Hudson
CONSTRUCTION, INC.
1625 Dutch Lane • Hermitage, PA 16148

PA Department of General Services
2nd Floor Arsenal Building
1800 Herr Street
Harrisburg, PA 17103

9-September, 2021

RE: DGS Project C-0961-0034 DBC P1 REVISED Rebid

Attn: Ms. Toni Dolan,

Thank you for your interest in Hudson Construction, (HCI). HCI has been in business acting as a general contractor for over 38 years throughout Northeastern Ohio and Northwestern Pennsylvania. Hudson Construction has completed numerous design build projects valuing in the millions of dollars and covering hundreds of thousands of feet over the course of the past 38 years. Through our prior experience and relationships that we have built with local sub-contractors and our own qualified workforce HCI ensures exceptional quality throughout the life of the project. Our team based approach from design through completion allows for HCI to identify and rectify any major risks on the project that may affect either the schedule and/or budget. HCI understands that the spending a little more time on the pre-planning phase allows for less time and issues arising during the construction phase. HCI looks forward to the opportunity to work with both DGS and the Department of Military and Veterans affairs on this project and welcome and questions that may arise during the review process.

Thank You,

Bryan Saeler
Project Manager
(724)-962-1980 ext. 16
bsaeler@hudsonconstruction.com

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Grove City Readiness Center Privately Owned Vehicle Parking Lot Repair, Military Equipment Parking Repairs and Roof Replacement
DGS C-0961-0034 DBC P1

Project Management Team Overview

Below please find the resumes of the Project Team for Public Library

The project team consists of the following individuals:

- Mark Hudson- Owner of Hudson Construction/Quality Control
- Bryan Saeler- Project Manager/Project Estimator
- Albert Baker- Project Superintendent
- Delaney Lizanich- Administrative Assistant
- Ricky Berger- Laborer Foreman
- Michael Baker- Safety Consultant (East Coast Risk Management)

Please find the qualifications as for the individuals below:

Mark Hudson

Mark Hudson has been involved with Hudson Construction Inc. (HCI) for over 35 years since the inception of HCI. Throughout Mark's 35 plus years of experience he has been involved with hundreds of millions of dollars of renovation and new construction projects, covering hundreds of thousands of square feet. We have completed numerous projects that would with similar scopes of work including replacement of existing roof systems of actively occupied buildings and extensive site work including mass excavation/storm water management systems/site utilities etc..

The active role that Mark would be responsible for on this project would be:

- Managing Quality Control Programs
- Managing Safety Program
- Scheduling appropriate workforce/equipment to maintain construction schedule
- Maintains daily communication with the Project Superintendent to ensure production goals are met, as well as schedule requirements

Bryan Saeler

Bryan Saeler is involved with project estimation and project management. Bryan has been employed by HCI for over 12 years and has been involved with institutional, industrial and commercial projects including projects of similar scopes of work including extensive site work, site utilities and new roofing systems.

The active role that Bryan would be responsible for on this project would be:

- Developing/maintenance of the project schedule

- Schedule deliveries of materials required for construction
- Develop schedule of values for project invoicing
- Budget management
- Coordinate with sub-contractors to ensure project dates/milestones are met/maintained
- Participate in active communication (job meetings) between the end user/DGS/design firm to ensure all project goals are met
- Issue contracts and purchase orders to sub-contractors and suppliers
- Develop monthly invoices for work completed

Albert Baker

Albert has over 25 years of experience in the construction industry. Albert has a vast array of experience in construction projects including institutional, medical, industrial and commercial, involving extensive site work and new roof systems. Albert is the point of contact and is involved daily in the coordination of the field operations, many times include working in an occupied environment with accelerated schedules in areas with limited lay down/storage space.

The active role that Albert would be responsible for on this project would be:

- Planning, coordinating and supervising daily field operations of the construction project
- Provide technical direction/coordination to both separate prime contractors as well as sub-contractors
- Responsible for the overall quality control of the project
- Communicate with assigned foreman to ensure the project is maintaining all required goals (productivity, schedule, quality)

- Establish productivity goals and measure daily performance to ensure productivity (as well as quality) are met and maintained
- Schedules labor, materials and equipment as well as sub-contractors on the construction project to maintain the construction schedule
- Maintains daily communication between the owner and the architect

Delaney Lizanich

Delaney Lizanich has been a member of HCI for approximately 3 years. Delaney multi tasks on a daily basis, performing a wide array of activities, which include supporting not only the office personnel, but also the field personnel.

The active role that Delaney would be responsible for on this project would be:

- Prepares bid documents
- Prepares bid solicitations to material suppliers and sub-contractors
- Prepares sub-contracts and purchase orders
- Completes monthly certified payroll reports

Ricky Berger

Ricky Berger has been with HCI for 12 years and has over 25 years of overall construction experience. While employed with HCI Ricky has worked on a variety of projects, from educational to industrial and commercial. Ricky has been a part of projects that involve small scopes of site work well as projects that have extensive scopes of site work. Being the Laborer Foreman on prior projects Ricky is well versed and capable of leading a laborer crew on any type of project.

- Plans, organizes and supervises laborers onsite to ensure all required work is completed in timely manner
- Estimates required workforce based on review of construction documents for determined scope of work to be complete by laborers
- Prepares progress reports based on daily output
- Communicates daily with Project Superintendent to ensure all productivity requirements are being met.

Michael Baker (East Coast Risk Management)

Mike is a Safety Consultant that is employed by East Coast Risk Management. Mike makes periodic site visits to each construction project and reviews the implemented safety plan to ensure that the site superintendent, as well as the sub-contractors, are adhering to the safety standards established and required by OSHA. If there are any discrepancies found, a written report is established and published so that the site superintendent can take the immediate steps to correct and found deficiencies.

The active role that Mike would be responsible for on this project would be:

- Periodic site visits to ensure safety plan implemented by site superintendent and sub-contractors meets all OSHA safety standards
- Establish written reports of any concerns for immediate remedy

Hudson Construction understands all required materials and services required to complete the project. Hudson Construction will employ a veteran owned civil engineer to complete the site expansion and utility work and an architectural firm to fully design the replacement of the roof system. The design professionals will complete detailed drawings with the input/assistance

of Hudson Construction during the design build phase to ensure all requirements of the RFP are achieved. The design team through initial discussions with local authorities and sub-contractors bidding individual scopes of work will ensure that the design is a flawless transition through the review/ permitting phase to construction.

Design-Build Experience

Hudson Construction has completed numerous design build contracts totaling hundreds of millions of dollars. HCI understands the importance of the team from the initial step. Prior to submitting proposals we are obtaining information from all team members to ensure the design meets all end user requirements. This process starts with selecting qualified design professionals for the project. For this project Hudson Construction will be working with a veteran owned civil engineer to complete the site design as well as the architectural portion for the roof system replacement. Throughout the design, prior to submitting for approval, the complete construction team meet to discuss scopes of work along with specific requirements of the RFP to ensure the design documents accurately represented. While working on a design-build project Hudson Construction understands the upfront work that is required so that once the project is designed not only is everyone on the same page, no important design aspects are omitted which allows construction to commence immediately once all permitting is in hand.

Proposed Management Structure

Hudson Construction's proposed management team includes over 100 years of combined experience in projects consisting of very similar scopes of work.

The proposed management team have worked together on past projects and have had very beneficial results. The project management team assembled has clearly identified roles and understands these roles. The project management plan involves a combined effort of office and field personnel which intertwine throughout the life of the project, for this specific project the majority of the proposed team will be involved from day 1, this includes the project superintendent. During the design all parties will be involved to ensure the constructability of the design is discussed and implemented. By involving all parties from day one all goals are established and all potential project risks are identified. By all team members knowing the project goals and having input for the design, this will allow for a successful transition from the design through the construction phase of the project.

Bryan Saeler

Project Manager Estimator

Bryan Saeler, graduate of Slippery Rock University has over 15 years in the construction industry. he began his career with Hudson Construction, Inc. in 2009 as a Project Manager and is now also estimating projects.

Projects

- Canfield Branch Library - Canfield, OH
- Veteran's Service Building - Warren, OH
- Mahoning TWP. Building - Hillsville, PA
- Thiel College-James Pedas Communication Center - Greenville, PA
- Penn State University - Chadderton Hall - Sharon, PA
- Noise Solutions - Sharon, PA
- Heinz Operations - Fremont, OH
- Grove City Police & Fire Dept. - Grove City, PA
- Pine Township Engine Company - Grove City, PA
- Wheatland Tube Company - Wheatland, PA
- Titusville Redevelopment Authority - Titusville, PA
- PA Game Commission Office - Franklin, PA
- New Castle Police Station & Garage Addition - New Castle, PA
- PNC Bank - Hermitage, PA - Warren, PA - Niles, OH
- Edinboro University-McNerney Hall - Edinboro, PA
- East End Elementary School - Meadville, PA
- Sharon Regional Health System - Hubbard, OH
- Mars Centennial - Mars, PA
- Conneaut School District, Stadium Renovations - Linesville, PA
- McKee Elementary - Oakdale, PA
- Independent Draft Gear - Farrell, PA
- Camp Nazareth - Mercer, PA
- Hope Center for Arts & Technologies - Sharon, PA
- Warren High School - Warren, PA
- Greenville, Jr./Sr. High School - Greenville, PA
- Bethel Park Municipal Building - Bethel Park, PA
- Sharon Middle/High School STEAM Lab Renovations - Sharon, PA
- Clarion UPMC Urgent Care - Clarion, PA
- Clarion LIFE NWPA - Clarion, PA
- Northeast Middle School Renovations - North East, PA
- Thiel College - Athletic Field/Track - Greenville, PA
- Sheffield K-12 - Sheffield, PA
- Mertz Towers - Sharpsville, PA
- Camp Nazareth - Mercer, PA
- Ellwood Crank Shaft Electrical Buildings - Sharon, PA
- HOPE Center for Arts & Technology - Sharon, PA

Responsibilities:

- Estimating
- Maintains project budgets
- Works closely with Project Superintendent
- Maintains deadlines
- Develops project schedule
- Executes Purchase Orders and Subcontracts

Albert Baker

Project Superintendent Profile

Albert has been with Hudson Construction, Inc. for over 18 years and over 30 years of experience in the construction industry. He has been project superintendent on numerous jobs and has extensive experience in projects involving Schools and Medical Facilities

Projects

- Primary Health Network - Clarion, PA
- Primary Health Network - Lewistown, PA
- Primary Health Network - Mercer, PA
- Primary Health Network - Punxsutawney, PA
- Primary Health Network - Sharon, PA
- Franklin Game Commission - Franklin, PA
- Montour Sports Facility - Montour, PA
- Sharon Parking Gargage - Sharon, PA
- Mertz Tower Fire Restoration - Sharpsville, PA
- PBL Canterbury Renovations - Hermitage, PA
- West Hill School Remodel - Sharon, PA
- Joseph Badger K-12 - Kinsman, OH
- Lacroft Elementary - East Liverpool, OH
- Clarion University - Gememll Student Center - Clarion, PA
- Clarion University - Clarion Dining Hall - Clarion, PA
- Union High School - Rimersburg, PA
- Linesville High School - Linesville, PA
- Hickory High School - Hermitage, PA
- Slippery Rock Middle School- Slippery Rock, PA
- Greenville Savings Bank - Hermitage, PA
- Sky Bank - Grove City, PA
- John XXIII Nursing Home - Hermitage, PA
- Mercer Probation and Parole Office - Mercer, PA
- Brookfield K-12 School - Brookfield, OH
- Lakeside Jr. High School - Ashtabula, OH
- Pine Township Engine Company - Grove City, PA

Responsibilities:

- Plans, coordinates and supervises field operation of Projects
- Provides technical direction
- Responsible for overall quality of work
- Establishes productivity goals and measures performance
- Schedules labor, materials and equipment including work of sub and prime contractors
- Oversees day to day field operations
- Safety Committee Member

EAST COAST

RISK MANAGEMENT

Hudson Construction has acquired the services of East Coast Risk Management. East Coast Risk Management is a risk management that offers safety consulting, safety training and risk management services. These services are designed to reduce the costs, increase profits, and mitigate the risks associated with the business.

Hudson Construction services include safety consulting, safety training, fleet safety management, OSHA Training, record keeping, safety manual compliance, certified company safety and health committee, accident investigation programs, orientation program, periodic employee training, project kickoff meetings, annual employee training, project inspection and audit program.

Hudson Construction's goal is to be OSHA compliant. Through the expertise of East Coast Risk Management Hudson Construction's will be utilizing the above services to meet our safety goals.

Thank you,

Mark Hudson, Owner

Mark Hudson
CONSTRUCTION, INC.

EAST COAST
RISK MANAGEMENT

Circle of Services

Risk Management I 40 Lincoln Way, Suite 201 I North Huntington I PA 15642

EAST COAST

RISK MANAGEMENT

Accident Prevention

In today's work environment, we encounter many challenges that test our ability to keep our teams safe and remain compliant with OSHA regulations. We've simplified this task for you with our complete, comprehensive training programs covering all major industries including construction, transportation, manufacturing and more. Stay in compliance and improve your bottom line with extensive experience from our team.

East Coast Risk Management offers safety services to help you mitigate your risks and bring down insurance costs all while establishing an enduring safety culture.

Services include:

- Audit of current occupational safety programs, including OSHA Record keeping requirements.
- Development and implementation of a customized safety programs.
- Supervisor Training / Behavior-Based Safety programs.
- Site inspections, training, hazard assessments· and accident investigation.
- Industrial hygiene services -noise level, air - quality, respirator fit testing.
- Seminars, workshops and tool box talks.
- MSHA Compliance .
- Safety committee facilitation .

"I really appreciate how much you've done for my company-us small companies need to entertain all aspects of safety without placing a dollar amount on it! Your entire staff is great, thanks again for all of the support!"

