0.00	xxxxx
3		Lot	0	$0.00	$0.00	xxxxx
4		Lot	0	$0.00	$0.00	xxxxx
	Total Sub Contractor - Equipment Cost				**$0.00**	
C	**Labor**					
1	Item A Demolition of Existing Floor Receptacles Labor Hours - 2 Journeyman 24 Hrs. each (24x2 = 48) 48 hours total	Hrs	48	xxxxx	xxxxx	48.00
2		Hrs	0	xxxxx	xxxxx	0.00
3		Hrs	0	xxxxx	xxxxx	0.00
4		Hrs	0	xxxxx	xxxxx	0.00
5		Hrs	0	xxxxx	xxxxx	0.00
6		Hrs	0	xxxxx	xxxxx	0.00
7	As Builts	Ea.	0	xxxxx	xxxxx	0.00
8	Supervision	Ea.	0.5	xxxxx	xxxxx	0.50
		x	xx	xx		48.50
	Prevailing Wage Rate			Wage Rate	$105.91	$5,136.64

Tri-County Mechanical, Inc.

PROPOSED CHANGE ORDER

No. 2

425 Springfield St.
Coopersburg, PA 18036

Phone: 610 965-6777
Fax: 610 965-6607

TITLE: Proposed Change Order 002

DATE: 08/27/2026

PROJECT: NPSD
North Penn High School Additions and Renovations

JOB: 2509

CONTRACT/PO: 043001

TO: Attn: Bill Slawter
North Penn School District
401 E Hancock Street
Lansdale, PA 19446

SUBMITTED:

COMPLETED:

REQUIRED:

DESCRIPTION

Demolish existing boiler and install (2) new boilers per ASI-17.

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1		Pipe, Fittings (Victaulic),Hangers		1.000		41,245.39	41,245.39
2		Breaching,Valves,Disconnects		1.000		21,500.00	21,500.00
3		Tax		6.000	%	627.45	3,764.72
4		Subcontractor (Conexus)		1.000		6,318.00	6,318.00
~~5~~		~~Subcontractor (Ztech)~~		~~1.000~~		~~15,323.31~~	~~15,323.31~~
6		Journeyman Pipe Fitter		201.900	Hrs	152.63	30,816.00
7		Journeyman Sheetmetal		60.400	Hrs	149.23	9,013.49
8		Laborer		176.000	Hrs	79.00	13,904.00
9		Rentals/Disposal		1.000		3,000.00	3,000.00
10		Project Management		3.000	Hrs	105.04	315.12
11		OH/P		8.000	%	1,452.00	11,616.00

Item Total: $156,816.03

Total: $0.00

~~**Total:** $156,816.03~~

Revised cost minus pipe insulation $141,492.72

APPROVAL

By: _____
Matt McClarin

Date: 08/27/2026

By: _____

Date: _____

QUOTATION

Louis P. Canuso, Inc

401 Crown Point Road
P.O. Box 501
Thorofare, NJ 08086
856-845-2700

Order Number	
1884704	
Order Date	Page
08/06/2026 09:58:31	1 of 2

Quote Expires On: 08/07/2026

Bill To:

TRI-COUNTY MECHANICAL INC.
425 SPRINGFIELD STREET
COOPERSBURG, PA 18036

Ship To:

TRI-COUNTY MECHANICAL INC.
NEW SHOP
425 SPRINGFIELD STREET
COOPERSBURG, PA 18036

610-965-6777 (PERRY)
Attn: ACCTS PAYABLE ACCTS PAYABLE

Customer ID: 101389

PO Number	*Ship Route*	*Taker*
		FRANKJR

Quantities					*Item ID* / *Item Description*	*Pricing UOM* / *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Allocated*	*Remaining*	*UOM* / *Unit Size*	*Disp.*				
					Customer Note: PLEASE SEND ALL ACKOWLEDGEMENTS TO GARY DAVIDSON AND JULIE			
42.00	0.00	42.00	FT 1.0		8STDBLKGXG 8 STD BLK A53 ERW PIPE GXG	FT 1.0	34.9375	1,467.38
42.00	0.00	42.00	FT 1.0		6STDBLKGXG 6 STD BLK A53 ERW PIPE GXG	FT 1.0	20.7625	872.03
3.00	0.00	3.00	EA 1.0		8X6VICTEE 8 X 6 VIC #25 TEE	EA 1.0	810.0000	2,430.00
2.00	0.00	2.00	EA 1.0		8X6VICRED 8X6 VIC #50 CONC REDUCER	EA 1.0	299.0000	598.00
2.00	0.00	2.00	EA 1.0		6VICTA789GRVLV 6 VIC TA789 GR BALANCE VLV	EA 1.0	2,425.8843	4,851.77
6.00	0.00	6.00	EA 1.0		6VICFLG 6 VIC #741 FLANGE	EA 1.0	319.6000	1,917.60
8.00	0.00	8.00	EA 1.0		8VIC90 8 VIC #10 90 ELBOW	EA 1.0	476.3000	3,810.40
12.00	0.00	12.00	EA 1.0		6VIC90 6 VIC #10 90 ELBOW	EA 1.0	229.7000	2,756.40
1.00	0.00	1.00	EA 1.0		8VIC45 8 VIC #11 45 ELBOW	EA 1.0	476.3000	476.30
1.00	0.00	1.00	EA 1.0		6VIC45 6 VIC #11 45 ELBOW	EA 1.0	229.7000	229.70

QUOTATION

Louis P. Canuso, Inc

401 Crown Point Road
P.O. Box 501
Thorofare, NJ 08086
856-845-2700

Order Number	
1884704	
Order Date	Page
08/06/2026 09:58:31	2 of 2

Quote Expires On: 08/07/2026

Quantities					Item ID / Item Description	Pricing UOM / Unit Size	Unit Price	Extended Price
Ordered	Allocated	Remaining	UOM / Unit Size	Disp.				
12.00	0.00	12.00	EA		6X2VICTHRDMECHTEE	EA	96.9100	1,162.92
				1.0	6X2 VIC #920 THRD MECH TEE	1.0		
4.00	0.00	4.00	EA		2X3/4BLKBUSHING	EA	10.2200	40.88
				1.0	2X3/4 BLACK HEX BUSHING	1.0		
4.00	0.00	4.00	EA		2X1/2BLKBUSHING	EA	12.9136	51.65
				1.0	2X1/2 BLACK HEX BUSHING	1.0		
42.00	0.00	42.00	EA		8VICQUICKVICCPLG107V	EA	178.7000	7,505.40
				1.0	8 VIC #107V QUICK-VIC COUPLING	1.0		
46.00	0.00	46.00	EA		6VICQUICKVICCPLG107V	EA	113.1000	5,202.60
				1.0	6 VIC #107V QUICK-VIC COUPLING	1.0		
4.00	0.00	4.00	EA		THERMOMETER30-240	EA	45.0000	180.00
				1.0	30-240 THERMOMETER #BX9140307	1.0		
4.00	0.00	4.00	EA		4-1/2GAUGE0-100	EA	19.5000	78.00
				1.0	0-100 GAUGE 4-1/2 FACE 620B	1.0		
4.00	0.00	4.00	EA		1/4MXFLFMINIBALLVLV	EA	11.2480	44.99
				1.0	1/4 MXF LF MINI JOMAR 100-399G	1.0		
10.00	0.00	10.00	EA		12GALVCLEVIS	EA	33.7500	337.50
				1.0	12 GALV CLEVIS HANGER	1.0		
10.00	0.00	10.00	EA		10GALVCLEVIS	EA	26.6700	266.70
				1.0	10 GALV CLEVIS HANGER	1.0		
2.00	0.00	2.00	EA		6VICWYESTRAINER	EA	1,478.1825	2,956.37
				1.0	6 VIC #732 WYE STRAINER	1.0		
4.00	0.00	4.00	EA		6VICBUTTERFLY300LEVER	EA	1,002.2000	4,008.80
				1.0	6 VIC SERIES 300 BFLY LEVER	1.0		

Total Lines: 22

SUB-TOTAL:	41,245.39
TAX:	0.00
AMOUNT DUE:	**41,245.39**

U.S. Dollars

Document ID: 1884704

625 Clark Ave, Suite 12
King of Prussia, PA 19406
(610) 380-6127
www.thinkCENTERGY.com

CENTERGY

Offer of Sale
Reference No. 26-03040

To: Tri-County Mechanical, Inc.
P. O. Box 100
East Texas PA 18046

Date: 7/29/2026

Project: North Penn HS BP2
Thank you for requesting a quotation on the following product(s):

14" I.D. Condensing Boiler Exhaust

1

Model: Xi - SGV

- 444 stainless steel inner liner
- 304 stainless steel outer jacket
- One inch insulating air space between inner & outer walls
- **100% American Made**
- U.L. listed (UL 1738) with factory warranty
- 14"I.D. (TWO) high-efficiency boilers
- TOTAL FOOTAGE = 50'
- All support bracing to building structures provided by installing contractor.
- All diameters, fittings & accessories per actual contract drawings.
- Please note that we have excluded all combustion air intakes.

