

January 20, 2026

Susan Stanisic
Department of General Services
2nd Floor Arsenal Building
18th & Herr Street
Harrisburg, PA 17125
Phone: 717-783-3273
Email: sstanisic@pa.gov

RE: Response to Pennsylvania Department of General Services Request for Proposal, Capitol Complex Central Plant - Building Renovations, Chiller System Replacement (Project No. DGS C-0948-0090 Phase 3)

Dear Susan,

We appreciate the opportunity to submit the following technical proposal.

Sincerely,



Brian Laub, HCC
Senior Vice President
717-669-7550
blaub@wohlsen.com

Wohlsen Construction Company
548 Steel Way
P.O. Box 7066
Lancaster, PA 17604-7066





pennsylvania

DEPARTMENT OF GENERAL SERVICES

WOHLSEN
CONSTRUCTION

TECHNICAL SUBMITTAL

Capitol Complex Central Plant -
Building Renovations, Chiller
System Replacement

DGS C-0948-0090 Phase 3

January 20, 2026

SECTION T-1A INTRODUCTION TO THE PROJECT TEAM

Clearly identify the Project Team personnel and their roles and responsibilities on the project.

Project Team Roles and Responsibilities

Wohlsen Construction brings more than 135 years of experience delivering complex, high-profile projects for institutional and public-sector clients across Pennsylvania. Our success is rooted in disciplined planning, collaborative leadership, and proven risk management that protects schedule, budget, safety, and quality. For the DGS Capitol Complex Central Plant – Building Renovations and Chiller System Replacement Project, Wohlsen has assembled a project team with the specific leadership experience, technical expertise, and decision-making authority required to deliver a mission-critical infrastructure upgrade within an active, highly visible campus environment.

We recognize that this project presents unique challenges, including underground construction, operational continuity of essential utility systems, restricted access, heightened safety and security requirements, and coordination across multiple prime contracts. The Wohlsen project team is structured to provide clear lines of authority, decisive leadership, and proactive coordination among DGS, design professionals, the Commissioning Agent, client agency representatives, other prime contractors, and specialized trade partners. Our approach emphasizes early issue identification, disciplined communication, and collaborative problem solving to minimize risk and maintain uninterrupted plant operations.

Each member of the Wohlsen Project Team has been selected based on demonstrated qualifications directly relevant to this project, including proven technical expertise, prior experience on DGS projects of similar complexity, in-depth knowledge of DGS procedures and systems, and the ability to coordinate effectively within multi-prime delivery environments. The team brings strong leadership, communication skills, and a consistent track record of anticipating risks, responding to changing conditions, and delivering successful outcomes. This focused team is fully committed to achieving the objectives of the Capitol Complex Central Plant Project through careful planning, open communication, and disciplined execution.

Wohlsen Project Leadership

Brian Laub, Senior Vice President, will provide executive oversight and strategic leadership for the project. He oversees all operational activities across Wohlsen's Pennsylvania region and ensures projects are delivered with a strong focus on safety, quality, schedule, and budget. With over 20 years of industry experience, Brian has led numerous complex institutional and public-sector projects and will ensure the project team has the resources, guidance, and executive support necessary for successful delivery.

Mark O'Rourke, Sr., Project Executive, will provide strategic leadership and oversight throughout all phases of the project. With more than 30 years of construction experience, Mark brings a hands-on leadership style focused on collaboration, accountability, and performance. His experience delivering complex projects within active campus environments enables him to effectively balance stakeholder needs, construction logistics, and operational constraints while maintaining high standards of execution and client satisfaction.

Louis Gonsauls, Senior Project Manager, will provide day-to-day leadership and overall management of construction activities. Lou is responsible for schedule control, logistics planning, safety, quality assurance, and coordination among all primes and stakeholders. With 19 years of industry experience and extensive work in active and occupied public facilities—including Amtrak, DGS, and institutional projects—Lou brings a deep understanding of sequencing, interdependencies, and the importance of continuous coordination to minimize operational impacts.

Wyatt Grossman, Assistant Project Manager, will support coordination across all phases of the project, managing submittals, RFIs, procurement of long-lead items, documentation, quality control records, and cost tracking in accordance with DGS requirements. Wyatt will support field operations by coordinating with other primes, subcontractors, and design professionals to resolve technical issues and maintain schedule alignment, while also assisting with safety compliance and documentation.

Troy Greenly, Superintendent, will serve as the full-time on-site Superintendent, leading all field operations with a focus on safety, quality, and productivity. With 33 years of construction experience and prior DGS project experience, Troy will oversee daily construction activities, manage subcontractors, and lead coordination meetings. He will implement Pull Planning and Lean construction practices to support efficient workflows, proactive problem solving, and adherence to project milestones.

To ensure the project's success, we have assembled a highly qualified and experienced team, supported by a strategic group of advisors and specialized consultants.

- We have engaged **ECS** as our envelope consultant. As a trusted partner of Wohlsen's, ECS will play a critical role in reviewing and verifying the installation of the envelope, ensuring compliance with the highest industry standards.
- **Alan Houck, Safety Manager**, will lead all aspects of safety planning and implementation. He will provide the project team with critical safety resources, expert guidance, and training to maintain a safe and compliant work environment.
- **Anthony Peralla, Senior MEP Field Coordinator**, will leverage his 22 years of skilled trade experience to lead pre-planning and coordination for the mechanical, electrical, and plumbing scopes of work. Earlier in his career, Anthony worked as a technician and foreman, giving him a strong, practical understanding of field execution and trade sequencing. He applies this real-world experience to proactively identify coordination issues, support constructability planning, and ensure efficient integration of MEP systems with structural and architectural work.

The Wohlsen Construction Team will include experienced Forepersons, Field Craftspeople, and Laborers. This intentional and focused team setup aims to improve both efficiency and productivity while maintaining a strong commitment to quality. Our project team will include highly skilled tradespeople, many of whom have decades of experience on similar projects. Additionally, over 80 of our field personnel, who regularly self-perform a variety of construction scopes, will contribute their expertise to ensure the successful completion of this unique and complex project.

Wohlsen Project Team - Designated Critical Work Trade Partners

In addition to our core Wohlsen team, we have chosen the following firms as our Critical Trade Work Partners for the Capitol Complex Central Plant Project. These companies were selected based on proven performance, specialized expertise, and long-standing relationships with Wohlsen.

Over the years, Wohlsen has successfully worked with each of these partners on numerous projects. These established relationships foster seamless communication, efficient coordination, and a shared commitment to quality and timely delivery. By leveraging these trusted partnerships, we are confident in our ability to deliver a smooth execution and outstanding results for this project.

Our Critical Trade Work Partners include:

BELOW GRADE UTILITY VAULT - WOHLSEN CONSTRUCTION COMPANY

- **Lou Gonsauls, Senior Project Manager**, is the lead on all day-to-day operations, communications, and scheduling. Lou brings a wealth of experience from previous DGS and other various public projects.
- **Troy Greenly, Superintendent**, will be Wohlsen's full-time on-site leader. He is Wohlsen's eyes and ears for all daily activities and will track all project schedule milestones to ensure cohesion with all the primes.

HIGH SECURITY BOLLARDS - LV CONCRETE, A WOHLSEN CONSTRUCTION COMPANY

- **Jamie Morrison, Project Manager**, will provide administrative and coordination support for the Capitol Complex Central Plant Project. Jamie will assist with documentation control, submittals, RFIs, meeting coordination, and compliance with DGS administrative and reporting requirements, supporting efficient project execution and clear communication among all stakeholders.
- **Brandon Bender, Superintendent**, will support field operations for the Capitol Complex Central Plant project, assisting with day-to-day coordination of work activities, enforcement of safety and quality standards, and communication between Wohlsen, the trade partners, and other prime contractors. Brandon will help ensure work is executed in accordance with the approved schedule, site logistics, and DGS requirements within the active and operational project environment.

FREIGHT ELEVATORS - RIGHT ELEVATOR COMPANY

- **Daniel Berkey**, Project Manager, is Right Elevator's COO and will be acting as the PM on the Capitol Complex Central Plant project. He will utilize his 12 years of experience to ensure the correct repair of the elevators. Some of his responsibilities will include managing the project from initial survey to final inspection, managing maintenance and service accounts, scheduling mod/construction crews, and planning routes and dispatching maintenance technicians.
- **Derek Wilson**, Superintendent, has 19 years of experience in the elevator industry and will use his knowledge of elevator installation and maintenance to complete the elevator installation through all final regulatory approvals. He will be on-site and his responsibilities include coordinating project schedules with general contractors and other trades, managing the elevator modernization and replacement from initial survey to final inspection, and supervising the elevator work.

STRUCTURAL CORRECTION AND REPAIR - THE WITMER GROUP

- **Ellis Cooksey**, Project Manager, has over ten years of experience within the construction industry. He will be in charge of the day-to-day operations on the Capitol Complex Central Plant project. He will be responsible for scheduling and client communication, among his other responsibilities as The Witmer Group's project manager.
- **John Bricker**, Superintendent, brings with him over 20 years of experience in the construction industry. With a project such as the Capitol Complex Central Plant project, he will be involved in numerous facets of the project, from ensuring project safety to weighing in on the scheduling and manpower requirements for this project. His hands-on experience will be valuable to the project team.

MULTIPRIME CONTRACT COORDINATION AND SEQUENCING - WOHLSEN CONSTRUCTION COMPANY

- **Lou Gonsauls, Senior Project Manager**, is the lead on all day-to-day operations, communications, and scheduling. Lou brings a wealth of experience from previous DGS and other various public projects
- **Troy Greenly, Superintendent**, will be Wohlsen's full-time on-site leader. He is Wohlsen's eyes and ears for all daily activities and will track all project schedule milestones to ensure cohesion with all the primes.

Describe any history of working relationship between firms or team members, including subcontractors performing critical work.

Wohlsen Construction has an established history of working successfully with the proposed project team, including all Designated Critical Work Partners and subcontractors identified for this project, with the exception of Right Elevator. The team was intentionally assembled based on prior collaboration on complex public-sector and infrastructure projects where disciplined coordination, sequencing, and reliability between firms were essential. These existing working relationships significantly reduce start-up risk, support efficient communication, and enable effective coordination across interdependent scopes of work.

Through prior collaboration with the proposed Designated Critical Work Partners, the firms have developed a shared understanding of coordination protocols, safety expectations, quality standards, and documentation requirements. This familiarity allows the team to address scope interfaces efficiently, resolve issues proactively, and minimize disruption to ongoing operations.

While Wohlsen Construction does not have direct prior project experience with Right Elevator, their team was actively engaged during the site visit and early pre-planning efforts for the Capitol Complex Central Plant project. Right Elevator's completed project portfolio and relevant technical experience demonstrate their unique qualifications to successfully execute the freight elevator scope for this project.

Early engagement has allowed Wohlsen to align the proposed project team with established coordination protocols and documentation requirements from the outset.

In addition, the Wohlsen management team proposed for this project has significant experience working together on complex projects, providing continuity of leadership and decision-making. The Project Executive, Senior Project Manager, and Superintendent have collaborated on multiple public-sector and institutional projects. Collectively, this leadership team brings over 89 years of construction industry experience, enabling informed decision-making, prompt issue resolution, and consistent leadership throughout the project.

For the Capitol Complex Central Plant project, Wohlsen will serve as the Designated Critical Work Lead for the Below-Grade Utility Vault, Below-Grade Tunneling, and Multiple Prime Contract Coordination and Sequencing of Work packages. In this role, Wohlsen will leverage its established relationships with subcontractors and other prime contractors to provide clear direction, integrate work activities, and maintain alignment with project sequencing and operational constraints. This history of collaboration, combined with defined leadership responsibility, provides a strong foundation for coordinated execution, risk mitigation, and predictable project delivery.

BELOW GRADE UTILITY VAULT - WOHLSEN CONSTRUCTION COMPANY

Please see Wohlsen's work experience above.

HIGH SECURITY BOLLARDS - LV CONCRETE, A WOHLSEN CONSTRUCTION COMPANY

LV Concrete is a full subsidiary of Wohlsen Construction. Approximately 75% of LV Concrete's annual revenue is completed with Wohlsen. LV Concrete has completed security bollard work at the PA Capitol Complex following 9/11 in tandem with Wohlsen. Another example of the LV Concrete and Wohlsen Construction partnership includes the **PA DGS Forum** project.

FREIGHT ELEVATORS - RIGHT ELEVATOR COMPANY

Wohlsen Construction does not have any direct experience with Right Elevator, but their team was engaged during the site visit and pre-planning for the Capitol Complex Central Plant project. Their list of completed projects and relevant experience has proved that they are uniquely able to complete this project successfully. Right Elevator is also an accredited Veteran-Owned Business.

STRUCTURAL CORRECTION AND REPAIR - THE WITMER GROUP

The Witmer Group and Wohlsen Construction have a working relationship that spans decades, including several previous DGS projects. Two recent collaborations on DGS projects are the PA State Police Phase 6 and the Lincoln University Residence Hall.

MULTIPRIME CONTRACT COORDINATION AND SEQUENCING - WOHLSEN CONSTRUCTION COMPANY

Please see Wohlsen's work experience above.

Clearly describe Proposer's understanding of the services and materials to be provided on the project.

Wohlsen Construction understands and accepts its responsibility as the General Construction (.1) Prime Contractor and designated Lead Contractor for the Capitol Complex Central Plant project. In this role, Wohlsen will provide the full range of lead-contractor services required under a DGS multi-prime delivery, serving as the central point of coordination among DGS, the design professionals, the Commissioning Agent, the HVAC, Plumbing, and Electrical prime contractors, and associated trade partners. Our responsibility extends beyond execution of the General Construction scope to ensuring all work is properly sequenced, coordinated, and integrated to support continuous plant operations while maintaining safety, quality, and schedule performance.

As Lead Contractor, Wohlsen will develop, maintain, and enforce the integrated project schedule, coordinating underground construction, utility relocations, equipment installation, temporary systems, shutdowns, inspections, testing, and commissioning activities across all prime contracts. We will lead coordination meetings, constructability reviews, pre-installation meetings, and phased work planning sessions to identify scope interfaces and resolve conflicts in advance of field execution. Particular attention will be given to sequencing work involving below-grade construction, freight elevator replacement, structural corrections, security improvements, and system tie-ins to ensure work proceeds safely and efficiently without disrupting plant operations.

The primary challenges of the Capitol Complex Central Plant project stem from executing complex construction within a constrained, underground, and continuously operating utility facility located in a secure and historically sensitive area of the Capitol Complex. The work requires careful coordination all while maintaining uninterrupted chilled water and electrical service. Additional challenges include restricted site access, heightened security protocols, protection of historic resources within Soldier's Grove, and the need to plan and execute system tie-ins, shutdowns, and temporary systems with precision. Wohlsen will address these challenges through early planning, disciplined sequencing, close coordination with DGS and facility stakeholders, and proactive field leadership, ensuring the work is executed safely, efficiently, and in a manner that preserves both operations and the historic character of the Capitol Complex.

Describe the Project Team's experience with projects of similar nature, size and complexity (i.e. large complex mechanical and electrical central utility plants serving a multiple-building campus)

The project team proposed for the Capitol Complex Central Plant Project brings extensive experience delivering utility-intensive construction within active and occupied campuses, where uninterrupted operations, planned shutdowns, and disciplined system turnovers are critical. We understand that the Central Plant must remain fully operational throughout construction to support continuous chilled water and electrical service to the Capitol Complex. The proposed Wohlsen team has successfully delivered projects under similar operational constraints, requiring precise sequencing, proactive coordination with facility operators, and detailed planning of outages and commissioning activities.

A highly relevant example is Wohlsen's underground vault and below-grade construction work at the **Forum Building Renovation**, where we executed excavation, structural concrete, and utility infrastructure within Soldier's Grove adjacent to the Capitol Complex.

This experience is complemented by Wohlsen's work at **Messiah University's Combined Cooling, Heating, and Power Building**, where we provided preconstruction and construction services for a centralized utility facility serving an active academic campus. The project required careful coordination of chilled water, hot water, and energy systems to maintain continuous service while executing tie-ins, scheduled shutdowns, and phased system turnovers. Wohlsen worked closely with campus facilities staff, engineers, and commissioning agents to plan outages well in advance, execute work during approved windows, and transition systems into operation without disrupting campus activities. This experience demonstrates our team's understanding of utility plant operations, system reliability, and the critical importance of controlled shutdowns and seamless turnovers.

Together, these projects directly inform Wohlsen's approach to the Capitol Complex Central Plant project, combining proven utility plant expertise with experience delivering underground infrastructure in constrained, operational environments to ensure safe execution and uninterrupted service.

Describe the Project Team's experience with working in restricted and controlled access facilities where the scheduling and sequencing of the work is critical to maintaining operations in a high-profile environment,

The Wohlsen project team has wide-ranging experience delivering construction projects within restricted and controlled-access environments, where disciplined scheduling, precise sequencing, and continuous coordination are essential to maintaining uninterrupted operations in high-profile public settings. Our teams are accustomed to working under heightened security protocols, limited access conditions, and active operations, and understand that success depends on proactive planning, strict compliance with access controls, and close coordination with owner representatives and security personnel. This experience directly aligns with the operational and security demands of the Capitol Complex Central Plant project.

Wohlsen's ongoing work at the **Pennsylvania State Police Academy** demonstrates our ability to manage multi-phase construction within a highly secure, operational campus where uninterrupted law enforcement training and daily operations are mandatory. Access to work areas is tightly controlled, and construction activities must be sequenced around secure zones and operational priorities. In addition, Wohlsen has completed multiple projects for Amtrak in active rail corridors, environments that require heightened security awareness, strict safety protocols, limited work windows, and coordination with rail operations to protect passengers, infrastructure, and personnel. Together, this experience demonstrates Wohlsen's proven capability to plan, schedule, and execute work in security-sensitive environments where access is restricted, operations must continue, and errors in coordination are unacceptable, experience directly applicable to the Capitol Complex Central Plant project.

Describe the Project Team's experience with working on projects that include special consideration for the historic preservation of the project area

Wohlsen Construction has extensive experience delivering construction projects that require heightened sensitivity to historic preservation, including an ABC National award for the historical renovations and restorations to the **PA State Capitol Building and Dome**. The Wohlsen team is particularly familiar within high-profile, culturally significant environments where protection of memorial landscapes, viewsheds, and public access is critical. We understand that the Capitol Complex Central Plant project is located within Soldier's Grove, a ceremonial and historically significant area of the Capitol Complex, and that construction activities must be planned and executed to preserve historic character while accommodating critical infrastructure upgrades. This work demands disciplined planning, controlled access, and careful restoration to maintain the integrity of the surrounding historic environment.

A directly comparable example is Wohlsen's work on the **Forum Building Renovation**, which included underground construction within Soldier's Grove adjacent to memorial elements, mature landscaping, and pedestrian circulation routes. Wohlsen executed this work through detailed preplanning, phased sequencing, and close coordination with DGS and the design team to protect historic features, maintain safe public access, and restore all disturbed areas to their original condition. This experience directly informs our approach to the Central Plant project. Wohlsen understands the importance of treating Soldier's Grove not simply as a work zone, but as a historic and ceremonial space, and will apply the same preservation-focused execution to safely deliver underground and infrastructure improvements while safeguarding the historic significance of the Capitol Complex.

Describe the team's experience with maintaining the overall project schedule, milestones, and completion dates to meet critical path requirements.

The Wohlsen project team brings extensive experience developing, managing, and enforcing project schedules for complex public-sector projects where strict adherence to defined milestones, interim completion requirements, and final contract dates is critical. We understand that the Capitol Complex Central Plant project includes a fixed contract duration, milestone constraints, and the need to maintain uninterrupted plant operations while coordinating work across multiple prime contracts. Wohlsen addresses these challenges through disciplined critical path development, clear milestone accountability, and proactive identification and mitigation of schedule risks before they impact overall project performance.

Our schedule management approach is specifically tailored to a multi-prime delivery environment, where alignment among separate contracts is essential to maintaining the overall critical path. Wohlsen develops and maintains fully integrated, multi-prime CPM schedules supported by rigorous update cycles, detailed look-ahead planning, and structured coordination meetings. On the **Pennsylvania State Police Academy** project, Wohlsen engaged a TAKT Plan scheduling consultant to implement flow-based, location-driven planning and control, ensuring consistent workflow, reliable handoffs, and proactive constraint management across multiple buildings and trades. Through this structured yet collaborative approach, Wohlsen provides transparency into downstream impacts, strengthens coordination among all prime contractors, and reliably meets contractual completion requirements while minimizing disruption to ongoing Central Plant operations.

Describe experience working on a multi-prime contract.

Wohlsen Construction has decades of experience delivering projects under multi-prime contracting structures for the Commonwealth of Pennsylvania and other public-sector owners, frequently serving as the General Construction Prime and Lead Contractor. Our teams are well-versed in coordinating multiple prime contractors, design professionals, commissioning agents, and stakeholders within complex regulatory and operational environments. Familiarity with DGS administrative procedures, coordination protocols, and documentation requirements enables Wohlsen to lead multi-prime projects with clarity, accountability, and minimal learning curve, maintaining schedule integrity, safety, and quality across all disciplines.

This experience includes serving as Lead Contractor on high-profile, operational facilities such as the **Forum Building Renovation**, where Wohlsen coordinated multiple prime contracts during major mechanical, electrical, and structural upgrades within an occupied historic Capitol Complex facility, and the **Pennsylvania State Police Academy**, where we continue to manage multi-prime work across an active, security-sensitive campus. For the Capitol Complex Central Plant project, Wohlsen will serve as the Multiple Prime Coordination Designated Critical Work Partner and manage the multi-prime coordination, applying proven practices including integrated scheduling, structured coordination meetings, proactive interface management, and early issue resolution to ensure safe execution, minimized operational disruption, and predictable outcomes for DGS.

Describe the Proposer's experience with construction of an underground electrical vault (approximately 90-ft. x 40-ft., or larger), access shaft and access tunnel.

Wohlsen Construction has direct, relevant experience delivering underground cast-in-place concrete vaults and tunnel construction in constrained, historically sensitive, and operational environments where coordination, sequencing, and protection of surrounding infrastructure are critical. Our teams routinely manage below-grade construction challenges, including engineered shoring, groundwater management, utility coordination, confined-space access, and restoration of surface and landscape features, all while maintaining safety and uninterrupted site operations. This experience aligns directly with the technical and logistical demands of the Capitol Complex Central Plant project.

A highly comparable example is Wohlsen's role as Lead Contractor on the **Forum Building Renovation** for the Commonwealth of Pennsylvania, where we executed underground construction within Soldier's Grove adjacent to historic and occupied facilities. The work included below-grade excavation and construction in close proximity to existing utilities, structures, and memorial landscapes, requiring detailed investigation of existing conditions, controlled access, phased sequencing, and close coordination with specialty trade partners. Wohlsen managed excavation, engineered shoring, structural concrete, and waterproofing activities to construct new underground spaces supporting major electrical and mechanical infrastructure while protecting adjacent assets and maintaining public and facility operations.

For the Capitol Complex Central Plant Project, Wohlsen Construction will serve as the Lead Contractor for the Below-Grade Utility Vault and Below-Grade Tunneling Designated Critical Work Package. We will apply proven means and methods developed on comparable projects to plan and execute the underground electrical vault, access shaft, and connecting tunnel with precision and minimal disruption. Through proactive planning, disciplined sequencing, hands-on coordination of trade interfaces, and rigorous safety and quality controls, Wohlsen is well prepared to safely and effectively deliver this critical scope in full alignment with project requirements, operational constraints, and DGS quality and safety expectations.

Describe the Proposer's experience with the replacement of a freight elevator.

Wohlsen Construction has extensive experience with the installation, replacement, and modernization of elevator systems, including hundreds of elevators delivered on institutional, industrial, and public-sector projects, with numerous retrofit and replacement installations within existing facilities. This experience includes elevator replacements requiring hoistway modifications, construction of new pits and machine rooms, structural integration, electrical and life-safety upgrades, and full commissioning, often performed in occupied or operational environments. A highly relevant example is Wohlsen's work on the **Forum Building Renovation** for the Commonwealth of Pennsylvania, where four existing elevators were replaced and modernized within an occupied, historic Capitol Complex facility, requiring precise sequencing, phasing, controlled access, and coordination with other prime contractors to maintain operations and life-safety compliance. This directly aligns with the Capitol Complex Central Plant project, where replacement of the freight elevator and construction of a new pit and machine room must be coordinated with ongoing plant operations and other infrastructure upgrades, demonstrating Wohlsen's capability to safely deliver this scope in full compliance with DGS requirements and project constraints.

Our Freight Elevator Designated Critical Work Partner, Right Elevator, is a family-owned and operated commercial elevator contractor that specializes in comprehensive, customized solutions for a wide range of elevator needs, including maintenance, service, repair, testing, modernization, and new construction. With decades of experience in the industry, Right Elevator's team has the knowledge and skills to manage any elevator service project. We are equipped to handle everything from routine maintenance to large-scale modernization and new construction projects. Our experience includes other Department of General Services projects.

Describe the Proposer's experience with structural corrections and repairs in an existing chiller plant and cooling tower.

While Wohlsen Construction has not performed structural corrections within this exact type of active central chiller plant or cooling tower, we have extensive experience executing equivalent structural remediation work in operational institutional and infrastructure facilities using comparable means and methods. Our teams have completed structural repairs involving cast-in-place and precast concrete, structural steel, and masonry systems in constrained environments that require careful sequencing, temporary support, protection of adjacent systems, and coordination with ongoing mechanical and electrical operations. The technical challenges and risk management considerations associated with this work are directly comparable to those anticipated for the Capitol Complex Central Plant.

Wohlsen's experience includes repairing deteriorated concrete elements, addressing corrosion of embedded and exposed steel, reinforcing existing structural members, and restoring masonry assemblies while maintaining facility operations. These efforts have required detailed investigation of existing conditions, coordination with engineers and testing agencies, development of repair procedures, and implementation of protection and safety measures. Although the setting may differ from a chiller plant or cooling tower, the underlying construction techniques, sequencing strategies, quality control requirements, and documentation processes are directly transferable to this project.

