



Reynolds



Providing Building Solutions
www.ReynoldsSolutions.com

Reynolds

MARKETS WE SERVE



EDUCATION



HEALTHCARE



HOSPITALITY



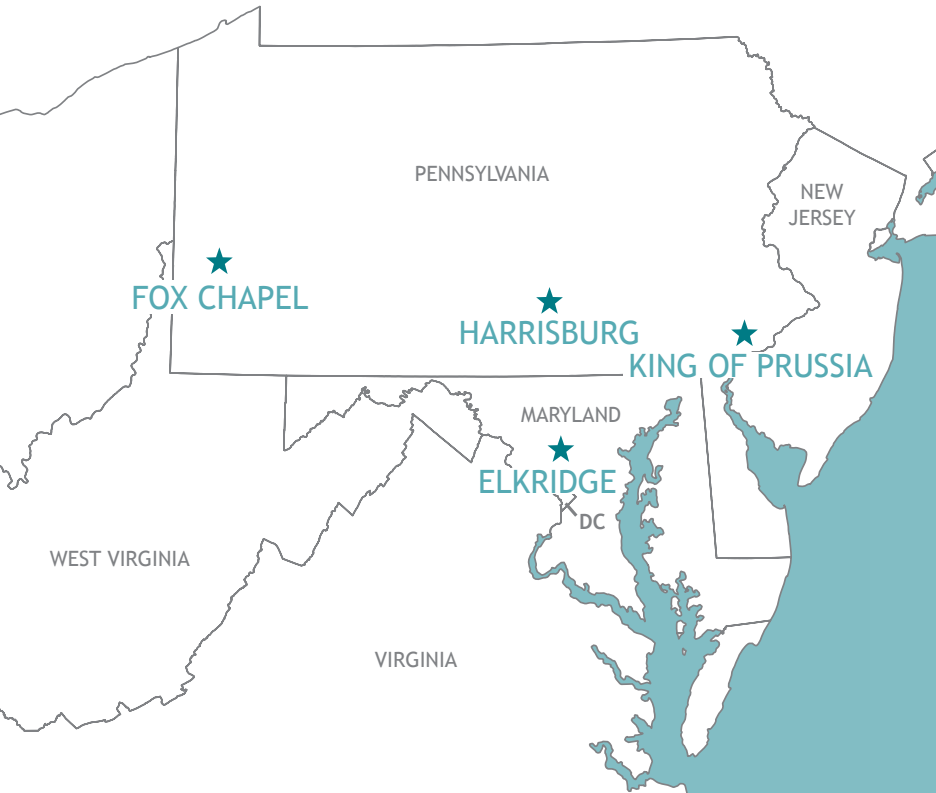
GOVERNMENT



TRANSPORTATION



COMMERCIAL



ABOUT US

Reynolds was established in 1994 to pursue public sector agency construction management opportunities in Central Pennsylvania. Since then, the firm has grown to become a full-service building solutions provider of Construction, Energy, Engineering and Commissioning, and Emergency Restoration Services. The Reynolds footprint has also grown within the Mid-Atlantic region, having office locations in Harrisburg, PA, Pittsburgh, PA, King of Prussia, PA, and Elkridge, MD.

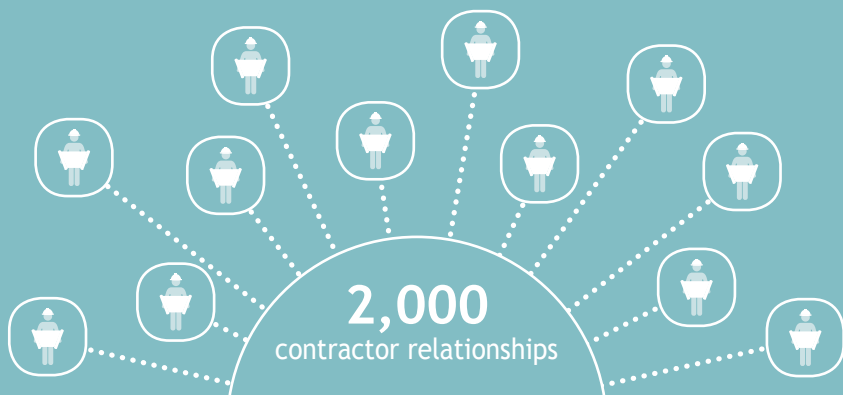
We offer our clients building and facility solutions in the K-12 education, higher education, healthcare, government, hospitality/entertainment, commercial, transportation, and industrial markets. Our Restoration services also have a significant focus on the residential market.

