



TECHNICAL SUBMITTAL FOR DESIGN-BUILD CONTRACT
PROJECT NO. DGS C-0251-0108 PHASE I
PENNDOT DISTRICT 5 ENGINEERING & MAINTENANCE
CAMPUS - DECOMMISSIONING

HAMBURG, BERKS COUNTY, WINDSOR TOWNSHIP PENNSYLVANIA



Submitted August 18, 2026



August 18, 2026

Susan Stanisic
Department of General Services
3rd Floor Arsenal Building
1800 Herr Street
Harrisburg, PA 17103
717.783.3273 | sstanisic@pa.gov

RE: Technical Submittal for Design-Build Contract, Project No. DGS C-0251-0108 P1
PennDOT District 5 Engineering & Maintenance Campus - Decommissioning

ATTN: Susan Stanisic

Heim Construction, as the Design-Builder, is pleased to submit this proposal in response to the Request for Proposals for the PennDOT District 5 Engineering & Maintenance Campus- Decommissioning project located in Hamburg, Berks County, Windsor Township, PA

Heim Construction and RETTEW will serve as the lead Design-Build Team in service to DGS and PennDOT for this significant project. Both Heim Construction and RETTEW have experience in Design-Build projects and service to PennDOT

Heim Construction will serve as Design-Builder and General Construction entity for this project.

Heim Construction and RETTEW have assembled a team of design consultants with PennDOT and Design-Build project experience. Project team members and respective disciplines include the following:

- Heim Construction | Design-Build lead and General Contractor
- RETTEW | Mechanical, Plumbing, Civil, and Environmental Engineering
- Le Engineers | Electrical Engineering

Although the team assembled for this project does not have previous working relationships with one another, all three firms have experience with PennDOT and Design Build Projects

The Heim Construction Design-Build Team has completed and has in process numerous projects representing the requirements within the RFP as follows:

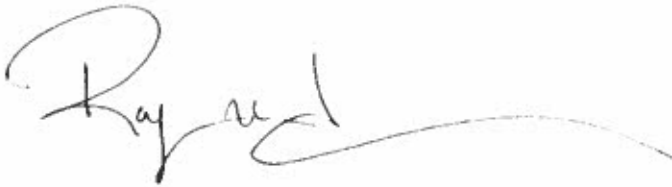
- Design-build projects by Heim, Le Engineers, and RETTEW
- Decommissioning projects by RETTEW
- PennDOT projects by Heim, Le Engineers, RETTEW
- DGS projects by Heim and Le Engineers
- Each of these projects reflects the experience of the team's professional management individual experiences assigned to this project

In summary, the Heim Construction Design-Build Team attended the pre-proposal conference, has received all of the addenda provided, and acknowledges that we have responded to the requirements within this RFP to include the technical, cost, and SDB/VE Participation submittal, and mandatory documents sections.

The Heim Construction Design-Build Team's proposed price reflects the scope of work identified in the bridging documents.

The primary contact for this proposal is Roy Heim, President of Heim Construction. His contact information is addressed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Roy Heim", followed by a long, horizontal, slightly wavy line extending to the right.

Roy Heim, President
Heim Construction Company, Inc.
44 Pheasant Run Road
Orwigsburg, Pennsylvania 17961
570.968.4445 |
royh@heimconstructionco.com



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CAMPUS - DECOMMISSIONING**

HAMBURG, BERKS COUNTY, WINDSOR TOWNSHIP, PENNSYLVANIA



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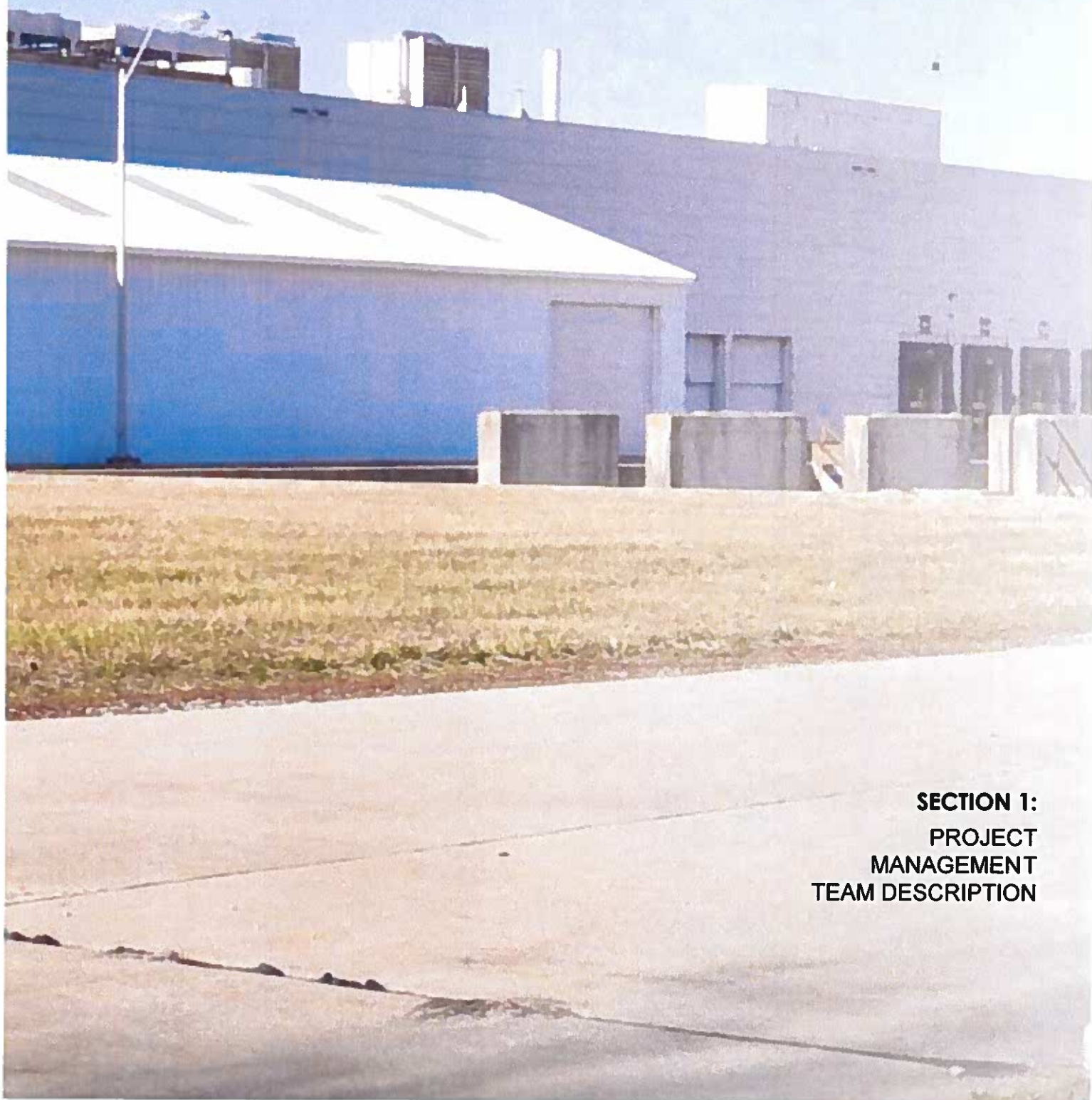
WORK PLAN

