

TECHNICAL SUBMISSION



BIDDLE AIR NATIONAL GUARD BASE

Building 203 Renovations

Project No. DGS C-0961-0045, Phase 1



RESPONSE TO REQUEST FOR QUOTE

Submitted by:



Aramark Facility Services
2346 Boston Post Road, Suite 2
Guilford, CT 06437

September 30, 2026

Re: Commissioning Agent Services for DGS C-0961-0045, Ph. 1, Biddle Air National Guard Base Building 203 Renovations

Attn: Paul Artale

We are pleased to respond and provide a proposal and cost estimate for Commissioning Agent Services during the design and construction phases of the Department of General Services Project No. DGS C-0961-0045, Phase 1, Biddle Air National Guard Base, Building 203 Renovations.

Aramark is familiar with the DGS requirements for design and construction and has worked on many projects for DGS, including the Lincoln University Living Learning Center HVAC Upgrades project that is underway, the Shippensburg University Franklin Science Center, Penn West Cal U Science Building, PA State Museum, PA State Police Academy, Philadelphia County Maintenance Facility, and the Southwestern Veterans' Center. We have also worked on many similar types of facilities and scope projects as shown in the contractor project experience section.

Mackenzie Ailes is slated as the project manager for this project. Mack is working on several similar projects for DGS in the Eastern PA region, including as project manager for the Plymouth Meeting Horsham Readiness Center and the Philadelphia County New Maintenance Facility. He is located within 27 miles of the project location and will be supported by Tim Russ, Allison Bailey, P.E., Jacob Rourke, and Reilly Finegan. Chris Skalski, P.E., BCxP, will provide program manager support to the team. Frank Snyder, P.E. will provide technical support; he has extensive experience working on similar projects and he and our team are very familiar with Unified Facilities Criteria / US Department of Defense Design and Construction Standards.

All of these team members have worked on projects for DGS, and in addition, have performed similar tasks for many of our references listed within our response. Regarding proximity to the project site, Reilly is within 11 miles and Chris is 17 miles.

We look forward to continuing and strengthening our relationship with the Department of General Services. Should you have any questions, please do not hesitate to contact Chris Skalski, Senior Manager, Commissioning Services at (484) 368-4180 or skalski-christopher@aramark.com.

Sincerely,



Brian Lee, P.E.
Vice President, Engineering Solutions
Authorized Signatory of Aramark Management Services Limited Partnership



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A. CONTRACTOR PRIOR EXPERIENCE

For nearly 45 years, Aramark Engineering Solutions has demonstrated proven expertise in developing and implementing energy management programs that promote sustainability and conserve energy. We bring a customized approach based on the individual drivers of each organization. As one of the largest third-party commissioning agents in the United States, our unique operational expertise distinguishes our service from our competitors.

Our commissioning philosophy is guided by the following three tenets:

1. Provide a facility that operates to support the program.
2. Verify systems achieve peak efficiency.
3. Confirm building infrastructure is readily maintainable by the operators.

Our services will further facilitate a seamless transition to the operations group and provide a technical resource to support building operations.

Experience At A Glance

Total Projects Commissioned: **1,500+**

Total GSF Commissioned: **120+ Million**

Constructed Value of Commissioned Projects: **\$15 Billion**

Select Aramark Commissioning Clients

- | | | |
|--------------------------------|--------------------------------|---------------------------------|
| ▪ Baylor University | ▪ Institute for Advanced Study | ▪ State of Pennsylvania (PADGS) |
| ▪ City University of New York | ▪ NYS Dept. of Corrections | ▪ University of Pittsburgh |
| ▪ Centenary College | ▪ NYS Office of Mental Health | ▪ University of Kentucky |
| ▪ Drew University | ▪ Ohio State University | ▪ University of Pennsylvania |
| ▪ Edinboro University | ▪ PA Dept. of General Services | ▪ Washington College |
| ▪ Franklin & Marshall College | ▪ Penn State University | ▪ West Chester University |
| ▪ George Washington University | ▪ Princeton University | ▪ West Virginia University |

FACILITIES COMMISSIONED

- Large classroom, academic, and computer facilities
- Hospitals & mission critical facilities
- Residence Halls
- Recreation centers (athletic & aquatics)
- Campus & performing arts centers
- Museums, libraries & cultural institutions
- Science, research, vivarium, BSL3 and laboratory
- Correctional facilities
- Heating, cooling plants and major electric infrastructure
- K-12 Schools and Campuses
- Retro-commissioning of existing buildings and systems



RELEVANT PROJECT EXPERIENCE

Since being selected by PADGS as a pre-qualified commissioning provider in 2005, Aramark Engineering Solutions has completed 50+ projects across the Commonwealth in the last 10 years alone. These project include correctional facilities, higher education buildings, field maintenance shops, and numerous Pennsylvania National Guard readiness centers.

Our readiness center experience includes the Easton Combined Readiness Center and Field Maintenance Shop; the Southampton Road Readiness Center and Field Maintenance Shop in Philadelphia; the Coatesville, Reading, Hazleton, and Honesdale Readiness Centers; and the Graterford Field Maintenance Shop. These projects ranged from approximately 26,000 to 134,000 square feet and included both new construction and major renovations. Through comprehensive design reviews, installation inspections, systems testing, and functional performance verification, Aramark consistently identified and resolved critical issues involving HVAC system sizing, economizer operation, demand-control ventilation, energy recovery systems, boiler redundancy, safety controls, and building pressurization.

Overall, Aramark brings close to 45 years of commissioning expertise, having worked on more than 1,500 projects. Below is a selection of administrative, office, and related projects completed over the past several years, followed by a few highlighted projects with additional details.

Client	Project	GSF	End Date
PA DGS	Ephrata Cloister Visitor Center Renovation - Design	6,000	In progress
PA DGS	Keystone Building - CMS Renovations Design Phase	50,000	In progress
PA DGS	PA State Police Academy		In progress
Penn State University	Palmer Building Repurposing	51,000	In progress
Savin Engineers	Westchester G&K Block HVAC Improvements & Upgrades at Norwood E Jackson Corrections Center	50,000	In progress
Penn State University	Jeffrey Field Soccer Complex Reno & Addition	24,000	In Progress
University of Pennsylvania	Steinberg Conference Center	158,500	In progress
PA DGS	District 9 Blair County, Renovate and Expand offices	53,862	2026
Maryland Stadium Authority	M&T Bank Stadium - Phase 1	300,000	2025
Penn State University	Bryce Jordan Center Founder Room Renovation	2,360	2025
PA DGS	Quehanna Motivational Booth Camp - Renovations to Building D	12,000	2024
University of Pennsylvania	Steinberg Conference Center	120,000	2024
University of Pennsylvania	Graduate Student Center	13,489	2022
Air Products & Chemicals	Air Products Global HQ Commissioning	460,000	2021
PA DGS	FTIG New Youth Challenge Admin Bldg.	14,000	2021

**PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES
LINCOLN UNIVERSITY – THURGOOD MARSHALL LIVING LEARNING CENTER**

LOCATION: Lincoln University, PA	CX SERVICES: Design Review Installation Inspections Performance Verification Operations Training	CONTACT: Matthew Vail 717-783-0495 mavail@pa.gov
GROSS SQUARE FEET: 165,560		SCHEDULE: 2025-In progress (est. 2028)
PROJECT COST: \$10.2 Million	ARAMARK FEE : \$86,226	



Constructed in phases from 1993-1998, the Thurgood Marshall Living Learning Center (LLC) is 165,560 square feet and used for common areas / cafeteria and student housing. There are co-ed residential rooms, guest quarters, meeting rooms, and the main cafeteria that serves the entire campus community. The building houses approximately 400 people.

This project will install an air conditioning system for the entire LLC that will be efficient, control humidity, improve air quality, and increase ventilation in the kitchen. Also, each student room will have control of their temperature to allow for greater comfort. The selected HVAC system will also have heating capabilities to be used instead of, or in addition to, the current gas boiler system. Additionally, the new cooling system will be compatible with future geothermal plans.