Since 1994 we have provided our construction expertise and professional services on more than 300 projects with a total construction value of over \$5 billion. Our professional staff includes experts in project management, construction, estimating, scheduling, restoration, engineering, commissioning, energy, and construction-related consulting for buildings and facilities.

We believe that our most successful projects are borne from a close partnership with our clients. With a focus on providing high value service through cost savings or avoidance, our diverse and flexible capabilities allow us to create unique building solutions that are not available from any other firm in our region.

 **8 million** dollars
energy and operations savings

40 million square feet delivered to our clients





5 Billion
Dollars
in total construction value



100+
Pennsylvania public
school districts served



71 LEED
certified or registered
building projects

CONSTRUCTION

GENERAL CONSTRUCTION

As a general contractor, our projects range from \$10,000 to \$64 million. We serve public and private sectors for commercial, healthcare, institutional, hospitality, and educational projects with the goal of making the construction process painless and delivering a completed project that meets all expectations. Delivery methods include Guaranteed Maximum Price, Design-Build, and Lump Sum contracts.

CONSTRUCTION MANAGEMENT

Reynolds has over 100 construction professionals on staff and provides all of our services in-house, including:

Preconstruction Phase Services

- Program budgeting
- Project master scheduling
- BIM support
- Cost estimating
- Value engineering
- Life-cycle cost analysis
- Design document review
- Cost & schedule control
- Constructability review
- Bid strategy & management

Construction Phase Services

- Collaborative team environment
- Project management
- Scheduling
- Quality control
- Change order analysis
- On-site supervision
- Project close-out
- Punch list management
- Facility turn-over
- Project rescue

PROGRAM MANAGEMENT / OWNER'S REPRESENTATIVE

Reynolds provides additional services above our traditional Construction Management services, including:

- Assistance with hiring architect, engineers, and other pre-construction/design team members
- Managing the efforts of the design team
- Acting as the client's agent in administering the contracts of ancillary services
- Developing and managing the overall project master schedule and budget

CONSULTING SERVICES

Committed to honesty, integrity, and confidentiality, our team of professionals have the experience and knowledge to resolve your construction issue effectively and efficiently.

Reynolds provides the following quality construction consulting services to owners, attorneys, insurance and surety firms, and design professionals:

- Schedule analysis
- Claims dispute/resolution
- Litigation support
- Change order review
- Construction document review
- Forensic consulting
- Owners representative services



Reynolds' sustainable services have resulted in the reduction of:



7,260

Tons of waste sent to the landfill



1,039

Garbage trucks of waste recycled instead of landfilled



21,756,737

Pounds of coal burned



268

Tanker trucks worth of gasoline



47,106

Barrels of oil consumed



ENERGY

Reynolds offers a full range of services using in-house staff. Our specialists have experience in project development, facilities planning, budget projections, engineering, financing, project management, commissioning, training, maintenance, and operations.

ENERGY AUDITS AND STUDIES

A Reynolds energy audit and study provides the necessary information for our clients to implement realistic and cost-effective energy efficiency measures that will:

- Reduce consumption
- Lower utility costs
- Provide enhanced occupant comfort
- Decrease environmental footprint
- Address deferred maintenance backlog
- Buy down the cost of the work with utility cost savings

PERFORMANCE CONTRACTING

Our energy savings performance contract is a turn-key service that provides a set of energy efficient technologies and building infrastructure upgrades that are implemented and then paid for by using the generated utility savings.

Reynolds' approach to performance contracting involves:

- Providing energy efficient design engineering
- Guaranteed utility savings

- Realistic and reliable financial analyses
- Superior project delivery
- Active and ongoing post-project support

RETRO-COMMISSIONING

Reynolds' documented process identifies low-cost operational and maintenance improvements, and seeks to bring aging buildings up to the design intent for its current energy usage by providing:

- Improved indoor air quality
- Enhanced occupant comfort
- Enriched control of building systems and equipment
- Reduced energy and utility use
- Enhanced information about equipment degradation

ENERGY ENGINEERING

Reynolds offers energy engineering services that help our clients reduce their facility's energy consumption.