-Mark S. Duda, Owner, Duda Cable Construction

CONTACT US TO LEARN MORE:

Aaron Black I Director of Business Development

40 Lincoln Way, Suite 201
North Huntingdon, PA 15642

724-864-8745
ablack@eastcoastrm.com

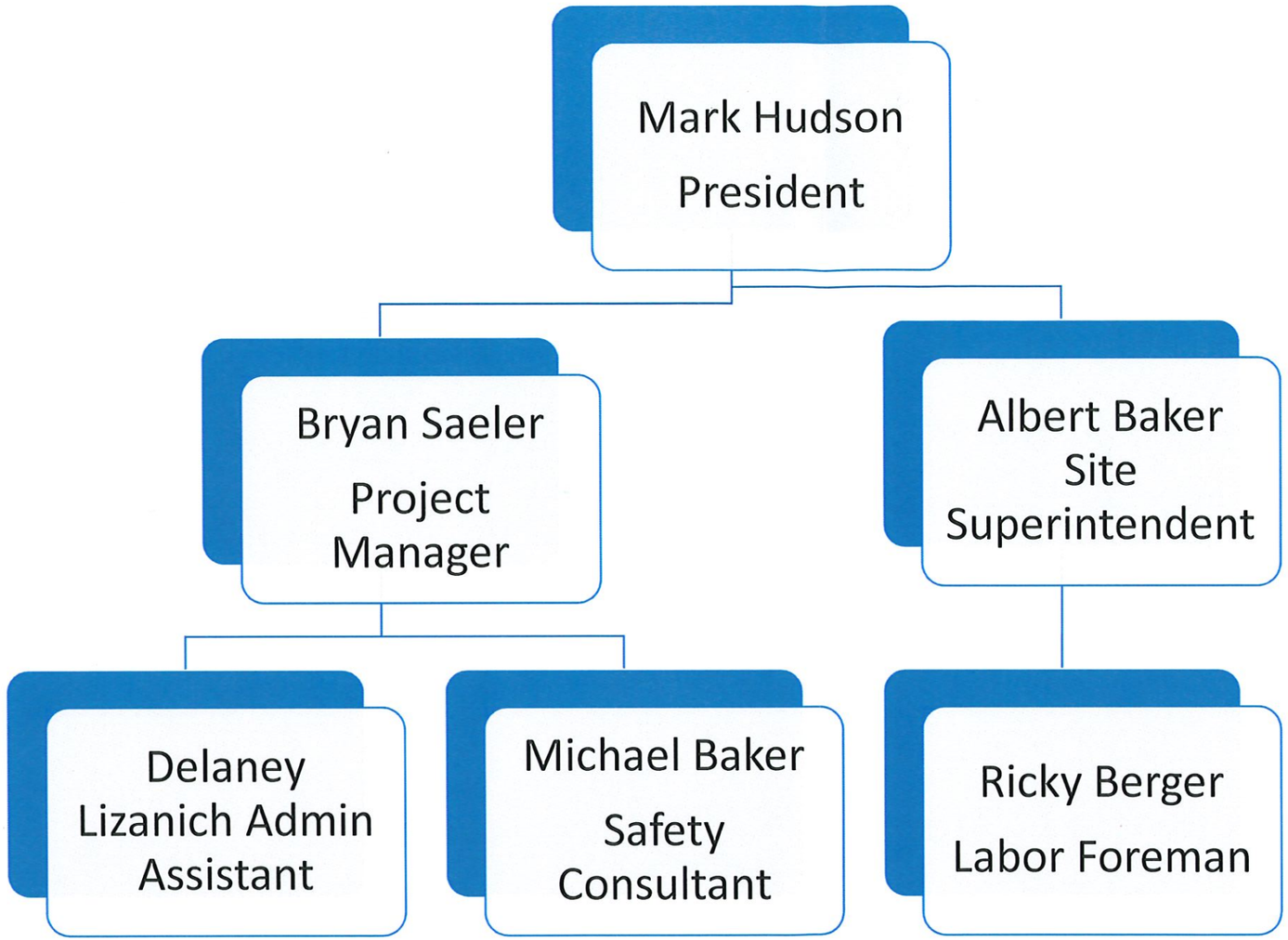
Michael Baker, GSP

Bachelor of Safety Sciences IUP Graduated 2016

Graduate Safety Practitioner – Current

Safety Consultant of Construction and General Industry - 2016 – Present

- Annual Safety Training, New Employee Training, Drug Testing, Fit Testing, Safety Audits for OSHA Compliance, Enforcement of Site Specific EHS Policies, Investigate Injuries using Root Cause Analysis, Administer First Aid, Air Monitoring, Conduct and Monitor IH Equipment and Log information, Conduct Weekly Tool Box Talks, Supervise Employees for Compliance, Preventing and Monitoring for Chemical and Hazardous Conditions, Lockout Tagout Training and Writing Procedures, Fire Safety, Trenches and Excavations, Scaffolding and Fall Protection Compliance, Machine Guarding Audits and Writing Procedures, Roofing Safety, Silica Training and Procedure Writing, Oversaw for Construction and General Industry OSHA Compliance, Identifying and Communicating Hazards with Plant Safety, Safety Committees, Writing and Revising Safety Manuals, Osha Informal Conferences, Fatality Investigations, Osha 300 Logs,


Mark Hudson
President
Bryan Saeler
Project Manager
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Design Build Concept

During the design phase of the design build project Hudson Construction involves all members of the construction team for their input on the design for the project during design meetings. During these design meetings all parties are involved, civil engineer, architect, Hudson Construction (HCI) and sub-contractors. The reason all parties are involved is to limit as many potential risks and potential delays as possible. The superintendent reviews the constructability of the design and offers any suggestions on design to allow for a seamless transition from the design phase to the construction phase. The project manager along with the sub-contractors review the design documents to review lead times and potential schedule impacts. If during the design phase any long lead items are able to be identified then the materials can be ordered as soon as approval and permitting is established.

Project Plan of Action

Once awarded the contract Hudson Construction would immediately begin the final design documents with our design professionals. Once the design drawings are ready to submit to the local governing authority for compliance/approval and issuance of required permits for the roof system as well as achievement of the NPDES permit then construction would be ready to begin.

While awaiting the appropriate permits/approvals Hudson Construction will be doing testing in the areas of the new parking lot to determine the soil capacity as well as infiltration testing at the new detention basin. The plan to begin construction would be to install the approved erosion and sediment controls (E & S). Once all E & S measures are installed then mass excavation on the expansion of the POV parking lot, excavation of existing parking area and detention basin would begin. After the appropriate cuts have been made the activities of the excavation for the fenced in storage area, the access road widening excavation along with the new storm system piping would take place as well as the installation of the retaining wall at the POV parking area which will be required due to the elevation change and also the new light pole bases and underground conduit to supply power to new sight lighting will be completed. After the new storm measures have been installed the next step in the process would be to install the binder asphalt course and then the wearing asphalt course. While asphalt paving is being installed the new fence at the storage area will be completed and new stone installed at the widened access road will be installed. After all new asphalt pavement is complete line striping, site lighting and restoration of the lawn area will be completed.

After receiving all approvals and in conjunction with the installation of the E & S controls, the removal of the existing roof system down to the existing metal deck will be installed. After the existing roof system has been removed, tapered insulation will be installed to ensure that any water is meeting all of the existing roof drain locations. After the roof insulation is mechanically fastened to the existing deck, the 80 mil TPO roof system will be installed along with all 040 standard color 2 piece gravel stop fascia will be installed. After completion of the roof system the roof system will be reviewed by the manufacturer to ensure the roof system receives the 20 year manufacturer's warranty

Construction Phase Challenges

The main challenges on the project will be the unknowns, such as the soil conditions (i.e. soil bearing, types of soil, infiltration etc...) If any of these issues were to present a challenge during construction phase HCI will have a plan in hand that was identified during the pre-construction meetings. Potential solutions would be to over excavate if any unsuitable soils were encountered and import offsite material or installation of detention tank system if the infiltration of the soils is not what is required. Reviewing all potential risks and identifying during the design phase will allow for quick defined action to eliminate any potential schedule impacts as soon as any issue may be encountered.

Critical Materials/Equipment

The materials identifiable as critical for this project would be the roof system (insulation/TPO roof material) and storm drainage piping. These materials are all readily available (within 2 weeks). Based on a schedule impact there HCI does not see any potential delays in meeting project milestones for either of these activities. These materials present a major importance for the schedule as the roof material will represent major start/finish milestones for tear off and completion of the new roof system. The storm system piping is imperative as these measures will be required to be installed prior to proceeding with the major excavation operations of the project.

Overall Schedule Maintenance

As described prior, HCI's approach to eliminate potential delays/risk is identified in the design phase. Throughout the design phase HCI will involve all team members from the design team to HCI field personnel to sub-contractors.

Through this collaborative team approach HCI is able to identify and eliminate the potential for any risk that could affect the project completion. Additionally, there will be collaborative scheduling meetings with all team members, through these meetings and the design meetings, this is when the baseline schedule will be identified. After in depth conversations concerning schedule activities, procurement of materials and durations of the activities a realistic attainable project schedule will be created. Again, through the elimination of potential delays and the creation of realistic durations and detailed sequence of activities HCI will accurately maintain all project milestones and overall completion. In the instance that unforeseen conditions are encountered a certain amount of float will be built into the schedule, and with the built in float and the schedule maintenance of meeting/exceeding certain schedule milestone dates, any unforeseen conditions that may arise will not negatively affect the schedule. Weekly superintendent coordination meetings will be held to review the progress of the work and to review any issues and/or areas where the schedule may be falling behind and additional manpower may be required.

HCI's main goal is to complete the project within the scheduling parameters of the project. To maintain the schedule it is imperative to complete the following on a daily basis:

- Coordination with the professional to discuss and field issues that arise or design issues to ensure there are no delays with progress
- Coordination with the sub-contractors and suppliers to ensure the project is properly manned and that materials will be sent to the site when, or before, they are required
- Coordination with the prime contractors on the project to ensure that everyone is working towards a common goal/area of construction and completing tasks as per the sequence defined in the construction schedule

- Coordination with the owner/department to ensure that all expectations are being met and resolve any issues as soon as possible

With the above measures and weekly onsite meetings and monthly schedule updates, the required project milestones will be able to be monitored and met due to the amount of communication taking place concerning not only activities/milestones taking place, but upcoming activities/milestones and how the current work progress is affecting the future CPM activities.

In thirty five plus years performing as a General Contractor and Construction Manager, never has Hudson Construction had any form of liquidated damages held against due to not completing the project on time. Through Hudson Construction's detailed upfront processes through defining the most qualified sub-contractors, developing attainable schedules and researching the constructability of the project through keeping up to date on lead times of products, HCI is able to meet or exceed the schedule requirements of the owner's timeframe for completion.

Construction Plan Outline

Site operations will be coordinated daily with any owner's representatives and HCI's site superintendent. HCI understands that change may be necessary and we will adjust to meet any end user needs. Once HCI mobilizes to the site and after discussion with DGS and the end user a temporary lay down area will be constructed in an area as to not impede any daily operations of the readiness center. This plan will be submitted to DGS for approval after coordinating with the end-user. Within this plan there will not only be an area for laydown/storage but also placement of construction and required trailer for DGS as well as parking. After all trailers are spotted and set the entire are will be enclosed with temporary fencing. Once the project is completed the temporary parking area will be removed and the area returned to its natural state. All deliveries will also be coordinated through HCI with

any onsite personnel as to not take place during the time of any large gatherings (weekend drills).

Project Safety Plan, Management and Monitoring

It is Hudson Construction's policy to provide a work environment that is inherently safe. The safety and health of our employees is of primary importance as they are our most important resource.

We have developed a comprehensive safety program that addresses our specific safety concerns and provides guidance for the performance of our individual job tasks within the framework of appropriate Occupational Safety & Health Administration (OSHA) standards. Our goal is an accident free workplace with zero accidents and occupational diseases.

All employees receive interactive safety training using our implemented safety program, weekly safety meetings and other appropriate training opportunities such as on-the-job, formal instruction and on-line courses.

Frequent and regular job site inspections are conducted by supervisory personnel and/or other competent persons. Employees found in violation of our established safety procedures are subject to our disciplinary procedures. Equipment operator/owner manuals are readily available and equipment is inspected prior to use and, if defective, tagged out of service.

Safety demands a commitment from all personnel within our organization. As a general contractor, we have an obligation to ensure that all of our employees, as well as sub-contractors within our area of responsibility, are afforded the protection of an appropriate safety and health program. Our safety program contains policies and procedures to deal with common workplace hazards, specific job related hazards and potential hazards that may arise.

Hazard assessment, job task safety analysis, frequent and regular inspections, project pre-planning and engineering controls, where feasible, will be the preferred method of providing a safe workplace.

Both our employees as well as our sub-contractors must be actively involved in the hazard analysis process.

Hazards that remain will be minimized or eliminated through training which provides our employees the ability to recognize workplace hazards and understand the proper procedural and/or personal protective equipment requirements.

Each employee is encouraged to contact their supervisor immediately should a safety or health risk exist so that corrective may be taken to eliminate the hazard entirely ordeal with the hazard in a safe manner through modified work procedures, PPE and/or other appropriate action.

On all job sites, at least one person is designated a "competent person" by virtue of experience or training. The person will have the ability to identify work related hazards, know the corrective procedures and have the responsibility, ability and authority to stop work if the workplace cannot be made safe.

The Safety Director/Consultant or a designated competent person will make routine and random job site inspections to both identify new hazards and to monitor the effectiveness of our safety and health program.

In the final analysis, the success of our safety effort depends on all employees from senior management to the newest hire demonstrating a commitment to safety by working in a safe manner. Safe job performance is how our safety effort is ultimately measured.