SYSTEMS BEING COMMISSIONED:

- Protective Systems including Fire Suppression and Fire Alarm Systems.
- Heating, Ventilating, Air Conditioning and Refrigeration Systems (HVAC) including Heat Generation, Refrigeration, Ventilation, and HVAC Control Systems.
- Electrical Systems including Power Distribution, Lighting, and Controls, and Emergency Generator Systems.
- Communications Systems including Voice/Data and Sound/Video Systems.

COMMISSIONING SUCCESS:

The project is in the design phase and design review has provided comments with impact on:

- Existing system issues that relate to and impact project success
- Lincoln University campus initiatives to de-centralize current steam distribution system
- System optimization and control recommendations
- Equipment and controls capabilities coordination comments
- Scheduled equipment detail coordination

DANVILLE MAINTENANCE SHOP PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES

Currently, there are two functionally obsolete facilities that do not have the necessary components, including a dedicated shop space for tools, parts, classrooms, or electronics repair. In addition, they do not have appropriate administrative space or offices for the supervisors, attendants, or production controllers.

To rectify this, PADGS will construct a 38,000 square foot National Guard Vehicle Maintenance Shop on an undeveloped site to support maintenance and repair of ground vehicles and equipment for the PAARNG.

As this is an FY2025 Military Construction funded project, construction had to begin in fiscal year 2025. The facility will be modeled after several other recent facilities that were constructed. The facility will be built on state land and will support the critical mission.

SYSTEMS TO BE COMMISSIONED:

- Building Assembly Systems including Building Shell, Exterior Wall Assemblies, and Roof Assemblies.
- Protective Systems including Fire Suppression and Fire Alarm Systems particularly as they interface with the HVAC system.
- Plumbing Systems including Domestic Hot Water Systems.
- Heating, Ventilating, Air Conditioning and Refrigeration Systems (HVAC) including Heat Generation, Refrigeration, Ventilation, and HVAC Control Systems.
- Electrical Systems including Power Distribution, Lighting, and Controls, and Emergency Generator Systems.
- Communications Systems including Voice/Data and Sound/Video Systems.
- Electronic Safety and Security Systems including Security, Alarm, and Detection Systems.

Aramark was awarded this project and has performed design reviews. Some of the issues identified include the following:

- Proper access panels must be provided near the VAV boxes for accessibility purposes. Positioning of Lighting equipment is also crucial.
- GPM for Unit heater schedules need verification.
- Diffuser, register, grille schedule needs to be filled.
- EF-5,6 missing on the roof plan.
- Janitor Closet missing exhaust CFM or exhaust ductwork for EF-6.
- Men's and women's restroom Supply and return CFM needs to be verified to provide adequate negative air pressure for restrooms.

LOCATION:

Danville, PA

CONTACT:

Paul M. Artale, RLA
717-787-5118
partale@pa.gov

GROSS SQUARE FEET:

38,000

PROJECT COST:

\$19.3 Million

ARAMARK FEE :

\$52,066

PROJECT SCHEDULE:

December 2023-In progress
Est. 2027 Finish Date



PLYMOUTH MEETING / HORSHAM READINESS CENTERS

PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES, PLYMOUTH MEETING/ HORSHAM, PA

The Department of General Services is renovating the Plymouth Meeting Readiness Center and Plymouth Meeting Annex and Building 350 at the Biddle Air Guard Base in Horsham, PA.

This project consists of three existing buildings to be renovated on two separate campuses approximately 12 miles apart: Plymouth Meeting Readiness Center (PMRC) and Plymouth Meeting Annex (PMA) at 1046 Belvoir Road Plymouth Meeting, PA 19428, and Building 350 on Langley Street at the Biddle Air Guard Base in Horsham, PA 19090.

Functional uses of the Horsham Building include administrative, multi-purpose room, training areas, vehicle storage area, and a storage area. Support areas include a locker room and restrooms.

The Plymouth Meeting Building will include a kitchen area, drill hall, and vault areas along with a locker room, restroom, and mechanical room.

The Horsham Building is undergoing equipment start-up and controls commissioning and will be functionally tested in the near future. The Plymouth Meeting Readiness Center is undergoing early construction.

Functional performance testing of the HVAC equipment serving Horsham Building 350 identified the following:

- AHU-1 is running in Auto but not making duct static pressure setpoint of 1.0" w.c. Static pressure reading 0.03" and fan speed locked out at 33%. This has a direct impact on VAV and max airflow cooling control. Recommended final Cx after final AHU balancing.
- ERV-1 does not have a return air duct smoke detector installed but ATC submittals calls for one.
- Freezstat shuts the unit down and dampers close however tied into fire alarm relay (but there is no duct detector). ALC to troubleshoot.
- Return air humidity sensor unreliable, reading a negative value. ALC to troubleshoot.
- Exhaust Fan H-4 ALC is reading 37.4 ppm on CO sensor and 1.8 ppm on NO2 sensor, however, local monitor reads 0.0 for both.

CONTACT:

Paul M. Artale, RLA
717-787-5118
partale@pa.gov

GROSS SQUARE FEET:

51,000

CX SERVICES:

Design Review
Submittal Reviews
Site Inspections
Pre-Fx Checklists
Functional Testing
Owner Training

ARAMARK FEE:

\$29,190

SCHEDULE:

Summer 2023-In progress
(est. 2026)



PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES QUEHANNA MOTIVATIONAL BOOT CAMP - BUILDING D ADDITION

This project includes the construction of single story, approximately 12,000 square feet of a New Addition to existing building D at the Quehanna Motivational Boot Camp for the Pennsylvania Department of Corrections. The new building addition will consist of public lobby area, administration offices, multipurpose hall, visitation hall, and services spaces.

The one-floor building will include one RTU, several wall heaters, and electrical and plumbing systems. The project is currently in the beginning stages.

The systems and equipment to be commissioned are:

- Protective systems including fire suppression and fire alarm systems.
- Plumbing systems including domestic hot water systems.
- Heating, ventilating, air conditioning and refrigeration systems (HVAC) including heat generation, refrigeration, ventilation, and HVAC control systems.
- Electrical systems including power distribution, lighting, and controls, and emergency generator systems.
- communications systems including voice/data and sound/video systems.
- Electronic safety and security systems including security, alarm, and detection systems.

Some of the issues identified in construction installation include:

- Spare conduits were blocking access to the VAV power/control panels. Coordination required to maintain access.
- A wire support for the suspended ceiling grid was observed to be preventing 90° opening of the VAV doors in Training Room 129.
- VAVs observed to be installed without gasketed bottom side access doors.
- Victaulic sprinkler head hoses were not being installed in accordance with FM Global requirements as required in the specs. Hoses installed per FM are required to have a 7" bend radius and are limited on number of 90-degree bends based on length of hose. Most hoses installed to date need to be reworked to meet requirements. Issue applies throughout project as necessary.

LOCATION:

Karthus, PA

GROSS SQUARE FEET:

12,000

CONSTRUCTION COST:

\$4.85 Million

CX SERVICES:

Submittals Review
Installation Inspections
Performance Verification
Operations Training

CONTACT:

Daniel S. Hemphill
Project Coordinator
717-678-3759

ARAMARK FEE:

\$12,236

SCHEDULE:

2023-2024



PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES FORT INDIANTOWN GAP NEW YOUTH CHALLENGE CENTER



This project consists of a new approximately 15,500 GSF multi-purpose facility which will include a gym/multi-purpose area, full-service kitchen, restrooms and hand washing stations, a physical exercise room, health suite, loading dock and building support and storage spaces. It will be located adjacent to the drill field and their living quarters, *the new facility will serve as the "hub" for the 150 cadets* for their meals, physical fitness, lectures, graduation, and other public events.