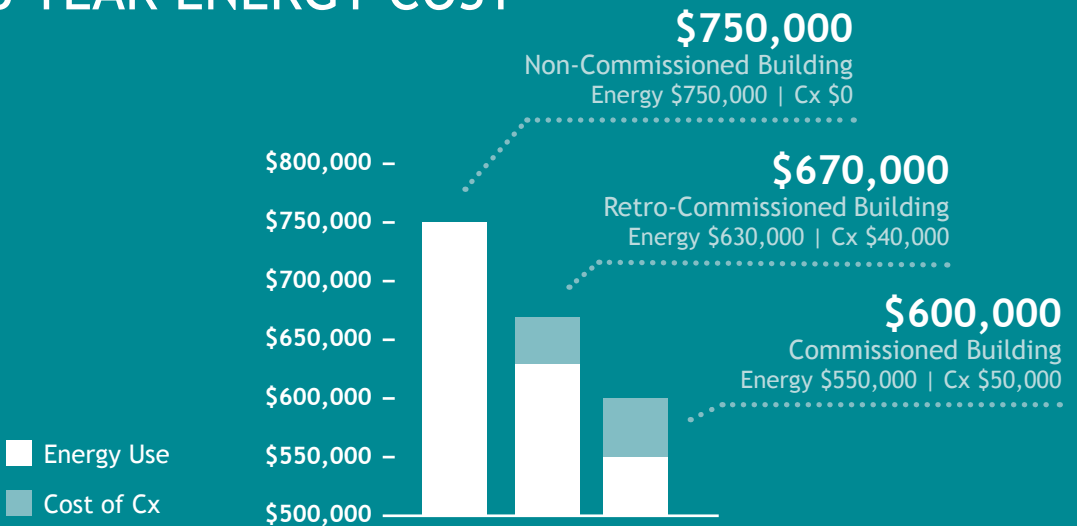
- Facility benchmarking
- End-use analysis
- Energy modeling
- Conceptual and design engineering
- Specification preparation for bidding

ENERGY CONSULTING

Reynolds has the experience and capability to consult on any energy matter related to your buildings and facilities.



5 YEAR ENERGY COST



K-12 Educational Building (100,000 GSF) Plus Cost of Commissioning

MEP ENGINEERING | COMMISSIONING

Reynolds provides full-service mechanical, electrical, and plumbing design engineering and building commissioning services. We have a team of professional engineers that offers a practical, cost-effective, and efficient approach to the design and commissioning of new construction and renovations.

DESIGN ENGINEERING SERVICES

Our innovative design engineering, systems evaluation, and troubleshooting services are applied to new or aging systems:

- Mechanical
- Electrical
- Plumbing
- Fire protection
- Fire alarm systems
- Telecommunication

OUR CONSULTING SERVICES INCLUDE:

- Code review compliance
- Energy efficiency evaluation
- Operating cost evaluation
- Heat loss/heat gain analysis
- Energy management and building automation
- Systems condition analysis
- Mechanical systems acoustics and noise control
- Indoor air quality/fresh air ventilation
- Telecommunications
- Feasibility studies
- Cost estimates
- Project management
- LEED consulting

BUILDING COMMISSIONING SERVICES

Reynolds designs and tests heating, ventilation, air conditioning, electrical, lighting, plumbing, and building envelope systems to ensure that they operate and perform as intended.

Our range of building commissioning services includes the following:

- Full service building commissioning
- Limited commissioning focused on select systems
- Construction phase only commissioning
- Commissioning for LEED registered projects
- Design review
- Pre-functional testing
- Component and system functional testing
- Documentation and systems manual development
- Systems issue resolution
- Assisting the Owner in developing the Owner's Performance Requirements (OPR)
- Close-out assistance
- Owner training



Reynolds

Restoration Services

24-Hour Restoration
888.277.8280



EMERGENCY RESTORATION SERVICES

Reynolds Restoration Services is the premier disaster restoration and reconstruction company in the Pennsylvania, New Jersey, Delaware, and Maryland service areas. Our qualified and dedicated staff is always on call to assist you when a loss occurs. We can respond to Fire, Smoke, Water, Mold and Wind damage 24/7 every day of the year.

WATER & FLOOD DAMAGE

Structural drying and ongoing damage prevention help owners return to operation as soon as possible.

FIRE & SMOKE DAMAGE

Board up, cleaning, odor removal, and re-construction services are provided.

ODOR MITIGATION & CONTENTS CLEANING

Contents cleaning and restoration is offered at all Reynolds Restoration locations. The availability and scope of content cleaning and restoration varies by location, job, insurance provider (if applicable), and other factors.

