

REQUEST FOR QUOTE



pennsylvania
DEPARTMENT OF GENERAL SERVICES

**Commissioning Agent
Services**

**WILKES-BARRE
READINESS CENTER -
REHABILITATION**

Project No. DGS 961-19 Phase 6

Technical Submission



**Aramark Engineering
and Asset Solutions**

2400 Market Street
Philadelphia, PA 19103

April 15, 2022

Re: Commissioning Agent Services for DGS 961-19 Phase 6, Wilkes-Barre Readiness Center

To Whom it May Concern:

We are pleased to respond and provide a proposal and cost estimate for Commissioning Agent Services during the pre-design and design phase stages of the Department of General Services Project No. DGS 961-19 Phase 6, Wilkes-Barre Readiness Center – Rehabilitation.

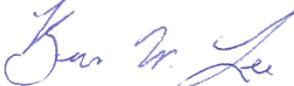
Aramark is familiar with the DGS requirements for construction and has worked on many projects for DGS. Mackenzie Ailes is slated as the project manager for this project and has worked on several projects for DGS in the Eastern region including most recently Bucks County DGS 251-38. Dave Bacco will be supporting electrical commissioning. Both Mack and Dave are in the area frequently working at the Air Products Global Headquarters in Allentown, PA.

Past performance and the ability to provide a cost proposal for design and construction services in the DGS format is meaningless unless the firm has a track record of completing projects within budget. Aramark is currently working on two projects that maintained our pricing throughout the design stage and we held our originally proposed pricing for the construction stage. Other firms see design stage pricing as a loss leader for an assumed construction stage engagement. Aramark will continue to hold its pricing after design and will perform our commissioning tasks to the hours that were initially proposed.

We have also provided a non-binding cost estimate for the construction stage of the project for your consideration.

We look forward to continuing and strengthening our relationship with the Department of General Services. Should you have any questions, please do not hesitate to contact Matt Campise, Associate Director, at (724) 689-9449.

Sincerely,



Brian Lee, P.E.

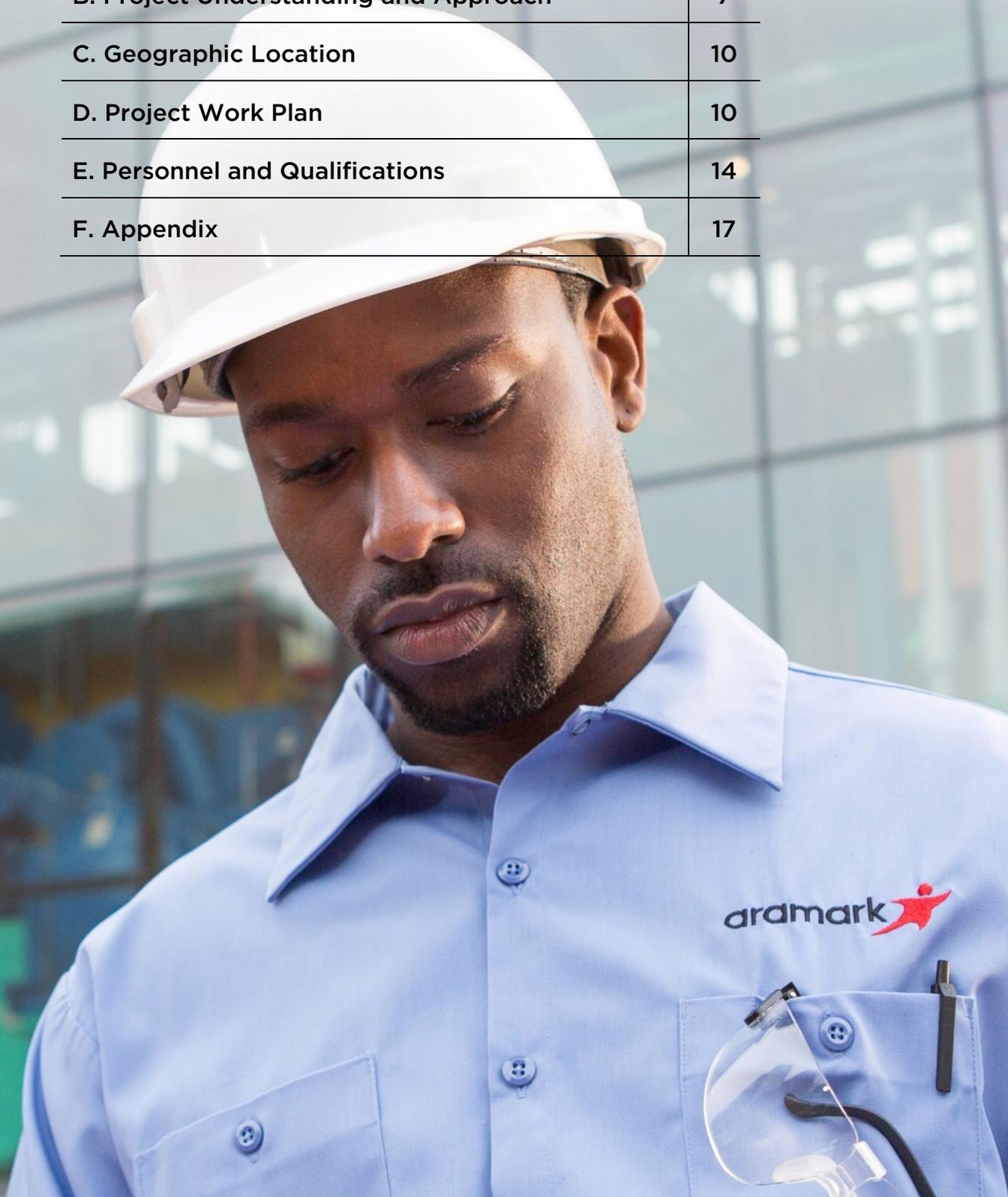
Vice President, Engineering and Asset Solutions