14" I.D. Condensing Boiler Exhaust Net Price with Options Listed Above: $18,300.00

Total Quote Amount: $18,300.00

Quote Terms:
All Pricing includes freight. All Venting proposals include detailed AutoCAD installation drawings and field measuring prior to release.

All Sales Final - Any Returns subject to Manufacturer Policies & Restocking fees (min 25%). Return Freight is the responsibility of purchaser.

F.O.B.: Factory, Full Freight Allowed 1st Destination
Quotation Valid: 15

Delivery: TBD
Terms: TBD

Thank you for your consideration. Please call if you have any questions.

Sincerely,
Patrick Egan

Direct: 267-462-4207
Mobile: 410-693-8787
Email: patrick@thinkcentergy.com

Matt-
Iso Valves - $2000 for QTY 2
Fused Lockable Disconnects - $1200 for QTY 2

$3200 total

Thanks,

Ryan Kennedy
Sales Engineer
OFFICE 610.380.6127x110
DIRECT 267.462.4206
CELL 609.949.1810

CENTERGY

VIEW OUR LINE CARD | OUR PARTNERS THINKCENTERGY.COM

CONNECTED SYSTEMS. INTELLIGENT BUILDINGS.

conexus

SYSTEMS PROPOSAL:

North Penn High School PH2 Project
Temporary Boiler Controls Wiring



conexus

conexus

24 August 2026

Project Name: **North Penn High School**

Project Location: **Lansdale, PA**

General Scope of Work:

- Provide installation and materials for the Boiler Factory OEM Controls.
- In accordance with project specifications dated 7/27/26; Architects Supplemental Instruction ASI-17, Temporary Boiler Control

Wiring Specifications:

- All electrical wiring located inside any mechanical/electrical room or exposed area will be installed in EMT conduit
- All electrical wiring located outside exposed to elements will be run in rigid conduit
- All electrical wiring located within concealed areas will be run open plenum
- Includes electrical installation of referenced control components and wiring (wiring carrying 24 volts and lower) only. Proposal does not include any work associated with power wiring unless so stated.

Front End:

- Local Controls, No Connection to the BAS Front-end.

Boilers T1/T2:

- Wire the following OEM points of control, end devices and sensors:
  - OEM Provided Outdoor Air Sensor
  - OEM Provided Boiler Header Temperature
  - OEM Provided Isolation Valves

This Proposal Specifically Excludes:

- Boiler Communications to Building Automation System.

717-914-4344
2700 Turnpike Industrial Park
Middletown, PA 17057

Visit Us Online

Clarifications:

The proposal includes the following

- All listed work to occur during normal working hours (Conexus normal working hours defined to be Monday through Friday, 7 AM to 3:30 PM daily)
- Based on *Prevailing Wage]* Rates.
- The content of this proposal supersedes any previous written or oral communication regarding this project. All correspondence prior to this proposal is invalid.
- For projects over $50k, Conexus requires either monthly progress billing or 30% down payment.
- We encourage payments to be made by ACH or check. All Credit card payments will be subject to a 1.5% processing fee.
- **This proposal is valid for 30 days from the date indicated above.**

General Exclusions:

The following work is excluded

- Any mechanical equipment
- Any control valves not specifically listed above
- Any control dampers not specifically listed above
- Start-up and commissioning of mechanical equipment
- Balancing or 3rd party commissioning if not specifically listed above
- Any testing of equipment to remain or that which is provided by others.
- Removal of hazardous materials (asbestos, lead….etc.)
- Any bonds
- Cutting, patching painting and finishing
- Dumpsters
- Smoke duct detectors and smoke fire dampers.
- Installation of dampers or valves
- Variable frequency drives, motor starters, combination motor starter/ disconnects
- Start-up of mechanical equipment
- Line voltage power circuits
- Static IP addresses and network drops shall be provided by others if required
- Overtime and off shift hours not specifically listed above
- Licenses, fees and permits
- Service agreement

conexus

Pricing

COR Price……	**$6318.00**

We appreciate this opportunity.

Bayard Leach
Project Manager
Conexus, Inc.
Cell: 484-401-8169

COSTARS Contract Number 028-E22-030

Z-TECH
INSULATION, INC.

215 Corporate Drive
Reading, PA 19605
Phone: (484) 671-3185
Fax: (484) 303-6000
WWW.ZTECHINSULATION.COM

Change Order #1

Project: North Penn High School – Phase 2

Date: 8-27-2026

Mechanical: Tri-County Mechanical, Inc.

P.O. #: 2509-008

Scope: ASI 17 – Temp Boilers

Change Order Amount: (ADD) $15,323.41

Description Of Work: Insulate temporary HW Boiler piping, valves and fittings as shown on BP2-M800 which is part of ASI 17.

We have attached an itemized cost breakdown.

Z-TECH
INSULATION, INC.

Time and Material Breakdown

Project: North Penn High School - Phase 2

Description: CO#1/T&M#1 - ASI 17 - Temporary Boilers

Date of work: TBD

Project Manager: Jon Leshko

Material	Amount		Unit Price		Total
#20 Zeston w/inserts	34	each	84.14		$ 2,860.76
#22 Zeston w/inserts	14	each	115.73		$ 1,620.22
6"x2" FGPC	87	per linft	10.63		$ 924.81
8"x2" FGPC	50	per linft	12.92		$ 646.00
20mil pvc jacket	1	roll	289.99		$ 289.99
CP-10	1	gallon	82.89		$ 82.89
Adhesive (PVC)	2	quart	69.75		$ 139.50
brushes	4	each	1.50		$ 6.00
white caulk	4	tubes	18.46		$ 73.84
Z-Tacks	1	box	44.65		$ 44.65
ASJ Tape	4	rolls	39.97		$ 159.88
PVC Tape	4	rolls	11.66		$ 46.64
				subtotal	$ 6,895.18
				6% tax	$ 413.71
				10% o/p	$ 689.52
				Total Material	$ 7,998.41

Labor	Total Hrs	Per Hr Rate		Total
Insulator	40	$176.00		$ 7,040.00
Estimator	1	$95.00		$ 95.00
Project Manager	2	$95.00		$ 190.00
			Labor Total	$ 7,325.00
			Total Job Cost	**$ 15,323.41**



North Penn School District
High School Renovation Project

F & O Update

September, 2026

CHA

Project Approvals

Completed permitting

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

Ongoing permitting

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

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

Work completed

- Shop drawings continue (all primes)
- Electrical duct bank around B pod
- Stormwater across the bus loop
- A-pod building foundations complete and steel 40%
- A pod demo complete
- Practice field restored/landscaped
- A pod abatement complete
- A pod underground plumbing
- Switchgear (missing 2) and generators set

Work upcoming

- Steel erection complete 9/30
- A Pod screen wall masonry
- A pod slabs elevated
- Electrical equipment installation ongoing
- Transportation interior slab continues
- A pod underground plumbing
- A pod window frames
- Existing A pod interior framing
- Existing A pod MEP rough-in

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

Work completed

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

Work upcoming

- BP-3 phasing ongoing
- BP-3 Constructibility Review will resume
- Bidding early 2027
- Start work end of 2028
- Includes an abatement prime
- Radio tower work

Safety Update as reported by the contractors

Recommendations from Contractor Safety Officers – PPE and demo
Warnings from Contractor Safety Officers – 0
Warnings to Contractors – Badging and PPE, one site removal
Incidents Reported – 1
Injuries Reported (Total to date)– 1
Tailgate meetings continue

Continued emphasis on contractor badging and PPE
Emphasis on cleaning roadways, closing gates, and demo safety

School District: North Penn

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

Project Number: 043001

Report Submission Date: 09/17/26

Report Author: Jamie Lynch

CM: Bill Hambly

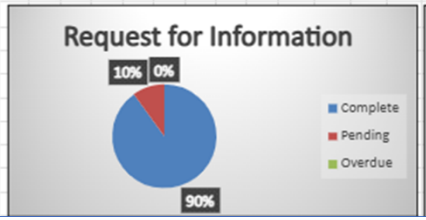
Overall Project Schedule Status	2025											2026										% Complete	Status Comments
Renovation Milestones	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
1NAT: Natatorium and Locker Rooms Renovations																							100%	
1TCR: Temporary Classrooms & Offices																							100%	
1A: 3rd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