QA/QC Plan

The approach Hudson Construction uses to ensure sub-contractor performance on the project is by following our established Quality Control program. All employees at Hudson Construction, as well as all sub-contractors not only maintain the quality control program, but strive to improve upon the standards set forth. Hudson Construction's quality control program is based on the following modules: Adhere to the established QC program that meets or exceeds all accepted industry standards, the contract documents as well as the owner's expectations/standards.

In addition to the aforementioned acceptances, the product must also meet Hudson Construction's expectations which are acknowledged and maintained on a weekly basis by the Quality Control Manager of Hudson Construction. HCI finds it imperative to continually identify any QC issues/concerns as determined by the QC Manager and not only defining these issues, but establishing practices to update and enhance the QC program. Both the Project Manager and Project Superintendent act as the QC agents and work together with the QC Manager to implement any measures that are identified on site based on continued inspections and testing procedures which will improve upon/exceed the standards set forth. In addition to the in-house QC Manager, HCI partners with independent testing agencies to identify specification compliance as defined in the contract documents. HCI's project superintendent ensures that all required additional testing and/or monitoring is performed and completed in accordance to established quality control plan.

Hudson Construction uses the following measures to ensure all punch list items as well as closeout documents, are received in a timely manner. Once the punch list is received from the professional Hudson Construction's project manager and superintendent review in detail to establish responsibility of each item specified. Once the punch list is reviewed it is sent to all sub-contractors to be completed. The project superintendent does not leave the project until the punch list is one hundred percent complete. To ensure all operation and maintenance information is submitted in a timely manner no retainage payments are made until this information is received so that there is incentive for all sub-contractors and suppliers to submit and closeout the project.

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Master Schedule Narrative

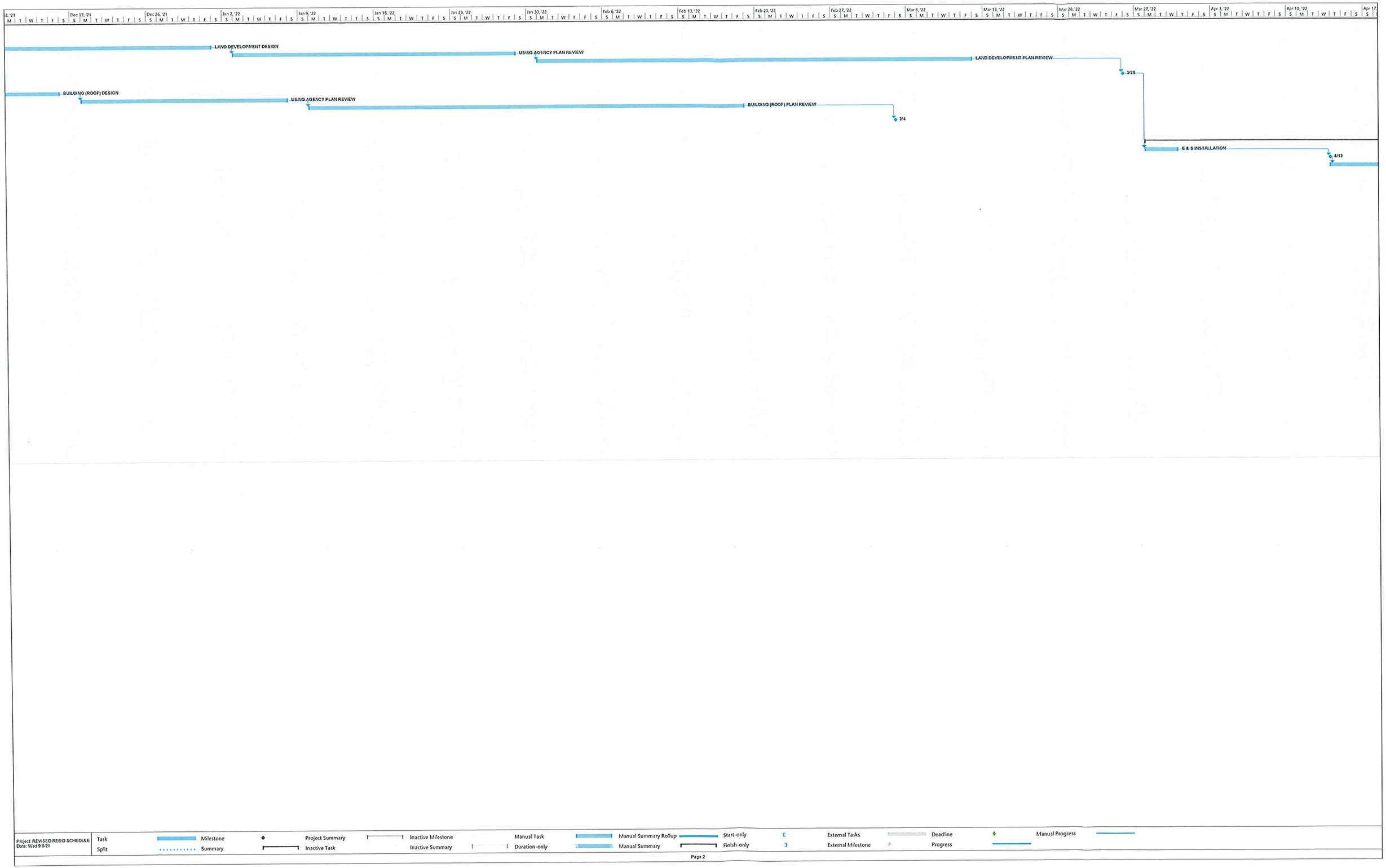
The challenges for the GC Readiness Center master schedule, as discussed prior, are the unforeseen conditions and review time from the local governing agencies while reviewing the design documents prior to permit issuance. Avoidance of the potential challenges is pre-planning for the land development, by discussing with all involved parties and reviewing the local ordinances and state requirements HCI will be able to avoid any delays with resubmittals of the design with the land development plan submission which will be one of the most critical items of the pre-construction phase. In addition, running concurrently, will be the submission of the plans for the new roof system. Again, by involving the sub-contractor with the designer prior to submission all code requirements will be met with the design as to avoid any resubmissions of the plans for the building permit.

The schedule logic is set up into two major categories, pre-construction and construction. The pre-construction phase involves all of the design and submission for permitting which is linked to the construction activities. Once the permitting is issued, then construction activities are shown to begin. The roof demolition is shown to run in conjunction with the E & S installation and the excavation activities but are no direct links shown between the two activities (roofing and site work). The milestones are shown for the following activities for pre-construction design and permit submission, these tasks are directly tied to the start of the construction phase, mainly the mass excavation, storm systems and paving.

To ensure achievement of the beginning/end dates of scheduled activities and project milestone dates there will be monthly schedule updates involving all parties to discuss progress, challenges. Risk and/or potential delays. By involving all sub-contractors along with HCI superintendent we will be able discuss and resolve and activities that may cause for potential delays in the project before it has the ability to affect the completion date. Additionally there will be weekly onsite coordination meetings with the site superintendent and sub-contractors to discuss progress and scheduled work and how the progress and planned activities will affect the schedule and updates will be issued accordingly.

Through weekly/monthly communication HCI will be able to mitigate as much risk as possible on the project. Again, this process is initiated in the planning/design phase where all involved parties are involved with the design and review the constructability of the project and the logic of the schedule. If it is determined that there are any risks with a specified material and the potential to affect a specific duration/activity then a substitute material will be researched and used in the design. This also follows the line of constructability of the design, if certain aspects of the design will cause for a lag/delay in any of the proposed activities this is communicated to the design professionals and any required changes are made.

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1	**DESIGN**	**206 days**	**Mon 11/1/21**	**Mon 8/15/22**		
2	SOILS/INFILTRATION DESIGN	15 days	Mon 11/1/21	Fri 11/19/21		
3	LAND DEVELOPMENT DESIGN	30 days	Mon 11/22/21	Fri 12/31/21	2	
4	USING AGENCY PLAN REVIEW	20 days	Mon 1/3/22	Fri 1/28/22	3	
5	LAND DEVELOPMENT PLAN REVIEW	30 days	Mon 1/31/22	Fri 3/11/22	4	
6	LAND DEVELOPMENT PERMIT ISSUANCE	10 days	Mon 3/14/22	Fri 3/25/22	5	
7	BUILDING (ROOF) DESIGN	20 days	Mon 11/22/21	Fri 12/17/21	2	
8	USING AGENCY PLAN REVIEW	15 days	Mon 12/20/21	Fri 1/7/22	7	
9	BUILDING (ROOF) PLAN REVIEW	30 days	Mon 1/10/22	Fri 2/18/22	8	
10	BUILDING (ROOF) PERMIT ISSUANCE	10 days	Mon 2/21/22	Fri 3/4/22	9	
11						
12	**CONSTRUCTION**	**101 days**	**Mon 3/28/22**	**Mon 8/15/22**		
13	E & S INSTALLATION	3 days	Mon 3/28/22	Wed 3/30/22	6	
14	STRIP TOPSOIL	10 days	Thu 3/31/22	Wed 4/13/22	13	
15	EXCAVATION FOR DETENTION BASIN	10 days	Thu 4/14/22	Wed 4/27/22	14	
16	REMOVE EXISTING POV ASPHALT	7 days	Thu 4/28/22	Fri 5/6/22	15	
17	INSTALL NEW STORM STRUCTURES	5 days	Mon 5/9/22	Fri 5/13/22	16	
18	INSTALL NEW STORM PIPING	10 days	Mon 5/16/22	Fri 5/27/22	17	
19	INSTALL NEW RETAINING WALL	10 days	Mon 5/9/22	Fri 5/20/22	16	
20	NEW CONDUIT FOR SITE LIGHTING	10 days	Mon 5/30/22	Fri 6/10/22	18	
21	POUR LIGHT POLE BASES	5 days	Mon 6/13/22	Fri 6/17/22	20	
22	ROOF DEMO	5 days	Mon 6/20/22	Fri 6/24/22	21	
23	ROOF DRAINS	3 days	Mon 6/27/22	Wed 6/29/22	22	
24	NEW ROOF INSULATION	5 days	Thu 6/30/22	Wed 7/6/22	23	
25	INSTALL NEW ROOF EDGE METAL	5 days	Thu 7/7/22	Wed 7/13/22	24	
26	ROOF WARRANTY INSPECTION	2 days	Thu 7/14/22	Fri 7/15/22	25	
27	PLACE NEW SUB-BASE FOR POV PARKING	5 days	Mon 6/20/22	Fri 6/24/22	21	
28	INSTALL BASE FOR NEW MEP STORAGE EXPANSION	5 days	Mon 6/27/22	Fri 7/1/22	27	
29	WIDEN ACCESS ROAD	10 days	Mon 7/4/22	Fri 7/15/22	28	
30	INSTALL NEW SIGHT LIGHTING	5 days	Mon 6/20/22	Fri 6/24/22	21	
31	INSTALL NEW POV ASPHALT BINDER COURSE	5 days	Mon 6/27/22	Fri 7/1/22	27	
32	INSTALL NEW POV ASPHALT WEARING COURSE	2 days	Mon 7/4/22	Tue 7/5/22	31	
33	INSTALL NEW FENCING	5 days	Wed 7/6/22	Tue 7/12/22	32	
34	LANDSCAPING	5 days	Wed 7/13/22	Tue 7/19/22	33	
35	LAWN RESTORATION	5 days	Wed 7/20/22	Tue 7/26/22	34	
36	REMOVE E&S	2 days	Wed 7/27/22	Thu 7/28/22	35	
37	SUBSTANTIAL COMPLETION	1 day	Fri 7/29/22	Fri 7/29/22	36	
38	PUNCHLIST	10 days	Mon 8/1/22	Fri 8/12/22	37	
39	FINAL OCCUPANCY	1 day	Mon 8/15/22	Mon 8/15/22	38	


2, '21
Dec 19, '21
Dec 26, '21
Jan 2, '22
Jan 9, '22
Jan 16, '22
Jan 23, '22
Jan 30, '22
Feb 6, '22
Feb 13, '22
Feb 20, '22
Feb 27, '22
Mar 6, '22
Mar 13, '22
Mar 20, '22
Mar 27, '22
Apr 3, '22
Apr 10, '22
Apr 17
LAND DEVELOPMENT DESIGN
USING AGENCY PLAN REVIEW
LAND DEVELOPMENT PLAN REVIEW
3/25
BUILDING (ROOF) DESIGN
USING AGENCY PLAN REVIEW
BUILDING (ROOF) PLAN REVIEW
3/4
E & S INSTALLATION
4/13
Project: REVISED REBID SCHEDULE
Date: Wed 9-8-21
Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress

7, '22 | Apr 24, '22 | May 1, '22 | May 8, '22 | May 15, '22 | May 22, '22 | May 29, '22 | Jun 5, '22 | Jun 12, '22 | Jun 19, '22 | Jun 26, '22 | Jul 3, '22 | Jul 10, '22 | Jul 17, '22 | Jul 24, '22 | Jul 31, '22 | Aug 7, '22 | Aug 14, '22 | Aug 21

EXCAVATION FOR DETENTION BASIN

REMOVE EXISTING POV ASPHALT

INSTALL NEW STORM STRUCTURES

5/27

INSTALL NEW RETAINING WALL

NEW CONDUIT FOR SITE LIGHTING

POUR LIGHT POLE BASES

ROOF DEMO

ROOF DRAINS

NEW ROOF INSULATION

INSTALL NEW ROOF EDGE METAL

ROOF WARRANTY INSPECTION

6/24

INSTALL BASE FOR NEW MEP STORAGE EXPANSION

WIDEN ACCESS ROAD

INSTALL NEW SIGHT LIGHTING

INSTALL NEW POV ASPHALT BINDER COURSE

7/5

INSTALL NEW FENCING

LANDSCAPING

LAWN RESTORATION

REMOVE E&S

7/29

PUNCHLIST

FINAL OCCUPANCY

Project: REVISED REBID SCHEDULE
Date: Wed 9/8/21

Task | Milestone | Project Summary | Inactive Milestone | Manual Task | Manual Summary Rollup | Start-only | External Tasks | Deadline | Manual Progress

Split | Summary | Inactive Task | Inactive Summary | Duration-only | Manual Summary | Finish-only | External Milestone | Progress

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DGS C-0961-0034 DBC P1

Master Schedule Narrative

The challenges for the GC Readiness Center master schedule, as discussed prior, are the unforeseen conditions and review time from the local governing agencies while reviewing the design documents prior to permit issuance as well as the supply chain due to the effects of manufacturers from COVID. Avoidance of the potential challenges is pre-planning for the land development, by discussing with all involved parties and reviewing the local ordinances and state requirements HCI will be able to avoid any delays with resubmittals of the design with the land development plan submission which will be one of the most critical items of the pre-construction phase. In addition, running concurrently, will be the submission of the plans for the new roof system. Again, by involving the sub-contractor with the designer prior to submission all code requirements will be met with the design as to avoid any resubmissions of the plans for the building permit. To potentially eliminate as much extended lead time for the procurement of materials designing the roof system and ordering the material as soon as possible will become a paramount task. Hudson Construction will have conversations with the supplier to place the order for roofing material but put this into a hold until all approvals have been met and the material can be released into production as to try and not extend the delays with the material any longer than already being experienced.

