

TECHNICAL SUBMISSION

SCI BENNER

UPGRADE CURRENT HMIS

Project No. DGS C-0571-0044-001



RESPONSE TO REQUEST FOR QUOTE

Submitted by:



Facility Services

2346 Boston Post Road
Guilford, CT 06437

February 23, 2026

Re: Commissioning Agent Services for DGS C-0571-0044-001, SCI Benner - Upgrade Current HMIs

Attn: Kevin Gibson,

We are pleased to respond and provide a proposal and cost estimate for Commissioning Agent Services during the design and construction phase stages of the Department of General Services Project No. DGS C-0571-0044-001, SCI Benner - Upgrade Current HMIs project.

Aramark is familiar with the DGS requirements for design and construction and has worked on many projects for DGS. Currently, Aramark is providing commissioning services for the North Central Secure Treatment Unit, the Quehanna Motivational Boot Camp, PA State Police Academy, and the Wilkes-Barre CRC, to name a few. Additionally, we are currently working at SCI Forest for the Upgrade/Replace PLC & Microlite System & BAS Upgrade project, SCI Forest & SCI Green on the CUP Upgrade projects and SCI Smithfield AHU Replacement project.

Jacob Rourke is slated as the project manager for this project. Jacob has worked on or is currently working on several DGS projects, including Quehanna Motivations Boot Camp, Hollidaysburg Veterans Home, & PA State Police Academy. Jacob has more than 8 years' experience working both in Design and Commissioning. Jacob's home office is in Centre Hall, PA which is only 8 miles from the project site - or approximately 15 minutes.

Jacob will be supported mainly by Jared Long, but Matt Kolson and Jeremy O'Roark are available as needed. Jared has more than 15 years' experience with facilities management systems and has worked on several projects for PADGS including Quehanna Motivational Boot Camp, Friedens Readiness Center and the Hollidaysburg Veterans Home.

With very local presence, Jacob will be able to be present onsite as needed. Jacob will lead the team to successful completion by coordinating that all respective parties are on-site for equipment start-up and testing activities. We will coordinate all testing activities with DGS and DOC personnel as required. In our experience, systems are not accurately setup without all parties collaborating.

We look forward to continuing and strengthening our relationship with the Department of General Services. Should you have any questions regarding this proposal, please contact Jeremy O'Roark, Senior Manager, directly at 814-494-5573 or via email at oroark-jeremy@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
- 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

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



**PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES
SCI GREEN – CUP UPGRADE**

The Central Utility Plant (CUP) was constructed as part of SCI Greene and became operational in 1993. It is a centralized facility for heating, cooling, and emergency power. The plant incorporates a hot water heating distribution system to meet the demand for heating approximately 750,000 square feet of occupied buildings and to supply domestic hot water to support the occupancy and program needs of up to approximately 2,100 medium and high security inmates and 700 staff. The CUP also supplies chilled water to serve the same purpose of meeting air-conditioning. Most of the equipment and systems are original to the CUP and are at end-of-life expectancy, have exceeded their serviceability, and lack efficiency.

The goal of this project is to prioritize the systems in the CUP and then refurbish, restore, or replace these systems and components based on available and acquired funding.

The general scope includes:

- Gas fired boiler replacement, including dual fuel burners.
- Hot and chilled water circulation pump and control replacement and/or refurbishment.
- Replacement of cooling system primary loop piping.
- Plant master and motor control replacement or refurbishment.
- All commissioning, start up, and regulatory compliance.

Systems being commissioned include:

- Heating, Ventilating, Air Conditioning and Refrigeration Systems (HVAC) including Heat Generation, Refrigeration, Ventilation, and HVAC Control Systems.
- Electrical Systems including Power Distribution, and Controls.

This project is currently underway. During design review, we highlighted several issues with the most notable being the necessity to specify cooling tower elevation and (slight) slope of pipes to avoid air pocket accumulation in pipes.

LOCATION:

Waynesburg, PA

GROSS SQUARE FEET:

750,000

CX SERVICES:

Design Review
Submittals Review
Installation Inspections
Performance Verification
Operations Training

CONTACT:

Thomas Courtney (DGS)
Tcourtney@pa.gov

SCHEDULE:

2024-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.

