TECHNICAL SUBMISSION

pennsylvania
DEPARTMENT OF GENERAL SERVICES

Thaddeus Stevens College of Technology

New Multipurpose / Dorm Building

Project No. DGS C-417-0048 PH1

RESPONSE TO REQUEST FOR QUOTE

Submitted by:

aramark

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

February 20, 2026

Re: Commissioning Agent Services for DGS C-417-0048 PH1, Thaddeus Stevens College of Technology - New Multipurpose/Dorm Building

Attn: David Leasure

We are pleased to respond and provide a proposal and cost estimate for Commissioning Agent Services during the construction phase of the Department of General Services Project No. DGS C-417-0048 PH1, Thaddeus Stevens College of Technology - New Multipurpose/Dorm Building.

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.

Charles DiFazio is slated as the project manager for this project. Charles is working on several similar projects for DGS in the Eastern PA region, including as project manager for the Lincoln University Thurgood Marshall Living Learning Center HVAC Upgrades, Lincoln University Renovation to Houston Hall, and the SCI Phoenix. He is located within 11 miles of the project location and will be supported by our local team of Frank Snyder, P.E., CxA for Electrical and Fire Protection; Tim Russ for overall support, fire alarm, and ATC; Allison Bailey, P.E. for mechanical and plumbing; and Jacob Rourke, who has supported DGS on multiple projects for Aramark, to assist with electrical commissioning. Chris Skalski, P.E., BCxP, will provide program manager support to the team.

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: **1,200+**

Total GSF Commissioned: **120+ Million**

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

Select Aramark Commissioning Clients

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

FACILITIES COMMISSIONED

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

RELEVANT PROJECT EXPERIENCE

Aramark brings close to 45 years of commissioning expertise, having worked on nearly 485 projects just within higher education. Below is a selection of residence halls, student centers, and related projects completed over the past five years, followed by a few highlighted projects with additional details.

Client	Project	Location	End Date
Lincoln University	New Student Housing Development	Philadelphia, PA	In progress
University of Pennsylvania	College Hall West Wing Reno.	Philadelphia, PA	In progress
University of Pennsylvania	Student Performing Arts Center	Philadelphia, PA	In progress
Penn State University	East Halls Phase 2B	State College, PA	2025
Penn State University	Tully's Dining Hall Renovation	Philadelphia, PA	2024
Penn State - Altoona	Oak Hall Bathroom Privatization	Altoona, PA	2024
Penn State - Beaver	Harmony Hall Bathrooms	Monaca, PA	2024
Penn State - Behrend	Behrend Senat Hall	Erie, PA	2024
University of Pennsylvania	Caster Fan Coil Unit Replacement	Philadelphia, PA	2024
University of Pennsylvania	Stouffer Renovation	Philadelphia, PA	2024
University of Pennsylvania	Stouffer Hall Refresh Project	Philadelphia, PA	2023
Outreach Development Corp.	Brentwood Women's Residence	Brentwood, NY	2023
Penn State University	Altoona Cedar Hall FCU & MUA	Philadelphia, PA	2023
St. Peter's University	New Residence Hall at 762 Montgomery St.	Jersey City, NJ	2023
St. Francis University	St. Clare Hall	Loretto, PA	2022
Penn State University	East Halls Phase 2A, Geary and Sproul Renovation	State College, PA	2022
University of Pennsylvania	Graduate Student Center, RCx	Philadelphia, PA	2022
Hood College	New Residence Hall	Frederick, MD	2020
Penn State University	Bruno's Kitchen Upgrades	Erie, PA	2020
Penn State University	Warnock Commons Hydronic Heating HWS	State College, PA	2020
Penn State University	Warnock Commons DHW Systems	State College, PA	2020
University of Pennsylvania	Houston Hall Controls Upgrade	Philadelphia, PA	2020
University of Pennsylvania	Harrison & Rodin AHU Replacement	Philadelphia, PA	2020
University of Pennsylvania	Gregory House HVAC Improvement	Philadelphia, PA	2020
St. Francis University	JFK Student Center	Loretto, PA	2020
Texas Christian University	New Worth Hills Residence Halls	Fort Worth, TX	2020

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

LOCATION:
Lincoln University, PA

GROSS SQUARE FEET:
165,560

CX SERVICES:
Design Review
Installation Inspections
Performance Verification
Operations Training

ARAMARK FEE :
$86,226

CONTACT:
Matthew Vail
717-783-0495
mavail@pa.gov

SCHEDULE:
2025-In progres (est. 2028)