Authorized Signatory of Aramark Management Services Limited Partnership



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A. CONTRACTOR PRIOR EXPERIENCE

For more than 35 years, Aramark Engineering and Asset Solutions has demonstrated proven expertise in developing and implementing energy management programs that promote sustainability and conserve energy. Whether we're working with higher or primary education clients, we bring a customized approach based on the individual drivers of each organization. Aramark is one of the largest third-party commissioning agents in the United States focusing on education facilities. Our unique operational expertise distinguishes our service from our competitors.

Our commissioning philosophy is guided by the following three tenets:

1. Provide a facility that operates to support the educational program
2. Verify systems achieve peak efficiency
3. Confirm building infrastructure is readily maintainable by the operators

Our services will further facilitate a seamless transition to the operations group and provide a technical resource to support building operations.

Experience At A Glance

Total Projects Commissioned: **900+**

Total GSF Commissioned: **70+ Million**

Constructed Value of Commissioned Projects: **\$11.2 Billion**

Select Aramark Commissioning Clients

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

FACILITIES COMMISSIONED

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



In 2005, Aramark was selected as a pre-qualified commissioning provider for various projects administered by PADGS and was selected to perform commissioning on the majority of the combined readiness center projects throughout the state. This first two projects are just two of more than 15 centers that Aramark provided commissioning services.

NATIONAL GUARD READINESS CENTER AT COATESVILLE PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES, COATSEVILLE, PA

CONTACT:

Craig Zimmerman
czimmerman@pa.gov

CONSTRUCTION COST:
\$9.7 Million

GROSS SQUARE FEET:
30,000

CX SERVICES:

Design Review
Installation Inspections
Performance Verification
Operations Training

COMPLETION DATE:
May 2014



The Readiness Center stands on approximately 3.22 acres and includes administrative offices, classrooms, unit and personnel storage, an arms vault, an assembly hall, vehicle maintenance bay, and a complete kitchen/food service area.

Energy Recovery Unit Performance: In May of 2014, Aramark completed commissioning services for the Coatesville, PA National Guard Readiness Center with a return on investment of 2.3 years or 27 months.

A good example of a high priority issue found during commissioning, which we feel provided a large amount of value to the client, is associated with the short cycling of an energy recovery unit. During MEP systems functional testing, it was discovered that the energy recovery unit serving the building air handling units was short cycling due to the fact that it was currently programmed to enable when any of the associated air handling units were commanded to operate in full economizer mode. This programming was in opposition to the design sequence of operations which states that the energy recovery unit is to energize and run continuously while its associated air handling units are operating in occupied mode regardless of economizer operation. Once brought to the attention of the respective contractor, the programming was adjusted, and the unit began to operate as designed.

NATIONAL GUARD READINESS CENTER AT HONESDALE PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES, HONESDALE, PA

CONTACT:

Craig Zimmerman
czimmerman@pa.gov

CONSTRUCTION COST:
\$9.7 Million

CX SERVICES:

Design Review
Installation Inspections
Performance Verification
Operations Training

GROSS SQUARE FEET:
30,000

COMPLETION DATE:
May 2014

The center is the home of Company A, 1st Battalion, 109th Infantry Regiment. It was completed in 1977 and was expanded from 19,668 square to the current 29,534 square feet. The additional 9,866 square footage was designed to house offices, classroom, simulation centers, and miscellaneous multi-purpose spaces

Aramark completed commissioning services with a return on investment of 14 months. During a construction site inspection, it was observed that after the manufacturer's start-up of the boilers, there was corrosion of the boiler flue ductwork. Upon investigation, it was discovered that the corrosion was due to leakage within the interior flue duct caused by fire gaskets which were not sealed properly. The contractor immediately corrected the issue, and no further corrosion was created.