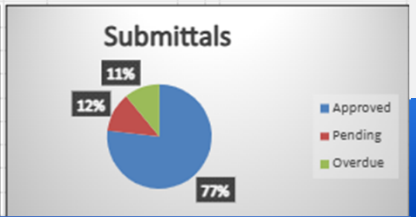
Issues Resolved	Issues in Progress
Building Code review complete	Natatorium scoreboard replacement complete. Graphics additions to be completed
Propane Contract executed	Low voltage system coordination
Pool bulkhead removed	Natatorium HVAC being refined. Boiler breaching to be finished.
Owner procured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

Contracts - Phase 1	Contract Amount	Paid to Date (with 10% retained)	Executed Change Orders	Original Material Allowance	Remaining Material Allowance
General Contractor: Penn Builders, Inc.	$ 15,210,000	$ 12,077,286	$ -	$ 652,350	$ 300,902
Mechanical Contractor: JBM Mechanical, Inc.	$ 4,264,000	$ 3,726,674	$ -	$ 107,900	$ 93,042
Electrical Contractor: Boro Construction	$ 4,436,500	$ 4,009,970	$ -	$ 194,600	$ 63,003
Plumbing Contractor: Vision Mechanical	$ 2,514,144	$ 2,258,455	$ (134,856)	$ 147,600	$ 147,600
Radio Tower Demo Contractor: Tamco Construction, Inc.	$ 49,690	$ 49,690	$ (3,310)	$ 3,310	$ -
Total thru October 2025	**$ 26,474,334**	**$ 22,122,076**	**$ (138,166)**	**$ 1,105,760**	$ 604,546
Total Soft Costs:	$ 4,521,879	84% Paid to date			$ 132,481.00
Current Remaining Project Contingency:	$ 849,786	not inc. allowance			open proposals

Other Discussion items

Transportation Building steel erected





North Penn School District: | Report Submission Date: 09/17/26

Project Name: High School Renovations - BP 2

Project Number: 043001 | Report Author: Jamie Lynch

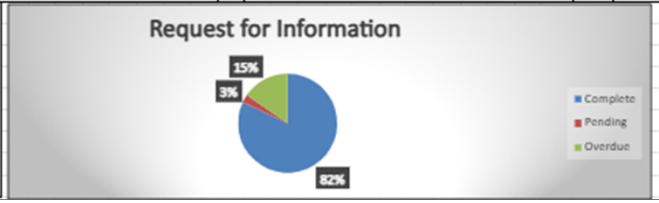
CM: Bill Hambly

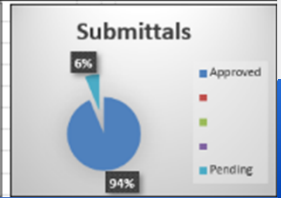
Overall Project Schedule Status	2025			2026											2027											% Complete	Status Comments
BUILDING ADDITION A-POD	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
Staging Area - Including Construction Fencing and E&S					NTP Delayed from the Planned 9/15 Receipt of NPDES																							100%	Delayed NTP to NPDES and Township Document
Tree Removal																												100%	
Foundations & UG Utility Installation																												100%	
Extend Electrical Ductbanks for A-Pod																												95%	Cable remains
Structural Steel Framing																												20%	
Building Envelope																												15%	
Interior Rough-ins																												0%	
Substantial Completion / Turnover																												0%	Delayed finish due to delayed permitting
Final Commissioning																												0%	
Start Abatement/Demo in A Pod																												80%%	Windows started. Floors to start 6/22
TRANSPORTATION BUILDING																													
Clearing, Earthwork & Site Prep, Install E&S Protection																												100%	Ready for stone pad.
Foundations & Utiliies																												90%	Building permit received May 6, 2026
Pre-engineered Structural Building Frame																												95%	shake out commences 6/22
Exterior Envelope & Interior Buildout																												10%	
Site Improvements & Temp Occupancy of new Trans Bldg																												0%	
Abatement & Demo of Existing Trans Building																												0%	

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

Contract	Contract Amount	Paid to Date (with 10% retained)	Executed Change Orders	Original Material Allowance	Remaining Material Allowance
General Contractor: Penn Builders, Inc.	$ 66,311,000	$ 6,739,824	$ -	$ 2,007,385	$ 1,737,472
Mechanical Contractor: Tri-County Mechanical	$ 18,877,432	$ 3,561,528	$ 189,432	$ 488,898	$ 488,898
Electrical Contractor: Wescott Electric Company	$ 16,400,000	$ 702,118	$ -	$ 391,908	$ 214,050
Plumbing Contractor: JBM Mechanical, Inc.	$ 8,012,000	$ -	$ -	$ 147,650	$ 147,650
Environmental Contractor: Plymouth Environmental	$ 1,575,530	$ -	$ -	$ 45,730	$ 45,730
BP- 2 Total	**$ 111,175,962**	**$ 11,003,469**	**$ 189,432**	**$ 3,081,571**	**$ 2,633,800**
BP-2 Total Soft Costs:	$ 18,275,579				
Current Remaining Project Contingency:	$ 4,200,568				

Other Discussion:





Project Budget

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

THANK YOU!

ICS
CMTA
A LEGENCE Company

SCHRADERGROUP
A HORD COPLAN MACHT STUDIO



NORTH PENN SCHOOL DISTRICT

Facilities Feasibility Study & Capital Maintenance Plan Update

School Board Facilities & Operations Committee Meeting

September 22, 2026

Your Strategic Planning Team

ICS | CMTA
A LEGENCE Company

SCHRADERGROUP
A HORD COPLAN MACHT STUDIO



Phil Solomon
Regional Manager



John Young
Project Executive



David Schrader
Managing Principal



Devin Bradbury
Managing Principal



Tim Guider
Director of Development & Engineering



Kristen Spadafora
Development Specialist



Jennifer Grafton
Associate Principal

SCHRADERGROUP
A HORD COPLAN MACHT STUDIO

ICS | CMTA
A LEGENCE Company

Agenda

- Purpose & overview of developing a capital plan
- Facility assessments and planning process
- Data collected & district-wide themes
- Energy benchmarking analysis
- Representative facility condition assessment
- Initial facilities needs and prioritization framework
- Next steps and committee discussion



Purpose

Collaboratively develop a long-range facilities plan using:

- Best practices for long-range planning efforts
- Facilities condition assessments
- Demographic data and enrollment projections
- Capacity data that reflects current and future needs per grade/building
- Current and future educational programming needs
- Internal stakeholder engagement and input
- Community engagement and input

This plan will be financially viable, aligned with district priorities & educational vision, and actionable, balancing the many competing interests for funding.

Developing a Great Facilities Plan

Process & Communications Planning

Communicate a vision for educational achievement and provide stakeholders/residents with the information they need to understand the purpose of this process and potential investment.

Stakeholder Engagement

By hosting education and potentially community-focused open house events, the District begins to build an internal district and community-based coalition of support for a long-range educational infrastructure improvement plan.

Surveys & Assessments

Assess facilities, analyze building capacities, perform programming assessment, and review the District's finances.

Information Gathering

Options & Alternatives

Develop project scope options and alternatives. Often there are several valid ways to solve facilities problems. Finalize the plans and options for committee review that balances the many competing interests for funds is the key to this step.

Funding Strategy

Communicate the long-range facilities strategy and how the District will fund the plan. This step and the Options & Alternatives are often interrelated and iterative. These two items lead to a **decision-making process** for the District.

Plan Implementation

Once the District passes a plan and funding is secured, the project(s) can begin.