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

PENN STATE UNIVERSITY
EAST HALLS PHASE 2A INCLUDING JOHNSTON COMMONS

PROJECT LOCATION:
State College, PA

OWNER/PROJECT CONTACT:
Rich O'Donald, RA, CDT, CEFP
(814) 865-1333
reo100@psu.edu

CX SERVICES:
Design Review
Installation Inspections
Performance Verification
Operations Training

ARAMARK FEE :
$86,037

SCHEDULE :
September 2019-December 2023

GROSS SQUARE FEET:
290,000

PROJECT COST:
$54.9 Million

Aramark was selected to commission several residence halls during three phases of this project which set out to dramatically transform East Halls, a large residence hall campus at The Pennsylvania State University.

This phase of the project - East Halls Phase 2A – included renovations of Geary Hall, Sproul, and Johnston Commons.

- Sproul – 74,719 SF 10-story residence hall.
- Geary – 69,939 SF, 8-story residence hall.
- Johnston Commons – student common area, including Johnston Commons Café

Improvements were designed to improve appearance, inside and out. The updated student experience includes improved social spaces throughout the buildings, "wet core" shared private bathrooms, and movable furniture in the dorm rooms. Building updates include replacement of aging and inefficient building systems, renovation of the building envelope, and ADA accessibility improvements. Site work included improved pedestrian circulation, ADA accessible pathways and improved landscaping.

The systems that were commissioned included AHUS/Energy recovery systems, building heating hot water and chilled water systems, 30% sampling of fan coil units, unit heaters and fintube radiant panels, exhaust fans and associated equipment (Dryer MAUs), building management system and automatic temperature controls (BMS/ATC) with sequence of operation, testing & balancing, Domestic Water Systems, Normal and Emergency Power Systems, Lighting Control System, and witnessing of the Fire Alarm and Security System testing.

COMMISSIONING RESULTS:

Throughout the design, construction, turnover and warranty on the project, Aramark identified 98 issues, including the following:

- VFD Disconnect - Aramark observed that ACF-015 supply fan VFD was not supplied with an integral disconnect. Permanent means of disconnecting power is readily available in direct proximity to the fan. This allows an added means of safety to any future work on the fan.
- Sprinkler Piping over Electrical Equipment – Aramark observed that Sprinkler piping in Sproul P005 was installed over electrical equipment. Sprinkler piping was relocated. This greatly reduced the chances of any leakage damaging the major electrical equipment in that space.
- Smoke Detector Installation in the ERUs – Aramark observed that The SD sampling tubes in Geary ERU-1 were not of adequate length, Sproul ERU-1 SD was mounted in the top of the unit and inaccessible for retesting, and Sproul ERU-2 SD sampling tube was mounted in-line with the airstream. Devices were relocated to allow for proper sampling of the ERU airstream and allow for PSU maintenance in the future.
- BAS Graphical Override Locks – Aramark observed that VAV override locks were omitted, Geary HWS control override locks on the graphics were linked to Pump Enable when the object controlled is for pump speed and override on FCUs were non-functioning. PSU is now provided with a BAS interface that is functional and accurate depicts the equipment under control.
- ERU Energy Recovery Wheel Control - Aramark observed that Sproul ERU-1 ERW Speed does not vary when the BAS is commanded from 10v to 2v. Contractors revised factory wiring issues in the internal ERW control. Unit was retested and operation confirmed.

We estimate that costs to remedy the MEP issues after the contractors had left would have been $42,582.75. In addition to costs saved during commissioning, Aramark provided value to PSU with items that do not have a price tag. This includes accessibility, safety, occupant comfort, and indoor air quality.

In addition to this project, Aramark was also selected as the commissioning agent for these additional residence halls projects - Phase 1C (Brumbaugh, Pinchot, and Tener Halls) and 2B (Bigler, Curtin, and Packer Halls).

UNIVERSITY OF PENNSYLVANIA
HOUSTON MARKET RENOVATIONS AND ATC UPGRADE

LOCATION:	CX SERVICES:	CONTACT:
Philadelphia, PA	Design Review Installation Inspections Performance Verification Operations Training	Heather Coyne, (215) 573-3917
GROSS SQUARE FEET: 17,000 on 3 Floors		SCHEDULE: 2018-2021
Project Cost: $15 Million	ARAMARK FEE : $18,148	

Aramark commissioned the Houston Hall Market Renovation project that completed construction in August 2018 and finalized initial commissioning by July 2019. The renovation introduced new food vendors, updated seating areas, extended hours, and modern ordering options like kiosks and mobile apps, all while preserving the historic charm of Houston Hall.