**TOBYHANNA ARMY DEPOT
PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES, TOBYHANNA, PA**



Tobyhanna Army Depot is a recognized leader in providing World-Class Logistics Support for command, Control, Communications, Computers, Intelligence, Surveillance and Reconnaissance (C4ISR) Systems across the Department of Defense. Tobyhanna's Corporate Philosophy, dedicated workforce and electronics expertise ensure the depot is the Joint C4ISR provider of choice for all branches of the Armed Forces and our industry partners. Tobyhanna's unparalleled capabilities include full-spectrum logistics support for sustainment, overhaul and repair, fabrication and manufacturing, engineering design and development, systems integration, Post Production Software Support, technology insertion, modification, Foreign Military Sales and Global Field support to our Joint Warfighters.

CONTACT:

Brian Sharlow
201-912-2364,
brian.sharlow@honeywell.com

CONSTRUCTION COST:
\$45 Million

GROSS SQUARE FEET:
2,400,000

CX SERVICES:

Retro-commissioning of existing HVAC and primary systems
Review of control systems replacement slated for commissioning of new systems

SCHEDULE:

April 2018 - May 2018

COMMISSIONING SUCCESS: As part of a Honeywell performance contract, Aramark was contracted to retro commission all existing air handlers, chilled water systems, and hot water systems that were scheduled for replacement and control system upgrades throughout the facility. This included over 64 roof top and air handling units throughout the campus. The intent of this effort was three fold including:

- Establishing a baseline of the existing unit performance and capabilities to verify that replacement units and control systems meet or exceed the performance of the replaced/upgraded units
- Developing a sequence of operations of all of the existing equipment to ensure that the new control systems match the existing control schemes
- Developing a deficiency list of all components that were not operational that were slated for reuse in the controls upgrade

Aramark also subcontracted a testing and balancing agency to provide a certified air balance report of all supply airflows of the existing units. This was to verify that the new units provide at least the same airflow.

The greatest challenge to this project was the timeframe of the effort. Honeywell contacted Aramark in March, 2018 and only contracted with us in early April, 2018. The effort had to be completed prior to mid-May of 2018 leaving only a month of time to complete the project. Aramark dispatched two teams of two commissioning agents and a team of two certified balancers that spent close to a month onsite completing the effort. In addition to the timeframe, the logistics of site access, locations of the units (spread out over 2.4M GSF) and the weather in the Poconos (several feet of rooftop snow) made completing this task monumental. Only Aramark had the expertise and manpower to get this completed in the timeframe necessary.

B. PROJECT UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING

Aramark understands that the Department of General Services and Department of Military Veterans Affairs wishes to update the Wilkes-Barre Combined Readiness Center to meet the requirements of the DOD and UFC. Primarily and for commissioning participation, it will include the addition of split system units in various areas, potentially a heat recovery unit as well as an exhaust fan. Plumbing systems are included in commissioning as well. Electrical systems will be complicated with upgrades to the entire distribution system.



PROJECT APPROACH

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

1. Project schedule
2. Complex building systems
3. Increased integration of systems and components
4. MEP technical expertise
5. Project turnover and operations expectations

We are familiar with these significant challenges through our extensive commissioning, operations backgrounds, and experience with capital and operation teams. Our focus is to “bridge the gap” between the construction teams, design teams, project management, and operations groups. Our solution to these challenges is to develop and integrate a unique commissioning program that will provide collaboration between teams, verify that the design intent (installation and performance) is met, establish parameters for acceptance of the construction/end users, and integrate turnover/operations smoothly and effectively.

A summary of the solutions are outlined in the following bullets.

- Creating partnerships and leading collaboration within the project and construction teams
- Providing “on-site” representation to focus and coordinate the commissioning efforts
- Coordinating and integrating teams of professionals in supporting corrective actions
- Establishing parameters and testing requirements for system acceptance as opposed to component acceptance
- Exercising the systems throughout operating ranges, safety and emergency conditions

Aramark will develop a program specifically geared towards the Wilkes-Barre Readiness Center Rehabilitation project. Aramark will work directly for the PADGS and provide an unbiased, objective view of the systems installation, operation, and performance. As part of the owner’s building systems commissioning process, Aramark will cooperate with and coordinate all commissioning activities with the project manager, design professionals, construction manager, and contractors. This process is not to take away or reduce the responsibility of the design team or installing contractors, but to provide a finished and fully operational product in accordance with design intent.