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

LOCATION:

Marienville, PA

PROJECT SIZE:

28 Buildings

CX SERVICES:

Design Review
Submittals Review
Installation Inspections
Performance Verification
Operations Training

CONTACT:

David Smith
Davsmith@pa.gov

SCHEDULE:

2024-In progress
(Est. 2026)



NEW YORK STATE DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION GREEN HAVEN CORRECTIONAL FACILITY

Green Haven Correctional Facility is a maximum security level facility for males. Aramark provided commissioning services from design through the occupancy and operations phase for the HVAC controls upgrade project.

The systems and equipment to be commissioned are:

- Direct Digital Controls (DDC) and Building Management System (BMS)
- Includes integration of all new points
- Steam PRV Controls
- Variable Frequency Drives
- New control valves installed as part of the project
- Replacement actuators install as part of the project
- Outside Air Testing, Adjusting and Balancing

During the field observations, several issues were identified; below are a select few.

- Network/fiber plastic conduit in basement needs to be independently supported throughout. Zip ties are being used to support conduit; permanent support is needed.
- Control conduits in the shop areas were extended to reach the conduit hangars, these ends need to be capped.
- Solenoid control valve in the maintenance office is not wired and is a normally closed valve which will prevent any flow.
- In Building 7, Exhaust Fan 1, existing condition, Belt is missing; Exhaust Fan 2, existing condition, electrical junction box cover is missing.
- Panel as-built needed inside enclosure door.
- Panel point labeling is needed.
- Dust collection override switch cover is needed in Building 14. Label needed on cover for switch once installed.

LOCATION:
Stormville, NY

GROSS SQUARE FEET:
100,000

CX SERVICES:
Submittals Review
Installation Inspections
Performance Verification
Operations Training

CONTACT:
Adam Card, P.E.
Wendel, 716-688-0766

SCHEDULE:
2023-2025



NEW YORK STATE OFFICE OF MENTAL HEALTH NEW YORK PSYCHIATRIC INSTITUTE BMS UPGRADES - BUILDINGS 4 & 5

New York State Psychiatric Institute in the Washington Heights neighborhood of Manhattan, NY consists of specialized outpatient research clinics, educational facilities, research laboratories, and provides inpatient and outpatient psychiatric services. The Institute consist of two buildings, the Herbert Pardes Building and the high-rise Lawrence G. Kolb Research Laboratory connected by bridge walkways. The entire institute's existing building management software, Siemens Legacy Insight/Apogee, was updated with the newest controls software, Siemens Desigo, along with existing panels and controllers not compatible with the new software. All graphics were also updated as part of this project. At project inception, twenty percent (20%) of the equipment that was associated with the BMS replacement project was selected for commissioning. With the number of issues related to the aging equipment and possible efficiency opportunities, Aramark was contracted to commission the remaining eighty percent (80%) of the project. A new adult services building consisting of 156 beds.

SYSTEMS COMMISSIONED:

Entire building management system including all panels, wiring, end devices, programming, and graphics.

COMMISSIONING SUCCESS:

Aramark identified the following high priority issues:

- Numerous firestopping and fire rated partition deficiencies due to new wiring.
- AHU Fire/Smoke damper issues with multiple air handling units.
- Sequence of operation issues that affected occupant comfort and energy usage.
- Sensor and calibration issues related to aging equipment.
- Airflow issues related to crucial research laboratories.

LOCATION:

New York, NY

GROSS SQUARE FEET:

57,134

PROJECT COST:

\$1.8 M

CX SERVICES:

Design Review

Submittal Review

Installation Inspections

Performance Verification

Operations Training &

Coordination

Energy Efficiency/Optimization

CONTACT:

Raymond Walsh

Plant Superintendent - Facility
Services

646-774-6612

SCHEDULE:

2019-2022



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

LOCATION: Karthaus, PA	CONSTRUCTION COST: \$4.85 Million	CX SERVICES: Submittals Review Installation Inspections Performance Verification Operations Training
CONTACT: Sarah Bingaman DGS, 717-480-2502	GROSS SQUARE FEET: 12,000 GSF	
	SCHEDULE: 2023-2024	

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 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.