The schedule logic is set up into two major categories, pre-construction and construction. The pre-construction phase involves all of the design and submission for permitting which is linked to the construction activities. Once the permitting is issued, then construction activities are shown to begin. The roof demolition is shown to run in conjunction with the E & S installation and the excavation activities but are no direct links shown between the two activities (roofing and site work). The milestones are shown for the following activities for pre-construction design and permit submission, these tasks are directly tied to the start of the construction phase, mainly the mass excavation, storm systems and paving.

To ensure achievement of the beginning/end dates of scheduled activities and project milestone dates there will be monthly schedule updates involving all parties to discuss progress, challenges. Risk and/or potential delays. By involving all sub-contractors along with HCI superintendent we will be able discuss and resolve and activities that may cause for potential delays in the project before it has the ability to affect the completion date. Additionally there will be weekly onsite coordination meetings with the site superintendent and sub-contractors to discuss progress and scheduled work and how the progress and planned activities will affect the schedule and updates will be issued accordingly.

Through weekly/monthly communication HCI will be able to mitigate as much risk as possible on the project. Again, this process is initiated in the planning/design phase where all involved parties are involved with the design and review the constructability of the project and the logic of the schedule. If it is determined that there are any risks with a specified material and the potential to affect a specific duration/activity then a substitute material will be researched and used in the design as in the case with the roofing system, if an alternate supplier or material will meet the agency's needs this will be explored in depth. This also follows the line of constructability of the design, if certain aspects of the design will cause for a lag/delay in any of the proposed activities this is communicated to the design professionals and any required changes are made.

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Design Build Projects

1. Lewistown Medical Facility
   Construction Dates: 1/17-6/18
   Location: 106 N. Derry Avenue Lewistown, PA 17044
   Owner: Primary Health Network
   Contact: Kevin Brandt
   Project Value: $8,784,994.00
   Description: New 3 story 45,000 square foot medical office/facility

2. Ebensburg Medical Facility
   Construction Dates: 10/16-2/18
   Location: 152 Zeman Drive Ebensburg, PA 15931
   Owner: UPMC
   Contact: Jim Desteffano
   Project Value: $13,548,411.00
   Description: New 3 story 45,000 square foot medical office/facility

3. Keystone Health Care
   Construction Dates: 3/16-11/16

Location: 225 Edgewood Dr. Ext Transfer, PA 16154

Owner: Keystone Health Care/Primary Health

Contact: Jack Laeng/Kevin Brandt

Project Value: $1,678,593.00

Description: New 12,000 square foot medical office/facility

Military Installations/Similar Governmental Campuses

1. Veteran Commission Service Building

   Construction Dates: 03/15-11/15

   Location: 253 E. Market Street Warren, OH 44481

   Owner: Trumbull County

   Contact: Herm Brewer

   Project Value: $1,590,000.00

   Description: 7,500 square foot office/garage for local veteran's commission

2. Air Force Base Building

   Construction Date: 2007

   Location: U.S. Air Force Base 910/TAG/LGC 3975 King Graves Road

   Vienna, OH 44473

   Owner: U.S. Air Force

   Contact: Unknown-Ranking Officer

   Project Value: $653,939.00

   Description: New structure

3. Edinboro University McNerney Hall Student Health Services

   Construction Dates: 6/10-2/11

   Location: 300 Scotland Rd Edinboro, PA 16444

   Owner: Edinboro University

   Contact Lyle Sansoucie

Project Value: $1,252,837.00

Description: Renovations/addition of existing 1st floor into new student health service building

Project Experience Roof Replacement/Parking Lot Design/Underground Storm Water Retention Systems

1. Roof Replacement- West Allegheny School District- McKee Elementary
   Construction Dates: 5/15-7/16
   Location: 1501 Oakdale Rd, Oakdale, PA 15071
   Owner: West Allegheny School District
   Contact: Ken Fibbi
   Project Value: $6,156,301.00
   Description: Removal of existing stone ballast roof system and replace with TPO roof system- 84,742 square feet

2. Parking Lot Design- Bethel Park New Public Works Facility
   Construction Dates: 2/17-2/18
   Location: 2490 Slater Road, Bethel Park, PA 15102
   Owner: City of Bethel Park
   Contact: Susan Dolinar
   Project Value: $3,475,000.00
   Description: Perking lot portion included 5608 square yards of heavy duty paving (fabric, 10" 2A limestone, 5" 19 mm asphalt binder course and 1.5" 9.5 mm asphalt wearing course) and 605 square yards of light duty paving (fabric, 8" 2A limestone, 3" asphalt 19 mm binder course and 1.5mm asphalt wearing course)

3. Underground Storm Water Retention System
   Construction Dates: 10/19-2/21

Location: 3439 Hubbard-Middlesex Rd. West Middlesex, PA 16159

Owner: Shenango Township

Contact: Lynette Beck

Project Value: $1,430,000.00

Description: New 4,000 square foot township involving 850'0" of 24" perforated HDPE underground retention system

Management Team Qualifications

Mark Hudson: Owner of Hudson Construction/Quality Control

Mark has been involved with Hudson Construction Inc. (HCI) for over 35 years since the inception of HCI. Throughout Mark's 35 plus years of experience he has been involved with hundreds of millions of dollars of renovation and new construction projects, covering hundreds of thousands of square feet. We have completed numerous projects that would qualify as active campus environments with extensive pedestrian foot traffic, whether it be include an active post-secondary institution or active school district.

The active role that Mark would be responsible for on this project would be:

- Managing Quality Control Programs
- Managing Safety Program
- Scheduling appropriate workforce/equipment to maintain construction schedule
- Maintains daily communication with the Project Superintendent to ensure production goals are met, as well as schedule requirements

Bryan Saeler: Project Estimator/Project Manager

Bryan is involved with project estimation and project management. Bryan has 15 years of construction experience and has been involved with institutional, industrial and commercial construction projects. He has been involved with design build project from concept through completion and is familiar with project estimation, design phases, design submission and the permit process and the implementation of the project team.

The active role that Bryan would be responsible for on this project would be:

- Developing/maintenance of the project schedule
- Schedule deliveries of materials required for construction
- Develop schedule of values for project invoicing
- Budget management
- Coordinate with sub-contractors to ensure project dates/milestones are met/maintained
- Participate in active communication (job meetings) between the end user/DGS/design firm to ensure all project goals are met
- Issue contracts and purchase orders to sub-contractors and suppliers
- Develop monthly invoices for work completed
- Prepare detailed scope of work for sub-contractors to bid on
- Contact sub-contractors while managing the RFP process
- Prepare detailed cost estimate through analyzing construction blueprints and specifications
- Qualify sub-contractor's proposals based on contract documents once submitted

Delaney Lizanich: Administrative Assistant

Delaney Lizanich has been a member of HCI for approximately 3 years. Delaney multi tasks on a daily basis, performing a wide array of activities, which include supporting not only the office personnel, but also the field personnel.

The active role that Delaney would be responsible for on this project would be:

- Prepares bid documents
- Prepares bid solicitations to material suppliers and sub-contractors
- Prepares sub-contracts and purchase orders
- Completes monthly certified payroll reports

Albert Baker: Project Superintendent

Albert has over 30 years of experience in the construction industry. He began his career with HCI in 1997 as a carpenter and was promoted to Project Foreman in 2001 and Project Superintendent in 2003. Albert has a vast array of experience in construction projects including institutional, medical, industrial and commercial and design build involving all the aforementioned fields. Albert is the point of contact and is involved daily in the coordination of the field operations.

The active role that Albert would be responsible for on this project would be:

- Planning, coordinating and supervising daily field operations of the construction project
- Provide technical direction/coordination to both separate prime contractors as well as sub-contractors

- Responsible for the overall quality control of the project
- Communicate with assigned foreman (Carpenter & Laborer) to ensure the project is maintaining all required goals (productivity, schedule, quality)
- Establish productivity goals and measure daily performance to ensure productivity (as well as quality) are met and maintained
- Schedules labor, materials and equipment as well as sub-contractors on the construction project to maintain the construction schedule
- Maintains daily communication between the owner and the architect

Ricky Berger: Labor Foreman

Ricky Berger has been with HCI for 10 years and has over 25 years of overall construction experience. While employed with HCI Ricky has worked on a variety of design-build projects, from educational to industrial and commercial. Being the Laborer Foreman on prior projects Ricky is well versed and capable of leading a laborer crew on any type of project.

- Plans, organizes and supervises laborers onsite to ensure all required work is completed in timely manner
- Estimates required workforce based on review of construction documents for determined scope of work to be complete by laborers
- Prepares progress reports based on daily output
- Communicates daily with Project Superintendent to ensure all productivity requirements are being met.

Diversity in Workplace/Employment of Veterans

Hudson Construction Inc. (HCI) is an equal employment opportunity employer and we encourage (SBE) Small Businesses as well as MBE/WBE (Minority Owned Businesses and Women Owned Businesses and VBE Veteran Owned Businesses) to participate in all of our construction projects, whether this is a goal and or a requirement. HCI has a detailed database of qualified SBE, MBE and WBE and VBE companies that we have partnered with on past construction projects and will invite to partner with on this project. Hudson Construction will be partnering with the following VBE businesses for the DGS C-0961-0034 Grove City Readiness Center project those being:

Drummond Carpenter- Civil/Site Design Firm
Pave Care- Asphalt Parking Stall Line Striping

Additionally, HCI welcomes/encourages any of our sub-contractors to employ veterans and or SBE/MBE/WBE suppliers/sub-contractors.

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Grove City Readiness Center Privately Owned Vehicle Parking Lot Repair, Military Equipment Parking Repairs and Roof Replacement DGS C-0961-0034 DBC P1

9-September 2021

Hudson Construction hereby commits the individuals defined as being part of the management team for the duration of the project as identified in the preliminary schedule included. The members include:

- Mark Hudson: Owner/Quality Control
- Bryan Saeler: Project Manager/Project Estimator
- Delaney Lizanich: Administrative Assistant
- Albert Baker: Project Superintendent
- Ricky Berger: Labor Foreman

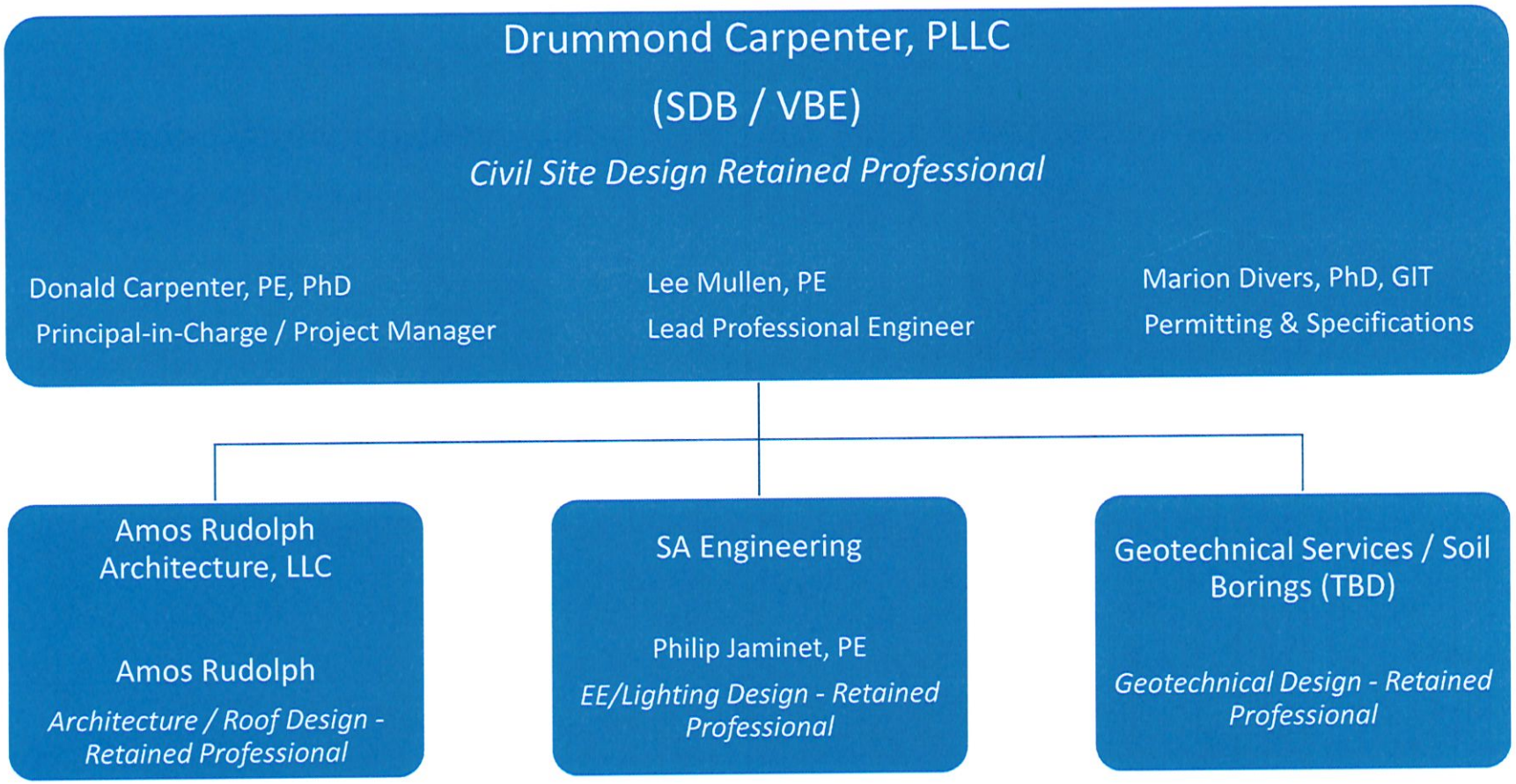
Further if awarded the project for Grove City Readiness Center Privately Owned Vehicle Parking Lot Repair, Military Equipment Parking Repairs and Roof Replacement DGS C-0961-0034 DBC P1, Hudson Construction and our design team will be committed to the project and beginning as soon as a Notice to Proceed is issued by the Department of General Services.