Our scope of services consists of the following focused efforts:

PROFESSIONAL COMMISSIONING SERVICES – PHASE APPROACH

PRE-CONSTRUCTION PHASE – DESIGN PHASE

Past experience has demonstrated that collaboration, communication, and proper planning are the keys to verifying that the commissioning program is fully integrated into the normal design and construction process. This integration process for the program begins very early by initially employing a carefully prepared kick-off meeting, commissioning plan, and schedule that will guide the effort in and around the construction schedule. The commissioning team leader will develop, organize, implement, observe, document, and lead the commissioning effort in a manner that furthers the success of the project. This effort will not only minimize the impact on project schedule, but also promote efficient system startup and turnover. A summary of activities in this phase consists of:

- a. **Owner's Project Requirements (OPR)** – Working with the DGS Design Project Manager, Design Professional, and the Client Agency facilities maintenance staff conduct an OPR workshop early in the concept Design stage to develop the Project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information. Provide descriptions of the following: a) primary purpose of Project, b) environmental and sustainability goals, c) energy efficiency goals, d) indoor environmental quality requirements, e) desired equipment/system quality, reliability, and maintenance requirements, f) facility operation and maintenance requirements including requisite personnel training and orientation.
- b. **Commissioning Plan (Cx Plan)** – Provide written document that outlines the overall process, organization, responsibilities, schedule, allocation of resources, and documentation requirements of the Commissioning Process to verify and document that the design, construction, and operation of the facility meet the Owner's Project Requirements (OPR).
- c. **Design Review** – Provide Commissioning Design Review Comments of Owner's Project Requirements (OPR), Basis of Design (BoD), and Design Documents concurrent with the Design Development, Interim Construction, and Construction Documents Submission, with back-check of Commissioning Design Review Comments for the final Bid Set Documents. CxA shall attend DGS Design Review meetings.
- d. **Commissioning Specifications** – Provide Commissioning Specifications for all systems/assemblies being commissioned for inclusion within the Project Construction Documents.

CONSTRUCTION PHASE



A pivotal aspect of our commissioning program is enabling team reviews and inspections of the systems in their area of expertise (i.e. mechanical, electrical, and plumbing). Deficiencies and outstanding issues are documented in the commissioning database. The intent of the database is to generate a comprehensive list for the project manager to distribute to the design and construction teams for response and action. Subsequent to each focused inspection, a progress report will be issued detailing the deficiencies, resolution actions, and

status of each item. We will maintain a current status for each item on the deficiency list as well as document the resolution actions in the final report. The commissioning team leader will act as the point person and bring up issues to the construction and design teams. The focus of the construction installation phase will include the following:

- a. **Submittal Review** – Identify and review Contractor (CxA firm) submittals applicable to systems/assemblies being commissioned. Identify issues that might result in rework or change

- orders. Verify the following: a) conformance with Owner's Project Requirements (OPR) and Basis of Design (BoD), b) achievement of operations and maintenance requirements, c) enablement of performance testing. All submittal reviews and correspondence must take place in eBuilder.
- b. **Job Construction Meetings** – CxA shall attend regular job construction meetings as necessary to ensure the systems are properly installed, operated, and tested, and are functioning correctly to meet the design intent.
 - c. **Commissioning Meetings** – CxA shall hold regularly scheduled jobsite Commissioning Meetings with all project stakeholders to review important aspects of equipment, HVAC system, and Controls System installation. Review and document necessary installation details, system testing procedures, and documentation requirements. Keep meeting minutes and include in the Cx Report.
 - d. **Construction Observation and Testing** – Verify that the performance of the systems/assemblies being commissioned, as installed, meet the Owner's Project Requirements (OPR), Sustainability Criteria, Basis of Design (BoD), and Contract Documents. Furnish test procedures and checklists prior to equipment installation. Produce a Pre-functional test procedure for each test. Test procedures shall list the entities responsible for executing each test. Provide installation inspections. Direct, witness, and document tests. Evaluate test results and verify that installed systems/assemblies meet the criteria for the Project.
 - e. **Issues and Resolution Log** – Develop Issues Log containing open and continuing items, status, and name of person/organization responsible for resolution.
 - f. **Systems Manual** – During the design and construction of the Project, the design and construction documents should be assembled into the systems manual. This assembly of documents provides the details and history of the design and construction of the building and information needed to properly operate the building. The systems manual includes the Project final OPR, BOD, Construction record documents, submittals, completed startup, verification checklists, functional and performance checklists, verified sequence of operation, facility guide, training records, and commissioning report. The systems manual should be used in the initial and subsequent training of the building operations staff and occupants. The systems manual shall be updated throughout the life of the building and shall be furnished in addition to O&M manual submitted by Construction Contractor.
 - g. **Pre-Functional and Functional Performance Testing** – Confirm (but not necessarily witness) manufacturer's startup of individual equipment components (Pre-Functional Performance Testing). Write, direct completion of, witness, and document full Functional Performance Testing of each system and system component. Confirm proper operation of all control sequences for each season operation. Document in Cx Report.
 - h. **Training Plans and Records** – Review, pre-approve, and verify training of the Client Agency personnel by the Contractor (CxA firm), to operate and maintain systems/assemblies being commissioned. Include training plan, training materials, and records in final Systems Manual.
 - i. **End of Warranty Cx Report** – Provide post-occupancy operation commissioning, including incomplete, delayed, and seasonal testing, as well as warranty issues. Post-occupancy operations shall begin at Substantial Completion and shall continue through to the end of the warranty period.
 - j. **Preliminary and Final Cx Report** – A preliminary commissioning report should be prepared that shows the commissioning progress and equipment performance to date at the time the Certificate of Occupancy is issued. At the completion of the Project the final Commissioning Report shall be assembled and provided to the Owner and others as required by the OPR and local jurisdiction requirements. This report shall include the final Commissioning Plan, copy of Design and submittal review reports, all startup, inspection, verification, functional and performance test forms and reports, the verified Sequence of Operation, the final Issues and Resolutions log, and summary of the performance of commissioned systems. Provide written description of system problematic areas,

including those that were experienced in this commissioning process and their resolution, along with other possible issues that may arise during future system operations.