The building systems commissioned included the HVAC System (AHU-1, AHU-2, AHU-3), exhaust fans, variable air volume boxes (Phoenix valves), glycol preheat system, secondary chilled water system, FCUs, the electrical lighting control system, and the plumbing domestic hot water system. Additionally, Aramark provided commissioning services for the ATC project through 2021. This project achieved LEED Silver status.

COMMISSIONING SUCCESS:

Some of the higher priority issues and themes found that have a great impact on building system operation include the following.

- Air Handling Unit Issues – Ductwork leakage and airflow issues are preventing the air handling unit AHU-1 from operating correctly in accordance with design. Aramark identified the issues through functional testing and balancing review to highlight the issues to bring to resolution. A plan was implemented to correct system issues with the project team to allow the system to operate correctly.
- Phoenix VAVs System – Several Phoenix valves are unable to control correctly due to air handling unit ductwork leakage and airflow issues preventing the Phoenix valves from having sufficient air pressure to operate. A plan was implemented to correct system issues with the project team to allow the system to operate correctly.
- Glycol Preheat System Control Issues – Glycol preheat system temperatures were observed to fluctuate frequently with large temperature range swings and causing temperature control issues. Control loop tuning is being conducted to resolve the issue.
- Kitchen Exhaust Fan Operation Issues – Kitchen exhaust fans were observed to be operating 24/7 and not during per the kitchen operating schedule and thus impacting the make-up air requirements from AHU-1. The issue is under review with the construction team to correct.
- Hot Water Reheat Issues – Several hot water reheat coils had flow issues and there were balancing issues during the project from tie-in to the existing hot water system. After bleeding air from coils, re-balancing the issues were corrected.

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.

LOCATION:
Karthaus, 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-In progress (est. 2026)

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.

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 buildngs 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

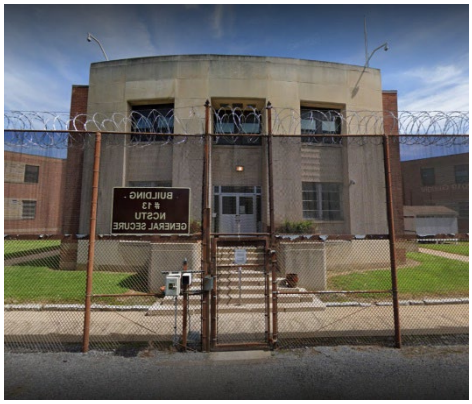
GROSS SQUARE FEET:
80,027

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)



PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES
SCI FOREST – UPGRADE/REPLACEMENT OF PLC & MICROLITE & BAS

SCI Forest is a compound comprised of 202 total acres with 56.9 acres enclosed within the secure perimeter. This includes 28 buildings including 11 housing units, three inmate dining halls, infirmary, education and religious complex, warehouse, utility plant, and administration building. In addition, there are two large recreational yards and individual recreation areas for each housing unit. Housing includes one Custody Level 2 unit which includes dormitory-style housing, eight general population housing units and two segregation housing units.

The goal of this project is to replace the lighting controls, programmable logic controllers (PLCs), and BAS systems throughout the facility.

The general scope includes:

- Replacement of the existing Automatic Temperature Control/Building Automation System (ATC/BAS) with a new ATC/BAS facility-wide, including the existing Systecon controls.
- Replacement of the existing PLCs with new PLCs facility wide.
- Replacement of the existing Microlite Relay Panel Lighting Controls System with a new or updated lighting controls system.

Systems being commissioned include:

- Heating, Ventilating, Air Conditioning and Refrigeration Systems (HVAC) Control Systems – Automatic Temperature Control (ATC)/ Building Automation System (BAS).
- Electrical Systems including Lighting Control (Microlite).
- Electrical Systems including Programmable Logic Controllers (PLC's) for Perimeter Intrusion Detection System (PIDS) and Door Controls.

LOCATION:
Marienville, PA

PROJECT SIZE:
28 Buildings

CX SERVICES:
Design Review
Submittals Review
Installation Inspections
Performance Verification
Operations Training

CONTACT:
David Smith
Davjsmith@pa.gov

ARAMARK FEE:
$64,602

SCHEDULE:
2024-In progress
(Est. 2026)

The BAS portion of the project is nearly complete and has gone well, with issues being documented and quickly resolved. Lighting controls finalization remains.

