

Please remember to sign the Visitor's Register – Thank you.

**Facilities Committee Meeting
Tuesday, September 8, 2026**

7:00 PM – TEAO- ROOM 200

AGENDA

- I. Review of Minutes – May 12, 2026**
- II. Construction Report**
 - a. 2026 Summer Infrastructure Projects**
 - b. Change Orders**
- III. Discussion and Update Items**
 - a. Easttown Township Sidewalk Easement**
 - b. Athletic Fields Project Update**
 - c. Bear Hill Elementary School Update**
 - d. Bear Hill Solar**
 - e. 2027 Summer Infrastructure and Technology Reports**
 - f. Secondary ISP Bid**
 - g. Environmental Sustainability Update for the 2025-26 School Year**
 - h. Capital Sources and Uses**
 - i. Committee Goals**
 - j. Other**
- IV. Public Comment**
- V. Future Facilities Committee Meetings**

Tuesday, October 13, 2026
Tuesday, November 17, 2026
Tuesday, December 15, 2026

2026 Committee Goals

- | | |
|-----|--|
| 1. | Monitor student enrollment, township reports, District programs and existing school facilities. |
| 2. | Review and update the District Infrastructure Report. |
| 3. | Use Goals #1 and #2 to ensure District facilities meet the needs of students, staff and Administration. |
| 4. | Develop, review, and prioritize the facilities projects for summer 2026. |
| 5. | Continue to review and evaluate the Conestoga High School Athletic Fields project. |
| 6. | Develop review and prioritize projects to support the opening of the New Elementary School for the 2027-28 school year. |
| 7. | Work in conjunction with the Finance Committee to maintain funding of the capital improvement plan. |
| 8. | Support the District's efforts to assess and implement practices that promote environmental sustainability, including energy uses. |
| 9. | Review and update the District Playgrounds Infrastructure Report. |
| 10. | Investigate grant opportunities and potential private outside funds for capital projects. |

Facilities Committee Meeting Minutes

May 12, 2026

7:00 pm

Attending all or part of the meeting:

Board Committee Members: Kenneth Hong, Chair, Todd Kantorczyk, Nicole Scherer and Dr. Henry Zink

Other Board Members: Dr. Julie K. Mesaros, Maryann Piccioni and Sue Tiede

T/E School District Representatives: Dr. Richard Gusick, Arthur J. McDonnell, Dr. Mike Szymendera, Marshall Barkman and Richard Livergood

Other: David Farabaugh and Patrick Brophy from Heckendorn Shiles Architects, and Ken Hoffman from Pennoni

Community Member: Students from the Spoke

Review of the Minutes:

- The Committee reviewed the April 14, 2026, minutes and recommended that they be placed on the next Board consent agenda.

Construction Report

- Mr. Farabaugh explained the change orders for 2025 Bid Package #2 totaling \$1,597.69 and the Committee recommended that the change order be placed on the next Board consent agenda.

Athletic Fields Project Update:

- Mr. Farabaugh summarized the project status and anticipated completion of the punch list items. Project photographs and a video were shown to give an overall view of the Athletic Fields Project. Three pending change orders were explained by Mr. Farabaugh and Mr. Hoffman totaling \$50,549.22 from B. Blair Corporation and A.N. Lynch Co., and the Committee recommended they be placed on the board consent agenda.

Bear Hill Elementary School Update:

- Mr. Brophy updated the Committee on the progress of Bear Hill Elementary School project. Project photographs and a video were shown to give an overall view of the progress of Bear Hill Elementary School. Dr. Szymendera explained that a change order for steel beams and associated work will be forthcoming and presented a projected cost. The Committee agreed that when the final change order and amount is received, it could be added to the board consent agenda.
- Dr. Szymendera and Mr. Brophy explained the option between owning and leasing the fiber needed for Bear Hill Elementary School project. The work that included owning the fiber was part of the project budget however, no bids were received as of April 24, 2026 bid closing. The Committee agreed that leasing the fiber was the prudent path given that there were no bidders for the work.

2027 Summer Infrastructure Report and Fee Letter:

- Mr. Farabaugh summarized the District Infrastructure Report broken out by building and priority, along with photographs of some of the areas included in the projects. The work summary total for Summer of 2027 is \$4,416,646 which includes a technology project not part of the HSA design and bidding work. The Committee will have additional opportunities to discuss the proposed projects as bid documents are developed, released and reviewed. The fee letter for Heckendorn Shiles Architects in the amount of \$320,850 was explained by Mr. Farabaugh as well as the estimated construction costs of the two bid packages budgeted at \$2,577,224.00. The fee letter for the design and development of the bid documents will be placed on the board consent agenda.

Capital Sources & Uses:

- Mr. McDonnell stated that the Capital Sources and Uses report has been updated from the April 14, 2026, meeting to include the budgeted figures for the summer 2027 Infrastructure projects.

Easttown Library Request:

- Dr. Gusick summarized a request from the library for the expansion of their facility and its proximity to District property. Amber Osbourne, Executive Director of the Easttown library presented some information about the library services. The Committee indicated that there is interest in future discussions of this request.

Other:

- None

Public Comment:

- None.

Adjournment:

- The meeting was adjourned at 8:30pm.

Future Meetings:

- TBD

Facilities Committee Meeting Construction Report

September 2026

2026 Construction Projects:

1. Project #1 – Bid Package #1 – HVAC Renovations and Upgrades at HES, VFES, TEMS, VFMS, CHS & NOC
 - Issued for Bid September 24, 2025
 - Bids Received October 21, 2025
 - Committee Reviewed November 18, 2025
 - Board Approved November 24, 2025
 - Construction Start: June 17, 2026
 - Completion: August 19, 2026

2. Project #2 – Bid Package #2 – Interior/Exterior Renovations and Upgrades at HES, NEES, VFMS, CHS, NOC, WVAB & MB
 - Issued for Bid September 24, 2025
 - Bids Received October 22, 2025
 - Committee Reviewed November 18, 2025
 - Board Approved November 24, 2025
 - Construction Start: June 17, 2026
 - Completion: August 19, 2026

TREDYFFRIN/EASTTOWN SCHOOL DISTRICT
25-012.01 BID PACKAGE #1 - HVAC

SUMMER 2026

PRIME CONTRACTS SUMMARY

<u>PRIME CONTRACT</u>	<u>ORIGINAL CONTRACT</u>	<u>APPROVED CHANGE ORDERS</u>	<u>CONTRACT SUM TO DATE</u>	<u>CHANGE ORDER PERCENTAGE</u>
GENERAL TRADES CONTRACTOR	\$ 107,870.00	\$ 14,752.85	\$ 122,622.85	13.68%
MECHANICAL TRADES CONTRACTOR	\$ 1,497,000.00	\$ -	\$ 1,497,000.00	0.00%
ELECTRICAL TRADES CONTRACTOR	\$ 277,000.00	\$ -	\$ 277,000.00	0.00%
PLUMBING TRADES CONTRACTOR	\$ 24,450.00	\$ -	\$ 24,450.00	0.00%
TOTALS	\$ 1,906,320.00	\$ 14,752.85	\$ 1,921,072.85	0.77%

TREDYFFRIN/EASTTOWN SCHOOL DISTRICT

25-012.01 BID PACKAGE #1 - HVAC

SUMMER 2026

CHANGE ORDER LOG

General Trades Change Orders						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	Demo Concrete Pad for AHU-6	\$ 3,030.68	\$ -	\$ -	Rejected	
2	Pour Concrete Pad for AHU-6	\$ 4,101.03	\$ -	\$ -	Rejected	
3	Demo/Pour Concrete Pad for AHU-6	\$ 7,131.70	\$ -	\$ 7,131.70	Approved	1
4	Additional Concrete Pad Demo Labor	\$ 5,833.26	\$ -	\$ 5,833.26	Approved	2
5	CMU/Brick Demo for duct opening	\$ 1,787.89	\$ -	\$ 1,787.89	Approved	3
6		\$ -	\$ -	\$ -		
General Trades Totals		\$ 21,884.56	\$ -	\$ 14,752.85		13.68%

Mechanical Contractor Change Orders						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1		\$ -	\$ -	\$ -		
2		\$ -	\$ -	\$ -		
3		\$ -	\$ -	\$ -		
4		\$ -	\$ -	\$ -		
5		\$ -	\$ -	\$ -		
Mechanical Contractor Totals		\$ -	\$ -	\$ -		0.00%

Electrical Contractor Change Orders						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	VFES Amplifier and RPU's	\$ 16,890.00	\$ -	\$ -	Rejected	
2		\$ -	\$ -	\$ -		
3		\$ -	\$ -	\$ -		
4		\$ -	\$ -	\$ -		
5		\$ -	\$ -	\$ -		
Electrical Contractor Totals		\$ 16,890.00	\$ -	\$ -		0.00%

Plumbing Contractor Change Orders						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	CHS Valve Installation	\$ 3,749.00	\$ -	\$ -	Rejected	
2		\$ -	\$ -	\$ -		
3		\$ -	\$ -	\$ -		
4		\$ -	\$ -	\$ -		
5		\$ -	\$ -	\$ -		
Plumbing Contractor Totals		\$ 3,749.00	\$ -	\$ -		0.00%

		Submitted Amount	Pending	Approved		
CHANGE ORDER PROJECT TOTALS		\$ 42,523.56	\$ -	\$ 14,752.85		0.77%