SYSTEMS TO BE COMMISSIONED

- Heating, Ventilating, Air Conditioning and Refrigeration Systems (HVAC) including Heat Generation, Refrigeration, Ventilation, and HVAC Control Systems.
- Plumbing Systems including Domestic Hot Water Systems.
- Protective Systems including Fire Suppression and Fire Alarm Systems.
- Electrical Systems including Power Distribution, Lighting, and Controls, and Emergency Generator Systems.

C. GEOGRAPHIC LOCATION

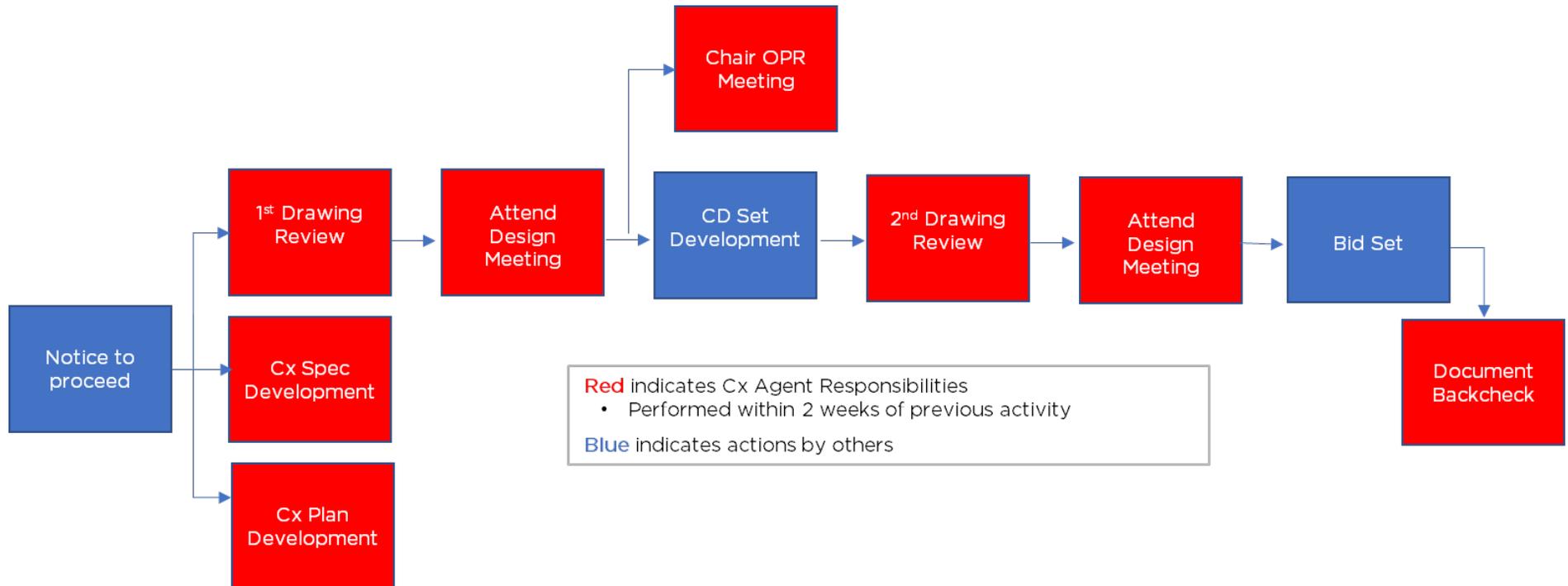
Mack Ailes is located in Philadelphia, PA and 113 miles from the Wilkes-Barre Readiness Center. Travel time will not be required for reimbursement as travel will be performed on the employee's time. Dave Bacco is located in Indiana, PA which is 222 miles from the center. Travel time will not be necessary for reimbursement. Both are frequently in the area as we are currently commissioning a major project in Allentown which is less than an hour from this site.