Decision Making

Facility Assessment & Planning Process

- Data driven and collaborative process
  1. Facility condition assessment
  2. Enrollment, capacity & educational analysis
  3. Capital maintenance planning
  4. Ongoing plan implementation and updates
- Combine information to collaboratively develop a comprehensive multi-year roadmap for your facilities
- Facility data in **CIP-360 capital planning platform**

CIP360 CAPITAL IMPROVEMENT PLANNING 360

Web-based capital planning | **Project completion tracking** | **Live document for continual updates**

GATHER EXISTING DATA

- Existing plans
- Existing reports
- Staff surveys
- Staff interviews

➡

BUILDING SYSTEMS CONDITION ANALYSIS

- Survey teams
- Develop "bottom up" cost estimates
- Develop recommendations
- Site evaluations

➡

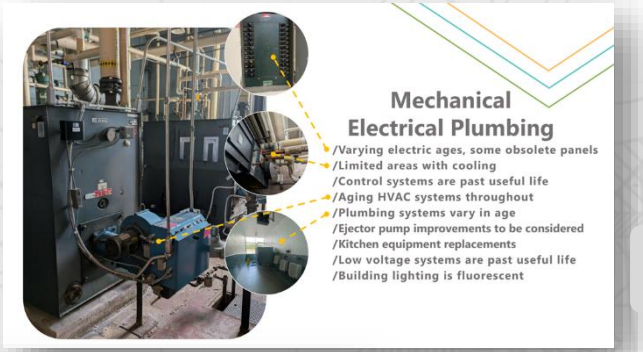
COMPILE DATA

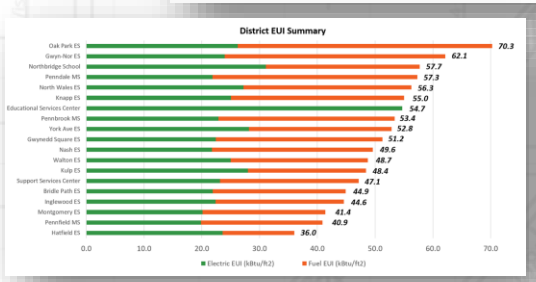
- Develop workbook
- Planning
- Distill data
- Review with staff

Review of Building Systems (District-Wide)

- Accessibility
- Building Envelope
- Building Hardware/Equipment
- Electrical
- Fire Safety
- Air Handling Systems
- Interior Surfaces
- Mechanical Systems
- Plumbing
- Roof Systems
- Site Evaluations

Data Gathering and Analysis







Facility Assessment

Energy Benchmarking

Current Use – Capacity Analysis

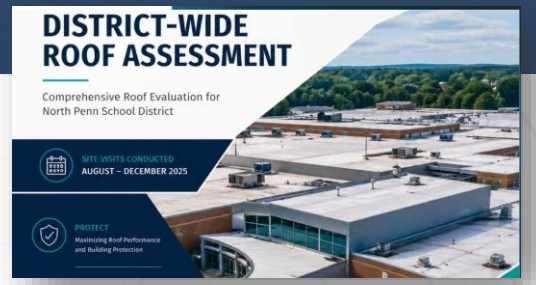
Enrollment Projections

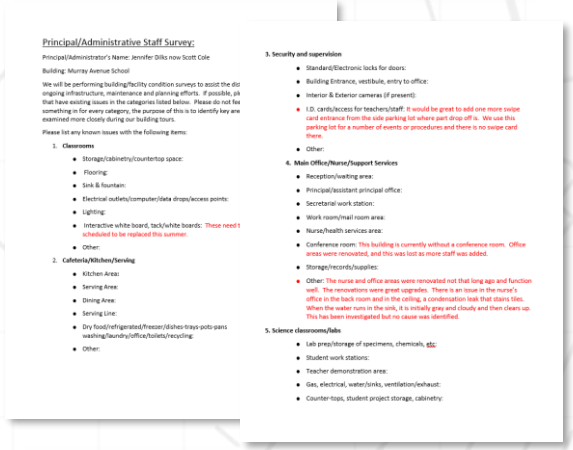
Roofing Reports

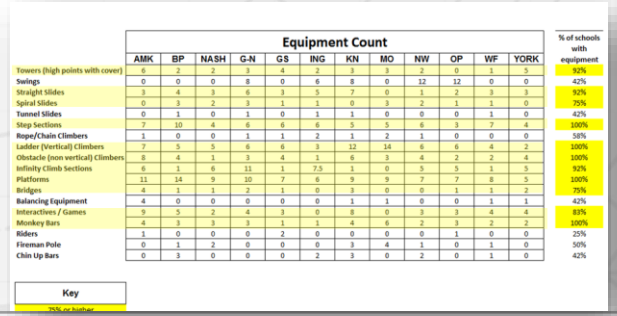
Principal & Staff Surveys

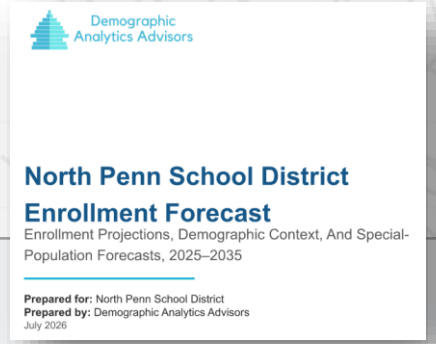
Playground Assessments

NPSD Capital Maintenance Plan









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360-Degree Photo Tours (using Matterport)



Principal and Staff Surveys (Common Concerns)

District-Wide Themes & Key Takeaways

1. Building Systems & Reliability

- Aging HVAC, plumbing, and electrical systems continue to require significant attention.
- Building comfort, temperature control, and operational reliability were recurring concerns.

2. Safety, Security & Accessibility

- Secure entrances, access control, and building security remain priorities.
- ADA accessibility improvements and life-safety upgrades were identified across multiple facilities.

3. Facility Condition & Deferred Maintenance

- Roof leaks, water intrusion, deteriorated building components, and aging finishes were common concerns.
- Staff noted the need to address deferred maintenance before conditions worsen.

4. Site Infrastructure & Campus Safety

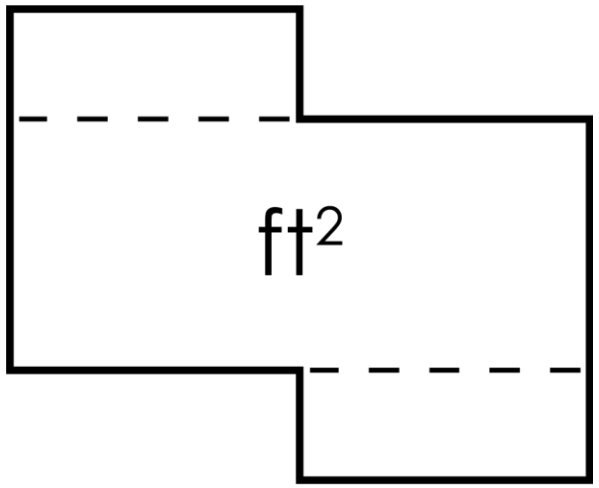
- Parking lots, sidewalks, drainage, traffic circulation, and pedestrian safety were frequently identified.
- Athletic facilities, playgrounds, and exterior site amenities require ongoing investment.

5. Educational & Operational Needs

- Storage limitations, support spaces, and specialized program requirements were recurring themes.
- Several schools identified opportunities to better align facilities with current and future educational needs.

Energy Benchmark & Sustainability Review

- Heating
- Cooling
- Lighting
- Pumps + Fans
- Plugloads
- Hot Water
- IT / AV
- Kitchen

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EUI
Energy Use Intensity
(kBtu/sf/yr)