TREDYFFRIN/EASTTOWN SCHOOL DISTRICT
25-012.02 BID PACKAGE #2 - INTERIOR/EXTERIOR

SUMMER 2026

PRIME CONTRACTS SUMMARY

<u>PRIME CONTRACT</u>	<u>ORIGINAL CONTRACT</u>	<u>APPROVED CHANGE ORDERS</u>	<u>CONTRACT SUM TO DATE</u>	<u>CHANGE ORDER PERCENTAGE</u>
GENERAL TRADES CONTRACTOR	\$ 960,485.00	\$ 9,238.38	\$ 969,723.38	0.96%
MECHANICAL TRADES CONTRACTOR	\$ 84,450.00	\$ -	\$ 84,450.00	0.00%
ELECTRICAL TRADES CONTRACTOR	\$ 409,000.00	\$ -	\$ 409,000.00	0.00%
PLUMBING TRADES CONTRACTOR	\$ 38,950.00	\$ 3,923.78	\$ 42,873.78	10.07%
TOTALS	\$ 1,492,885.00	\$ 13,162.16	\$ 1,506,047.16	0.88%

TREDYFFRIN/EASTTOWN SCHOOL DISTRICT

25-012.02 BID PACKAGE #2 - INTERIOR/EXTERIOR

SUMMER 2026

CHANGE ORDER LOG

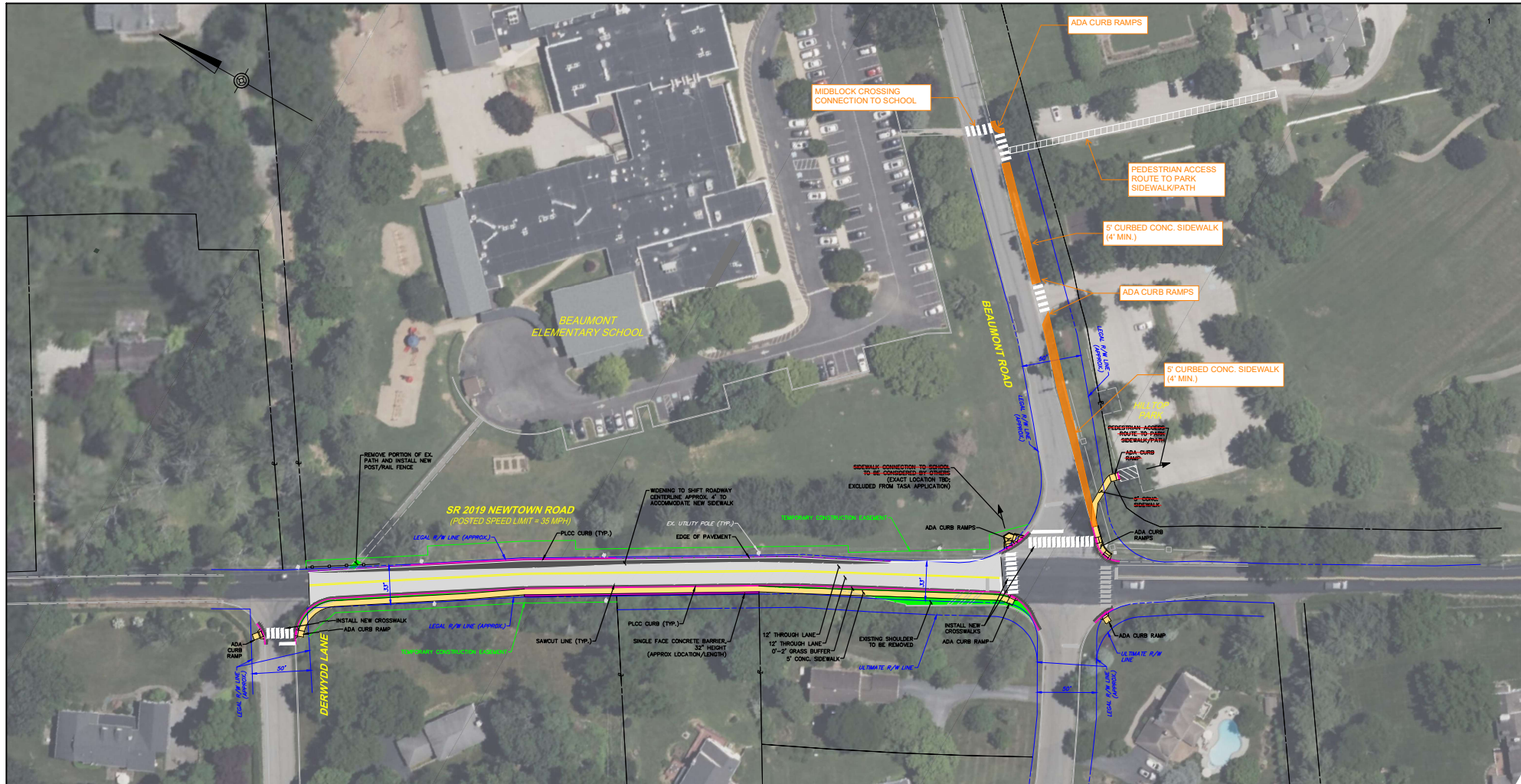
General Trades Change Orders						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	NOC Masonry Column Repair	\$ 9,698.37	\$ -	\$ -	Rejected	
2	HES Added Chair Lift Supports/Removal of Battery Backup	\$ (1,915.92)	\$ -	\$ (1,915.92)	Approved	1
3	NEES Platform Lift Door Demo/Realignment	\$ 3,514.61	\$ -	\$ 3,514.61	Approved	2
4	CHS FCS Solid Surface Sill extension	\$ 3,541.57	\$ -	\$ 3,541.57	Approved	3
5	CHS Drywall ceiling	\$ 4,098.12	\$ -	\$ 4,098.12	Approved	4
6		\$ -	\$ -	\$ -		
General Trades Totals		\$ 18,936.75	\$ -	\$ 9,238.38		0.96%

Mechanical Contractor Change Orders						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1		\$ -	\$ -	\$ -		
2		\$ -	\$ -	\$ -		
3		\$ -	\$ -	\$ -		
Mechanical Contractor Totals		\$ -	\$ -	\$ -		0.00%

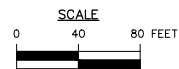
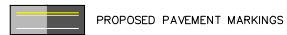
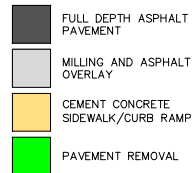
Electrical Contractor Change Orders						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1		\$ -	\$ -	\$ -		
2		\$ -	\$ -	\$ -		
3		\$ -	\$ -	\$ -		
Electrical Contractor Totals		\$ -	\$ -	\$ -		0.00%

Plumbing Contractor Change Orders						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	Sanitary Line Replacement	\$ 3,923.78	\$ -	\$ 3,923.78	Approved	1
2		\$ -	\$ -	\$ -		
3		\$ -	\$ -	\$ -		
Plumbing Contractor Totals		\$ 3,923.78	\$ -	\$ 3,923.78		10.07%

		Submitted Amount	Pending	Approved		CO %
CHANGE ORDER PROJECT TOTALS		\$ 22,860.53	\$ -	\$ 13,162.16		0.88%



LEGEND



NOTES

1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND AS PREPARED AT THE REQUEST OF EASTTOWN TOWNSHIP.
2. EXISTING CONDITIONS DEPICTED ON THE CONCEPTUAL DESIGN EXHIBIT ARE BASED ON AERIAL IMAGERY AND DATA FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).
3. THE EXISTING SPEED LIMIT ON NEWTOWN ROAD (SR 2019) IS 35 MPH.

ALTERNATIVE 3



835 SPRINGDALE DRIVE
SUITE 200
EXTON, PA 19341
PH: (610) 594-9995
FAX: (610) 594-9565

DESIGN BY: NAV
DRAWN BY: NAV
CHECKED BY: BDD

JOB NO: 822652
DWR: 652RDY01
DATE: 9/12/2023

EASTTOWN TOWNSHIP
566 BEAUMONT ROAD
DEVON, PA 19333
(610) 687-3000

EASTTOWN TOWNSHIP

EASTTOWN COMMUNITY CONNECTIONS
SR 2019 NEWTOWN ROAD

CHESETER COUNTY

CONCEPTUAL DESIGN EXHIBIT



TREDYFFRIN EASTTOWN SCHOOL DISTRICT BEAR HILL ELEMENTARY SCHOOL



MONTHLY PROJECT REPORT
ISSUED AUGUST 2026



TREDYFFRIN EASTTOWN SCHOOL DISTRICT
BEAR HILL ELEMENTARY SCHOOL

SCHEDULE STATUS - CONTRACT DATES

<u>GENERAL TRADES CONTRACT</u>	
BANCROFT CONSTRUCTION	
Notice to Proceed Date:	August 18, 2025
Contract Substantial Completion Date:	April 9, 2027
Extension of Time Requested:	0
Extension of Time Approved:	0 days
Adjusted Substantial Completion Date:	April 9, 2027
General Trades Duration:	430 working days

<u>MECHANICAL TRADES CONTRACT</u>	
FIVE STAR INC.	
Notice to Proceed Date:	August 18, 2025
Contract Substantial Completion Date:	April 9, 2027
Extension of Time Requested:	0
Extension of Time Approved:	0 days
Adjusted Substantial Completion Date:	April 9, 2027
Mechanical Trades Duration:	430 working days

<u>ELECTRICAL TRADES CONTRACT</u>	
HOBBS & CO INC.	
Notice to Proceed Date:	August 18, 2025
Contract Substantial Completion Date:	April 9, 2027
Extension of Time Requested:	0
Extension of Time Approved:	0 days
Adjusted Substantial Completion Date:	April 9, 2027
Electrical Trades Duration:	430 working days