D. PROJECT WORK PLAN

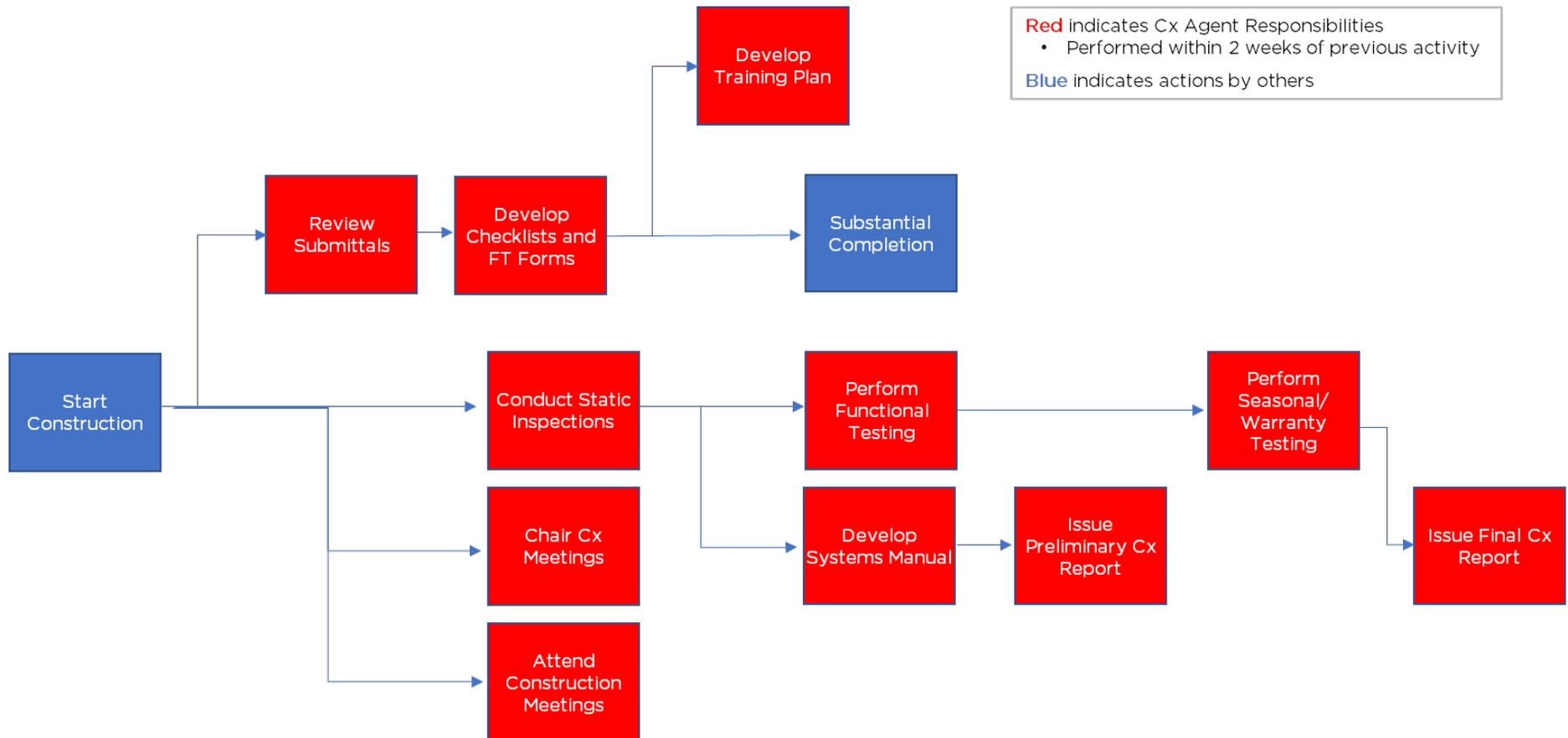
- I. Please see the charts on the following pages for a high-level summary showing all the tasks and deliverables to complete the project in the Design Phase and the Construction Phase.



DESIGN PHASE



CONSTRUCTION PHASE



Red indicates Cx Agent Responsibilities

- Performed within 2 weeks of previous activity

Blue indicates actions by others

Inspections and meetings to occur over course of construction at frequency indicated on pricing worksheet.

II. **Indicate all resources need to complete the assignment including staff assignments, consultants, and reimbursements.**

Aramark will perform all commissioning activities with its own personnel. Staff assignments are indicated in the organizational chart. Reimbursements will be submitted for mileage only which is detailed in Section C above.

III. **Note inefficiencies or risks to successful implementation, and any planning efforts to mitigate issues such as travel distance, schedule conflicts and required coordination.**

Aramark has no scheduling conflicts associated with performing the commissioning requirements of this project.