Aramark performed comprehensive commissioning of the facility's systems through the Design, Construction and Acceptance, and Occupancy and Operations/Warranty phases. The process included design reviews, commissioning coordination meetings, final system readiness checklists and functional performance tests preparation, field observation site visits, operations and maintenance manual reviews, air and hydronic test and balance report reviews, operation and maintenance training session reviews, system functional performance testing, systems manual submission, and final commissioning report submission.

LOCATION:

Lebanon County, PA

GROSS SQUARE FEET:

15,500

PROJECT COST:

\$4 Million

CX SERVICES:

MEP, building envelope, building automation review, post occupancy analysis, HVAC&R technical requirements review, coordination of testing and balancing services

CONTACT:

Paul Hadginske
717-787-6482
phadginske@pa.gov

ARAMARK FEE:

\$49,561

PROJECT SCHEDULE:

2021-2023

COMMISSIONING RESULTS:

Below are select issues that were identified and successfully resolved:

- All RTUs - it was observed in the gas firing cabinet that low voltage control wiring and pressure switch poly tubing was in direct contact with burner elements and also the hot flue gas piping. Without corrective actions, the internal wiring of the units would have failed causing the units to no longer or function or even catch on fire.
- Independent isolation shutoff valves needed to be added to all gas-fed kitchen equipment downstream of the reducers. Properly including the local manual shut-off hand valves per the design enables on-site personnel to manual shut-off the gas feed to each individual piece of gas served equipment in the kitchen for maintenance and safety purposes.
- MAU interface was not complete. Interface module needed setup to talk to the hood as the unit was not currently under control via the BMS. The corrective actions ensured proper communications with the BMS.
- Control wiring for RTU-5 duct smoke detection and control found never to be landed and shutdown sequencing inoperable. Correction of this issue ensures proper operation of the FA and smoke safety shutdown system in the need of a life safety event.

PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES NORTH CENTRAL SECURE TREATMENT UNIT – HVAC UPGRADES

The North Central Secure Treatment Unit is a juvenile justice facility on the grounds of Danville State Hospital located in Danville, PA and is operated by the Department of Human Services Office of Children, Youth, and Families. The Bureau of Juvenile Justice Services operates the buildings to provide treatment, care, and custody services for adjudicated youth. It includes an Admissions Building (male program), Green Building (female program) and Reed Building (female program). *The Green and Reed buildings can be occupied by 24 residents in each building.* All buildings are enclosed by security fencing.

In each building, the HVAC equipment has reached the end of its operational life and is failing.

Goals of the project:

- Replace aged and failing equipment.
- Improve energy efficiency.
- Provide system redundancy.
- Improve environmental control, safety, and comfort.
- Improve the serviceability of the systems.

We have provided comments regarding the design phase and have identified 10 items that need to be reviewed. The comments include:

- Aramark found that multiple times it stated that all supply air terminals are 250 CFM unless otherwise noted however, there was nothing noted. Clarification was requested on how the same CFM satisfies all spaces regardless of size, occupancy, equipment, and exterior load.
- The plans for the Green building call for roof mounted exhaust fans but the schedules show fans only for the Reed building.
- Duct plans and exhaust fans were not shown for the Reed building.
- All AHUs are scheduled with the same CFM and OA CFM, Clarification was requested again on how the same units satisfy all spaces regardless of size, occupancy, equipment, and exterior load.
- The MBH as schedule for the AHU HW coils is not consistent with the CFM, EAT/LAT and GPM EWT/LAT scheduled.

LOCATION:

Danville, PA

GROSS SQUARE FEET:

80,027

CX SERVICES:

Develop Owner's Project Req, Cx Plan, Cx Specs, Functional Test Forms, Final Cx Report Design Review, Submittal Reviews, Site Inspections, Pre-Fx Checklists, Functional Testing, Owner Training

CONTACT:

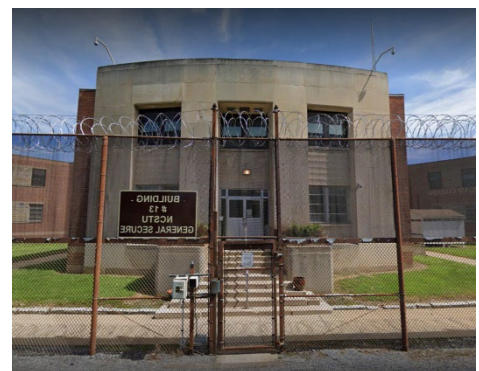
Erin M. McCulley, RA,
LEED AP BD+C
Department of General Services
(717) 346-5959

ARAMARK FEE:

\$39,120

SCHEDULE:

2023-In progress (est. 2026)



UNIVERSITY OF PENNSYLVANIA GRADUATE SCHOOL OF EDUCATION EXPANSION & RENOVATION

LOCATION: Philadelphia, PA	PROJECT COST: \$24 Million
GROSS SQUARE FEET: 33,000	CONTACT: Greta Cooney 267-838-8697 grcooney@upenn.edu
CX SERVICES: Design Review Submittal Review Installation Inspections Performance Verification Operations Training & Coordination	ARAMARK FEE: \$34,533 SCHEDULE: March 2021-June 2024



This project was a renovation and expansion of academic space within existing GSE and Stiteler buildings. It added 16,200 square feet of new space and renovated 16,900 square feet of existing space, totaling over 33,000 square feet.

Key highlights of the project include:

- Reuse of the original 1960s buildings, reducing the environmental impact of new construction.
- Green roofs on the lobby and courtyard.
- Enhanced daylight access and outdoor views.
- Energy- and water-efficient systems.
- A new entrance connecting the GSE and Stiteler buildings, improving accessibility and functionality.
- New instructional labs, mixed-use classrooms, student collaboration spaces, and faculty offices.
- A virtual reality lab and an innovation maker space.
- Centralized GSE operations, which were previously spread across six buildings.

This project not only achieved its sustainability goals—it exceeded them. The project was originally targeting LEED Silver certification, but it ultimately earned Great status.

The specific HVAC/ATC systems commissioned included the following:

- Automatic Temperature Controls
- Building Automation System
- Air Handling Units
- Hot Water Reheat & Radiation Systems
- Chilled Water System Monitoring
- Finned Tube Radiators
- Variable Air Volume Units (26) - 25% sample
- Fan Coil Units
- Exhaust Fans
- Lighting Controls
- Emergency Lighting Inverter
- Domestic Hot & Cold Water

COMMISSIONING SUCCESS:

Below are just a few examples of issues that Aramark identified in the Cx process.

- Thermal comfort/airflow issues – VAV 1.8 serving the AR/VR room 252 maximum design flow is 120 CFM. The room has several computers, TV, and equipment but is consistently warm around 74°F in full cooling at 120 CFM. After review, the damper was command to 100% and db HMS instructed to increase the cooling setpoint to maximum available flow.
- Control Damper, Valve issues – During AHU-10 safety shutdowns, the return air damper was closing fully. This should be wide open. Johnson Controls adjusted the actuator and resolved the issue on site. Variable air volume reheat valves were observed to be backwards, or the polarity was reversed. Johnson Controls was able to troubleshoot on site to resolve the issue.
- Variable Frequency Drive issues – AHU-9 return fan VFDs consistently in "DC Bus Voltage" alarm due to supply fans pulling the return. JCI updated the control programming and tuned the fans. AHU-10 supply fan VFD alarms due to supply static pressure building too fast, fans were shutting down. JCI updated the start-up sequence and airflow tracking for the AHU.
- Mechanical Equipment issues – Preheat pumps for AHU-9 and AHU-10 are missing fuses in the pump starters. Pumps will not energize.



B. PROJECT UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING

Aramark understands that the Department of General Services (DGS) and the Department of Military and Veterans Affairs (DMVA) are undertaking a critical modernization effort at Building 203 of the Biddle Air National Guard Base to enhance facility security, operational readiness, and long-term building performance. The project is driven by the planned relocation of the Command Post from Building 235 into Building 203, creating a consolidated and secure mission-critical headquarters that supports Emergency Operations Center (EOC), Commanders Action Team (CAT), and Installation Command and Control (IC2) functions while improving the overall functionality and resiliency of the facility.