<u>PLUMBING TRADES CONTRACT</u>	
JAY R. REYNOLDS INC.	
Notice to Proceed Date:	August 18, 2025
Contract Substantial Completion Date:	April 9, 2027
Extension of Time Requested:	0
Extension of Time Approved:	0 days
Adjusted Substantial Completion Date:	April 9, 2027
Plumbing Trades Duration:	430 working days



TREDYFFRIN EASTTOWN SCHOOL DISTRICT
BEAR HILL ELEMENTARY SCHOOL

PRIME CONTRACTS SUMMARY

<u>PRIME CONTRACT</u>	<u>ORIGINAL CONTRACT</u>	<u>APPROVED CHANGE ORDERS</u>	<u>CONTRACT SUM TO DATE</u>	<u>CHANGE ORDER PERCENTAGE</u>
BANCROFT CONSTRUCTION	\$ 20,698,600.00	\$ 294,623.32	\$ 20,993,223.32	1.42%
FIVE STAR INC.	\$ 6,198,000.00	-	\$ 6,198,000.00	0.00%
HOBBS & CO INC.	\$ 4,305,000.00	\$ 14,280.00	\$ 4,319,280.00	0.33%
JAY R. REYNOLDS INC.	\$ 2,395,670.00	\$ 314,459.00	\$ 2,710,129.00	13.13%
TOTALS	\$ 33,597,270.00	\$ 623,362.32	\$ 34,220,632.32	1.86%



TREDYFFRIN EASTTOWN SCHOOL DISTRICT
BEAR HILL ELEMENTARY SCHOOL

CONTRACT STATUS BY PRIME

GENERAL TRADES CONTRACT		
BANCROFT CONSTRUCTION		
The Original Contract Sum:	\$	20,698,600.00
Approved Change Orders:	\$	294,623.32
Revised Contract Amount	\$	20,993,223.32
Total Completed and Stored to Date:	\$	12,442,591.68
Retainage:	\$	1,244,259.17
Total Earned Less Retainage:	\$	11,198,332.51
Percent Complete by Cost:		59%

MECHANICAL TRADES CONTRACT		
FIVE STAR INC.		
The Original Contract Sum:	\$	6,198,000.00
Approved Change Orders:	\$	-
Revised Contract Amount	\$	6,198,000.00
Total Completed and Stored to Date:	\$	4,946,271.00
Retainage:	\$	247,313.55
Total Earned Less Retainage:	\$	4,698,957.45
Percent Complete by Cost:		80%

ELECTRICAL TRADES CONTRACT		
HOBBS & CO INC.		
The Original Contract Sum:	\$	4,305,000.00
Approved Change Orders:	\$	14,280.00
Revised Contract Amount	\$	4,319,280.00
Total Completed and Stored to Date:	\$	2,565,637.85
Retainage:	\$	256,563.79
Total Earned Less Retainage:	\$	2,309,074.07
Percent Complete by Cost:		59%

PLUMBING TRADES CONTRACT		
JAY R. REYNOLDS INC.		
The Original Contract Sum:	\$	2,395,670.00
Approved Change Orders:	\$	314,459.00
Revised Contract Amount	\$	2,710,129.00
Total Completed and Stored to Date:	\$	2,349,928.75
Retainage:	\$	117,496.44
Total Earned Less Retainage:	\$	2,232,432.31
Percent Complete by Cost:		87%



TREDYFFRIN EASTTOWN SCHOOL DISTRICT

BEAR HILL ELEMENTARY SCHOOL

CHANGE ORDER LOG

General Trades Change Orders						
BANCROFT CONSTRUCTION						
COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	Slab Remove/Replace @ Void	\$ 14,121.24		\$ 14,121.24	Approved	1
2	Dumpster enclosure wall extension	\$ 9,255.69		\$ 9,255.69	Approved	2
3	Trenching at sanitary line	\$ 3,738.00		\$ -	Rejected (Allowance)	N/A
4	Trenching at Sector A	\$ 5,175.00		\$ -	Rejected (Allowance)	N/A
5	Trenching at sanitary line CREDIT	\$ (3,738.00)		\$ -	Rejected (Allowance)	N/A
6	Door revisions per ASI 01 & 02	\$ 2,507.76		\$ 2,507.76	Approved	3
7	Water Line Cut-Cap at Brandywine	\$ 9,688.38		\$ 9,688.38	Approved	4
8	Water Line Cut-Cap Credit	\$ (1,914.43)		\$ (1,914.43)	Approved	5
9	Storm Line at Water Meter Pit Tie-in	\$ 4,924.39		\$ 4,924.39	Approved	6
10	Rain Water Conductors - ASI 05-06	\$ 90,207.28		\$ 90,207.28	Approved	7
11	Trenching at RWC	\$ 3,168.00			Rejected (Allowance)	N/A
12	Civil demo and removal - ASI 03	\$ 6,856.70		\$ 6,856.70	Approved	8
13	Glazing Revisions - ASI 05-06	\$ 11,903.76		\$ 11,903.76	Approved	9
14	Steel splice detail	\$ 8,991.68		\$ 8,991.68	Approved	10
15	Steel construction drawings	\$ 31,644.64			Rejected	N/A
16	Stud replacement at Restrooms	\$ 5,105.00		\$ 5,105.00	Approved	11
17	Washer/Dryer unit at kitchen	\$ 1,947.00		\$ 1,947.00	Approved	12
18	Toilet partition credit	\$ (1,200.00)		\$ (1,200.00)	Approved	13
19	Core Drilling - ASI 05	\$ 5,068.01		\$ 5,068.01	Approved	14
20	Steel Clip Removal	\$ 4,989.60		\$ 4,989.60	Approved	15
21	Brick Detailing Adjustment	\$ 1,511.19		\$ 1,511.19	Approved	16
22	Restroom Partition Stud Revision	\$ 293.00		\$ 293.00	Approved	17
23	Exterior Wall Insulation	\$ 56,484.00		\$ 56,484.00	Approved	18
24	Steel columns at front infill	\$ 25,576.02		\$ 25,576.02	Approved	19
25	Masonry repair at elevator shaft	\$ 8,851.59		\$ 8,851.59	Approved	20
26	Rooftop mech equip rail blocking	\$ 6,095.20		\$ 6,095.20	Approved	21
27	Roof steel refabrication	\$ 4,835.16			Rejected	N/A
28	Precast panel cutting and removal	\$ 6,212.16		\$ 6,212.16	Approved	22
29	Steel attachment detail revision	\$ 5,847.93		\$ 5,847.93	Approved	23
30	Curb remove & replace - ASI 19	\$ 11,300.17		\$ 11,300.17	Approved	24
31	Exterior Soffit Replacement	\$ 25,098.00	\$ 25,098.00		Recommended	
32	Restroom door frame replacement	\$ 4,152.00	\$ 4,152.00		Recommended	
General Trades Totals		\$ 368,696.12	\$ 29,250.00	\$ 294,623.32		



Mechanical Contractor Change Orders

FIVE STAR INC.

COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	ASI-01 Fire Dampers	\$ 3,635.47			Rejected (Allowance)	N/A
2	Thermostat covers	\$ 839.16			Rejected	N/A
3	Duct adjustments at Elev. Equip. Rm.	\$ 3,304.49			Rejected	N/A
Mechanical Contractor Totals		\$ 7,779.12	\$ -	\$ -		

Electrical Contractor Change Orders

HOBBS & CO INC.

COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	Changes through ASI 06	\$ 14,280.00		\$ 14,280.00	Approved	1
2	Camera Pole Bases	\$ 6,671.70	\$ 6,671.70		Recommended	
3	Conduit Repair (NTE)	\$ 7,449.45	\$ 7,449.45		Recommended	
Electrical Contractor Totals		\$ 28,401.15	\$ 14,121.15	\$ 14,280.00		

Plumbing Contractor Change Orders

JAY R. REYNOLDS INC.

COR #	Description	Submitted Amount	Pending	Approved	Status Review/Recommended /Rejected/Approved	CO #
1	PC RFI 03 - Floor Sink Model	\$ 4,166.00			Rejected (Allowance)	N/A
2	PC RFI 04 - Washing Machine Outlet	\$ 620.00		\$ 620.00	Approved	1
3	Relocate new sanitary line	\$ 3,209.00		\$ 3,209.00	Approved	2
4	Revise underground at kitchen	\$ 4,741.00		\$ 4,741.00	Approved	3
5	ASI 05 - Underground Revisions	\$ 13,017.00		\$ 13,017.00	Approved	4
6	Saw Cutting at Sector B	\$ 2,000.00		\$ 2,000.00	Approved	5
7	Rain Water Conductors - ASI 05-06	\$ 137,285.00		\$ 137,285.00	Approved	6
8	2nd and 3rd floor restroom plumbing	\$ 160,321.00		\$ 160,321.00	Approved	7
9	Kitchen gas line revision	\$ 1,103.00			Rejected (Allowance)	N/A
10	Sanitary installation	\$ 9,559.00			Rejected	N/A
11	Acid neutralizer tank credit	\$ (10,831.00)		\$ (10,831.00)	Approved	8
12	Replace existing roof drain insulation	\$ 4,097.00		\$ 4,097.00	Approved	9
13	Replace existing floor drain	\$ 334.00			Rejected (Allowance)	N/A
Plumbing Contractor Totals		\$ 329,621.00	\$ -	\$ 314,459.00		

	Submitted Amount	Pending	Approved		
CHANGE ORDER PROJECT TOTALS	\$ 734,497.39	\$ 43,371.15	\$ 623,362.32		



TREDYFFRIN EASTTOWN SCHOOL DISTRICT
BEAR HILL ELEMENTARY SCHOOL

PROJECT STATUS

Project Key Dates

- Substantial Completion Date: April 9, 2027

Current Construction Status

- Installation of concrete curb completed at front of site to furthest extent possible at this stage.
- Installation of southern storm water piping connecting roof drains complete.
- Storm water underground basin 4 complete at Southern side of site.
- Final grading at Southern side of site ongoing.
- Thin brick installation started at NE corner of existing building.
- Installation of new steel framing at existing building infill complete.
- Installation of sheathing at existing building infill brick façade ongoing. Window installation started
- Structural steel erection at new addition complete.
- Installation of mechanical rooftop units at main roof nearly complete.
- Existing building infill roof membrane complete. Final coping awaiting façade.
- Building addition roof started.
- Electrical rough in throughout existing and addition.
- Plumbing lines tested in existing building. Plumbing rough-in ongoing in addition.
- Ductwork installation at third floor, split system refrigeration and condensate throughout.
- First floor metal stud framing nearly complete. Drywall started at both partition sides.
- Second floor metal stud framing nearly complete. Drywall started at both partition sides.
- Third floor metal stud framing nearly complete. Drywall started at oneside.
- Large group room terraced floor installed.
- Installation of wall tile at single user restrooms started.
- Installation of ceiling grid and hanging wires started.
- Review of construction submittals is ongoing.