A representative example of this capability is Wohlsen's work on the **Forum Building Renovation**, where the team performed structural repairs within an occupied, historic facility in conjunction with major mechanical and electrical upgrades. The project required careful evaluation of existing conditions, coordination with ongoing operations, and disciplined execution to complete remediation work without disrupting building functionality. For the Capitol Complex Central Plant project, Wohlsen will apply this same proven approach in alignment with project requirements and operational constraints to support long-term system reliability and performance.

Our Structural Correction and Repair Designated Critical Work Partner, The Witmer Group, has completed a wide variety of concrete restoration projects. A recent project of note is the completion of an exterior façade restoration and interior overhead, vertical, and horizontal concrete repairs at ZeroPak. This project encompassed 40,000 sq. ft. of concrete repair and was completed in November of 2025.

Describe the Proposer's experience with installing deep mount high security bollards with M50 rating.

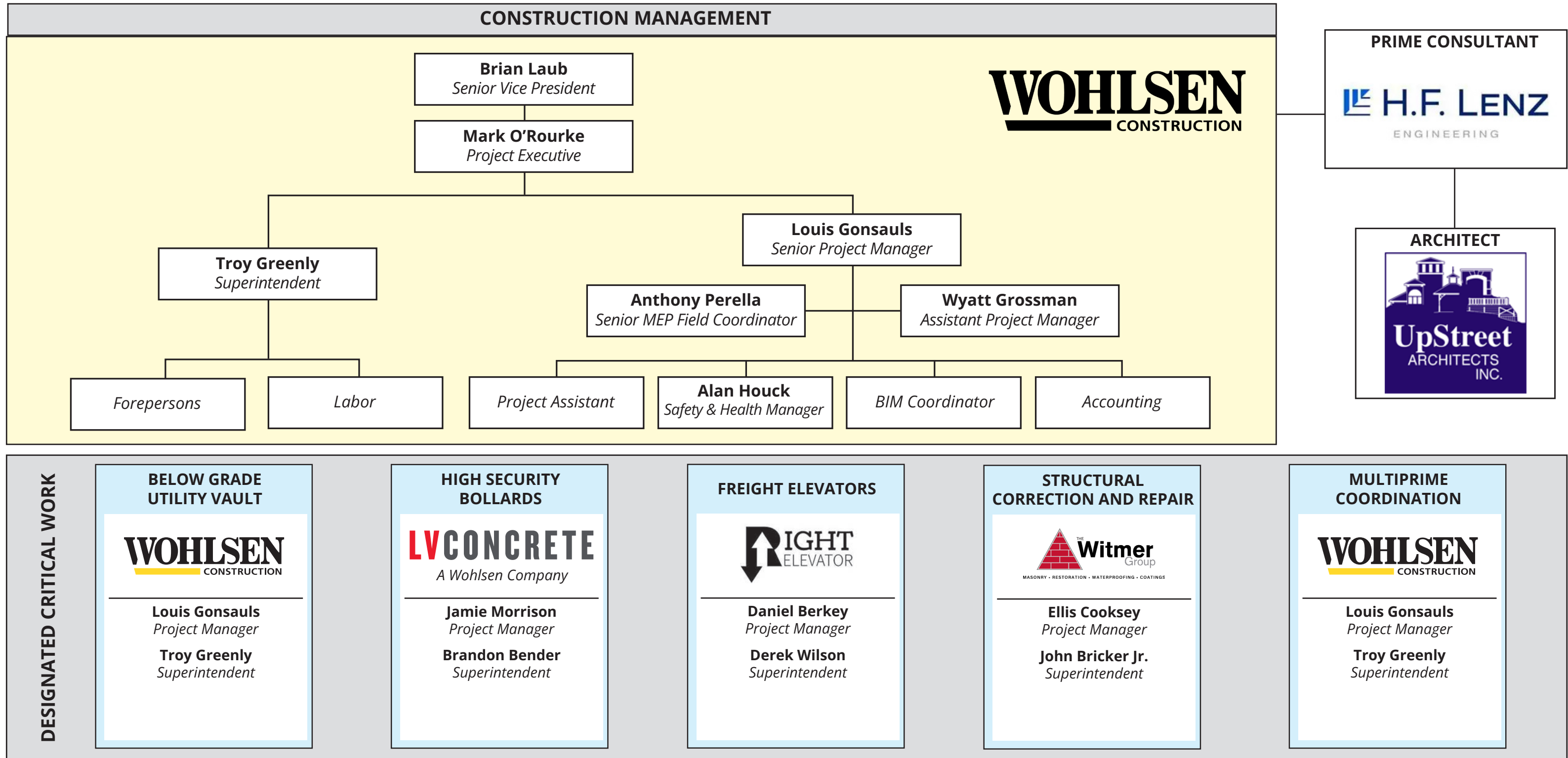
Wohlsen Construction has extensive experience installing high-security, vehicle-rated bollard systems on public and institutional projects where security performance, constructability, and coordination with active infrastructure are critical. Our experience includes deep-mount fixed, removable, and retractable bollards requiring controlled excavation, reinforced concrete foundations, precise embedment, and coordination with adjacent utilities, roadways, and site security measures. For the Capitol Complex Central Plant project, LV Concrete a Wohlsen Construction company, will serve as the Designated Critical Work Partner for the high-security bollard installations, providing specialized expertise and direct oversight of this work.

A representative example of this experience occurred following the events of September 11, 2001, when LV Concrete installed 100 deep-mount high-security bollards throughout the Pennsylvania Capitol Complex under strict security protocols and controlled access conditions. This work involved deep foundations, reinforced concrete construction, and precise execution to meet stringent anti-ram specifications and crash-rating standards equivalent to M50 requirements while protecting surrounding infrastructure and maintaining public safety. This experience demonstrates Wohlsen's and LV Concrete's ability to execute high-security bollard installations in sensitive, operational environments while meeting stringent performance, coordination, and durability requirements.

Describe the Proposer's experience as the lead contractor on a multi-prime contract project in sequencing work, scheduling, and coordination with all contractors.

Multi-prime delivery presents inherent risks related to fragmented responsibility, schedule conflicts, and scope gaps. Wohlsen Construction has extensive experience serving as Lead Contractor on multi-prime public projects and has been successfully delivering public work since Pennsylvania enacted the Separations Act, completing dozens of projects under this delivery structure. Wohlsen understands that success in a multi-prime environment depends on active schedule control, disciplined sequencing, and clear coordination. For the Capitol Complex Central Plant project, Wohlsen will develop, maintain, and enforce the integrated project schedule; identify and manage critical scope gaps between the General, HVAC, Plumbing, and Electrical prime contracts; and sequence work to support continuous plant operations. High-risk activities, including underground electrical vault and tunnel construction, freight elevator replacement, utility tie-ins, and temporary chiller changeovers, will be collaboratively planned.

Wohlsen will manage multi-prime risk through focused coordination and early conflict resolution supported by regular coordination meetings, short-interval planning, and detailed look-ahead schedules. This disciplined approach provides early visibility into conflicts, allowing issues to be resolved before they affect the overall critical path. When conflicts arise, Wohlsen provides timely facilitation, clear direction, and accountability while maintaining a cooperative, solution-oriented team environment. This proven approach delivers predictable schedule performance and protects critical Capitol Complex operations throughout construction.



APPENDIX F
PRIME CONTRACTOR
QUALIFICATION STATEMENT

COVER SHEET

DGS Project Name Capitol Complex Central Plant - Building Renovations,
Chiller System Replacement

DGS Project Number DGS C-0948-0090 Phase 3

Check One:

Corporation,

Partnership,

Individual,

Joint Venture,

Other _____

Name of Firm Wohlsen Construction Company

Address 548 Steel Way, P.O. Box 7066, Lancaster, PA 17604-7066

Principal Office 548 Steel Way, P.O. Box 7066, Lancaster, PA 17604-7066

Owner or Authorized Representative Brian W. Laub, HCC

SECTION 1 – INFORMATION ON FIRM

1.1 Background Information

a) How many years has the firm been in business? 136

b) How many years has the firm been doing business in proposed contract field? 136

Under what former names has the firm conducted business?
Herman Wohlsen's Sons

c) Provide an **Attachment 1** to this Qualifications Statement identifying all jurisdictions in which the firm is licensed or otherwise qualified to do business. List and provide copies of any business or trade licenses, certificates or registrations (to the extent that they apply to the Contract Work) held by the firm.

See following pages.

d) If the firm is a corporation, provide the following information:

Date of incorporation 1959

State of incorporation Pennsylvania

President's name J. Gary Langmuir

Vice President's name(s) Francis X. Eppink, Chief Operating Officer

Brett M. Stevens, Vice President

Brian W. Laub, Senior Vice President

Secretary's name Matthew J. Whipple, VP Risk Management and Senior Counsel

Treasurer's name J. Gary Langmuir, Chief Executive Officer

e) If the firm is a partnership, provide the following information:

Date of formation Not Applicable

Type of partnership Not Applicable

Names of partners Not Applicable

f) If the firm is individually owned, provide the following information:

Date of formation Not Applicable

Name of owner Not Applicable

g) If the form of the firm is other than those listed above, describe it and name the principals:

Not Applicable

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:
- Year 2024 \$ 439,270,785
- Year 2023 \$ 501,210,329
- Year 2022 \$ 424,998,846
- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 13.63%
- c) List the categories of work that the firm normally performs with its own forces on similar projects.
Concrete Work, Rough Carpentry, Finish Carpentry and Millwork, Doors and Windows, Specialty Items

2.2 Project Experience and References

Submit as **Attachment 2** to this Qualifications Statement:

- a) Suggested number of Sheets/Pages:

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects that are similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- i. Name of project, type of project and location
- ii. Description of the project and relevance of work to the Contract Work
- iii. Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- iv. The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- v. The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- vi. As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 3** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:

Year 1:	<u>2025</u>	<u>.578</u>
Year 2:	<u>2024</u>	<u>.617</u>

Year 3: 2023 .715

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1: 2025 0.00

Year 2: 2024 0.00

Year 3: 2023 0.00

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1: 2025 1.32

Year 2: 2024 1.16

Year 3: 2023 1.42

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 4** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation.

Please see attached.

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?

Yes ___ No X

- 3.2 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?

Yes ___ No X

- 3.3 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?

Yes ___ No X

- 3.4 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?

Yes ___ No X

- 3.5 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?

Yes No

- 3.6 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?

Yes No

- 3.7 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?

Yes No

- 3.8 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?

Yes No

- 3.9 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?

Yes No

*Note: information regarding health and safety violations is addressed in a previous section.

- 3.10 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?

Yes No

- 3.11 Has the firm been the subject to any bankruptcy proceeding?

Yes No

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the representations and authorizations listed on the Proposal Signature page and in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

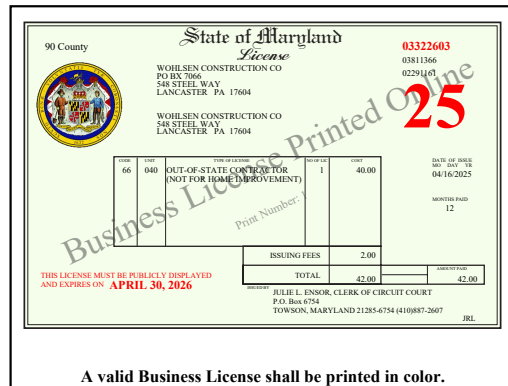
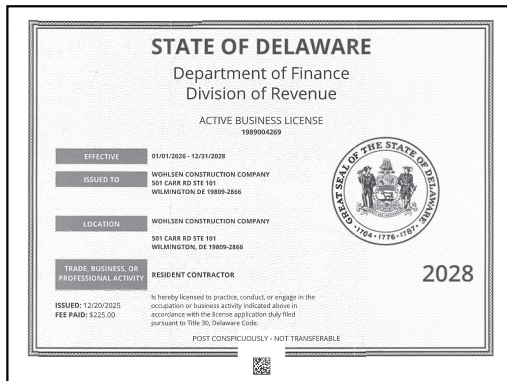
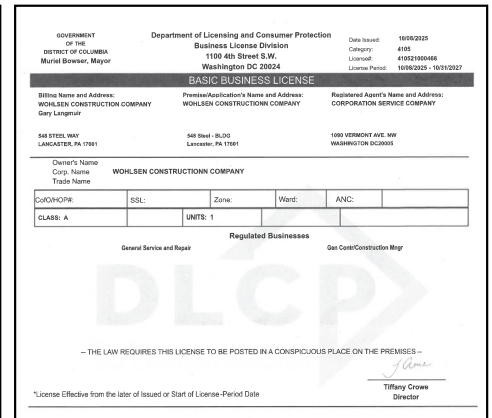
- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.
- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.

- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

APPENDIX F - ATTACHMENT 1 BACKGROUND INFORMATION

Provide an Attachment 1 to this Qualifications Statement identifying all jurisdictions in which the firm is licensed or otherwise qualified to do business. List and provide copies of any business or trade licenses, certificates or registrations (to the extent that they apply to the Contract Work) held by the firm.

State(s)	License Classification(s)	License Number(s)	Expiration Date(s)
Connecticut	Major Contractor	MCO.0903522	06-30-2026
Delaware	Contractor	1989004269	12-31-2028
Maryland	Out of State Contractor	03221876	4-30-2026
New Jersey	N/A	N/A	N/A
Pennsylvania	N/A	N/A	N/A
Virginia	CBC/RBC	2705147553	08-31-2026
Washington, D.C.	General Contractor/ Construction Manager	41052100466	10-31-2027



**APPENDIX F – ATTACHMENT 2
RELEVANT EXPERIENCE**

Commonwealth of Pennsylvania DGS – Renovation of The Forum Building, Phase 1	
Type of Project	Historic Renovation
Location	Harrisburg, PA
Description of the project and relevance of work to the Contract work	<p>A comprehensive renovation of the historic Forum Office Building focused on modernizing the mechanical and electrical systems and reconfiguring floors two through five into modern office spaces. The approximately 350,000 sq. ft. existing building, initially built in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited system upgrades and specific restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives. Work also involved site modifications to increase parking capacity and a building addition to house new chiller equipment, an emergency generator, and an exterior below-grade loading dock.</p> <p>Several aspects of this project represent directly transferable experience to benefit this project, including:</p> <ul style="list-style-type: none"> • Acting as the lead contractor for multiple prime contractors, the scope included major mechanical, electrical, and plumbing (MEP) upgrades at the Capitol Complex. • Exterior site modifications, including parking, chiller addition, and the below-grade vaults, demonstrate experience coordinating exterior improvements in a highly visible and secure environment. • Balancing infrastructure modernization with operational and historic constraints. Work within and around the historically significant spaces required careful planning, protection, and sequencing to maintain building function and integrity. This experience translates directly to executing complex infrastructure upgrades within the Capitol Complex.
Owner Contract Information	William Hess Construction Project Coordinator 607 South Drive, Harrisburg, PA 17120 717-787-5996 wihless@pa.gov
Original Bid/Proposal Price	\$54,760,000
Final Contract Price	\$62,234,741
Original Date for Project Completion	06/14/2023
Projected Completion Date	08/15/2023
Performance Ratings of the Work by Owner and/or Owner’s Representative	N/A

APPENDIX F - ATTACHMENT 2 RELEVANT EXPERIENCE

Commonwealth of Pennsylvania DGS - Renovation of The Forum Building, Phase 1



Overall completed shoring at the cooling tower expansion



Completed site plan of the Cooling tower expansion



Progress of shoring System ready for second set of Tie back installation at Cooling tower Expansion



Progress of Shoring System Installed First set of Tie backs at Cooling tower Expansion

**APPENDIX F – ATTACHMENT 2
RELEVANT EXPERIENCE**

Messiah University – Combined Cooling, Heating & Power Building	
Type of Project	New, pre-engineered building
Location	Mechanicsburg, PA
Description of the project and relevance of work to the Contract work	<p>Preconstruction and construction services for the new 7,000 square foot building housing the mechanical systems and equipment needed for the integration of natural gas and hot and chilled water systems across campus.</p> <p>The pre-engineered building consists of a mechanical room and transfer pad.</p> <p>This building is the hub of Messiah University's Student Enhancement Project which improves the student experience and integrates efficient and environmentally conscious energy sources throughout the campus.</p> <p>Several aspects of this project represent directly transferable experience to benefit this project, including:</p> <ul style="list-style-type: none"> • Wohlsen delivered a dedicated structure that serves multiple campus facilities. This experience demonstrates an understanding of central plant operations, system integration, and the importance of reliability, core requirements of the Capitol Complex Central Plant. • The project required coordination between new utility systems and existing campus distribution networks, reinforcing Wohlsen's ability to manage system interfaces, tie-ins, and commissioning activities that are directly applicable to Central Plant upgrades. • Installation and start-up of central mechanical systems required precise sequencing and coordination to ensure successful commissioning. This experience benefits the Central Plant project, where schedule-driven commissioning milestones and system reliability are critical.
Owner Contact Information	<p>Kathrynne Shafer Vice President of Operations One College Ave, Mechanicsburg, PA 17055 717-766-2511 kshafer@messiah.edu</p>
Original Bid/Proposal Price	\$5,641,962
Final Contract Price	\$5,432,443
Original Date for Project Completion	08/05/2015
Actual Completion Date	04/08/2016
Performance Ratings of the Work by Owner and/or Owner's Representative	N/A

**APPENDIX F - ATTACHMENT 2
RELEVANT EXPERIENCE**

Messiah University - Combined Cooling, Heating & Power Building

Completed exterior elevation of the Messiah College Central Plant



Installed equipment at the cooling, heating, and power Central Plant Building



Installed pumps and controls at the cooling, heating, and power Central Plant Building



Installed electrical equipment at the cooling, heating, and power Central Plant Building



**APPENDIX F – ATTACHMENT 2
RELEVANT EXPERIENCE**

Commonwealth of Pennsylvania DGS – PA State Police Academy	
Type of Project	Modernization of an Active Campus
Location	Hershey, PA
Description of the project and relevance of work to the Contract work	<p>This multi-phased, comprehensive modernization program will upgrade and expand facilities across the 146-acre occupied site while maintaining full operational continuity. The scope includes renovations to the Bureau of Emergency and Special Ops (BESO), the FTU indoor firearms training facility, a five-story marquee building, and the physical education building along with phased updates to existing outbuildings. In addition, new facilities will be constructed, including a call-out village, outdoor tactical range, stables, automotive buildings, and purchasing and storage warehouses, creating a fully modernized and functional campus.</p> <p>Several aspects of this project represent direct transferable experience to benefit this project, including:</p> <ul style="list-style-type: none"> • Effective coordination of construction activities within an active and security-sensitive environment, requiring careful planning to maintain daily operations and public safety, aligns with the need for thorough coordination on the Capitol Complex Central Plant project. • A proven track record of working with DGS personnel, demonstrating our ability to navigate administrative processes and deliver projects efficiently with minimal learning curve. • Careful planning and sequencing of MEP infrastructure across multiple facilities and phases demonstrate Wohlsen's ability to manage schedule dependencies, skills essential for executing Central Plant work tied to utility outages, transfers, and critical path activities.
Owner Contact Information	<p>William Hess Construction Project Coordinator 607 South Drive, Harrisburg, PA 17120 717-787-5996 wihless@pa.gov</p>
Original Bid/Proposal Price	\$274,965,397
Final Contract Price	\$277,725,698
Original Date for Project Completion	07/29/2028
Actual Completion Date	Currently under construction
Performance Ratings of the Work by Owner and/or Owner's Representative	N/A

APPENDIX F - ATTACHMENT 2
RELEVANT EXPERIENCE
Commonwealth of Pennsylvania DGS - PA State Police Academy



Curtainwall installation at the Marquee Building on the 147-acre active campus

Soil wall stabilization for a deep excavation
at the Marquee Building




Overview of the Marquee Building footing and
foundation layout within the project site



Depiction of the soil wall stabilization after the
concrete foundation walls were installed

APPENDIX F - ATTACHMENT 3
OSHA FORMS

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2024 

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	4
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of...	(M)	(N)	(O)
(1) Injury	4	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Wohlsen Construction Company
 Street 548 Steel Way
 City Lancaster State PA Zip 17601

Industry description (e.g., Manufacture of motor truck trailers)
Construction

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

2 3 6 2 2 0

Employment information

Annual average number of employees 330

Total hours worked by all employees last year 687,753

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown 
 Company executive

Safety Director
 Title

717-299-2500
 Phone

1/15/2025
 Date

APPENDIX F - ATTACHMENT 3
OSHA FORMS

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Form approved OMB no. 1218-0176

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Establishment name Wohlsen Construction Company
City Lancaster State Pennsylvania

Identify the person				Describe the case		Classify the case											
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)					
						(G)	(H)	Job transfer or restriction (I)	Other recordable cases (J)	(K)	(L)	Injury (1)	Skin Disorder (2)	Respiratory Condition (3)	Poisoning (4)	Hearing Loss (5)	All other illnesses (6)
1		Foreman	2/2/24	Interior of Crew Building	While holding a blind bracket to install, the drill bit caught and twisted the metal resulting in a laceration to the left hand.				1			x					
2		Field Engineer	2/6/24	Interior of Building A	Worker stood up from installing a dishwasher and tripped over protective floor covering resulting in left knee strain.				1			x					
3		Laborer	5/23/24	Outside front porch	Worker was removing trash when a metal door struck their left side resulting in laceration.				1			x					
4		Concrete Carpenter	11/27/24	Outside of Marquee Building	While walking along building, worker was struck in the face by falling C-clamp resulting in a laceration t their chin.				1			x					
5																	
6																	
7																	
8																	
Page totals						0	0	0	4	0	0	4	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

APPENDIX F - ATTACHMENT 3 OSHA FORMS

OSHA's Form 300A (Rev. 01/2004) Summary of Work-Related Injuries and Illnesses

Year 2023



U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	5
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	5	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Wohlsen Construction Company

Street 548 Steel Way

City Lancaster State PA Zip 17601

Industry description (e.g., Manufacture of motor truck trailers)
Construction

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 329

Total hours worked by all employees last year 700,557

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown
Company executive

Safety Director
Title

717-299-2500 _____
Phone

1/3/2024
Date

APPENDIX F - ATTACHMENT 3 OSHA FORMS

OSHA's Form 300 (Rev. 01/2004) Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Year 2023
U.S. Department of Labor
Occupational Safety and Health Administration



Form approved OMB no. 1218-0176

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Establishment name Wohlsen Construction Company

City Lancaster State Pennsylvania

Identify the person				Describe the case		Classify the case				Enter the number of days the injured or ill worker was:									
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Check the "injury" column or choose one type of illness:									
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)							
								Job transfer or restriction	Other recordable cases			Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses		
(G)	(H)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)								
1		Carpenter	2/3/23	Stairwell in Building B - Martin's Project	Laceration to left ring finger from using circular saw				x			x							
2		Superintendent	3-21-23	Riding in lift to upper floor of Burwick Center project	While riding in a lift to reach the upper floor, worker twisted his left knee resulting in strain				x			x							
3		Carpenter	6-27-23	Building A 2nd Floor	While cutting a box open, knife slipped and struck left forearm resulting in laceration				x			x							
4		Project Engineer	10-24-23	Interior of building	While applying tape to identify punch list item, worker lowered right hand striking outlet box resulting in laceration				x			x							
5		Superintendent	12-27-23	Interior of building	While cutting a stainless steel shelf, worker struck their right lower leg with a grinding blade, resulting in seven staples				x			x							
6																			
7																			
8																			
Page totals						0	0	0	5	0	0	5	0	0	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

APPENDIX F - ATTACHMENT 3 OSHA FORMS

OSHA's Form 300A (Rev. 01/2004) Summary of Work-Related Injuries and Illnesses

Year 2022 
U.S. Department of Labor
 Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	0	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Wohlson Construction Company
 Street 548 Steel Way
 City Lancaster State PA Zip 17601
 Industry description (e.g., Manufacture of motor truck trailers)
Construction
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 319
 Total hours worked by all employees last year 626,022

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown 
 Company executive

Safety Director
 Title

717-299-2500
 Phone

1/3/2023
 Date

APPENDIX F - ATTACHMENT 3 OSHA FORMS

OSHA's Form 300 (Rev. 01/2004) Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.


 Year 2022
U.S. Department of Labor
 Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name Wohlsen Construction Company
 City Lancaster State Pennsylvania

Identify the person		Describe the case				Classify the case															
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:									
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses				
(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	(1)	(2)	(3)	(4)									(5)	(6)		
1																					
2																					
3																					
4																					
5																					
6																					
7																					
8																					
Page totals						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.



**APPENDIX F - ATTACHMENT 3
EMR LETTER**



April 2, 2025

*Angela Kreye
Sr. Account Manager
Group Captives
Zurich North America*

Subject: Wohlsen Construction Experience Modifiers

To Whom It May Concern:

*1299 Zurich Way
Schaumburg, IL 60196-1056*

At the request of the above listed company, we are pleased to inform you of their Experience Modifier Ratios:

*Phone (847) 706-2257
Mobile (847) 217-5345
E-Mail: angela.kreye@zurichna.com*

Eff. Date:	NCCI	PA	DE	NJ
4/1/25	.74	.578	.805	.88
4/1/24	.73	.617	.938	.833
4/1/23	.76	.715	.943	.801
4/1/22	.76	.871	.934	.747
4/1/21	.77	1.064	.928	.898

Please advise should you have additional questions or concerns.

Angela Guerin Kreye

Angela Guerin Kreye, ARM, MBA
Sr. Account Manager/Lead Underwriter
Zurich North America
1299 Zurich Way
7th Floor
Schaumburg IL, 60196-1056

APPENDIX F - ATTACHMENT 4 OSHA CITATIONS

Provide in an Attachment 4 to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation.

Wohlsen's Pennsylvania office has not incurred OSHA citations. However, Wohlsen was inspected by Delaware OSHA on 3/31/22 and 10/3/22 which resulted in citations. Wohlsen contested inspection 1587056.15 and that resulted in a business decision to settle with OSHA outside of court with citations being deleted or reclassified. Inspection 1625919.15 on 10/3/22 was resolved during an Informal Conference where citations were deleted or reclassified. Please note that OSHA's website shows inspection 1587056.15 as open and incorrectly lists the citations. Copies of the settlement agreements are available upon request to Wohlsen's Safety Director, Adam Brown (abrown@wohlsen.com).

