

## For Inquiries and Questions

For inquiries and general questions, please call us at **215-365-5400** or **1-888-GOLDNER**. To discuss specifics on an upcoming project, contact our team, or just visit [www.goldner.com](http://www.goldner.com) and access these contacts automatically via email. Click on "contact us" from our Home Page.

New Construction	Jim Kaczur	215-492-6363	jkaczur@goldner.com
Renovations/Design/Build	Herman Goldner Thomas Graziano	215-492-5946 215-492-6290	hgoldner@goldner.com tgraziano@goldner.com
HVAC Services	Steve Leonardo Keith Gottlieb	215-492-6289 215-492-6048	sleonardo@goldner.com kgottlieb@goldner.com
Plumbing Services	Chris Tole	215-492-5944	ctole@goldner.com
Building Automation Systems	Steve Leonardo	215-492-6289	sleonardo@goldner.com
Emergency Service	24/7 Emergency Service	800-355-5997	



[www.theconceptschool.org](http://www.theconceptschool.org)

**Mark Your Calendars!**  
The 11th Annual Concept School Golf Outing is May 21, 2013. Contact Tom Graziano at 215.492.6290 for information.

What can we do better to serve your needs?  
Email your thoughts or suggestions to [info@goldner.com](mailto:info@goldner.com).



**HERMAN GOLDNER CO., INC.**  
MECHANICAL CONSTRUCTION & SERVICE  
*Since 1887*

7777 Brewster Avenue  
Philadelphia, PA 19153  
[www.goldner.com](http://www.goldner.com)



**HERMAN GOLDNER CO., INC.**

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**THE GOLD STANDARD**

Special Anniversary Edition 2012-2013

*Herman Goldner Company wishes to thank our customers for their loyalty and trust for the past 125 years!*

## 125<sup>TH</sup> ANNIVERSARY

The Herman Goldner Company (HGC) has been in business since 1887. That's 125 years of continuing service to the Greater Delaware Valley. We are a full service mechanical and HVAC solutions provider. The Company has committed itself to providing quality craftsmanship with an emphasis on customer service. Meeting the needs of our customers is paramount within our organization. Our experienced team of Account Executives, Project Managers, Engineers and Skilled Tradesmen offer our clients quality, cost-effective solutions.



### History of War-Time Projects and the Depression

The Spanish-American War (1898) between the United States and Spain ended Spanish colonial rule in the Americas and resulted in the U.S. acquisition of territories in the Western Pacific and Latin America. HGC was in a position to accept government contracts for the war effort which helped in expanding the business. Shortly after, in 1917, the U.S. involvement in World War I prompted the company to expand to a new facility on West Leigh Avenue in Philadelphia to meet the needs of the government. The company's reputation grew and became known throughout the East coast. In 1929, Roy J. Goldner succeeded his father and energetically continued to build both prestige and service, guiding the firm through the troubled period of the depression to the start of World War II until his untimely death at his desk in 1943. Please see our website ([goldner.com/about.asp](http://goldner.com/about.asp)) for our timeline and history.

### Special Projects Division

Our current CEO, Herman W. Goldner, developed our Special Projects Division (SPD). This group focuses on a variety of projects which include both mechanical and plumbing construction. They include many different job styles including traditional Plan/Spec, Design/Build, Design/Assist and also specialty projects including High Purity Piping. We are proud to say that many of our

### What We Provide For Our Clients

- Quality Mechanical Construction
- Design/Build
- Design/Assist
- BIM Building Information Modeling
- Professional Plumbing Services
- Drain, Sewer and Camera Services
- Sanitary Process
- Outstanding HVAC Service
- Centrifugal Service
- Boiler Service
- Steam and Water Service



Special Project clients are repeat customers. We work with our customers to develop and negotiate the project for a mutually-beneficial result. We appreciate the trust and confidence they have in us.