Sincerely,

Bryan Saeler

Project Manager

Hudson Construction


Drummond Carpenter, PLLC
(SDB / VBE)
Civil Site Design Retained Professional
Donald Carpenter, PE, PhD
Principal-in-Charge / Project Manager
Lee Mullen, PE
Lead Professional Engineer
Marion Divers, PhD, GIT
Permitting & Specifications
Amos Rudolph Architecture, LLC
Amos Rudolph
Architecture / Roof Design - Retained Professional
SA Engineering
Philip Jaminet, PE
EE/Lighting Design - Retained Professional
Geotechnical Services / Soil Borings (TBD)
Geotechnical Design - Retained Professional

Lee Mullon, P.E., CFM, D.WRE, PMP
Principal, Drummond Carpenter, PLLC

Lee Mullon is a Principal with over 19 years of professional engineering consulting experience in civil, environmental, and water resources engineering. His career is highlighted by his work related to the environment, civil infrastructure, and their mutual interaction. Mr. Mullon has provided professional engineering services to municipalities and state agencies, providing solutions to address flooding, wastewater overflows, water quality impairment, total maximum daily load (TMDL) regulatory challenges and compliance, natural systems degradation, water availability, and climate change vulnerability. Mr. Mullon is a subject matter expert in stormwater management and civil infrastructure. He has direct professional experience designing, modeling, funding, permitting, best management practices (BMPs), including stormwater retention and detention systems, stormwater conveyances, exfiltration, bioretention, raingardens, regenerative stormwater conveyances, stormwater harvesting systems, groundwater phytoremediation, denitrification systems, and intelligent stormwater real-time monitoring and control. Mr. Mullon has been the engineer-of-record for dozens of civil engineering projects including roadway design, parking lot design, and park facilities.

Fields of Specialization

- Civil Engineering
- Stormwater Management and Modeling
- Green Infrastructure (GI) and Low Impact Design (LID)
- Stormwater BMPs
- Environmental Compliance
- Facilities Design
- Master Planning & Implementation
- Integrated Water Resources

Licensure and Certifications

- Registered Professional Engineer, Pennsylvania (PE # 090236)
- Diplomate, Water Resources Engineer (D.WRE 00754), AAWRE
- Certified Floodplain Manager (US-15-08381), ASFPM
- Certified Stormwater Erosion and Sediment Control Inspector (22225), FDEP
- Project Management Professional (2809800), PMI

Select Project Experience

Southside Park Green Infrastructure Stormwater Project – Pittsburgh Water & Sewer Authority, PA - Mr. Mullon performed the design of green infrastructure improvements consisting of a step-down swale system to reduce erosion on a steep hill and concluding with a series of rain gardens. A HEC-RAS model was developed to identify areas of high shear stress where channel armoring would be required.

West Warren Stormwater Improvements – Detroit Water and Sewerage Department, MI - Mr. Mullon designed a large linear stormwater channel as part of a combined sewer separation project for the West Warren community in Detroit, Michigan. A HEC-RAS model was developed to assess internal channel hydraulics needed to size the channel hard armoring and to meet regulatory permit requirements, a TSS analysis was performed.

Orange County Convention Center North-South Expansion, Orange County, FL – Mr. Mullon is the project manager for the sustainability design and LEED accreditation for the $600 million convention center expansion. Mr. Mullon's role is to identify and implement sustainability strategies that include green infrastructure, water efficiency, and sustainable site improvements that will obtain the desired LEED certification.

Lake Lawne Weir Retrofit Project, Orange County, FL – Mr. Mullon is the project engineer-of-record for this parks and recreation facility improvement project to address ongoing flooding issues caused by a weir structure that controls water from a wet detention pond serving the park area. Weir retrofits including a sluice gate are being performed with other infrastructure improvements including berm erosion protection and regrading of flooded park regions.

Casselton Green Infrastructure Design, City of Casselberry, FL – Mr. Mullon was the project manager and engineer of record for this stormwater and transportation improvements project along a 0.5 mile stretch of Casselton Drive. Mr. Mullon's design included reducing paved surfaces, designing disconnected impervious areas, designing multiple rain gardens, bioswales, and a nutrient removal structure that incorporated biosorption activated media. Mr. Mullon performed the stormwater modeling, and prepared the CAD drawings for this project, developed construction specifications, performed environmental resource permitting and conducted construction administration.

Donald Carpenter, Ph.D., P.E. (FL, MI, NY, OH, PA), LEED AP
Vice President, Drummond Carpenter, PLLC

Donald D. Carpenter is professional engineer and accredited green design professional whose expertise includes green stormwater infrastructure (GSI), design of stormwater best management practices (BMPs), hydrologic modeling and design, and field data collection. Dr. Carpenter's has 25+ years' experience working with diverse clients across the United States as a researcher and practicing professional. His efforts have focused on researching innovative stormwater management practices and designing GSI retrofits for non-profit organizations and local municipalities. As an NCI Certified Charrette Facilitator, he has extensive experience in community engagement and planning. His efforts have facilitated community implementation of GSI and the development of community socio-economic sustainability plans. Dr. Carpenter routinely provides professional lectures and short courses on stormwater design and GI implementation. Professionally, Dr. Carpenter is an active leader and board member for several regional committees and non-profit organizations dedicated to improving water quality and citizen quality of life. Dr. Carpenter has been with Drummond Carpenter since its founding in 2016 and serves as Vice President, Project Manager, and a Design Professional.

Fields of Specialization

Green Stormwater Infrastructure (GSI) and Low Impact Design (LID)
Hydrologic and Watershed Modeling
Community Planning, Placemaking, Outreach and Education
Design of Stormwater BMPs
Stormwater Monitoring and Assessment
Design Manual Guidance

Education

- Ph.D., Environmental and Water Resources Engineering, University of Michigan (2001); M.S. Civil Engineering, Oregon State University (1996); B.S. Civil Engineering, Purdue University (1993)

Licensure and Certifications

- Registered Professional Engineer (PA #090966)
- Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

Select Project Experience

Village of Northport Stormwater Reduction Project, The Watershed Center Grand Traverse Bay, Traverse City MI. Project Manager (PM) and lead professional engineer (PE) on a project implementing GSI in a downtown streetscape to reduce stormwater runoff and pollutant loading into Grand Traverse Bay. GSI techniques designed and constructed included tree box filters, street trees, and infiltration basins. The project included significant community engagement activities to meet placemaking, aesthetic and maintenance goals in addition to stormwater reduction goals.

City of Center Line DDA Parking Lot Retrofit, Center Line MI. PM and lead engineer for a state funded project to transform a downtown parking lot into stormwater BMP demonstration site. Project tasks included overseeing field investigations, developing construction plan set and bid specifications, and assisting with contractor selection.

Village of Elk Rapids Stormwater Reduction Project, Elk Rapids, MI. Project manager and QA/QC PE for a federally funded project to integrate GSI into the Village of Elk Rapids marina, downtown, and parks. Proposed GSI techniques include underground infiltration trenches, naturalized swales, and rain gardens. Project tasks included overseeing field investigations, developing construction documents and specifications, grant reporting, and construction management.

Engineering and Planning Services for Stormwater Management, Pittsburgh Water & Sewer Authority, Pittsburgh PA - Dr. Carpenter serves as a technical consultant and engineer for various PWSA projects whose goal is to manage stormwater in urban corridors. Project tasks include conceptual site design, modeling and monitoring of stormwater volume, design of stormwater management structures, and QA/QC of construction documents and specifications.

Stormwater Engineering and Design Services, Detroit Water and Sewerage Department, Detroit MI. Technical consultant, project engineer, and Drummond Carpenter Project Manager for an on-call contract with DWSD whose goal is to design and implement GSI practices and sewer separation projects on behalf of DWSD. Project tasks include assisting with conducting site visits, reviewing DWSD stormwater design and drainage charge credit manuals, stormwater modeling, developing site plans and construction documents.

Marion T. Divers, PhD, GIT
Senior Staff Scientist, Drummond Carpenter, PLLC

Dr. Marion Divers is a Geologist in Training in the state of Pennsylvania, with 10+ years of experience in watershed science, geology, and water quality. Her recent project experience includes all aspects of Green Infrastructure site design, stormwater and runoff planning and design, land development permitting, utility coordination and design, GIS based watershed modeling and watershed planning across spatial scales from small watershed to county-wide. Dr. Divers has diverse permitting experience that includes the Act 537 Sewage Facilities Program, NPDES General and Individual permit types, Chapter 105 Water Obstruction and Encroachment, and PennDOT Highway Occupancy Permits (HOP's). Marion has been with Drummond Carpenter since 2020.

Education

- Ph.D., Geology and Planetary Science, University of Pittsburgh (2013)
- BS/BPhil (Honors Degree), Environmental Science / Geology, University of Pittsburgh (2003)

Licensure and Certifications

- Geologist in Training (PA, #GT000308)

Select Project Experience

Mycelia Development, The Portobello Building, Beaver Falls, PA – Site design for new infill urban development in downtown Beaver Falls. The final site plan, with permeable paving, cisterns, stormwater reuse, and rain gardens, manages the 95% storm event on-property. Completed permitting for project including PennDOT HOP, Municipal Land Development Permitting, Act 537 Sewage Facilities planning.

Green Infrastructure Stormwater Management Design for Private Residence, Pittsburgh, PA - The homeowners wanted a more sustainable, ecologically focused solution to stormwater runoff. The resulting design, constructed in 2019-2020, directs stormwater from impervious surfaces and roof leaders to a rain garden for infiltration, and bio-filtration. Dr. Divers completed the site evaluation, infiltration testing, soil cores and analysis, watershed delineation, Green Infrastructure Design, and runoff analysis.

Wightman Park Green Infrastructure Project, PWSA, Pittsburgh, PA - Phase 1 of the Wightman Park Green Infrastructure Project placed modular subsurface stormwater storage under the renovated playground and ballfield in Wightman Park. Phase 2 (currently under bid) conveys stormwater from nearby streets to the park stormwater storage. Dr. Divers developed the Erosion and Sediment Control Plan and Report, Maintenance and Protection of Traffic plans, and construction specifications.

St. Johns Green Infrastructure Project, PWSA, Pittsburgh, PA - Stormwater captured in the street is directed to swales and rain gardens in the naturalized park. Dr. Divers coordinated the NPDES plan, developed Erosion and Sediment Control package elements, worked on utility coordination, stormwater profiles and cross sections, conveyance channel design, and Rain Garden design and grading.

South Side Park Green Infrastructure Project, PWSA, Pittsburgh, PA –Watershed delineation, preliminary watershed runoff analysis and Green Infrastructure detention / storage sizing evaluation, Utility conflict evaluation and the development of existing and proposed pipe networks in Civil 3D. Dr. Divers coordinated elements of the NPDES plan and developed Erosion and Sediment Control plans and the accompanying report for submission to the City of Pittsburgh. GI design includes stormwater storage under parking areas, bioswales, and stream daylighting to capture and detain stormwater runoff.

2 -4. 1 Project Management Team (PMT) Overview (suggest 8 pages plus 2 pages 11x17 for Organization Charts):

Commented [DC1]: Red Italics are proposal instructions.

Drummond Carpenter, PLLC Personnel:

Donald D. Carpenter, PhD, PE (MI, FL, NY, OH, PA), LEED AP, Principal-in-Charge, Project Manager

Lee Mullon, PE (FL, PA), CFM, D.WRE, PMP, Lead Design Engineer

Marion Divers, PhD, GIT, Permitting and Construction Administration Support

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

Drummond Carpenter, PLLC Personnel:

Donald D. Carpenter, PhD, PE (MI, FL, NY, OH, PA), LEED AP, Principal-in-Charge, Project Manager

Donald Carpenter will be ***Principal-in-Charge and Project Manager*** for this project on behalf of Drummond Carpenter. Dr. Carpenter is a licensed professional engineer in Pennsylvania and has served as a project manager and technical consultant on numerous projects in the Pittsburgh area. Dr. Carpenter will manage the Design – Retained Professional team, provide QA/QC of construction documents and permit submittals, and serve as Engineer-of-Record for the project. His expertise includes green stormwater infrastructure (GSI), design of stormwater best management practices (BMPs), hydrologic modeling, master planning, community engagement, and project management. Dr. Carpenter's has 25+ years' experience working with diverse clients across the United States as a researcher and practicing professional. As an NCI Certified Charrette Facilitator, he has extensive experience in community engagement and planning.