APPENDIX F - ATTACHMENT 5 REQUIRED DISCLOSURES

3.5 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?

In 2024, Wohlsen was assessed liquidated damages related to a project in Pennsylvania. A significant subcontract default resulted in delivering the project after the contractual completion date. Wohlsen expended substantial effort to overcome the default and successfully complete the project, but the default occurred too late in the project to allow for on-time completion.

**APPENDIX G
DESIGNATED CRITICAL WORK
QUALIFICATIONS STATEMENT**

COVER SHEET

DGS Project Name Capitol Complex Central Plant - Building Renovations, Chiller System Replacement

DGS Project Number DGS C-0948-0090 Phase 3

DESIGNATED CRITICAL WORK: For proper evaluation, the Proposer MUST submit at least one "Designated Critical Work Qualification Statement" for each Work item listed in T-1C for the respective contract. NOTE: The selected Proposer shall enter subcontracts with each listed subcontractor in T-1C.

Check One Work item for which this Qualification Statement is being submitted:

General Construction (.1 contract)

- Below grade utility (electrical) vault, below grade tunneling
- High security (impact) bollards
- Freight elevator
- Structural correction repair (plant and cooling tower)
- Multiple prime contract coordination and sequencing of work

HVAC Construction (.2 contract)

- Temporary chilled water systems
- Water-cooled chillers and system pumps
- Central plant piping and valve demolition and replacement (steam, chilled and condenser water)
- HVAC central plant controls and optimization strategy
- Testing, adjusting, and balancing
- Chemical Treatment

Electrical (.4 contract)

- Switchgear (main-tie-main with automatic transfer and closed transition transfer)
- Coordination of multiple voltage distribution (medium/low) Substations
- Duct bank (vault and tunnel)
- Busway feeders
- Fire pumps
- Panelboards
- Power conditioning and uninterruptible power supply
- Variable frequency drives
- Short-circuit, coordination, arc flash study

Name of Firm Wohlsen Construction
Address 548 Steel Way, P.O. Box 7066, Lancaster, PA 17604-7066
Principal Office 548 Steel Way, P.O. Box 7066, Lancaster, PA 17604-7066
Owner or Authorized Representative Brian W. Laub, HCC

SECTION 1 – FIRM INFORMATION

1.1 Background Information

a) How many years has the firm been in business? 135

b) How many years has the firm been doing business in proposed contract field? 135

Under what former names has the firm conducted business?

Herman Wohlsen's Sons

c) Identify all jurisdictions in which the firm is licensed or otherwise qualified to do business.

Pennsylvania Delaware New Jersey
Connecticut Maryland Virginia

d) If the firm is a corporation, provide the following information:

Date of incorporation 1959

State of incorporation Pennsylvania

President's name J. Gary Langmuir, CEO

Vice President's name(s) Francis X. Eppink, COO | Brett Stevens, VP | Brian W. Laub, Regional VP

Secretary's name Matthew J. Whipple, VP Risk Management and Senior Counsel

Treasurer's name J. Gary Langmuir, CEO

e) If the firm is a partnership, provide the following information:

Date of formation Not Applicable

Type of partnership Not Applicable

Names of partners Not Applicable

f) If the firm is individually owned, provide the following information:

Date of formation Not Applicable

Name of owner Not Applicable

g) If the form of the firm is other than those listed above, describe it and name the principals:

Not Applicable

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:

Year 2024 \$ 439,270,785

Year 2023 \$ 501,210,329

Year 2022 \$ 424,998,846

- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 13.63%
- c) List the categories of work that the firm normally performs with its own forces on similar projects. Concrete Work, Rough Carpentry, Finish Carpentry and Millwork, Doors and Windows, Specialty Items

2.2 Project Experience and References

Submit as **Attachment 1** to this Qualifications Statement:

- a) Suggested number of Sheets/Pages:

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- vii. Name of project, type of project and location
- viii. Description of the project and relevance of work to the Contract Work
- ix. Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- x. The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- xi. The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- xii. As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 2** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:

Year 1: 2025 0.578

Year 2: 2024 0.617

Year 3: 2023 0.715

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1:	<u>2024</u>	<u>0.00</u>
Year 2:	<u>2023</u>	<u>0.00</u>
Year 3:	<u>2022</u>	<u>0.00</u>

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1:	<u>2024</u>	<u>1.16</u>
Year 2:	<u>2023</u>	<u>1.42</u>
Year 3:	<u>2022</u>	<u>0.00</u>

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 3** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation. Please see attached.

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Is the firm currently debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.2 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.3 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.4 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?
Yes ___ No
- 3.5 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?
Yes No ___

- 3.6 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?
Yes ___ No
- 3.7 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?
Yes ___ No
- 3.8 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?
Yes ___ No
- 3.9 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?
Yes ___ No
- 3.10 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?
Yes ___ No
- *Note: information regarding health and safety violations is addressed in a previous section.
- 3.11 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?
Yes ___ No
- 3.12 Has the firm been the subject to any bankruptcy proceeding?
Yes ___ No

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the other representations and authorizations listed in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.

- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Wohlsen Construction
(Below Grade Utility)

ATTACHMENT 1 - RELEVANT EXPERIENCE

State of Delaware - Kent County Family Court	
Type of Project	Courthouse
Location	Dover, DE
Description of the project and relevance of work to the Contract work	<p>Project Description:</p> <p>Preconstruction and construction management services for a new three-story family courthouse with eight courtrooms and workspaces for various departments, including a Department of Justice, Office of Defense Services, Department of Services for Children, Youth, and Families, Child Support Services, as well as a five-story, 390-car structured parking garage.</p> <p>Relevance to the Contract work:</p> <p>The complex deep excavation for the parking structure required extensive shoring due to the tight lot lines.</p>
Reference Contact Information	<p>Jennifer Coverdale Director, DFM 540 South DuPont Highway, Suite 1, Dover, DE 19901 302-739-5644 jennifer.coverdale@delaware.gov</p>
Original Bid/Proposal Price	\$108,161,147
Final Contract Price	\$108,161,147
Original Date for Project Completion	04/21/2026
Actual Completion Date	04/21/2026
Performance Ratings of the Work by Owner and/or Owner's Representative	N/A

Wohlsen Construction
(Below Grade Utility)

ATTACHMENT 1 - RELEVANT EXPERIENCE

Charlene Schwartz c/o Solow Inc. - Gateway Residence Inn - Philadelphia	
Type of Project	Hotel
Location	Philadelphia, PA
Description of the project and relevance of work to the Contract work	<p>Project Description: New 80,000 sq. ft. five-story hotel located near Philadelphia International Airport, including 121 guest suites with full kitchens, indoor pool, fitness center, exterior patio with fire pit and grill, business center, and breakfast/community area.</p> <p>Relevance to the Contract work: Extensive subterranean work, including a mechanical space, which required deep excavation and shoring</p>
Reference Contact Information	Charlene Schwartz Owner 41 University Drive, Suite 105, Newton, PA 215-860-3240 solowinc@att.net
Original Bid/Proposal Price	\$24,236,853
Final Contract Price	\$24,844,200
Original Date for Project Completion	02/15/2016
Actual Completion Date	03/14/2016
Performance Ratings of the Work by Owner and/or Owner's Representative	N/A

Wohlsen Construction
(Below Grade Utility)

ATTACHMENT 1 - RELEVANT EXPERIENCE

Commonwealth of Pennsylvania DGS – Renovation of The Forum Building, Phase 1	
Type of Project	Historic Renovation
Location	Harrisburg, PA
Description of the project and relevance of work to the Contract work	<p>Project Description: A comprehensive renovation of the historic Forum Office Building focused on modernizing the mechanical and electrical systems and reconfiguring floors two through five into modern office spaces. The approximately 350,000 sq. ft. existing building, initially built in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited system upgrades and specific restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives. Work also involved site modifications to increase parking capacity and a building addition to house new chiller equipment, an emergency generator. and an exterior below-grade loading dock.</p> <p>Relevance to the Contract work: The expansion of the cooling tower included deep excavation, shoring, and extension to an existing below-grade vault.</p>
Reference Contact Information	<p>William Hess Construction Project Coordinator 607 South Drive, Harrisburg, PA 17120 717-787-5996 wihless@pa.gov</p>
Original Bid/Proposal Price	\$54,760,000
Final Contract Price	\$62,234,741
Original Date for Project Completion	06/14/2023
Actual Completion Date	08/15/2023
Performance Ratings of the Work by Owner and/or Owner’s Representative	N/A

Wohlsen Construction
(Below Grade Utility)

Attachment 2 - OSHA 300 2024

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Year 2024
U.S. Department of Labor
Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name Wohlsen Construction Company
City Lancaster State Pennsylvania

Identify the person				Describe the case		Classify the case				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:						(M)					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)
1		Foreman	2/2/24	Interior of Crew Building	While holding a blind bracket to install, the drill bit caught and twisted the metal resulting in a laceration to the left hand.				1			x					
2		Field Engineer	2/6/24	Interior of Building A	Worker stood up from installing a dishwasher and tripped over protective floor covering resulting in left knee strain.				1			x					
3		Laborer	5/23/24	Outside front porch	Worker was removing trash when a metal door struck their left side resulting in laceration.				1			x					
4		Concrete Carpenter	11/27/24	Outside of Marquee Building	While walking along building, worker was struck in the face by falling C-clamp resulting in a laceration t their chin.				1			x					
5																	
6																	
7																	
8																	
Page totals						0	0	0	4	0	0	4	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)



Wohlsen Construction
(Below Grade Utility)

Attachment 2 - OSHA 300A 2024

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2024 
U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)	
(1) Injury	<u>4</u>
(2) Skin Disorder	<u>0</u>
(3) Respiratory Condition	<u>0</u>
(4) Poisoning	<u>0</u>
(5) Hearing Loss	<u>0</u>
(6) All Other Illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Wohlsen Construction Company
Street 548 Steel Way
City Lancaster State PA Zip 17601
Industry description (e.g., Manufacture of motor truck trailers)
Construction
Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 330
Total hours worked by all employees last year 687,753

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown 
Company executive

Safety Director
Title

717-299-2500
Phone

1/15/2025
Date

Wohlsen Construction
(Below Grade Utility)

Attachment 2 - OSHA 300 2023

OSHA's Form 300 (Rev. 01/2004)

Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2023

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Establishment name Wohlsen Construction Company
City Lancaster State Pennsylvania

Identify the person		Describe the case				Classify the case											
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)					
						(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(I)	(J)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)
1		Carpenter	2/3/23	Stairwell in Building B - Martin's Project	Laceration to left ring finger from using circular saw				x			x					
2		Superintendent	3-21-23	Riding in lift to upper floor of Burwick Center project	While riding in a lift to reach the upper floor, worker twisted his left knee resulting in strain				x			x					
3		Carpenter	6-27-23	Building A 2nd Floor	While cutting a box open, knife slipped and struck left forearm resulting in laceration				x			x					
4		Project Engineer	10-24-23	Interior of building	While applying tape to identify punch list item, worker lowered right hand striking outlet box resulting in laceration				x			x					
5		Superintendent	12-27-23	Interior of building	While cutting a stainless steel shelf, worker struck their right lower leg with a grinding blade, resulting in seven staples				x			x					
6																	
7																	
8																	
Page totals						0	0	0	5	0	0	5	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

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Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Wohlsen Construction
(Below Grade Utility)

Attachment 2 - OSHA 300A 2023

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2023



U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	<u>5</u>	(4) Poisoning	<u>0</u>
(2) Skin Disorder	<u>0</u>	(5) Hearing Loss	<u>0</u>
(3) Respiratory Condition	<u>0</u>	(6) All Other Illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Wohlsen Construction Company

Street 548 Steel Way

City Lancaster State PA Zip 17601

Industry description (e.g., Manufacture of motor truck trailers)
Construction

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 329

Total hours worked by all employees last year 700,557

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown ACB
Company executive

Safety Director
Title

717-299-2500
Phone

1/3/2024
Date

Wohlsen Construction
(Below Grade Utility)

Attachment 2 - OSHA 300A 2022

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2022



U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	<u>0</u>	(4) Poisoning	<u>0</u>
(2) Skin Disorder	<u>0</u>	(5) Hearing Loss	<u>0</u>
(3) Respiratory Condition	<u>0</u>	(6) All Other Illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Wohlsen Construction Company
 Street 548 Steel Way
 City Lancaster State PA Zip 17601
 Industry description (e.g., Manufacture of motor truck trailers)
Construction
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 319
 Total hours worked by all employees last year 626,022

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown AC Br
Company executive

Safety Director
Title

717-298-2500
Phone

1/3/2023
Date

Wohlsen Construction
(Below Grade Utility)

**ATTACHMENT 3 -
LIST OF HEALTH AND SAFETY VIOLATIONS (if applicable)**

Wohlsen's Pennsylvania office has not incurred OSHA citations. However, Wohlsen was inspected by Delaware OSHA on 3/31/22 and 10/3/22 which resulted in citations. Wohlsen contested inspection 1587056.15 and that resulted in a business decision to settle with OSHA outside of court with citations being deleted or reclassified. Inspection 1625919.15 on 10/3/22 was resolved during an Informal Conference where citations were deleted or reclassified. Please note that OSHA's website shows inspection 1587056.15 as open and incorrectly lists the citations. Copies of the settlement agreements are available upon request to Wohlsen's Safety Director, Adam Brown (abrown@wohlsen.com).

Wohlsen Construction
(Below Grade Utility)

**ATTACHMENT 5 -
REQUIRED DISCLOSURES (if applicable)**

In 2024, Wohlsen was assessed liquidated damages related to a project in Pennsylvania. A significant subcontract default resulted in delivering the project after the contractual completion date. Wohlsen expended substantial effort to overcome the default and successfully complete the project, but the default occurred too late in the project to allow for on-time completion.

**APPENDIX G
DESIGNATED CRITICAL WORK
QUALIFICATIONS STATEMENT**

COVER SHEET

DGS Project Name Capitol Complex Central Plant - Building Renovations, Chiller System Replacement

DGS Project Number DGS C-0948-0090 Phase 3

DESIGNATED CRITICAL WORK: For proper evaluation, the Proposer MUST submit at least one "Designated Critical Work Qualification Statement" for each Work item listed in T-1C for the respective contract. NOTE: The selected Proposer shall enter subcontracts with each listed subcontractor in T-1C.

Check One Work item for which this Qualification Statement is being submitted:

General Construction (.1 contract)

- Below grade utility (electrical) vault, below grade tunneling
- High security (impact) bollards
- Freight elevator
- Structural correction repair (plant and cooling tower)
- Multiple prime contract coordination and sequencing of work

HVAC Construction (.2 contract)

- _____ Temporary chilled water systems
- _____ Water-cooled chillers and system pumps
- _____ Central plant piping and valve demolition and replacement (steam, chilled and condenser water)
- _____ HVAC central plant controls and optimization strategy
- _____ Testing, adjusting, and balancing
- _____ Chemical Treatment

Electrical (.4 contract)

- _____ Switchgear (main-tie-main with automatic transfer and closed transition transfer)
- _____ Coordination of multiple voltage distribution (medium/low)
- _____ Substations
- _____ Duct bank (vault and tunnel)
- _____ Busway feeders
- _____ Fire pumps
- _____ Panelboards
- _____ Power conditioning and uninterruptible power supply
- _____ Variable frequency drives
- _____ Short-circuit, coordination, arc flash study

Name of Firm LV Concrete
Address 1287 Loop Road, Lancaster, PA 17601
Principal Office 1287 Loop Road, Lancaster, PA 17601
Owner or Authorized Representative J. Gary Langmuir

SECTION 1 – FIRM INFORMATION

1.1 Background Information

a) How many years has the firm been in business? 8 years

b) How many years has the firm been doing business in proposed contract field? 8 years

Under what former names has the firm conducted business?

Wohlsen Construction Company

c) Identify all jurisdictions in which the firm is licensed or otherwise qualified to do business.

Pennsylvania Maryland Delaware
Virginia _____ _____

d) If the firm is a corporation, provide the following information:

Date of incorporation May 7, 2018
State of incorporation Pennsylvania
President's name J. Gary Langmuir
Vice President's name(s) James J. Morrison
Secretary's name Matthew Whipple
Treasurer's name Frank X. Eppink

e) If the firm is a partnership, provide the following information:

Date of formation N/A
Type of partnership _____
Names of partners _____

f) If the firm is individually owned, provide the following information:

Date of formation N/A
Name of owner _____

g) If the form of the firm is other than those listed above, describe it and name the principals:

LLC, full subsidiary of Wohlsen Construction. Vice President and General Manager -
Jamie Morrison.

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:

Year 2025 \$ 24,000,000

Year 2024 \$ 16,000,000

Year 2023 \$ 18,000,000

- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 85%
- c) List the categories of work that the firm normally performs with its own forces on similar projects. Foundations/Flatwork/Sitework

2.2 Project Experience and References

Submit as **Attachment 1** to this Qualifications Statement:

- a) Suggested number of Sheets/Pages:

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- vii. Name of project, type of project and location
- viii. Description of the project and relevance of work to the Contract Work
- ix. Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- x. The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- xi. The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- xii. As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 2** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:

Year 1: 2025 0.578

Year 2: 2024 0.617

Year 3: 2023 0.715

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1:	<u>2024</u>	<u>0.00</u>
Year 2:	<u>2023</u>	<u>0.00</u>
Year 3:	<u>2022</u>	<u>0.00</u>

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1:	<u>2024</u>	<u>1.16</u>
Year 2:	<u>2023</u>	<u>1.42</u>
Year 3:	<u>2022</u>	<u>0.00</u>

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 3** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation. Please see attached.

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Is the firm currently debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.2 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.3 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.4 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?
Yes ___ No
- 3.5 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?
Yes ___ No

- 3.6 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?
Yes ___ No
- 3.7 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?
Yes ___ No
- 3.8 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?
Yes ___ No
- 3.9 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?
Yes ___ No
- 3.10 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?
Yes ___ No
- *Note: information regarding health and safety violations is addressed in a previous section.
- 3.11 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?
Yes ___ No
- 3.12 Has the firm been the subject to any bankruptcy proceeding?
Yes ___ No

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the other representations and authorizations listed in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.

- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

LV Concrete

ATTACHMENT 1 - RELEVANT EXPERIENCE

Commonwealth of PA DGS - Capitol Building	
Type of Project	Security Improvements for a Government Complex
Location	Harrisburg, PA
Description of the project and relevance of work to the Contract work	<p>Project Description:</p> <p>Capitol Building Project that included work on the East Wing Parking Garage, South Road/Walnut Street/Commonwealth Ave, East Wing, and South Plaza. This project encompassed a variety of security bollard work following the events of 9/11. High security hydraulic bollards were installed, granite bollards were fixed, and waterproofing was completed to prevent corrosion from the water fountain. Stainless steel railing was also installed where requested. Once the bollard work was completed, the area was landscaped.</p> <p>Relevance to the Contract work:</p> <p>Installed over one hundred high-impact security bollards</p>
Reference Contact Information	<p>William Hess Construction Project Coordinator 607 South Drive, Harrisburg, PA 17120 717-787-5996 wihless@pa.gov</p>
Original Bid/Proposal Price	\$15,710,871
Final Contract Price	\$17,338,572
Original Date for Project Completion	09/15/2002
Actual Completion Date	06/24/2003
Performance Ratings of the Work by Owner and/or Owner's Representative	

LV Concrete

ATTACHMENT 1 - RELEVANT EXPERIENCE

Foley CAT Lehigh Valley	
Type of Project	Industrial
Location	Breinigsville, PA
Description of the project and relevance of work to the Contract work	<p>Project Description:</p> <p>51,500 sq. ft. of industrial facility, highlighted by complex below-grade structural work and high-capacity site protection. The project included a significant underground service bay requiring specialized heavy foundations and walls similar to those found in large-scale utility vaults. Furthermore, LV executed the structural site hardening by installing heavy-duty, extra-deep-mount bollards (10' depth). Designed to withstand extreme impacts from heavy machinery, these installations demonstrate our proficiency in high-security barrier placement and deep-foundation utility work.</p> <p>Relevance to the Contract work:</p> <p>Installed high-impact bollards designed to withstand heavy equipment</p>
Reference Contact Information	<p>Ken Fleck FOL PEN, LLC P.O Box 787132 Philadelphia, PA 19187 215-245-2790 kfleck@foleyinc.com</p>
Original Bid/Proposal Price	\$1,733,650.00
Final Contract Price	\$1,911,273.00
Original Date for Project Completion	12/15/2023
Actual Completion Date	12/15/2023
Performance Ratings of the Work by Owner and/or Owner's Representative	

LV Concrete

ATTACHMENT 1 - RELEVANT EXPERIENCE

Royal Farms #200	
Type of Project	Concrete & bollard work for commercial facility
Location	Baltimore, MD
Description of the project and relevance of work to the Contract work	<p>Project Description: Concrete and sitework package for a commercial fuel and retail facility, focusing on high-durability infrastructure and specialized foundations. The scope involved the execution of heavy structural foundations, including column footings, cast-in-place piers, and over 280 LF of reinforced strip footings designed for long-term stability. Advanced site hardening and utility protection through the installation of extensive safety barriers, including 67 removable parking bollards and specialized pipe bollards for critical dumpster and gas vent areas. Also featured high-performance concrete paving, including 6,380 sq. ft. of 6" fiber-reinforced colored concrete and heavy-duty 8" thick pads, ensuring the facility can withstand constant heavy-vehicle traffic and environmental stressors.</p> <p>Relevance to the Contract work: Extensive bollard installation.</p>
Reference Contact Information	Barry Bilbo 501 Carr Road, Suite 101 Wilmington, DE 19809 610-334-4900 bbilbo@wohlsen.com
Original Bid/Proposal Price	\$202,770.00
Final Contract Price	\$202,770.00
Original Date for Project Completion	02/04/2021
Actual Completion Date	02/04/2021
Performance Ratings of the Work by Owner and/or Owner's Representative	

LV Concrete

Attachment 2 - OSHA 300 2024

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2024

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Establishment name Wohlsen Construction Company
City Lancaster State Pennsylvania

Identify the person				Describe the case		Classify the case				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:						(M)					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(G)	(H)	Job transfer or restriction (I)	Other recordable cases (J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)
1		Foreman	2/2/24	Interior of Crew Building	While holding a blind bracket to install, the drill bit caught and twisted the metal resulting in a laceration to the left hand.				1			x					
2		Field Engineer	2/6/24	Interior of Building A	Worker stood up from installing a dishwasher and tripped over protective floor covering resulting in left knee strain.				1			x					
3		Laborer	5/23/24	Outside front porch	Worker was removing trash when a metal door struck their left side resulting in laceration.				1			x					
4		Concrete Carpenter	11/27/24	Outside of Marquee Building	While walking along building, worker was struck in the face by falling C-clamp resulting in a laceration t their chin.				1			x					
5																	
6																	
7																	
8																	
Page totals						0	0	0	4	0	0	4	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

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Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Attachment 2 - OSHA 300A 2024

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2024



U.S. Department of Labor
 Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

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Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)	
(1) Injury	<u>4</u>
(2) Skin Disorder	<u>0</u>
(3) Respiratory Condition	<u>0</u>
(4) Poisoning	<u>0</u>
(5) Hearing Loss	<u>0</u>
(6) All Other Illnesses	<u>0</u>

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Establishment information

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 Street 548 Steel Way
 City Lancaster State PA Zip 17601
 Industry description (e.g., Manufacture of motor truck trailers)
Construction
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 330
 Total hours worked by all employees last year 687,753

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown 
 Company executive

Safety Director
 Title

717-299-2500
 Phone

1/15/2025
 Date

LV Concrete

Attachment 2 - OSHA 300 2023

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2023

U.S. Department of Labor
 Occupational Safety and Health Administration

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You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Establishment name Wohlsen Construction Company
 City Lancaster State Pennsylvania

Identify the person		Describe the case				Classify the case											
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)					
						(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(I)	(J)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)
1		Carpenter	2/3/23	Stairwell in Building B - Martin's Project	Laceration to left ring finger from using circular saw				x			x					
2		Superintendent	3-21-23	Riding in lift to upper floor of Burwick Center project	While riding in a lift to reach the upper floor, worker twisted his left knee resulting in strain				x			x					
3		Carpenter	6-27-23	Building A 2nd Floor	While cutting a box open, knife slipped and struck left forearm resulting in laceration				x			x					
4		Project Engineer	10-24-23	Interior of building	While applying tape to identify punch list item, worker lowered right hand striking outlet box resulting in laceration				x			x					
5		Superintendent	12-27-23	Interior of building	While cutting a stainless steel shelf, worker struck their right lower leg with a grinding blade, resulting in seven staples				x			x					
6																	
7																	
8																	
Page totals						0	0	0	5	0	0	5	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

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Injury (1)
 Skin Disorder (2)
 Respiratory Condition (3)
 Poisoning (4)
 Hearing Loss (5)
 All other illnesses (6)

Attachment 2 - OSHA 300 2022

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name Wohlsen Construction Company
 City Lancaster State Pennsylvania

Identify the person				Describe the case		Classify the case				Enter the number of days the injured or ill worker was:							
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)					
								Job transfer or restriction	Other recordable cases			Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(G)	(H)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)
1																	
2																	
3																	
4																	
5																	
6																	
7																	
8																	
Page totals						0	0	0	0	0	0	0	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Injury (1)
 Skin Disorder (2)
 Respiratory Condition (3)
 Poisoning (4)
 Hearing Loss (5)
 All other illnesses (6)

Attachment 2 - OSHA 300A 2022

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2022



U.S. Department of Labor
 Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	<u>0</u>	(4) Poisoning	<u>0</u>
(2) Skin Disorder	<u>0</u>	(5) Hearing Loss	<u>0</u>
(3) Respiratory Condition	<u>0</u>	(6) All Other Illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Wohlsen Construction Company
 Street 548 Steel Way
 City Lancaster State PA Zip 17601
 Industry description (e.g., Manufacture of motor truck trailers)
Construction
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 319
 Total hours worked by all employees last year 626,022

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown AC Br
 Company executive

Safety Director
 Title

717-299-2500
 Phone

1/3/2023
 Date

LV Concrete

**ATTACHMENT 3 -
LIST OF HEALTH AND SAFETY VIOLATIONS (if applicable)**

Wohlsen's Pennsylvania office has not incurred OSHA citations in Pennsylvania.

