



TRI-MGROUP.COM

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206 Gale Lane
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1050 Industrial Road
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302-376-0150

MARYLAND

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

25000484
**POWERING BUSINESS
WITH SMARTER FACILITIES**

June 18, 2025

To: Mr. Brian Datto

Subject: Penn Delco SD- Pennell Elementary School BAS Upgrade

Proposal Number: SF-12946

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
- Owners' current BAS front end
- Owner provided floor plans

Scope of Work

- Tri-M will demo and replace the existing legacy INET controllers with Schneider Electric BACnet/IP-compliant network controllers. These new controllers will be integrated into the existing Tridium BAS.
- Tri-M will install new network cabling to support the upgraded controllers.
- Tri-M will configure and integrate the new controllers with a new Schneider Electric Tridium JACE.
- **Tri-M will provide new Schneider Electric SmartX living sensors.**
- 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 provide 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
- Hot Water System (Boilers)
 - BAS Control & Integration
- Chilled Water System (Chiller)
 - BAS Control & Integration
- Forty-One (41) VAV's w/ reheat
 - BAS Control

Clarifications (Includes Exclusions)

- Sales tax has not 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 field devices (valves, actuators, dampers, 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.
- No balancing of the HVAC system has been included in this proposal. It is Tri-M's recommendation to balance the system once the new controls are installed. Tri-M can provide balancing support at the Owners' request.
- 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.

32-4600-450-189-10-50-00-000



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- 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.

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:
One Hundred Fifty-Five Thousand Dollars.....(\$155,000.00)

Proposal Acceptance

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

Signature: *Eric Ellis*

Date: 7/9/2025

PO# (if applicable): 25000484

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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Stephanie Ellis
Board Vice-President
Penn-Delco School District

Date: _____