



**PROJECT NO. C-0417-0048 PHASE 1
THADDEUS STEVENS COLLEGE –
NEW MULTIPURPOSE/DORM BUILDING**

Response for

**Department of General Services 2nd Floor Arsenal Building
Attn: Request for Proposal Coordinator
Susan Stanisic
1800 Herr Street,
Harrisburg PA 17103**

Response from

**Cedar Electric Inc
Doug Coonan
2696 N Reading Road, Reinholds PA 17569
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Cover Letter

Dear Evaluation Committee:

Cedar Electric, Inc. is pleased to submit this Technical Submittal for the Electrical (.4) Prime Contract for the Thaddeus Stevens College project. Cedar brings deep, hands-on experience delivering complex institutional work where success is defined by disciplined coordination, safe execution, and acceptance-ready commissioning—especially when new systems must be integrated into existing infrastructure and life-safety requirements drive inspections and turnover.

Cedar’s recent institutional portfolio aligns closely with the technical and coordination profile of this project—particularly the combination of major electrical distribution, emergency power, life-safety, and security/technology integration under real-world constraints.

On the Lebanon VA Medical Center ICU expansion, Cedar delivered new electrical distribution and integrated security/access control and fire alarm work above an active Emergency Department, requiring strict coordination with facility operations, controlled access windows, and the ability to re-sequence work immediately based on hospital needs. That experience mirrors the stakeholder-driven planning and execution discipline required on an active campus environment where safety, continuity, and scheduling reliability are critical.

Cedar has also performed campus housing and large-scale school modernization work that directly parallels Thaddeus Stevens’ requirement set. For example, Cedar’s work on a five-story dormitory renovation included a major electrical backbone upgrade with a 750 kVA medium-voltage transformer feeding two 1,200-amp switchboards, a 150 kW emergency generator, and new panels/transformers throughout—paired with campus-wide tie-ins for fire alarm, access control, CCTV/security, and data/IT systems. That combination of distribution capacity expansion, emergency power integration, and enterprise systems coordination is the same blend of scope and interface management the College must see in a qualified Electrical (.4) prime.

Similarly, Cedar’s K–12 and institutional projects combining renovations with additions demonstrate the disciplined approach required when projects are not “clean new builds.” These efforts included new utility services, distribution upgrades, lighting and controls modernization, and the extension of low-voltage systems such as access control, security, fire alarm, and IT infrastructure across new and renovated areas—often in buildings that remained occupied. This supports Thaddeus’ priorities around integrating new systems into existing infrastructure, maintaining life-safety continuity, and coordinating multi-system acceptance and turnover.

Across these projects, Cedar’s differentiator is consistent: we manage the electrical scope as an integrated delivery system—from submittals and procurement through installation, testing, and turnover—so that campus stakeholders receive an acceptance-ready outcome supported by complete documentation, training, and maintainable as-builts.

Cedar’s value to this project is not limited to installing electrical components—it is our ability to reduce delivery risk across the areas that most often impact campus and institutional projects:

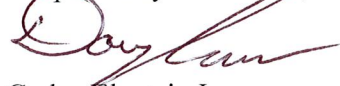
- **Integration into existing infrastructure (where projects are won or lost):** Cedar has proven methods for managing tie-ins, sequencing constraints, existing-conditions discovery, and interface control so the electrical scope integrates cleanly with campus standards and facility operations expectations.
- **Emergency power and life-safety readiness:** Cedar's approach to emergency power emphasizes an "approval-to-acceptance" workflow—submittals, readiness gates, OEM coordination, scripted testing, documentation, and training—so life-safety pathways are inspection-ready and turnover is predictable.
- **Security/technology systems coordination:** Cedar's electrical and low-voltage coordination capability supports consistent execution for access control, camera rough-in readiness, and related infrastructure so systems are installed, labeled, tested, and documented in a way that accelerates integration and acceptance.
- **Multi-prime coordination discipline:** Cedar understands that the final master schedule and commissioning path are **interdependent across primes**. Our project controls—coordination cadence, interface logs, RFI/submittal discipline, constraint tracking, and readiness walkdowns—are designed to keep work moving while preventing late-stage integration failures.
- **Safety and quality as execution systems (not slogans):** Cedar applies job hazard analysis, LOTO planning, energized-work controls, and field-level quality verification so installations are safe, code-compliant, and built for long-term maintainability.