**APPENDIX G
DESIGNATED CRITICAL WORK
QUALIFICATIONS STATEMENT**

COVER SHEET

DGS Project Name Capitol Complex Central Plant - Building Renovations, Chiller System Replacement

DGS Project Number DGS C-0948-0090 Phase 3

DESIGNATED CRITICAL WORK: For proper evaluation, the Proposer MUST submit at least one "Designated Critical Work Qualification Statement" for each Work item listed in T-1C for the respective contract. NOTE: The selected Proposer shall enter subcontracts with each listed subcontractor in T-1C.

Check One Work item for which this Qualification Statement is being submitted:

General Construction (.1 contract)

- Below grade utility (electrical) vault, below grade tunneling
- High security (impact) bollards
- Freight elevator
- Structural correction repair (plant and cooling tower)
- Multiple prime contract coordination and sequencing of work

HVAC Construction (.2 contract)

- _____ Temporary chilled water systems
- _____ Water-cooled chillers and system pumps
- _____ Central plant piping and valve demolition and replacement (steam, chilled and condenser water)
- _____ HVAC central plant controls and optimization strategy
- _____ Testing, adjusting, and balancing
- _____ Chemical Treatment

Electrical (.4 contract)

- _____ Switchgear (main-tie-main with automatic transfer and closed transition transfer)
- _____ Coordination of multiple voltage distribution (medium/low) Substations
- _____ Duct bank (vault and tunnel)
- _____ Busway feeders
- _____ Fire pumps
- _____ Panelboards
- _____ Power conditioning and uninterruptible power supply
- _____ Variable frequency drives
- _____ Short-circuit, coordination, arc flash study

Name of Firm Right Elevator Company

Address 901 Oak Street, Johnstown, PA 15902

Principal Office 901 Oak Street, Johnstown, PA 15902

Owner or Authorized Representative Nicholas J. Berkey

SECTION 1 – FIRM INFORMATION

1.1 Background Information

a) How many years has the firm been in business? 6.5

b) How many years has the firm been doing business in proposed contract field? 6.5

Under what former names has the firm conducted business?

n/a

c) Identify all jurisdictions in which the firm is licensed or otherwise qualified to do business.

<u>Pennsylvania</u>	<u>Maryland</u>	<u>West Virginia</u>
<u>Virginia</u>	<u>Ohio</u>	_____

d) If the firm is a corporation, provide the following information:

Date of incorporation N/A
State of incorporation N/A
President's name N/A
Vice President's name(s) N/A
Secretary's name N/A
Treasurer's name N/A

e) If the firm is a partnership, provide the following information:

Date of formation N/A
Type of partnership N/A
Names of partners N/A

f) If the firm is individually owned, provide the following information:

Date of formation N/A
Name of owner N/A

g) If the form of the firm is other than those listed above, describe it and name the principals:

LLC files as an S-Corporation. Nicholas J. Berkley and Daniel M. Berkey are the owners.

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:

Year 2024 \$ 10,000,000

Year 2023 \$ 8,000,000

Year 2022 \$ 6,000,000

- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 100%
- c) List the categories of work that the firm normally performs with its own forces on similar projects. Elevator

2.2 Project Experience and References

Submit as **Attachment 1** to this Qualifications Statement:

- a) Suggested number of Sheets/Pages:

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- vii. Name of project, type of project and location
- viii. Description of the project and relevance of work to the Contract Work
- ix. Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- x. The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- xi. The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- xii. As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 2** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:

Year 1: 2024 0.982

Year 2: 2023 1.067

Year 3: 2022 n/a

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1:	<u>2024</u>	<u>0</u>
Year 2:	<u>2023</u>	<u>0</u>
Year 3:	<u>2022</u>	<u>0</u>

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1:	<u>2024</u>	<u>2.88</u>
Year 2:	<u>2023</u>	<u>0.00</u>
Year 3:	<u>2022</u>	<u>4.09</u>

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 3** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation. N/A

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Is the firm currently debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.2 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.3 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.4 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?
Yes ___ No
- 3.5 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?
Yes ___ No

- 3.6 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?
Yes ___ No
- 3.7 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?
Yes ___ No
- 3.8 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?
Yes ___ No
- 3.9 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?
Yes ___ No
- 3.10 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?
Yes ___ No
- *Note: information regarding health and safety violations is addressed in a previous section.
- 3.11 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?
Yes ___ No
- 3.12 Has the firm been the subject to any bankruptcy proceeding?
Yes ___ No

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the other representations and authorizations listed in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.

- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Right Elevator Company

ATTACHMENT 1 - RELEVANT EXPERIENCE

Commonwealth of PA, Dept of General Services - Project C-0940-0009 Phase 1 Arsenal Building - Elevator Replacement	
Type of Project	Elevator modernization
Location	Harrisburg, PA
Description of the project and relevance of work to the Contract work	<p>Project Description: Elevator modernization</p> <p>Relevance to the Contract work: Similar modernization of an elevator in a state building.</p>
Reference Contact Information	Uhrig Construction, General Contractor Sam Moratori, Project Manager smoratori@uhrig.com 610-373-1612 1700 N. 5th St, Reading, PA 19601
Original Bid/Proposal Price	\$271,000.00
Final Contract Price	\$269,825.00
Original Date for Project Completion	9/30/2025
Actual Completion Date	9/4/2025
Performance Ratings of the Work by Owner and/or Owner's Representative	Elevator inspection passed and returned to service.

Right Elevator Company

ATTACHMENT 1 - RELEVANT EXPERIENCE

Commonwealth of PA, Dept of General Services - Project C-0948-0101 Phase 1 East Wing Replacement of Escalators with Elevator	
Type of Project	Elevator installation
Location	Harrisburg, PA
Description of the project and relevance of work to the Contract work	<p>Project Description: Installation of new hydraulic elevator</p> <p>Relevance to the Contract work: Installed a retrofitted hydraulic elevator at a state building.</p>
Reference Contact Information	<p>East Coast Contracting, Inc., General Contractor John Kostelac, Corporate Officer jkostelac@eastcoastcontracting.net 717-774-5550 160 Lamont Street, New Cumberland, PA 17070</p>
Original Bid/Proposal Price	\$896,800.00
Final Contract Price	\$869,800.00 estimated
Original Date for Project Completion	04/30/2025
Actual Completion Date	1/15/2026 estimated
Performance Ratings of the Work by Owner and/or Owner's Representative	Currently under construction, nearing completion.

Right Elevator Company

ATTACHMENT 1 - RELEVANT EXPERIENCE

Morgan Advanced Materials - Freight Elevator Modernization	
Type of Project	Elevator modernization
Location	St. Marys, PA
Description of the project and relevance of work to the Contract work	<p>Project Description: Freight elevator modernization</p> <p>Relevance to the Contract work: Modernization of a freight elevator.</p>
Reference Contact Information	<p>Morgan Advanced Materials Eric Catalone, Senior Facilities Engineer ecatalone@morganplc.com 814-781-1573 441 Hall Ave, St. Marys, PA 15857</p>
Original Bid/Proposal Price	\$239,000.00
Final Contract Price	\$239,000.00
Original Date for Project Completion	5/31/2025
Actual Completion Date	5/23/2025
Performance Ratings of the Work by Owner and/or Owner's Representative	Elevator passed state inspection and returned to service.

Right Elevator Company

Attachment 2 - OSHA 300 2024

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2024
U.S. Department of Labor
Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name Right Elevator
City Johnstown State PA

Identify the person			Describe the case			Classify the case				Enter the number of days the injured or ill worker was:							
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Check the "injury" column or choose one type of illness:							
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)					
						(G)	(H)	Job transfer or restriction (I)	Other recordable cases (J)	(K)	(L)	Injury (1)	Skin Disorder (2)	Respiratory Condition (3)	Poisoning (4)	Hearing Loss (5)	All other illnesses (6)
1		Helper	8/21/2024	on job site, elevator machine room	Employee dropped object on foot and required stitches.				X			X					
2																	
4																	
5																	
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7																	
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12																	
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18																	
Page totals						0	0	0	1	0	0	1	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Right Elevator Company

Attachment 2 - OSHA 300A 2024

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year **2024**
 U.S. Department of Labor
 Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u> (G)	<u>0</u> (H)	<u>0</u> (I)	<u>1</u> (J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u> (K)	<u>0</u> (L)

Injury and Illness Types

Total number of... (M)	
(1) Injury	<u>1</u>
(2) Skin Disorder	<u>0</u>
(3) Respiratory Condition	<u>0</u>
(4) Poisoning	<u>0</u>
(5) Hearing Loss	<u>0</u>
(6) All Other Illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this

Establishment information

Your establishment name Right Elevator
 Street 901 Oak St
 City Johnstown State PA Zip 15902

Industry description (e.g., Manufacture of motor truck trailers)
Elevator Sales, Installation and Service

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

2 3 8 2 9 0

Employment information

Annual average number of employees 39
 Total hours worked by all employees last year 69491

Sign here Heather Lichvar

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Heather Lichvar
 Company executive

Human Resources
 Title

814-467-8350
 Phone

1/10/2025
 Date

Right Elevator Company

Attachment 2 - OSHA 300 2023

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2023

U.S. Department of Labor
Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name Right Elevator
City Johnstown State PA

Identify the person			Describe the case			Classify the case												
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:						
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)						
						(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses	
								(I)	(J)			(1)	(2)	(3)	(4)	(5)	(6)	
1																		
2																		
4																		
5																		
6																		
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18	Page totals					0	0	0	0	0	0	0	0	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

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Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Right Elevator Company

Attachment 2 - OSHA 300A 2023

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year **2023**
U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

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Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)	(1) Injury	(4) Poisoning
<u>0</u>	<u>0</u>	<u>0</u>
(2) Skin Disorder	(5) Hearing Loss	
<u>0</u>	<u>0</u>	
(3) Respiratory Condition	(6) All Other Illnesses	
<u>0</u>	<u>0</u>	

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this

Establishment information

Your establishment name Right Elevator Company
Street 901 Oak St
City Johnstown State PA Zip 15902

Industry description (e.g., Manufacture of motor truck trailers)
Elevator Sales, Installation and Service

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

2 3 8 2 9 0

Employment information

Annual average number of employees 33
Total hours worked by all employees last year 64959

Sign here Heather Lichvar

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Heather Lichvar Human Resources
Company executive Title

814-254-4194 1/16/2024
Phone Date

Right Elevator Company

Attachment 2 - OSHA 300 2022

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2022

U.S. Department of Labor
Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name Right Elevator
City Johnstown State PA

Identify the person		Describe the case				Classify the case											
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)					
						(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(I)	(J)	(1)	(2)	(3)	(4)	(5)	(6)				
1	Aaron Kennedy	Modernization	27-Jun	On site	Pulled back			X			7	X					
2	Levi Sheeler	Modernization	6-Oct	Frostburg, MD	Cut finger - stitches												
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
12																	
13																	
14																	
15																	
16																	
17																	
18																	
Page totals						0	0	1	0	0	7	2	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Right Elevator Company

Attachment 2 - OSHA 300A 2022

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year **2022**
U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>7</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)	(1) Injury	<u>2</u>	(4) Poisoning	<u>0</u>
(2) Skin Disorder	<u>0</u>	(5) Hearing Loss	<u>0</u>	
(3) Respiratory Condition	<u>0</u>	(6) All Other Illnesses	<u>0</u>	

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Elevator Sales, Installation and Service

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OR North American Industrial Classification (NAICS), if known (e.g., 336212)

2 3 8 2 9 0

Employment information

Annual average number of employees 24

Total hours worked by all employees last year 48917

Sign here Heather R. Lichvar

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Heather R. Lichvar Human Resources
Company executive Title

814-467-8350 1/10/2023
Phone Date

**APPENDIX G
DESIGNATED CRITICAL WORK
QUALIFICATIONS STATEMENT**

COVER SHEET

DGS Project Name Capitol Complex Central Plant - Building Renovations, Chiller System Replacement

DGS Project Number DGS C-0948-0090 Phase 3

DESIGNATED CRITICAL WORK: For proper evaluation, the Proposer MUST submit at least one "Designated Critical Work Qualification Statement" for each Work item listed in T-1C for the respective contract. NOTE: The selected Proposer shall enter subcontracts with each listed subcontractor in T-1C.

Check One Work item for which this Qualification Statement is being submitted:

General Construction (.1 contract)

- Below grade utility (electrical) vault, below grade tunneling
- High security (impact) bollards
- Freight elevator
- Structural correction repair (plant and cooling tower)
- Multiple prime contract coordination and sequencing of work

HVAC Construction (.2 contract)

- Temporary chilled water systems
- Water-cooled chillers and system pumps
- Central plant piping and valve demolition and replacement (steam, chilled and condenser water)
- HVAC central plant controls and optimization strategy
- Testing, adjusting, and balancing
- Chemical Treatment

Electrical (.4 contract)

- Switchgear (main-tie-main with automatic transfer and closed transition transfer)
- Coordination of multiple voltage distribution (medium/low) Substations
- Duct bank (vault and tunnel)
- Busway feeders
- Fire pumps
- Panelboards
- Power conditioning and uninterruptible power supply
- Variable frequency drives
- Short-circuit, coordination, arc flash study

Name of Firm The Witmer Group
Address 1003 Cornerstone Drive Mount Joy, PA 17552
Principal Office 1003 Cornerstone Drive Mount Joy, PA 17552
Owner or Authorized Representative Todd Witmer, Ken Schwebel, Wayne Fuhrman, Roger Derr,
Brandon Witmer

SECTION 1 – FIRM INFORMATION

1.1 Background Information

- a) How many years has the firm been in business? 60 years

- b) How many years has the firm been doing business in proposed contract field? 60 years

Under what former names has the firm conducted business?

Witmer and Mccoy

- c) Identify all jurisdictions in which the firm is licensed or otherwise qualified to do business.
Pennsylvania Virignia Delaware

- d) If the firm is a corporation, provide the following information:
Date of incorporation 1971
State of incorporation Pennsylvania
President's name Ken Schwebel
Vice President's name(s) Roger Derr, Wayne Fuhrman
Secretary's name Sue Bridgeman
Treasurer's name Jarrold Harrold

- e) If the firm is a partnership, provide the following information:
Date of formation 2015
Type of partnership Labor Partnership
Names of partners Melendez General Contracting

- f) If the firm is individually owned, provide the following information:
Date of formation N/A
Name of owner N/A

- g) If the form of the firm is other than those listed above, describe it and name the principals:
N/A

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:

Year 2024 \$ \$45,000,000

Year 2023 \$ \$40,000,000

Year 2022 \$ \$39,000,000

- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 100%
- c) List the categories of work that the firm normally performs with its own forces on similar projects. Vertical facade, concrete repairs, and investigative services

2.2 Project Experience and References

Submit as **Attachment 1** to this Qualifications Statement:

- a) Suggested number of Sheets/Pages:

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- vii. Name of project, type of project and location
- viii. Description of the project and relevance of work to the Contract Work
- ix. Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- x. The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- xi. The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- xii. As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 2** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:

Year 1: 2025-2026 0.744

Year 2: 2024-2025 0.652

Year 3: 2023-2024 0.730

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1:	<u>2024</u>	<u>1.58</u>
Year 2:	<u>2023</u>	<u>0.61</u>
Year 3:	<u>2022</u>	<u>2.64</u>

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1:	<u>2024</u>	<u>5.8</u>
Year 2:	<u>2023</u>	<u>6.07</u>
Year 3:	<u>2022</u>	<u>4.62</u>

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 3** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation. N/A

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Is the firm currently debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.2 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.3 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.4 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?
Yes ___ No
- 3.5 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?
Yes ___ No

- 3.6 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?
Yes ___ No
- 3.7 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?
Yes ___ No
- 3.8 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?
Yes ___ No
- 3.9 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?
Yes ___ No
- 3.10 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?
Yes ___ No
- *Note: information regarding health and safety violations is addressed in a previous section.
- 3.11 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?
Yes ___ No
- 3.12 Has the firm been the subject to any bankruptcy proceeding?
Yes ___ No

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the other representations and authorizations listed in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.

- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

The Witmer Group

ATTACHMENT 1 - RELEVANT EXPERIENCE

Morgan Keller - ZeroPak, Winchester, VA	
Type of Project	Exterior facade restoration and interior overhead, vertical, and horizontal concrete repairs
Location	Winchester, VA
Description of the project and relevance of work to the Contract work	<p>Project Description: Project Description: 40,000 SF of concrete repair Exterior facade restoration</p> <p>Relevance to the Contract work: Concrete repair</p>
Reference Contact Information	Doug Gray, Project Executive 70 Thomas Johnson Dr Suite 200, Frederick, MD 21702 301-663-0626 Dgray@morgankeller.com
Original Bid/Proposal Price	\$1,667,000
Final Contract Price	\$5,252,000
Original Date for Project Completion	08/25/25
Actual Completion Date	11/20/25
Performance Ratings of the Work by Owner and/or Owner's Representative	Outstanding

The Witmer Group

ATTACHMENT 1 - RELEVANT EXPERIENCE

Becton Dickson - Parking Garage	
Type of Project	Parking garage concrete restoration
Location	Circle Sparks, MD
Description of the project and relevance of work to the Contract work	<p>Project Description: Rebar repairs double tee shear connection, drain repairs, concrete spall repairs, structural plate repair, brick column repairs, traffic coating</p> <p>Relevance to the Contract work: Concrete repairs</p>
Reference Contact Information	Beckton Dickson Chris Swayne , Project Manager PO Box 4817, Portland, OR 443-862-3953 chris.swayne@bd.com
Original Bid/Proposal Price	\$502,725
Final Contract Price	\$503,813
Original Date for Project Completion	11/18/20
Actual Completion Date	11/12/20
Performance Ratings of the Work by Owner and/or Owner's Representative	Great

The Witmer Group

ATTACHMENT 1 - RELEVANT EXPERIENCE

UPMC - Parking Garage	
Type of Project	Parking garage concrete repairs
Location	City, State
Description of the project and relevance of work to the Contract work	<p>Project Description: Horizontal, vertical, overhead, staunch, and crack repairs</p> <p>Relevance to the Contract work: Concrete restoration</p>
Reference Contact Information	<p>UPMC Jack Jordan, Facilities Manager 218 S 2nd Street, Harrisburg, PA 17401 717-712-6518 jordanjj@upmc.edu</p>
Original Bid/Proposal Price	\$384,941
Final Contract Price	\$384,941
Original Date for Project Completion	09/01/2021
Actual Completion Date	09/05/2021
Performance Ratings of the Work by Owner and/or Owner's Representative	Clean and concise

Attachment 2 - OSHA 300 2024

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Year 2024
U.S. Department of Labor
Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name The Witmer Group
City Mt. Joy State PA

Identify the person			Describe the case			Classify the case				Enter the number of days the injured or ill worker was:							
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work	Away From Work (days)	On job transfer or restriction (days)	(M)						
						(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(I)	(J)	(K)	(L)	(M)	(N)	(1)	(2)	(3)	(4)	(5)	(6)
WM1		Mason	3/7/24	Interior D area	Left shoulder strain, laying cmu in bar joist-overhead		x			16	80	x					
WM2		Laborer	4/23/24	Area D interior 1st Fl. D128/B144	Laceration to bridge of nose-Booger Hog head strike		x		7	19	x						
WM3		Laborer	5/2/24	North elevation/scaffolding	Debris in eye when tempering mortar			x				x					
WM4		Laborer	6/18/24	Accessing Hydro Mobile Ladder	Right hand caught between ladder rungs			x			3	x					
WR1		Mason	8/7/24	Courtyard window	Fracture to Right wrist, on 2nd rung-Step ladder tipped			x			77	x					
WM5		Laborer	8/19/24	Stepping off lower south pad	Strain/Sprain to right ankle stepping on concrete debris			x			11	x					
WR2		Mason	9/19/24	East elevation - swing scaffold	Laceration to left thumb from utility knife			x			11	x					
WR3		Tech	9/28/24	South Elevation on Scaffolding	Fracture to Right clavicle		x		105	33	x						
WW1		Waterproofer	10/3/24	Foundation wall	Strain to L-wrist pushing insulation board against wall			x			10	x					
WM6		Laborer	10/9/24	East elevation at ground level	Strain/Contusions to right calf from band of brick collapsing			x			127	x					
WR4		Tech	11/21/24	South Roof elevation - Ramp	Strain/Sprain to right knee-slipped on frost at low roof ramp.			x			94	x					
Page totals						0	3	7	1	128	465	11	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

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Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Attachment 2 - OSHA 300A 2024

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2024 
 U.S. Department of Labor
 Occupational Safety and Health Administration
 Form approved OMB no. 1218-0178

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

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Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	4	6	1
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
142	597
(K)	(L)

Injury and Illness Types

Total number of... (M)	
(1) Injury	11
(2) Skin Disorder	0
(3) Respiratory Condition	0
(4) Poisoning	0
(5) Hearing Loss	0
(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name The Witmer Group

Street 1003 Corner Stone Drive

City Mt Joy State PA Zip 17552

Industry description (e.g., Manufacture of motor truck trailers)
Construction-Masonry

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1 7 4 1
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 8 1 4 0

Employment information

Annual average number of employees 211

Total hours worked by all employees last year 379,342

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Wayne Fehman
 Company executive

V.P.
 Title

11/31/25
 Date

717 653-1428
 Phone

Attachment 2 - OSHA 300 2023

OSHA's Form 300 (Rev. 01/2004)
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Form approved OMB no. 1218-0176

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City Mt. Joy State PA

Identify the person			Describe the case			Classify the case				Enter the number of days the injured or ill worker was:							
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work	Away From Work (days)	On job transfer or restriction (days)	(M)						
						(G)	(H)	Job transfer or restriction (I)	Other recordable cases (J)	(K)	(L)	Injury (1)	Skin Disorder (2)	Respiratory Condition (3)	Poisoning (4)	Hearing Loss (5)	All other illnesses (6)
WM1		Laborer	3/15/23	Hydro Mobile - North Elevation	Lumbar Strain - bent down to scoop mortar from box			X			12	x					
WM2		Laborer	3/22/23	Walking on the job site	strain to left knee stepping stones		x			19	50	x					
WM3		Driver	7/7/23	Job site loading area	Bee sting to upper lip				x			x					
WM4		Bricklayer	7/7/23	SW Corner exterior foundation	Heat related illness			X			6						x
WM5		Laborer	8/14/23	Front of Hydro Scaffolding	Laceration of Rt. Little finger, Cellulitis of little finger			X			8	x					
WM6		Laborer	8/28/23	Interior B section room 181	Back/Axilla abrasion Thoracic back pain, fall from ladder			x			2	x					
WM7		Mason	8/29/23	Exterior rear hydro	Ankles - 4" Hydro drop, twisted ankles			X			7	x					
WW1		Tech	9/14/23	Interior warehouse floor	Debris in left eye				x			x					
WM8		Mason	10-9-23	Interior level one A/B section	Strain to low installing 16" CMU			X			4	x					
WM9		Laborer	12/28/23	Area D- exterior Hydro Scaffold	Cut to lower left eye lid from wire stored on Scaffold				x			x					
Page totals						0	1	6	3	19	89	9	0	0	0	0	1

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Injury (1) Skin Disorder (2) Respiratory Condition (3) Poisoning (4) Hearing Loss (5) All other illnesses (6)

Attachment 2 - OSHA 300A 2023

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2023



U.S. Department of Labor
 Occupational Safety and Health Administration
 Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	1	6	3
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
19	89
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	9	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	1

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 55 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name The Witmer Group
 Street 1003 Corner Stone Drive
 City Mt. Joy State PA Zip 17552
 Industry description (e.g., Manufacture of motor truck trailers)
Construction-Masonry
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1 7 4 1
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 8 1 4 0

Employment information

Annual average number of employees 196
 Total hours worked by all employees last year 329,326

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Walter G. ...
 Company executive

EUP
 Title
1/17/24
 Date

717 653-1428
 Phone

The Witmer Group

Attachment 2 - OSHA 300 2022

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Year 2022
U.S. Department of Labor
Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name The Witmer Group
City Mt. Joy State PA

Identify the person		Describe the case				Classify the case				Check the "injury" column or choose one type of illness:							
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		(M)					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)
WR1		Rest Tech	1/6/22	South elevation 3rd floor window	Hernia lifting materials through 3rd floor window		x			26	23	x					
WM1	y	Laborer	4/27/22	N. rear lot next to mixing station	Laceration to Rt side of ribs. Sawing Cmu-saw kicked			X			12	x					
WM2		Operator	5/2/22	East Lot Mixing Station	Strain to lower back mixing mortar at mixer		x			2	23	x					
WW1		Caulker	5/5/22	Alley- North level two low roof	Strain/Sprain to Right ankle stepping off Scaffolding		x			6	70	x					
WM3		Mason	6/15/22	Section of Scaffold at east roof	Laceration to Rt elbow-ankle rolled-fell into story pole			X			5	x					
WM4	g	Laborer	9/22/22	Interior west Scaffold-dismantle	Fracture 2nd lumbar vertebra 18"fall onto x-bracing		x			80	77	x					
WM5		Mason	10/26/22	North elevation Hycro Scaffold	Strain/Sprain to low back, turned to pickup cmu at stock			X			22	x					
Page totals						0	4	3	0	114	232	7	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Attachment 2 - OSHA 300A 2022

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2022



U.S. Department of Labor
 Occupational Safety and Health Administration
 Form approved OMB no. 1216-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	4	3	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
114	232
(K)	(L)

Injury and Illness Types

Total number of...	(M)	(4) Poisoning	0
(1) Injury	7	(5) Hearing Loss	0
(2) Skin Disorder	0	(6) All Other Illnesses	0
(3) Respiratory Condition	0		

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspect of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3944, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name The Witmer Group
 Street 1003 Corner Stone Drive
 City Mt. Joy State PA Zip 17552

Industry description (e.g., Manufacture of motor truck trailers)
Construction-Masonry

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1 7 4 1
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 8 1 4 0

Employment information

Annual average number of employees 185
 Total hours worked by all employees last year 303,320

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Wayne Heller
 Company executive

Exec VP
 Title

717 653-1428
 Phone

1/25/23
 Date

APPENDIX G DESIGNATED CRITICAL WORK QUALIFICATIONS STATEMENT

COVER SHEET

DGS Project Name Capitol Complex Central Plant - Building Renovations, Chiller System Replacement

DGS Project Number DGS C-0948-0090 Phase 3

DESIGNATED CRITICAL WORK: For proper evaluation, the Proposer MUST submit at least one "Designated Critical Work Qualification Statement" for each Work item listed in T-1C for the respective contract. NOTE: The selected Proposer shall enter subcontracts with each listed subcontractor in T-1C.