PENN STATE UNIVERSITY
EAST HALLS PHASE 1C

Aramark was selected to commission several residence halls during three phases of this project which set out to dramatically transform East Halls, a large residence hall campus at The Pennsylvania State University. The goal of this transformational project was to renovate multiple existing 1966 residence halls, to create vibrant, modern residence life facilities for incoming freshman. This phase of the project - East Halls Phase 1C – included renovations of the following residence halls.

- Brumbaugh Hall – 75,000 SF 10-story residence hall.
- Pinchot Hall – 75,000 SF, 10-story residence hall.
- Tener Hall - 75,000 SF 8-story residence hall.

Consistent with earlier East Halls upgrades, this project enhanced both interior and exterior appearances while improving the student experience through upgraded social spaces, shared "wet core" private bathrooms, and movable dorm room furniture. Existing predominantly double-occupancy housing totaling 306 beds were reconfigured to approximately 300 beds at Brumbaugh Hall and 302 beds at Pinchot and Tener Halls. Building improvements included replacement of outdated and inefficient systems, building envelope upgrades, and enhanced ADA accessibility. Site improvements focused on pedestrian circulation, accessible pathways, upgraded recreational areas, and improved landscaping.

LOCATION:
State College, PA

GROSS SQUARE FEET:
225,000 Total; 75,000 per Hall

PROJECT COST:
$21 M

CX SERVICES:
Design Review
Submittal Review
Installation Inspections
Performance Verification
Operations Training & Coordination

CONTACT:
Rich O'Donald, RA, CDT, CEFP
(814) 865-1333
reo100@psu.edu

ARAMARK FEE:
$105,677

SCHEDULE:
2019-2022

SYSTEMS COMMISSIONED:

The systems that were commissioned included AHUs/Energy recovery systems, building heating hot water and chilled water systems, 30% sampling of terminal unit VAVs, fan coil units, unit heaters and fintube radiant panels, exhaust fans and associated equipment (Dryer MAUs), building management system and automatic temperature controls (BMS/ATC) with sequence of operation, testing & balancing, Domestic Water Systems, Normal and Emergency Power Systems, Lighting Control System, and witnessing of the Fire Alarm and Security System testing.

COMMISSIONING SUCCESS:

Throughout the design, construction, turnover and warranty on the project, Aramark identified 221 issues. A few of the issues identified are listed below.

- Reheat Valve/Actuator Orientation - Corridor FCUs with reheat valve/actuator assemblies rotated beyond acceptable limits; correcting the orientation helps prevent premature valve leakage.
- ERU Duct Insulation - Rooftop duct insulation at Brumbaugh exposed to rain and saturated; the damaged insulation was removed and replaced to ensure dry conditions before applying the final vapor barrier.

- Gauges for Hydronic Piping Pressures - Missing gauges were noted at HTX steam pressure and differential pressure transmitters; gauges were added per PSU standards to enable field verification without additional equipment.
- Heat Exchanger Safety Control - Tripping of the HTX High Limit safety disabled valves and the pumps for the HWS. The High Limit is to close valves above 175 and a temperature above 180 will turn off the pumps on a High Temperature Shutdown. Control logic and wiring was revised to ensure proper safety control and shutdown associated with steam heating.
- Flowmeter Grounding - The Rosemount flow meter on CW Bridge appeared to not have grounding lead terminated. Per PSU, grounding rings were provided for use with non-conductive piping. Grounding rings were installed to ensure proper operation of the flowmeters.

Post-construction remediation of MEP issues was estimated at $82,134. Beyond cost savings, commissioning also delivered added value through improved accessibility, safety, occupant comfort, and indoor air quality.

NEW YORK STATE OFFICE OF MENTAL HEALTH
SOUTH BEACH PSYCHIATRIC CENTER RESIDENTIAL BUILDING

LOCATION: Staten Island, NY GROSS SQUARE FEET: 232,000 SCHEDULE: 2018-2020	CX SERVICES: Enhanced Cx Services Design Review Installation Inspections Performance Verification Operations Training	CONTACT: Marshall Vitale 518-549-501 USGBC LEVEL: Pursuing LEED Silver ARAMARK FEE: $1,253,000

The Residential Building located on the South Beach Psychiatric Center Campus in Staten Island, NY is a newly constructed 232,000 SF five-story state-of-the-art 262-bed inpatient treatment facility that replaces five functionally obsolete buildings that were damaged after superstorm Sandy. Located adjacent to Lower New York Bay and the existing campus, the new inpatient facility and three adjacent recreation yards have been constructed 20 feet above sea level to mitigate damage from future storm surges. The new building includes adult and adolescent behavioral health care beds, a dental clinic, pharmacy, and administrative support spaces and is linked to the recently constructed Central Services Building.