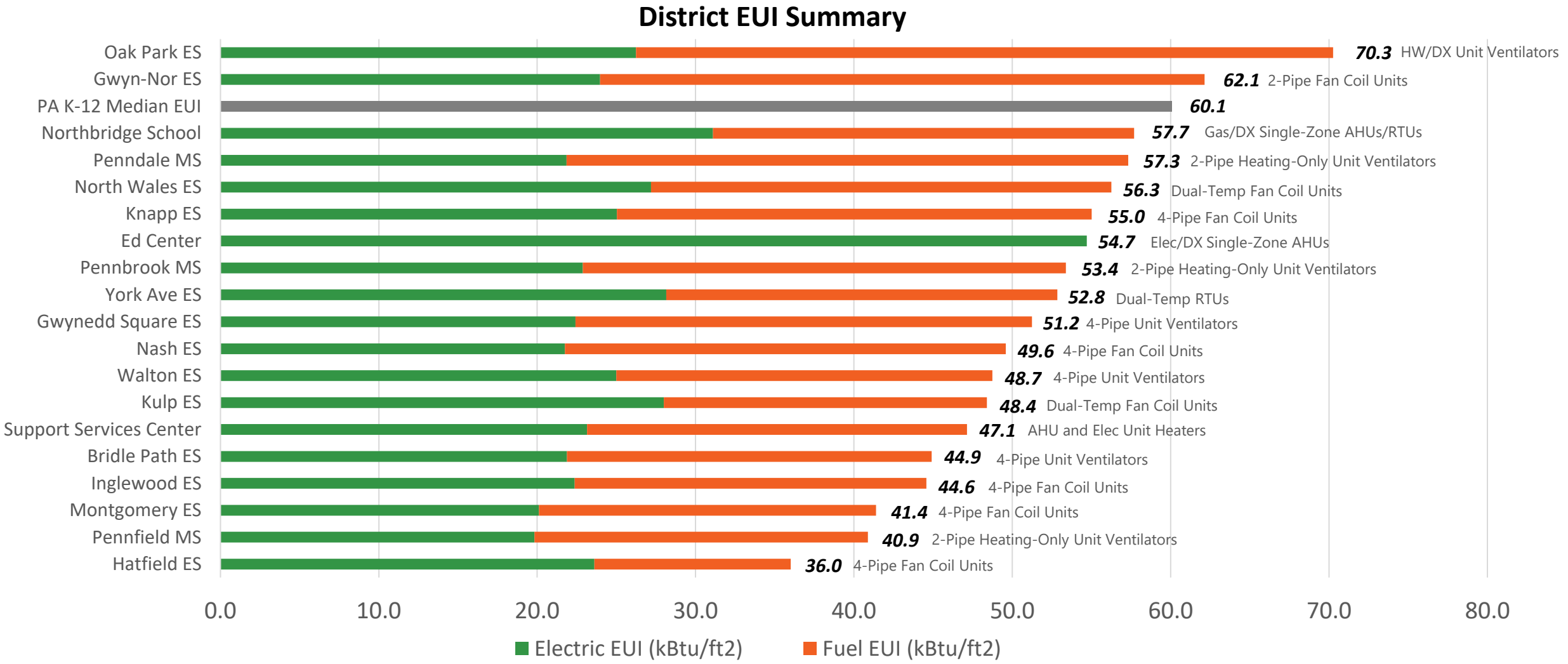
Energy per Square Foot per Year

Measured in kBtu

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Energy Benchmark & Sustainability Review



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Building Size & Replacement Value

Building Name	Serves	Building Sq. Ft.	Original Construction Year	Last Major Renovation	Reno/Add Description	Number of Years Since Renovation
Pennbrook MS	Grades 7-9	154,114	1959	2006	Reno in 1967, 1989, 1991, 2006 **Modular Count: 22**	20
Penndale MS	Grades 7-9	194,615	1931	1997	Reno in 1937, 1955, 1968, 1997	29
Pennfield MS	Grades 7-9	168,629	1964	2007	Reno in 1991, 1992, 2007 **Modular count: 16**	19
Kulp ES	Grades K-6	79,431	1957	2009	Reno in 1963, Reno/Add 2009	17
Bridle Path ES	Grades K-6	77,011	1994			32
Nash ES	Grades K-6	62,604	1976	2011	Reno in 2011 **Modular count: 7**	15
Gwyn Nor ES	Grades K-6	81,116	1966	2004	Reno in 1968, 2004 **Modular count: 7**	22
Gwynedd Square ES	Grades K-6	77,672	1991			35
Hatfield ES	Grades K-6	71,448	1970	2012	2012	14
Inglewood ES	Grades K-6	59,196	1963	2012	Reno in 1972, 2012	14
Knapp ES	Grades K-6	81,595	1955	2021	Reno in 1960, 1999, Reno/Add 2021	5
Montgomery ES	Grades K-6	88,301	1965	2016	Reno in 1990, 1997, 2016	10
North Wales ES	Grades K-6	65,321	1927	2010	Reno in 1952, 1974, 2010 **Modular count: 3**	16
Oak Park ES	Grades K-6	56,262	1959	2002	Reno in 1962, 2002 **Modular count: 4**	24
Walton Farm ES	Grades K-6	77,011	1994			32
York Ave. ES	Grades K-6	41,958	1926	2008	Reno in 1955, 2008	18
Northbridge	Grades 9-12	20,940	1989	2007	Purchased in 2007	19
Ed Center	-	34,424	1963	1990	Reno in 1965, 1990	36
Support Center	-	28,500	1982	2008	Purchased in 2008	18
High School	Grades 10-12	542,191	1971		Addition (K-Pod) 1999, 2005, 2006	55
Stadium	-	8,450	1971	2021	Reno 2021	5

- Totaling **over 1,500,000 Sq. Ft.[1]** North Penn SD Facilities have an **$851M approximate Current Replacement Value (CRV).**
- **CRV reflects building construction cost only**, excluding soft costs, site prep, land acquisition and escalation. **Budget to completely rebuild all these Facilities would be over $2B.**
- **Association of Physical Plant Administrators (APPA)** guidance shows that **1.5%- 3.0% of the Replacement Value ($12.7M-$25.5M Annually for NPSD)** is necessary to maintain buildings in proper working order.

[1]High School Sq. Ft. is excluded from 1.5M (currently under renovation)

District Facilities – Years Since Last Major Renovation



Median Service Life for Equipment (ASHRAE & BOMA)





ASHRAE/BOMA Estimates of Median Service Life for Various Systems:

- 20 years for Terminal Equip
- 15 years for HVAC Controls
- 30 years for Windows
- 25 years for Roofing
- 15 years for Domestic Water Heater
- 25 years for Primary Heating (Boilers)
- 20 years for Primary Cooling (Chillers)
- 20 years for Air Distribution

Building System Equipment Summaries

- System within useful life expectancy
- System within 5 years of end of useful life
- System at or beyond useful life
- System 5+yrs beyond useful life
- Additional Information Needed
- # Number represents average equipment age

NOW

Building	Primary Heating (25)	Primary Cooling (20)	Air Distribution (20)	Terminal Equipment (20)	HVAC Controls (15)	Domestic Hot Water (15)	Plumbing Fixtures (30)	Fire Alarm (20)	Generator (25)	Lighting (20)	Roofing (25)	Modular Classrooms (20)
Pennbrook MS	35	22	22	22	25	22	22	22	35	22	20	37
Penndale MS	23	33	21	29	21	31	31	22	31	21	19	N/A
Pennfield MS	34	21	21	21	21	21	21	21	21	21	19	35
Kulp ES	17	17	17	17	17	17	17	17	17	17	17	N/A
Bridle Path ES	32	3	32	32	32	5	33	32	32	32	11	N/A
Nash ES	24	16	16	16	20	16	16	16	16	16	7	29
Gwyn Nor ES	23	23	23	15	23	23	38	22	23	22	15	41
Gwynedd Sq. ES	35	6	35	35	35	5	36	35	35	35	9	N/A
Hatfield ES	11	11	12	12	12	12	12	12	12	12	11	N/A
Inglewood ES	14	13	14	14	14	14	14	14	1	14	13	N/A
Knapp ES	5	5	5	5	5	5	5	5	6	6	8	N/A
Montgomery ES	10	10	9	10	10	10	11	12	10	10	8	N/A
North Wales ES	17	17	17	17	17	17	17	17	17	17	20	N/A
Oak Park ES	30	16	25	7	20	5	30	18	30	25	16	0
Walton Farm ES	33	6	33	33	33	5	33	33	33	33	9	N/A
York Ave. ES	22	20	21	20	20	20	20	20	20	20	18	N/A
Northbridge	18	18	18	18	18	9	18	18	19	18	9	N/A
Ed Center	37	37	37	37	37	37	57	37	N/A	37	29	N/A
Support Center	28	28	N/A	26	26	4	26	26	18	2	18	N/A
HS Athletic Fields	N/A	N/A	N/A	N/A	N/A	N/A	5	5	N/A	5	5	N/A

IN 5 YEARS

Building	Primary Heating (25)	Primary Cooling (20)	Air Distribution (20)	Terminal Equipment (20)	HVAC Controls (15)	Domestic Hot Water (15)	Plumbing Fixtures (30)	Fire Alarm (20)	Generator (25)	Lighting (20)	Roofing (25)	Modular Classrooms (20)
Pennbrook MS	40	27	27	27	30	27	27	27	40	27	25	42
Penndale MS	28	38	26	34	26	36	36	27	36	26	24	N/A
Pennfield MS	39	26	26	26	26	26	26	26	26	26	24	40
Kulp ES	22	22	22	22	22	22	22	22	22	22	22	N/A
Bridle Path ES	37	8	37	37	37	10	38	37	37	37	16	N/A
Nash ES	29	21	21	21	25	21	21	21	21	21	12	34
Gwyn Nor ES	28	28	28	20	28	28	43	27	28	27	20	46
Gwynedd Sq. ES	40	11	40	40	40	10	41	40	40	40	14	N/A
Hatfield ES	16	16	17	17	17	17	17	17	17	17	16	N/A
Inglewood ES	19	18	19	19	19	19	19	19	6	19	18	N/A
Knapp ES	10	10	10	10	10	10	10	10	11	11	13	N/A
Montgomery ES	15	15	14	15	15	15	16	17	15	15	13	N/A
North Wales ES	22	22	22	22	22	22	22	22	22	22	25	N/A
Oak Park ES	35	21	30	12	25	10	35	23	35	30	21	5
Walton Farm ES	38	11	38	38	38	10	38	38	38	38	14	N/A
York Ave. ES	27	25	26	25	25	25	25	25	25	25	23	N/A
Northbridge	23	23	23	23	23	14	23	23	24	23	14	N/A
Ed Center	42	42	42	42	42	42	62	42	N/A	42	34	N/A
Support Center	33	33	N/A	31	31	9	31	31	23	7	23	N/A
HS Athletic Fields	N/A	N/A	N/A	N/A	N/A	N/A	10	10	N/A	10	10	N/A