Check One Work item for which this Qualification Statement is being submitted:

General Construction (.1 contract)

- Below grade utility (electrical) vault, below grade tunneling
- High security (impact) bollards
- Freight elevator
- Structural correction repair (plant and cooling tower)
- Multiple prime contract coordination and sequencing of work

HVAC Construction (.2 contract)

- _____ Temporary chilled water systems
- _____ Water-cooled chillers and system pumps
- _____ Central plant piping and valve demolition and replacement (steam, chilled and condenser water)
- _____ HVAC central plant controls and optimization strategy
- _____ Testing, adjusting, and balancing
- _____ Chemical Treatment

Electrical (.4 contract)

- _____ Switchgear (main-tie-main with automatic transfer and closed transition transfer)
- _____ Coordination of multiple voltage distribution (medium/low) Substations
- _____ Duct bank (vault and tunnel)
- _____ Busway feeders
- _____ Fire pumps
- _____ Panelboards
- _____ Power conditioning and uninterruptible power supply
- _____ Variable frequency drives
- _____ Short-circuit, coordination, arc flash study

Name of Firm Wohlsen Construction
Address 548 Steel Way, P.O. Box 7066, Lancaster, PA 17604-7066
Principal Office 548 Steel Way, P.O. Box 7066, Lancaster, PA 17604-7066
Owner or Authorized Representative Brian W. Laub, HCC

SECTION 1 – FIRM INFORMATION

1.1 Background Information

a) How many years has the firm been in business? 135

b) How many years has the firm been doing business in proposed contract field? 135

Under what former names has the firm conducted business?

Herman Wohlsen's Sons

c) Identify all jurisdictions in which the firm is licensed or otherwise qualified to do business.

Pennsylvania Delaware New Jersey
Connecticut Maryland Virginia

d) If the firm is a corporation, provide the following information:

Date of incorporation 1959

State of incorporation Pennsylvania

President's name J. Gary Langmuir, CEO

Vice President's name(s) Francis X. Eppink, COO | Brett Stevens, VP | Brian W. Laub, Regional VP

Secretary's name Matthew J. Whipple, VP Risk Management and Senior Counsel

Treasurer's name J. Gary Langmuir, CEO

e) If the firm is a partnership, provide the following information:

Date of formation Not Applicable

Type of partnership Not Applicable

Names of partners Not Applicable

f) If the firm is individually owned, provide the following information:

Date of formation Not Applicable

Name of owner Not Applicable

g) If the form of the firm is other than those listed above, describe it and name the principals:

Not Applicable

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:

Year 2024 \$ 439,270,785

Year 2023 \$ 501,210,329

Year 2022 \$ 424,998,846

- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 13.63%
- c) List the categories of work that the firm normally performs with its own forces on similar projects. Concrete Work, Rough Carpentry, Finish Carpentry and Millwork, Doors and Windows, Specialty Items

2.2 Project Experience and References

Submit as **Attachment 1** to this Qualifications Statement:

- a) Suggested number of Sheets/Pages:

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- vii. Name of project, type of project and location
- viii. Description of the project and relevance of work to the Contract Work
- ix. Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- x. The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- xi. The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- xii. As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 2** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:

Year 1: 2025 0.578

Year 2: 2024 0.617

Year 3: 2023 0.715

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1:	<u>2024</u>	<u>0.00</u>
Year 2:	<u>2023</u>	<u>0.00</u>
Year 3:	<u>2022</u>	<u>0.00</u>

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1:	<u>2024</u>	<u>1.16</u>
Year 2:	<u>2023</u>	<u>1.42</u>
Year 3:	<u>2022</u>	<u>0.00</u>

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 3** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation. Please see attached.

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Is the firm currently debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.2 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.3 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?
Yes ___ No
- 3.4 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?
Yes ___ No
- 3.5 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?
Yes No ___

- 3.6 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?
Yes ___ No
- 3.7 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?
Yes ___ No
- 3.8 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?
Yes ___ No
- 3.9 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?
Yes ___ No
- 3.10 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?
Yes ___ No
- *Note: information regarding health and safety violations is addressed in a previous section.
- 3.11 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?
Yes ___ No
- 3.12 Has the firm been the subject to any bankruptcy proceeding?
Yes ___ No

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the other representations and authorizations listed in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.

- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Wohlsen Construction
(Multi-Prime Coordination and Sequencing)

ATTACHMENT 1 - RELEVANT EXPERIENCE

Commonwealth of Pennsylvania DGS – Renovation of The Forum Building, Phase 1	
Type of Project	Multi-Prime Historic Renovation
Location	Harrisburg, PA
Description of the project and relevance of work to the Contract work	<p>Project Description:</p> <p>A comprehensive renovation of the historic Forum Office Building focused on modernizing the mechanical and electrical systems and reconfiguring floors two through five into modern office spaces. The approximately 350,000 sq. ft. existing building, initially built in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited system upgrades and specific restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives. Work also involved site modifications to increase parking capacity and a building addition to house new chiller equipment, an emergency generator, and an exterior below-grade loading dock.</p> <p>Relevance to the Contract work:</p> <p>PA DGS, Multi-Prime project, renovation at the Capitol</p>
Reference Contact Information	<p>William Hess Construction Project Coordinator 607 South Drive, Harrisburg, PA 17120 717-787-5996 wihless@pa.gov</p>
Original Bid/Proposal Price	\$54,760,000
Final Contract Price	\$62,234,741
Original Date for Project Completion	06/14/2023
Actual Completion Date	08/15/2023
Performance Ratings of the Work by Owner and/or Owner’s Representative	N/A

Wohlsen Construction
(Multi-Prime Coordination and Sequencing)

ATTACHMENT 1 - RELEVANT EXPERIENCE

Commonwealth of Pennsylvania DGS – PA State Police Academy	
Type of Project	Multi-Prime Modernization of an Active Campus
Location	Hershey, PA
Description of the project and relevance of work to the Contract work	<p>Project Description:</p> <p>This multi-phased, comprehensive modernization program will upgrade and expand facilities across the 146-acre occupied site while maintaining full operational continuity. The scope includes renovations to the Bureau of Emergency and Special Ops (BESO), the FTU indoor firearms training facility, a five-story marquee building, and the physical education building along with phased updates to existing outbuildings. In addition, new facilities will be constructed, including a call-out village, outdoor tactical range, stables, automotive buildings, and purchasing and storage warehouses, creating a fully modernized and functional campus.</p> <p>Relevance to the Contract work:</p> <p>PA DGS, Multi-Prime, Renovations</p>
Reference Contact Information	<p>William Hess Construction Project Coordinator 607 South Drive, Harrisburg, PA 17120 717-787-5996 wihless@pa.gov</p>
Original Bid/Proposal Price	\$274,965,397
Final Contract Price	\$277,025,439
Original Date for Project Completion	07/29/2028
Actual Completion Date	07/29/2028
Performance Ratings of the Work by Owner and/or Owner’s Representative	N/A

Wohlsen Construction
(Multi-Prime Coordination and Sequencing)

ATTACHMENT 1 - RELEVANT EXPERIENCE

Commonwealth of Pennsylvania DGS – Lincoln University Manuel Rivero Gymnasium	
Type of Project	Multi-Prime Athletic Facility
Location	City, State
Description of the project and relevance of work to the Contract work	<p>Project Description: Renovation, reconfiguration, and modernization of the interior of Manuel Rivero Hall. This project includes complete demolition of the front of the building, which will result in a new façade, improved accessibility and pedestrian flow to ensure security and safety, expansion of the gymnasium's seating capacity from 1,600 to 3,000, expansion and addition to the main entrance to accommodate a ticket sales office, and the existing pool and bowling alley will also be repurposed into alternative athletic department functions. The building systems will also be replaced, and a fire suppression system will be installed.</p> <p>Relevance to the Contract work: PA DGS, Multi-Prime, Renovations</p>
Reference Contact Information	<p>Susan Stanisic Procurement Specialist 3 1570 Baltimore Pike, Lincoln University, PA 19352 717-783-3273 sstanisic@pa.gov</p>
Original Bid/Proposal Price	\$25,218,717
Final Contract Price	\$26,489,441
Original Date for Project Completion	04/12/2027
Actual Completion Date	04/12/2027
Performance Ratings of the Work by Owner and/or Owner's Representative	N/A

Wohlsen Construction
(Multiprime Coordination and Sequencing)

Attachment 2 - OSHA 300 2024

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2024

Form approved OMB no. 1218-0176

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Establishment name Wohlsen Construction Company
City Lancaster State Pennsylvania

Identify the person				Describe the case		Classify the case				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:						(M)					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(G)	(H)	Job transfer or restriction (I)	Other recordable cases (J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)
1		Foreman	2/2/24	Interior of Crew Building	While holding a blind bracket to install, the drill bit caught and twisted the metal resulting in a laceration to the left hand.				1			x					
2		Field Engineer	2/6/24	Interior of Building A	Worker stood up from installing a dishwasher and tripped over protective floor covering resulting in left knee strain.				1			x					
3		Laborer	5/23/24	Outside front porch	Worker was removing trash when a metal door struck their left side resulting in laceration.				1			x					
4		Concrete Carpenter	11/27/24	Outside of Marquee Building	While walking along building, worker was struck in the face by falling C-clamp resulting in a laceration t their chin.				1			x					
5																	
6																	
7																	
8																	
Page totals						0	0	0	4	0	0	4	0	0	0	0	0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

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Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Wohlsen Construction
(Multiprime Coordination and Sequencing)

Attachment 2 - OSHA 300A 2024

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2024 
U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

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Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)	
(1) Injury	<u>4</u>
(2) Skin Disorder	<u>0</u>
(3) Respiratory Condition	<u>0</u>
(4) Poisoning	<u>0</u>
(5) Hearing Loss	<u>0</u>
(6) All Other Illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

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Establishment information

Your establishment name Wohlsen Construction Company
 Street 548 Steel Way
 City Lancaster State PA Zip 17601
 Industry description (e.g., Manufacture of motor truck trailers)
Construction
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 330
 Total hours worked by all employees last year 687,753

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown 
 Company executive

Safety Director
 Title

717-299-2500
 Phone

1/15/2025
 Date

Wohlsen Construction
(Multiprime Coordination and Sequencing)

Attachment 2 - OSHA 300 2023

OSHA's Form 300 (Rev. 01/2004)

Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2023

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Establishment name Wohlsen Construction Company

City Lancaster State Pennsylvania

Identify the person		Describe the case				Classify the case											
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:					
						Death	Days away from work	Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)					
						(G)	(H)	Job transfer or restriction	Other recordable cases	(K)	(L)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(I)	(J)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)
1		Carpenter	2/3/23	Stairwell in Building B - Martin's Project	Laceration to left ring finger from using circular saw				x			x					
2		Superintendent	3-21-23	Riding in lift to upper floor of Burwick Center project	While riding in a lift to reach the upper floor, worker twisted his left knee resulting in strain				x			x					
3		Carpenter	6-27-23	Building A 2nd Floor	While cutting a box open, knife slipped and struck left forearm resulting in laceration				x			x					
4		Project Engineer	10-24-23	Interior of building	While applying tape to identify punch list item, worker lowered right hand striking outlet box resulting in laceration				x			x					
5		Superintendent	12-27-23	Interior of building	While cutting a stainless steel shelf, worker struck their right lower leg with a grinding blade, resulting in seven staples				x			x					
6																	
7																	
8																	
Page totals						0	0	0	5	0	0	5	0	0	0	0	0

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Injury (1)
Skin Disorder (2)
Respiratory Condition (3)
Poisoning (4)
Hearing Loss (5)
All other illnesses (6)

Wohlsen Construction
 (Multiprime Coordination and Sequencing)
Attachment 2 - OSHA 300A 2023

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2023



U.S. Department of Labor
 Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

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Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	<u>5</u>	(4) Poisoning	<u>0</u>
(2) Skin Disorder	<u>0</u>	(5) Hearing Loss	<u>0</u>
(3) Respiratory Condition	<u>0</u>	(6) All Other Illnesses	<u>0</u>

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 OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 329
 Total hours worked by all employees last year 700,557

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown ACB
 Company executive

Safety Director
 Title

717-299-2500
 Phone

1/3/2024
 Date

Wohlsen Construction
(Multiprime Coordination and Sequencing)

Attachment 2 - OSHA 300A 2022

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2022



U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

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Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	<u>0</u>	(4) Poisoning	<u>0</u>
(2) Skin Disorder	<u>0</u>	(5) Hearing Loss	<u>0</u>
(3) Respiratory Condition	<u>0</u>	(6) All Other Illnesses	<u>0</u>

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 OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 319
 Total hours worked by all employees last year 626,022

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Adam Brown AC Br
Company executive

Safety Director
Title

717-299-2500
Phone

1/3/2023
Date

Wohlsen Construction
(Multiprime Coordination and Sequencing)

**ATTACHMENT 3 -
LIST OF HEALTH AND SAFETY VIOLATIONS (if applicable)**

Wohlsen's Pennsylvania office has not incurred OSHA citations. However, Wohlsen was inspected by Delaware OSHA on 3/31/22 and 10/3/22 which resulted in citations. Wohlsen contested inspection 1587056.15 and that resulted in a business decision to settle with OSHA outside of court with citations being deleted or reclassified. Inspection 1625919.15 on 10/3/22 was resolved during an Informal Conference where citations were deleted or reclassified. Please note that OSHA's website shows inspection 1587056.15 as open and incorrectly lists the citations. Copies of the settlement agreements are available upon request to Wohlsen's Safety Director, Adam Brown (abrown@wohlsen.com).

Wohlsen Construction
(Multiprime Coordination and Sequencing)

**ATTACHMENT 5 -
REQUIRED DISCLOSURES (if applicable)**

In 2024, Wohlsen was assessed liquidated damages related to a project in Pennsylvania. A significant subcontract default resulted in delivering the project after the contractual completion date. Wohlsen expended substantial effort to overcome the default and successfully complete the project, but the default occurred too late in the project to allow for on-time completion.

SECTION T-2A PROJECT MANAGEMENT TEAM

A narrative identifying the individuals and highlighting the reporting structure between the individuals comprising the project management team.

Wohlsen will deliver this project with a seasoned leadership team that emphasizes accountability, clear communication, and hands-on involvement throughout the life of this project. Our approach is built on consistent executive engagement paired with strong day-to-day project leadership in the field.

Overall responsibility for the project rests with **Brian Laub**, Senior Vice President, who will ensure the project team has the resources, support, and direction required for success. **Mark J. O'Rourke, Sr.**, Project Executive, will be actively engaged throughout the project, providing regular site presence, executive oversight, and timely decision-making to support schedule, quality, and cost objectives.

Daily project execution will be led by **Louis Gonsauls**, Senior Project Manager, and **Troy Greenly**, Superintendent. Together, they will manage all aspects of project coordination, subcontractor performance, safety, and quality, ensuring alignment between the field and the project management team. They will be supported by dedicated project management and administrative staff to maintain continuity, responsiveness, and attention to detail.

This team structure provides the Commonwealth of PA DGS with consistent leadership, direct access to decision-makers, and a collaborative, solution-driven approach from project start through closeout.

Brief narrative for each individual on the Project management team describing, at a minimum: Roles and responsibilities for the project; management, coordination, and unique technical skill; relevant project experience.

WOHLSEN CONSTRUCTION COMPANY

Brian W. Laub, HCC - Senior Vice President

Brian will provide executive oversight and support for the DGS Capitol Complex Central Plant Renovation Project project team. This oversight is essential to ensure that the right workforce and resources are available. Brian will support the Project Executive and contribute valuable insight to this project, having served in the same role for the recently completed Forum project and the ongoing project for the PA State Police Academy and Lincoln University Manuel Rivero Gym Renovation. Please see the attached resume for additional experience.

Mark O'Rourke - Project Executive

As Project Executive, Mark J. O'Rourke, Sr. will provide overall leadership and management of the Wohlsen project team. He will remain actively engaged throughout the duration of the project, offering strategic direction, executive oversight, and support to ensure successful delivery of the work. In this role, Mark will also ensure that the appropriate corporate resources and personnel are aligned and available to meet the project's schedule, budget, quality, and safety objectives. Mark recently joined Wohlsen and brings with him more than 45 years of construction industry experience, including leadership roles on complex projects for organizations such as Tower Health System, Johns Hopkins, and Princeton University. His depth of experience and owner-focused approach will be an asset to the project team. Please refer to the attached résumé for additional details.

Louis Gonsauls - Senior Project Manager

As Senior Project Manager, Louis will lead the Wohlsen team daily to achieve your project's goals. He will be responsible for planning, organizing, and managing resources to successfully complete the construction phase. Lou will develop detailed logistics and phasing plans to ensure work progresses safely and efficiently. He will also ensure that all controls and procedures are in place to deliver quality work on time while maintaining the schedule and budget. Louis offers over 19 years of experience with clients such as the Commonwealth of PA, Department of General Services, Masonic Villages, and the National Railroad Passenger Corporation (Amtrak). Please see the attached resume for more details on his relevant project experience.

Troy Greenly - Superintendent

As Superintendent, Troy will be onsite full-time overseeing and managing the construction process, directing all subcontractors, and supervising the other superintendents. His top priority is safety, and he will collaborate with all parties involved to ensure a safe and clean job site. Troy's experience includes working on numerous Commonwealth of PA Department of General Services projects such as the renovation of the Forum and the restoration and waterproofing of the National Register of Historic Places. He has over 33 years of experience. Please see the attached resume for additional details.

Wyatt Grossman - Assistant Project Manager

As Assistant Project Manager, Wyatt will collaborate with all client team members, design team members, and subcontractors. He will be responsible for handling all submittals, information requests, and attending various project meetings at the office and on the jobsite. He will work closely with the client, design teams, and all subcontractors. Wyatt has experience working on various renovation projects, including: The Forum Building, PA State Police Academy, Masonic Villages Freemason Cultural Center, and Saint John Neumann Parish Life Education Center. Please refer to the attached resume for relevant project experience.

Anthony Perella - Senior MEP Field Coordinator

As a Senior MEP Field Coordinator, Anthony will play a key leadership role in managing the mechanical, electrical, plumbing, and fire protection components of the DGS Capitol Complex Central Plant Renovation Project. He supports the project team, collaborates with design engineers, subcontractors, and clients, and ensures that all systems are integrated efficiently and meet both technical and budget requirements. Anthony has over 22 years of industry experience and has worked with the PA Department of General Services, Messiah University, and Lancaster Country Day School on similar renovation projects. Please refer to the attached resume for project experience.

Alan B. Houck, ASP, CHST - Safety & Health Manager

As Safety & Health Manager, Alan handles various management and leadership duties focused on all aspects of safety and health. On-site, he offers expert guidance and advice on cutting-edge safety practices to our project teams. Through regular safety inspections, coaching, and training, Alan ensures the project team adheres to both OSHA's and Wohlsen's safety standards. He has worked on the Forum project and numerous renovation projects, including Lafayette College's Rinek Rope. Please see the attached resume for additional experience.

Our Critical Trade Work Partners include:

BELOW GRADE UTILITY VAULT - WOHLSEN CONSTRUCTION COMPANY

- **Lou Gonsauls** will serve as the Senior Project Manager leading the coordination of trade partners and specialty vendors required to successfully construct complex below-grade structures in a highly constrained, active environment. Lou will be responsible for integrating excavation, shoring, structural, waterproofing, mechanical, and electrical trade partners into a unified execution plan that prioritizes sequencing, safety, and constructability. His background in structural design and construction engineering enables him to anticipate interface challenges inherent to underground vaults, tunnels, and equipment foundations, and to align vendor submittals, deliveries, and installations accordingly. Lou's experience on the Forum Building Renovation included a similar below-grade scope, such as foundations, utility interfaces, and new building additions supporting major mechanical equipment, where he successfully coordinated multiple specialty trades and suppliers to maintain schedule, manage risk, and protect adjacent historic and occupied spaces.
- **Troy Greenly** will serve as the full-time, on-site Superintendent directing day-to-day field coordination of trade partners and vendors performing below-grade and structural work. Troy will manage excavation activities, shoring systems, confined work areas, and the sequencing of concrete, structural, waterproofing, and utility installations to ensure safe and efficient progression of work. With over 33 years of field experience, Troy brings deep hands-on expertise in coordinating specialty subcontractors in tight, underground conditions and resolving constructability challenges as they arise. On the Forum Building project, Troy supported below-grade and structural scopes that required precise coordination among multiple trades, protection of existing structures, and strict safety controls – experience that directly aligns with the underground vault and tunnel construction required for the Central Plant project.

HIGH SECURITY BOLLARDS - LV CONCRETE, A WOHLSEN CONSTRUCTION COMPANY

- **Jamie Morrison**, Project Manager, will provide focused administrative and coordination support to Wohlsen in its role as Lead Contractor for the Capitol Complex Central Plant project. Jamie will assist in coordinating documentation, submittals, RFIs, and meeting workflows across all prime contracts, helping ensure consistent communication, timely responses, and alignment with the integrated project schedule. He will support coordination with the HVAC, Plumbing, and Electrical prime contractors by tracking interface items, distributing information, and following up on action items, while ensuring compliance with DGS administrative, reporting, and documentation requirements to support effective multi-prime coordination and execution.
- **Brandon Bender**, Superintendent, brings hands-on field experience supporting construction activities in complex and operational environments. He will assist with day-to-day supervision of field work, coordination of trade activities, and implementation of site logistics to support safe and efficient construction. Brandon's field-based experience enables him to identify sequencing issues, monitor work quality, and support adherence to safety standards while facilitating clear communication among trade partners to ensure work progresses in accordance with the approved schedule and project requirements.

FREIGHT ELEVATORS - RIGHT ELEVATOR COMPANY

- **Daniel Berkey**, the Project Manager and COO of Right Elevator, brings 12 years of expertise to the table. His leadership will be pivotal in the Capitol Complex Central Plant project, guiding the administrative effort from the initial survey to final inspection. He also oversees maintenance and service accounts, expertly schedules crews for modifications and construction, and plans efficient routes while dispatching maintenance technicians. His experience and dedication ensure the project's success at every step.
- **John Bricker**, Superintendent, brings 19 years of experience in elevator installation. He will leverage his expertise in elevator maintenance and installation to oversee the field operations. On-site, he will coordinate project schedules with general contractors and other trades, manage elevator modernization and construction from initial survey to final inspection, and supervise all elevator-related work.

STRUCTURAL CORRECTION AND REPAIR - THE WITMER GROUP

- **Ellis Cooksey**, Project Manager, has a wide array of previous project experience. Most recently he worked on the ZeroPak project, a 40,000 sq. ft. exterior façade restoration and concrete repairs project. He will be in charge of submittals, material procurement, documentation, client communication, and day-to-day operations. He is well-equipped as project manager for the Capitol Complex Central Plant project because of his previous field experience as well as his technical skills will make him an excellent choice for this project. .
- **John Bricker**, Superintendent, has over 20 years of experience, and for the Capitol Complex Central Plant project, he will be in charge of safety, scheduling, material needs, and determining the required manpower. John served as the site superintendent for the aforementioned ZeroPak project before he became a general superintendent. .

MULTIPRIME CONTRACT COORDINATION AND SEQUENCING - WOHLSEN CONSTRUCTION COMPANY

- **Lou Gonsauls** will serve as the Senior Project Manager with primary responsibility for managing coordination and sequencing among the multiple prime contractors to ensure overall schedule, safety, and operational continuity. Lou will lead integrated planning efforts, establish clear interface responsibilities between the General, HVAC, Electrical, and Plumbing primes, and manage milestone-driven schedules to align work activities across disciplines. His background in structural design and construction engineering enables him to proactively identify conflicts related to underground construction, equipment replacement, and access constraints within the active Central Plant. Lou's experience on complex DGS projects, including the Forum Building, has involved extensive multi-prime coordination in occupied facilities, where disciplined communication, early issue resolution, and adherence to DGS administrative procedures were critical.
- **Troy Greenly** will serve as the full-time, on-site Superintendent responsible for day-to-day field coordination among the multiple prime contractors and their subcontractors. Troy will manage work sequencing, site logistics, access control, and safety integration to ensure concurrent prime activities are performed efficiently and without conflict. With more than 33 years of field experience, Troy brings strong technical and leadership skills in resolving real-time coordination challenges, particularly in constrained, underground, and occupied environments. His experience on the DGS Forum Building project included managing overlapping scopes, maintaining safe work zones, and coordinating inspections and turnover activities, ensuring all prime contractors remained aligned with the overall project plan and operational requirements.

For each individual of the proposer on the Project Management Team above the level of Foreman the proposal shall provide a one (1) page resume, per person, showing currently held position/title, education, professional licenses, other qualifications, and relevant work.

Resumes for each member of Wohlsen's project management team can be found on the following pages.

SELECTED PROJECT EXPERIENCE



Brian W. Laub, HCC
Senior Vice President

Role:

As Senior Vice President, Brian will provide executive leadership to the Wohlsen team, working closely with your organization to deliver professional construction services aligned with your project goals.

Education:

Master of Business Administration from Argosy University

Bachelor of Science in Civil Engineering from University of Pittsburgh

Certifications:

- LEED Green Associate
- Health Care Construction (HCC)
- Engineer-in-Training Certificate
- OSHA 30-Hour

Industry Experience:

23 years

Background:

Brian has served as a project engineer, project manager, senior project manager, project executive, and vice president of construction. He now serves as regional vice president.