We recognize that Building 203 serves as the headquarters for the 111th Attack Wing and houses a diverse range of administrative, training, and operational functions within a heavily occupied, aging facility originally constructed in the 1950s. While portions of the building have been renovated, many of the major building systems remain original and require comprehensive evaluation and modernization to support current and future mission requirements. Project success will depend on balancing security and operational objectives with long-term maintainability, energy performance, occupant comfort, and system reliability.

The project scope encompasses renovation of approximately 4,300 square feet of the west wing, comprehensive restroom renovations, plumbing infrastructure improvements, HVAC and electrical system evaluations and upgrades, fire alarm replacement, communications infrastructure enhancements, accessibility improvements, and modifications of existing spaces to accommodate displaced personnel. Central to the project is the development of a highly secure Command Post environment that must satisfy stringent Air Force and Department of Defense requirements for communications, emergency operations, force protection, resiliency, and continuous operation. These requirements create a unique commissioning challenge that requires careful coordination among project stakeholders, designers, contractors, facility personnel, and military representatives throughout the project lifecycle.

Given the anticipated project schedule extending from design initiation in 2026 through construction completion in 2030, Aramark Engineering Solutions will provide a consistent commissioning team capable of supporting the project from Owner's Project Requirements development through design review, construction observation, functional performance testing, systems documentation, training verification, and warranty-phase commissioning activities. Our goal is to help DGS and DMVA deliver a secure, reliable, and high-performing facility that supports the operational mission of the Pennsylvania Air National Guard while providing a sustainable and maintainable building for decades to come.

The anticipated project schedule notes CxA onboarding in October 2026, OPR development in December 2026, design complete March 2028, and construction between July 2028 and February 2030. We will coordinate and integrate commissioning activities into the overall project schedule with specific activities, dates aligning, predecessors and prerequisites, and durations.

The HVAC systems scope includes evaluation, design, renovation, replacement, and commissioning of heating, ventilation, air conditioning, refrigeration, and building automation/control systems serving Building 203. The design team will assess existing heating and cooling systems and develop options and cost analyses for supporting both the entire facility and the renovated areas, with improvements prioritized within the available budget. The new Command Post will require dedicated HVAC systems to support secure operations and occupant comfort. Commissioning will include review of design documents, controls sequences, installation verification, pre-functional and functional performance testing, seasonal testing, controls integration, training, and documentation to ensure systems operate in accordance with the Owner's Project Requirements and Basis of Design.

The plumbing systems scope focuses on modernization of domestic water and sanitary systems associated with building renovation and bathroom upgrades. Work includes full renovation of eight existing restrooms, installation of a new building, main water service shutoff valve, inspection and replacement of drains as needed to eliminate clogging and backup issues, and replacement or upgrade of domestic water piping where required. Plumbing engineering services will evaluate and design domestic cold water, domestic hot water, water heating, sanitary drainage, plumbing fixtures, and supporting infrastructure. Commissioning will verify the installation, startup, operation, testing, and performance of all plumbing and domestic hot water systems, ensuring they meet project requirements and operational needs.

The electrical systems scope includes assessment, upgrade, design, and commissioning of the building's electrical infrastructure, including normal power distribution, lighting, lighting controls, communications support infrastructure, emergency generator systems, and backup power. The design team will evaluate the existing electrical service, capacity, loads, and distribution systems and provide recommendations for improvements serving both the whole building and the renovated areas. Planned work includes upgrades to the communications/IT room, replacement and modernization of the non-operational backup generator, emergency power support for the Command Post, emergency lighting, power for communications and mission-critical systems, and a new fire alarm system. Commissioning will verify proper installation, operation, controls integration, functional performance, generator operation, backup power transfer sequences, lighting controls, and overall system reliability.

Protective systems for the project include an upgrade of the building's life-safety and fire protection systems. Scope includes replacement of the existing fire alarm system throughout Building 203, evaluation and modernization of fire protection and fire suppression systems, and commissioning of all fire alarm and fire suppression components, including their interfaces with the HVAC controls system. The renovated Command Post and Emergency Operations Center (EOC) spaces will require enhanced life-safety features including fire protection/suppression systems, emergency lighting, emergency egress provisions, and compliance with Unified Facilities Criteria (UFC) and Department of Defense standards. Commissioning activities will verify installation, operation, testing, control sequences, and overall performance of these systems.

PROJECT APPROACH

It is evident that in order to truly assist in the short- and long-term success of this project, our commissioning plan requires a unique and varied blend of technical, operational, and engineering expertise. The challenges involved in the construction of this project focus on:

1. Project schedule
2. Complex building systems
3. Increased integration of systems and components

4. MEP technical expertise
5. Project turnover and operations expectations

We are familiar with these significant challenges through our extensive commissioning, operations backgrounds, and experience with capital and operation teams. Our focus is to “bridge the gap” between the construction teams, design teams, project management, and operations groups. Our solution to these challenges is to develop and integrate a unique commissioning program that will provide collaboration between teams, verify that the design intent (installation and performance) is met, establish parameters for acceptance of the construction/end users, and integrate turnover/operations smoothly and effectively.

A summary of the solutions are outlined in the following bullets.

- Creating partnerships and leading collaboration within the project and construction teams.
- Providing “on-site” representation to focus and coordinate the commissioning efforts.
- Coordinating and integrating teams of professionals in supporting corrective actions.
- Establishing parameters and testing requirements for system acceptance as opposed to component acceptance.
- Exercising the systems throughout operating ranges, safety, and emergency conditions.

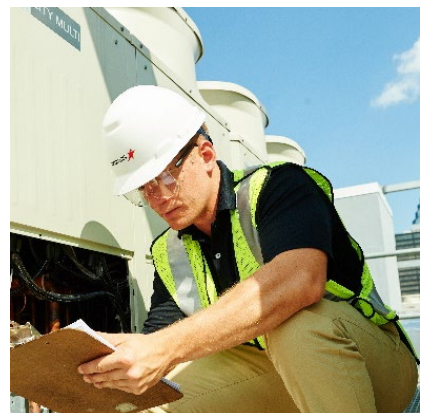
Aramark will develop a program specifically geared towards the Building 203 Renovations project at the Biddle Air National Guard Base. Aramark will work directly for the PADGS and provide an unbiased, objective view of the systems installation, operation, and performance. As part of the owner’s building systems commissioning process, Aramark will cooperate with and coordinate all commissioning activities with the project manager, design professionals, construction manager, and contractors. This process is not to take away or reduce the responsibility of the design team or installing contractors, but to provide a finished and fully operational product in accordance with design intent.

Our scope of services consists of the following focused efforts:

PROFESSIONAL COMMISSIONING SERVICES - PHASE APPROACH

DESIGN PHASE

Past experience has demonstrated that collaboration, communication, and proper planning are the keys to verifying that the commissioning program is fully integrated into the normal design and construction process. This integration process for the program begins very early by initially employing a carefully prepared kick-off meeting, commissioning plan, and schedule that will guide the effort in and around the construction schedule. The commissioning team leader will develop, organize, implement, observe, document, and lead the commissioning effort in a manner that furthers the success of the project. This effort will not only minimize the impact on project schedule but also promote efficient system startup and turnover.