In addition, the building houses dining areas, a centralized pharmacy, a centralized medical mall, centralized nursing, interior and exterior program spaces, patient admissions, a mental health court and visitor center. The new Residential Building is designed to be LEED® for New Construction Silver certified.

COMMISSIONING SUCCESS:

Commissioning of the new Residential Building was successful. Aramark identified over 300 design phase issues and over 3500 construction phase issues over the course of the project. Aramark distributed 44 general field inspection reports and 25 functional verification field reports during the construction and testing process. These reports were vital to the project's overall success as they provided real-time documentation of the construction progress. Some of the major items found are included below.

- Aramark witnessed test and balance for the air side and water side equipment. Issues were found with the airside systems that resulted in STV issuing Bulletins to adjust cfm requirements on some supply and return air grilles, and to change return fan air flow in the AHU systems.
- During construction and testing, Aramark coordinated with the project team, TDX, and STV to raise any issues between the existing systems and the integration of the new mechanical systems. Aramark's collaboration with the project team resulted in the upgrade of the existing Boiler #1 hot water isolation valve to match the new Boilers #2 and #3 new Residential Building scope.
- Several issues were identified with the AHUs, such as the implementation of a revised outdoor air sequence provided by STV and damper actuator adjustments to maintain proper minimum airflow positions.

B. PROJECT UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING

With enrollment steadily increasing, the college requires additional on-campus housing and expanded dining capacity. To meet these needs, Thaddeus Stevens College is constructing a 61,000-gross-square-foot, multi-story dormitory and dining facility on the main campus. Student residences will occupy the upper three floors for approximately 150 students in a mix of two-bedroom and one-bedroom units. The lower two floors will house kitchen and dining spaces, including a 500-seat dining hall that will replace the current dining hall. The goal of this project is to enhance campus life and support future growth. The building will include two elevators.

The project schedule notes commissioning on-boarding in June 2026 with construction beginning in June 2026 and construction is slated from June 2026 to March 2028. The construction contract duration shall be 588 calendar days commencing on the date of Initial Job Conference.

For building envelope systems, the exterior will be brick veneer and stucco with openings and details intended for a traditional appearance. There isn't currently a building envelope commissioning specification, but we will follow our typical construction stage approach with submittal reviews, installation observation during envelope construction and functional testing will involve infrared testing.

The HVAC systems to be commissioned include air handling systems, hydronic systems, terminal units and terminal heating and cooling systems and natural gas distribution system. For air handling systems there are six (6) packaged RTUs, two (2) energy recovery units and three (3) gas fired make-up air units. There are eleven (11) exhaust fans including several kitchen exhaust fans. The hydronic system consists of a heating hot water system served by two (2) gas-fired hot water boilers and four (4) circulating pumps that feed VAV reheat and terminal heating systems. There are ~90 VAV terminal units with hot water reheat. For terminal heating and cooling systems there are unit heaters, cabinet unit heaters, fin tube radiation and air conditioning units. One system we'll have an increased focus based on previous project experience is the kitchen make-up air and exhaust fan systems and kitchen and building level pressurization requirements. These kitchen related systems are complex with many variables and require additional coordination from all required parties for proper setup and operation which we will coordinate. Additionally, with several systems/equipment being served by the natural gas system, we will focus on proper pressure settings for sufficient inlet pressure to all systems/equipment.

The plumbing systems to be commissioned are the domestic hot water system, backflow preventers and accessories and plumbing fixtures. There are six (6) gas-fired domestic hot water heaters storing 140oF domestic hot water with two (2) recirculation loops serving kitchen and dorm loads. There are several thermostatic mixing valves in the system. We'll ensure proper temperature control and flow at fixtures over various loadings to verify proper system operation.

Electrical systems to be commissioned include Power distribution systems, emergency power system, lighting and lighting control systems, and fire alarm system. The power distribution system has main distribution panels, transformers, panelboards, etc. The emergency power system has a 150kW Diesel fired generator and two (2) automatic transfer switch. Many of the testing requirements will be coordinated to occur with manufacturer equipment start-up. The lighting control systems will have a dedicated system

with scene control for dining and meeting hall, exterior lighting controls with photocells, occupancy sensors, etc.

For protective systems, the fire suppression system has both wet pipe and dry pipe systems. The wet pipe system serves all floors except the attic and has a fire pump and jockey pump, standpipe and several zones with tamper and flow switches. The dry pipe system will serve the attic. A full addressable, electrically supervised, manual and automatic, annunciated fire alarm system shall be provided throughout the building.

