



THE GOLD STANDARD

Goldner Services Citizens Bank Ballpark

The mechanical construction work performed at the Citizens Bank Ballpark by Goldner gave the Service Department an opportunity to bid on providing manpower for the HVAC/Plumbing services required to maintain the ballpark. Global Spectrum, a subsidiary of Comcast Spectacor, awarded the HVAC/Plumbing services work to Goldner. The work includes providing Preventive Maintenance on the mechanical systems, providing 24/7 emergency service and additional labor for game-day coverage.

The Citizens Bank Ballpark expands Goldner stadium services which includes the Wachovia Center and Spectrum. We are pleased that Comcast Spectacor has confidence in Goldner for the services we provide them.

Flying High with Goldner

This past year Goldner was awarded eight cooling tower replacements in the Philadelphia area, several of which were for Center City high rise office buildings. The most impressive projects were completed at Ten Penn Center and One Franklin Plaza. In conjunction with Thackray Crane and Carson Helicopters, Goldner replaced four cooling towers on both buildings in a matter of hours. The work commenced early on a Saturday morning with staging areas set up on Market Street between 17th and 20th and on 16th Street between Race and the Parkway.

Crews from Goldner performed the rigging at Ten Penn Center then quickly relocated to One Franklin Plaza and successfully completed the tower replacements there, then demobilized and was off the street before the city-imposed noon deadline.

Assistant Service Manager Bob McCracken's idea to use the helicopter along with the expertise of the Goldner team made the work look easy and safe, even under the windy conditions that day. Thanks to the talents of the helicopter pilot and our Local 420 steamfitters, this project was such a success that this winter Goldner was awarded the replacement of the second set of towers at Ten Penn. We also secured a new tower replacement contract at 2000 Market.

Special thanks to Bob McCracken and Steve Meile, Superintendent, and his crew who secured and executed these projects for Goldner.



Welcoming New and Returning Clients to Our Company

- ▶ Allied Construction Services, Inc.
- ▶ Aon – Coroad Associates, L.P.
- ▶ CHI Institute
- ▶ Delaware Valley Veterans Home
- ▶ Drexel University – School of Medicine
- ▶ Einstein Hospital
- ▶ Massimino Builders, Inc.
- ▶ Plymouth Country Club
- ▶ Reading Terminal Market
- ▶ Ruggiero Development Group
- ▶ St. Joseph's Preparatory School
- ▶ Tropea Builders, Inc.
- ▶ 2000 Market Street

PROJECT SPOTLIGHT

Goldner performed several intense projects this year, all of which had challenging timeframes and tight budgets.

Lincoln Financial Field Boiler Plant



The Philadelphia Eagles contracted with Goldner, through KUD International, LLC., to design and build a new boiler plant for the stadium. Senior Vice President, Leo Foster, spearheaded this project and put together a team to implement the new heating system with a goal of getting the system on line by December 1, 2004. The boilers were started on Nov. 28, 2004, 9 weeks after the start of the project, and the system was up and running for President Bush's coin toss at the Army/Navy game and the Eagles game against the Green Bay Packers.

The team Mr. Foster assembled to complete this project included Wick, Fisher, White, who designed the plant, and P. Agnes Builders who built the new building, housing the plant. The success of this multi-million dollar project further proves that working with owners as a team ensures getting the job that is expected on time and on budget. This project was performed as a Guaranteed Maximum Price (GMP) where Goldner guarantees the total cost of the contract based on an agreed upon scope of work.

The mechanical construction work Goldner performed when the Wachovia Center was built several years ago was done as a similar GMP. Further evidence that a team approach between owner, engineer and contractor guarantees a successful project that will get completed on-time and within budget.



Triplex Chillers Installation

The City of Philadelphia contracted Goldner to remove two Carrier 800 Ton absorbers from their One Parkway Building at 16th and Arch Street and install two 400 ton Tecogen gas engine-driven chillers and one 600 ton York electric centrifugal chiller. The work started right before the summer and had to be completed in four weeks. We had the chiller up and running and cooling the office building before the deadline and just ahead of the summer heat.