Facility Condition Indexing

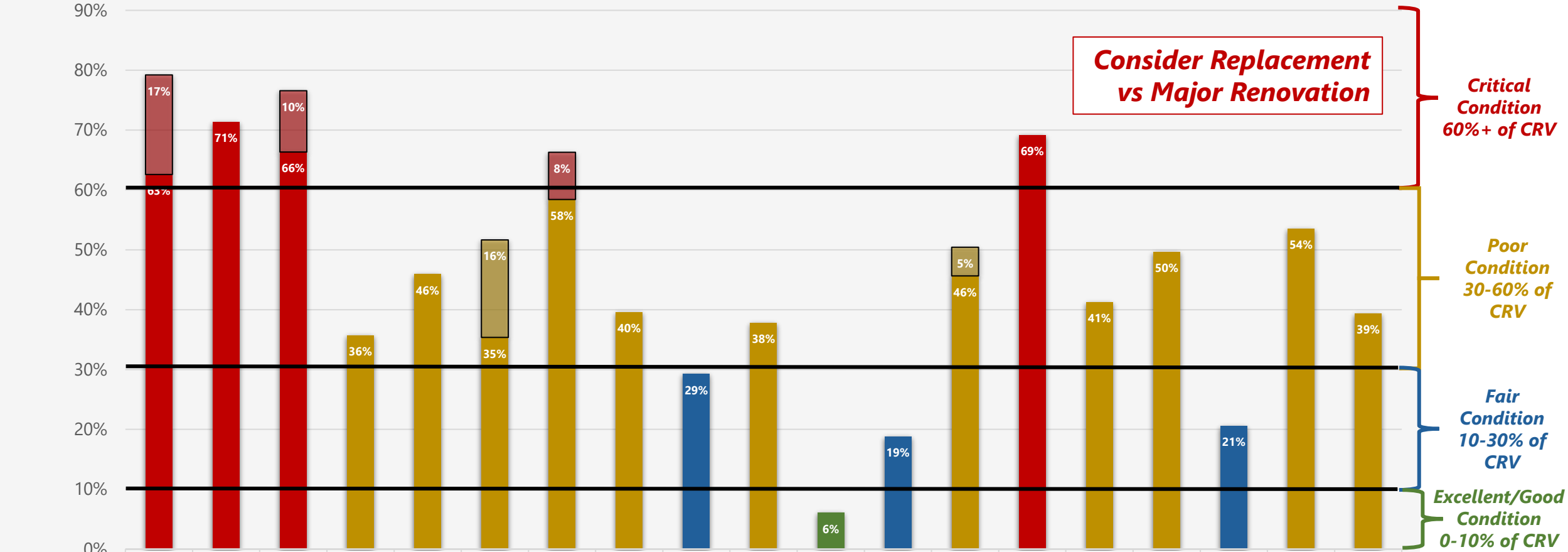
- Converts information into format to "rack and stack" the buildings
- Represents facilities needs in a measurable format to prioritize
- Extended FCI (EFCI)= cost of deferred maintenance and future renewal costs (over specific planning window) divided by **Current Replacement Value**

EFCI-10 Rating Scale (over 10 years):

- The relative measure of the condition of the facilities:
  - ***Excellent/Good Condition: 0-10% of CRV***
  - ***Fair Condition: 10-30% of CRV***
  - ***Poor Condition: 30-60% of CRV***
  - ***Critical Condition: 60%+ of CRV***

$$\text{EFCI} = \frac{\textit{Deferred Maintenance + Future Renewals}}{\text{Current Replacement Value (CRV)}}$$

Extended Facility Condition Index (EFCI-10)



	Pennbrook MS	Penndale MS	Pennfield MS	Kulp ES	Bridle Path ES	Nash ES	Gwyn Nor ES	Gwynedd Sq. ES	Hatfield ES	Inglewood ES	Knapp ES	Montgomery ES	North Wales ES	Oak Park ES	Walton Farm ES	York Ave. ES	Northbridge	Ed Center	Support Center
EFCI-10 (Modulars)	17%	0%	10%	0%	0%	16%	8%	0%	0%	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%
EFCI-10	63%	71%	66%	36%	46%	35%	58%	40%	29%	38%	6%	19%	46%	69%	41%	50%	21%	54%	39%

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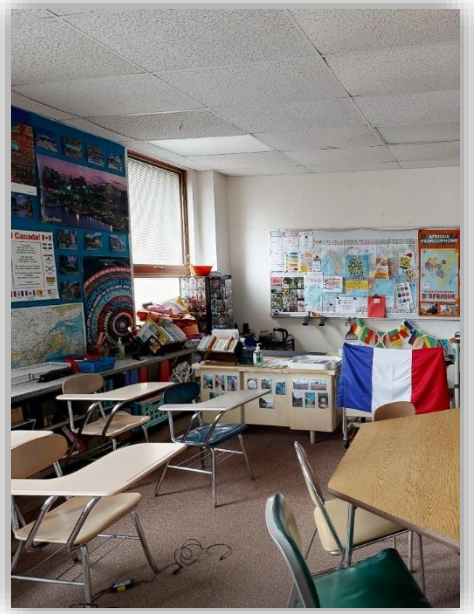
District-wide Facility Condition Takeaways

1. Deferred maintenance is concentrated in middle schools and older elementary facilities.
2. Recently renovated facilities generally require targeted maintenance and lifecycle renewal.
3. Modular classrooms contribute materially to needs at selected schools.
4. Common district-wide drivers include HVAC, roofing and envelope, accessibility, electrical infrastructure, site conditions, and aging finishes.
5. Individual deficiencies should be reviewed, prioritized and grouped into coordinated projects before recommendations are developed.

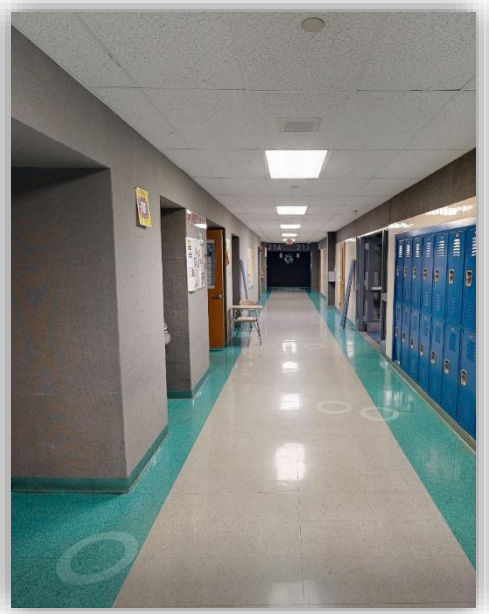
Sample Building Assessment

Penndale MS





Typical Classroom



Typical Corridor



Typical Group Lavatory

Facility needs are high at Penndale MS. Major renovations should be considered, which may require ADA/Code-Compliant upgrades.

Utilization Floor Plans – Penndale MS

Updated building utilization floor plans are being provided for all Middle and Elementary Schools as part of the 2026 Facility Condition Update.





Images intentionally blurred for security reasons.

Facility Condition Assessment – Penndale MS

Vinyl Clad Wood Windows



Exterior Insulated Finish System



Site – Paving Repairs



Site Loading Dock Repairs



BUILDING ENVELOPE

SITE

Building Envelope & Roofing

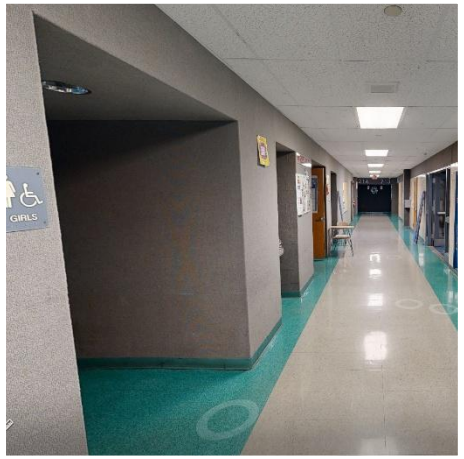
- Exterior walls are comprised primarily of an exterior insulated finish system with minimal stone veneer and window systems. The exterior finish system is in poor condition.
- Window systems consist of vinyl clad wood windows with aluminum sills (many loose) and should be included in any future renovations.
- The concrete canopy structure require repairs and refinishing.
- Roof restoration or replacement should be planned to extend life of roofing systems approaching the end of their warranty life in 2027.

