



TRI-MGROUP.COM

April 9, 2025

**To: Mr. Brian Datte**  
**Subject: Penn Delco SD-Sun Valley HS A-Wing BAS Upgrade**  
**Proposal Number: SF-12132**

On behalf of The Tri-M Group, LLC, I am pleased to present this proposal for above referenced project at Sun Valley High School. Please find the details of my proposal below:

### **Bid Documents**

Our proposal is based on the following Project Documents:

- Site walk and photos with Tri-M service group and Penn-Delco SD personnel
- PQ Energy controls as-built documents provided by owner
- Owners' current BAS front end

### **Scope of Work**

- Tri-M will demo and replace the existing RTU legacy INET controllers with Schneider Electric BACnet/IP-compliant network controllers. These new controllers will be integrated into the existing Distech Tridium BAS.
- Tri-M will install new network cabling to support the upgraded controllers.
- Tri-M will configure and integrate the new controllers with the existing Distech Tridium JACE.
- Tri-M will provide custom programming for optimal HVAC system performance.
- Tri-M will develop system graphics, trend logging, and alarm management as required.
- Tri-M will provide full system commissioning, including testing and verification.
- Tri-M will update as-built documentation and system drawings.
- This upgrade will enhance system reliability, improve network connectivity, and ensure seamless integration with the current building automation platform.

### **Equipment As Listed Below**

- Seven (7) RTU's/AHU's
  - BAS Control

### **Clarifications (Includes Exclusions)**

- Sales tax has been included in this proposal.
- District provided prevailing wage labor rates have been used in this proposal.
- This scope of work can be performed quickly upon receipt of contract.
- All BAS wiring installed above accessible ceilings, within hollow core walls, and within equipment enclosures will be installed exposed utilizing plenum-jacketed cable.
- Existing RTU panel enclosures to remain. Tri-M will install new BACnet IP controllers inside of the existing RTU control panel sections.
- All existing field devices (sensors, valves, actuators, etc.) to remain. If Tri-M encounters field devices that are not operational, we will bring them to the attention of the Owner for direction how to proceed.
- BAS software license is included in this proposal.
- Existing power on site to be used.
- Cutting, patching, and painting have not been included in this proposal.
- The cost of bonding has not been included in this proposal.
- This proposal is part of the agreement and takes precedence over all other information.
- The pricing in this proposal is valid for 60 calendar days.
- This proposal and all subsequent agreements are governed by Tri-M's Standard Terms & Conditions; a copy is available.

### **Warranty**

- The warranty is for one (1) year from the date of substantial completion.
- The warranty is governed by Tri-M's Standard Terms & Conditions.
- There is no charge for warranty work during normal business days and hours. A charge will be made for the premium cost of after hour warranty work.

#### **CORPORATE OFFICE**

206 Gale Lane  
Kennett Square, PA 19348  
610-444-1000

#### **LEHIGH VALLEY, PA**

18 South 5<sup>th</sup> Street  
Suite 300  
Quakertown, PA 18951  
610-289-2420

#### **NORTH CENTRAL, PA**

39 Health Drive  
Lock Haven, PA 17745  
570-748-7515

#### **DELAWARE**

1050 Industrial Road  
Suite 240  
Middletown, DE 19709  
302-376-0150

#### **MARYLAND**

3915 Benson Road  
Baltimore, MD 21227  
410-368-3981



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**Pricing**

**TRI-M COSTARS: #008-E22-872 Vendor #179477**

The price for the scope of work will be performed using District provided PW labor rates:  
**Fifty-Two Thousand Dollars.....(\$52,000.00)**

**Proposal Acceptance**

32-4600-450-189-30-80

1. Sign and date below.
2. Email signed purchase order to: MPrisuta@Tri-MGroup.com
3. Call 484-790-5760 with any questions.

Signature: *Matt Prisuta*

Date: 4/14/2025

PO# (if applicable): 24002592

Thank you for considering The Tri-M Group for this project. Do not hesitate to call me if you have any questions.

Sincerely,

*Matt Prisuta*



**Matt Prisuta | Business Development Executive**  
The Tri-M Group, LLC | Building Automation Systems  
206 Gale Lane | Kennett Square, PA 19348  
m 484.790.5760

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