A summary of activities in this phase consists of:

- **Owner’s Project Requirements (OPR)** – Working with the DGS Design Project Manager, Design Professional, and the Client Agency facilities maintenance staff conduct an OPR workshop to document the project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information. This OPR document will be used primarily to

evaluate that product submittals meet already-established goals for owner requirements and develop acceptable Cx and training processes. Provide descriptions of the following:

- a. Primary purpose of Project.
 - b. Environmental and sustainability goals
 - c. Energy efficiency goals.
 - d. Indoor environmental quality requirements.
 - e. Desired equipment/system quality, reliability, and maintenance requirements.
 - f. Facility operation and maintenance requirements including requisite personnel training and orientation.
- **Commissioning Plan (Cx Plan)** – Provide written document that outlines the overall process, organization, responsibilities, schedule, allocation of resources, and documentation requirements of the Commissioning Process to verify and document that the design, construction, and operation of the facility meet the Owner's Project Requirements (OPR).
 - **Design Review** – Provide a review and comments of the Professional's design documents and Basis of Design (BOD) narrative for compliance with the OPR. Design review includes a back-check of Commissioning Design Review Comments at subsequent Design Submission.
 - **Commissioning Specifications** – Provide Commissioning Specifications for all systems/assemblies being commissioned for inclusion within the Project Construction Documents.
 - **Design Meetings** – Participate in Approximately 20 coordination meetings including project special coordination and regular bi-weekly meetings (approximately 1-hour duration/virtual); 1 Project Kickoff Meeting and 4 Page Turn Meetings (approximately 2-hour duration/ in-person); 4 Design Review Conferences (P+SD, DD, ICD and CD) meetings (approximately 2.5-hour duration/virtual).

CONSTRUCTION PHASE

A pivotal aspect of our commissioning program is enabling team reviews and inspections of the systems in their area of expertise (i.e., mechanical, electrical, and plumbing). All commissioning documentation and progress including deficiencies and outstanding issues are documented in commissioning software program CxAlloy. The intent of CxAlloy is to generate a comprehensive list for the project manager to distribute to the design and construction teams for response and action. Subsequent to each focused inspection, a progress report will be issued detailing the deficiencies, resolution actions, and status of each item. We will maintain the current status for each item on the deficiency list as well as document the resolution actions in the final report. The CxAlloy documentation info is available to the Owner, and the data will be transferred at project completion to allow building information use of the life of the facility. The commissioning team leader will act as the point person and bring up issues to the construction and design teams. The focus of the construction installation phase will include the following:

- **Submittal Review** – Identify and review Contractor submittals applicable to systems/assemblies being commissioned. Identify issues that might result in rework or change orders. Verify the following: a) conformance with Owner's Project Requirements (OPR) and Basis of Design (BoD), b) achievement of operations and maintenance requirements, c) enablement of performance testing. All submittal reviews and correspondence must take place in Trimble.



- **Job Construction Meetings** – CxA shall attend regular job construction meetings as needed to ensure the systems are properly installed, operated and tested, and are functioning correctly to meet the design intent. Aramark assumes this applies from the construction duration starting in July 2028 through February 2030. Aramark is assuming participation of twenty-four (24) one-hour duration virtual meetings.
- **Commissioning Meetings** – CxA shall hold periodic jobsite Commissioning Meetings (in-person) with all project stakeholders to review important aspects of equipment, HVAC system, and Controls System installation. Review and document necessary installation details, system testing procedures, and documentation requirements. Keep meeting minutes and include in the Cx Report. Commissioning Meetings shall occur either as a part of select biweekly Job Construction Meetings or immediately following. This will be at the discretion of DGS Bureau of Construction. Aramark assumes this applies from the construction duration starting in July 2028 with infrequent meetings then increasing frequency toward completion in February 2030 with a total of twelve meetings (12).
- **Construction Observation and Testing** – CxA shall utilize CxAlloy cloud-based commissioning and quality management platform for the documentation of all Construction Observation and Testing. Verify that the performance of the systems/assemblies being commissioned, as installed, meet the Owner's Project Requirements (OPR), Sustainability Criteria, Basis of Design (BoD), and Contract Documents. Furnish test procedures and checklists prior to equipment installation. Produce a Pre-functional test for each test. Test procedures shall list the entities responsible for executing each test. Provide installation inspections. Direct, witness, and document tests. Evaluate test results and verify that installed systems/assemblies meet the criteria for the Project.
- **Issues and Resolution Log** – Develop a commissioning issues log containing open and continuing items, status, and name of person/organization responsible for resolution.
- **Systems Manual** – During the design and construction of the project, the design and construction documents should be assembled into the systems manual. This assembly of documents provides the details and history of the design and construction of the building and information needed to properly operate the building. The systems manual includes the project final OPR, BOD, construction record documents, submittals, completed startup, verification checklists, functional and performance checklists, verified sequence of operation, facility guide, training records, and commissioning report. The systems manual should be used in the initial and subsequent training of the building operations staff and occupants. The systems manual should be updated throughout the life of the building.
- **Pre-Functional and Functional Performance Testing** – Confirm (but not necessarily witness) manufacturer's startup of individual equipment components (Pre-Functional Performance Testing). Write, direct completion of, witness, and document full Functional Performance Testing of each system and system component. Confirm proper operation of all control sequences for each season operation. Document in Cx Report.
- **Training Plans and Records** – Review, pre-approve, and verify training of the Client Agency personnel by the Contractor, to operate and maintain systems/assemblies being commissioned. Include training plan, training materials, and records in final Systems Manual.
- **End of Warranty Cx Report** – Provide post-occupancy operation commissioning, including incomplete, delayed, and seasonal testing, as well as warranty issues. Post-occupancy operations shall begin at Substantial Completion and shall continue through to the end of the warranty period.

- **Preliminary and Final Cx Report** – A preliminary commissioning report should be prepared that shows the commissioning progress and equipment performance to date at the time the Certificate of Occupancy is issued. At the completion of the project the final commissioning report should be assembled and provided to the owner and others as required by the OPR and local jurisdiction requirements. This report includes the final commissioning plan, copy of design and submittal review reports, all startup, inspection, verification, functional and performance test forms and reports, the verified sequence of operation, the final Issues and Resolutions log, and summary of the performance of commissioned systems.

SYSTEMS TO BE COMMISSIONED

- Protective Systems including Fire Suppression and Fire Alarm Systems and interface with the HVAC Control System. (Assumed building level fire alarm system upgrades, fire suppression for spaces listed)
- Plumbing Systems including Domestic Hot Water Systems. (Assumed addressing select building plumbing issues identified)
- Heating, Ventilating, Air Conditioning and Refrigeration Systems (HVAC) including Heat Generation, Refrigeration, Ventilation, and HVAC Control Systems. (Assumed HVAC ventilation units, hydronic system upgrades, HVAC control system upgrades, dedicated command post service and supporting spaces listed)
- Electrical Systems including Power Distribution, Lighting, Controls, and Emergency Generator and Backup Power Systems. (Assumed emergency power upgrades including generator and ATS, lighting controls upgrades, etc.)

C. GEOGRAPHIC LOCATION

Our proposed staff do not report to a physical office when not working on a project site; rather, they work from their home office. The distance to the job site of our proposed core staff is noted below. As you can see, our core team is local to this project site. Travel time will not be necessary for reimbursement. Please note that Allison Bailey will not need to be on-site at the project.

- Mack Ailes – Philadelphia, PA – 27 miles
- Chris Skalski – Harleysville, PA – 17 miles
- Reilly Finegan – Doylestown, PA – 11 miles

D. PROJECT WORK PLAN

I. Schedule of Milestones

DESIGN PHASE – AWARD OF PROJECT THROUGH MARCH 2028

- Conduct Owner's Project Requirements (OPR) workshop and develop OPR.
- Develop and provide the Cx Plan.
- Review and comment on design documents and BOD.
- Conduct design phase Cx meetings.
- Develop and provide Cx specs for all systems/assemblies being commissioned.

CONSTRUCTION PHASE – JULY 2028 THROUGH FEBRUARY 2030

- Perform submittals review.
- Conduct Cx kick-off meeting with contractors.
- Attend construction meetings as needed.

- Hold regular commissioning meetings.
- Develop pre-functional test forms and provide to contractors.
- Conduct construction observation and testing.
- Develop and maintain issues and resolution log.
- Witness start-up of Cx systems.
- Perform functional performance testing of Cx systems.
- Conduct Cx meetings as needed.
- Develop and deliver Systems Manual.
- Review, pre-approve and verify training of personnel.
- Develop Preliminary Cx Report.