One of the SPD projects in 2012 was the NHL Winter Classic held in Citizens Bank Ballpark. We provided the manpower and support to install the ice rink, chillers, pumps and piping. We also provided service support to make sure the equipment remained operational for the event. ■



NHL Winter Classic at Citizens Bank Ballpark

In Atlantic City, HGC, in conjunction with Pepco Holdings, JPC Group and Syska Hennessy Group, installed a six (6) megawatt cogeneration plant at the Connective Midtown Plant on Atlantic Avenue. The plant allows Pepco to produce electricity while simultaneously producing steam for the casinos it services at a significant savings. ■



Pepco Cogeneration Plant

We had great success with the AT&T Data Center in Wayne, PA. We installed new computer room air conditioning units in the Wayne Hub. This multi-million dollar project included CRAC equipment, cooling towers, pumps, heat exchangers and piping. ■

The Philadelphia Criminal Justice Building should see an energy savings this winter. We recently removed three (3) old absorption chiller/heaters and installed three (3) new Weil McLain 25-section boilers. The project included demo, new gas lines, new controllers with VFDs, new auxiliary equipment and start up. ■

## Major Construction

New mechanical and plumbing construction projects typically require intense pre-planning, large CAD manpower, project management, coordination and rigid field management and scheduling. Past projects include the Children's Hospital of Philadelphia - Stokes Building, Wells Fargo Center, Kimmel Performing Arts Center and Citizen Bank Ballpark. ■

Recently, we completed a large construction project at Lankenau Hospital for Main Line Health. The new Energy Services Building and parking garage project included installing new chillers, boilers and cooling towers to provide heating and cooling for the facility. The new patient pavilion was one of the largest construction projects in the Philadelphia area and will enable clinical teams to offer patients seamless, coordinated cardiovascular care, a technologically-advanced environment and enhanced comfort. ■



Juvenile Justice Services Center

We are proud to be a part of the New Philadelphia Juvenile Justice Service Center. The new city-funded, 160,000 square foot Center is at the corner of 48th Street and Haverford Avenue. The facility has beds for more than 150 residents and a construction cost of \$110 million dollars. We provided the mechanical and plumbing construction services. The new Center is the only secure youth detention facility in the area and will accommodate nearly 5,000 youths each year. ■

Morphotek is one of the leading companies in the life science industry that develops products to treat cancer, inflammation and infectious diseases. They recently developed an 80 million dollar, 60,000 square-foot manufacturing pilot plant for the production of biological-based therapeutics to support its early-stage clinical trials. Throughout the building process, Morphotek incorporated a number of green initiatives into the project

and plans to apply for the Silver level of Certification in the LEED rating system. HGC installed boilers, chillers (comfort and process) and high-purity piping for the manufacturing process. ■

Our current projects include CHOP ACC New Building, with Turner Construction, Drexel LeBow College of Business with KEATING, Merck Building 38 VAQTA, Integrated Project Services Corporation, TJU - Alumni Hall 5E Renovations with P. Agnes, GSK Building Buffer CIPR Project, CTCA (Pharmacy, Stem Cell & Cornerstone Expansion) with HSC Builders & Construction Managers and HUP Ravdin Stem Cell with L.F. Driscoll, LLC.



Service Installing a New Rooftop Unit at Virtua, Marlton, NJ Campus

## Service

Over 20 years ago, Herman W. Goldner decided to grow his service business and put together a team to achieve his goal of being the best service provider in the Philadelphia area. Today, that team is delivering on that dream.

Our team consists of experienced, committed inside personnel and highly trained, customer-service oriented field mechanics to get your equipment operational again as quickly as possible. We are only a phone call away. Our Operations Team is ready to help you 24 hours a day/7 days a week. We have over 60 fully-equipped service trucks on the road ready to meet all of your mechanical, plumbing, HVAC and controls needs.

Our Account Managers work closely with our customers. They are here to analyze problems, provide solutions and make recommendations to help you reach your goals.

From a single commercial HVAC unit to the largest manufacturing plant's HVAC system; from a new installation to renovations or retrofits, our goal is always the same — to keep your systems on-line, your operating costs down and your employees comfortable.

That dream would not be possible without our customers. Our relationships with our customers are the cornerstone

of our company. We thank our clients who have supported us over the years and look forward to continuing to serve you.

We look forward to finding new ways to keep you and your employees comfortable all year long. ■

### Plumbing and Drain Cleaning Services

- Domestic Water Backflow Containment Systems
- Variable Speed Domestic Booster Systems
- Video Pipe Location and Inspection
- Soda and Beer Line Installation and Service
- Water Conservation Programs
- Grease Interceptors and Sewage Ejection Systems Installation / Service
- Drain & Sewer Cleaning Services

**Call: 800-355-5997**  
**24-HOUR EMERGENCY SERVICE**



# HERMAN GOLDNER CO., INC.

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*Since 1887*

## Environment, Health and Safety Commitment



In 2007, HGC launched a new safety program to meet the increasing needs of our clients and to continue to help protect our employees.