PROJECT MASTER SCHEDULE



Bucks
Chester
Delaware
Montgomery
& Philadelphia

1



SECTION 1:
PROJECT
MANAGEMENT
TEAM DESCRIPTION

1. PROJECT MANAGEMENT TEAM DESCRIPTION

BRIEF OVERVIEW OF PROJECT TEAM + MANAGEMENT

1.1. PROJECT MANAGEMENT ORGANIZATION

Heim Construction Company (Heim Construction) will be the Design-Build Contractor and Lead in your project. Working with us as the mechanical and plumbing engineer consultant will be RETTEW. RETTEW will manage the design team that includes Le Engineers.

Department of General Services (DGS) and PennDOT will be working directly with the key personnel from Heim Construction and RETTEW.

Below is a team chart of each firm's role and managing personnel.

The following pages include an organizational chart to identify the proposed key personnel and team for your project.

ROLES/RESPONSIBILITIES	FIRM + MANAGING PERSONNEL
DESIGN-BUILD CONTRACTOR GENERAL CONTRACTOR	Heim Construction Company Roy A. Heim President
MECHANICAL, CIVIL, ENVIRONMENTAL PLUMBING ENGINEER	RETTEW Bill Carlisle Project Principal/Proposal Contact Regional Practice Director, Facilities & Construction
ELECTRICAL ENGINEERING	Le Engineers Hiep Le, PE President & CEO

DGS/PENNDOT

HEIM CONSTRUCTION COMPANY | DESIGN-BUILD + GENERAL CONTRACTOR

Roy A. Heim
PRESIDENT

Michael J. Wright
VICE PRESIDENT OPERATIONS

Scott A. Blankenhorn
CHIEF ESTIMATOR

Gerald F. Klinger
FIELD SUPERINTENDENT

Maria Matsago
CONTRACT ADMINISTRATOR

RETTEW | Mechanical, Plumbing, Civil, Environmental Engineering

BJ Batterson, PE
Project Executive

Bill Carlisle
Project Principal/Proposal Contact

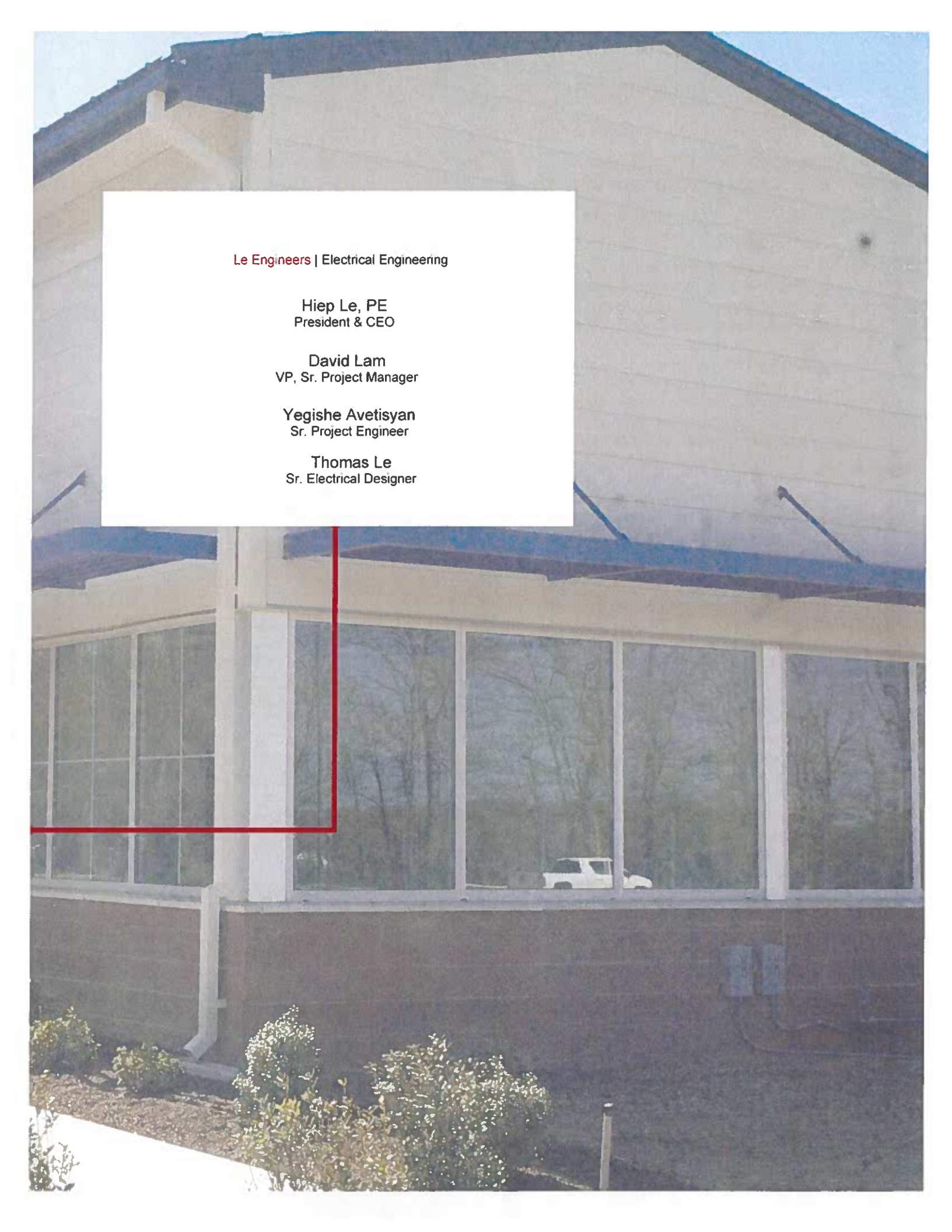
Mohammad Tarikuzzaman, PhD, PE
Lead Engineer

Robert Irwin
Project Manager

Janel Simmers, GSP
Environmental/Permitting Specialist

Gary Strickland
CAD/Drawing Designer

Josiah Carnwath
Assistant Engineer



Le Engineers | Electrical Engineering

Hiep Le, PE
President & CEO

David Lam
VP, Sr. Project Manager

Yegishe Avetisyan
Sr. Project Engineer

Thomas Le
Sr. Electrical Designer

1.2. MANAGEMENT STRUCTURE FOR THE OVERALL PROJECT TEAM AND PRIOR EXPERIENCE WORKING TOGETHER

PROJECT TEAM, THEIR ROLES + WORKING RELATIONSHIP HISTORY

HEIM CONSTRUCTION COMPANY | DESIGN-BUILD, GENERAL CONTRACTOR

Heim Construction Company has successfully offered a wide variety of construction services including general construction, construction management, public works, design-build, interior design, infrastructure and more. Heim Construction employs approximately 85 experienced men and women and has two divisions, an infrastructure division that has completed projects such as dams, water treatment plants, streetscapes and bridge projects as well as a general construction division that has completed a variety of projects such as health care facilities, out-patient surgery centers, higher education, government, hospitality, commercial and retail, special projects and pre-school facilities.