ACCEPTANCE PHASE – FEBRUARY 2030 THROUGH AUGUST 2030

- Develop End of Warranty Cx report.
- Develop Final Cx report.

II. **Indicate all resources needed to complete the assignment including staff assignments, consultants, and reimbursements.**

Aramark will perform all commissioning activities with its own personnel. Note contractor support and/or equipment manufacturer will be required to conduct functional testing as directed by Cx Agent. Staff assignments are indicated in the organizational chart. Reimbursements will be submitted for mileage, which is detailed in Section C above, and misc. meals while traveling.

III. **Note inefficiencies or risks to successful implementation, and any planning efforts to mitigate issues such as travel distance, schedule conflicts and required coordination.**

Aramark has no noted inefficiencies or risks past normal entry through security and has no scheduling conflicts associated with performing the commissioning requirements of this project.

The extent of the systems to be commissioned scope of work is undefined at this stage and is pending further development in design phase in coordination with the project team and budget. The basis of review was the RFP and Project Brief for Professional Selections dated March 12, 2026. Assumptions were made based on similar projects with conservative estimates. We reserve the right to review final systems to be commissioned should extensive upgrades be required.

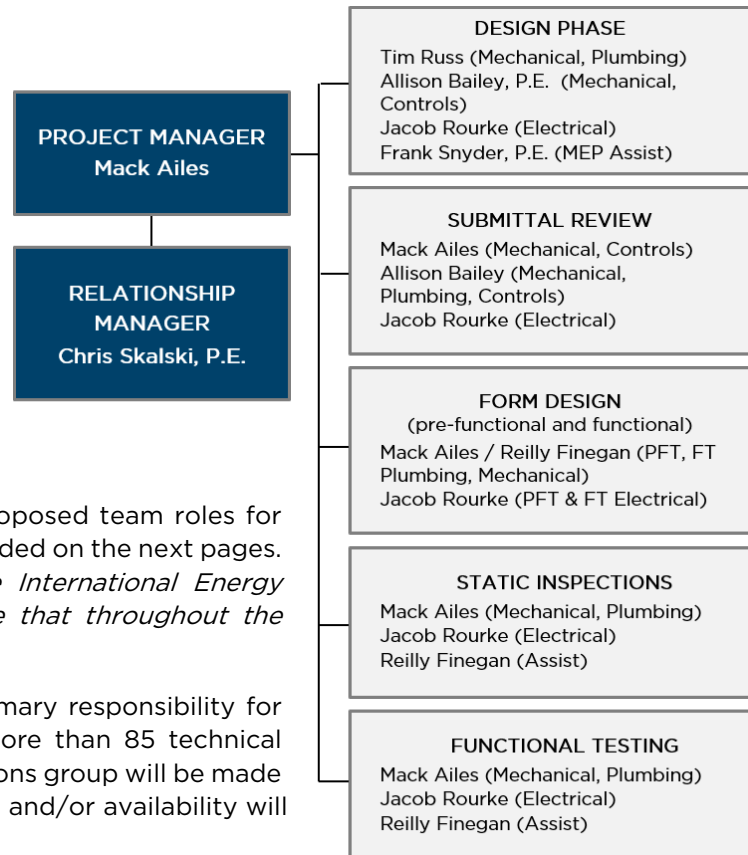
IV. **Indicate the anticipated number of hours required for completion of the work described in the Scope of Work (Attachment A).**

- A. Design Phase: **112 hours**
- B. Construction Phase: **326 hours**
 - 1) Construction and Cx meetings: 52 hours
 - 2) Cx documentation (Submittals, Issues list, PFT checklist, FT forms): 60 hours
 - 3) Site work (Installation observation, PFT verification, FT): 214 hours
- C. Training Phase (Training coordination): **8 hours**
- D. Warranty Phase (Opposite season testing, post-occupancy warranty review): **8 hours**
- E. Final Documentation (Preliminary and Final Cx report, Systems Manual): **24 hours**

E. PROJECT PERSONNEL AND QUALIFICATIONS

All of Aramark's engagements rely on our experienced professional staff to function as the catalyst for the success of the overall program. Our staffing strategy for managing this relationship expertly and efficiently is straightforward:

- Provide PADGS with a qualified commissioning agent to lead the overall program and serve as the primary contact person.
- Support PADGS with a core technical team comprised of individuals with the requisite technical experience and skill sets.
- Provide experienced "quality assurance" resources to verify that the highest level of quality services is provided.



The organizational chart illustrates the proposed team roles for this engagement, and biographies are included on the next pages. *Our proposed team is familiar with the International Energy Conservation Code (IECC) and reference that throughout the commissioning process.*

Although the proposed staff will have primary responsibility for the proposed engagement, any of the more than 85 technical professionals within the Engineering Solutions group will be made available to PADGS if their skills, expertise, and/or availability will add incremental value to this engagement.

PROPOSED STAFF HIGHLIGHTS

Chris Skalski, P.E., BCxP 22.6 years' experience - Professional Engineer (PA) - LEED AP, BCxP 22.6 years with Aramark	Mack Ailes 8.5 years' experience - Energy Engineer 8.5 Years with Aramark - Experience with PADGS	
Tim Russ 25 years' experience - Systems Specialist 2.3 years with Aramark - Experience with PADGS	Allison Bailey, P.E. 31 years' experience - Mechanical Engineer - Professional Engineer 17.8 years with Aramark	Jacob Rourke 8 years' experience - Energy Engineer 2.3 years with Aramark - NABCEP PVA Certified
Frank Snyder, Jr., P.E., CxA 37 years' experience - Professional Engineer - NABCEP PVA Certified 3 years with Aramark	Reilly Finegan - Mechanical Engineer 15+ Cx Projects 3.7 years with Aramark - Experience with PADGS	

**MACK AILES**

Cx Manager
Aramark Engineering
Solutions

**TOTAL GSF
COMMISSIONED**

1.8 Million

**TOTAL COMMISSIONING
PROJECTS**

40 Projects

EDUCATION

Penn State University
Bachelor of Science
Energy Engineering

CERTIFICATION

OSHA 10

Mr. Ailes is a Commissioning Manager for Aramark Engineering Solutions with more than eight years' experience providing building commissioning services to various projects and clients in the Northeast Region. Mack is currently working on several projects for the University of Pennsylvania, Nemours Children's Health, PA Department of General Services, and the Allegheny Health Network.

Prior to Aramark, Mr. Ailes completed a comprehensive summer internship with John J. Bee Mechanical and assisted with projects throughout the Philadelphia area.

COMMISSIONING PROJECT EXPERIENCE:**Allegheny Health Network**

- Brentwood Neighborhood Hospital, 36K, \$12M
- McCandless Neighborhood Hospital, 49K, \$12M
- West Penn Hospital Grossing Lab, 2K GSF

George Washington University

- Health & Wellness Center Retro-commissioning
- Shenkman Hall Retro-commissioning
- Smith Center Retro-commissioning

Nemours Children's Health

- 3CE Moseley Institute Outpatient (in Design) – 20K GSF
- 5W Moseley Institute Inpatient (in Design) – 28K GSF
- ARB Mechanical and Electrical Concept
- Administration and Office Building Fitout (in Construction) – 148K GSF
- Malvern Specialty Center, 77K GSF
- Cardiac Cath Lab – \$7.0M, 2K GSF
- Emergency Department Behavioral Health Rooms – \$8.5M, 2K GSF

Penn State University

- Hazleton Knowledge Commons Library Renewal, 28K, \$6M
- Pennsbury School District – Pennwood Middle School, 190K GSF

Pennsylvania Department of General Services

- Bucks County New Maintenance Facility
- Kutztown University Poplar Building
- Kutztown University DeFrancesco Education Bldg. Renovation