Cedar Electric acknowledges the following:

1. **Mandatory Requirements and SDB/VBE Participation Compliance**
Cedar acknowledges that this proposal meets the Mandatory Requirements and satisfies the solicitation's SDB/VBE participation compliance requirements as an eligibility gate.
2. **No Cost/Rate/Subcontract Dollar Values in the Technical Submittal**
Cedar acknowledges that no cost information, rates, or subcontract dollar values are disclosed anywhere in this Technical Submittal.
3. **Awareness of the 75% Technical Threshold for Responsibility**
Cedar acknowledges the Commonwealth's requirement that proposers must achieve the 75% technical threshold to be considered responsible.

Cedar appreciates the opportunity to support Thaddeus Stevens College of Technology on this important project. We are prepared to deliver a safe, coordinated, acceptance-ready electrical scope that supports the College's operational needs and long-term campus reliability.

Respectfully submitted,



Cedar Electric Inc

Doug Coonan

2696 N Reading Road, Reinholds PA 17569

717-945-7982

doug@cedarelectricinc.com

TECHNICAL SECTION 1 — Project Team's Qualifications, Experience, Past Performance

1.1 Section T-1A Introduction to the Project Team

Cedar Electric, Inc. submits this Technical Submittal as the Electrical Prime Contractor (.4) and provides the following introduction to the Project Team, inclusive of Cedar Electric and subcontractors known at the time of submission, in accordance with Section T-1A requirements.

1.1.1 Team overview (Prime + known subs)

A. Cedar Electric, Inc. (Prime Contractor — Electrical .4)

Capabilities and Relevant Experience

Cedar Electric, Inc. was founded in 1967 and has performed electrical work across multiple levels of government over its 58 years in business. Cedar's delivery model is heavily aligned with the Commonwealth's multi-prime approach: Cedar states that approximately 95% of its work is executed under multi-prime contracts and that it typically self-performs approximately 90% of the contract work using its own workforce.

- Cedar's experience includes active/occupied facilities and campus environments, including universities, schools, medical facilities, and other public-sector sites.
- Cedar's project examples include electrical, IT/data, AV, fire alarm, security, and access control scopes on higher-education and school facilities (e.g., Lincoln University building renovations and multiple school/community projects).
- For systems integration relevant to the Electrical (.4) contract, Cedar describes experience installing and integrating campus fire alarm systems and coordinating with major fire alarm providers (e.g., Siemens, Edwards, Johnson Controls).
- Cedar also describes broad experience with CCTV systems, public address systems, and card access systems, including installations for school, hospital, and municipal environments, and experience with multiple security/access control vendors.
- Cedar further states that audio-visual systems are common in its school projects, including more complex auditorium sound configurations.

Collectively, these capabilities align to the Electrical (.4) T-1A experience topics, including emergency power/generators, security access control, campus AV, integration into campus infrastructure, and campus camera rough-in coordination.

Roles and Responsibilities (Key Cedar Personnel)

Cedar will staff the project with an experienced management team and field leadership, including:

Doug Coonan — Project Executive / Contract Manager (overall contractual oversight, executive coordination, safety leadership, and decision-making support).

Brody Longstaff — Project Manager / Sr. Project Manager (overall planning and execution oversight; weekly planning/coordination meetings; monitoring progress; supervising work crews including subcontractors; maintaining schedule, quality, and safety performance).

Matthew Mayor — Project Superintendent (on-site daily coordination, quality of materials/methods, administration of safety procedures, issue resolution, and daily progress documentation).

Jacob Kohl — Project Apprentice — works to support key personnel

(Full personnel narratives and one-page resumes are provided in Technical Section 2, T-2A, consistent with RFP instructions for Project Management Team submissions.)

History of Working Relationships

Cedar's proposed Project Manager and Project Superintendent have an established working relationship developed over decades and have jointly managed phased renovations, additions, and new construction, including work in occupied buildings requiring tight coordination and strong site controls.