CONSULTING SERVICES

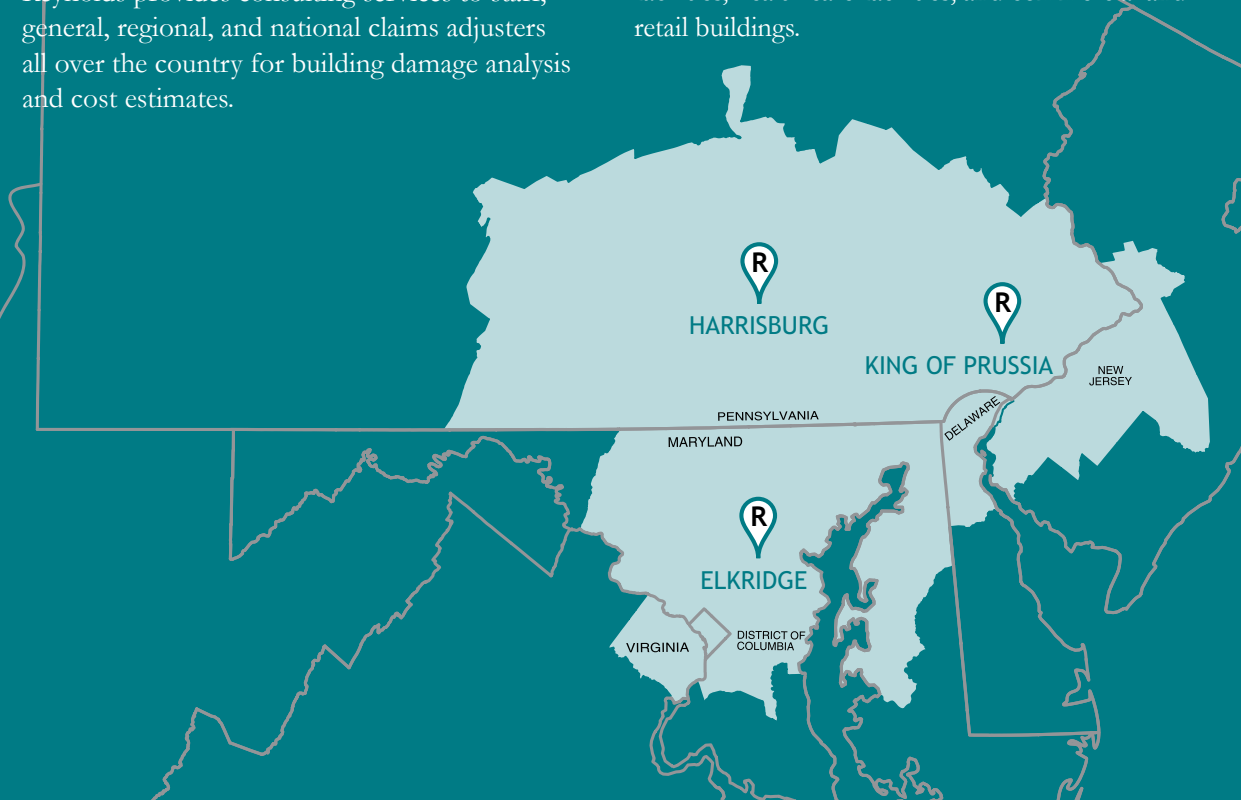
Reynolds provides consulting services to staff, general, regional, and national claims adjusters all over the country for building damage analysis and cost estimates.

We specialize in restoration reconstruction consulting services for:

- Project management oversight/owner's representative
- Scheduling and schedule analysis
- Claims analysis and dispute resolution
- Litigation support
- Estimating and change order analysis
- Construction document review and analysis
- Insurance and surety consulting
- Project verification for the banking industry
- Forensic construction consulting

RESIDENTIAL & LIGHT COMMERCIAL GENERAL CONTRACTING

Reynolds Restoration provides general construction services for light commercial and residential projects. Many challenging projects—ranging from small residential emergencies to multi-million dollar commercial and institutional disaster restorations—have been successfully completed. The projects with which we have been involved include residential additions and renovations, office facilities, health care facilities, and commercial and retail buildings.



SUSTAINABILITY IN CONSTRUCTION

Residential and commercial buildings account for nearly 40 percent of all primary energy consumption in the U.S. Further, an estimated 25 to 40 percent of the solid waste stream is building-related waste, of which only 20 percent is actually recycled. Reynolds understands the need for sustainability in construction and is committed to promoting efficiencies in both building construction and utilization. Reynolds offers a host of sustainable services and is committed to sustainability within the culture of our client and community needs.

These services include:

- LEED and Green Globes ratings and certifications
- Energy Star certification
- Performance contracting
- Energy audits and studies
- Renewable energy consulting
- Building commissioning
- Energy efficient mechanical, electrical, and plumbing design

Corporate Office

3300 North 3rd Street
Harrisburg, PA 17110

717.238.5737

Western PA Office

634 Alpha Drive, Suite 1100
Fox Chapel, PA 15238

412.967.2562

Eastern PA Office

1265 Drummers Lane, Suite 104
Wayne, PA 19087

610.688.6010

Baltimore/DC Metro Office

7391 Washington Blvd., Suite 105
Elkridge, MD 21075

443.249.3181

www.ReynoldsSolutions.com