This project is currently finishing construction installation. Some of the issues identified include:

- Spare conduits are 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 the Training Room 129.
- VAVs are observed to be installed without gasketed bottom side access doors.
- Victaulic sprinkler head hoses are not being installed in accordance of 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**



The Youth challenge program is a National Guard Bureau program designed to intervene in and reclaim the lives of 16- to 18-year-old students who are in danger of not completing secondary education. 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.

COMMISSIONING SUCCESS:

Select issues that were identified and successfully resolved include:

- 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.

CONTACT:

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

CONSTRUCTION COST:

\$4 Million

GROSS SQUARE FEET:

15,500

CX SERVICES:

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

SCHEDULE:

2021 – 2023

**PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES
NORRISTOWN STATE HOSPITAL, NEW FORENSIC BUILDING**



Norristown State Hospital is a long-term psychiatric facility that provides treatment for patients with severe and persistent mental illness. As one of two forensic hospitals in the state, this project will create a new forensic building at Norristown State Hospital to meet the increasing need in Eastern Pennsylvania. Existing buildings will be demolished to construct a new forensic building for 270 patient beds, and support services for a final occupancy of 420 beds. Campus infrastructure will be renovated/replaced to support the new building and maintain service to the remaining, existing campus. The building will have multiple high efficiency condensing boilers serving the low temperature heating water system.

Utilizing a Lean Integrated Project delivery process, the project will be constructed in two phases with both phase design work occurring simultaneously. Phase 1 construction (270 beds) final completion is slated for September 2028. Phase 2 construction (+150 beds) final completion is slated for October 2029.

Currently in the Design Phase, Aramark identified several design review comments to support coordination. Some of the comments include:

- Recommend additional clarity on Boiler sequencer logic for staging up and down of boilers together, associated flow meter values and equalization of run time. We've experienced issues with boiler manufacturers with this in past projects.
- Several comments identified on BACNet IP integration and points to be monitored, integrated and associated wiring diagrams to be included
- Identified fire alarm devices missing in required location and requested a fire alarm control matrix that includes system inputs and outputs with annunciation, notification and required fire safety control functions.
- Coordinate loss of power intended operation and restart procedures.

LOCATION:

Norristown, PA

GROSS SQUARE FEET:

435,700

PROJECT COST:

\$365 Million

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:

Linda Kulp
717-787-7018
likulp@pa.gov

ARAMARK FEE:

\$156,412

PROJECT SCHEDULE:

2023-In progress (est. 2029)

B. PROJECT UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING

This project involves repairing and upgrading the existing Security Control System at SCI Benner, a fully automated 2,000-bed facility. The current system has stopped functioning properly due to aging hardware and obsolete components. The goal is not to change system functionality but to restore full operation as originally designed.

Key parts of the system—such as HMIs that control facility doors, intercoms, and lighting—must be replaced because the existing InduSoft Web Studio 7.1 software is incompatible with modern 64-bit Windows 10 computer hardware.

The scope includes:

- Replacing 35 HMI computers and associated control software.
- Updating software interfaces for intercom, camera, and lighting systems so they work with the new hardware.
- Performing any needed interface design, development, and programming to integrate old and new components.

The scope does not include upgrading PLCs or the physical hardware of intercom, lighting, or camera systems—only their interfaces to the HMI system.

The project schedule notes design phase between March and April 2026. Construction is slated from April through December 2026.