Lee Mullon, PE (FL, PA), CFM, D.WRE, PMP, Lead Design Engineer

Lee Mullon will be the ***Lead Design Engineer*** for this project on behalf of Drummond Carpenter. Mr. Mullon is a licensed professional engineer in Pennsylvania, a certified Project Management Professional (PMP), and a Certified Floodplain Manager. Mr. Mullon will oversee civil site design and development of the construction documents. Mr. Mullon is a subject matter expert in stormwater management and civil infrastructure and has been the engineer-of-record for dozens of civil engineering projects including roadway design, parking lot design, and park facilities.

Marion Divers, PhD, GIT, Permitting and Construction Administration Support

Marion Divers will be leading the ***Permitting and Construction Administration Support*** effort for this project on behalf of Drummond Carpenter. Dr. Divers directs Drummond Carpenter's Pittsburgh Satellite office and is available for on-site coordination meetings and local planning commission meetings. She will also be assisting with Mr. Mullon with design details and construction specifications. Dr. Divers has experience in all aspects of site design, permitting, stormwater calculations, and erosion and sedimentation control planning, as well as experience with permitting agencies including the PA Department of Environmental Protection, Allegheny County Conservation District, US Army Corps of

Engineers, and PennDOT. Permitting Experience includes Act 537 Sewage Facilities Program, NPDES General and Individual permit types, Chapter 105 Water Obstruction and Encroachment, and PennDOT Highway Occupancy Permits (HOP's).

• Describe any history of working relationship between team members;

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

The Site Design services will address repairs to (1) the Privately Owned Vehicle (POV) Parking Lot, gated rear parking area, and access road, surrounding the Grove City Readiness Center, and (2) the existing access road and gated Military Equipment Parking (MEP) Lot, located at different corners of the same parcel. The existing bituminous parking areas will be expanded to the west, grass islands will be removed, stormwater management control measures added to account for rehabilitated and new pavement, and the parking lot will be re-configured to provide necessary parking areas for personal vehicles. The overall design will include re-grading the expansion areas, designing an appropriate stormwater management strategy based on the PA DEP Stormwater BMP Manual and Grove City Borough, and producing construction documents for the proposed work. The rear parking area design will provide stormwater drainage and include new fences and a gate.

The existing Military Equipment Parking (MEP) Lot is access by a private aggregate road. The Design services for this portion of the project detail the widened access road, the expanded aggregate parking area, and the replacement fence and gates. Stormwater management is not required for this portion of the project.

To complete the proposed work, Preliminary, Design Development, and Final Design (Construction documents) will be produced with the input of the Design-Build Contracting team, the Department of General Services, and the Department of Military and Veterans Affairs.

• Describe this team's experience with Design-Build contract projects;

3. State why the proposed management structure will best serve the interests of the Project and provide a narrative clearly describing your Project Management Plan.

2-4.2 Work Plan (suggest 8 pages):
The Proposer shall describe its technical plan for accomplishing the Project. Outline and describe the steps necessary to successfully undertake the project from the Notice of Selection/Letter of Intent through completion.

Stormwater Basis of Design

The RFP states that the Project Scope includes "Design and install new storm water management control measures in accordance with PA DEP Stormwater Best Management Practices Manual and all state and local requirements" (RFP Part 4-1, 1.a.v). The *Borough of Grove City Stormwater Management Ordinance* states "For projects that add impervious area to a parcel, the total impervious area on the parcel is subject to the requirements of this chapter; except that the volume controls in § 52.037 and the peak rate controls of § 52.038 do not need to be retrofitted to existing impervious areas that are not being altered by proposed regulated activities." (§ 52.005 Applicability, (B)). By these definitions, therefore, the entirety of the replacement and additional POV parking lot that will be completely re-surfaced to depth bituminous paving will be subject to stormwater management control measures.

For purposes of this proposal, the area of replacement and additional bituminous pavement was estimated to be 48,570 square feet. The proposed stormwater system collects water from the parking areas into curb drains and inlets and directs that water to a detention basin. Curbs and gutter along the driveway and the topographically lower section of the parking lot help to direct stormwater to inlets and catch basins. The parking lot itself will be sloped towards a central catch basin (north parking area) and a lower corner catch basin (south parking area). An architectural retaining wall along George Junior Rd. to the north and west of the parcel will allow grading necessary to achieve an appropriately sloping parking area. Project goals to widen the aggregate access road and expand the aggregate MEP parking lot are not included in runoff volume calculations or surface stormwater design. These site elements will allow infiltration and therefore will not increase impervious surface area on the site.

To achieve volume controls, the detention basin is sized to accommodate the expected volume of stormwater runoff for the 100-year storm, as determined using the Curve Number method. Rate controls will be achieved by the outlet control structure design itself, to be determined during later design iterations and modeling. The proposed detention basin design includes concrete endwalls and river rock aprons to disperse the erosive force of stormwater entering the detention basin. The detention basin structure contains a rock-lined emergency overflow. A 4", 40 FT long PVC pipe serves as an underdrain and connects directly to the outlet structure.

The *Borough of Grove City Stormwater Management Ordinance* §52.037 (B)(1)(b), requires that "the first inch of runoff from new impervious surfaces shall be permanently removed from the runoff flow." In particular for this project, the soils of the region are known to be poor for infiltration. To assist with passive infiltration processes, plantings in the stormwater detention basin will encourage removal as required through evaporation, transpiration and infiltration.

Site Utilities

As per the RFP, safety lighting will be required for the expanded parking areas. External lighting will be coordinated through the Architect and MEP sub-contractor. This proposal assumes that no modifications will be made to water, gas, or sanitary utilities on the site.

Permits

The following permits and meetings will be required to complete the proposed parking lot renovation and, in addition to being part of the Work Plan are also included on the CPM Schedule.

Grove City Borough: Grove City Borough will require a Minor Land Development permit and an approved Stormwater Management Plan.

- The Grove City Borough Planning Commission meets the first Thursday of the month and 100 % plans should be submitted to the Planning Commission two weeks prior to the scheduled meeting.
- Prior to the Grove City Borough Planning Commission meeting, final Minor Land Development Permit Plans and the Stormwater Management Plan will undergo review by the engineering firm retained by the municipality (Lennon, Smith and Souleret Engineering, Inc).
- When the Minor Land Development is considered complete by the Municipal Engineer, the engineer will provide review comments to the Grove City Borough Planning Commission.
- Site developers should attend the Grove City Planning Commission meeting at which the application and review comments will be considered.
- The Borough Planning Commission will approve the submission within 90 days of the first meeting after the submission is deemed complete by the Municipal Engineer.
- Fees to be charged based on the cost of plan review by the Municipal Engineer, and depend on the time to review. Estimated fees are around $1000.

Mercer County Regional Planning Commission Review (MCRPC): The Mercer County Regional Planning Commission (MCRPC) reviews the Land Development plans and makes recommendations to the Borough of Grove City.

- Submit plans to the MCRPC for review two weeks before the 1st Thursday of the month. MCRPC will return review comments to the Municipality.
- Fees for Minor Land Development Permit Review are $300 base review fee plus $20 per lot.

Mercer County Conservation District / State / National permits and reviews: An Erosion and Sediment Control Plan (E&SC), Post-Construction Stormwater Management Plan (PCSMP), and National Pollution Discharge Elimination System (NPDES), will all be reviewed by Mercer County Conservation District for this project.

- The Conservation District recommends that the engineer takes part in a pre-application meeting with Mercer County Conservation District before undertaking large projects. For this project we recommend scheduling this meeting soon after notice to proceed.
- The PCSMP will require infiltration testing to be conducted in the location of proposed stormwater infiltration BMP's. Mercer County in general has poor soils for infiltration according to the Conservation District, and therefore it is important to take the site soils into account when finalizing the stormwater designs.
- Mercer County is home to a number of endangered species, in particular an endangered Rattlesnake. The Pennsylvania Natural Diversity Inventory environmental review (PNDI) for this project should begin immediately after project Notice to Proceed in order to gain the required certifications of no adverse affects.

- The NPDES review process is expected to take 4 to 5 months, and therefore the permit should be submitted as soon as the E&SC plans, the PCSMP and the NPDES application materials can be finalized.
- PNDI Environmental review fees are $40.
- Erosion and Sediment Control plan fees are $110 per disturbed acre (rounded to the nearest acre, assumed to be 2 acres) and therefore assumed to be $220 for this project.
- NPDES General Permit Fees are estimated to be $500 for the General Permit fee plus $100 per disturbed acre (rounded to the nearest whole acre, assumed to be 2 acres) for the Commonwealth of PA Clean Water Fund and therefore assumed to be $700 for this project.

2-4.3 Project Master Schedule (suggest 3 pages plus 3 11x17 pages for CPM Schedule):

SDE/VBE Participation Submittal: DC to Provide copies of DGS certifications for SDB and VBE status.

2-6 Provide input for SDB and VBE Participation Information for Submittal by Hudson

DGS Certification for SDB, VBE

Design – Retained Professional Qualifications

Commented [DC2]: Red Italics are proposal instructions.

a. Firm's Experience on Design-Build Projects - maximum of three (3).

Drummond Carpenter has no prior experience on design-build projects but ample experience executing the required design elements for this project.

b. Firm's Experience on projects in Military Installations or similar governmental campuses - maximum of three (3).

Project Name & Location: Oak Ridge Reservation – Landfill Authorized Limits
Project Date(s): August 2019 – January 2021
Owner & Owner Contact: US Department of Energy; Contact is Susan DePaoli
Project Fee: $285,000
Project Description: Work was performed at the US Department of Energy (DOE) restricted access Oak Ridge Reservation. Staff obtained security clearance from DOE and followed strict security and safety protocols while at the site. The goal of the project was to perform collective population dose and RESRAD modeling to support the development of authorized limits for allowable levels of residual radioactive materials found in solid wastes for disposal at a solid waste landfill in Oak Ridge, Tennessee. This work assessed geologic and engineering designs to ensure protection of human health and the environment. Drummond Carpenter developed Authorized Limits for the ORR solid waste landfill based on model results and in accordance with DOE guidance. DOE and regulatory approval were granted in January 2021.

Project Name & Location: DOE Legacy Management Support
Project Date(s): February 2018 – current (3-year contract expires December 2023)
Owner & Owner Contact: US Department of Energy; Contact is Al Laase
Project Fee: $210,000
Project Description: This project consists of engineering support for the US Department of Energy (DOE) Legacy Management program. Authorization for site access requires extensive physical security and cybersecurity training and certification, as well as obtaining security clearance from DOE. Project tasks include computer coding, various environmental engineering tasks including remediation system design and optimization.

Project Name & Location: NASA White Sands Test Facility – Geophysics Investigation and Synthesis
Project Date(s): September 2020 – Present (anticipated completion date is June 2021)
Owner & Owner Contact: National Aeronautics and Space Administration (NASA); Contact is Troy Donovan
Project Fee: $143,000
Project Description: Drummond Carpenter is compiling field data to integrate available geologic and geophysical data into a combined interpretation framework to increase the knowledge-value of each individual dataset and reduce the non-unique nature of geophysical observations. Staff have undergone security screening and training regarding performing work at the restricted access facility, including badging and escort requirements. The project deliverable consists of an updated sitewide bedrock structure map, a flexible and powerful 3D visualization model of site geology, and an EVS model development and results report. The deliverable report details the process of data integration, interpretation, and model development.

c. Firm's Experience on projects with roof replacements, parking lot design and construction, and underground storm water retention systems – maximum of three (3).

Project Name & Location: Lake Lawne Weir Retrofit - Barnett Park, Orlando, FL
Project Date(s): September 2020-Present
Owner & Owner Contact: Orange County Environmental Protection Division; Mitchell Katz, PhD, Water Sciences, 407.340.6605 Mitchell.Katz@ocfl.net
Project Fee: $75,000
Project Description: In 2014, a park improvement project was constructed that modified the existing canal by constructing a weir structure that impounded water within the park limits, creating a large water feature that is used to hold water as a wet detention pond and harvests the water for irrigation reuse. Since construction, intermittent flooding has occurred in the park facility, adjoining parking lot area and upstream residential communities. Drummond Carpenter's role is to investigate the cause of the park flooding and devise a solution. In addition, Drummond Carpenter is evaluating whether existing park facility improvements may be warranted to reduce flooding in parking lot areas, such as modifying inlet grate elevations and surrounding grades. Drummond Carpenter is developing the civil engineering construction documents associated with the above improvements and will secure all environmental and other jurisdictional permits for construction.

Project Name & Location: Village of Northport Stormwater and Streetscape Retrofit – Northport, MI
Project Date(s): 2017 - 2018
Owner & Owner Contact: The Watershed Center Grand Traverse Bay; Sarah U'Ren – (suren@gtbay.com)
Project Fee: $92,000
Project Description:
Drummond Carpenter was responsible for integrating an innovative stormwater management system into a downtown streetscape design to reduce stormwater runoff and pollutant loading into Grand Traverse Bay. Stormwater design was integrated with improvements for pedestrian mobility and a unified aesthetic vision for the downtown including handicap ramps, crosswalks, improved streetlighting, and additions of decorative brick and street trees. The project was complicated by the lack of an existing stormwater pipe network, work within the Michigan Department of Transportation right of way, and a construction schedule dictated by tourism. However, the project was completed on time and on budget. The final project included complete construction document (CD) set, construction specifications, bid package, and construction administration support. Finally, a local commercial business joined the stormwater management efforts for the downtown resulting in Drummond Carpenter designing a separate underground parking lot detention system for their property.

Project Name & Location: City of Center Line Downtown Development Authority (DDA) Parking Lot Retrofit – Center Line, MI
Project Date(s): 2019 - 2020
Owner & Owner Contact: City of Center Line; Dennis Champine – (dchampine@centerline.gov)
Project Fee: $42,000
Project Description:
Drummond Carpenter was the engineering design firm for a State of Michigan 319 grant funded project to transform a downtown parking lot into an innovative stormwater BMP demonstration site that included bioretention cells and several proprietary stormwater treatment systems integrated into an existing storm sewer network. Project tasks included coordinating with local non-profit watershed center, coordinating with municipal officials and local businesses, overseeing field investigations, developing construction plan set and bid specifications, and assisting with contractor selection.

d. Individual Qualifications (4-person limit).