Commonwealth of PA DGS | Various Locations

- *Renovation of the Forum Building Phase 1, Harrisburg, PA* - A comprehensive renovation of the historic Forum Office Building focusing on modernizing the mechanical and electrical systems and reconfiguring floors two through five into contemporary office space. The approximately 350,000 sq. ft. existing building, initially constructed in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited systems upgrades and stipulated restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives spaces. Work also included site modifications to increase parking capacity and a building addition to accommodate new chiller equipment, an emergency generator, and an exterior below-grade loading dock.
- *DGS C-0211-0005.1 PA State Police Academy Outbuildings, Hershey, PA* - A multi-phased project to update and modernize the existing outbuildings and construction of new buildings throughout the entire 146-acre occupied site. Outbuildings include a new call-out village, outdoor tactical range, stables, automotive buildings, and purchasing and storage warehouses.
- *DGS C-0211-0005.1 PA State Police Academy Core Buildings, Hershey, PA* - A multi-phased comprehensive update and modernization of existing buildings that remain occupied during construction. Updates will be made to the Bureau of Emergency and Special Ops (BESO) and FTU indoor firearms training facility as well as a five-story marquee building and physical education building. Capitol Building Third Floor Window Repair, Harrisburg, PA - Renovations to historic Capitol Building's third floor.
- *Capitol Building South Fourth Floor, Harrisburg, PA* - Renovations to historic Capitol Building's fourth floor.
- *Harrisburg Capitol Building, Harrisburg, PA* - 3rd & E Floors South Wing - Restoration work including waterproofing, and window and finish replacements to building on the National Register of Historic Places.
- *Capitol Building North Second Floor Windows, Harrisburg, PA* - Restoration of exterior windows.
- *Capitol Building North Second Floor, Harrisburg, PA* - Selective demolition, mechanical, electrical, and plumbing upgrades and historic renovation and replication of new and existing finishes.
- *Entresol Level North Wing, Harrisburg, PA* - Selective demolition, mechanical, electrical, and plumbing upgrades and historic renovation and replication of new and existing finishes.

SELECTED PROJECT EXPERIENCE



Mark J. O'Rourke Sr.
Project Executive

Role:

As project executive, Mark will have the overall management responsibility for the Wohlsen Team on your project.

Education:

Master of Business Administration (In Progress) from Pennsylvania State University

Bachelor of Science in Organizational Leadership from Pennsylvania State University

Certifications:

- OSHA 30-Hour
- First Aid/CPR
- Licensed General Contractor (NJ, WV)
- Hyperbaric Medical Technician
- Emergency Medical Technician (EMT)
- Certified Underwater Welder
- PA Licensed Real Estate Agent

Industry Experience:

37 years

Background:

Mark brings extensive construction expertise combined with a steadfast commitment to safety leadership in managing large-scale, complex projects. Marks collaborative approach with multidisciplinary teams, subcontractors, and clients drives continuous improvement in safety performance while meeting project milestones and budget goals.

Lincoln University | Lincoln University, PA

Renovations and Additions to Manuel Rivero Gym - Renovation, reconfiguration, and modernization of the interior of Manuel Rivero Hall. This project includes complete demolition of the front of the building, which will result in a new façade, improved accessibility and pedestrian flow to ensure security and safety, expansion of the gymnasium's seating capacity from 1,600 to 3,000, expansion and addition to the main entrance to accommodate a ticket sales office, and the existing pool and bowling alley will also be repurposed into alternative athletic department functions. The building systems will also be replaced, and a fire suppression system will be installed.

Mercersburg Academy | Mercersburg, PA

Ford Dining Hall Renovations - Ford Hall - complete renovation of the decades-old dining hall into a new, modernized space. This includes a new roof, updated kitchen equipment, finishes with wood trim accents, two new pavilions, a new ceiling and floor, a review of the MEP systems, and installation of a new pizza oven.

Princeton University | Princeton, NJ

- *Hobson College Dormitory Project* - A transformative residential project replacing First College and delivering a 510-bed facility. Directed all phases from preconstruction through completion, aligning construction execution with the University's vision for a diverse, inclusive, and integrated student living and learning environment.
- *Forbes College Dormitory and College Renovation* - Led early MEP surveying efforts to proactively identify hidden challenges, and partnered closely with design teams, stakeholders, and township representatives to streamline design, mitigate risks, and prevent schedule delays and cost overruns. This project required the management of multi-disciplinary design and construction teams, focused on fostering a high-performance, communicative culture with shared accountability and project success.

Reading Health System | Sinking Spring, PA

New Clinical Building - Managed complex infrastructure, MEP systems, and phased implementation critical to uninterrupted operations as related to the overall building envelope. Oversaw the complete building envelope, including waterproofing, air barrier systems, roofing, and green roofing assemblies, ensuring long-term performance, energy efficiency, and regulatory compliance. Maintained a strong focus on patient safety, infection control, and life safety standards to support Tower Health's delivery of high-quality, patient-centered care.

SELECTED PROJECT EXPERIENCE



Louis A. Gonsauls, HCC
Senior Project Manager

Role:

As the senior project manager, Lou will lead the Wohlsen team on a day-to-day basis to meet the goals of your project. He will be responsible for planning, organizing, and managing resources to complete the project's construction phase successfully.

Education:

Bachelor of Science in Structural Design and Construction Engineering Technology from Pennsylvania State University

Associate's in Engineering Technology: Building Engineering Technology from Pennsylvania State University

Certifications:

- LEED Green Associate
- Health Care Construction (HCC)
- ICRA for Healthcare Construction
- OSHA-30 Hour

Industry Experience:

19 years

Background:

Lou has performed as a laborer, carpenter, intern, project engineer, and project manager. He is currently serving as a senior project manager.

Commonwealth of PA DGS | Harrisburg, PA

Renovation of the Forum Building Phase 1 - A comprehensive renovation of the historic Forum Office Building focusing on modernizing the mechanical and electrical systems and reconfiguring floors two through five into contemporary office space. The approximately 350,000 sq. ft. existing building, initially constructed in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited systems upgrades and stipulated restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives spaces. Work also included site modifications to increase parking capacity and a building addition to accommodate new chiller equipment, an emergency generator, and an exterior below-grade loading dock.

Masonic Villages of the Grand Lodge of PA | Elizabethtown, PA

- *Freemason Building* - Phased renovation of 72,412 sq. ft., 123 resident rooms, 115 existing and 8 new. New central dining facility with entranceway and adjacent community living area; conversion of existing stair tower for new elevator.
- *Freemason Cultural Center* - 50,500 sq. ft. of renovations to include marketing and sales offices, administrative office suites, recreation areas, Brossman Ballroom, Deike Auditorium, Masonic Lodge, Visitors Center, and Lodge Dining Room (meeting space).
- *Ben Franklin Skilled Nursing Facility* - Multi-phased, occupied renovations of 105 existing resident rooms, core spaces, pantries, spas, living room, dining room, lounge, utility room, and administrative offices.

National Railroad Passenger Corporation (Amtrak) | Various Locations

- *Harrisburg Amtrak Train Shed Work, Harrisburg, PA* - Construction of a temporary dancefloor scaffolding system under the roof line of two train sheds and inspection of structural wood roof components. The scope also includes an underground utility investigation.
- *Amtrak Lancaster Platform Replacement, Lancaster, PA* - State of Good Repairs improvements to an occupied passenger train facility. The project includes a restoration of the historic Main Station building's windows and doors, a pedestrian bridge, baggage enclosures, and the North & South Platforms, including pedestrian bridge stairs, new platforms, canopies, and stormwater management piping.

SELECTED PROJECT EXPERIENCE



Troy A. Greenly, HCC
Superintendent

Role:

Troy will be on-site, full-time, and direct all our field efforts. He will not only manage and control the construction process and subcontractors on site, but he will also help develop solutions to unknown conditions encountered on the project. Troy's number one goal is safety, and he will work with all parties involved to ensure a safe and clean jobsite.

Certifications:

- CPR/First Aid
- Health Care Construction (HCC)
- Competent Person - Fall Protection
- Competent Person - Support Scaffolding
- Fall Protection - Safety Harness & Competent Person
- Fire Damper Installation
- Firestop Installation
- GHS Managers
- OSHA 30-Hour
- Rough Terrain Forklift
- Specification Reading

Industry Experience:

33 years

Background:

Troy has performed as a helper, laborer, carpenter, master carpenter, foreman, and superintendent.

Commonwealth of PA DGS | Various Locations

- *Renovation of the Forum Building Phase 1, Harrisburg, PA* - A comprehensive renovation of the historic Forum Office Building focusing on modernizing the mechanical and electrical systems and reconfiguring floors two through five into contemporary office space. The approximately 350,000 sq. ft. existing building, initially constructed in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited systems upgrades and stipulated restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives spaces. Work also included site modifications to increase parking capacity and a building addition to accommodate new chiller equipment, an emergency generator, and an exterior below-grade loading dock.
- *Harrisburg Capitol Building, Harrisburg, PA* - 3rd & E Floors South Wing - Restoration work including waterproofing, and window and finish replacements to building on the National Register of Historic Places.
- *Capitol Building North Second Floor, Harrisburg, PA* - Selective demolition, mechanical, electrical, and plumbing upgrades and historic renovation and replication of new and existing finishes.
- *Capitol Building First Floor North Wing, Harrisburg, PA* - Renovations to historic Capitol Building.
- *Basement/Third & Entresol South Wing, Harrisburg, PA*
- *McComsey Hall, Millersville, PA* - Renovations and addition to existing academic building on occupied college campus.
- *Entresol Level North Wing, Harrisburg, PA* - Selective demolition, mechanical, electrical, and plumbing upgrades and historic renovation and replication of new and existing finishes.
- *Farm Show Expo Center, Harrisburg, PA* - Addition to exposition center including 175,000-square-foot exposition hall, Equine Arena with 1,700 seats, 140-horse equine barn, and two-level corridor connecting the new building with the existing complex.
- *Millersville University Osburn Hall, Millersville, PA* - Renovations and a two-wing addition to existing building on an occupied college campus that included a 60-seat multi-purpose room, three new computer-aided drafting and design labs, administrative offices, student lounge, and lockers.

Masonic Villages of the Grand Lodge of PA | Elizabethtown, PA

Freemason Building - Phased renovation of 72,412 sq. ft., 123 resident rooms, 115 existing and 8 new. New central dining facility with entranceway and adjacent community living area; conversion of existing stair tower for new elevator.

SELECTED PROJECT EXPERIENCE



Wyatt H. Grossman
Assistant Project Manager

Role:

As the assistant project manager, Wyatt will provide critical support to the project manager to ensure that your project runs on time and that site issues are resolved promptly. Wyatt will also assist by documenting RFIs, procuring building permits, logging change orders, and handling other pertinent documentation.

Education:

Bachelor of Science in Structural Design and Construction Engineering Tech from Pennsylvania State University

Bachelor of Science in Civil Engineering from Drexel University

Certification:

- OSHA 30-Hour

Industry Experience:

11 years

Background:

Wyatt has worked as an assistant purchasing and estimating manager, fabrication drafter, and project engineer. He now serves as an assistant project manager.

Commonwealth of PA DGS | Various Locations

- *DGS C-0211-0005.1 PA State Police Academy Core Buildings, Hershey, PA* - A multi-phased comprehensive update and modernization of existing buildings that remain occupied during construction. Updates will be made to the Bureau of Emergency and Special Ops (BESO) and FTU indoor firearms training facility as well as a five-story marquee building and physical education building.
- *DGS C-0211-0005.1 PA State Police Academy Outbuildings, Hershey, PA* - A multi-phased project to update and modernize the existing outbuildings and construction of new buildings throughout the entire 146-acre occupied site. Outbuildings include a new call-out village, outdoor tactical range, stables, automotive buildings, and purchasing and storage warehouses.
- *Renovation of the Forum Building Phase 1, Harrisburg, PA* - A comprehensive renovation of the historic Forum Office Building focusing on modernizing the mechanical and electrical systems and reconfiguring floors two through five into contemporary office space. The approximately 350,000 sq. ft. existing building, initially constructed in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited systems upgrades and stipulated restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives spaces. Work also included site modifications to increase parking capacity and a building addition to accommodate new chiller equipment, an emergency generator, and an exterior below-grade loading dock.

Phoebe Berks Health Care Center, Inc. | Wernersville, PA

Community Center - Interior renovations of the existing, occupied community buildings A and B. First-floor area 14,611 sq. ft. and second-floor area 13,243 sq. ft. with 1,660 sq. ft. of additions, which include a small fitness addition, dining area addition, new food service equipment, bistro/exhibition cooking, pub area, coffee shop/café, restrooms, and first and second floors/changing/locker room area. \$6,451,927

Saint John Neumann Church | Lancaster, PA

Parish Life Education Center Addition & Church Renovation - 10,350 sq. ft. addition providing nine additional classrooms, restrooms, and office support space. Renovations to expand the narthex, new accessible restrooms, support spaces, and increased security & accessibility. \$3,055,003

Masonic Villages of the Grand Lodge of PA | Elizabethtown, PA

Freemason Cultural Center - 50,500 sq. ft. of renovations to include marketing and sales offices, administrative office suites, recreation areas, Brossman Ballroom, Deike Auditorium, Masonic Lodge, Visitors Center, and Lodge Dining Room (meeting space).

SELECTED PROJECT EXPERIENCE



Anthony A. Perella,
HCC, CM-BIM
 Senior MEP Field Coordinator

Role:

Working with the design and construction teams, Tony will lead the coordination of your project's MEP and fire protection systems through the preconstruction, construction, and post-construction phases.

Certifications:

- Health Care Construction (HCC)
- CPR/First Aid/AED
- EPA Certified
- Journeyman Certification - Keystone ABC
- OSHA 30-Hour

Industry Experience:

22 years

Background:

Tony has worked as a foreman, HVAC, plumbing, and electrical technician, service technician, and MEP Field Coordinator. He is currently serving as a senior MEP field coordinator.

Commonwealth of PA DGS | Hershey, PA

- *DGS C-0211-0005.1 PA State Police Academy Outbuildings* - A multi-phased project to update and modernize the existing outbuildings and construction of new buildings throughout the entire 146-acre occupied site. Outbuildings include a new call-out village, outdoor tactical range, stables, automotive buildings, and purchasing and storage warehouses.
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Messiah University | Mechanicsburg, PA

Dining Room Addition and CHP Building - Renovations and addition to dining hall and the construction of a new building housing the systems and equipment needed for the integration of a natural gas and hot and chilled water system across an occupied college campus.

Lancaster Country Day School | Lancaster, PA

Athletic Addition and Associated Sitework - New two-story athletic center totaling 26,800 sq. ft. which features, five squash courts with a second floor viewing area, locker and training rooms, fitness and dance studios. Central chiller plant for the athletic center and existing school.

Confidential Client | Confidential Location

Roaster Project - Multi-phased renovation to upgrade site electrical infrastructure, bean receiving, bean cleaning, dust collection and roasting assets.

Lancaster Country Day School | Lancaster, PA

Addition and Renovations Lower School - Upgrades to an existing college preparatory school that included complete replacement of the roof and exterior window system, new entrance, and installation of new HVAC system with VRF system. Interior upgrades were also completed including new cubbies, interior finishes, and lighting.

Sisters of Saint Joseph | Flourtown, PA

Saint Joseph Villa - Renovation - Multi-phase renovations to existing 174,721 sq. ft., seven-story senior living community including 105 skilled nursing beds, 212 assisted living beds, balcony additions, common areas, multi-purpose room, gift shop, beauty shop, dining room, therapy and fitness, and new MEP boiler replacement.



Alan B. Houck, ASP, CHST
Safety & Health Manager

Role:

Alan is a full-time employee and spends 100% of his time ensuring excellence in Wohlsen's number-one value: Safety. As safety & health manager, Alan performs various management and leadership responsibilities emphasizing all areas of safety and health. Onsite, he provides expert insight and consultation on leading-edge safety practices to our project teams. Through regular and routine safety inspections, coaching, and training, Alan ensures the project team complies with both OSHA's and Wohlsen's safety standards.

Education:

Bachelor of Science in Environmental Science-Geography from Mansfield University

Certifications:

- Associate Safety Professional (ASP)
- Authorized OSHA Outreach Trainer
- Construction Health and Safety Technician (CHST)
- CPR/First Aid/AED
- Mine Safety & Health Administration

Industry Experience:

25 years

Background:

Alan began his career in construction in 2000, working over the years as an Erosion & Sediment Compliance Technician, Environmental Compliance Manager, and Safety & Health Manager.

SELECTED PROJECT EXPERIENCE

Commonwealth of PA DGS | Various Locations

- *DGS C-0211-0005.1 PA State Police Academy Outbuildings, Hershey, PA* - A multi-phased project to update and modernize the existing outbuildings and construction of new buildings throughout the entire 146-acre occupied site. Outbuildings include a new call-out village, outdoor tactical range, stables, automotive buildings, and purchasing and storage warehouses.
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- *Renovations and Additions to Manuel Rivero Gym, Lincoln University, PA* - Renovation, reconfiguration, and modernization of the interior of Manuel Rivero Hall. This project includes complete demolition of the front of the building, which will result in a new façade, improved accessibility and pedestrian flow to ensure security and safety, expansion of the gymnasium's seating capacity from 1,600 to 3,000, expansion and addition to the main entrance to accommodate a ticket sales office, and the existing pool and bowling alley will also be repurposed into alternative athletic department functions. The building systems will also be replaced, and a fire suppression system will be installed.

Confidential Client | Confidential Location

Roaster Project - Multi-phased renovation to upgrade site electrical infrastructure, bean receiving, bean cleaning, dust collection and roasting assets.

Mid Atlantic Endoscopy, LLC | Lancaster, PA

Surgery Center - 11,809 sq. ft. surgery center relocation on the Suburban Pavilion Campus of Penn Medicine Lancaster General Health. Scope included endoscopy center, procedure and recovery rooms, air handling unit, generator, and rooftop chiller.

Wohlsen Construction
(Below Grade Utility)

Louis Gonsauls
Project Manger

Company:

Wohlsen Construction

Education:

B.S. in Structural Design and Construction Engineering Technology from Pennsylvania State University
Associates in Engineering Technology from Penn State

Certifications:

- Leed Green Associate
- Health Care Construction
- ICRA for Healthcare Construction (HCC)
- OSHA 30-Hour

Industry Experience:

19 Years

Commonwealth of PA DGS | Harrisburg, PA
Renovation of the Forum Building Phase 1 - A comprehensive renovation of the historic Forum Office Building focusing on modernizing the mechanical and electrical systems and reconfiguring floors two through five into contemporary office space. The approximately 350,000 sq. ft. existing building, initially constructed in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited systems upgrades and stipulated restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives spaces. Work also included site modifications to increase parking capacity and a building addition to accommodate new chiller equipment, an emergency generator, and an exterior below-grade loading dock.

Masonic Villages of the Grand Lodge of PA | Elizabethtown, PA
Freemason Building - Phased renovation of 72,412 sq. ft., 123 resident rooms, 115 existing and 8 new. New central dining facility with entranceway and adjacent community living area; conversion of existing stair tower for new elevator.

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Masonic Villages of the Grand Lodge of PA | Elizabethtown, PA
Ben Franklin Skilled Nursing Facility - Multi-phased, occupied renovations of 105 existing resident rooms, core spaces, pantries, spas, living room, dining room, lounge, utility room, and administrative offices.

National Railroad Passenger Corporation (Amtrak) | Harrisburg, PA
Harrisburg Amtrak Train Shed Work - Construction of a temporary dancefloor scaffolding system under the roof line of two train sheds and inspection of structural wood roof components. The scope also includes an underground utility investigation.

National Railroad Passenger Corporation (Amtrak) | Lancaster PA
Amtrak Lancaster Platform Replacement - State of Good Repairs improvements to an occupied passenger train facility. The project includes a restoration of the historic Main Station building's windows and doors, a pedestrian bridge, baggage enclosures, and the North & South Platforms, including pedestrian bridge stairs, new platforms, canopies, and stormwater management pining.

TECHNICAL SUBMITTAL - SECTION T-2A

Wohlsen Construction
(Below Grade Utility)

Troy Greenly
Superintendent

Company:

Wohlsen Construction

Certifications:

- CPR/First Aid
- Health Care Construction (HCC)
- Competent Person - Fall Protection
- Competent Person - Support Scaffolding
- Fall Protection - Safety Harness & Competent Person
- Fire Damper Installation
- Firestop Installation
- GHS Managers
- OSHA 30-Hour
- Rough Terrain Forklift
- Specification Reading

Industry Experience:

33 Years

Commonwealth of PA DGS | Harrisburg, PA
Renovation of the Forum Building Phase 1 - A comprehensive renovation of the historic Forum Office Building focusing on modernizing the mechanical and electrical systems and reconfiguring floors two through five into contemporary office space. The approximately 350,000 sq. ft. existing building, initially constructed in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited systems upgrades and stipulated restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives spaces. Work also included site modifications to increase parking capacity and a building addition to accommodate new chiller equipment, an emergency generator, and an exterior below-grade loading dock.

Commonwealth of PA DGS | Harrisburg, PA
Harrisburg Capitol Building, Harrisburg, PA - 3rd & E Floors South Wing - Restoration work including waterproofing, and window and finish replacements to building on the National Register of Historic Places.
Commonwealth of PA DGS | Harrisburg, PA
Capitol Building North Second Floor - Selective demolition, mechanical, electrical, and plumbing upgrades and historic renovation and replication of new and existing finishes.

Commonwealth of PA DGS | Harrisburg, PA
Capitol Building First Floor North Wing - Renovations to historic Capitol Building.

Commonwealth of PA DGS | Harrisburg, PA
Basement/Third & Entresol South Wing.

Commonwealth of PA DGS | Millersville, PA
McComsey Hall - Renovations and addition to existing academic building on occupied college campus.

Commonwealth of PA DGS | Millersville, PA
Entresol Level North Wing - Selective demolition, mechanical, electrical, and plumbing upgrades and historic renovation and replication of new and existing finishes.

Commonwealth of PA DGS | Millersville, PA
Farm Show Expo Center - Addition to exposition center including 175,000-square-foot exposition hall, Equine Arena with 1,700 seats, 140-horse equine barn, and two-level corridor connecting the new building with the existing complex.

LV Concrete

Jamie Morrison, HCC
Project Manger

Company:

LV Concrete

Education:

Bachelor of Arts in Economics
from University of
Wisconsin-Milwaukee

Certifications:

- OSHA 30-Hour
- Health Care Construction (HCC)

Industry Experience:

36 Years

Commonwealth of PA DGS | Harrisburg, PA
East Wing Parking Garage and North and South Entrance - Hydraulic Bollards were installed and at the North and South Entrance at Commonwealth Avenue curbs and sidewalks were installed. Weld caps placed on all stationary bollards at North and South Garage entrances.

Commonwealth of PA DGS | Harrisburg, PA
Third Street Security - Fixed Granite bollards installed for the West Entrance Capitol steps.

Commonwealth of PA DGS | Harrisburg, PA
East Wing Security - Fixed Granite Bollards installed and then waterproofing work was done at the fixed bollards due to the water fountain there.

Commonwealth of PA DGS | Harrisburg, PA
South Plaza Security - Bollards supplied by Greiner and after installed a finished Woodbury Granite circular bollard cover was placed on the bollards. The area was then landscaped.

Commonwealth of PA DGS | Harrisburg, PA
East Wing - High Security Hydraulic Bollards installed from Intertek Barriers and Booths from California.

Commonwealth of PA DGS | Harrisburg, PA
Upgrades to granite pavers, steps, and sidewalk.

Commonwealth of PA DGS | Harrisburg, PA
Capitol Building Fourth Floor Senate Offices - Renovations to state senate offices including the restoration of intricate historic millwork and plaster. Work was conducted off-hours to limit disturbances in the rest of the building.

Commonwealth of PA DGS | Harrisburg, PA
Capitol Building Greenhouse - Construction of a headhouse building with an attached greenhouse and a covered walkway connecting existing greenhouses.

LV Concrete

Brandon Bender
Superintendent

Company:

LV Concrete

Education:

N/A

Certifications:

- OSHA 30-Hour
- ACI Concrete Finisher
- ACI Tilt Up Technician

Industry Experience:

32 Years

Royal Farms #200 | North Wales, PA

Concrete and sitework package for a commercial fuel and retail facility, focusing on high-durability infrastructure and specialized foundations. The scope involved the execution of heavy structural foundations, including column footings, cast-in-place piers, and over 280 LF of reinforced strip footings designed for long-term stability. Advanced site hardening and utility protection through the installation of extensive safety barriers, including 67 removable parking bollards and specialized pipe bollards for critical dumpster and gas vent areas. Also featured high-performance concrete paving, including 6,380 sq. ft. of 6" fiber-reinforced colored concrete and heavy-duty 8" thick pads, ensuring the facility can withstand constant heavy-vehicle traffic and environmental stressors.

Goldsboro Sewer Treatment Plant | Goldsboro, PA

New Sewage Treatment Tank - 2' thick mat slab, 900' of 24' high cast in place concrete walls, shored concrete walkways on top of walls, battered baffle walls in tank, and site work that included sidewalks bollards around the support structures.

Penn State Berks | Reading, PA

Penn State Berks Campus Student Housing - Included foundations, basement, shored concrete pad to hold vehicle traffic, slab on grade, topping slab on hollow core plank, pan stairs., site work with dumpster pad with bollards at the back and sides of the enclosure.

Baltimore County Water Tower Foundation | Maryland

Water Tower Foundation - Coned shaped concrete foundation with radius stem wall on top. Concrete shaft sat on stem walls and a steel bowl on top of the shaft to hold drinking water. Site work that included bollards around the door openings and electrical equipment.

Frackville Water Treatment Plant | Frackville, PA

Water Tank - New sub-grade water tank that required rock anchors in the mat slab to prevent floating when the tank is empty. 2' thick mat slab with 16' high cast in place walls. New pump building and chlorine building that included foundations and slab on grade. Site work included sidewalks, loading dock and bollards at building and tank corners.

Lincoln University | Lincoln University, PA

Sidewalks - New sidewalks throughout the campus, some of the walks were designed for fire roads, new sports facility that included new locker room buildings, football stadium, NCAA track and field compliant pits for long jump and pole vaulting, permanent and removable bollards throughout the campus.