PROJECT APPROACH

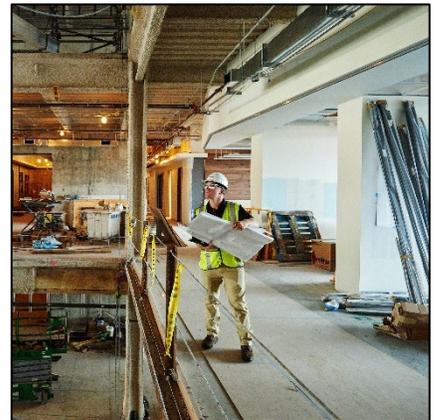
It is evident that in order to truly assist in the short- and long-term success of this project, our commissioning plan requires a unique and varied blend of technical, operational, and engineering expertise. The challenges involved in the construction of this project focus around:

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 SCI Benner 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

DESIGN PHASE

With design kickoff date of March 2026 and design completion scheduled for April 2026, the design phase tasks are listed below. 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:

- 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 Owner's Project Requirements (OPR).
- b. **Design Review** - The Design Phase includes two delivery stages: Preliminary Design and Final Design. The selected CxA is to provide a review and comments of the Professional's design documents and Basis of Design (BoD) narrative for compliance with the Owner's Project Requirements. Design review shall include a back-check of Commissioning Design Review Comments at subsequent design stages.

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). Deficiencies and outstanding issues are documented in the commissioning database. The intent of the database 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 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. **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/e-Builder.
- b. **Job Construction Meetings** - CxA shall attend regular job construction meetings as necessary to ensure the systems are properly installed, operated, and tested and are functioning correctly to meet the design intent. Aramark assumes attendance at 8 job construction meetings.
 - c. **Commissioning Meetings** - CxA shall hold regularly scheduled jobsite Commissioning Meetings 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. Aramark will conduct at least 8 Cx Meetings in conjunction with construction inspections/visits.
 - d. **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.
 - e. **Issues and Resolution Log** - Develop a commissioning issues log containing open and continuing items, status, and name of person/organization responsible for resolution.
 - f. **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.
 - g. **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.
 - h. **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.
 - i. **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.
 - j. **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

Electrical Systems

- Human Machine Interface (HMI) including all hardware, software, and programming functionality. Test graphics, monitoring, and control points, system diagnostics, alarms, trends, historical data trending, and communications functions.
- Programmable Logic Controllers (PLCs) including all power supplies, hardware, I/O and other module functionality. Test point calibration and configuration. Verify component installation meets manufacturer's installation requirements and industry practice including NEC and UL 508a.
- Perimeter Intrusion Detection Systems (PIDs): Verify end-to-end functionality, alarm detection, and operation.
- Access Control Systems: verify complete end-to-end system functionality and operation. *Aramark has included testing of 41 Card Readers.*
- Door Control Systems. Test and verify correct operation and installation of all functions, sensors, and field-to-panel loops. Verify system configuration and calibration. *Aramark has included testing for 2,321 security controlled and/or monitored doors.*
- Intercom System: verify complete end-to-end system functionality and operation.
- CCTV System: verify that all camera and NVR functions work properly.
- Lighting Control System: verify that all lighting controls work properly end-to-end.
- Code and Documentation Verification: verify that all program code is clearly documented. Verify that all code to be removed has been. Verify that all O&M documentation is correct and updated.
- Documentation: verify that all plans, cutsheets, lists and documentation are updated with as-built installation conditions. Verify that all calibration and testing documentation is correct and complete.
- Hardware components: verify that all system components are provided and installed per manufacturer's instructions, design, and code requirements.

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. Please note that Jeremy O'Roark and Matt Kolson will support the project off-site as needed but will be available to support on-site as needed.

- Jacob Rourke - Centre Hall, PA - 7.2 miles
- Jared Long - Summerhill, PA - 77 miles
- Matt Kolson - Windber, PA - 88 miles
- Jeremy O'Roark - Windber, PA - 86 miles



D. PROJECT WORK PLAN

I. Schedule of Milestones

DESIGN REVIEW PHASE - APRIL 2026 THROUGH MAY 2026

- Conduct Owner's Project Requirements (OPR) workshop and develop OPR.
- Develop and provide the Cx Plan.
- Provide design review and comments.