Solar PV System Analysis for the
TE School District
Bear Hill Elementary School at 1200 W. Swedesford Rd
HSA Project #24-037
S&H Project #2410A
Date: September 3, 2024
Revised: April 8, 2025
Revised: August 31, 2026

Background Information:

This solar PV system study is based on the most recent information available from ExactSolar, the low-bidder for the solar PV system, PECO, current Solar Renewable Energy Credit (SREC) market in PA and the Investment Tax Credit (ITC) direct cash payment program for public entities.

Solar PV systems in PA are paid back via two basic mechanisms:

- PECO buys 100% of the generated solar PV system kWh at retail rates. If the District uses 100% of the generated kWh, then their bill is simply offset at retail rates, so this is effectively the same value. The current rate to compare for the PECO commercial GS rate is 11.604 cents/kWh (\$0.11604).
- For each 1,000kWh that is generated, (1) SREC is credited based on the PJM system. SRECs are able to be sold on the open market, such as through SRECTrade.com. Current SREC pricing in PA is about \$25 per SREC. Since the market for SRECs is variable and unknown and is subject to changes by the PA legislature, we are only assuming constant SREC pricing for 10 years, which may be somewhat aggressive.

The payback period was analyzed for 25 years, which is the approximate average life of the solar panels. Inverter average life ranges from 15 years to 25 years, so it is possible an inverter would need to be replaced within the payback period for the case of not receiving rebates.

Current fire codes do not allow solar PV systems to take up the entire low-sloped roof. The code has minimum walkways along the sides and the top, depending on the size of the building, for firefighting operations.

Solar PV systems come with a meter with an embedded webserver, so the data logging and graphical representations can be viewed via TESD's website or internally on their network.

There is a Federal Investment Tax Credit (ITC) of 30% of the system cost available to tax-exempt entities in the form of a direct cash rebate. An additional 10% credit can be obtained for domestic content solar PV equipment, resulting in a total 40% direct cash rebate, if the system is installed and operational by 12/31/2027.

August 31, 2026

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The low-bid from ExactSolar with domestic content equipment is \$2.79/Wdc or a total of \$177,723. See below for the system information and calculations.

Solar PV Systems and Calculations:

1200 Swedesford Rd:

See below for the solar PV layout on the gym roof based on our analysis.

System size: 63.18kWDC / 40kWAC

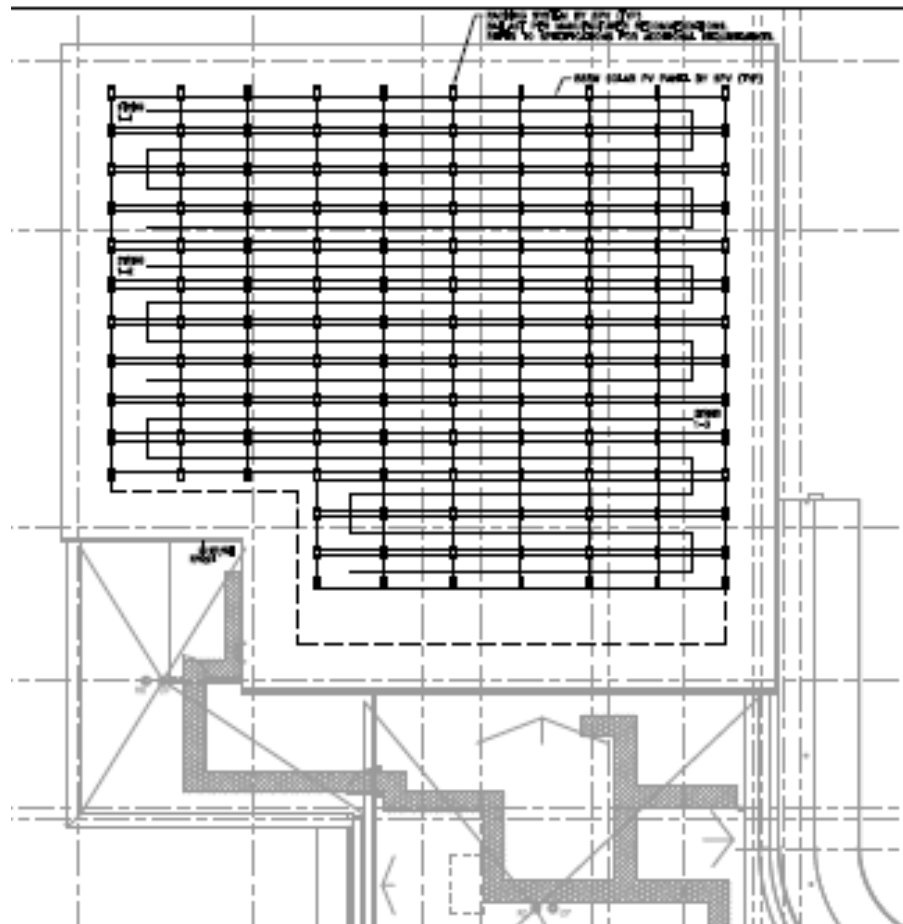
Modules: (108) 585W solar PV panels.

Optimizers: (108) SolarEdge Optimizers.

Inverter: 40kWAC SolarEdge Inverter.

DC/AC ratio: 1.5795 (maximum allowed by inverter is 1.75)

Solar PV System Layout on the Gym Addition Low-Sloped Roof:



See attached for the calculation spreadsheets. The following is a brief summary:

- Without any rebates, the system pays back in year 18.
- With a 40% rebate, the system pays back in year 10.

August 31, 2026

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Conclusion:

We believe beyond the pure economic analysis of adding the solar PV systems to the project, there is some possible academic integration that could occur with the curriculum and possible student analysis of the performance of the solar PV systems and the energy use of the buildings.

The solar PV systems also would allow the District to provide a link to a webpage of the solar PV performance, which graphically shows the output and performance of the system on a daily, weekly, monthly and yearly basis.

Enclosures: Calculations with and without rebates included.

End of BHES Solar PV Report.

Solar PV Analysis - Bear Hill Elementary School - With Rebates

63.18kWDC / 40kWAC System

Year	Annual System Production (kWh)	PECO Retail Rate (GS) (\$/kWh)	Annual Retail Savings (\$)	SREC Sales (\$)	Total Solar PV Savings (\$)	Solar PV System Rebate	Solar PV System Cost (\$)	Remaining Balance (\$)
1	76,450	\$0.1160	\$8,871	\$1,900	\$10,771.26	\$ -	\$ 177,723.00	\$ 166,951.74
2	74,921	\$0.1172	\$8,781	\$1,875	\$10,655.77	\$71,089.20	\$ 166,951.74	\$ 85,206.77
3	74,584	\$0.1184	\$8,829	\$1,875	\$10,703.67	\$ -	\$ 85,206.77	\$ 74,503.10
4	74,248	\$0.1196	\$8,877	\$1,850	\$10,726.83	\$ -	\$ 74,503.10	\$ 63,776.27
5	73,914	\$0.1208	\$8,925	\$1,850	\$10,775.25	\$ -	\$ 63,776.27	\$ 53,001.02
6	73,581	\$0.1220	\$8,974	\$1,850	\$10,823.94	\$ -	\$ 53,001.02	\$ 42,177.08
7	73,250	\$0.1232	\$9,023	\$1,825	\$10,847.89	\$ -	\$ 42,177.08	\$ 31,329.18
8	72,921	\$0.1244	\$9,072	\$1,825	\$10,897.11	\$ -	\$ 31,329.18	\$ 20,432.07
9	72,593	\$0.1257	\$9,122	\$1,825	\$10,946.60	\$ -	\$ 20,432.07	\$ 9,485.47
10	72,266	\$0.1269	\$9,171	\$1,800	\$10,971.36	\$ -	\$ 9,485.47	\$ (1,485.90)
11	71,941	\$0.1282	\$9,221	\$0	\$ 9,221.39	\$ -	\$ (1,485.90)	\$ (10,707.29)
12	71,617	\$0.1295	\$9,272	\$0	\$ 9,271.69	\$ -	\$ (10,707.29)	\$ (19,978.98)
13	71,295	\$0.1308	\$9,322	\$0	\$ 9,322.27	\$ -	\$ (19,978.98)	\$ (29,301.25)
14	70,974	\$0.1321	\$9,373	\$0	\$ 9,373.12	\$ -	\$ (29,301.25)	\$ (38,674.37)
15	70,655	\$0.1334	\$9,424	\$0	\$ 9,424.25	\$ -	\$ (38,674.37)	\$ (48,098.62)
16	70,337	\$0.1347	\$9,476	\$0	\$ 9,475.66	\$ -	\$ (48,098.62)	\$ (57,574.29)
17	70,020	\$0.1361	\$9,527	\$0	\$ 9,527.35	\$ -	\$ (57,574.29)	\$ (67,101.64)
18	69,705	\$0.1374	\$9,579	\$0	\$ 9,579.32	\$ -	\$ (67,101.64)	\$ (76,680.96)
19	69,391	\$0.1388	\$9,632	\$0	\$ 9,631.58	\$ -	\$ (76,680.96)	\$ (86,312.54)
20	69,079	\$0.1402	\$9,684	\$0	\$ 9,684.12	\$ -	\$ (86,312.54)	\$ (95,996.66)
21	68,768	\$0.1416	\$9,737	\$0	\$ 9,736.95	\$ -	\$ (95,996.66)	\$ (105,733.61)
22	68,459	\$0.1430	\$9,790	\$0	\$ 9,790.06	\$ -	\$ (105,733.61)	\$ (115,523.67)
23	68,151	\$0.1444	\$9,843	\$0	\$ 9,843.47	\$ -	\$ (115,523.67)	\$ (125,367.14)
24	67,844	\$0.1459	\$9,897	\$0	\$ 9,897.16	\$ -	\$ (125,367.14)	\$ (135,264.30)
25	67,539	\$0.1473	\$9,951	\$0	\$ 9,951.15	\$ -	\$ (135,264.30)	\$ (145,215.45)