With regard to electronic safety and security systems, an access control system will be provided with several card readers, door contacts and a video surveillance system with IP security cameras on the floors.

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 Thaddeus Stevens College of Technology - New Multipurpose/Dorm Building project. 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

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:

a. **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 design requirements.

b. **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 eBuilder/Trimble.

c. **Job Construction Meetings –** CxA shall attend regular job construction meetings 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 June 2026 through March 2028.

d. **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 the 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 June 2026 through March 2028.

e. **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.

f. **Issues and Resolution Log** – Develop a commissioning issues log containing open and continuing items, status, and name of person/organization responsible for resolution.

g. **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.

h. **Pre-Functional and Functional Performance Testing** – Confirm (but not necessarily witness) manufacturer's startup of individual equipment components (Pre-Functional Performance Testing). Pre-functional performance testing will be conducted concurrently with and after design-build contractor completes pre-functional checklists during the construction period. 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. Note VAV testing will utilize a 25% sampling strategy.

i. **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.

j. **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.

k. **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

- Building Assembly Systems including Building Shell, Exterior Wall Assemblies, and Roof Assemblies.
- 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, 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.

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 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 Chris Skalski and Allison Bailey will not need to be on-site at the project.

- Charles DiFazio – Mountville, PA – 11 miles
- Tim Russ - Harrisburg, PA – 40 miles
- Frank Snyder – Dallastown, PA – 30 miles

D. PROJECT WORK PLAN

I. Schedule of Milestones

CONSTRUCTION PHASE – JUNE 2026 THROUGH MARCH 2028

- 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 verity training of personnel.
- Develop Preliminary Cx Report.

ACCEPTANCE PHASE – MARCH 2028 THROUGH JANUARY 2029

- 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.

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

A. Construction Phase: **704 hours**
   1) Construction and Cx meetings: 96 hours
   2) Cx documentation (Submittals, Issues list, PFT checklist, FT forms): 160 hours
   3) Site work (Installation observation, PFT verification, FT): 448 hours

B. Training Phase (Training coordination): **12 hours**

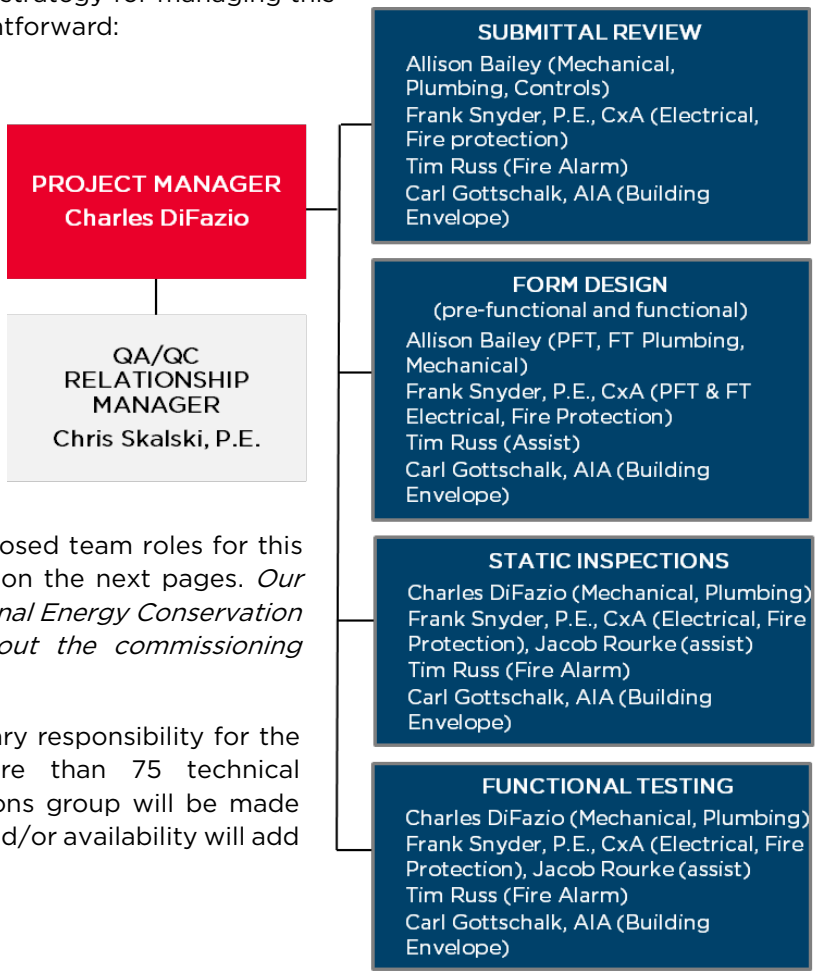
C. Warranty Phase (Opposite season testing, post-occupancy warranty review): **16 hours**