RETTEW | Mechanical, Plumbing Civil, Environmental Engineering

RETTEW is an engineering consultant who's technical expertise includes civil, transportation, environmental, and geotechnical. Site planning and Design, Surveying, Safety Consulting, Subsurface Utility Engineering and Construction Services. Founded in 1969, RETTEW began as a small, local firm. They employ more than 300 professionals across 10 offices. RETTEW has completed projects including bridge replacement, site improvements, pipeline rerouting, and more. RETTEW provides more than 25 years of hands-on experience supporting clients with facility decontamination and decommissioning, site remediation, the closure of privately owned solid waste landfills and sludge lagoons, and the demolition and disposal of abandoned sites and structures.

- RETTEW's decommissioning experience includes the C&D Technologies Industrial Facility Decommissioning project and the Former Federal Mogul/NTN-BCA Ball Bearing Manufacturing Facility Decommissioning Assessment project.

- Two examples of RETTEW's Design-Build experience is the Wayne Township Landfill Renewable Natural Gas Pipeline Design-Build Project and the Tobyhanna Army Depot Radome Design-Build project

- Examples of RETTEW's PennDOT project experience includes the PennDOT Environmental Studies and Engineering Services Open-End Contract and the PennDOT Publication 783 - Environmental Permitting Handbook

Le Engineers | Electrical Engineering

Le Engineers, LLC is a full-service Mechanical, Electrical, Plumbing & Fire Protection engineering consulting firm based in the Philadelphia area. The firm brings over 16 years of industry experience. Le Engineers offers the following Engineering Services: Electrical Engineering Design, Aviation Systems, MEP Coordination, Construction Administration, Technical Studies & Reports, and Subconsultant Services

- Le Engineers has DGS/PennDOT project experience. This experience includes the PennDOT Maintenance Facility and Stockpile project in New Bloomfield, PA. The Design is complete for this project, construction has not started

Although Heim Construction, RETTEW, and Le Engineers do not have any history of a working relationship on previous projects, we feel that our prior experience has prepared us to fully understand what is need to successfully complete this project.

Heim Construction, RETTEW, and Le Engineers all have past/current project experience with PennDOT projects and Design-Build Projects.

UNDERSTANDING THE SERVICES AND MATERIALS TO BE PROVIDED

Heim Construction understands that the Project includes the design, permitting, and decommissioning of The Hamburg Center located at 3560 Old U.S. Route 22.

The decommissioning of the site includes disconnection of domestic water, electrical, fire protection (main hospital building only), and steam distribution systems. The external utility services will be safely terminated while maintaining required temporary electrical service to the temporary site lighting. Utility shutdowns and disconnections will be coordinated with the applicable utility provider

The first 4 months of this project will be allocated for the Design Phase and the remaining 8 months will be allocated for contracting out required trades (HVAC, Electrical, Plumbing), abatement, utility termination, selective demolition, construction activities, furnishing and installation of electrical, removal of remaining infrastructure, site backfilling, grading, stabilization, and seeding.

Heim Construction shall submit with our proposal to DGS a Pre-Construction CPM schedule which identifies the following minimum design submissions to DGS:

- Preliminary Design Submission
- Final Design Documents Submission

Heim Construction shall provide an initial CPM Project Schedule that includes the following:

- Start with Notice of Selection/Letter of Intent/Notice of Award
- Biweekly Meeting to review progress during design phase
- All Design Submissions and Approvals
- Building Permitting Submissions and Approvals
- Start of Construction

- Completion of each sequence
- Substantial completion and completion of punch list
- Final Inspection and Occupancy

Heim Construction shall develop a CPM Project Schedule within (30) days of Notice to Proceed or the date of the Letter of Intent, whichever comes first.

- The CPM project schedule shall be updated on a monthly basis
- DGS reserves the right to assess Liquidated Damages if Heim Construction fails to complete the work in the time period set forth in the Notice to Proposers, or any such extension of that time.

Heim Construction shall assume responsibility for all site conditions and measurements related to this contract and shall not submit additional invoices to DGS for any costs associated with verifying site conditions and measurements. Heim Construction shall provide all necessary items to achieve and satisfy the objectives of this contract. The items shall include, but not be limited to, the following:

- Architectural & Engineering Design
- Development and distribution of specifications
- CPM Schedule identifying milestones for design, construction, and testing
- Construction documentation, including submittals/ shop drawings/as-builts
- Coordination and management of construction
- Site preparation
- Procurement of equipment/material
- Installation of equipment/material
- Labor
- Supervision
- Removal of demolition and construction debris

- Abate of hazardous materials
- Testing of all components and systems as applicable in the performance of this Work
- Registration and submittal of all warranties
- Reports, construction drawings and catalog data on all equipment being provided
- Upload all test reports, training plans, O&M manuals and approved permits/certificates in .pdf format to Trimble

Heim Construction shall upload the complete set of record drawings electronically to Trimble. These documents and all other such document submittals are to be provided in .pdf format and other electronic format (.dwg,.doc,.xls, etc.) as DGS may reasonably request.

Construction shall be performed in accordance with the provisions of the General Conditions for the Design-Build Contract and will be inspected by the DGS Bureau of Construction or its designee.

Heim Construction is responsible for the commissioning and testing of all components and systems as applicable in the performance of the Work and sequence of operation. Heim Construction shall engage an independent testing agency to perform Quality Control (QC) Testing as required to verify and enforce compliance with all requirements of the Contract Documents.

Heim Construction's Retained Professional shall engage an independent testing agency to perform Quality Assurance (QA) Services primarily to satisfy the Special Inspection requirements of the IBC Chapter 17. DGS reserves the right to assign an independent Quality Assurance agent to the Project

Heim Construction shall request Final Inspection from DGS in Trimble pursuant to the terms of the General Conditions for Design-Build Contracts and the Administrative Procedures for the Design-Build Contract.

Heim Construction shall meet as many times as required with, and otherwise communicate with, the Project Team throughout the design, construction and commissioning process. Heim Construction shall note, however, that the Contract is with DGS and final decisions rest with DGS.