See attached one-page qualifications for D. Carpenter, L. Mullon, and M. Divers.

e. Firm's Statement of Readiness and Commitment of Resources per the Project Master Schedule.

Drummond Carpenter personnel including Donald Carpenter, Lee Mullon, and Marion Divers are available and committed to the project for the time period referenced in the Project Master Schedule and Drummond Carpenter has the resources available to execute the Work Plan.

f. Firm's Statement regarding the firm's policy as to Diversity in the Workplace, and the Employment of Veterans.

Drummond Carpenter is a service-disabled veteran owned small business (SDVOSB) that promotes diversity in the workplace through our hiring and professional development policies. This is evidenced by over half of our staff identifying as female, minority, or veteran. Drummond Carpenter also has the following Equal Opportunity Employment statement:

The Company is an equal opportunity employer and does not unlawfully discriminate against employees or applicants for employment on the basis of an individual's race, color, religion, creed, sex, sexual orientation, national origin, age, physical or mental disability or condition (with or without reasonable accommodation which does not affect their ability to perform essential job functions), marital status, veteran status or any other status protected by applicable law. All of our employees, regardless of position, shall comply with the Company's Equal Opportunity Employment policies and procedures and the laws prohibiting discrimination. Any person who violates such policies, procedures, or laws shall be subject to appropriate disciplinary action, up to and including termination. This policy applies to all terms, conditions and privileges of employment, including but not limited to recruitment, hiring, placement, compensation, promotion, discipline and termination. Should you encounter discrimination on the job, you should contact Chad Drummond, President. You will not be retaliated against for bringing your concerns to us in good faith. Any employee who violates this policy including the portions of this policy which require employees to report discrimination or the portions of this policy which prohibit retaliation against any employee who complains about discrimination will be subject to disciplinary action up to and including termination of employment.

Amos E. Rudolph, Architect

Owner Amos E. Rudolph Architecture, LLC

Amos has worked in the architectural and construction field since graduating with an Architectural Degree in 1996, specializing in design, construction documentation, document coordination and project management. With multiple years in the construction field, Amos has completed a multitude of design-build projects, acting as the designer and Construction Project Manager, giving him a true working knowledge of the building process from conception to completion. Amos earned his Professional Bachelors of Architecture degree from Virginia Tech in 1996. He is a registered architect in the state of Pennsylvania and Maryland

Select Project Experience

Design Build Experience:

Project: Slippery Rock Credit Union
Owner: Slipper Rock Credit Union
Contact: Lynne Griffith (724)794-6297
Location: 100 Arrowhead Drive, Slippery Rock, PA 16057
Contract Amount: $2,363,530.057
Description: Design and Construction of two story 9,316 sf credit union including site development, stormwater and parking. Project is complete.

Project: Cornerstone Church of Clarion
Owner: Cornerstone Church of Clarion
Contact: Barry George (814)229-0050
Location: 3655 East End Road, Shippenville, PA 16254
Contract Amount: $2,225,681.52
Description: Design and Construction of one story 22,410 sf Church including site development, stormwater and parking. Project is complete.

Project: State Police Barracks – Dubois, PA
Owner: BGCN LLC
Contact: Chris Neil (814)591-6342
Location: Platt Road Dubois, PA
Contract Amount: $1,775,104.00
Description: Design and Construction of one story 6,750 sf State Police Barracks including site development, stormwater and parking. Project is complete.

Military Installations Experience:

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Project: State Police Barracks – Kiski, PA
Owner: RED Mantinni LLC
Contact: Jeff Mantinni
Location: 1325 Learn Road, Avonmore, PA 15618
Contract Amount: $2,200,000.00
Description: Design of one story 9,070 sf State Police Barracks
Project is complete.

Project: State Police Barracks – West Kittanning, PA
Owner: RED Mantinni LLC
Contact: Jeff Mantinni
Location: 130 Park View Extension, West Kittanning, PA 16201
Contract Amount: $2,500,000.00
Description: Design of one story 12,055 sf State Police Barracks
Project is complete.

Roof Replacement and Parking Lot Experience:

Project: Keystone High School Roof Replacement Phase II and Phase III
Owner: Keystone School District
Contact: Vern Lauffer (814)797-1251
Location: 451 Huston Drive, Knox, PA 16232
Contract Amounts: $785,875.00
Description: Design for roof replacement 21,409 sf at Keystone High School

Project: Keystone School District – High School Parking lot
Owner: Keystone School District
Contact: Vern Lauffer (814)797-1251
Location: 451 Huston Drive, Knox, PA 16232
Contract Amounts: $109,713.00
Description: Parking lot replacement and stormwater management system for 40,668 sf parking lot at Keystone High School

Project: North Clarion School District – Elementary School Parking and New Entrance
Owner: North Clarion School District
Contact: Steve Young (814) 744-8541
Location: 10439 State Rt 36, Tionesta, PA 16353
Contract Amounts: $340,670.00
Description: New parking lot, entrance drop off and stormwater management system 15,950 sf for the Elementary School.

Todd Sell

Draftsman Amos E. Rudolph Architecture, LLC

Todd has held several positions within the building industry. His degree in Architectural Technology from the Pennsylvania College of Technology prepared him for work as a draftsman, quality control inspector and manager. His management skills were recognized and rewarded by his employers. These abilities led Todd to pursue managerial employment opportunities. While working as the service manager at an automotive dealership, Todd oversaw the construction of the facilities major building addition. After finding success as a supervisor, Todd decided to return to design work and joined Amos E. Rudolph, Architects in 2015.

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SA Engineering
P.O. Box 581
Canfield, OH 44406
Phone or FAX 330-533-4983

Re: Grove City Readiness Center

PHILLIP JAMINET, PE
Project Design Lead
Construction Administration

Phillip Jaminet is known for the innovative solutions and spirit of collaboration he brings to every project. With nearly 20 years of design experience, Phillip has the creativity and expertise necessary to make sure each solution falls within the guidelines of budget, codes, and basic constructability, while shaping and defining a space that is both inviting and inspiring.

Phill has provided construction administration for projects of various size and scope, including renovations within occupied facilities. He has a special talent for leading and coordinating the project team to ensure timely completion and exceptional quality, with minimal disruption to facility operations.

ERIC AXELSON, LEED AP
Project Management Lead

With more than 30 years of experience in electrical engineering and construction, Eric is well-known for his integrity and expertise in managing scope, budget, schedule, and quality. After earning a Bachelor of Engineering degree in Electrical Engineering from Youngstown State University, Eric continues to build on his knowledge by keeping up with the latest industry trends and changes.

ALAN STIVER, PE
Electrical Engineer/Technical

Alan has more than 40 years of construction and engineering experience in the commercial, industrial, institutional, and healthcare industries. With a concentration in communications and signaling, he has particular experience in the design of fire alarm systems. Alan holds a Bachelor of Engineering degree from Youngstown State University.

Cleveland Schools HB264 Energy Renovations Cleveland City Schools Cleveland, Ohio	Education 1 million sq. ft. $15 million	Energy Renovation Single Prime Electrical	2003 Ahead of Schedule	2004 Ahead of Schedule
North Clarion High School Media Center North Clarion County Schools Clarion, PA	Education 4,000 sq. ft. $400,000	Renovation General Contracting Electrical	2020 On Schedule	Upcoming Summer 2021
Timken Steel Waste Disposal Center Phoenix Environmental Canton, Ohio	Industrial 100,000 sq. ft. $6 million	New Construction Single Prime Electrical	2003 On Schedule	2004 On Schedule
Summer Garden Food Processing Plant Summer Garden Boardman, Ohio	Manufacturing 50,000 sq. ft. $3 million	Renovation Multiple Prime Electrical	2010 On Schedule	2010 On Schedule
Home2 Suites by Hilton Hilton Beechwood, Ohio	Hotel 20,000 sq. ft. $650,000	New Construction Single Prime Electrical	2016 On Schedule	2016 on Schedule
Hunt Valve Industrial Equipment Hunt Valve Co., Inc. Salem, Ohio	Industrial $200,000 electrical	Renovation Single Prime Electrical	2016 On Schedule	2016 on schedule
Crocker Park Fire Alarm Crocker Park Westlake, Ohio	Retail/multifamily residential	Fire Alarm Multiple Prime Electrical	2016 On Schedule	2016 on schedule

TEMA 1596 Motor Inn Drive • Girard Oh 44420 • 330-272-0988
roofing services
temaroofingservices.com

September 7, 2021

Hudson Construction, Inc

Attention: Brian Saelor

Project: Roof Replacement PANG Readiness Center

RE: Statement of Readiness and Commitment of Resources

TEMA Roofing Services is a Union Roofing and Sheet Metal Company with a base staff of 28 roofers and 4 sheet metal men. We also utilize a roofing and sheet metal superintendent for every project, as well as a project manager. If needed we can pull additional men from the hall. Our estimated duration of work on this project is 10-15 days for the roofing and another 5 days for the sheet metal. Our material suppliers are telling us that material will not be available until June of 2022. I have atached a letters from the manufacturers.

Regards,

TEMA ROOFING SERVICES, LLC

Dewey Jamieson
Account Manager
330-770-4515

FIRESTONE BUILDING PRODUCTS

ANNOUNCEMENT

Dear Firestone Building Products U.S. customers,

Since our last communication, we have continued to experience ongoing supply chain constraints including significantly reduced raw material availability across nearly all major product categories. In addition, we have been and continue to receive significant raw material and transportation cost increases from our suppliers. Unfortunately, these conditions are expected to remain a challenge throughout 2021 and into 2022. This in combination with strong market demand has resulted in an extremely high level of order placement, continuing to increase already significantly extended lead times.

With these sustained challenges in mind, we wanted to communicate that we are currently reviewing our order deck. Further, as part of this process, you will begin seeing order acknowledgements change as we make necessary shipping adjustments. We understand this might cause short-term disruption but feel this will put us in a better position to deliver for you, our valued customer, throughout the rest of 2021 and beyond.

As previously communicated, deliveries will be subject to pricing at time of shipment.

Firestone Building Products has been and remains committed to exploring all potential solutions within our control and will continue to supply your orders as soon as materials are available. We will also keep providing you with updates as we can confirm reliable information. If you have questions, please contact your FSBP Regional Business Manager and your local FSBP Independent Representative.

Thank you for your continued support in these challenging times.

Best regards,
Jason Flack, VP of Sales
Firestone Building Products

FIRESTONE BUILDING PRODUCTS
200 4TH AVENUE SOUTH
NASHVILLE, TN 37201

FIRESTONEBPCO.COM

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Firestone
Firestone Building Products

PRICING BULLETIN
Roofing Systems

717 17th St. Denver, CO 80202 (800) 922-5922

Bulletin Number: P21-012
Date: September 3, 2021
Distribution: External

Johns Manville Price Announcement

As a result of continued cost increases on raw materials Johns Manville is confirming an October 1, 2021 price increase on all commercial roofing products. Due to inflation in excess of original estimates, some of the increases are higher than originally reflected on the price pages labeled "**updated July 2021**".

For orders being shipped in the 4th quarter of 2021 please refer to the price pages labeled "**updated September 2021**" that will be distributed in the coming week by your local sales team or account manager.

- Orders will continue to be priced based on actual ship dates. Otherwise stated, if product ships on October 15, 2021, orders will be priced at the October 15, 2021 effective price.

In addition to the previously announced increases, JM has been notified of an 11% surcharge from our supplier on the following products:

- 70002671 – JM One-Step Foamable Adhesive 1500 ML
- 70002638 – RS Urethane Adhesive Cartridge 1500 ML

JM will be charged effective immediately. We will pass this charge on to our customers on all shipments on or after October 1, 2021.

For clarification to Bulletin P21-011, for all projects ordered from JM after August 25, 2021 the guarantee charge will be based on the published guarantee price schedule. For projects that will complete by March 31, 2022 which are already under contract, registered in the JM portal and ordered from JM, we will honor existing price commitments. Please work with your sales team and account manager for pricing on all projects that do not meet the above criteria.

Please note JM reserves the right to announce, change and implement new pricing at any time.

Thank you for your partnership and continued support of JM.

Sincerely,

Tesha Kroll
Director of Commercial Services and SIOP
Johns Manville | Roofing Systems

VERSICO
ROOFING SYSTEMS

PRICING BULLETIN

September 1, 2021

To: Versico Independent Sales Representatives, Distributors and Authorized Contractors

Re: TPO Surcharge and 2022 Price Increase

This year has brought challenges that most in the commercial roofing industry have never experienced. We have navigated rapidly rising raw material costs and raw material supply issues that continue to challenge product availability against surging demand. Securing freight services to meet delivery expectations has been increasingly difficult as all modes of transportation remain undersupplied. Order volumes and backlogs are at historic levels. Our teams, as are yours, are working harder than ever to manage these challenges.

The ongoing raw material volatility continues to be fueled by unpredictable events. Recently developing raw material issues, unrelated to Hurricane Ida, are causing us to implement the following price adjustments. The potential supply chain impacts of Hurricane Ida are unknown currently.

TPO Surcharge Effective October 1, 2021:

We have recently been informed of dramatic raw material cost increases impacting TPO despite expected cost stabilization. Multiple raw material producers have experienced unexpected down time. These same producers are carrying record low inventory levels while navigating record high demand. The combination of these variables has triggered the unexpected increase. The impact is significant and necessitates that we implement a **6% net price material surcharge** on TPO membranes, TPO flashings and TPO accessories to be effective October 1, 2021.

The surcharge applies to all orders that are shipped on or after October 1, 2021. While we hope this surcharge will prove to be temporary, the surcharge will be reviewed and adjusted as needed based on overall raw material cost movement. If the need for this surcharge continues beyond January 31, 2022, the surcharge will be changed to a conventional price increase and communicated per our normal announcement protocol.