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

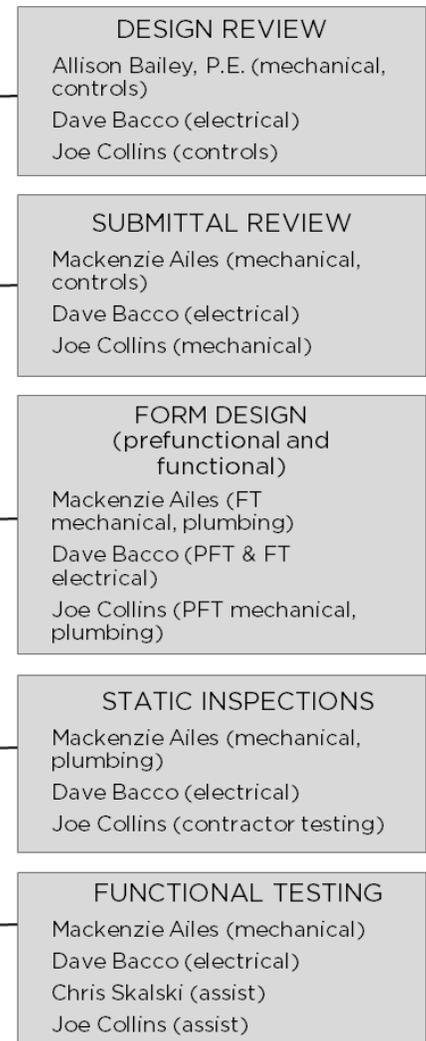
For the Pre-Design and the Design Phase, the estimated number of hours is 38. For the Construction Phase, hours are estimated to be 194.



E. PROJECT PERSONNEL AND QUALIFICATIONS

All of Aramark’s engagements rely on our experienced professional staff to function as the catalyst for the success of the overall program. Our staffing strategy for managing this relationship expertly and efficiently is straightforward:

- Provide PADGS with a qualified commissioning agent to lead the overall program and serve as the primary contact person.
- Support PADGS with a core technical team comprised of individuals with the requisite technical experience and skill sets.
- Provide experienced “quality assurance” resources to verify that the highest level of quality services is provided.



The success of our approach has always been the quality and consistency of our senior leadership as well as the professionals that comprise the core technical team. The organizational chart illustrates the proposed team for this engagement. Biographies including experience with similar projects as well as overall expertise are included on the next pages.

Although the proposed staff will have primary responsibility for the proposed engagement, any of the more than 100 technical professionals within the Engineering and Asset Solutions group will be made available to PADGS if their skills, expertise, and/or availability will add incremental value to this engagement.

Aramark’s Engineering and Asset Solutions group consists of more than 100 technical professionals including: Professional Engineers (PE) Certified Commissioning Professionals (CCP), LEED Accredited Professionals (LEED AP) and other technical designations. We verify that each facility’s operating, maintenance, and program support requirements are met during construction and renovation.

- | | |
|---|---|
| (17) Professional Engineers (PE) | (14) LEED Accredited Professionals (LEED AP) |
| (27) Certified Energy Managers (CEM) | (6) LEED Green Associates |
| (2) Commissioning Process Management Professionals (CPMP) | (2) Registered Architects/NCARB |
| (4) Certified Measurement Verification Professionals (CMVP) | (3) Certified Building Commissioning Professionals (CBCP) |

MACKENZIE AILES**Cx Manager**

- 1.8 Million GSF Commissioned
- 37 Commissioning Projects
Penn State University
Bachelor of Science
Mechanical Engineering

Mr. Ailes is a Commissioning Manager for Aramark Engineering and Asset Solutions, providing building commissioning services to various projects and clients in the Northeast Region.

Current projects include the Penn State University Hazleton Campus Library Renewal, several projects on the campus of University of Pennsylvania, and projects with the Allegheny Health Network.

Mackenzie is slated as the Project Manager for the Wilkes-Barre Readiness Center Rehabilitation project and will assist with functional testing of the mechanical systems. Mack's primary responsibility as project manager is to ensure that all of the commissioning tasks as described within this response are completed. Other than electrical, his expertise offers him the ability to complete all of the tasks associated with the commissioning process individually.

MATTHEW CAMPISE**Associate Director**

- 30 Million GSF Commissioned
- 70 Commissioning Projects (Project Manager)
- Washington and Jefferson College
Bachelor of Arts
Chemistry

Mr. Campise possesses more than 28 years of experience in building automation controls and commissioning and has been with Aramark for 14 years. Currently, Matt manages 12 direct reports who perform as commissioning managers primarily throughout the state of Pennsylvania. Matt serves as the Relationship Manager to our larger clients within the state including Penn State University, University of Pennsylvania, UPMC, and Allegheny Health Network. He also serves directly as project manager for several projects at Penn State Health and has completed commissioning for over 10 projects for this client in the past four years.

Matt will primarily be responsible for quality control as well as major issue resolution but will also assist Sean with static inspections of the mechanical installation, design the HVAC functional test documentation, and assist with functional testing of the mechanical systems.

ALLISON BAILEY, P.E.**Cx Senior Manager**

- 10 Million GSF Commissioned
- 55 Commissioning Projects (Project Manager)
- Ohio State University
Bachelor of Science
Mechanical Engineering
- Professional Engineer (KY, OH, and WV)

Ms. Bailey possesses more than 22 years of experience in HVAC design, DDC control programming, HVAC system troubleshooting, project management, and project coordination.