THE TEAM'S EXPERIENCE WITH DESIGN-BUILD CONTRACTS

Heim Construction has over thirty-one (31) years of experience in a variety of construction services including general construction, construction management, public works, design-build, interior design, infrastructure and more. Heim Construction employs approximately 85 experienced men and women and has two divisions, an Infrastructure division that has completed projects such as dams, water treatment plants, streetscapes and bridge projects as well as a general construction division that has completed a variety of projects such as health care facilities, out-patient surgery centers, higher education, government, hospitality, commercial and retail, special projects and pre-school facilities.

Heim Construction has recently worked on three 3 projects with DGS, including a combined PennDOT/DGS project on an eight (8) building complex for District 6-0. This demonstrates our ability and understanding of state systems, e-Builder project management system, DGS administrative procedures and general conditions. DGS project managers can attest to Heim Construction's ability to keep a project on track and focused on completion. In structuring our Design-Build Team, we gave thoughtful consideration to the combined experience and familiarity the team has in working with PennDOT/DGS and Design-Build projects.

RETTEW's design-build experience projects include the Wayne Township Landfill Renewable Natural Gas Pipeline Design- Build project and the Tobyhanna Army Depot Radome Design-Build project

In addition to this, Le Engineers has design-build project experience with PennDOT/DGS. This project experience includes the PennDOT Maintenance Facility and Stockpile project in New Bloomfield, PA. The design is complete for this project, but construction has not yet started

The entire Design-Build team has experience with Design-Build projects and PennDOT projects

THE TEAM'S EXPERIENCE WITH CAMPUS WIDE UTILITY DECOMMISSIONING

RETTEW provides more than 25 years of hands-on experience supporting clients with facility decontamination and decommissioning, site remediation, the closure of privately owned solid waste landfills and sludge lagoons, and the demolition and disposal of abandoned sites and structures.

Two of RETTEW's decommissioning projects include Former Federal Mogul/ NTN-BCA Ball Bearing Manufacturing Facility Decommissioning Assessment and the C&D Technologies Industrial Facility Decommissioning

Although Heim Construction and Le Engineers do not have any project experience with Campus Wide Utility Decommissioning Projects, we believe our experience with Design-Build DGS/ PennDOT projects has prepared us to successfully complete this project

1.3. MANAGEMENT STRUCTURE THAT WILL BEST SERVE THE INTEREST OF THIS PROJECT

Heim Construction recognizes that the evolution of the District 5 Engineering and Maintenance Campus - Decommissioning project has occurred with much planning, foresight and effort through a combined effort of PennDOT executives, PennDOT employees, KCI Technologies team and others.

Heim Construction's Project Management Plan for this project is summarized as follows:

LEADING THE CONSTRUCTION

Heim Construction has the experience to complete this design-build project on-time, under-budget and with the highest of quality. This is achieved through excellent communication and teamwork. Heim Construction will partner

with PennDOT/DGS to determine what features and functions of the Engineering and Maintenance Campus - Decommissioning are most important to you.

TRADE CONTRACTOR AND SUPPLIER OUTREACH

Heim Construction maintains an extensive databank of local, regional and national trade contractors and suppliers. The firms on our lists have been prequalified through comprehensive review of demonstrated ability to licensing, certification (where applicable), management stability, financial strength, bonding capability, workload/capacity, safety record, project references, relevant experience, reputation, availability and experience of personnel, demonstrated ability to achieve schedule milestones, ability to meet installation requirements and quality standards and claims record.

We encourage you and the designers to provide the names of other trade contractors and suppliers with whom you have had successful or unsuccessful experience.

BID PACKAGING - Electrical, Plumbing & HVAC

Our team will structure bid packages focused on quality, cost efficiency and timely completion. In the interest of equality, the packages will be structured to enlist SDB and VBE participation. To accomplish effective bid packaging, we will make sure that all interested, qualified bidders receive the same information.

All elements of the eventual contracts are clearly defined in order to eliminate confusion and conflict and maximize competitive pricing. Then the combined purchasing economies are realized, design evaluation takes place, schedule-driven field needs are considered and alternatives of team interest are priced in the market place. We encourage value-enhancing suggestions from bidders during this time as well. In order to answer questions, clarify contract conditions and take full advantage of market suggestions, our project team will organize and manage a prebid conference for each major piece of work.

PROCUREMENT

Once the bids are received and analyzed, PennDOT/DGS will be given a summary of the bidding and a recommendation for proceeding.

PHASING

Since most construction management projects involve some degree of early package release, we will work with RETTEW to coordinate the phasing of document production with the construction schedule.

SCHEDULING

Our project staff will begin the scheduling process by choosing a template from our centralized database that is specific to your project. It will also include a thorough work breakdown structure, activity code structure and an extensive procurement chain. We will include you, the designers, trade contractors and suppliers in the preconstruction baseline schedule process, because we are all stakeholders in the project's success.

SITE LOGISTICS PLANNING

The cost, schedule, quality, safety and community image of your project will be controlled through a tailored, comprehensive site management approach.

QUALITY PLANNING AND VISUALIZATION

Quality construction starts with quality design. In preconstruction, our staff will review design with RETTEW to confirm constructability, coordination, completeness and adherence to established standards.

We will analyze the design documents and/or 3D model to determine the optimum means and methods for the materials and equipment specified and will develop inspection plans, checklists and a commissioning plan for major systems, such mechanical, electrical and plumbing.

We will also construct any virtual and/or physical mockups deemed necessary by the project team to verify functional and/or space availability needs. Whenever feasible, we will have physical mockups constructed on site by the trade workers

who will actually do the construction to establish reproducible benchmarks.

ENVIRONMENTAL, HEALTH & SAFETY PLANNING

Preconstruction planning for safety will confirm everyone's well-being, help to maximize productivity and reduce cost associated with risk. Our project team, along with an area Environmental, Health & Safety (EH&S) manager, will conduct a project hazard assessment prior to construction start. They will identify normal and extraordinary risk at each stage of the construction process and will develop a project safety program that addresses the identified hazards and risks. They will consider PennDOT/DGS safety requirements and concerns, insurer involvements (e.g. OCIPS, CCIPS, certificates), third-party liabilities, procedures for working in occupied areas, site access, environmental, security, posting, project safety team organization, incident investigation and reporting approach, safety measurements (e.g. RIR, LTAIR) and OSHA. A summary of our Safety Plan can be found in Section 2 (Work Plan).

CHANGE MANAGEMENT COST CONTROL

In reality, there are "good" and "bad" change orders. Good ones are those PennDOT/DGS may desire. Bad change orders are everything else and result from something adverse, such as adverse site conditions.

First, when a potential change is noted, we will research the design to verify that it does indeed constitute a change in the scope of work stipulated by the contract. Next, we will independently estimate the cost and evaluate the schedule impact of a change. We will also review trade contractor and supplier estimates for changes and negotiate discrepancies on your behalf.