D. Final Documentation (Preliminary and Final Cx report, Systems Manual): **44 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 75 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 years' experience
- Professional Engineer (PA)
- LEED AP, BCxP
- 22 years with Aramark

Charlie DiFazio
- 35 years' experience
- Electrical Engineer
- LEED experience
- 1 year with Aramark

Allison Bailey, P.E.
- 28 years' experience
- Mechanical Engineer
- Professional Engineer
- 17 years with Aramark

Frank Snyder, Jr., P.E., CxA
- 37 years' experience
- Professional Engineer
- NABCEP PVA Certified
- 2.5 years with Aramark

Jacob Rourke
- 7 years' experience
- Energy Engineer
- NABCEP PVA Certified
- 1.6 years with Aramark

Tim Russ
- 25 years' experience
- Systems Specialist
- 1.7 years with Aramark
- Experience with PADGS

Carl Gottschalk, AIA
- 25+ years' experience
- Registered Architect (PA + 6 other states)
- 30+ years with Aramark

CHARLIE DIFAZIO
Cx Engineer
Aramark Engineering Solutions

EDUCATION

Penn State University
Bachelor of Science
Electrical Engineering

Mr. DiFazio is a relatively recent addition to the ES Team. He is an electrical engineer with over 35 years of extensive experience in engineering and sales of HVAC systems, building controls, industrial refrigeration, lighting, energy engineering, commissioning, recommissioning, project management, and rebate optimization. He also has experience of providing support and recommendations for LEED and Energy Star projects.

On behalf of Aramark, Charlie provides professional commissioning services to various clients in the Eastern region.

Prior to Aramark and for the past twelve years, Charlie was the owner / engineer an energy and controls solutions company where he provided commissioning and retro-commissioning for HVAC, refrigeration, and controls projects to ensure proper design, implementation, and final system functionality, with a focus on maximizing energy savings. In addition, Charlie was engaged in energy engineering, including building energy systems audits and in-depth energy savings calculations.

Before owning his own business, Charlie was an Energy System Specialist where he provided engineering expertise for both internal and external customers including support for HVAC systems, BAS controls, refrigeration, and energy engineering calculations. He also performed recommissioning, chiller plant, and engineering studies to provide customer energy and cost savings and commissioning for Performance Contracting projects to ensure functionality and guaranteed energy savings.

PROJECT EXPERIENCE:

Access Commercial Development – Citylight Church
George Washington University – University Student Center Retro-commissioning Support
PADGS:
- Cheyney University – Ada S. Georges Dining Hall Design
- Lincoln University – Thurgood Marshall Living Learning Center
- Lincoln University – Renovation of Houston Hall – Design
- SCI Phoenix Controls Upgrade and RCx of HVAC – Design & Construction

University of Maryland
- Barry Gossett Basketball Facility
- Stanley Zupnik Hall

University of Pennsylvania
- Student Performing Arts Center
- FY25 Retro-Commissioning (12 Buildings) – 1.7M GSF

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 Mgr.

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 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

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

Muhlenberg College – Science Center – LEED Silver – $21M, 49K GSF

Neumann University – Center for Sport, Spirituality & Character Dev. – LEED Silver – $23M, 95K 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

University of Pennsylvania

- College Hall Central Plant upgrades – 10K GSF, $2M
- Houston Hall ATC Upgrade – 45K GSF, $350K
- FY21 Retro-Commissioning (2 Buildings) – 133K GSF
- 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
- Low Rise Residence Hall AC upgrades – Kings Court building, English House, Dubois College House – 216K GSF, $5M
- Richards A&B Wing Renovations – $24M, 104K GSF
- Rosenthal Building HVAC Upgrades, – 50K GSF
- School of Veterinary Medicine Retro-Cx – 150K GSF
- Van Pelt & Dietrich Library HVAC Upgrades – 200K GSF, $13.9M

ALLISON BAILEY, P.E.
Sr. Manager, Commissioning
Aramark Engineering Solutions

TOTAL GSF COMMISSIONED

10 Million GSF

TOTAL COMMISSIONING PROJECTS

56 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 with more than 28 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 Twin Valley Behavioral Health Hospital in central Ohio. Allison performs over 40 design reviews per year (25+ healthcare) and has most recently reviewed multiple projects for Nemours, renovations at M&T Bank Stadium, and various other projects for Penn State University.