Site Projects

- Parking lot paving repairs needed for lots/drives, catch basin, inlet, and curb repairs
- Athletic surfacing upgrades and equipment replacement
- Sidewalk repairs
- Loading Dock repairs

Facility Condition Assessment – Penndale MS

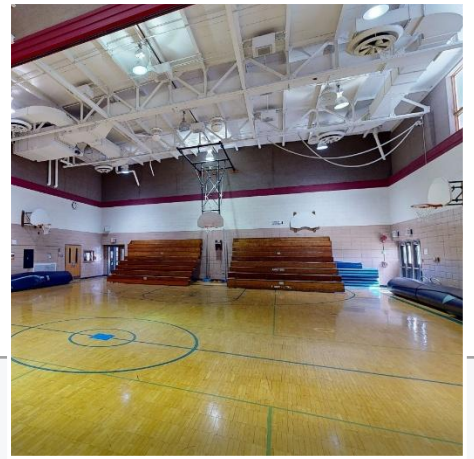
Corridors



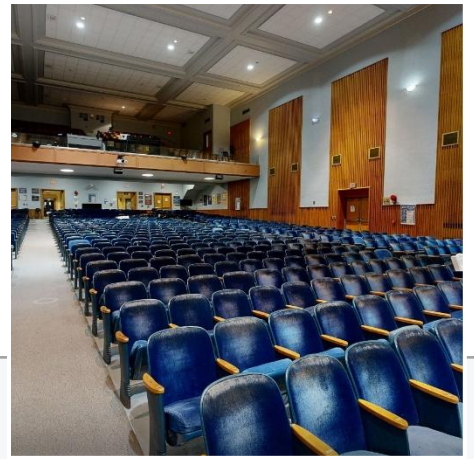
Dated and Worn Finishes



Gymnasium



Auditorium



ARCHITECTURE

ACCESSIBILITY

- Carpet is installed on corridor walls throughout the building. Remove and replace with ceramic tile or other wall protection product.
- VCT/VAT flooring throughout is in fair condition and should be replaced. Carpet throughout is in poor condition and should be replaced. Carpet in classrooms should be replaced with VCT/LVT.
- Cabinetry, casework and countertops are aged and dated and should be replaced.
- ACT ceilings throughout are showing signs of wear, are in fair-to-poor condition and should be replaced.
- Stairway handrails and guardrails do not meet current code requirements and should be replaced.
- Toilet rooms are not ADA compliant with insufficient clearances at entries, missing grab bars and non-compliant fixtures. Toilet room finishes are in fair condition and should be replaced.
- Gym wood flooring is in fair condition and is recommended to be sanded and refinished. Gymnasium bleachers, equipment and folding partitions are dated and should be replaced. No ADA seating is provided at bleachers.
- Auditorium does not have ADA access to stage. Shop Area and Rooms 224 & 226 do not have an ADA compliant access (stairs in corridor). Psych. Office does not have an ADA compliant entrance. Tiered spaces in performing arts area do not provide appropriate ADA seating capabilities. Locker rooms do not have accessible locations – lockers, benches, showers, toilet rooms
- Main entrance does not allow for a fully secure vestibule – consider reconfiguration to improve security. Inadequate ADA compliant access to main entry.
- Auditorium seating is in poor condition and should be replaced. Auditorium finishes are in fair condition, showing signs of wear. Full auditorium refresh is recommended.

Facility Condition Assessment – Penndale MS

Central Plant



Service



Hot Water Plant



HVAC



Outdoor Condensing Units



Electrical Distribution



MECHANICAL

ELECTRICAL

PLUMBING

- Unit ventilators provide poor air distribution and require higher ventilation rates
- Building lacks air conditioning in most areas except main office and auditorium.
- Heating hot water and chilled water piping distribution systems are past their useful life, in poor condition and underground in many locations.
- Heating is provided by hot water terminal equipment
- Combination of obsolete pneumatic controls and digital controls were observed
- T-8 fluorescent lighting throughout and lighting controls are outdated.
- Much of the electrical power distribution is from 2005 but in operating condition.
- Low-voltage systems – Voice & Data, Clock System, A/V, etc. require updates.
- Domestic water and sanitary waste and vent piping systems are past their useful life
- Plumbing fixtures throughout the building are past their useful life.
- Fire alarm system was last updated in 2004 and is out of date. Existing devices are difficult and expensive to replace.

Facility Condition Assessment – Penndale MS

Building Administrative Surveys - Key Insights & Takeaways

Penndale MS is an aging facility where major building components, safety systems, and educational spaces are reaching the end of their useful life. The most pressing needs center on replacing deteriorating doors, modernizing gyms and locker rooms, upgrading life-safety and communication systems, addressing building envelope deficiencies, and reducing the backlog of deferred maintenance. A comprehensive capital improvement strategy focused on safety, building performance, and modernization would have the greatest impact on the school's long-term functionality and educational environment.

- Athletic and Physical education spaces require significant renovation
- Building systems and safety infrastructure are aging
- Windows, building envelope, and exterior conditions need immediate attention
- Replace aging doors, hardware, and other building infrastructure components – deferred maintenance is visible

Facility Condition Assessment Results

	System within useful life expectancy
	System within 5 years of end of useful life
	System at or beyond useful life
	System 5+yrs beyond useful life
	Additional Information Needed
#	Number represents average equipment age

Building	Primary Heating (25)	Primary Cooling (20)	Air Distribution (20)	Terminal Equipment (20)	HVAC Controls (15)	Domestic Hot Water (15)	Plumbing Fixtures (30)	Fire Alarm (20)	Generator (25)	Lighting (20)	Roofing (25)	Modular Classrooms (20)
Pennbrook MS	35	22	22	22	25	22	22	22	35	22	20	37
Penndale MS	23	33	21	29	21	31	31	22	31	21	19	N/A
Pennfield MS	34	21	21	21	21	21	21	21	21	21	19	35
Kulp ES	17	17	17	17	17	17	17	17	17	17	17	N/A
Bridle Path ES	32	3	32	32	32	5	33	32	32	32	11	N/A
Nash ES	24	16	16	16	20	16	16	16	16	16	7	29
Gwyn Nor ES	23	23	23	15	23	23	38	22	23	22	15	41
Gwynedd Sq. ES	35	6	35	35	35	5	36	35	35	35	9	N/A
Hatfield ES	11	11	12	12	12	12	12	12	12	12	11	N/A
Inglewood ES	14	13	14	14	14	14	14	14	1	14	13	N/A
Knapp ES	5	5	5	5	5	5	5	5	6	6	8	N/A
Montgomery ES	10	10	9	10	10	10	11	12	10	10	8	N/A
North Wales ES	17	17	17	17	17	17	17	17	17	17	20	N/A
Oak Park ES	30	16	25	7	20	5	30	18	30	25	16	0
Walton Farm ES	33	6	33	33	33	5	33	33	33	33	9	N/A
York Ave. ES	22	20	21	20	20	20	20	20	20	20	18	N/A
Northbridge	18	18	18	18	18	9	18	18	19	18	9	N/A
Ed Center	37	37	37	37	37	37	57	37	N/A	37	29	N/A
Support Center	28	28	N/A	26	26	4	26	26	18	2	18	N/A
HS Athletic Fields	N/A	N/A	N/A	N/A	N/A	N/A	5	5	N/A	5	5	N/A

- Our team has quantified the budgeted cost to maintain these systems over the next **10 and 20 years**

  (Note: The columns are not additive)
- These costs will be shown on the following slide, broken down by building
- Costs include replacement costs of each individual system (like-for-like), plus construction cost escalation at 4.5% per year, and 30% soft costs