CONSTRUCTION PHASE - MAY 2026 THROUGH DECEMBER 2026

- 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/WARRANTY PHASE - DECEMBER 2026 THROUGH DECEMBER 2027

- 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 ATC contractor support 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. Design Phase (OPR, Cx Plan, Design Meetings): **60 hours**
- B. Construction Phase: **1,204 hours**

- 1) Construction and Cx meetings: **40 hours**
 - 2) Cx documentation (Submittals, Issues list, PFT checklist, FT forms): **60 hours**
 - 3) Site work (Installation observation, PFT verification, FT): **1,104 hours**
- C. Training Phase (Training coordination): **16 hours**
- D. Warranty Phase (Opposite season testing, post-occupancy warranty review): **8 hours**
- E. Final Documentation (Preliminary and Final Cx report, Systems Manual): **48 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 success of our approach has always been the quality and consistency of our senior leadership as well as the professionals that comprise the core technical team. The organizational chart illustrates the proposed team for this engagement. Biographies including experience with similar projects as well as overall expertise are included on the next pages.

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

<p>Jeremy O’Roark</p> <ul style="list-style-type: none"> ▪ Senior Manager ▪ 25 years’ experience ▪ Mechanical Engineer ▪ 16 years with Aramark 	<p>Jacob Rourke</p> <ul style="list-style-type: none"> ▪ 8 years’ experience ▪ Energy Engineer ▪ NABCEP PVA Certified ▪ 1.75 years with Aramark 	<p>Matt Kolson</p> <ul style="list-style-type: none"> ▪ 25 years’ experience ▪ Multiple Technical Certifications ▪ 7.75 years with Aramark
<p>Jared Long</p> <ul style="list-style-type: none"> ▪ 16 years’ experience ▪ EPA Universal Certification 608/609 ▪ 1.75 years with Aramark 	<p>Brett Bernardo, P.E.</p> <ul style="list-style-type: none"> ▪ 24 years’ experience ▪ Professional Engineer ▪ Mechanical Engineer ▪ 18 years with Aramark 	

JACOB ROURKE

Engineering Manager
Aramark Engineering
Solutions

**TOTAL GSF
COMMISSIONED**

1+ Million

**TOTAL COMMISSIONING
PROJECTS**

20+

EDUCATION

Penn State University
Bachelor of Science
Energy Engineering

CERTIFICATIONS

NABCEP PVA

OSHA 10

ASSOCIATION

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.

Jacob is proposed as the project manager for this project and will perform design review and submittal review, design the PFT and FT forms, and perform static inspections and functional testing of the electrical systems.

COMMISSIONING AGENT 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

Wellspan York Hospital

University of Maryland

- Barry Gossett Basketball Facility
- Stanley Zupnik Hall

JARED LONG

Commissioning Manager
Aramark Engineering
Solutions

EDUCATION

Pennsylvania College of
Technology
Williamsport, PA
Associates HVAC
Technology

CERTIFICATIONS

Dectron Dry-O-Tron
EPA Universal Certification
608/609
OSHA 10

Mr. Long has over 16 years of experience in education and industrial facilities management systems. He is skilled at overseeing installation, testing, commissioning, and maintenance activities for plant equipment.

On behalf of Aramark, Jared is working on several projects for Penn State University and the PA Department of General Services

For 14 years, he was the Assistant supervisor for HVACR services for Saint Francis University. During this time, Mr. Long supported the repairs, planned maintenance and operations of the building automation system, fire alarm systems, plumbing, HVAC, refrigeration, and Electrical building systems within a diverse group of campus facilities.

Prior to Mr. Long's tenure at Saint Francis University, he was a service technician for Season-Aire where he supported the service and install of split systems, package units, chillers, roof top units, oil furnaces, gas furnaces, and unit heaters.