Right Elevator Company

Daniel Berkey
Project Manger / COO

Company:

Right Elevator Company

Education:

N/A

Certifications:

- Certified Elevator Technician (CET)
- Certified Elevator Technician Supervisor (CET-S)
- Qualified Elevator Inspector
- ANSI Elevator Code Accreditation
- OSHA 30-Hour
- Licensed Elevator Mechanic - MD, WV

Industry Experience:

12 Years

Right Elevator Company: 2020 to Present
 Roles: Owner / Chief Operating Officer / Construction Manager / Field Superintendent, CET-S
 Responsibilities:
 • Manage elevator modernization/construction jobs from initial survey to final inspection
 • Manage maintenance and service accounts
 • Schedule mod/construction crews
 • Plan routes and dispatch maintenance technicians

Eastern Elevator Service & Sales: 2013 to 2020
 Role: Field Mechanic, CET
 Responsibilities:
 • Provide routine maintenance and service/repair on all types of elevators
 • Modernize and install all types of elevators
 • Perform all types of safety and pressure tests

Right Elevator Company

Derek Wilson
Superintendent

Company:

Right Elevator Company

Education:

N/A

Certifications:

- Certified Elevator Technician (CET)
- ANSI Elevator Code Accreditation
- OSHA 30-Hour
- Licensed Elevator Mechanic - MD, WV, VA, OH

Industry Experience:

19 Years

Right Elevator Company: 2021 to Present

Role: Field Superintendent

Responsibilities:

- Manage elevator modernization/construction jobs from initial survey to final inspection
- Schedule mod/construction crews
- Coordinate project schedules with general contractors and other trades
- The three projects included in this Critical Work Partner package were completed under Derek's leadership

Eastern Elevator Service & Sales: 2006 to 2021

Role: Field Mechanic, CET

Responsibilities:

- Provide routine maintenance and service/repair on all types of elevators
- Modernize and install all types of elevators
- Perform all types of safety and pressure tests

The Witmer Group

Ellis Cooksey
Project Manger

Company:

The Witmer Group

Morgan Keller | Winchester, VA
ZeroPak - Concrete repairs, exterior facade repairs, \$5million

Education:

High School
Construction Management
Bachelors

Benchmark Construction | Lancaster, PA
CHS Plum St - Interior and exterior brick, stone, concrete restoration \$3.5 million

Whiting-Turner | Hershey, PA
Hershey Theater - granite, limestone, precast installation, interior/exterior brick renovation, \$4.1million

Certifications:

- OSHA 30
- CPR/First Aid
- RTF/MEWP
- Hydromobile
- Suspended Scaffold
- Fall Protection

RLS Construction | Harrisburg, PA
PA State Archives and Museum - limestone crack repair, spall repair, epoxy injection, laser cleaning of biological growth - \$1.9million

Milton Hershey School | Hershey, PA
Milton Hershey Gravesite - granite installation, caulking, and concrete - \$1million

Benchmark Construction | Carlisle, PA
Dickinson HUB 1BC - stone removal, flashing installation, structural shoring and repairs, caulking - \$350,000

Industry Experience:

10

The Witmer Group

John Bricker Jr
General Superintendent

Company:

The Witmer Group

Education:

High School

Certifications:

- OSHA 30
- CPR/First Aid
- Competent Person
- RTF/MEWP
- Suspended Scaffolding
- Rigging
- Fall Protection
- Hydromobile
- SWRI Material Certification

Industry Experience:

20

Wohlsen Construction Company | Harrisburg, PA
The Forum - Renovation of the historic Forum Office Building focusing on modernizing the mechanical and electrical systems and reconfiguring floors two through five into contemporary office space. Work also included site modifications to increase parking capacity and a building addition to accommodate new chiller equipment, an emergency generator, and an exterior below-grade loading dock.

Milton Hershey School | Hershey, PA
Milton Hershey Gravesite - Granite paver installation, joint sealants, concrete footers, cleaning. \$1million

Morgan Keller | Winchester, VA
ZeroPak - Concrete repairs, exterior facade repairs, \$5million

Constanza | Harrisburg, PA
South Capitol Lawn - Asphalt pavers. \$1.5million

Souther Lehigh Elementary | Lehigh, PA
Southern Lehigh Elementary - Brick facade restoration. \$1

Whiting Turner | Hershey, PA
Hershey Theater - granite, limestone, precast installation, interior/exterior brick renovation, \$4.1million

Benchmark Construction - Lancaster, PA
CHS Plum St - Interior and exterior brick, stone, concrete restoration \$3.5 million

JEM Group - Harrisburg, PA
Atlas Building - Concrete repair, precast repair, repointing, cleaning \$1million

TECHNICAL SUBMITTAL - SECTION T-2A

Wohlsen Construction
(Multi-prime Coordination and Sequencing)

Louis Gonsauls
Project Manager

Company:

Wohlsen Construction

Education:

B.S. in Structural Design and Construction Engineering Technology from Pennsylvania State University
Associates in Engineering Technology from Penn State

Certifications:

- Leed Green Associate
- Health Care Construction
- ICRA for Healthcare Construction (HCC)
- OSHA 30-Hour

Industry Experience:

19 Years

Commonwealth of PA DGS | Harrisburg, PA
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Freemason Building - Phased renovation of 72,412 sq. ft., 123 resident rooms, 115 existing and 8 new. New central dining facility with entranceway and adjacent community living area; conversion of existing stair tower for new elevator.

Masonic Villages of the Grand Lodge of PA | Elizabethtown, PA
Freemason Cultural Center - 50,500 sq. ft. of renovations to include marketing and sales offices, administrative office suites, recreation areas, Brossman Ballroom, Deike Auditorium, Masonic Lodge, Visitors Center, and Lodge Dining Room (meeting space).

Masonic Villages of the Grand Lodge of PA | Elizabethtown, PA
Ben Franklin Skilled Nursing Facility - Multi-phased, occupied renovations of 105 existing resident rooms, core spaces, pantries, spas, living room, dining room, lounge, utility room, and administrative offices.

National Railroad Passenger Corporation (Amtrak) | Harrisburg, PA
Harrisburg Amtrak Train Shed Work - Construction of a temporary dancefloor scaffolding system under the roof line of two train sheds and inspection of structural wood roof components. The scope also includes an underground utility investigation.

National Railroad Passenger Corporation (Amtrak) | Lancaster PA
Amtrak Lancaster Platform Replacement - State of Good Repairs improvements to an occupied passenger train facility. The project includes a restoration of the historic Main Station building's windows and doors, a pedestrian bridge, baggage enclosures, and the North & South Platforms, including pedestrian bridge stairs, new platforms, canopies, and stormwater management piping.

TECHNICAL SUBMITTAL - SECTION T-2A

Wohlsen Construction
(Multiprime Coordination and Sequencing)

Troy Greenly
Superintendent

Company:

Wohlsen Construction

Certifications:

- CPR/First Aid
- Health Care Construction (HCC)
- Competent Person - Fall Protection
- Competent Person - Support Scaffolding
- Fall Protection - Safety Harness & Competent Person
- Fire Damper Installation
- Firestop Installation
- GHS Managers
- OSHA 30-Hour
- Rough Terrain Forklift
- Specification Reading

Industry Experience:

33 Years

Commonwealth of PA DGS | Harrisburg, PA
Renovation of the Forum Building Phase 1 - A comprehensive renovation of the historic Forum Office Building focusing on modernizing the mechanical and electrical systems and reconfiguring floors two through five into contemporary office space. The approximately 350,000 sq. ft. existing building, initially constructed in 1931, includes six stories, a basement, and a penthouse. Renovations extended throughout the building, including limited systems upgrades and stipulated restorations within the historically significant Auditorium, State Library, Law Library, Main Lobby, and Rare Book Archives spaces. Work also included site modifications to increase parking capacity and a building addition to accommodate new chiller equipment, an emergency generator, and an exterior below-grade loading dock.

Commonwealth of PA DGS | Harrisburg, PA
Harrisburg Capitol Building, Harrisburg, PA - 3rd & E Floors South Wing - Restoration work including waterproofing, and window and finish replacements to building on the National Register of Historic Places.
Commonwealth of PA DGS | Harrisburg, PA
Capitol Building North Second Floor - Selective demolition, mechanical, electrical, and plumbing upgrades and historic renovation and replication of new and existing finishes.

Commonwealth of PA DGS | Harrisburg, PA
Capitol Building First Floor North Wing - Renovations to historic Capitol Building.

Commonwealth of PA DGS | Harrisburg, PA
Basement/Third & Entresol South Wing.

Commonwealth of PA DGS | Millersville, PA
McComsey Hall - Renovations and addition to existing academic building on occupied college campus.

Commonwealth of PA DGS | Millersville, PA
Entresol Level North Wing - Selective demolition, mechanical, electrical, and plumbing upgrades and historic renovation and replication of new and existing finishes.

Commonwealth of PA DGS | Millersville, PA
Farm Show Expo Center - Addition to exposition center including 175,000-square-foot exposition hall, Equine Arena with 1,700 seats, 140-horse equine barn, and two-level corridor connecting the new building with the existing complex.

SECTION T-2B WORK PLAN AND SCHEDULE

Proposers should provide, at a minimum, a narrative describing their understanding of the use of the schedule during construction, their best estimate of their work plan and schedule on this project, and a clear listing of their fundamental assumptions particular to their scope of work on the overall project and for coordination with all other Prime Contractors to complete the project work.

Upon notification of DGS' selection for the award, Wohlsen will be prepared to execute the DGS Contract and provide the Contract Bond. After completing the initial administrative requirements, the project team will prepare the necessary deliverables and submittals to mobilize and conduct the Initial Job Conference, estimated to occur 60 days from the Notice of Selection, as outlined in the RFP.

The project team will prepare and submit their Priority Submittal Schedule within seven calendar days of the Notice of Selection or Letter of Intent. As the Lead Prime Contractor, Wohlsen will collaborate closely with the other Prime Contractors to coordinate their Priority Submittal Schedules and integrate them into the Project Critical Path Method (CPM) schedule.

Although a Preliminary Schedule is included with this submission, the project team will update it to reflect current conditions and provide copies to the other Prime Contractors within seven calendar days of the Initial Job Conference, as required. The team will work diligently with all parties to finalize the overall schedule within the 45-calendar-day timeframe. Wohlsen will leverage its experience coordinating complex projects to seamlessly work with All Prime Contractors, ensuring their input is fully integrated into the Project's CPM Schedule.

As part of planning for the Initial Job Conference, the team will proceed with procuring significant subcontractors and suppliers. They will commence onboarding their Designated Critical Work trade partners and subcontractors, including Small, Diverse, and Veteran Business Enterprises as committed in the proposal. A procurement schedule will be developed based on the Project CPM schedule to guarantee that the appropriate trade partners are onboarded and that submittals are prepared for early activities and long lead items. The team will prioritize onboarding key tasks, such as sitework/demo, waterproofing, and long lead items.

At the Initial Job Conference, the project team will work closely with professionals, departmental representatives, and other prime contractors to ensure all necessary plans are in place. They will establish open communication channels and define responsibilities, fostering a shared understanding of project protocols to ensure the entire team is aligned on delivering a successful project for the Commonwealth.

During mobilization, the team will secure the site perimeter and work zones with temporary fencing and set up the Department and Wohlsen field offices.

(a) Work Plan - The proposer should address and discuss the work plan for the following critical issues scored as a factor in the scoring matrix: Coordination with other primes; Management of the project schedule and adherence to contract milestones and sequences; Working within identified site constraints and managing work in a defined area, specifically a highly visible publicly accessible campus site where normal activity will be occurring in the direct vicinity of the work being done; Maintain safe & secure ingress & egress including descriptions of the proposed site operations, logistics, jobsite controls and practices to be employed to ensure work site safety, protection, and flexibility should work be interrupted or schedule otherwise impacted for any length of time; Contingency plan with weather constraints; Quality Control

To secure alignment and agreement from the entire project team, our first activity will be to develop a detailed baseline schedule in collaboration with the other primes. This process will include reviewing long-lead materials and equipment, analyzing work areas, and confirming that our sequence of activities aligns with the overall project milestones. Early mobilization efforts will focus on establishing perimeter fencing and access control to secure the construction zone from the surrounding campus. As work progresses, these controls will be adjusted as needed to both protect the active site and maintain safe public passage across the project. At the same time, we will coordinate with all stakeholders to implement a comprehensive logistics plan that manages deliveries, material staging, and trade partner workflow to keep the project efficient and minimize disruption.

Site Safety and Coordination with DGS

We recognize the critical importance of maintaining safe, secure, and uninterrupted ingress and egress for the existing facility and central plant throughout construction. While active work zones will be clearly delineated, closed, and secured, diligent coordination will be required to safely accommodate deliveries, DGS activities, and scheduled public events. Our team approaches this project with a clear understanding that the facility will remain occupied and operational, and we will plan and execute the work with safety, operational continuity, and stakeholder coordination as top priorities.

Weather Constraints and Contingency Planning

Our work plan incorporates contingency strategies to address weather-related risks, particularly the areas surrounding the capitol complex central plant. Activities sensitive to temperature, moisture, and freeze/thaw cycles will be scheduled during optimal conditions. Should unforeseen weather events arise, the schedule allows for resequencing of non-weather-dependent activities to mitigate impacts and protect contract milestones.

Underground Vault Waterproofing Quality Control

To ensure a durable, watertight underground concrete vault, Wohlsen will implement a focused waterproofing quality control program tailored to below-grade conditions, including pre-installation coordination meetings, detailed review of waterproofing submittals and installation details, on-site material verification, and first-work inspections prior to full production. Particular attention will be given to high-risk conditions such as construction and cold joints, penetrations, terminations, and transitions between horizontal and vertical waterproofing systems. Wohlsen has engaged tbs Services as an independent envelope consultant to provide specialized constructability review, observe critical installation activities, and support field quality verification to confirm continuity and integrity of the waterproofing system. Completed work will be subject to appropriate inspections and testing to verify watertight performance, with any required adjustments collaboratively reviewed with the DGS design team and envelope consultant to ensure long-term durability and risk mitigation for the underground structure.

(b) Schedule – the proposer at a minimum shall describe how the project work will be performed and shall provide a best estimate of the project schedule.

The dates below assume a May 2026 Notice to Proceed.

Our construction plan consists of the significant construction activities detailed below. As you can see from the attached Summary Schedule, the approximate timelines below are our understanding of what is required. These will be refined when we finalize schedule reviews with .2, .3, and .4 Contractors.

Major Construction Activities by Quarter

2Q26

- Project set up and administration phase/ Mobilization/ Site fence to establish work area

3Q26

- Complete Utility Relocations
- Complete Submittals
- Start excavation and shoring for Electrical Vault
- Complete Install of chilled water vault
- Install Temporary Chillers, pumps, Piping
- Start Install Chiller #3, Piping and pumps.

4Q26

- Complete excavation and shoring Electrical Vault
- Start Concrete work for Electrical Vault
- Complete Install Chiller #3 , Piping and pumps.
- Relocate Existing Chiller Transformers
- Temporary Chillers online
- Remove Existing chillers and piping.
- Start Install Chiller #4 , Piping and pumps.

1Q27

- Install Stairs and access doors for Electrical Vault
- Back fill Electrical Vault
- Complete MEP Fit out of the Electrical Vault
- Complete install of Chiller #4, Piping and Pumps.
- Remove existing Chilled water and condenser water piping and pumps
- Remove existing concrete pads and pour new pads
- Install new chilled water, treatment, Piping, tanks, pumps
- Remove existing underground chemical tank
- Replace electrical panels and UPS
- Install Cooling Tower and chilled water pump VFD's on Mezzanine
- Start up and testing of Chiller #3

2Q27

- Install New Bollards
- Restart chiller plant
- Remove Temporary chillers, Piping, pumps
- Start Install Chiller #5 , Piping and pumps.
- Start up and testing of Chiller #4

3Q27

- Complete install of Chiller #5, Piping and Pumps.
- Start up and testing of Chiller #5
- Commissioning of Chilled Water System

2Q28

- Delivery and install of Gear in new vault

3Q28

- Install Ventilating System
- Remove Electrical gear from Mezzanine
- Start Final work on Mezzanine
- Elevator remove and replacement

4Q28

- Relocate Unit Substations to New Vault and Refeed Existing 480V Distribution on Mezzanine
- Install New 5000 A 480V switchgear on existing Mezzanine
- Refeed Chillers 3,4,5 from Permanent source and remove the existing transformers
- Final Inspection on New Elevator
- Start Final Commissioning
- Start Final Close Out

4Q28

- Complete Final Commissioning
- Complete Final Close Out
- Complete Punchlist
- Final Completion

SECTION T-2C SAFETY PLAN

Include a description of its Health and Safety Program, which it will use for the project.

For Wohlsen, safety is our #1 company value and priority.

We view every project as an opportunity to create an environment where workers, trade partners, and visitors can perform and interact without risk of injury or harm. Our leadership considers the protection of people, property, and the community to be the most important responsibility of construction management. To achieve this, safety planning is integrated into every phase of our work, ensuring that hazards are identified, communicated, and controlled before tasks are performed.

It is the policy and primary responsibility of all Wohlsen employees to establish and maintain safe and healthy workplace conditions for all Wohlsen employees, trade partners, and the public. This will be achieved through safety training, information, programs, procedures, and policies outlined in Wohlsen's Safety & Health manual (available upon request to Mark O'Rourke (morourke@wohlsen.com)) or developed for specific job conditions.

Wohlsen requires strict adherence to our Safety & Health Manual and established work procedures. Any employee who fails to comply with this policy may face disciplinary action, up to and including termination of employment. All trade partners are required to follow the provisions of the Wohlsen Safety & Health Manual and the safety program specific to this project.

Wohlsen advocates for comprehensive and regularly updated workforce safety training programs where each employee receives ongoing training and retraining.

Shall provide a description of how it will customize the safety plan to meet this specific project's requirements.

Wohlsen Construction will customize the project safety plan for the Capitol Complex Central Plant Project by integrating project-specific hazards, site conditions, and operational constraints into a tailored Site-Specific Safety Plan developed immediately upon notice of award. This plan will be prepared by the project team in collaboration with Wohlsen's Safety Department and field leadership to ensure all identified risks, particularly those associated with deep excavations, engineered bank shoring, and potential confined-space work, are fully addressed prior to the start of construction.

A primary focus of the customized safety plan will be deep excavation activities required for underground vaults, utility corridors, and structural work. Wohlsen will incorporate engineered shoring and excavation support systems designed by qualified professionals, with installation and monitoring procedures clearly defined in the safety plan. Daily inspections of shoring systems, soil conditions, and access points will be conducted by competent persons, and documentation protocols will be established to verify ongoing compliance. Safe access and egress, fall protection at excavation edges, and controlled equipment movement will be addressed in detail to protect workers operating in and around excavation zones.

The safety plan will also address the potential for confined-space and permit-required confined-space hazards associated with work in underground structures. Wohlsen will identify all potential confined spaces during preconstruction, analyze the space against ANSI Z117.1, and incorporate entry procedures, atmospheric testing requirements, ventilation protocols, rescue planning, and permit processes into the Site-Specific Safety Plan. Coordination with DGS facilities staff will ensure alignment with existing plant safety procedures and operational requirements. All personnel assigned to confined-space work will be trained and authorized prior to entry.

In addition, Wohlsen will develop task-specific Job Hazard Analyses (JHAs) for high-risk activities, including excavation, shoring installation, utility tie-ins, lockout/tagout of existing systems, and demolition within the active plant. Emergency response planning will include identification of nearby medical facilities, site-specific rescue procedures, and coordination with local emergency responders. Controlled access protocols will be established to manage personnel, deliveries, and equipment movement within restricted work areas.

Through this proactive, hazard-driven approach, Wohlsen's customized safety plan will go beyond standard requirements to address the unique risks associated with this project. This disciplined planning and execution process will protect workers and the general public, maintain safe operations, and support uninterrupted service throughout the duration of the project.

Identify the employee workforce safety training programs and/or safety certification programs in which the proposer and its trade partners participate for craft labor.

Wohlsen requires all trade partners to be appropriately trained and certified as mandated by OSHA for their work, per our contract agreement. Compliance with all Federal, State, Local, Client, and Wohlsen Safety requirements is a condition of work outlined in our Subcontract Agreement. Training requirements are communicated during pre-installation meetings with each contractor prior to work commencing. Training documentation is submitted to Wohlsen's Project Team and the Competent Person for each contractor.

The Proposer shall provide details regarding the types of training or certification programs (e.g., OSHA-10 hour, OSHA 40-hour programs), the duration of the programs and the organizations that provide the safety training and/or certification.

Wohlsen's Safety Managers are certified instructors who conduct OSHA 10-hour, OSHA 30-hour, First Aid/CPR, and Lift training. All our field superintendents are, at a minimum:

- OSHA 30 certified
- First Aid/CPR certified
- Most are Lift Certified – Certification training provided by a Wohlsen Safety Manager and equipment specific by the Specific Lift Manufacturer Representative.
- Competent persons are designated due to having the training, experience, and ability to stop work and make changes.

Our corporate safety department keeps documentation of Wohlsen training and can provide those certifications as required.

Every Trade Partner on site has to furnish the following:

- Trade Safety Manual – updated to include site-specific requirements for this site
- Safety Representative/Competent Person – identify a fully qualified safety representative who is on-site and can not only monitor the trade activity of their personnel but participate in our regular safety tours and project walks; this representative is to be OSHA certified, OSHA-10 at a minimum, OSHA-30 preferred
- Furnish and provide documentation of any specific other certifications, including but not limited to
 - Abatement – company and persons trained and certified
 - Forklift certifications
 - Platform lifts/ boom lift certifications
 - Competent Person Trained
 - Scaffolds
 - Excavations
 - Crane Equipment certifications – confirm crane inspections are recent as required by OSHA.
 - Crane Operator – confirm licensed/certified and trained for the specific equipment they are operating.
 - Crane Lift Plans – provide formal written lift plans for approval prior to field activities
 - Tool Box Talks – conduct at least weekly, and provide a sign-in sheet of attendees
- Job Hazard Analysis (JHA) – provide a formal JHA for high-risk activities, including the installing crew involved; provide an agenda of topics covered and a full sign-in sheet of those in attendance

Our site superintendents will continuously document these trainings and certifications as new trades, equipment, and personnel arrive on-site. These will be stored in the site safety files.

The Proposer shall identify any incident or accident avoidance programs that the Proposer and its trade partners shall use to promote jobsite, worker and public safety (e.g., substance abuse testing).

Construction is a hazardous job. Unsafe situations can arise if safety measures aren't taken. It's always crucial to stay alert to these risks and prioritize safety when responding.

The principle of loss control emphasizes preventing injuries to employees, conserving property, and protecting the earning ability of both employees and the company. It requires all employees to take personal responsibility for safeguarding life and property.

Incident and accident prevention, along with property conservation measures, will be integrated into operating functions as primary responsibilities for all employees. Supervisors are tasked with maximizing incident prevention in their work areas or projects under their oversight. They are also responsible for comprehensive safety and incident control, as well as instructing their employees. Additionally, all supervisory personnel must remain vigilant to identify, address, and correct potential safety hazards.

The main goal of the policy is to establish across the entire organization the clear and widely accepted idea that people and property are our most valuable assets, and that conservation will be given top priority, support, and participation.

Provide verification on this information and confirm that any identified programs shall be used in performance of the project work.

Frequent and regularly conducted safety inspections are the backbone of a successful project. Wohlsen's Project Team conducts documented safety inspections weekly, with project walkthroughs done multiple times per day. Wohlsen's Safety Team also conducts documented safety inspections on every visit to each project. Wohlsen utilizes Procore, a Construction Management Software Program, to document inspections and safety observations and assign corrective action to the appropriate contractor. Wohlsen conducted over 5,470 inspections in 2025.

SECTION T-2D QUALITY CONTROL PLAN

The proposer shall describe the measures that the proposer shall undertake to provide the following components of a quality control (QC) plan (provide examples of QC documents, as appropriate) during construction.

Wohlsen Construction Company aims to deliver the highest quality services and provide a meaningful difference in our approach compared to competitors. Our Quality Assurance/Quality Control (QA/QC) program sets procedural guidelines for our Operations Teams, leading to performance that meets or exceeds all standards. At the start of each project, our team creates a project-specific QA/QC plan that addresses the unique components of the project. Examples of quality documents can be provided upon request to **Mark O'Rourke**, Project Executive (morourke@wohlsen.com).

Procedures or software for tracking and reporting. This part of the proposal shall not include any project specific cost information.

Wohlsen's QA/QC process starts in the Estimating and Procurement phase, with a thorough review of contract documents to ensure all requirements are met. Bidders are financially pre-qualified and evaluated for work quality. Bid packages clearly define scopes of work and QA/QC standards. Schedule constraints and milestones are considered when selecting subcontractors to avoid delays. Throughout the project, quality is tracked and documented in Procore, with issues communicated to relevant subcontractors. Upon starting work, each subcontractor undergoes a documented first work inspection in Procore to verify compliance with specified products, drawings, and manufacturing details.

Description of measures or software for tracking change orders.

Our team uses CMiC to monitor and control all project costs. After award, we break down the project into budgets aligned with the Schedule of Values (SOVs) and Work Breakdown Structure (WBS), then load and approve these as the cost baseline. When cost events arise, we create and track Potential Change Items (PCIs) in CMiC, sending them to trade partners for pricing as needed. Subcontract change orders are issued for non-project-driven changes, while owner change orders are provided for project-initiated changes, requiring approval before work proceeds. All pending and approved changes are reflected in our Project Cost Forecast. Our team is also experienced with DGS's e-Builder System for tracking cost changes, RFIs, and billings.

Procedures for tracking requests for information (RFI's), shop drawings, or project submissions.