When changes in the scope or conditions occur, our project team will track them from identification to final resolution. As potential changes develop, they will move from potential to actual via contract supplement or will be canceled if not perceived to add value to the project. Potential and approved change orders

will be listed in a report and reviewed with you regularly.

RISK MANAGEMENT COST CONTROL

We will work diligently to minimize risk. We will pay close attention to schedule control for claims prevention, quality planning to avoid rework, verification of in-place trade insurance certificates, safety planning for accident avoidance, trade contractor financial status monitoring, verification of second-tier contractor and supplier payments, proper trade/supplier payment monitoring (no overpayment), appropriate contingencies.

MONITORING AND REPORTING COST CONTROL

We monitor an up-to-date assessment of current and projected costs that will be available to you at all times.

Key functions of the job cost segment will include change order control, project cost reports (with user-defined formatting), job cost inquiry, job cost productivity, income/cost update, field reporting, estimating history and closing, job cash position reporting and job cost report writer.

Our approach to scheduling will not end with the creation of the baseline schedule. Our scheduling effort will intensify once under construction.

Once under construction, it will be the responsibility of Heim Construction's Superintendent for this project, to manage the work at the site.

COMMUNICATION AND REPORTING

In order to keep you fully informed at all times, we will first determine your preferred method of daily communication (e.g. phone, e-mail, fax, in person). We will then present to you a periodic project report. The frequency, timing, format and content of this report will be tailored to your needs. The report normally includes an executive summary, cost study, request for information log, submittal log, submittals outstanding log, construction schedules including a look ahead schedule and progress photos

MEETING GUIDELINES

While there will exist the need for frequent meetings, particularly during design, our goal will be to keep meetings short. In order to accomplish this, agendas will be distributed in advance to make attendees aware of the discussion topics. We recommend that the number of attendees be minimized and discussions limited to the agenda topics. The goal of each meeting will be to bring closure to as many topics as possible.

CONTROL SYSTEMS

A variety of information control systems will make sure of the ability of our project team to anticipate situations rather than react to them as they arise. The key to meeting your reporting requirements will be our timing and format flexibility. We understand your need for visibility, accurate information and early warning in order to make sound, timely decisions.

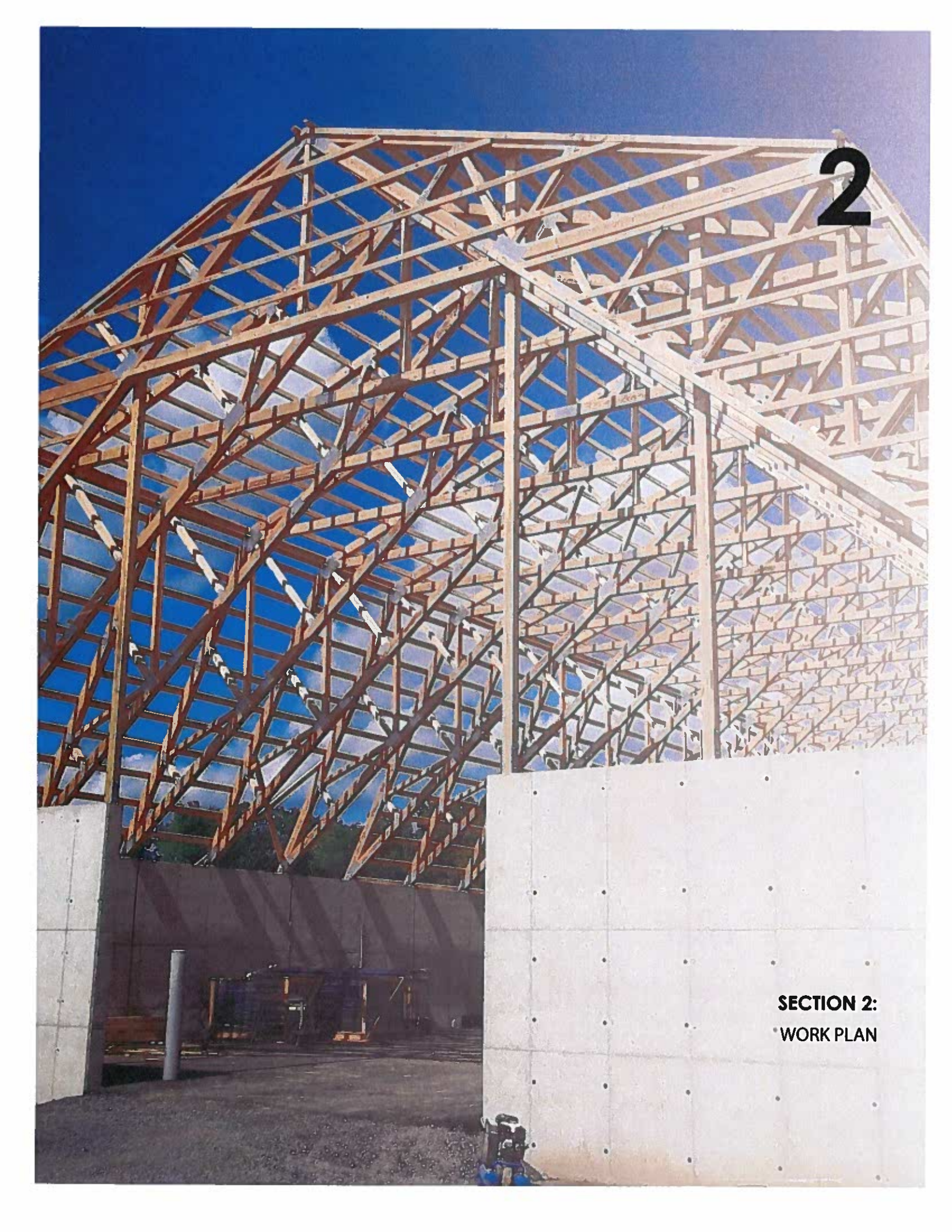
In addition to the comprehensive cost control aspects of the system, it serves as an outstanding administrative facilitator. Subsystems addressing a wide range of document control needs include contract drawings, contract specifications, submittals, requests for information, guarantees and warranties, deficiencies and omissions, material shipments, meeting minutes, certificates and approvals, accounting, required training and project directory.

Heim Construction understands the need for timely, comprehensive close out, and our project team is committed to making that happen. As with every other aspect of the project, our success in this phase will result from a well-conceived plan. The plan will detail the necessary measures for commissioning reports, operation and maintenance manuals with warranties, systems training, stock replacement materials delivery, documentation and storage, outstanding change order resolution, lien releases, final billing and plans/model and specifications with changes noted.