Facility Condition Assessment Results

Building Name	Serves	SQFT	Original Construction Year	Renovations and Additions	Replacement Cost Over 10 Years (4.5% escalation per year + 30% Soft Costs)	Replacement Cost Over 20 Years (4.5% escalation per year + 30% Soft Costs)
Pennbrook MS	Grades 7-9	154,114	1959	2006	$91,247,665	$119,975,715
Penndale MS	Grades 7-9	194,615	1931	1997	$103,881,471	$107,982,678
Pennfield MS	Grades 7-9	168,629	1964	2007	$96,517,912	$110,483,901
Kulp ES	Grades K-6	79,431	1957	2009	$20,307,284	$42,418,546
Bridle Path ES	Grades K-6	77,011	1994		$25,297,291	$46,858,939
Nash ES	Grades K-6	62,604	1976	2011	$23,120,142	$35,023,782
Gwyn Nor ES	Grades K-6	81,116	1966	2004	$38,446,624	$49,753,251
Gwynedd Sq. ES	Grades K-6	77,672	1991		$21,997,334	$42,385,995
Hatfield ES	Grades K-6	71,448	1970	2012	$14,949,564	$39,850,530
Inglewood ES	Grades K-6	59,196	1963	2012	$15,998,234	$32,506,743
Knapp ES	Grades K-6	81,595	1955	2021	$3,564,623	$30,907,204
Montgomery ES	Grades K-6	88,301	1965	2016	$11,906,081	$44,996,236
North Wales ES	Grades K-6	65,321	1927	2010	$23,552,364	$39,322,115
Oak Park ES	Grades K-6	56,262	1959	2002	$27,816,656	$35,521,060
Walton Farm ES	Grades K-6	77,011	1994		$22,725,991	$47,886,552
York Ave. ES	Grades K-6	41,958	1926	2008	$14,904,157	$23,967,172
Northbridge	Grades 9-12	20,940	1989	2007	$3,364,339	$10,871,845
Ed Center	-	34,424	1963	1990	$11,991,423	$13,984,400
Support Center	-	28,500	1982	2008	$7,304,261	$10,921,192
Stadium	-	8,450	1971	2021	$291,650	$2,606,497
HS Athletic Fields	-	0	-	-	$14,219,363	$21,790,089
Total District Identified Deficiencies		**1,528,598**			**$593,404,428**	**$910,014,441**

******Modular Classroom costs are included in 10-yr & 20-yr Replacement costs for Pennbrook MS, Pennfield MS, Gwyn Nor ES, North Wales ES, & Nash ES***

Potential Prioritization of Capital Needs

Ensure a "Warm, Safe and Dry" learning environment in all schools

'Right-size' capacity of buildings to match enrollment

Address educational program needs

Preliminary Priority Scale

To be refined with District stakeholders

1 | Immediate / Critical
Active safety concern, regulatory issue, imminent failure, or serious disruption risk

2 | Near-Term / High
Poor or unreliable condition requiring action to avoid failure or escalating damage

3 | Planned Renewal / Moderate
Aging or deteriorated system that remains functional but requires capital planning

4 | Program or Operational Improvement
Improves accessibility, security, efficiency, comfort, functionality, or educational delivery

5 | Enhancement / Long-Term
Improves appearance, amenities, consistency, or user experience

Potential Prioritization of Capital Needs

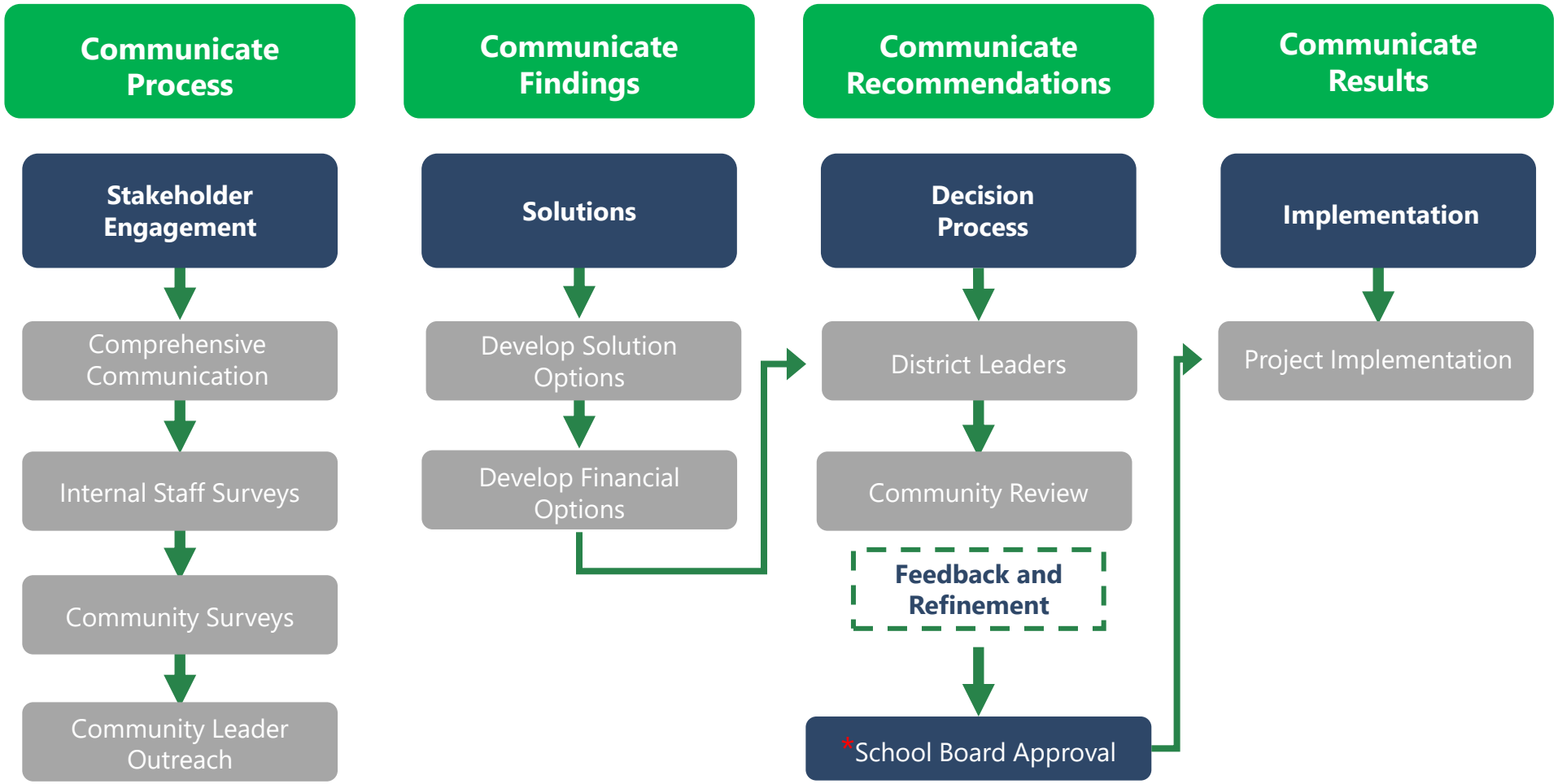
1. **Life Safety, Compliance & Essential Operations**
   - Fire and life-safety systems
   - Accessibility improvements
   - Security and access control
   - Environmental hazard management
   - Emergency power and critical utilities
2. **Building Protection & Major Infrastructure**
   - Roof systems
   - Building envelope
   - Mechanical and ventilation systems
   - Electrical distribution
   - Plumbing and drainage systems
3. **Educational & Operational Improvements**
   - Learning and support spaces
   - Building hardware and fixed equipment
   - Interior surfaces and casework
   - Site circulation and accessibility
   - Playgrounds, athletics, and exterior amenities

Factors That May Elevate Priority

- Health, safety, security, or compliance concern
- Active leakage or accelerating deterioration
- Unreliable operation or obsolete equipment
- Risk of interrupting an essential school function
- Impact on accessibility or educational delivery
- Opportunity to coordinate work with another project

This is not yet the capital plan. It is the starting point for grouping needs into coordinated projects, evaluating priorities against District goals and funding, and developing an implementable long-range roadmap.

Long-Range Planning & Decision-Making Process



*Decision on District Long-Range Plan and Funding Approach for that Plan

Stakeholder Engagement



TYPICAL STEPS FOR STAKEHOLDER ENGAGEMENT

1. Gather input from internal staff members (district administration, principals, custodians, HVAC, electrical, plumbing, etc.) – **complete**

2. Gather input from stakeholders (teachers, staff, etc.) – future step

3. Gather input from additional stakeholders (students & community) – after initial information gathering phase & evaluating options – future step

TYPICAL SURVEY OUTLINE FOR STAKEHOLDERS

1. Purpose & Participants: gather feedback from teachers, support staff, and administration **to assist in prioritizing facility needs**.

2. Educational program evaluation: The survey includes questions **assessing the adequacy of various instructional spaces**, such as general education classrooms, special education rooms, specialist instructional areas, common spaces, physical education, and administrative areas, with options for respondents to comment on their answers.

3. Facility condition feedback: Additional open-ended questions invite respondents to **report known issues** related to HVAC, electrical, plumbing, roofing, safety and security, ADA/accessibility, building envelope, hardware, interior surfaces, and the building site.

Next Steps

Continue with Stakeholder Engagement

Communicate Findings for Feedback

Further Develop Approaches to Address Facility, Educational, and Capacity Needs



Refinement of Capital Project(s) Scope
(based on priority & funding)

Determine Funding Opportunities and Limitations

Review Implementation Vehicles

THANK YOU

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