Two of the project team's most essential logs are submittal and RFI logs. These logs are integrated with our accounting and scheduling systems to ensure accurate cost capture. Additionally, a schedule is established for materials and responses to RFIs. We will use the submittal/RFI logs to:

- Identify the equipment and materials needed for the project.
- Identify critical submittals, including long lead items that will impact the schedule, and build submittal, approval, and procurement time into the submittal schedule.
- Cross-check the Master Schedule to identify Required on Job (ROJ) dates.
- Use the submittal schedule to identify and track subcontractor scope items.
- Use the submittal schedule to prioritize submittals with design consultants to expedite approvals.
- RFI's are noted if they potentially have a schedule or cost impact. Timelines are outlined in the schedule to prevent further costs or delays.
- Allow design consultants and clients to access Procore to check submittal progress and RFI review status.

Our team uses Procore to track and monitor submissions, including creating a submittal register and estimating receipt dates. Under the project manager's supervision, the assistant project manager(s) will track all submittals

and approvals. We can also provide a real-time link to the full RFI and post the RFI numbers on drawings where the event occurred. Rather than having information in a file or trailer, our trade partners and field team can have it at their fingertips.

Our teams use Procore to track RFIs and shop drawings, which allows our trade partners to have full access to the information. Our team will also use the e-builder system to track this information.

Punchlist and project closeout procedures.

Wohlsen prioritizes punch list avoidance through proactive communication and comprehensive checklists used during installation and at project completion. Project managers, superintendents, and forepersons use these checklists to address issues early. Punch list items are tracked in real time, with system access for all team members and automatic notifications for unresolved items to ensure accountability. Closeout starts early by collecting maintenance and care instructions from initial submittals. As-built drawings are updated in Bluebeam throughout the project and reviewed regularly at weekly superintendent meetings with all contractors.

Approach to assuring subcontractor performance and methods to assure timely payment of subcontractors.

Wohlsen ensures subcontractor performance and timely payment through clear communication, regular coordination meetings, and strict adherence to contract documents. In preconstruction, we focus on early identification and tracking of long-lead materials to prevent delays.

Subcontractors must submit detailed schedules and workforce plans, which are reviewed and monitored daily, with recovery plans implemented as needed. Financial accountability is maintained by requiring unit cost breakdowns tied to the project schedule, enabling accurate invoice verification. Our team conducts monthly "pencil reviews" to resolve discrepancies before formal submission.

Subcontractors are paid within ten days of Wohlsen receiving payment from DGS. This structured approach fosters accountability, transparency, and strong trade partner relationships, ensuring quality work is delivered on schedule.

Method for tracking material certifications, on-site testing, etc.

Wohlsen will use a detailed submittal log as the primary tool for tracking all required material certifications and approvals. All materials will be verified as part of the approval process before being released for order or fabrication, ensuring compliance with project specifications.

Independent third-party testing agencies will conduct on-site inspections, with results documented and shared with the design team and the Department of General Services. Any deviations will be promptly tracked and resolved to maintain both schedule and quality.

For the exterior enclosure system, Wohlsen has engaged tbs Services as an independent Exterior Systems Consultant. tbs Services will review designs prior to fabrication and provide field quality control inspections during construction, with specific attention to critical details such as flashing, moisture barrier continuity, and expansion joints.

In addition, Wohlsen will conduct full-scale mockups at initial installation locations to establish quality benchmarks. These will be reviewed by tbs Services, the design team, and DGS, and will serve as the standard for all subsequent work. Documentation will be tracked in Procore and coordinated with the e-Builder system to provide a transparent record of compliance.

Together, Wohlsen's structured processes and the expertise of tbs Services ensure a disciplined, consistent approach to quality that will deliver durable and reliable envelope performance for the

SECTION T-3A STAFFING PLAN

Identify the approximate number of craft workers needed for each craft trade and identify the sources or hiring procedures that will be used to deploy such workers.

Wohlsen recognizes the shortage of skilled craftspeople and addresses it through a collaborative approach that emphasizes planning, relationship building, and early engagement of trade partners. Over the years, we have developed trusted relationships with specialty subcontractors who understand our expectations for quality, safety, and schedule performance. These relationships, combined with our proactive planning practices, give us confidence in securing and deploying the craft workforce required for the Capitol Central Plant project.

We anticipate a range of **30 to 50 general construction craft workers** on-site at any given time, depending on the tasks being performed. Workforce levels will increase during peak activities, such as forming and pouring the cast-in-place concrete and structural restoration, and will be adjusted as sequencing and phasing progress.

To secure these workers, Wohlsen has engaged with subcontractors during the bidding and scope review process to confirm manpower availability and commitments. Our subcontractors source craft labor through a combination of established trade partnerships, union halls, and trusted open-shop firms. Hiring procedures include verifying that subcontractors possess adequate manpower, proper certifications, and the ability to scale staffing based on project needs. During preconstruction, each subcontractor provides workforce loading projections aligned with the project schedule, which are coordinated collectively to avoid stacking of work and to support safe, productive progress.

By combining careful workforce planning with collaborative scheduling practices, Wohlsen ensures that sufficient craft workers are available, properly qualified, and fully coordinated throughout the duration of the project. This disciplined approach provides DGS with assurance that manpower levels will be adequate to complete all phases of the Capitol Complex Central Plant project.

Address the reliability of identified labor supply sources to demonstrate how they will be sufficient to recruit and deploy adequate numbers of properly trained, skilled craft persons in a timely manner according to project needs.

Breakdown of Workforce Commitment

Wohlsen Construction maintains long-standing, trusted relationships with subcontractors and skilled labor unions in the local market, built through more than 135 years of continuous collaboration. These relationships allow Wohlsen to assemble reliable, qualified trade partners.

As part of our subcontractor prequalification process, Wohlsen evaluates each firm's current workload, available manpower, financial capacity, and relevant experience to confirm they can support the project's schedule and critical path requirements. This analysis allows Wohlsen to verify that subcontractors can commit the appropriate number of skilled craftsmen and supervision at the required times and sustain that effort throughout the duration of the work.

Throughout construction, Wohlsen maintains close engagement with subcontractors through regular coordination meetings, schedule reviews, and workforce planning discussions. This proactive approach ensures manpower levels remain aligned with evolving project needs and allows potential resource constraints to be identified and addressed early, supporting predictable execution and successful project delivery.

Below Grade Utility Vault: The schedule requires a workforce of **20 to 30**.

Wohlsen, serving as the lead for the Below Grade Utility Vault and Below Grade Tunneling Critical Work Package lead, will utilize the personnel already assigned to the project. We will work with our team of subcontractors to ensure adequate amount of resources to successfully complete this critical work package.

High Security Bollards: The schedule requires a workforce of **4 to 6**.

The internal LV Concrete team is made up of forepersons, carpenters and finishers (including apprentices), and laborers. For specialized needs, LV Concrete will deploy a vetted rebar subcontractor and a commercial wall crew, both of whom have proven records of reliability. LV Concrete also maintains a strategic partnership with a labor hire source that provides access to 80-100 skilled carpenters and finishers on an as-needed basis.

Freight Elevator: The schedule requires a workforce of **2 to 3**.

Right Elevator maintains a robust workforce of qualified elevator mechanics, ensuring reliable labor availability for project demands. The company employs a pool of experienced professionals who have completed all required training and certifications. For each project, Right Elevator assigns a standard crew of two skilled mechanics, with the flexibility to scale up as needed to meet schedule requirements. The firm's established recruitment channels and ongoing training programs support rapid deployment and consistent workforce quality. This approach guarantees that sufficient, properly trained craft persons will be available to meet project timelines and performance expectations.

Structural Correction and Repair: The schedule requires a workforce of **4 to 6**.

The Witmer Group has over 50 field personnel in its restoration division with excellent experience and training in all masonry and concrete restoration methods.

Multiprime Coordination and Sequencing: The schedule requires a workforce of **2**.

Wohlsen, serving as the Multiple Prime Coordination and Sequence of Work Critical Work Package lead, will utilize the personnel already assigned to the project. We will work with our team of subcontractors to ensure adequate amount of resources to successfully complete this critical work package.

SECTION T-3B SKILL TRAINING

Describe participation and investment in skill training programs, the number of hours required, including descriptions of the program(s) participated in by its personnel.

Describe the extent of its skill labor testing, certification, and licenses. The information on the training programs shall indicate the registration with the U.S. Department of Labor and State Apprenticeship/journeyman or equivalent training programs utilized.

WOHLSEN CONSTRUCTION COMPANY

At Wohlsen, we believe that investing in training our tradespeople is essential for our future. Since our founding, we've always had dedicated and talented craftspeople as part of our team. Today, we have over 80 tradespeople in the field. To ensure they can perform their duties safely, we make significant investments in OSHA training for all our field staff. Everyone is expected to complete the OSHA 10-hour course, with forepersons and superintendents required to complete the 30-hour course.

As mentioned earlier, these craftspeople are our future, and we see training as essential to their growth. We have a training center within our facilities where our master carpenters teach our apprentices in a classroom setting. This training is also enhanced by on-site supervised training. Besides our internal training mentioned above, our craftsmen attend classes offered by Associated Builders and Contractors (ABC), and many of our team members have become instructors for these programs.

Our craftsmen also participate in training sessions for specialized tools and equipment, such as lifts, which are a requirement for our personnel before they can operate these tools and equipment. They also attend manufacturer-specific training to earn certification for material installation, ensuring the highest levels of quality and compliance with specifications and manufacturer standards.

Wohlsen has also obtained our certification with the American Woodworking Institute (AWI).

BELOW GRADE UTILITY VAULT - WOHLSEN CONSTRUCTION COMPANY

Wohlsen Construction will act as the Below Grade Utility Vault critical work package. The information noted above is accurate for the team that will serve in this critical work package.

HIGH SECURITY BOLLARDS - LV CONCRETE, A WOHLSEN CONSTRUCTION COMPANY

LV Concrete heavily invests in professional development through a partnership with the Associated Builders and Contractors Apprentice School. Personnel participate in four-year programs registered with the U.S. Department of Labor and the State Apprenticeship Council. These programs require 144 classroom hours and 2,000 on-the-job training hours annually to transition workers from apprentice to journeyman status. This formal training, combined with internal skill testing and equipment licensing, ensures the LV Concrete field team is highly skilled and fully qualified to meet the project's technical requirements.

LV Concrete prioritizes a culture of safety by ensuring all team members are required to obtain their all-terrain forklift certification, and field employees are required to become OSHA 10-Hour certified. These trainings provide the LV Concrete team members with a fundamental understanding of hazard recognition and site safety standards. All LV Concrete forepersons are required to complete the advanced OSHA 30-Hour training program, this is to ensure that they are well-equipped to provide stronger leadership and oversight. Additionally, LV Concrete verifies that their entire workforce is CPR certified, ensuring the teams are prepared to provide immediate emergency response if needed.

FREIGHT ELEVATORS - RIGHT ELEVATOR COMPANY

Right Elevator demonstrates a strong commitment to workforce development by investing in comprehensive skill training programs for its mechanics. All personnel participate in the National Association of Elevator Contractors (NAEC) Certified Elevator Technician (CET) program, which is recognized as an industry standard for elevator professionals. The CET program requires a minimum of 10,000 hours of on-the-job training, ensuring that each mechanic attains a high level of technical proficiency and safety awareness. Right Elevator supports ongoing education and certification renewal to keep its team current with evolving industry standards and best practices. This investment in training ensures that all mechanics are fully qualified to deliver safe, reliable, and high-quality service on every project.

STRUCTURAL CORRECTION AND REPAIR - THE WITMER GROUP

The Witmer Group offers the Associated Builders and Contractors (ABC) three-year comprehensive masonry apprenticeship program. This program serves 10-20 participants per year, and is led by their trainer coordinator, Denny Comp. Denny has over 35 years of masonry experience, making this apprenticeship program extremely helpful and insightful for participants. The program is a combination of hands-on training and classroom-style training, making this apprenticeship a great preparatory class for a masonry career.

The Witmer Group offers extensive in-house training for a wide range of topics. Some topics include equipment, trade-specific skills, and safety. To further their team members' training, The Witmer Group partners with ABC for more relevant trade-specific training, such as the Apprenticeship Program.

MULTIPRIME CONTRACT COORDINATION AND SEQUENCING - WOHLSEN CONSTRUCTION COMPANY

Wohlsen Construction will act as the Multiprime Contract Coordination and Sequencing critical work package. The information noted above is accurate for the team that will serve in this critical work package.

SECTION T-3C WORKFORCE SAFETY

Identify the employee workforce safety training programs and/or safety certification programs in which the proposer and its subcontractors participate for craft labor.

As the construction manager/general contractor, Wohlsen is responsible for overseeing the overall safety of the project. We have established a set of safety requirements to help manage safety, along with the subcontractors hired to perform the work.

Superintendents at Wohlsen are required to complete OSHA 30-hour training and recertify every five years. Wohlsen's Safety Department provides OSHA 10-hour and 30-hour courses led by OSHA-certified instructors. We conduct drug tests upon hire and perform random testing as needed.

We require each subcontractor and trade contractor to complete and submit a project-specific safety manual that identifies the contractor's safety representative on site. This plan must also include all OSHA and site-specific requirements that trade partners are required to follow as a minimum.

Further, we will also develop a Wohlsen "Site-Specific" safety program for the project. In addition to our standard safety training for field personnel, we will conduct job hazard analysis (JHA) for all significant and high-risk activities on the project. Generally, we will have job-based kick-off meetings for the major project activities before work begins on-site, including but not limited to:

- Excavations, including utility locations review and risks
- Demolition
- Waterproofing
- Lockout/tagout for utility disconnects with other Prime Trades

Furthermore, our field personnel and corporate safety managers will conduct regular formal safety inspections and audits on the project.

The Proposer shall provide details regarding the types of training or certification programs (e.g., OSHA-10 hour, OSHA 40-hour programs), the duration of the programs and the organizations that provide the safety training and/or certification.

Project Safety Requirements

We will develop a site-specific safety plan that incorporates Wohlsen's overall safety requirements and project-specific requirements at the beginning of the project. This safety plan includes a detailed logistics plan and any client-specific safety requirements. We will post our site-specific safety plan in the Wohlsen office/trailer and make it available to all subcontractors. All workers who have access to the project, including Wohlsen team members, visitors, and vendors, must complete our site-specific safety orientation before accessing the project site. This site-specific safety orientation covers Wohlsen's safety rules, expectations, site-specific safety concerns, and client-specific safety requirements. The team will log the completion of the orientation program and then provide a hard hat sticker as a visual tracker that they have already completed the program.

Wohlsen will hold pre-installation meetings with subcontractors to review the safety, scope of work, and schedule, approximately two to three weeks prior to their mobilization at the site. These meetings will cover safety expectations, submittals, and training certifications that the subcontractor will need to provide. Meeting minutes will be documented and sent to all parties after the meeting. The Wohlsen team will maintain a project safety checklist to track subcontractor safety submittals and ensure compliance with performance standards. Each subcontractor is listed on the checklist, and the Wohlsen team will ensure they obtain the required items. Every subcontractor on the project will be required to conduct a weekly safety meeting with their crew and submit a copy of the meeting's agenda to Wohlsen. They will also be required to participate in a weekly project meeting led by Wohlsen, where safety is the first topic covered.

Our procedure requires a project team member to conduct a documented safety inspection every week. Superintendents, Project Engineers, Project Managers, and Project Executives will conduct these inspections in addition to those performed by Wohlsen's Safety Department. Inspection results are emailed to all project

team members and Wohlsen's Safety Department through our employee portal (ePort). Equipment Damage, Worker Injury, and Near Miss Events are reported immediately upon notification to Wohlsen's safety team. The forms used to document and investigate these incidents are kept on file, along with related materials such as photographs and statements. Completed forms are sent to Wohlsen's Safety Department immediately upon completion.

Safety Training Requirements

Wohlsen teammates are required to complete OSHA 10- or 30-hour training based on their position and recertify every five years. Wohlsen's Safety Department, which includes OSHA-certified instructors, conducts OSHA 30-hour, OSHA 10-hour, and First Aid/CPR training for our teams. Forepersons, Superintendents, Field Engineers, Project Engineers, Project Managers, and Project Executives must have OSHA 30-hour training. Our self-perform team members (craft labor), Executives, and Estimators are required to obtain OSHA 10-hour training. First Aid/CPR is also required for Forepersons, Superintendents, Field Engineers, Project Engineers, Project Managers, and Craft Labor. Forepersons and craft labor team members are required to attend quarterly safety training on hazard-specific topics that include fall protection, ladder safety, electrical safety, and more. Wohlsen's Safety Department conducts these quarterly training sessions. Our safety team also conducts regional safety meetings and instructs on topics related to industry, regulatory changes, hazards, and advancing the safety culture. These meetings require attendance for all Wohlsen team members.

Identify any incident or accident avoidance programs that the Proposer and its subcontractors shall use to promote jobsite, worker, and public safety.

In addition to the Project Safety Requirements, Wohlsen requires additional precautions to help identify and prevent hazards that could cause an incident. Wohlsen requires that each subcontractor conduct a daily huddle using our Stop, Think, and Review (STAR) process to review planned work and potential hazards with their crew. Subcontractor Foremen will then review completed STAR sheets with the Wohlsen Superintendent. STAR forms are maintained in the Wohlsen office/trailer. Wohlsen will require subcontractors to complete Job Hazard Analysis (JHAs) depending on the task and hazards present. Priority will be given to:

- Jobs with the potential to cause severe or disabling injuries or illness, even if there is no history of previous accidents
- Jobs that have changed processes and procedures
- Jobs that are complex enough to require written instructions
- All work above 6 feet that requires a rescue plan
- All confined space work, any excavation/trench above 5 feet that requires continuous monitoring, and a permit
- All Lock-Out/ Tag Out (LO/TO) work

Wohlsen is committed to maintaining a drug-free workplace, and all teammates are required to adhere to Wohlsen's Drug and Alcohol Policy. Wohlsen teammates are screened before hire and subject to random, post-incident, cause, and reasonable suspicion testing. Subcontractors are required to follow their company policy and are subject to reasonable suspicion testing if a Wohlsen teammate observes concerns.

Verify this information and confirm that any identified programs shall be used in the performance of the Project Work.

AT WOHLSEN, SAFETY IS OUR #1 PRIORITY. We take a proactive approach to verifying that all subcontractors meet or exceed the training and certification requirements necessary for safe performance of the project work. As part of the submittal process, subcontractors must provide documentation of relevant training, including OSHA compliance and hazard-specific certifications such as fall protection, trenching and excavation, scaffolding, and confined space entry. Each subcontractor is also required to designate a competent person on-site at all times to oversee safety for their crew.

We also enforce strict certification standards for equipment operation and specialized tasks. Operators of cranes, aerial lifts, and heavy equipment must provide proof of valid certifications, and certified signal persons and riggers are required when cranes are in use. In addition, subcontractors participate in job-specific safety orientations conducted by Wohlsen's safety representatives. Our field and corporate safety managers regularly audit training records, conduct inspections, and monitor compliance to ensure programs are not only documented but actively implemented—protecting every worker and the project as a whole.

APPENDIX A PROPOSAL SIGNATURE PAGE

Proposer's Representations and Authorizations. Proposer by signing this Proposal Signature page and submitting its proposal understands, represents, acknowledges, and certifies that:

- a. All information provided by, and representations made by, the Proposer in the proposal are material and important and will be relied upon by the Proposal Evaluation Committee in reviewing the Proposal and by DGS in awarding the contract. Any misrepresentation of a material fact or omission of material fact by the entity submitting the proposal shall be treated as fraudulent concealment from the Commonwealth of the true facts relating to the submission of the proposal. If the misrepresentation and/or omission of material fact is discovered during the review of the proposal, the proposal will be automatically disqualified. Discovery of the misrepresentation and/or omission of material fact after contract award constitutes grounds for defaulting on the contractor and may lead to debarment procedures being instituted against the contractor. A misrepresentation shall be punishable under 18 Pa. C.S. § 4904.
- b. The proposer acknowledges that they have received, read and understood all Addenda issued for the Project.
- c. The price and amount of this proposal have been arrived at independently and without consultation, communication or agreement with any other Proposer or potential Proposer.
- d. Neither the price nor the amount of the proposal, and neither the approximate price nor the approximate amount of this proposal, have been disclosed to any other firm or person who is a Proposer or potential Proposer, and they will not be disclosed on or before the proposal submission deadline specified in the Notice to Proposers and the Calendar of Events.
- e. No attempt has been made or will be made to induce any firm or person to refrain from submitting a proposal on this contract, or to submit a proposal higher than this proposal, or to submit any intentionally high or noncompetitive proposal or other form of complementary proposal.
- f. The proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
- g. To the best knowledge of the person signing the proposal for the Proposer, the Proposer, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any local, state or federal governmental agency and

have not in the last four (4) years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding or proposing on any public contract, except as disclosed by the Proposer in its proposal.

- h. To the best of knowledge of the person signing the proposal for the Proposer and except as otherwise disclosed by the Proposer in its proposal, the Proposer has no outstanding, delinquent obligations to Commonwealth including, but not limited to, any state tax liability not being contested on appeal or other obligation of the Proposer that is owed to Commonwealth.
- i. The Proposer is not currently under suspension or debarment by Commonwealth, or any other local, state, or the federal government. If the Proposer cannot so certify, then it shall submit along with its proposal a written explanation of why it cannot make such certification.
- j. The Proposer has not, under a separate contract with the DGS made any recommendations to DGS concerning the need for the services described in the proposal or the specifications for the services described in the proposal.
- k. Each Proposer, by submitting its proposal, authorizes all Commonwealth agencies to release to Commonwealth information related to liabilities to Commonwealth of Pennsylvania including, but not limited to, taxes, unemployment compensation, workers' compensation liabilities and Prevailing Wage Act.
- l. Until the selected Proposer receives a fully executed and approved written contract from the DGS, there is no legal and valid contract in law or in equity, and the Proposer should not begin to perform work. If a Letter of Intent has been issued, the Proposer may proceed in accordance with the terms of the Letter.
- m. Proposer is not currently engaged and will not during the duration of the contract engage, in a boycott of a person or an entity based in or doing business with a jurisdiction which the Commonwealth is not prohibited by Congressional statute from engaging in trade or commerce; and is eligible to contract with the Commonwealth under Section 3604 of the Procurement Code.
- n. The proposer agrees and certifies to abide by, but not be limited to, the Commonwealth of Pennsylvania Acts, Provisions, Clauses, and Statements stated in the Contract Documents.

I am authorized to sign this proposal on behalf of the Proposer and I agree and state that **Wohlsen Construction Company** (Name of Firm) understands and acknowledges that the above representations are material and important, and will be relied upon by the Proposal Evaluation Committee and the Department of General Services in awarding the contract(s) for which this proposal is submitted. I understand and my firm understands that any misstatement shall be treated as fraudulent concealment from the Department of General Services of the true facts relating to the submission of this proposal.

PROPOSER IS A CONTRACTOR/INDIVIDUAL:

Witness:

By:

Contractor / Individual

PROPOSER IS A LIMITED LIABILITY COMPANY (LLC) OR PARTNERSHIP:

Witness:

By:

General Partner / Authorized LLC Member

By:

Limited Partnership

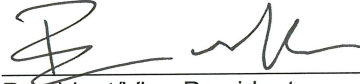
PROPOSER IS A CORPORATION:

Attest: By:



Secretary/Treasurer

**Matthew J. Whipple, VP of Risk
Management & Senior Counsel**



President/Vice-President

**Brian W. Laub, HCC
Senior Vice President**

PROPOSER IS A JOINT VENTURE:

Attest: By:

Secretary

President

Attest:

By:

Secretary

President

Appendix B
NON-COLLUSION AFFIDAVIT

INSTRUCTIONS FOR NON-COLLUSION AFFIDAVIT

1. This Non-collusion Affidavit is material to any contract awarded pursuant to this proposal. According to §4507 of the Commonwealth Procurement Code, 62 Pa. C.S. §4507, governmental agencies may require Non-collusion Affidavits to be submitted with proposals.
2. This Non-collusion Affidavit must be executed by the member, officer, or employee of the Proposer who makes the final decision on prices and the amount quoted in the proposal.
3. Bid rigging and other efforts to restrain competition, and the making of false sworn statements in connection with the submission of proposals are unlawful and may be subject to criminal prosecution. The person who signs the affidavit should examine it carefully before signing and assure himself or herself that each statement is true and accurate, making diligent inquiry, as necessary, of all other persons employed by or associated with the Proposer with responsibilities for the preparation, approval or submission of the proposal.
4. In the case of a proposal submitted by a joint venture, each party to the venture must be identified in the proposal documents and an affidavit must be submitted separately on behalf of each party to the joint venture.
5. The term “complementary proposal” as used in the affidavit has the meaning commonly associated with that term in the proposal process and includes the knowing submission of proposals higher than the proposal of another firm, any intentionally high or noncompetitive proposal, and any other form of proposal submitted for the purpose of giving a false appearance of competition.
6. Failure to submit a Non-collusion affidavit with the Proposal in compliance with these instructions may result in disqualification of the proposal.

NONCOLLUSION AFFIDAVIT

State of : Pennsylvania
County of : Lancaster s.s.

DGS Project Number: DGS C-0948-0090 Phase 3

I state that I am the Senior Vice President (Title) of Wohlsen Construction Company (Name of Firm) and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the prices(s) and the amount of this proposal.

I state that:

1. The price(s) and amount of this proposal have been arrived at independently and without consultation, communication or agreement with any other contractor, proposer, or potential proposer.
2. Neither the price(s) nor the amount of this proposal, and neither the approximate price(s) nor approximate amount of this proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before the proposal submission date.
3. No attempt has been made or will be made to induce any firm or person to refrain from proposing on this contract, or to submit a proposal higher than this proposal, or to submit any intentionally high or noncompetitive proposal or other form of complementary proposal.
4. The proposal of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
5. Wohlsen Construction Company (Name of Firm) its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by state or federal law in any jurisdiction, involving conspiracy or collusion with respect to proposing and/or bidding on any public contract, except as follows:

I state that Wohlsen Construction Company (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied upon by the Department of General Services in awarding the contract(s) for which this proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from the Department of General Services of the true facts relating to the submission of this proposal.

[Signature]
(Signature)

Brian W. Laub
(Signatory's Printed Name)

Senior Vice President
(Signatory's Title)

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 20th DAY OF
January, 2026.

Melissa Scaramuzzino
Notary Public

My Commission Expires
9/16/28