STATEMENT OF READINESS AND COMMITMENT OF RESOURCES

Heim Construction confirms that the people (personnel and firms) identified in this RFP are available and will be committed to the project for the time periods referenced in the attached Project Master Schedule. Heim also confirms that the Resource Availability will be committed to the project, as referenced in the attached Project Master Schedule

If Heim Construction is awarded the DBC contract, we shall not alter the Project Team identified in the Proposal at any time during design and/or construction without prior written permission by DGS



2

SECTION 2:
WORK PLAN

2. WORK PLAN

OUTLINE OF THE PROJECT'S TECHNICAL PLAN

2.1. UNDERSTANDING OF THE DESIGN-BUILD CONCEPT

The Design-Build Team is familiar with the Design-Build project delivery. We understand that the advantage to the owner in this case PennDOT/DGS is having only one contract with a single point of responsibility.

The Designer and Design-Build Contractor will work together from the beginning as a team providing unified project recommendations to fit the owner's schedule and budget. Any changes are then addressed by our entire team, leading to collaborative problem solving and innovation.

2.2. PRE-CONSTRUCTION PHASE EFFORT

One of the keys to a successful project is Heim Construction's pre-construction services.

Our pre-construction services are intended as a means to work with the project's owner(s) to help deliver a satisfactory project that meets the owner's objectives.

The typical pre-construction services will include the following:

- Work with the owner and the design team to establish the budget, project schedule, site conditions, constraint and phasing requirements
- Develop a preliminary project schedule incorporating pre-construction & construction
- Schedule regular project meetings
- Complete the Design Development and Construction Documents design
- Advise on selection of materials and equipment
- Identify long lead items
- Prepare bidder's list and submit for owner approval
- Subcontractor pre-qualification
- Obtain permits as necessary
- Issue subcontractor/purchase orders
- Setup cost controls for construction

DESIGN PHASE

Task 1: Introduction, Operational Goals and Final Design

Since the bridging documents have been provided, which essentially completes the Schematic Design and most of the Design Development phases of design, the Design-Build team will review the documents provided as a starting point to complete the Design Development phase and move into the Construction Documents for final design. The Hamburg Center is toured to develop a common understanding of the current site conditions.

Task 2: Site Assessment Issues

The site under consideration is toured and reviewed by the entire Design-Build team. The team uses the tour and reviews to develop a conceptual site analysis further defining the site concerns and vulnerabilities.

Task 3: Schedule Development

The Design-Build team develops a full schedule indentifying critical elements of the timeline for the project. All critical milestone functions as well as items established as part of the approval process and delineated and time frames are provided. The schedule includes all of the items pertaining to the project from the inception through Owner Occupancy. All relevant design and construction-related tasks are identified.

Task 4: Document Development

Design Development Phase | Mechanical, electrical and plumbing design system options are discussed and reviewed with the team.

Based on systems recommendations preliminary engineering designs are developed and coordinated with the plans.

The Design-Build team begins the development of the phasing plans. Progress is reviewed every two (2) weeks with the Design Team to provide verification that the project's goals are being maintained.

Construction Documents Phase | Construction Documents involve the detailed delineation of the project requirements for the construction of the project. The construction documents phase is more technically involved and the Design-Build team will refine and finalize the plans, which will be reviewed with the Client to provide an understanding and comfort level of how the process will be maintained during construction the Design-Build team will prepare and submit all permitting forms, construction documents and associated information to governing agencies.

Task 5: Bid Phase

We anticipate bidding the HVAC, Electrical and Plumbing systems as provided in the RFP Document and will follow the prescribed process.

2.3. CONSTRUCTION PHASE EFFORT

As the single point of contact for the Owner, Heim Construction leads the design phase effort into the construction phase. A successful Design-Build project started with a well-defined scope of work, requires a specific range of responsibility for team members, a criteria to measure success, a knowledgeable Owner that can make quick decisions and experienced and competent team members. It is Heim Construction's role to lead this highly collaborative, fully integrated process that is built on trust, mutual respect, teamwork, innovation and creative problem solving. Heim Construction will endeavor to carefully select its subcontractors and suppliers in the procurement phase and manage its competitively bid MEP subcontractors to make sure all its Team is integrated and working toward project objectives. Heim Construction will implement its Project Management Plan to effectively manage time, cost and quality using a variety of project controls. It is during this Construction phase where key steps will take place such as set up and mobilization, decommissioning and final close outs

2.5. PROPOSER'S UNDERSTANDING OF CONSTRUCTION PHASE CHALLENGES AND PROPOSED SOLUTIONS

The Design-Build Team recognizes there are many construction phase challenges.

- Ensuring safety of all employees, customers and construction workers
- Maintaining neighbor relations throughout the construction phase with traffic, deliveries, noise, dust, etc.
- Careful execution of well-planned phasing.
- Site logistics to manage construction operations
- Need for just in time deliveries.
- Off-site staging plan for materials
- Swing space considerations and careful execution of move plan.
- Submittal approval process with multi-layer approval process

- Management of critical long lead items
- Management of Authorities having jurisdiction in approvals, inspections and certifications.
- Careful coordination of utility disruptions
- Cutover and testing process
- Water Service Disconnection Risk
- Steam Plant and Fuel Storage Risks
- Delay in Approval of Design Drawings

Solutions to these problems began with the selection of strategic team members who have the experience and understanding to address these issues in the planning and design phase. Each challenge requires a unique solution in collaboration with the Design-Build Team, Construction Manager, DGS, PennDOT and KCI Technologies Team. Real solutions will be developed when this collaboration begins and the Design-Build Team has the opportunity to interact and understand the clients concerns.

2.6. PROJECT SAFETY PLAN, MANAGEMENT AND MONITORING

Heim Construction has a strong and serious advocacy when it comes to safety. The safety culture at Heim Construction heightens the awareness of every person in the company and empowers each and every employee to make corrections, shut down operations and report safety violations without recourse.

Heim Construction holds monthly safety meetings at the company headquarters. It is mandatory that every division and crew of the company has a representative on the safety committee that attends these meetings.

Heim Construction is also associated with an outside consultant to inspect our project sites and present the findings during our safety meetings. The primary goal here is to provide up to date information about trends throughout the industry, review new and upcoming changes to regulations, highlight issues that could have an effect on the safety of Heim Construction personnel, provide reports on unannounced visits and safety inspections on all Heim Construction projects and assist the people in improving the safety environment.

The Heim Construction Company safety plan is all inclusive and current. We have an intensive Safety Plan book that includes programs for:

- Health and Safety
- Injury and Illness Prevention
- Personal Protective Equipment
- Fall Protection
- Electrical Safety
- Control of Hazardous Energy
- Confined Space
- Aerial and Scissor Lift Safety
- Ladder Safety
- Welding and Cutting
- Lead Compliance
- Hearing Conservation
- Accident Investigation
- Pre-Shift Safety Meeting
- Respiratory
- Excavation and Trenching
- Sample Site Specific Emergency Action
- Safety Management and Monitoring

The Safety Plan book in its entirety is available upon request.

Some of the focused precautionary steps that Heim Construction practice includes:

Accidents can be prevented | Accident prevention starts by observing the work circumstance. Once you are able to recognize a particular hazard, it becomes the first step in reducing the risk and allows precautionary steps to eliminate the threat.