Project Understanding (Services and Materials)

Cedar understands that this project requires disciplined coordination and sequencing among primes, with particular emphasis on campus integration and maintaining safe conditions for all trades and campus stakeholders. Cedar's approach reflects the coordination discipline needed for multi-prime delivery and for integrating new or upgraded electrical and low-voltage systems into an active institutional environment.

For the Electrical (.4) scope, Cedar's understanding includes delivery and integration of core electrical distribution and branch systems, emergency power systems, and the low-voltage/security/AV elements identified in the RFP, including:

- emergency generator-related work (installation/termination and associated equipment);
- security swipe card access and related low-voltage/security systems.
- campus AV/sound and multimedia systems.
- integration of systems into existing campus infrastructure, including campus-wide systems.
- rough-in coordination for campus security cameras (pathways, power, cabling infrastructure, and coordination with the security system integrator and Owner-furnished devices).

B. Premium Power Service (Known Subcontractor — Medium Voltage Cable Testing/Terminations)

Capabilities and Experience Summary

Cedar proposes **Premium Power Service** as a subcontractor for **medium-voltage cable testing and terminations**, supporting compliant installation and verification of medium-voltage systems as required.

Roles and Responsibilities

Premium Power Service will coordinate with Cedar on medium-voltage cable installation support activities and execute testing/termination work necessary to validate system performance and readiness for commissioning.

History of Working Relationship

Cedar identifies Premium Power Service as a subcontractor partner for this defined scope; Cedar will integrate Premium's work into the overall schedule and coordination plan under Cedar's project management controls.

C. Landis Excavation (Known Subcontractor — Excavation Support)

Capabilities and Experience Summary

Cedar identifies **Landis Excavation** to perform excavation required for the project. Landis brings extensive industry experience (25+ years noted for its project manager) and has prior experience working with Cedar on multiple projects.

Roles and Responsibilities

Landis will execute excavation activities necessary to support Cedar's underground/conduit and related installation requirements, coordinated through Cedar's site supervision and schedule controls.

History of Working Relationship

Cedar notes a long-standing working relationship with Landis's site leadership, including collaboration on recent work at the Lebanon VA Medical Center substation project.

D. Keystone Supply (Lighting, Gear & Standard Materials)(VBE)

Capabilities and Experience Summary

Keystone will support Cedar Electric as the VBE vendor, providing the specialized products needed to complete this project as part of the overall electrical scope.

Roles and Responsibilities

Keystone will supply products

History of Working Relationship

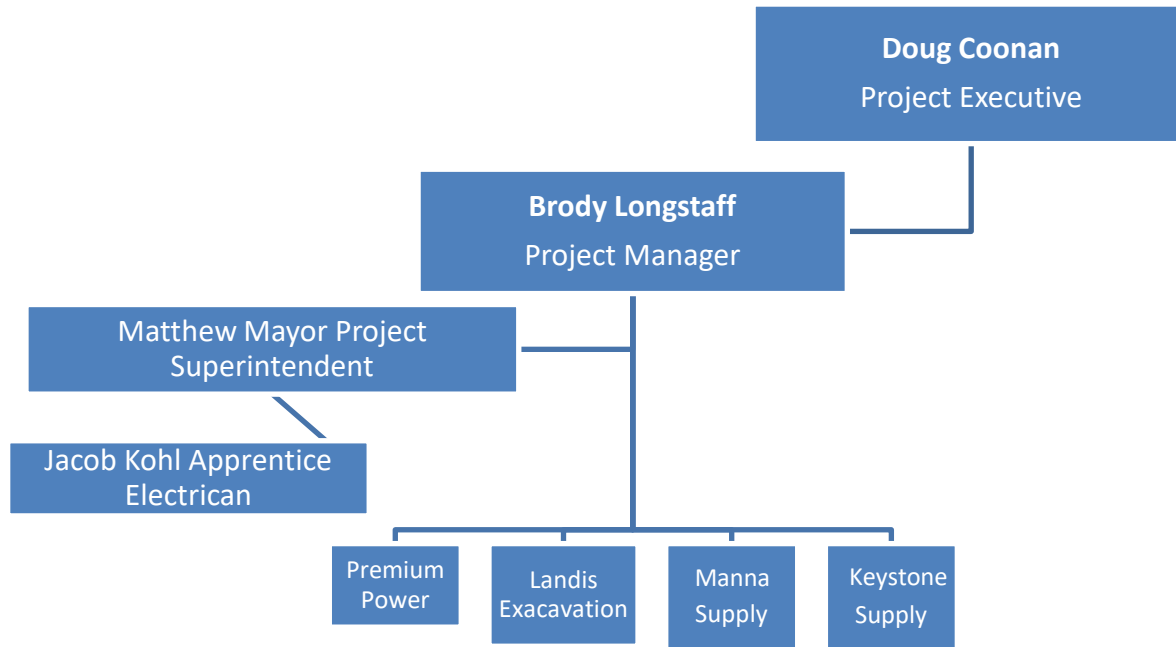
Cedar maintains an active list of reliable subcontractors and vendors and emphasizes close coordination between subcontractors

