

PENN BUILDERS, INC.

General Contractors

May 26, 2026

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

RE: North Penn High School BP-1
Change Order Request #35
Library Temporary Classrooms

Dear Mr. Lynch:

Per the owner's request, a design change was requested via GC-ASI #24, attached for reference. Please find attached and below the additional cost for materials and labor to provide five additional temporary classrooms in the library.

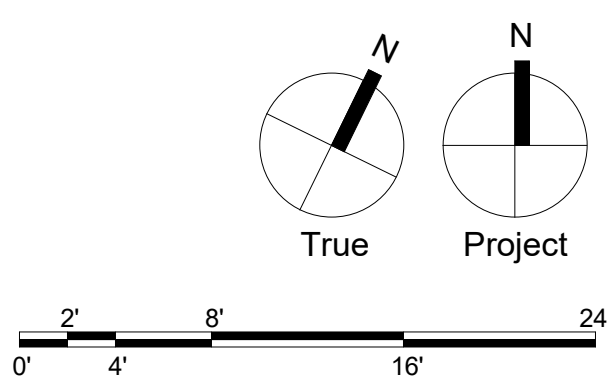
• EDI quote	\$ 56,413.71
• Schnoll quote	\$ 8,847.00
• ICF quote	\$ 2,155.00
• PBI Materials quote	\$ 1,833.77
• PBI Laborer quote (U.P #35A x 24hrs)	\$ 2,112.00
• PBI Carpentry quote (\$101.73 x 56hrs)	\$ 5,696.88
• OH&P	<u>\$ 6,164.67</u>

Total Additional Cost per Above	<u>\$ 83,223.03</u>
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Sincerely,
PENN BUILDERS, INC.
Jon Swartley

CC:

Ms. Courtney Anspach (SGA)
Mr. Chris Horton (PBI)
Mr. Harry Buzzard (PBI)
Ms. Valerie Brown (PBI)
FILE



REQUEST FOR CHANGE ORDER

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

May 14th, 2026

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

Reference: Additional Area E temp classroom sketch

**Add approx. 313 LF of S6C temporary partition to the underside of existing ceiling. Level 4 finish.
Drywall to butt to existing ceiling and be sound caulked.**

****Excludes caulk for paint, painting, demolition, doors & frames****

We hereby propose the sum of:

Fifty-Six Thousand Four Hundred Thirteen Dollars and 71/100 cents-----\$56,413.71

Geoff Snyder, 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 BP2CO004

LABOR COST

Classification	Certified Payroll Base Rate *	Fringe Benefits (as defined by L&I) *	Total Hourly Rate	Hours	Total
Carpenter	\$76.49		\$82.49	240	\$19,797.60
Finisher	\$76.78		\$82.78	105	\$8,691.90
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					\$28,699.50

On Base Labor Rate ONLY	Social Security @	6.20%	\$1,651.03
	Medicare @	1.45%	\$386.13
	Unemployment @	11.00%	\$2,929.25
	Workmans Compensation @	10.00%	\$2,662.95
	Public Liability Insurance @	4.00%	\$1,065.18
Sub-Total			\$8,694.53

** Labor Markup (10.00%) \$3,739.40

TOTAL LABOR \$41,133.43

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

Item	Quantity	Unit Cost	Total Cost
ADD 6" MS 14' 20ga / EA	269	\$11.76	\$3,163.44
ADD 6" Track 10' 20ga / EA	34	\$8.40	\$285.60
ADD 6" Slotted Deflection 10' / EA	32	\$13.55	\$433.60
ADD 5/8" Type X 4'x12' / EA	170	\$24.96	\$4,243.20
ADD R19 unfaced / bag (96sf)	43	\$66.24	\$2,848.32
ADD Fasteners / Pins	1	\$875.12	\$875.12
ADD Mud / Tape	1	\$975.13	\$975.13
ADD 12' Cornerbead / EA	12	\$5.54	\$66.48
ADD Ultraflex 450 corner / Roll	0.25	\$450.00	\$112.50
ADD Hilti Sound caulk / Tube	14	\$12.09	\$169.26
Sub-Total			\$13,172.65

** Material Markup (10.00%) \$1,317.27

*** Applicable Sales 6% Tax \$790.36

MATERIAL TOTAL \$15,280.27

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 \$56,413.71

SCHNOLL PAINTING**CHANGE ORDER PRICING REQUEST**

Job Name: North Penn Highschool
Contractor Penn Builders
Reference: BP2 Area E Temp Classrooms
Attention: Jon Swartley / Chris Horton

Date: 5/19/2026
From: Jim Moorhead

EXTRA WORK DESCRIPTION:

Paint walls & HM doors/frames within the 5 clouded classrooms on attached PDF. This includes the outer face of the new walls within clouded scope of work area.

existing act ceiling heights are assumed to be 9-10'H A.F.F similar to BP-1

LABOR	Hours	Trade	Rate	TOTAL
				\$0.00
Mechanic	48	Painter	\$116.05	\$5,570.40
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Labor Total				\$5,570.40
MATERIALS	Gals/Qty	Cost	TOTAL	
Pm 200 Eggshell Sherwin Williams	50	\$44.50	\$2,225.00	
DTM semi gloss	1	\$64.00	\$64.00	
			\$0.00	
			\$0.00	
		\$150.00	\$0.00	
Material Cost			\$2,289.00	
Applicable Sales Tax @:		8.00%	\$183.12	
Material Total				\$2,472.12
EQUIPMENT	Qty	Cost	TOTAL	
			\$0.00	
			\$0.00	
			\$0.00	
Equipment Cost			\$0.00	
Applicable Sales Tax @:		8.00%	\$0.00	
Equipment Total				\$0.00
CHANGE ORDER REQUEST SUMMARY		Cost	Mark Up	TOTAL
LABOR TOTAL		\$5,570.40	10%	\$6,127.44
MATERIAL TOTAL		\$2,472.12	10%	\$2,719.33
EQUIPMENT TOTAL		\$0.00	10%	\$0.00
TOTAL COST:				\$8,847

Request for Change



2705 Clemens Road
Suite A102
Hatfield, PA 19440

RFC Number: 1
Date: 05/26/2026

Regarding:

Labor and materials for the additional wall base in (5) temporary classrooms; no flooring work

To:

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

Job Site:

North Penn High School Ph 2
1340 S. Valley Forge Rd.
Lansdale, PA 19446

Requested By:

John M Ropars

Phone:

(610) 768-0580

E-mail:

john.ropars@icf3.com

Recipients:

Chris Horton

Phone:**E-mail:**

Requested Change:	Quantity	Unit of Measure	Unit Price	Change to Contract
Labor	1.00	EA	1275.00	\$1,275.00
Materials	1.00	EA	880.00	\$880.00

RFC Total

\$ 2155.00

Please respond by: 06/05/2026

John M Ropars
Independent Contract Flooring, LLC

Chris Horton
Penn Builders