Reduce workplace stress | Heim Construction recognizes that physical and mental health for workers is important to create a consistent safe environment. We encourage and provide programs to help reduce stress and promote health.

Training | Injuries that are caused by incorrect operation of tools is a serious and danger situation. Heim Construction, on a regular basis, schedules crew training when a new piece of equipment or a new type of tool is introduced into the work force.

Means of egress | Conducting a safety tailboard when arriving on a new construction site is an essential task that must be performed. Locating and identifying crisis exits and communicating this to every member of the crew will save lives in an emergency situation. This path identification also identifies the importance of clear pathways and the avoidance of clutter.

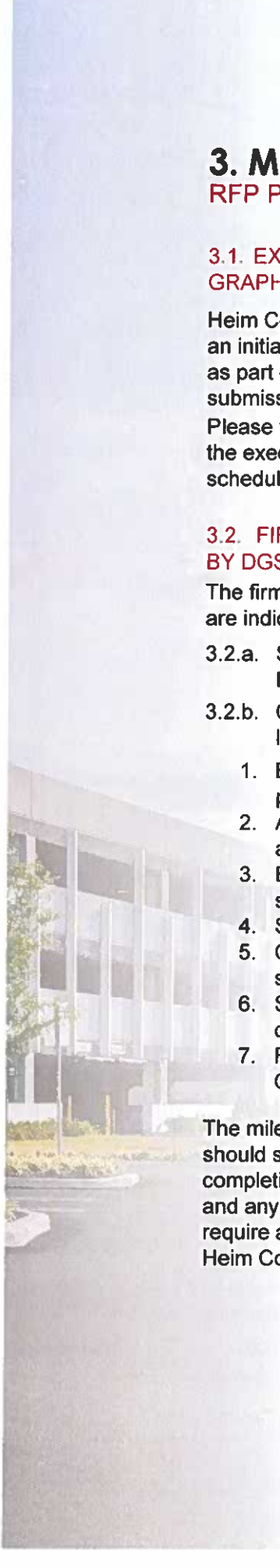
Communication | A report of unsafe working condition is required, will be inspected immediately and is corrected immediately. All reports are documented and kept in a database.

PPE is the key to safety | Not wearing the proper issued Personal Protection Equipment (PPE) is an unacceptable action and is required by all personnel on site. Heim Construction empowers all employees to make sure that every day on a worksite is a safe day. Heim Construction continues to hold appropriate discussion and training to ensure safety is number one.

3



SECTION 3: PROJECT MASTER SCHEDULE



3. MASTER SCHEDULE

RFP PROJECT MASTER SCHEDULE

3.1. EXECUTIVE LEVEL CPM GRAPHICAL SCHEDULE

Heim Construction understands that an initial milestone schedule is required as part of the Technical Proposal submission as stated in the RFP.

Please find in the following pages, the executive level CPM graphical schedule.

3.2. FIRM MILESTONES REQUIRED BY DGS

The firm milestone required by DGS are indicated below:

- 3.2.a. Start with Notice of Selection/ Letter of Intent/Notice of Award
- 3.2.b. Critical Activities, duration, and login
 - 1. Biweekly Meetings to review progress during design phase
 - 2. All design submissions and approvals
 - 3. Building permitting submissions and approvals
 - 4. Start of Construction
 - 5. Completion of each sequence
 - 6. Substantial completion and completion of punch list
 - 7. Final Inspection and Occupancy

The milestones indicated above should signify the start and/or completion date of a specific activity and any uncompleted milestones will require a Recovery Plan from Heim Construction.

Project Schedule requirements and contingencies in Article 8 of Appendix J (General Conditions for the Design-Build Contract) including:

- within seven (7) calendar days of the Effective Date of Contract (unless Letter of Intent is issued otherwise), we shall furnish DGS a draft progress schedule.
- within thirty (30) calendar days of the Effective Date of Contract, Heim Construction will prepare and submit to DGS the completely integrated Project Schedule in detailed CPM format for DGS' approval. This shall be done via e-Builder.
- the project schedule will be updated and issued at least once per month. It is mandatory that we attend the monthly schedule update meeting.
- the failure to provide full cooperation in the preparation of the CPM schedule and any updated schedules will be sufficient reason for declaring the Design-Build Contractor in default.
- DGS reserves the right to assess Liquidated Damages if we fail to complete the work within the time period set forth in the Notice to Proposers.

ID	Task Mode	Task Name	Duration	Start	Finish	Half 2, 2026 J
1		DGS: DISTRICT 5-0 - ENGINEERING & MAINTENANCE CAMPUS - DECOMMISSIONING:	270 days	Tue 8/18/26	Mon 8/30/27	
2		BID SUBMISSION	1 day	Tue 8/18/26	Tue 8/18/26	
3		NOTICE OF SELECTION / LETTER OF INTENT / NOTICE OF AWARD	8 days	Wed 8/19/26	Fri 8/28/26	
4		DESIGN PHASE:	89 days	Mon 8/31/26	Thu 12/31/26	
5		PRECONSTRUCTION MEETING	1 day	Mon 8/31/26	Mon 8/31/26	
6		NOTICE TO PROCEED	1 day	Mon 8/31/26	Mon 8/31/26	
7		L&I NOTIFICATION	5 days	Tue 9/1/26	Mon 9/7/26	
8		RETAINED PROFESSIONAL CONTRACTS	10 days	Tue 9/8/26	Mon 9/21/26	
9		BI-WEEKLY MEETINGS: DESIGN	65 days	Tue 9/22/26	Mon 12/21/26	
10		DESIGN	60 days	Tue 9/22/26	Mon 12/14/26	
11		PERMITTING	50 days	Tue 10/20/26	Mon 12/28/26	
12		PERMIT DRAWING APPROVAL	5 days	Thu 12/24/26	Wed 12/30/26	
13		DECOMMISSIONING PHASE:	170 days	Mon 1/4/27	Fri 8/27/27	
14		REQUEST FOR BIDS	20 days	Mon 1/4/27	Fri 1/29/27	
15		NOTICE OF SELECTION / LETTER OF INTENT / NOTICE OF AWARD	10 days	Mon 2/1/27	Fri 2/12/27	
16		DECOMMISSIONING CONTRACTS	10 days	Mon 2/15/27	Fri 2/26/27	
17		GC SITE MOBILIZATION & SURVEY	20 days	Mon 3/1/27	Fri 3/26/27	
18		MEPS SITE MOBILIZATION & SURVEY	10 days	Mon 3/29/27	Fri 4/9/27	
19		PRECONSTRUCTION & SAFETY MEETING	5 days	Mon 3/29/27	Fri 4/2/27	
20		BI-WEEKLY MEETINGS: DECOMMISSIONING	90 days	Mon 3/29/27	Fri 7/30/27	
21		MEPS: DECOMMISSIONING:	90 days	Mon 3/29/27	Fri 7/30/27	
22		FINAL INSPECTIONS	15 days	Mon 7/26/27	Fri 8/13/27	
23		SUBSTANTIAL COMPLETION	10 days	Mon 8/2/27	Fri 8/13/27	
24		PUNCH LIST	15 days	Mon 8/9/27	Fri 8/27/27	
25		PROJECT TURNOVER	5 days	Mon 8/23/27	Fri 8/27/27	
26		CLOSE-OUT DOCUMENTATION	15 days	Mon 8/9/27	Fri 8/27/27	
27		FINAL COMPLETION	1 day	Fri 8/27/27	Fri 8/27/27	