E. Manna Supply (SDB)

Cedar anticipates the use of specialized subcontractors (or specified vendor-authorized entities) for Lighting, gear, standard materials and generators

Cedar will finalize and document the specific entities consistent with contract requirements and will ensure that any Designated Critical Work entities (including those associated with the large emergency generator and swipe card access elevator system, if applicable) are addressed in Section T-1C with the required Qualification Statements.

Organization Chart



1.1.2 Electrical (.4) experience narrative (required topics)

The RFP requests the Electrical (.4) Prime describe experience in five topic areas: (1) emergency generators of similar size/complexity, (2) security swipe card access, (3) campus AV/sound/multimedia, (4) integration of new systems into existing campus infrastructure, and (5) rough-in installation of provided campus security cameras.

1) Emergency generators (similar size/complexity)

Relevant projects (representative):

- **Downingtown HS East (Renovation):** Cedar's education-sector work has included generator scope as part of broader electrical distribution and low-voltage systems delivery in a complex renovation environment.
- **Governor Mifflin Community Center / School District:** Cedar has delivered projects that included a new electrical generator alongside the full range of building electrical and low-voltage systems typical of institutional facilities.

How it maps to this campus:

For a new multipurpose/dormitory building, Cedar will manage the generator as an integrated system—coordinating placement and access, feeders, ATS/distribution interfaces, life-safety branch requirements, and commissioning readiness with the Owner, design team, and other primes. Cedar's approach emphasizes correct sequencing (pad/placement, conduit and conductors, terminations, ATS tie-ins, testing) to support on-time turnover and reliable emergency power performance.

2) Security swipe card access systems

Relevant projects (representative):

- **Lebanon VA Medical Center – ICU Construction:** Cedar installed and integrated access control systems, including card readers and controlled door devices, in a high-demand environment requiring careful phasing and coordination.
- **Lebanon VA Lab (New Construction):** Cedar delivered building security and access control systems tied into a campus-wide infrastructure using a fiber backbone, supporting centralized monitoring and administration.

How it maps to this campus:

Cedar will coordinate access control pathways, power, cabling, terminations, labeling, and cutover so the new building's controlled openings align with the College's operational security requirements. Cedar's past work integrating building-level card access with enterprise or campus-wide systems supports a clean transition to campus standards and reliable system performance at go-live.

3) Campus AV / sound / multimedia

Relevant projects (representative):

- **Education facilities (multiple):** Cedar has extensive experience installing AV systems in school environments, ranging from single-room systems to larger auditorium and cafeteria sound systems.
- **Education/multi-system projects (e.g., district renovations and community facilities):** Cedar has delivered AV scope in coordination with electrical distribution, security/access control, and other low-voltage systems on institutional projects.

How it maps to this campus:

Cedar will treat campus AV as a coordinated low-voltage scope that must align with architectural/structural conditions and the campus IT ecosystem. Cedar will plan pathways, device locations and backboxes, rack/IDF interfaces, power/grounding as required, and sequenced testing with the Owner's AV stakeholders so the multipurpose areas and common spaces are fully functional upon occupancy.