University of Pennsylvania

- Anatomy Chemistry Basement Upgrades, 3K GSF, \$1M
- Chemistry 1973 Third Floor Lab Renovations
- College Hall Central Plant Renovations, 78K GSF, \$2M
- Gimbel Gymnasium HVAC Replacement, 5K GSF, \$1M
- Houston Hall ATC Upgrade, 10K, \$350K
- Houston Hall HVAC Renovations, 85K GSF
- Kings Court, English House, Dubois AC Renovations
- Leidy Lab Building HVAC Upgrade, 67K GSF, \$17M
- Moore Lab 300 HVAC Renovations, 5K GSF, \$1M
- Richards Medical Building – A&B Tower Renovations, 107K GSF, \$24M
- Ryan Veterinary Hospital, 150K GSF
- Van Pelt Dietrich Library HVAC Modernization, 201K GSF, \$13.5M

**TIM RUSS**

Manager, Commissioning
Aramark Engineering
Solutions

YEARS OF EXPERIENCE

25 YEARS

EDUCATION

Milwaukee School of
Engineering
Systems Engineering Edge
Certification

NJATC Electrical
Apprenticeship

CERTIFICATIONS

OSHA 30

Mr. Russ is a seasoned professional with more than 25 years' experience in temperature controls, fire alarm systems, access controls, smoke control systems, customer service and financial management. He has been recognized for an exceptional record in process improvement and supervising programs/projects in a high-pressure environment under limited time constraints.

With regard to smoke zone testing, Tim has installed many FSCS, including Stairway Pressurization and Smoke Purge systems. Additionally, he has installed these systems on both BMS and a Notifier 3030 FACP system.

Prior to Aramark, Mr. Russ was a Sr. System Specialist where he was responsible for performing complex installation, startup, and commissioning of building automation system equipment that had been newly installed. In addition, he developed building automation for improved occupant comfort, efficient operation of building systems, reduction in energy consumption and operating costs, and improved life cycle of utilities; verified complex system database and programming operations to ensure consistency with the scope of work and sequence of operations; diagnosed and repaired complex control system malfunctions, as well as serving as subject matter expert.

SOFTWARE EXPERIENCE

Visio and AutoCAD, Microsoft (Outlook, Office, PowerPoint, Word, Access and Excel), SQL Server, Dot NET, SharePoint Portal Server, Johnson Controls Metasys, SCT, CCT, GGT, Tridium Niagara, Schneider Electric EcoStructure, Notifier by Honeywell. FieldServer Technologies, ABT software, Desigo, Datamate and Insight.

COMMISSIONING PROJECT MANAGER EXPERIENCE:

M&T Bank Stadium Renovations

PADGS:

- Shippensburg Franklin Science Center
- State Museum and PHMC Tower
- PA State Police Academy

Hershey Medical Center - Comparative Medical Facility (CMF)

Manheim Central High School

WellSpan Health:

- Gettysburg Hospital - AHU-12 Replacement
- Waynesboro Hospital - Pharmacy Renovation
- Adams Health Clinic - LINAC
- York Hospital - IR Lab Phase 1

**ALLISON BAILEY, P.E.**

Sr. Manager, Commissioning
Aramark Engineering
Solutions

TOTAL GSF COMMISSIONED

10 Million GSF

TOTAL COMMISSIONING PROJECTS

60 Projects

EDUCATION

Ohio State University
Bachelor of Science
Mechanical Engineering

CERTIFICATIONS

Professional Engineer
(States of KY, OH, WV)
OSHA 10

Ms. Bailey is a mechanical engineer who possesses more than 31 years of experience in HVAC design, DDC control programming, HVAC system troubleshooting, project management, and project coordination.

On behalf of Aramark, Ms. Bailey is a member of our building commissioning team, providing commissioning services for various educational institutions throughout the U.S., including Ohio State University, Baylor University, University of Kentucky, Oberlin College, Edinboro University, Millikin University, and the University of Pittsburgh. Currently, Allison supports commissioning programs throughout the region and is involved in all design reviews as the design lead and mechanical systems reviewer. She is also project manager for the new Central Ohio Behavioral Healthcare Facility in Ohio. Allison performs over 40 design reviews per year and has most recently reviewed multiple projects for Nemours, renovations at M&T Bank Stadium, and various other projects for Penn State University and PADGS.

Prior to joining Aramark, Ms. Bailey worked as a mechanical engineer for MKC Associates where she was a project engineer for HVAC systems for new and existing buildings with an HVAC construction budget ranging from \$1K - \$5.6M. She was responsible for the coordination of HVAC systems design with all disciplines, including architectural, structural, electrical, plumbing, and technology.

COMMISSIONING PROJECT MANAGER EXPERIENCE:

Berea College - Deep Green Residence Hall - \$16.5M, 42K GSF

Edinboro University - Cooper Science Center - \$20M, 112K GSF

Millikin University - University Commons - \$31M, 87K GSF

The Ohio State University

- South High Rise - Renovations/Additions - \$172M, 583K GSF
- Biomedical Research Tower - \$36M, 100K GSF

Central Ohio Behavioral Healthcare Facility - \$112M, 285,000 GSF

University of Kentucky - 90 Dining - \$32M, 80K GSF

COMMISSIONING AGENT EXPERIENCE:

Allegheny Health Network

- Wexford Hospital, \$275M, 345K GSF
- AGH Cancer Center, \$50M, 79K GSF
- Forbes Cancer Center, \$50M, 79K GSF

PADGS (Design Reviews):

- California University of PA, New Science Building
- Carlisle Readiness Center
- Danville Field Maintenance
- Hollidaysburg Veterans Home
- Norristown State Hospital, New Building Construction
- PA State Museum & PHMC Tower

University of Pittsburgh

- Benedum Hall - LEED Registered - \$40M, 180K GSF
- Medical Center - Clinical and Research - \$17M, 30K GSF

NY Office of Mental Health South Beach Psychiatric Hospital

**JACOB ROURKE**

Manager, Commissioning
Aramark Engineering
Solutions

TOTAL NUMBER OF PROJECTS

20+

TOTAL GSF COMMISSIONED

1 Million+

EDUCATION

Penn State University
Bachelor of Science
Energy Engineering

CERTIFICATIONS

NABCEP PVA

OSHA 10

ASSOCIATIONS

Association of Energy
Engineers

Mr. Rourke has more than eight years of experience in supporting electrical design, commissioning, and construction for commercial, pharmaceutical, and industrial sectors. On behalf of Aramark, Jacob is a member of our building commissioning team where he supports clients primarily in our East Region.

Prior to Aramark, Jacob worked as an Electrical Engineer for Barton Associates where he supported the design of low and medium voltage distribution and specialty systems, including but not limited to solar, power generation, utility interconnections, and life safety. He performed site inspections and construction coordination, as well as advising clients on alternative energy and systems options available to them including federal and local incentives.

Prior to Mr. Rourke's tenure with Barton Associates, he was an Electrical Engineer for Genesis Engineering. He supported pharmaceutical and healthcare facilities where he designed low voltage electrical and specialty systems. Mr. Rourke was also responsible for power, life safety systems, telecommunications, and lighting concept design.

PROJECT EXPERIENCE:

Nemours Children's Health

- 5W Moseley Institute Inpatient Unit
- 3CE Moseley Institute Outpatient Unit
- Administration & Research Building MEP Systems Upgrade

PADGS

- Holidaysburg Veterans Home
- Lincoln University, Thurgood Marshall Living Learning Center
- SCI Rockview Boiler Replacement

Penn State University

- College of Engineering, West 1
- Susan Welsh Liberal Arts Building
- Nursing Building
- Harrisburg ALC & Chiller Plant

Penn State Health

- Chiller 8&9
- AC-10 & 11

UPENN

- Amy Guthman Hall
- College Hall

University of Maryland

- Barry Gossett Basketball Facility
- Stanley Zupnik Hall

Wellspan York Hospital



**FRANK SNYDER, JR., P.E.,
LEED AP, CXA**

Commissioning Specialist
Aramark Engineering
Solutions

EDUCATION

Penn State University
Bachelor of Science
Mechanical Engineering
Technology

Penn State University
Associate of Arts
Mechanical Engineering
Technology

CERTIFICATIONS

Professional Engineer (PE)
(State of PA)

USGBC LEED AP BD+C

Certified Commissioning
Agent (CxA), AABC / ACG

Energy Management
Professional (EMP), AABC /
ACG

OSHA 10

Mr. Snyder has more than 37 years' experience including building commissioning, sustainable design consulting, and mechanical, electrical and fire protection engineering services. His typical project responsibilities include planning, scheduling, conducting, and coordinating all phases of facility related MEP/FP system design and commissioning work. Frank is currently providing commissioning services to multiple healthcare and higher education clients in the Northeast and Mid-Atlantic areas, including Hershey Medical Center, Shippensburg University, University of Maryland, and WellSpan Health.