### Our Program Includes:

- Safety Committee Meetings
- Safety Observation Sighting Reward Program
- Safety Award Program
- Field Personnel Training

### Safety Committee Meetings

Our monthly Pennsylvania State Certified Committee meetings include representation from our field. They are a designated Local 420 Steamfitter and Service Technician and a Local 690 Plumber.

Discussions at these meetings include reviewing past month/year-to-date incidents such as vehicle, personnel or security. The committee also discusses job-site visits, training updates and general safety items. Safety Observation Sightings (SOS's) from the field are reviewed and winners are selected for the Safety Award Program.

We have a Policy Review to meet the ever-changing insurance, client and job site updated requirements. Also reviewed are safety items including Goldner mod ratings, new technologies, improved Personal Protection Equipment (PPE) including eye and ear protection and other items that arise from our discussions.

**"Tomorrow – your REWARD for working SAFELY today."**

*Author Unknown*



*Safety Committee*

- 186 safety awards granted representing \$72,500 in awards
- 258 SOS's submitted representing \$17,675 in rewards
- 68 OSHA10 Certified Employees
- 53 OSHA30 Certified Employees
- 48 Arc Flash Trained Employees
- 65 First Aid/CPR/AED Trained Employees
- 62 Confined-Space Trained Employees
- 150 Qualified Rigging and Signal-Person Crane Trained Employees



## Beyond Gold Safety Award Program

This monthly program awards field personnel based on each labor group's (steamfitters, plumbers, service technicians) recordable incident level, as per the OSHA formula. HGC has a published incident level target and corresponding dollar value based on the ratio of man hours per labor group.

This program has been successful in keeping our field people aware that Herman Goldner Company is and will continue to be committed to the safety of all employees and others who work with us.

**"HEARING PROTECTION is a SOUND INVESTMENT."**  
*Author Unknown*

## Safety Observation Sighting (SOS) Reward Program

The Committee initiated a reward program for SOS's submitted from field personnel on job sites. The SOS program has been successful in identifying job site conditions (both positive and negative) tool/equipment malfunctions, unsafe conditions and determining ways to handle these situations. Also discussed is how to spread our safety message to better protect our "assets" (our employees) from unsafe conditions. Thousands of dollars have been awarded each since the implementation (see the other side for details).

**"SAFETY doesn't happen by ACCIDENT."**  
*Author Unknown*



*Recent OSHA30 Certified Employees*

## Field Personnel Training

All field personnel attend weekly "tool" talk discussions on site which is recorded and tracked by our Safety Team and Human Resources Department. Our Service Technician training consists of a web-based program with monthly topics; for example - ladder safety, lock-out/tag out, PPE, driving safety and confined-space work.

A large portion of our workforce has completed OSHA10 training. In 2012, 53 of our mechanics completed the

OSHA30 program, which has become a requirement for owners and construction managers.

HGC sponsors CPR/AED and First Aid Training certification through the American Red Cross.

We have found that stressing the importance of safety has improved the health of our personnel, the work environments that we work in, reduced the risk for our clients and even improved our safety awareness in our personal lives. We will continue to find new and creative ways make safety a priority.

## Safety Policy Statement

The Safety of the employees and of the general public is of vital concern to the Management of Herman Goldner Co., Inc. It is our intent to conduct all operations of the Company in a safe manner for the protection of our employees and of the general public. It is, therefore, the policy of the Company to follow operating practices and procedures that will result in safe and efficient operations. The Company intends to comply with all provisions and standards of the Occupational Safety and Health Act of 1970, and all other Safety Laws and practices.

The foreman is the key man in our safety effort because he is in constant touch with all employees and is aware of changing conditions. He is charged with conducting a safe, efficient operation at all times. Safety is an operating leadership responsibility and cannot be delegated to a subordinate or to a staff function. Every individual who supervises, directs or controls the work or actions of others is responsible for the safety of each person under his supervision, direction or control. In addition, all such individuals are responsible for the safety of equipment and property within the area of responsibility.

Each employee has a responsibility to himself for his own safety and health and that of others with whom he comes in contact. In carrying out his assigned work, each employee must observe all safety and health standards related to his work. He will immediately report unsafe working conditions or practices to his foreman. All work will be conducted in a safe, efficient, workmanlike manner and in accordance with the accepted standards of the trade, the Occupational Safety and Health Act of 1970, and this Safety Procedures Manual.

**Herman Goldner, Chief Executive Officer**  
**Stephen J. Williams, President/COO**