4) Integrating new systems into existing campus infrastructure

Relevant projects (representative):

- **Knapp Elementary School Renovation (Active School):** Cedar performed phased upgrades while maintaining operation of existing fire alarm, access control, PA, AV, and security systems in areas not yet renovated—requiring tight vendor coordination and controlled transition from old systems to new.
- **Lebanon VA Lab (Campus Integration):** Cedar integrated building security systems into a campus-wide environment via fiber connectivity to centralized monitoring.

How it maps to this campus:

Cedar will plan integration with campus-wide electrical and low-voltage systems through early interface confirmation with College stakeholders; coordinated pathway/fiber/copper execution; planned outages where required; and joint testing/commissioning with system vendors. Cedar's experience maintaining continuity in active facilities translates directly to disciplined cutovers, minimal disruption, and a stable transition to operational use.

5) Rough-in installation of provided security cameras on a campus

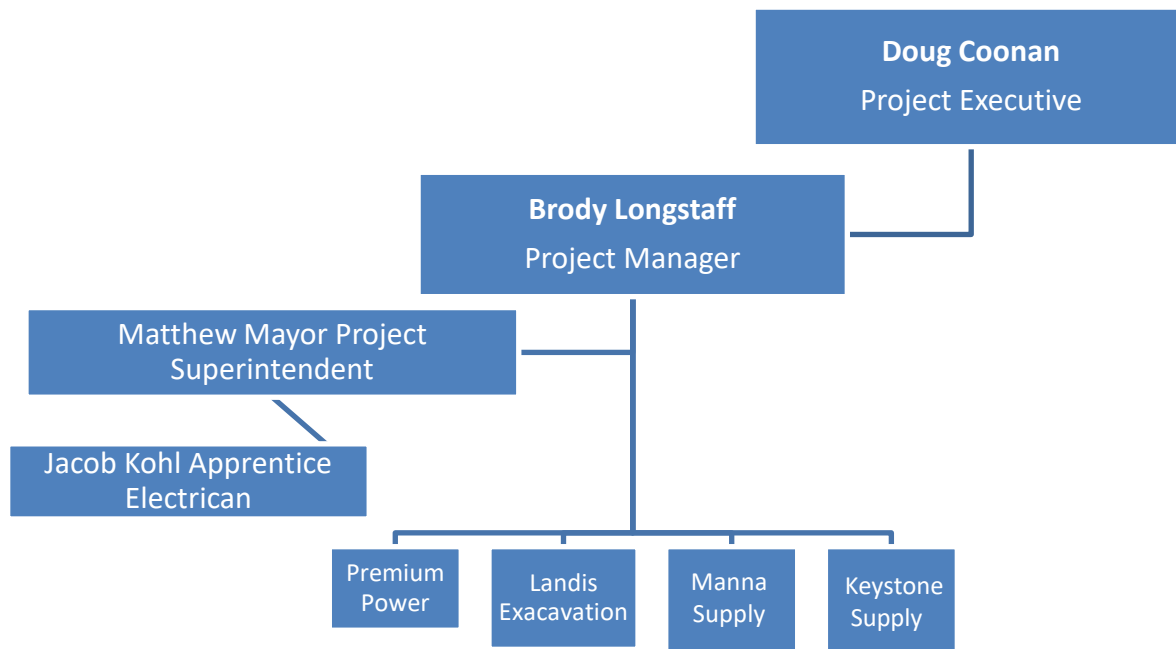
Relevant projects (representative):

- **Lebanon VA Lab (Campus Security):** Cedar supported camera deployments tied into a campus-wide security framework, including connectivity to centralized security monitoring.
- **Lebanon VA Medical Center – ICU:** Cedar coordinated camera-related security infrastructure in complex circulation areas (doors, halls, elevators) as part of an integrated security/access control environment.

How it maps to this campus:

Cedar will execute camera “rough-in” as a defined, verifiable deliverable set: coordinated device locations, conduit/pathways, backboxes/supports, cable pulls (fiber/copper as specified), terminations, labeling, and test documentation—so Owner-furnished/provided cameras can be installed and activated on schedule. This approach reduces rework, compresses activation timelines, and supports clean closeout documentation.