Totals 1,095,209 - \$ 136,257 \$ 18,475 \$ 154,732

Assumptions

- Solar PV panels degrade at 2% the first year and 0.45% per year thereafter
- PECO retail rates will increase at 1% per year
- The peak demand reduction is not taken into consideration for this calculation.
- SREC sales are assumed to be \$25 per SREC and valid for the first 10 years
- PECO GS rate structure is assumed along with PECO's rate to compare. 11.604 cents/kWh (valid thru 11/30/26)
- 40% Federal rebate for the system cost. Taken in year 2.

Prepared by Schiller and Hersh Associates, Inc.

Solar PV Analysis - Bear Hill New Elementary School - Without Rebates

63.18kWDC / 40kWAC System

Year	Annual System Production (kWh)	PECO Retail Rate (GS) (\$/kWh)	Annual Retail Savings (\$)	SREC Sales (\$)	Total Solar PV Savings (\$)	Solar PV System Rebate	Solar PV System Cost (\$)	Remaining Balance (\$)
1	76,450	\$0.1160	\$8,871	\$1,900	\$10,771.26	\$ -	\$177,723.00	\$166,951.74
2	74,921	\$0.1172	\$8,781	\$1,875	\$10,655.77	\$ -	\$166,951.74	\$156,295.97
3	74,584	\$0.1184	\$8,829	\$1,875	\$10,703.67	\$ -	\$156,295.97	\$145,592.30
4	74,248	\$0.1196	\$8,877	\$1,850	\$10,726.83	\$ -	\$145,592.30	\$134,865.47
5	73,914	\$0.1208	\$8,925	\$1,850	\$10,775.25	\$ -	\$134,865.47	\$124,090.22
6	73,581	\$0.1220	\$8,974	\$1,850	\$10,823.94	\$ -	\$124,090.22	\$113,266.28
7	73,250	\$0.1232	\$9,023	\$1,825	\$10,847.89	\$ -	\$113,266.28	\$102,418.38
8	72,921	\$0.1244	\$9,072	\$1,825	\$10,897.11	\$ -	\$102,418.38	\$ 91,521.27
9	72,593	\$0.1257	\$9,122	\$1,825	\$10,946.60	\$ -	\$ 91,521.27	\$ 80,574.67
10	72,266	\$0.1269	\$9,171	\$1,800	\$10,971.36	\$ -	\$ 80,574.67	\$ 69,603.30
11	71,941	\$0.1282	\$9,221	\$0	\$ 9,221.39	\$ -	\$ 69,603.30	\$ 60,381.91
12	71,617	\$0.1295	\$9,272	\$0	\$ 9,271.69	\$ -	\$ 60,381.91	\$ 51,110.22
13	71,295	\$0.1308	\$9,322	\$0	\$ 9,322.27	\$ -	\$ 51,110.22	\$ 41,787.95
14	70,974	\$0.1321	\$9,373	\$0	\$ 9,373.12	\$ -	\$ 41,787.95	\$ 32,414.83
15	70,655	\$0.1334	\$9,424	\$0	\$ 9,424.25	\$ -	\$ 32,414.83	\$ 22,990.58
16	70,337	\$0.1347	\$9,476	\$0	\$ 9,475.66	\$ -	\$ 22,990.58	\$ 13,514.91
17	70,020	\$0.1361	\$9,527	\$0	\$ 9,527.35	\$ -	\$ 13,514.91	\$ 3,987.56
18	69,705	\$0.1374	\$9,579	\$0	\$ 9,579.32	\$ -	\$ 3,987.56	\$ (5,591.76)
19	69,391	\$0.1388	\$9,632	\$0	\$ 9,631.58	\$ -	\$ (5,591.76)	\$ (15,223.34)
20	69,079	\$0.1402	\$9,684	\$0	\$ 9,684.12	\$ -	\$ (15,223.34)	\$ (24,907.46)
21	68,768	\$0.1416	\$9,737	\$0	\$ 9,736.95	\$ -	\$ (24,907.46)	\$ (34,644.41)
22	68,459	\$0.1430	\$9,790	\$0	\$ 9,790.06	\$ -	\$ (34,644.41)	\$ (44,434.47)
23	68,151	\$0.1444	\$9,843	\$0	\$ 9,843.47	\$ -	\$ (44,434.47)	\$ (54,277.94)
24	67,844	\$0.1459	\$9,897	\$0	\$ 9,897.16	\$ -	\$ (54,277.94)	\$ (64,175.10)
25	67,539	\$0.1473	\$9,951	\$0	\$ 9,951.15	\$ -	\$ (64,175.10)	\$ (74,126.25)
Totals	1,095,209	-	\$ 136,257	\$ 18,475	\$ 154,732			

Assumptions

- Solar PV panels degrade at 2% the first year and 0.45% per year thereafter
- PECO retail rates will increase at 1% per year
- The peak demand reduction is not taken into consideration for this calculation.
- SREC sales are assumed to be \$25 per SREC and valid for the first 10 years
- PECO GS rate structure is assumed along with PECO's rate to compare. 11.604 cents/kWh (valid thru 11/30/26)

Prepared by Schiller and Hersh Associates, Inc.



82 Walker Lane
 Newtown, PA 18940
 PA HIC Lic. 168312, NJ HIC Lic. 13VH11809100
 Tel. 267-454-1562
Dave@ExactSolar.com

DATE Sept. 2, 2026

Project: New elementary Bear
 Tredyffrin Easttown School District 2026
 940 W. Valley Rd Wayne PA 19087

Quotation valid until: Oct. 31, 2026
 Prepared by: **David Hammes**

Qty	Description	
	Materials: Photovoltaic Modules: QCELLS Q.PEAK DUO XL-G11S 585W or approved equal by the Engineer. (*590wavail.) Commercial string inverter systems based on SolarEdge SE40KUS 40kWac inverter for 277/480V three phase interconnection. Power Optimizer: SolarEdge C651U power optimizer supporting connection of one (1) PV module, maximum 650W. Exact Solar to provide a complete and operable Photovoltaic system (PV) that meets requirements of this specification, the electric utility company, and any applicable state and federal programs for both the interconnection requirements and requirements for grants, rebates, funding, and/or SREC program. project to be built towards qualifying for extra incentive/ FEOC compliant. All racking, and balance-of-system (BOS) and misc materials needed for complete solar PV installation, per plans & specs. All misc equipment to ensure a functioning PV system as specified. Complete turnkey system engineering and material procurement Scope of work: Turnkey Installation of PV Modules, ballasted roof racking as acceptable, (EcoFoot Uniack 5D) solar conduit, inverters as specified, 40Kw SE 3-Phase. All solar PV design and selected equipment to be approved via submittal process Any scope changes forced by PECO as part of interconnection approval must be handled under change order. System commissioning and performance validation to be done by Exact Solar. Permits fees by others or as specified. Exact Solar to handle all utility interconnection application, township permitting, and state SREC paperwork Assumptions: Scope and pricing in this proposal is based on state-bid or public co-operative bid. Final bid/ proposal documents, and any associated RFI's or addenda issued up through bid date. Materials to be stored on site by Exact Solar. Prevailing wage labor rates included through time of installation, or by 12-31-2026. <i>Exact Solar will coordinate with owner on owner's procurement of all applicable permits, licenses. All other permits and contractor registration fees and licenses shall be obtained and paid for by Exact Solar. Exact Solar is responsible for contacting the Township and Chester County to determine all permits, licenses, applications, etc. which are required as part of this project.</i> Contract number: 028-E24-054 Supplier number 556172 Tredyffrin Easttown School member # 1835	

Pricing is based on CoStars cooperative

TOTAL

\$177,723

Total system (kW DC)
 \$/WDC

63,7
 \$ 2.79

Payments Terms:

To be coordinated as part of Purchase Order or Contract

For good and valuable consideration and intending to be legally bound hereby,
 the parties hereto execute this agreement on the date written below.