Project: DGS: DISTRICT 5: DECOMMISSIONING
Date: Mon 8/17/26

Task

Split

Milestone

Summary



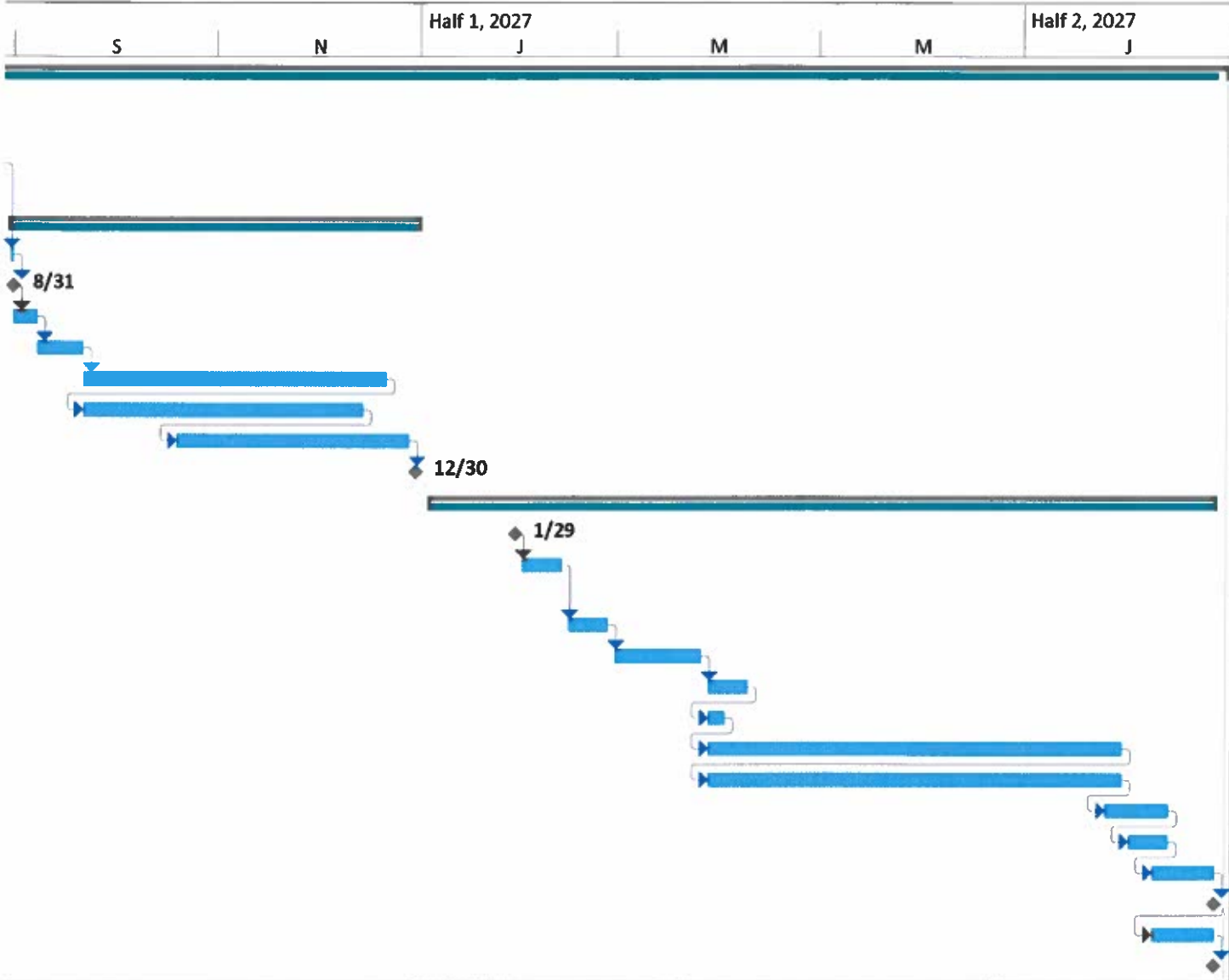
Project Summary

External Tasks

External Milestone

Inactive Task

GENERAL SERVICES
0108 PHASE 1
ENANCE CAMPUS - DECOMMISSIONING



Inactive Milestone		Manual Summary Rollup		Deadline	
Inactive Summary		Manual Summary		Progress	
Manual Task		Start-only		Manual Progress	
Duration-only		Finish-only			

3.3. MASTER SCHEDULE CHALLENGES AND SOLUTIONS

The Design-Build Teams approach in preparing the master schedule is to minimize disruptions to the users, adjacent property owners, traveling public and ensure the safety of all parties impacted, while constructing the project in the most efficient manner possible. We see the critical aspects of the schedule to be as follows:

Design Submissions and approvals |

Integral to the timely completion of the project is the design and approval process. The Design-Build Team has focused on saving as much time as possible in the design sequence to allow adequate durations for construction activities. In this activity the Design-Build Team will focus on identifying long lead items that can be procured in advance of construction commencement as well as sequencing to minimize disruptions. As our preliminary schedule details we are keeping a tight timeline on the design schedule to allow as much time as possible for the construction. Delay of Approval of the Design Submissions can be the greatest challenge of this project. Delay of Approval can lead to the work not beginning until the winter months, which can pose a threat of not draining the water prior to freezing temperatures. As stated above, The Design-Build Team has focused on saving as much time as possible in the design sequence to allow adequate durations for construction activities.

Building Permitting Submissions and Approvals |

Because the Design-Build Team has the least amount of ability to control this aspect of the project we need to make sure our submissions for approvals to Authorities Having Jurisdiction (AHJ) are complete, accurate, compliant and timely so that we do not expose the schedule to unnecessary impacts. We will accomplish this by having each team member review all submissions before they are presented and Heim will follow closely the submission deadlines required by AHJ.

Schedule Comments |

Permitting timeline is critical as it overlays from Thanksgiving Period through the Christmas Holiday. This could be problematic due to the holidays and vacations.

Bid Solicitation is purposely not forwarded to contractor for quotes until the New Year to avoid unresponsiveness during the holidays.

There is a concern for decommissioning the water/sewer lines in the middle of winter, this should be addressed prior to cold weather.