1.1.3 Organization chart



1.2 Section T-1B Prime Contractor Qualifications, Experience, Past Performance Appendix F + attachments

Prime Contractor Performance Factors (How Cedar Delivers on DGS Expectations). Cedar Electric's institutional and public-sector delivery approach emphasizes (1) strict compliance with plans/specifications through disciplined submittal/RFI controls and foreman-level install verification; (2) consistent workmanship quality through standardized install checklists, torque/termination verification, labeling standards, and pre-inspection walkdowns; (3) schedule performance through short-interval planning, weekly look-aheads, and coordinated turnover/commissioning readiness; (4) cost-control and budget stewardship through change identification discipline, documented scope validation, and timely issue escalation (without introducing any pricing for this project in the Technical Submittal); (5) cooperative coordination and customer satisfaction through predictable reporting cadence and rapid interface resolution with other primes; (6) financial stability supported by sustained annual construction volume and established bonding/insurance capacity; (7) compliance with safety laws via OSHA-aligned programs, LOTO/NFPA 70E controls, and documented training; (8) compliance with prevailing wage requirements and certified payroll controls; and (9) prompt payment and subcontractor stewardship through invoice tracking, approval workflows, and payment confirmations.

Percentage of Work Performed (This Project). Cedar Electric anticipates self-performing approximately **78%** of the Electrical (.4) Contract Work with Cedar's own workforce (project management, supervision, rough-in, distribution, branch circuitry, lighting, and low-voltage pathways/rough-in). Cedar anticipates that approximately **22%** of the Electrical (.4) Contract Work will be performed by specialty subcontractors/suppliers (e.g., limited specialty testing/terminations and manufacturer-authorized start-up/commissioning support where required). These percentages are best-estimate planning values and will be finalized through coordination and approved subcontracts consistent with the RFP and contract requirements. No pricing information for this project is included in the Technical Submittal.

Prime Contractor Performance Factors (How Cedar Delivers on DGS Expectations). Cedar Electric's institutional and public-sector delivery approach emphasizes (1) strict compliance with plans/specifications through disciplined submittal/RFI controls and foreman-level install verification; (2) consistent workmanship quality through standardized install checklists, torque/termination verification, labeling standards, and pre-inspection walkdowns; (3) schedule performance through short-interval planning, weekly look-aheads, and coordinated turnover/commissioning readiness; (4) cost-control and budget stewardship through change identification discipline, documented scope validation, and timely issue escalation (without introducing any pricing for this project in the Technical Submittal); (5) cooperative coordination and customer satisfaction through predictable reporting cadence and rapid interface resolution with other primes; (6) financial stability supported by sustained annual construction volume and established bonding/insurance capacity; (7) compliance with safety laws via OSHA-aligned programs, LOTO/NFPA 70E controls, and documented training; (8) compliance with prevailing wage requirements and certified payroll controls; and (9) prompt payment and subcontractor stewardship through invoice tracking, approval workflows, and documented payment confirmations aligned to Commonwealth requirements.



1.2.1 Appendix F (forms + attachments)

- Completed Prime Contractor Qualifications Statement package (as required)

APPENDIX F

PRIME CONTRACTOR QUALIFICATION STATEMENT

APPENDIX F
PRIME CONTRACTOR
QUALIFICATION STATEMENT

COVER SHEET

DGS Project Name Thaddeus Stevens College - New Multipurpose/Dorm Building

DGS Project Number DGS C-0417-0048 Phase 1

Check One:

☒ Corporation,

☐ Partnership,

☐ Individual,

☐ Joint Venture,

☐ Other _____

Name of Firm Cedar Electric Inc

Address 2696 N Reading Road, Reinholds PA 17569

Principal Office 2696 N Reading Road, Reinholds PA 17569

Owner or Authorized Representative Doug Coonan, President

SECTION 1 – INFORMATION ON FIRM

1.1 Background Information

a) How many years has the firm been in business? 58

b) How many years has the firm been doing business in the proposed contract field? 58

Under what former names has the firm conducted business?