Currently, Allison supports commissioning programs throughout the region and is involved in all design reviews as the design lead and mechanical systems reviewer. She is also project manager for several projects at Baylor University and has recently completed, as project manager, our largest commissioning project at the South Halls Residence Facilities for Ohio State University.

Allison is proposed in a support role for the Wilkes-Barre Readiness Center Rehabilitation project. She will lead the design review team, provide design reviews of HVAC and plumbing systems, review all mechanical submittals, and design the pre-functional test forms for HVAC and plumbing systems. She will also develop the commissioning plan.

DAVID BACCO, E.I.T.**Cx Manager**

- 5.3 Million GSF Commissioned
- 250 Commissioning Projects (Electrical Lead)
- University of Pittsburgh Bachelor of Science Electrical Engineering

Mr. Bacco possesses more than 27 years of electrical building design, project management, evaluations, and engineering experience. Currently, Dave supports all electrical commissioning programs throughout the region and has performed the same duties on all of the reference projects listed within this proposal. Many of the issues he presents in design review comments and static inspections are of the highest return on investments for our clients.

Dave is proposed in a support role for the Wilkes-Barre Readiness Center Rehabilitation project. He will conduct design reviews of electrical systems, design the pre-functional and functional test forms for electrical systems, conduct electrical static inspections, and perform the electrical systems functional testing. Dave will also witness the fire alarm testing, security system testing, and the elevator testing.

JOE COLLINS, E.I.T., LEED GREEN ASSOCIATE**Cx Manager**

- 20 Commissioning Projects
- University of Delaware Bachelor of Science Mechanical Engineering

On behalf of Aramark, Mr. Collins is a commissioning engineer providing services to clients across the Northeast region including Pennsylvania and New York. Currently, Joe's projects include Air Products Headquarters which is a new construction project comprised of a Central Utility Plant, Administrative Building, Research and Development Building, and a parking garage, as well as various projects at the University of Pennsylvania.

Joe is proposed in a support role for the Wilkes-Barre Readiness Center Rehabilitation project and will assist with design review and static inspections of the mechanical installation and will assist with functional testing of the mechanical and control systems.

CHRIS SKALSKI, P.E., LEED AP, C.P.M.P.**Cx Senior Manager**

- 8.0 Million GSF Commissioned
- 60 Commissioning Projects (Project Manager)
- 20 Commissioning Projects (Cx Agent)
- University of Pennsylvania Bachelor of Science Mechanical Engineering
- Bloomsburg University Bachelor of Arts Physics

Mr. Skalski is a Professional Engineer and LEED Accredited Professional with 16 years of experience as a building commissioning agent, including extensive experience in HVAC and plumbing systems design, building automation, and DDC systems.

On behalf of Aramark, Mr. Skalski is the commissioning team leader for several of Aramark's higher education clients. His responsibilities include engineering design reviews, installation quality assurance, pre-functional/performance testing, initiation of corrective actions, and operator training.

Chris is proposed in a support role for the Wilkes-Barre Readiness Center Rehabilitation project and will assist with static inspections of the mechanical installation and will assist with functional testing of the mechanical and control systems.

F. APPENDIX

Aramark Management Services Limited Partnership is pleased to submit the attached proposal to provide Commissioning Agent Services for the Wilkes-Barre Readiness Center Rehabilitation project for the Pennsylvania Department of General Services (PADGS).

We would be honored to be selected to perform commissioning and appreciate the opportunity provided to build on our relationship with the PADGS. We would dedicate the appropriate resources to provide the highest quality services. We understand the importance of the integration and seamless operation of the building system infrastructure. Aramark is one of the largest third-party commissioning agents in the United States, and our unique operational expertise distinguishes our service from our competitors.

HISTORY

For more than 35 years, Aramark Engineering and Asset Solutions has demonstrated proven expertise in developing and implementing energy management programs that promote sustainability and conserve energy. We bring a customized approach based on the individual drivers of each organization.

Aramark has extensive experience and technical capacity to meet, and exceed, the required needs for commissioning the Wilkes-Barre Readiness Center Rehabilitation project. Aramark has been commissioning buildings and their increasingly complex systems for more than three decades. We have commissioned more than \$11.2 billion and 70 million GSF of new and renovated facilities. Our technical credibility, operator's perspective, and construction experience has and will continue to aid in the satisfaction of each commissioning project's many objectives.

Our commissioning philosophy is guided by the following three tenets:

1. Provide a facility that operates to support the program
2. Verify systems achieve peak efficiency
3. Confirm building infrastructure is readily maintainable by the operators

Our services will facilitate a seamless transition to the operations group and provide a technical resource to support the building operations.

Aramark is a national leader in providing complete facility management solutions in education. Our dedicated technical services include:

- Building Commissioning
- Building Retro-commissioning
- Energy Management
- Utility Master Planning
- Deferred Needs Assessment
- Engineering Design Review