PROFESSIONAL EXPERIENCE:

Mount Nittany Health, Toftrees Outpatient Center
Penn State University

- College of Engineering, West 1 and West 2
- East Halls, Phase 2B
- Energy and the Environment Laboratory
- Dubois, Swift BAS Upgrade
- Nursing Building
- Old Main, AHU Replacements
- OPP Chiller Plant
- Susan Welsh Liberal Arts Building,
- White Building

PA Department of General Services

- Blair County - Renovate and Expand Office
- Friedens Readiness Center
- New Community Living Center
- Quehanna Motivational Boot Camp

Saint Francis University

- Connors Fine Art Center
- Saint Margaret OT Building

MATT KOLSON

Project Manager
Aramark Engineering
Solutions

**TOTAL GSF
COMMISSIONED**

2.5 Million

**TOTAL COMMISSIONING
PROJECTS**

55

EDUCATION

Penn State University
Undergraduate Studies

CERTIFICATIONS

SE SmartStruxure Solution
Certified Software Engineer

Honeywell Advanced Care
Programming Certification

Alerton Envision for
BACtalk Operator Course
Certification

Alerton Bactalk Systems
DDC Programming Course
Certification

Alerton Bactalk Systems
Installation and
Commissioning Course
Certification

Invensys I/A Niagara
Engineering Certification
(Tridium)

Tridium N4 Certification

Reliable RCAD Level 3
Certification

OSHA 10

Mr. Kolson is a building control systems professional with over 25 years of progressive experience as a software engineer. His experience includes creation of custom programming and graphic applications, start-up and commissioning coordination of new projects, and customer and employee training. This experience has given him a comprehensive view of all aspects of the control system cycle and also the ability to provide knowledgeable insight into the building control system.

Matt is a commissioning project manager primarily focused at Penn State. His current list of projects includes Penn States Soccer Facility, Sacket Building Renovation, ARL Project Discovery, and an Academic Learning Center and Chiller Plant at a satellite campus. Matt has made a major impact to Aramark’s commissioning program and brings his control expertise to all of the projects within the region. With a strong mechanical background and a large amount of controls experience, Matt bridges the gap between controls and equipment and holistically commissions systems versus pieces of equipment. In addition, Mr. Kolson provides building commissioning services at Saint Francis University and Pennsylvania Department of General Services.

Matt will assist as needed on this project.

COMMISSIONING PROJECT MANAGER EXPERIENCE:

Pennsylvania Dept. of General Services

- District 9 Blair County Office Renovations
- Friedens Readiness Center - Rehabilitation
- Hollidaysburg Veterans Home
- Quehanna Motivational Boot Camp - Renovations to Building D, \$4.85M, 12K GSF

Penn State University

- EJB Innovation Hub - \$53M, 85K GSF
- East Halls Phase 1C - \$75M, 225K GSF
- East Halls Phase 2A - \$55M, 140K GSF
- East Halls Phase 2B - \$82M, 205K GSF
- York Graham Center - \$5M, 8K GSF

Penn State Health

- Hampden Medical Center - \$200M, 300K GSF
- Mont Alto Allied Health Building - \$13M, 21K GSF

St. Francis University St. Margaret’s OT - \$9M, 15K GSF

COMMISSIONING AGENT EXPERIENCE:

Penn State Chemical Biomedical Engineering - \$150M, 194.5K GSF

Penn State Research West - \$7.8M

Penn State Recital Hall and Music I Renovation - \$22.1M, 59K GSF

BRETT BERNARDO, P.E.

Sr. Cx Manager
Aramark Engineering
Solutions

**TOTAL GSF
COMMISSIONED**

2.3 Million GSF

**TOTAL COMMISSIONING
PROJECTS**

150+ Projects

EDUCATION

Pennsylvania State
University
Bachelor of Science
Mechanical Engineering

CERTIFICATIONS

Professional Engineer
(State of PA)

Mr. Bernardo possesses more than 24 years of experience as a diversified mechanical engineer with a strong background in HVAC and controls, as well as computer programming. On behalf of Aramark, Mr. Bernardo supports the western Pennsylvania region specializing in medical facilities, pharmacies, labs, clean rooms, and BSL labs. His work in higher education institutions includes the Penn State University Satellite Campuses, West Virginia University, Penn West: Edinboro University, Indiana University of Pennsylvania, and CalU. K12 experience includes Bethel Park School District, Upper Saint Clair School District, Fox Chapel School District, and Franklin Regional School District.