Date: _____ Signature: _____ Name: _____

Date: _____ Signature: _____ Name: Doug Edwards, Exact Solar

Exact Solar accepts the following payment methods:

- Check by mail to "Exact Solar" at 82 Walker Lane, Newtown, PA 18940

**TESD Summer 2027 - Preliminary Schedule for
Bid Packages #1 & 2 Renovations & Upgrades**

ID	Task Name	Duration	Start	Finish																													
					Mar	Qtr 2, 2026	Apr	May	Jun	Qtr 3, 2026	Jul	Aug	Sep	Qtr 4, 2026	Oct	Nov	Dec	Qtr 1, 2027	Jan	Feb	Mar	Qtr 2, 2027	Apr	May	Jun	Qtr 3, 2027	Jul	Aug	Sep	Qtr 4, 2027	Oct	Nov	Dec
1	Initial Project Review	53 days	Mon 3/16/26	Wed 5/27/26	Initial Project Review																												
2	Initial Project Scope Definition	49 days	Wed 3/18/26	Mon 5/25/26	Initial Project Scope Definition																												
3	TESD Facilities Committee Meeting	1 day	Tue 4/14/26	Tue 4/14/26	TESD Facilities Committee Meeting																												
4	Project Scope Refinements & Bid Package Composition	19 days	Wed 4/15/26	Mon 5/11/26	Project Scope Refinements & Bid Package Composition																												
5	TESD Facilities Committee Meeting	1 day	Tue 5/12/26	Tue 5/12/26	TESD Facilities Committee Meeting																												
6	TESD School Board Meeting, Approval to Proceed	1 day	Mon 5/25/26	Mon 5/25/26	TESD School Board Meeting, Approval to Proceed																												
7																																	
8	Design Documentation	79 days	Mon 6/8/26	Thu 9/24/26	Design Documentation																												
9	Survey	30 days	Mon 6/15/26	Fri 7/24/26	Survey																												
10	Construction Documentation - Bid Package #1 - HVAC	78 days	Mon 6/8/26	Wed 9/23/26	Construction Documentation - Bid Package #1 - HVAC																												
11	Construction Documentation - Bid Package #2 - Interior/Exterior	78 days	Tue 6/9/26	Thu 9/24/26	Construction Documentation - Bid Package #2 - Interior/Exterior																												
12	Bid Documents Issued Bid Package #1 - HVAC	1 day	Wed 9/23/26	Wed 9/23/26	Bid Documents Issued Bid Package #1 - HVAC																												
13	Bid Documents Issued Bid Package #2 - Interior/Exterior	1 day	Thu 9/24/26	Thu 9/24/26	Bid Documents Issued Bid Package #2 - Interior/Exterior																												
14																																	
15	Approvals	30 days	Mon 4/26/27	Fri 6/4/27	Approvals																												
16	Building Permit	30 days	Mon 4/26/27	Fri 6/4/27	Building Permit																												
17	Department of Health	30 days	Mon 4/26/27	Fri 6/4/27	Department of Health																												
18																																	
19	Bidding/Contracting	65 days	Wed 9/9/26	Tue 12/8/26	Bidding/Contracting																												
20	Advertisement for Bid Packages #1 - HVAC	15 days	Wed 9/9/26	Tue 9/29/26	Advertisement for Bid Packages #1 - HVAC																												
21	Advertisement for Bid Packages #2 - Interior/Exterior	15 days	Thu 9/10/26	Wed 9/30/26	Advertisement for Bid Packages #2 - Interior/Exterior																												
22	Pre-Bid Meeting/Walkthrough Bid Package #1 - HVAC	1 day	Wed 9/30/26	Wed 9/30/26	Pre-Bid Meeting/Walkthrough Bid Package #1 - HVAC																												
23	Pre-Bid Meeting/Walkthrough Bid Package #2 - Interior/Exterior	1 day	Thu 10/1/26	Thu 10/1/26	Pre-Bid Meeting/Walkthrough Bid Package #2 - Interior/Exterior																												
24	Bidder Questions and Request for Substitutions Packages #1 - HVAC	7 days	Wed 9/30/26	Thu 10/8/26	Bidder Questions and Request for Substitutions Packages #1 - HVAC																												
25	Bidder Questions and Request for Substitutions Packages #2 - Interior/Exterior	7 days	Thu 10/1/26	Fri 10/9/26	Bidder Questions and Request for Substitutions Packages #2 - Interior/Exterior																												
26	Response to Bidder Questions & Request for Substitutions Packages #1 - HVAC	7 days	Fri 10/9/26	Mon 10/19/26	Response to Bidder Questions & Request for Substitutions Packages #1 - HVAC																												
27	Response to Bidder Questions & Request for Substitutions Packages #2 - Interior/Exterior	7 days	Mon 10/12/26	Tue 10/20/26	Response to Bidder Questions & Request for Substitutions Packages #2 - Interior/Exterior																												
28	Bids Due (Bid Opening) Bid Package #1 - HVAC	1 day	Tue 10/27/26	Tue 10/27/26	10/27 Bids Due (Bid Opening) Bid Package #1 - HVAC																												
29	Bids Due (Bid Opening) Bid Package #2 - Interior/Exterior	1 day	Wed 10/28/26	Wed 10/28/26	10/28 Bids Due (Bid Opening) Bid Package #2 - Interior/Exterior																												
30	Bid Tabulation and Alternate Selection Bid Packages #1 - HVAC	3 days	Wed 10/28/26	Fri 10/30/26	Bid Tabulation and Alternate Selection Bid Packages #1 - HVAC																												
31	Bid Tabulation and Alternate Selection Bid Packages #2 - Interior/Exterior	3 days	Thu 10/29/26	Mon 11/2/26	Bid Tabulation and Alternate Selection Bid Packages #2 - Interior/Exterior																												
32	Committee Review Meeting Bid Packages #1	1 day	Tue 11/17/26	Tue 11/17/26	11/17 Committee Review Meeting Bid Packages #1																												
33	Committee Review Meeting bid Package #2	1 day	Tue 11/17/26	Tue 11/17/26	11/17 Committee Review Meeting bid Package #2																												
34	Award (Board Approval) Bid Packages #1	0 days	Mon 11/23/26	Mon 11/23/26	11/23 Award (Board Approval) Bid Packages #1																												
35	Award (Board Approval) Bid Package #2	0 days	Mon 11/23/26	Mon 11/23/26	11/23 Award (Board Approval) Bid Package #2																												
36	Notice of Intent to Award Bid Packages #1	1 day	Tue 11/24/26	Tue 11/24/26	Notice of Intent to Award Bid Packages #1																												
37	Notice of Intent to Award Bid Package #2	1 day	Tue 11/24/26	Tue 11/24/26	Notice of Intent to Award Bid Package #2																												
38	Contract Execution Bid Packages #1	5 days	Wed 11/25/26	Tue 12/1/26	Contract Execution Bid Packages #1																												
39	Contract Execution Bid Package #2	5 days	Wed 11/25/26	Tue 12/1/26	Contract Execution Bid Package #2																												
40	Notice to Proceed Bid Packages #1	5 days	Wed 12/2/26	Tue 12/8/26	Notice to Proceed Bid Packages #1																												
41	Notice to Proceed Bid Package #2	5 days	Wed 12/2/26	Tue 12/8/26	Notice to Proceed Bid Package #2																												
42																																	
43	Construction	181 days	Wed 12/9/26	Wed 8/18/27	Construction																												
44	Construction Documents Issued Bid Packages #1	1 day	Wed 12/9/26	Wed 12/9/26	Construction Documents Issued Bid Packages #1																												
45	Construction Documents Issued Bid Packages #2	1 day	Wed 12/9/26	Wed 12/9/26	Construction Documents Issued Bid Packages #2																												
46	Pre-construction, Submittlals, Materials Procurement Packages #1	140 days	Wed 12/9/26	Tue 6/22/27	Pre-construction, Submittlals, Materials Procurement Packages #1																												
47	Pre-construction, Submittlals, Materials Procurement Packages #2	140 days	Wed 12/9/26	Tue 6/22/27	Pre-construction, Submittlals, Materials Procurement Packages #2																												
48	Last Day of School for Students	1 day	Tue 6/15/27	Tue 6/15/27	Last Day of School for Students																												
49	Construction - All Packages	43 days	Mon 6/21/27	Wed 8/18/27	Construction - All Packages																												



Data Communications Operational Technologies - 15 Year Forecast

			2026	2027 8%	2028 8%	2029 8%	2030 5%	2031 5%	2032 5%	2033 5%	2034 5%	2035 5%	2036 5%	2037 5%	2038 5%	2039 5%	2040 5%
Data Communications	Purchase Year	Cycle in Years															
Access Switches	2021	5			\$836,419					\$1,098,006					\$1,401,365		
Distribution Switches	2021	5			\$455,982					\$598,590					\$763,969		
Core Switches	2021	5				\$411,900					\$525,700					\$670,942	
Internet Routers	2024	5					\$82,230					\$104,949					\$133,944
Data Center Firewalls	2019	5	\$68,187					\$94,700					\$120,864				
Data Center Switches	2022	5				\$148,716					\$189,803					\$242,243	
Internet Firewalls	2022	5			\$609,836					\$800,560					\$1,021,740		
USP	2021	6				\$408,671						\$547,658					
Total Data Comm Costs			\$68,187		\$1,902,237	\$969,287	\$82,230	\$94,700		\$2,497,156	\$715,504	\$652,607	\$120,864		\$3,187,074	\$913,184	\$133,944
Wireless Network																	
Access Points	2021	5	\$508,029					\$705,567					\$900,502				
Controllers	2021	5	\$70,826					\$98,365					\$125,542				
Professional Services	2021	5	\$86,500														
Less eRate Reimbursement	2021	5	(\$262,159)														
Total Net Wireless Costs			\$403,196					\$803,932					\$1,026,044				
CCTV IP-based Security System																	
IP Cameras	2020	10					\$1,350,970										\$2,200,588
Video Management System: Storage	2020	8		\$337,515								\$527,566					
Total CCTV Costs				\$337,515			\$1,350,970					\$527,566					\$2,200,588
Voice Over IP Telephone System																	
Mitel System Upgrade	2026	8	\$352,164								\$550,463						
Structured Cabling Systems																	
Premises Cabling Systems Upgrades	1996	15														\$1,837,847	
Privately Owned Outside Plant Fiber Optic Network																	
Replacement/Upgrades	1995	40															
Diverse Network																	
Total OSP Costs																	
Yearly Totals			\$823,547	\$337,515	\$1,902,237	\$969,287	\$1,433,200	\$898,632	\$0	\$2,497,156	\$1,265,967	\$1,180,173	\$1,146,908	\$0	\$3,187,074	\$2,751,031	\$2,334,532