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:

Baylor University
- North Russell Dormitory – 28K GSF
- South Russel Dormitory – 90K GSF

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

Oberlin College
- Allen Memorial Art Museum – LEED Silver – $10M, 30K GSF
- N. Professor St. Housing – LEED Gold – $11.9M, 47K GSF

The Ohio State University
- South High Rise – Renovations/Additions – $172M, 583K GSF
- Biomedical Research Tower – $36M, 100K GSF

Twin Valley Behavioral Healthcare Hospital – $112M, 285,000 GSF

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

COMMISSIONING AGENT EXPERIENCE:

Baylor University
- McLane Football Stadium - $260M, 860K GSF on 93 Acres
- Foster Business School – $100M, 275K GSF

Children's Hospital of Pittsburgh – John G. Rangos Research Ctr. – $150M, 250K GSF

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

FRANKLIN R. SNYDER, JR., P.E., LEED AP, CxA, EMP
Cx Specialist
Aramark Engineering Solutions

EDUCATION

Penn State University
Bachelor of Science
Mechanical Engineering Technology

Penn State University
Associate of Arts Degree
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.

SELECT 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

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JACOB ROURKE
Manager, Commissioning
Aramark Engineering Solutions

TOTAL NUMBER OF PROJECTS
20+

TOTAL GSF COMMISSIONED
1 Million+

EDUCATION
The Pennsylvania State University
Bachelor of Science
Energy Engineering

CERTIFICATIONS
NABCEP PVA

OSHA 10

ASSOCIATIONS
Association of Energy Engineers

Mr. Rourke brings more than seven 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

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 24 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.

Regarding 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 Niagra, 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

CARL GOTTSCHALK, A.I.A.
Strategic Project Manager
Aramark Engineering Solutions

EDUCATION

Rhode Island School of Design
Bachelor of Architecture
Bachelor of Fine Arts

University of North Carolina
Coursework – Two Years

PROFESSIONAL REGISTRATIONS

National Council of Architectural Registration Boards (NCARB)

Registered Architect
(CT, MA, NY, PA, TX, FL, NJ)

ASHE, Healthcare Construction Certificate

Safety Assessment Program Evaluator – CA Governor's Office of Emergency Services

Mr. Gottschalk is an accomplished architect/planner with extensive experience in leading complex planning and capital initiatives in both healthcare and higher education. For the past 25+ years, he has served in many technical and leadership roles with Aramark as an owner's representative and director of capital programs. He is an effective communicator and understands the roles and responsibilities of top administrators, other stakeholders and has experience reconciling their needs and expectations. He has had primary responsibility for leading projects through planning and zoning and has demonstrated experience in coordinating and facilitating a broad span of projects from concept to occupancy.

His extensive experience in the initiation and delivery of capital programs, as well as adaptability and ability to work with all campus constituencies serve his clients well. Mr. Gottschalk has demonstrated success in leading project management staff, developing programs, budgets, schedules and coordinating the project work with Facilities Operations departments.

While directing the Capital Program at Vassar College for Aramark, he led major projects including the Center for Drama and Film with Cesar Pelli Associates, Main Library Addition and Renovations with Hugh Hardy Architect, Jewett House with Herbert S. Newman Associates and Kenyon Hall with Gluckman Mayner Architects.

Carl also served as the Chair of Design Committee for the Regional Water Authority, New Haven, CT for the replacement water treatment facility in an historic residential neighborhood. The Committee selected Steven Holl Architects and Michael Van Valkenburgh Landscape Architect. The result was the award-winning Whitney Water Purification Facility which has been reported about and published nationally and internationally.

Prior to his career with Aramark, Mr. Gottschalk practiced Architecture with Warren Platner Associates, an internationally known architecture and interior design firm and was Project Architect on many published projects.

SELECT EXPERIENCE:

Albert Einstein College of Medicine, Bronx, NY
Barnard College, New York, NY
Berklee College of Music, Boston, MA
Blue Ridge Healthcare, Morgantown, NC
California Pacific Medical Center, San Francisco, CA
Christus Santa Rosa Westover Hills Hospital, San Antonio, TX
Connecticut Children's Medical Center, Hartford, CT
Florida State Hospital, Chattahoochee, FL
Harvard University, Cambridge, MA
Merrill Lynch Conference Center, Princeton, NJ
Susquehanna Health, Williamsport, PA
Tufts Medical Center, Boston, MA
Vassar College, Poughkeepsie, NY
University of the Sciences, Philadelphia, PA
University of Virginia Alumni Association, Charlottesville, VA