Prior to joining Aramark, Mr. Bernardo served as a mechanical engineer for Epic Metals Corporation, a manufacturer of architectural steel decking. His responsibilities included project management, where he interfaced with vendors to verify that products met specifications and were completed in a timely fashion. Additionally, he developed product testing procedures to be completed and documented in-house.

Mr. Bernardo also served as an in-service mechanical engineer for the US Navy. His general responsibilities included developing new ship specifications and acting as a technical liaison between the naval ship personnel and the ship building contractors. He was also responsible for future design changes, including modification of deck edge elevator rail design to prevent future expensive maintenance, and verify proper working order of the elevator system. Additionally, he was responsible for editing operating and maintenance procedures to streamline shipboard operations, while verifying compliance with applicable standards and ship manufacturers' requirements.

COMMISSIONING PROJECT MANAGER EXPERIENCE:

Allegheny Health Network

- Wexford Hospital (new construction) - 355k GSF
- WPH OR Air Handler
- AGH Emergency Department Expansion
- Brentwood Neighborhood Hospital, \$12M, 36K GSF
- McCandless Neighborhood Hospital, \$12M, 49k GSF

Bethel Park School District - New High School - \$88M, 327K GSF

Fox Chapel School District - High School Renovation and Addition - \$36M, 317K GSF

George Washington University - Equipment Inventory and Survey

PA Department of General Services

- California University Science Building
- SCI Forest Upgrade/Replace PLC & Microlite System & BAS Upgrade
- SCI Forest Utility Plant Upgrade
- Southwestern Veterans' Center
- Waynesburg Readiness Center

Penn State University

- East Halls Dorm Renovations Phase 1a - Earle Hall and Stuart Hall, 252K GSF

JEREMY O'ROARK

Senior Manager
Aramark Engineering
Solutions

**TOTAL GSF
COMMISSIONED**

11 Million

**TOTAL COMMISSIONING
PROJECTS**

125

EDUCATION

Penn State University
Bachelor of Science
Mechanical Engineering

CERTIFICATIONS

Fundamentals-in-
Engineering
OSHA 10

Mr. O'Roark possesses more than 25 years of experience in mechanical engineering. On behalf of Aramark, he provides commissioning services for clients throughout Pennsylvania and West Virginia. Mr. O'Roark is serving as the project manager on several large high-profile projects within the Mid-Atlantic region, including several projects at The Pennsylvania State University including the West 1 Building, West 2 Building, Susan Welch Liberal Arts Building, Osmond Lab Renovation and Osmond North Building Construction, and the Lasch Football Building Addition and Renovations projects.

Prior to joining Aramark, Mr. O'Roark worked for FIT Optimized Solutions where he provided technical assistance and acted as a point of contact for several large customers. His responsibilities included planning detailed migrations, integrations, and upgrades with these clients. He also conducted informational sessions and product demonstrations with prospective clients and professional consulting firms. Additionally, he was responsible for producing automatic temperatures control specifications and detailed sequence of operations. He engineered automatic temperature control systems per plans and specs for both schools and hospitals including producing detailed wiring diagrams of automatic control systems and detailed panel layouts.

For this project, Jeremy will be responsible for quality control as well as major issue resolution.

SELECT COMMISSIONING AGENT EXPERIENCE:

Penn State University

- Pegula Ice Arena - \$59M, 210K GSF
- Moore Building Addition and Renovation - \$36.4M, 147K GSF
- Morgan Academic Center - \$7.2M, 93K GSF
- Findlay Commons - \$21.5M, 89.6K GSF
- Ritenour Student Center - \$7M, 21K GSF
- Recital Hall and Music I Renovation - \$22.1M, 59K GSF
- West 1 New College of Engineering Building - \$225M, 280K GSF
- West 2 New College of Engineering Building - \$88M, 105K GSF
- Lasch Football Building Renovations - \$ 66.3M, 145.6K GSF

PA Department of General Services

- SCI Benner - \$180M, 629.6K GSF
- SCI Phoenix - \$350M, 1,000K GSF
- PennDot District 2 Office - \$16M, 75.4K GSF

University of Pittsburgh - Benedum Hall - \$40M, 180K GSF