Secondary Internet Service Provider
Districtwide
RFP ANALYSIS
FOR YEARS 2026-2027, 2027-2028 AND 2028-2029

DATE OF BOARD MEETING: 9/28/2026

REVIEWED BY: Chen Williams, Mike Szymendera, Shanette Bernard

NUMBER OF INVITATIONS: 6		
<u>PART I: PROPOSALS RECEIVED</u>		
	Non- Recurring Costs (NRC)	Monthly Recurring Costs (MRC)
1. Fiber Asset Co LLC dba Zayo	\$0.00	\$1,500.00
2. Cogent Communications, LLC	\$2,500.00	\$1,730.00
<u>PART II: RECOMMENDED AWARD TO VENDOR WITH LOWEST PROPOSAL</u>		
1. Fiber Asset Co LLC dba Zayo	\$0.00	\$1,500.00



Order Form

Order Type: New
SO # 2026-150393

Licensee or Customer Contact Detail

Licensee or Customer	TREDYFFRIN-EASTTOWN SCHOOL DISTRICT		
Address & Contact	Address	940 W VALLEY RD	
	City, State	WAYNE, PA 19087	
	Phone	(610) 240-1900	Fax
Billing Address & Contact	Name	Tredyffrin / Easttown School District	
	Billing Address	940 West Valley Rd	
	City, State	Wayne, PA 19087	
Technical Contact	Name	Michael Szymendera	Primary Phone (610) 240-1922
	E-mail	szymenderam@tesd.net	Alternate Phone

Product Detail

Internet *	Product Type	Dedicated Internet Access	Bandwidth	5Gbps
	MRC	\$1,500.00	NRC	\$0.00
	Connector	10 GigE -	IPv4 Block	Customer Provided
	* Internet Service is subject to Provider's Acceptable Use Policy posted at http://fiber.crowncastle.com at the bottom of the page.			
Location A Product Details	Install Lead Time	60 Days		
	Handoff Type	10 GigE		
Location A	95 Howellville Rd, 1st Floor, Berwyn, PA 19312			

Order Summary

Pricing & Contract Terms		NRC *	MRC*
	Internet	\$0.00	\$1,500.00
	Total	\$0.00	\$1,500.00

*Pricing shown does not reflect applicable taxes and fees.

	Salesperson	Tom Duffy	Term (Months)	36
	Client Service Mgr	Kevin Tapke		
	Order Contact	Michael Szymendera	Contact Email	szymenderam@tesd.net
			Contract Renewal Start Date	

ORDER ACCEPTANCE

Effective as of May 1, 2026, Fiber AssetCo LLC d/b/a Zayo ("Zayo") is the Company/Provider contracting entity for the Products under this Order Form. Notwithstanding anything to the contrary on this Order Form, this Order Form is entered into between Zayo and Customer (or "Licensee") effective as of the date of the last signature below, and is subject to the provisions of the Master Telecommunications License Agreement between the parties (or their predecessor in interest) dated _____ ("Agreement"), which is incorporated herein by reference. In the event the date in the previous sentence is blank, or the Agreement is no longer in effect, then this Order Form shall be governed by the "Zayo Terms and Conditions Version 2.0" available at <https://www.zayo.com/fiberco/terms-and-conditions/> ("Online Terms"). In addition, if Zayo and Licensee have not executed a Supplement or Service Level Agreement applicable to the type of product contemplated by this Order Form, then the product-specific portion of the Online Terms applicable to the product under this Order Form shall apply.

Licensee or Customer		Company or Provider	
	TREDYFFRIN-EASTTOWN SCHOOL DISTRICT		Fiber AssetCo LLC D/B/A Zayo
Signature		Signature	
Name/Title		Name/Title	
Date		Date	

Pricing on this Order Form expires if this Order Form is not signed by the Customer or Licensee prior to 11/26/2026

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Environmental SUSTAINABILITY

TREDYFFRIN/EASTTOWN SCHOOL DISTRICT, 2025-26



OPERATIONAL ENHANCEMENTS

- Energy-efficient LED theatrical lighting was installed at Valley Forge Middle School.
- Existing HVAC units were replaced with more energy-efficient units at HES, TEMS, VFMS, CHS, and the NOC.
- Energy efficiency at HES was improved through the installation of high-efficiency boiler burners.
- Sustainable design strategies were incorporated into the Bear Hill Elementary School project, including enhanced insulation, high-efficiency HVAC systems, and low-VOC interior finishes.
- Site improvements at Bear Hill Elementary School increased green space, reduced impervious surfaces, and expanded stormwater management capacity.
- Solar photovoltaic panels were installed as part of the CHS Athletic Fields Project to support renewable energy generation.
- Sustainable building features were incorporated into the CHS Athletic Fields Project, including high-efficiency HVAC systems, energy-efficient LED lighting, daylighting, water-conserving plumbing fixtures, low-VOC finishes, enhanced stormwater management, and improved building envelope performance.



EDUCATIONAL ENHANCEMENTS

- K-8 Science and CHS Biology teachers revised curriculum outlines and implemented new curriculum resources aligned to new PA-Science, Technology, Engineering, and Environmental Literacy & Sustainability (PA-STEELS) Standards.
- CHS Environmental Science teachers designed classroom activities that use data collected from new CHS Athletic Field Solar Panel installation.
- K-8 Science and CHS Environmental Science teachers participated in workshops to review An Educator's Guide to the Meaningful Watershed Educational Experience (MWEE), published by NOAA Bay Watershed Education and Training Program, and designed related classroom activities that address new Environmental Literacy & Sustainability Standards.
- Elementary Science teachers reviewed environmental audits of TESD elementary schools, completed by Conestoga's Greening 'Stoga Task Force, and developed related classroom activities.
- CHS Environmental Science teachers participated in Penn State University's K-12 Sustainability Summit, and shared related materials with K-12 Science Standing Committee.

Capital Projects Fund Sources & Uses

	C	D	E	F	G	H	I	J	K	L	M	N	O
	IY 2022	IY 2023	IY 2024	IY 2025	IY 2026	IY 2027	IY 2028	IY 2029	IY 2030	IY 2031	IY 2032	IY 2033	
	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 2030-2031	FY 2031-2032	FY 2032-2033	FY 2033-2034	TOTAL
	Actual*	Actual*	Actual*	In Process/ Recommended	In Process/ Recommended	Projected	Projected	Projected	Projected	Projected	Projected	Projected	
Sources													
1 Beginning Balance of Capital Projects	28,355,186	24,750,659	40,559,565	21,857,597	9,449,153	8,124,183	2,700,207	(16,881,211)	(33,475,937)	(42,458,405)	(50,752,593)	(59,516,513)	
2 Proceeds from Bond Issue	0	40,003,146	0	20,000,000	20,000,000	0	0	0	0	0	0	0	
3 General Fund Transfers to Capital Fund	5,000,000	5,000,000	5,500,000	0	0	0	0	0	0	0	0	0	
4 Projected GF Transfers to Capital Fund	0	0	0	6,000,000	6,000,000	0	0	0	0	0	0	0	
5 Total Sources	33,355,186	69,753,805	46,059,565	47,857,597	35,449,153	8,124,183	2,700,207	(16,881,211)	(33,475,937)	(42,458,405)	(50,752,593)	(59,516,513)	
Uses													
<i>Infrastructure Projects</i>													
6 Maintenance	4,162,060	6,603,217	5,975,804	4,493,298	3,798,008	1,977,300	10,702,455	7,805,545	2,960,308	2,320,821	978,448	977,488	52,754,752
7 Building codes	0	0	0	0	0	44,924	60,994	113,235	113,235	0	85,983	266,468	684,839
8 Accessibility	0	0	0	0	0	0	1,121,588	63,593	37,967	43,645	0	0	1,266,793
9 Security	168,167	3,078	0	0	0	0	0	0	0	0	0	0	171,245
10 Infrastructure	0	533,000	42,116	160,746	84,600	400,000	926,975	707,964	96,598	2,794,676	190,327	286,814	6,223,816
11 Sustainability	0	0	0	0	0	0	1,666,308	3,560,741	2,772,415	0	4,521,224	347,007	12,867,695
<i>Additional Studies</i>													
12 Façade Maintenance	0	0	528,000	30,000	165,500	155,000	75,000	0	30,000	0	0	0	983,500
13 Roof Replacement	598,199	192,497	1,263,500	0	0	0	0	0	0	0	0	0	2,054,196
14 Technology Infrastructure	367,860	666,778	1,035,272	151,860	823,546	1,196,668	1,101,927	820,570	1,433,200	965,126	1,527,285	778,323	10,868,415
<i>Capital Improvements</i>													
15 CHS Expansion Project	0	112,000	388,000	0	0	0	0	0	0	0	0	0	500,000
16 Bear Hill Elementary School	14,001	323,965	3,480,000	16,778,386	20,862,042	0	0	0	0	0	0	0	41,458,394
17 Athletic Fields/Facilities	576,261	424,989	8,543,449	14,192,166	0	0	0	0	0	0	0	0	23,736,865
18 Playground Renovation/Equipment	86,173	573,200	853,574	835,564	0	642,754	579,268	757,291	0	287,555	0	67,982	4,683,361
19 Air Conditioning Elementary Schools	114,143	0	0	0	0	0	0	0	0	0	0	0	114,143
20 Air Conditioning Middle Schools	0	0	0	0	0	0	0	0	0	0	0	0	0
20 Vestibules	1,563,260	207,047	0	0	0	0	0	0	0	0	0	0	1,770,307
<i>Capital Related Costs</i>													
21 Prof Fees, District Costs, Contingencies	775,632	2,314,460	2,017,253	1,766,424	1,591,275	883,329	3,246,903	2,765,788	1,488,745	1,282,365	1,460,653	544,816	20,137,642
22 Vehicle Replacement	178,771	364,327	75,000	0	0	124,000	100,000	0	50,000	600,000	0	0	1,492,098
23 Purchase of Land/Property	0	16,875,682	0	0	0	0	0	0	0	0	0	0	16,875,682
24 Total Uses	8,604,527	29,194,240	24,201,968	38,408,443	27,324,971	5,423,975	19,581,418	16,594,727	8,982,468	8,294,188	8,763,920	3,268,898	198,643,743
25 Balance of Sources over Uses	24,750,659	40,559,565	21,857,597	9,449,153	8,124,183	2,700,207	(16,881,211)	(33,475,937)	(42,458,405)	(50,752,593)	(59,516,513)	(62,785,411)	
Source: 05/2026 Infrastructure Report with property purchases													