VERSICO
ROOFING SYSTEMS

PRICING BULLETIN

Price Increase January 1, 2022:
Due to the lack of overall cost stabilization of raw materials, strained inventories, and continued supply/demand imbalance the following price increase will be implemented effective **January 1, 2022.** This increase is in addition to the TPO surcharge, should it prove necessary to carry the surcharge into January.

Product	Increase
TPO, EPDM & PVC Membranes	10%
Polyiso Insulation	10%
Metal Insulation/Seam Plates	25%
All other Plates/Fasteners	15%
Bonding Adhesives	15%
Low-Rise Foam	15%
Coatings	Up to 25%
All Other Products & Accessories	10%
Material Upcharges (APEEL, QAT, CGF, etc.)	Up To $0.02/SF

The price increase applies to all orders that are shipped on or after January 1, 2022; including orders with requested ship dates prior to January 1, 2022, which Versico is unable to fulfill. All new quotes will include these increases.

An updated price book and membrane/iso price lists will be distributed no later than 60 days prior to the effective date of the increase.

Delivery Requirements:
Another outcome of the current supply challenge is difficulty coordinating the manufacture of membrane, accessories, and insulation to ensure delivery on the same day. Therefore, it's critical for delivery to take place when the material is ready to ship, even if components cannot be delivered on the same day.

We appreciate your continued support of Versico Roofing Systems. Please direct questions regarding this announcement to your Versico Regional Sales Manager.

Sincerely,

Lorraine Russ
Director of Sales, Versico Roofing Systems

TEMA 1596 Motor Inn Drive • Girard Oh 44420 • 330-272-0988
roofing services
temaroofingservices.com

September 7, 2021

Hudson Construction, Inc

Attention: Brian Saelor

Project: Roof Replacement PANG Readiness Center

RE: Experience on Design-Build Projects

Charles Schwab Richfield Ohio Service Center / Richfield, Ohio
Owner: Charles Schwab & Co. Inc.
25,150 SF / Roof Replacement & Lightning Protection
Completed 2021 on schedule / $500,000.00
Contact: Andrew Spicer, Regional Property Manager / 330-908-4455

Liberty Steel Hubbard Ohio
Owner: Liberty Steel
55,000 SF / Roof Replacement / $485,000.00
Completed 2018 on schedule
Contact: Matt Frisby / Vice President / 330-538-2236

Sardello, Inc / Darlington PA
General Contractor: United Contractors
26,300 SF / Roof Replacement / $424,000.00
Completed 2020 on schedule
Contact: Mark Kasula / President / 724-730-9292

Regards,

TEMA ROOFING SERVICES, LLC

Dewey Jamieson
Account Manager
330-770-4515

TEMA roofing services
1596 Motor Inn Drive • Girard Oh 44420 • 330-272-0988
temaroofingservices.com

September 7, 2021

Hudson Construction, Inc

Attention: Brian Saelor

Project: Roof Replacement PANG Readiness Center

RE: Experience on Military Installations or Government Campus

National Guard Ford City Readiness Center Ford City PA
Owner: Army National Guard
40,000 SF / Roof Replacement
Complted 2019 on schedule / $285,000.00
Contact: John Ozimek / Project Manager / K.J. Johnston. LTD / 412-398-2171

Youngstown Air Reserve Station Indoor Firing Range
40,000 SF / New Construction Roof and Wall Panels
Completed 2019 on schedule / $450,000.00
Contact: Mike Coates / Mike Coates Construction / 330-652-0190

Regards,

TEMA ROOFING SERVICES, LLC

Dewey Jamieson
Account Manager
330-770-4515

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roofing services
temaroofingservices.com

Seprtember 7, 2021

Hudson Construction, Inc

Attention: Brian Saelor

Project: Roof Replacement PANG Readiness Center

RE: Management Team Individual Qualifications

Dewey Jamieson, Project Manager. 36 years in the roofing business, starting as a laborer, owner and project manager. I have done numerous projects in my career including numerous Pennsylvania DGS including Mercer SCI, Cambridge Springs SCI, Correy Fish Hatchery, Mount Pleasant Readiness Center, Butler Readiness Center, Greensburg Readiness Centerand the Polk State Hospital. I have managed upwards of 100 million dollars of work.

Adam Froelich, Estimator. 25 years in the roofing business as an estimator. I have bid and been awarded upwards of 80 million dollars of projects including schools, colleges, prisons, private industry, governemnt facilities and military facilities.

Regards,

TEMA ROOFING SERVICES, LLC

Dewey Jamieson
Account Manager
330-770-4515

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temaroofingservices.com

September 7, 2021

Hudson Construction, Inc

Attention: Brian Saelor

Project: Roof Replacement PANG Readiness Center

RE: Statement Regarding Diversity in the Workplace and Employment of Veterans

TEMA Roofing Services is a certified through the Equal Opportunity Division of the Ohio Department of Administration Services. We are also a registered National Women's Business Enterprise. We have written Affirmative Action Program and Sexual Harrassment Policy Statement. We currently do not have any Veterans, but certainly would like to hire some. Our wokforce comes to us through the unions and apprentaship programs that are open to everyone including Veterans. I am attaching certification paperwork.

Regards,

TEMA ROOFING SERVICES, LLC

Dewey Jamieson
Account Manager
330-770-4515

WBENC

WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

JOIN FORCES. SUCCEED TOGETHER.

hereby grants

National Women's Business Enterprise Certification

to

TEMA Services, LLC

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).
This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

WBENC National WBE Certification was processed and validated by Women's Business Enterprise Council Ohio River Valley, a WBENC Regional Partner Organization.

Certification Granted: January 28, 2021
Expiration Date: January 31, 2022
WBENC National Certification Number: WBE2100216

Sheila A. Mixon

Authorized by Sheila Mixon, Executive Director Women's Business Enterprise Council Ohio River Valley

WBECORV
WOMEN'S BUSINESS ENTERPRISE COUNCIL OHIO RIVER VALLEY

NAICS: 238160
UNSPSC: 72101600, 72101601, 72101603, 72101604, 72101607

Great Lakes Women's Business Council
GREATER WOMENS BUSINESS COUNCIL
Women's Business Council Northwest
Women's Business Development Center
WBEA
WBECEAST
WBECFLORIDA
WBECPACIFIC
WBECSOUTH
WBECWEST
Women Presidents' Educational Organization

Ohio | Department of Administrative Services

Mike DeWine, Governor
Jon Husted, Lt. Governor

Matt Damschroder, Director

07/15/2020

Margaret Froelich
TEMA ROOFING SERVICES LLC
1596 Motor Inn Drive
Girard, OH 44420

Subject: Certificate of Compliance Certification
Status: In Compliance
Effective Dates: 07/15/2020 through 01/11/2021

Dear Margaret Froelich:

The Equal Opportunity Division of the Ohio Department of Administrative Services (Division) hereby issues TEMA ROOFING SERVICES LLC a Certificate of Compliance. The Certificate shall be in force for 180 days from the date of issuance.

Section 9.47 of the Revised Code requires the Division to review affirmative action programs and plans of each company desiring to participate on state-assisted construction contracts and determine whether that company has violated any affirmative action programs and goals for which that company was obligated to meet during the preceding five years. Based on the above-referenced review, the Division has found no such violation(s).

Please be advised that for TEMA ROOFING SERVICES LLC to maintain certification status, TEMA ROOFING SERVICES LLC must continue to ensure equal employment opportunities in accordance with applicable State and Federal EEO laws, rules, regulations and guidelines, and meet those contractual obligations for which TEMA ROOFING SERVICES LLC has agreed.

Sincerely,

Eric M. Seabrook

Eric M. Seabrook
Deputy Director
State EEO Coordinator

Equal Opportunity Division
4200 Surface Road
Columbus, Ohio 43228

614-466-8380 | Phone
614-728-5628 | FAX
das.eod@das.ohio.gov | email: das.ohio.gov

State of Ohio Affirmative Action Program

The purpose of the Affirmative Action sample is to provide an acceptable program which addresses employment and the effective utilization of economically disadvantaged persons. This program is not to impose numerical minimums or standards, however, adopting this program demonstrates a good faith effort to improve the equality of all citizens of the State of Ohio.

EEO Recruitment Strategies

Strategy: TEMA ROOFING SERVICES LLC will make a good faith effort to recruit a diverse group of employees and provide equal opportunity for minorities, women and disabled persons to become competitive in state contracting opportunities. TEMA ROOFING SERVICES LLC will advertise positions in media outlets that will provide information and access to the underserved populations.

EEO Selection Strategies

Strategy: TEMA ROOFING SERVICES LLC will utilize procedures, processes and techniques that are fair and do not have an adverse impact on minorities, women or disabled persons. Perspective employees will not be excluded from the hiring process due to race, color, religion, sex (including sexual harassment), national origin, disability, age (40 years old or more), military status, and veteran status.

EEO Placement/Orientation

Strategy: TEMA ROOFING SERVICES LLC will provide newly hired employees with basic employment information during the first couple weeks on the job. New employee position descriptions, fringe benefits information, policies, procedures, and EEO are a few of the topics, which should be covered. Employees will not be denied fringe benefits and or opportunities for promotion based on race, color, religion, sex, national origin, disability, age (40 years old or more), military status and veteran status.

EEO Performance Evaluation

Strategy: TEMA ROOFING SERVICES LLC will evaluate the performance of their employees on an annual basis. It should provide the necessary supervisory feedback to identify areas to be improved as well as to reinforce those activities that meet or exceed standards. Performance appraisal will be evaluated without regard to race, color, religion, sex, national origin, disability, age (40 years old or more), military status and veteran status.

EEO Training Strategies

Strategy: TEMA ROOFING SERVICES LLC will attempt to diversify workforce by utilizing training and apprenticeship programs with diverse participants. Training and apprenticeship programs can increase the number of qualified minorities, women, disabled persons and veterans available for job placement.

EEO Discipline Strategies

Strategy: TEMA ROOFING SERVICES LLC will set clear disciplinary standards and warn of consequences for non-compliance. Discipline will be designed to rehabilitate employees who choose to correct their behavior as well as justify the termination of those who do not. The employer will not mistreat or unfairly discipline an employee based on race, color, religion, sex, national origin, disability, age (40 years old or more), military status and veteran status.

EEO Separation Strategies/Exit Interviews

Strategy: TEMA ROOFING SERVICES LLC will conduct exit interviews as a problem-solving tool in an attempt to reveal employee turnover. Exit interviews can provide the organization with information about how to correct the causes of discontent and reduce the costly problem of employee turnover.

EEO Monitoring Strategies

Strategy: TEMA ROOFING SERVICES LLC will ensure Human Resources managers and supervisors understand this plan and hold managers and supervisors accountable for the effective of this plan.

Minority Business Enterprise Solicitation Strategies

Strategy: TEMA ROOFING SERVICES LLC will make a good faith effort to solicit business from certified minority owned businesses (MBE). TEMA ROOFING SERVICES LLC will utilize the State of Ohio, Equal Opportunity Division's webpage to access certified MBEs. http://das.ohio.gov/Eod/MBESearch/index.asp

State of Ohio
Affirmative Action Program

TO: All Employees
FROM: Margaret Froelich
DATE: 2/15/2021 11:33:39 AM
SUBJECT: Equal Employment Opportunity and Affirmative Action Policy Statement

It is the policy of the TEMA ROOFING SERVICES LLC to ensure equal employment opportunity in accordance with the Ohio Revised Code 125.111 and all applicable federal regulations and guidelines. Employment discrimination against employees and applicants due to race, color, religion, sex (including sexual harassment), national origin, disability, age (40 years old or more), military status, or veteran status is illegal.

TEMA ROOFING SERVICES LLC managers and employees will comply with state and federal equal employment laws, rules, regulations and guidelines. This policy statement will be disseminated to all employees, various recruitment sources and will be displayed on all construction job sites and business locations. Any employees that deliberately violate this policy will be subject to disciplinary action.

Persons who believe TEMA ROOFING SERVICES LLC has discriminated against them may file a discrimination complaint with Thomas Froelich. The EEO Representative has full authority to manage issues involving employment discrimination.

Point of contact to file allegations of discrimination:

Company's EEO Representative: Thomas Froelich
Location:1596 Motor Inn Drive Girard 44420
Phone Number: (330) 272-0988
Mail Address: tom@temaroofingservices.com

To: All Employees
FROM: Margaret Froelich
DATE: February 15, 2021
SUBJECT: Sexual Harassment Policy Statement

The TEMA ROOFING SERVICES LLC is committed to providing a working environment free from discrimination, and to prohibit harassment of employees and applicants, including sexual harassment. TEMA ROOFING SERVICES LLC will implement the policy to fully comply with applicable federal, state and local laws, rules and regulations in the area of non-discrimination and harassment of employment.

Sexual harassment is defined as any unwelcome or unwanted sexual advance, request for sexual favors, or other verbal or physical conduct of a sexual nature from someone in the workplace that creates discomfort and/or interferes with the job. Conduct constitutes harassment when:

Submission to such conduct is made, either explicitly or implicitly, a term or condition of an individual's employment;
Submission to or rejection of such conduct by an individual is used as the basis for employment decisions and/or retaliation; or
Such conduct has the purpose or effect of interfering with an individual's work performance or creating an intimidating, hostile or offensive work environment.
Harassment will not be tolerated in the TEMA ROOFING SERVICES LLC's workplace. Such conduct is subject to discipline, up to and including termination. Any employee who believes he or she is a victim of sexual harassment must immediately report any incident to the company's designated EEO Officer. The company will not tolerate retaliation against any employee who complains of sexual harassment or provides information in connection with any such complaint.

Point of Contact:
If you have any questions regarding this policy, please contact Thomas Froelich, EEO Officer, at (330) 272-0988.