Prior to Aramark, Frank provided commissioning services for military and reserve facilities, including the Armed Forces Reserve Center in Jonesboro, Arkansas, a 132,000-square-foot LEED Silver facility featuring training, administrative, storage, vehicle maintenance, and mission support spaces. His portfolio also includes the First Army Headquarters at Rock Island Arsenal, the C4ISR Finishing Center at Tobyhanna Army Depot, the Naval Support Activity in Philadelphia, and major logistics facilities at New Cumberland. Through these projects, Frank has provided commissioning of HVAC, domestic hot water, lighting controls, and LEED-related systems, ensuring reliable, energy-efficient, and mission-ready building performance.

PROJECT EXPERIENCE:

Hershey Medical Center

- 3rd Floor Main Hospital & South Addition Patient Units
- Comparative Medical Facility
- AC 10&11 Replacement

Manheim Central High School

PADGS

- Danville Field Maintenance Building
- Shippensburg University – Franklin Science Center
- State Museum and PHMC Tower

Penn State Health – Hampden Cancer Center

Tulpehocken Jr./Sr. High School

University of Maryland

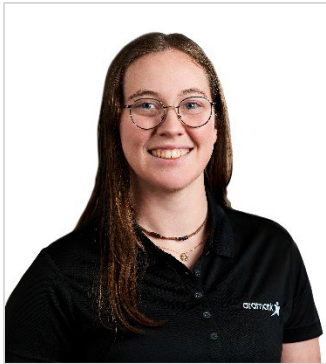
- Stanley Zupnik Engineering Hall
- Barry Gossett Basketball Facility

WellSpan Health –

- Gettysburg AHU-12 Replacement
- Gettysburg CHW Plant Renovations
- Gettysburg Pharmacy Renovation

York Hospital

- SCCT Expansion
- Central Utility Plant, CHW Plant

**REILLY FINEGAN**

Cx Manager
Aramark Engineering
Solutions

EDUCATION

Drexel University
Bachelor of Science
Mechanical Engineering
Concentrations in Aerospace
and Energy

**TOTAL COMMISSIONING
PROJECTS**

15+ Projects

CERTIFICATION

OSHA 10

Ms. Finegan is a mechanical engineer and a Commissioning Manager for Aramark Engineering Solutions where she provides building commissioning services to various projects and clients in the Northeast Region. Currently, Reilly is providing support at the University of Pennsylvania and Nemours Children's Hospital on multiple projects.

Prior to Aramark, Ms. Finegan worked as a mechanical engineer at the Philadelphia Water Department managing and documenting contractor work. At Premier Medical, Ms. Finegan's role was updating CAD drawings and tensile testing packaging materials. Ms. Finegan also worked at WuXi AppTec overseeing lab equipment installations and calibrations as well as updating redline drawings of building systems.

SELECT COMMISSIONING PROJECT EXPERIENCE:

M&T Bank Stadium Renovations - \$430M, 300+K GSF

Nemours Children's Hospital

- 2CN NICU Phase 2
- 3CE Moseley Institute Outpatient (in Design) - 20K GSF
- 5W Moseley Institute Inpatient (in Design) - 28K GSF
- Administration & Research Building, 148K GSF
- Administration and Office Building Fitout (in Construction) - 148K GSF
- Emergency Department Behavioral Health Rooms - \$8.5M, 2K GSF
- Malvern Specialty Care Center, 77K GSF

University of Maryland

- Barry Gossett Basketball Facility

University of Pennsylvania

- FY24 Retro-Commissioning (4 Buildings) - 410K GSF
- FY25 Retro-Commissioning (12 Buildings) - 1.7M GSF
- Graduate School of Education
- Laboratory for Research on the Structure of Matter
- Moore Laboratory 308
- Silverman Building
- Stouffer Renovation



CHRISTOPHER SKALSKI,
P.E., LEED AP, BCxP

Cx Senior Manager
Aramark Engineering
Solutions

**TOTAL GSF
COMMISSIONED**

8 Million

**TOTAL COMMISSIONING
PROJECTS**

150 Projects
75 Projects –
Project Manager

EDUCATION

Pennsylvania State
University
Bachelor of Science
Mechanical Engineering

Bloomsburg University
Bachelor of Arts
Physics

CERTIFICATIONS

Professional Engineer
(State of PA)

LEED Accredited
Professional

Building Commissioning
Professional
(BCxP)

OSHA 10

Mr. Skalski is a Professional Engineer and LEED Accredited Professional with more than 22 years of experience as a building commissioning agent, including extensive experience in HVAC and plumbing systems design, building automation, and DDC systems. On behalf of Aramark, Mr. Skalski is the commissioning team leader for several of Aramark's higher education clients. His responsibilities include engineering design reviews, installation quality assurance, pre-functional/performance testing, initiation of corrective actions, and operator training.

Mr. Skalski previously served as the commissioning team leader for such LEED projects as University of Pennsylvania Stemmler Laboratory Renovations, Neural and Behavioral Sciences Building, Horticulture Center at the Morris Arboretum, Aramark Headquarters Tenant Improvement, Neumann University Center for Sport, Spirituality and Character Development, Pennsylvania State University (PSU) CBEI Navy Yard Building 661, 7R, PSU Berks campus classroom laboratory building, and Franklin and Marshall College New College House dormitories.

Additionally, Mr. Skalski serves as a member of our facility condition assessment team focusing on HVAC and control systems. His experience includes participating in strategic master plans for campus utilities at various higher education institutions.

COMMISSIONING EXPERIENCE:

Aramark Headquarters Tenant Improvement 2400 Market Street, Philadelphia, PA 19103 Core and Shell - \$100M, 280K GSF

Air Products Global Headquarters, Allentown, PA - Administration building, Research & Development Building, Central Utility Plant, Parking Garage - \$300M+, 700K+ GSF

PA DGS - West Chester University

- Mitchell Hall Renovation - \$8M, 38K GSF
- Academic Classroom and Office Complex - \$14.4M, 100K GSF
- Student Recreation Center - \$21M, 72K GS

Penn State University -

- Forest Resources Building - LEED Certified - \$27.5M, 98K GSF
- School of Arch. and Landscape Design - LEED Gold - \$27M, 111K GSF
- EEB Hub Philadelphia Navy Yard, Building 661, 7R - Pursuing LEED Gold, \$25M, 60k GSF
- Wilkes-Barre - Academic Commons - LEED Certified - \$8.5M, 33K GSF

University of Pennsylvania

- FY23 Retro-Commissioning (9 Buildings) - 1.1M GSF
- FY24 Retro-Commissioning (4 Buildings) - 410KGSF
- FY25 Retro-Commissioning (12 Buildings) - 1.7M GSF
- Houston Hall Market Renovation, \$9.3M, 17K GSF
- Houston Hall ATC Upgrade - 45K GSF, \$350K
- Low Rise Residence Hall AC upgrades - Kings Court building, English House, Dubois College House - 216K GSF, \$5M
- Stephen Levin (NBS) Building - \$45M, 78K GSF
- Vance Hall 3rd & 4th Floor Interior Renovation - \$2.5M, 27K GSF