* Indicates Audited Fiscal Year
Indicates Board Approval
Indicates Budgeted Costs Not Yet Board Approved
Indicates Contingency Amounts not yet Board Approved in Total

Bear Hill Elementary School

	A	B	C	B+C=D	A-D=E
	Budget	Expenditures	Encumbrance	Project Total	Balance Remaining
Construction	37,427,839	9,910,842	22,240,192	32,151,034	5,276,805
Mechanical	0	905,480	0	905,480	(905,480)
Plumbing	0	918,910	0	918,910	(918,910)
Electrical	0	1,185,942	183,100	1,369,042	(1,369,042)
Architect and Engineering Fees	3,826,867	5,135,723	0	5,135,723	(1,308,856)
Project Construction Total	41,254,706	18,056,897	22,423,292	40,480,189	774,517
Feasibility Study	0	0	0	0	0
Furniture Fixtures and Equipment	3,803,165	0	0	0	3,803,165
Printing and Postage	0	0	0	0	0
Site Surveys	0	5,873	0	5,873	(5,873)
Geotechnical Engineer	0	102,275	0	102,275	(102,275)
Permits & Approval	696,900	908,344	0	908,344	(211,444)
Legal	0	0	0	0	0
Technology	8,000	8,000	0	8,000	0
Total Non-Contract Purchase	4,508,065	1,024,492	0	1,024,492	3,483,573
Custodial Support	0	0	0	0	0
Maintenance Support	0	0	0	0	0
Security Support	0	0	0	0	0
Asbestos Removal (Incl. Supplies)	0	0	0	0	0
Project Supervision	0	0	0	0	0
Networking/Telephone/Security Wire	0	0	0	0	0
District Miscellaneous	0	27,455	0	27,455	(27,455)
Total District Charges	0	27,455	0	27,455	(27,455)
Project Contingency	1,233,888	0	0	0	1,233,888
Total Project:	46,996,659	19,108,844	22,423,292	41,532,136	5,464,523

2026 Bid Package #1 - HVAC

	A	B	C	B+C=D	A-D=E
	Budget	Expenditures	Encumbrance	Project Total	Balance Remaining
General Contractor	1,612,002	1,097,693	514,309	1,612,002	0
Mechanical	0	0	0	0	0
Plumbing	0	0	0	0	0
Electrical	277,000	238,597	38,403	277,000	0
Architect and Engineering Fees	188,300	122,800	65,500	188,300	0
Project Construction Total	2,077,302	1,459,090	618,212	2,077,302	0
Feasibility Study	0	0	0	0	0
Furniture Fixtures and Equipment	0	0	0	0	0
Printing and Postage	0	0	0	0	0
Site Surveys, Testing	0	0	0	0	0
Professional Fees	10,000	0	0	0	0
Permits & Approval	0	0	0	0	0
Legal	0	0	0	0	0
Technical Services	0	0	0	0	0
Furniture & Equipment	0	0	0	0	0
Total Non-Contract Purchase	10,000	0	0	0	0
Custodial Support	0	0	0	0	0
Maintenance Support	0	0	0	0	0
Security Support	5,000	1,212	3,788	5,000	0
Asbestos Removal (Incl. Supplies)	0	0	0	0	0
Project Supervision	0	0	0	0	0
Networking/Telephone/Security Wire	0	0	0	0	0
District Miscellaneous	0	0	0	0	0
Total District Expenditures	5,000	1,212	3,788	5,000	0
Project Contingency	0	0	0	0	0
Total Project:	2,092,302	1,460,302	622,000	2,082,302	0

2026 Bid Package #2 - Interior/Exterior

	A	B	C	B+C=D	A-D=E
	Budget	Expenditures	Encumbrance	Project Total	Balance Remaining
General Contractor	1,087,400	332,627	752,857	1,085,484	1,916
Mechanical	0	0	0	0	0
Plumbing	0	0	0	0	0
Electrical	409,000	302,806	106,194	409,000	0
Architect and Engineering Fees	184,200	129,490	54,710	184,200	0
Project Construction Total	1,680,600	764,923	913,761	1,678,684	1,916
Feasibility Study	0	0	0	0	0
Furniture Fixtures and Equipment	0	0	0	0	0
Printing and Postage	0	0	0	0	0
Site Surveys, Testing	0	0	0	0	0
Professional Fees	0	0	0	0	0
Permits & Approval	0	0	0	0	0
Legal	0	0	0	0	0
Technical Services	0	0	0	0	0
Furniture & Equipment	0	0	0	0	0
Total Non-Contract Purchase	0	0	0	0	0
Custodial Support	0	0	0	0	0
Maintenance Support	0	0	0	0	0
Security Support	5,000	0	5,000	5,000	0
Asbestos Removal (Incl. Supplies)	0	0	0	0	0
Project Supervision	10,000	0	10,000	10,000	0
Networking/Telephone/Security Wire	0	0	0	0	0
District Miscellaneous	0	0	0	0	0
Total District Expenditures	15,000	0	15,000	15,000	0
Project Contingency	0	0	0	0	0
Total Project:	1,695,600	764,923	928,761	1,693,684	1,916

2027 Bid Package #1 - HVAC

	A	B	C	B+C=D	A-D=E
	Budget	Expenditures	Encumbrance	Project Total	Balance Remaining
General Contractor	1,326,406	0	0	0	1,326,406
Mechanical	0	0	0	0	0
Plumbing	0	0	0	0	0
Electrical	277,000	0	0	0	277,000
Architect and Engineering Fees	170,750	10,377	162,873	173,250	(2,500)
Project Construction Total	1,774,156	10,377	162,873	173,250	1,600,906
Feasibility Study	0	0	0	0	0
Furniture Fixtures and Equipment	0	0	0	0	0
Printing and Postage	0	0	0	0	0
Site Surveys, Testing	0	0	0	0	0
Professional Fees	0	0	0	0	0
Permits & Approval	0	0	0	0	0
Legal	0	0	0	0	0
Technical Services	0	0	0	0	0
Furniture & Equipment	0	0	0	0	0
Total Non-Contract Purchase	0	0	0	0	0
Custodial Support	0	0	0	0	0
Maintenance Support	0	0	0	0	0
Security Support	0	0	0	0	0
Asbestos Removal (Incl. Supplies)	0	0	0	0	0
Project Supervision	0	0	0	0	0
Networking/Telephone/Security Wire	0	0	0	0	0
District Miscellaneous	0	0	0	0	0
Total District Expenditures	0	0	0	0	0
Project Contingency	0	0	0	0	0
Total Project:	1,774,156	10,377	162,873	173,250	1,600,906

2027 Bid Package #2 - Interior/Exterior

	A	B	C	B+C=D	A-D=E
	Budget	Expenditures	Encumbrance	Project Total	Balance Remaining
General Contractor	973,818	0	0	0	973,818
Mechanical	0	0	0	0	0
Plumbing	0	0	0	0	0
Electrical	0	0	0	0	0
Architect and Engineering Fees	140,100	0	142,600	142,600	(2,500)
Project Construction Total	1,113,918	0	142,600	142,600	971,318
Feasibility Study	0	0	0	0	0
Furniture Fixtures and Equipment	0	0	0	0	0
Printing and Postage	0	0	0	0	0
Site Surveys, Testing	0	0	0	0	0
Professional Fees	0	0	0	0	0
Permits & Approval	0	0	0	0	0
Legal	0	0	0	0	0
Technical Services	0	0	0	0	0
Furniture & Equipment	0	0	0	0	0
Total Non-Contract Purchase	0	0	0	0	0
Custodial Support	0	0	0	0	0
Maintenance Support	0	0	0	0	0
Security Support	0	0	0	0	0
Asbestos Removal (Incl. Supplies)	0	0	0	0	0
Project Supervision	0	0	0	0	0
Networking/Telephone/Security Wire	0	0	0	0	0
District Miscellaneous	0	0	0	0	0
Total District Expenditures	0	0	0	0	0
Project Contingency	0	0	0	0	0
Total Project:	1,113,918	0	142,600	142,600	971,318