The Engineer and Facilities Group from the city of Philadelphia selected equipment which, in turn, will save money on their utility bills. A recent article by PGW reports that this project will have an average of \$116,000.00 per year savings with heat recovery from engine exhaust producing domestic hot water.

(Continued on next page)

Major Construction Projects:

- ▶ Lincoln Financial Field-KUD International LLC
- ▶ Merck
- ▶ URL

SPD/Design Build Projects:

- ▶ Southwest Airlines
- ▶ Wyeth
- ▶ Independence Court Townhomes
- ▶ Liberty Court Townhomes

Service Projects:

- ▶ Citizens Bank Ballpark
- ▶ 1650 Arch Street
- ▶ Crozer Chester Hospital

DEPARTMENT SPOTLIGHT

Plumbing Services

Over the last several decades, our plumbing division has quietly grown from a construction oriented group to a full service plumbing operation. Whether it is emergency repair service, new construction or renovations, the Goldner Plumbing Department can meet your needs.

Consider Goldner for your next renovation project, backflow certification, domestic water pump upgrades and hot water heater replacements. We are here to serve all of your plumbing needs.

For any emergency needs, please call **800-355-5997**. For more information, contact *Chris Tole* at **215-492-5944**.

King of Prussia Mall Project

Goldner just completed a project to replace six cooling rooftop units (760 tons). The focus of the project was to reduce the electric usage from the units that served The Plaza. The existing equipment consisted of refrigerant (R22) package units.



Chilled water rooftop air handlers were selected as the replacement. Utilizing the existing chilled water loop for the new cooling units will substantially reduce the electrical usage for this wing of the Mall.

This intense project required coordination with Mall Management, Store Managers and Subcontractors. The work was performed at night to avoid disturbing mall traffic. The installation of the rooftop units (RTUs) required Thackray crane rental to bring in one of the largest mobile cranes on the East Coast. The massive 600 ton crane was brought in to set the equipment because of the far location of the RTUs from the exterior walls.

Since the units provide cooling and ventilation for the mall, the work had to be completed before the cold winter temperatures. The deadline was Black Friday and again Goldner came through and was completed and offsite before disrupting the biggest shopping day of the year.

St. Joseph’s Preparatory School Main Air Handlers Replacement

Goldner was selected to replace the three main air handlers which served classrooms and labs in the school. The age of the existing units was around 40 years old.

We installed three new air handlers with 30 VAV boxes for better zone control. Each classroom now has separate control for improved comfort levels of each room. We also installed VFD drives for each of the air handlers for more energy efficiency.

One of the difficulties of the job, was lack of access to each mechanical room on the third floor. Each air handler was disassembled in our shop, labeled and shipped to the

job site. This was necessary due to the small opening to access the mechanical room. The air handlers were then completely rebuilt in place in their respective mechanical rooms.

The timeline was the biggest challenge of the project. Since the main air handlers fed the classrooms, we could not start the demolition, or any other the work until August. With the support from the Prep, especially Tony Fiume (Director of Service Operations) and Earl Davenport (Building Engineer), we were able to overcome the short time frame and have the project completed by September 8, the start of the new school year.

“I was impressed with Goldner’s ability to coordinate with all of the subcontractors and complete the job in such a short time frame.”

– Tony Fiume, Director of Service Operations

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Quik Quip

“If there is light in the soul,
There will be beauty in the person.
If there is beauty in the person,
There will be harmony in the house.
If there is harmony in the house,
There will be order in the nation.
If there is order in the nation,
There will be peace in the world.”

We support our troops protecting our freedom throughout the world.

Ring in A New Year

*We are thankful for our continued
good fortune in working together.
May your New Year be prosperous.*

Herman Goldner Co., Inc.



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Second Annual Concept School Golf Outing

With the support of our clients and employees, we were able to raise over \$70,000 to help children overcome obstacles in their path to learning. We would like to extend a special thanks to our Gold Sponsors for their participation and generosity.

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- ▶ **Environmental Air Services**
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A Huge Success



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 logon to **www.goldner.com** and access these contacts automatically via email—just click on “contact us” from our Home Page.

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