None

c) Provide an **Attachment 1** to this Qualifications Statement identifying all jurisdictions in which the firm is licensed or otherwise qualified to do business. List and provide copies of any business or trade licenses, certificates or registrations (to the extent that they apply to the Contract Work) held by the firm.

d) If the firm is a corporation, provide the following information:

Date of incorporation March 1967

State of incorporation Pennsylvania

President's name Doug Coonan

Vice President's name(s) _____

Secretary's name Tanya S Coonan

Treasurer's name Doug Coonan

e) If the firm is a partnership, provide the following information:

Date of formation _____

Type of partnership _____

Names of partners _____

f) If the firm is individually owned, provide the following information:

Date of formation _____

Name of owner _____

g) If the form of the firm is other than those listed above, describe it and name the principals:

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:
- | | | |
|------|-------------|-------------------------|
| Year | <u>2025</u> | \$ <u>15,535,362.00</u> |
| Year | <u>2024</u> | \$ <u>12,324,367.00</u> |
| Year | <u>2023</u> | \$ <u>9,817,418.00</u> |
- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 95
- c) List the categories of work that the firm normally performs with its own forces on similar projects.
- Electrical & Low Voltage Systems

2.2 Project Experience and References

Submit as **Attachment 2** to this Qualifications Statement:

- a) **Suggested number of Sheets/Pages:**

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects that are similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- Name of project, type of project and location
- Description of the project and relevance of work to the Contract Work
- Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 3** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:
- | | | |
|---------|-------------|-------------|
| Year 1: | <u>2025</u> | <u>.738</u> |
| Year 2: | <u>2024</u> | <u>.794</u> |

Year 3: 2023 .794

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1: 2025 4.373

Year 2: 2024 0

Year 3: 2023 5.163

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1: 2025 4.373

Year 2: 2024 0

Year 3: 2023 10.326

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 4** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation.

Npne

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?

Yes ___ No ☒

- 3.2 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?

Yes ___ No ☒

- 3.3 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?

Yes ___ No ☒

- 3.4 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?

Yes ___ No ☒

- 3.5 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?

Yes ___ No ☒

- 3.6 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?

Yes ___ No ☒

- 3.7 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?

Yes ___ No ☒

- 3.8 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?

Yes ___ No ☒

- 3.9 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?

Yes ___ No ☒

*Note: information regarding health and safety violations is addressed in a previous section.

- 3.10 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?

Yes ___ No ☒

- 3.11 Has the firm been the subject to any bankruptcy proceeding?

Yes ___ No ☒

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the representations and authorizations listed on the Proposal Signature page and in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.
- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.

- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

OSHA's Form 300 (Rev. 01/2004)

Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name Cedar Electric Inc.

City Reinholds State PA

Identify the person					Describe the case	Classify the case													
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:							
						Death		Days away from work		Remained at work		Away From Work (days)	On job transfer or restriction (days)	(M)					
								Job transfer or restriction	Other record-able cases					Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses
						(G)	(H)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)		
1	Edward Brackbill	Journeyman	12/5/2025		#12 Wire THHN sprung out of the junction box and struck the employee in the left eye	0	1	0	0	1	0	1							
2						0			0	0	0								
Page totals						0	1	0	0	1	0	1	0	0	0	0	0		

Doug Coonan, President

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35 in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	1	0	1
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of...	(1) Injury	(2) Skin Disorder	(3) Respiratory Condition	(4) Poisoning	(5) Hearing Loss	(6) All Other Illnesses
(M)	0	0	0	0	0	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA, Office of Statistics, Room N-3644, 200 Constitution Ave., NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name CEDAR ELECTRIC INC.

Street 2696 N Reading Road

City Reynolds State PA Zip 17569

Industry description (e.g., Manufacture of motor truck trailers)
ELECTRICAL CONSTRUCTION CONTRACTOR

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 8 2 1 0

Employment information

Annual average number of employees 40

Total hours worked by all employees last year 45734.74

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive

President

Title

January 5, 2026

Date

717-945-7982

Phone

Injuries and Illnesses Incident Report

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Information about the employee

This *Injury and Illness Incident Report* is one of the first forms you must fill out when a recordable work-related injury or illness has occurred. Together with the *Log of Work-Related Injuries and Illnesses* and the accompanying *Summary*, these forms help the employer and OSHA develop a picture of the extent and severity of work-related incidents.

Within 7 calendar days after you receive information that a recordable work-related injury or illness has occurred, you must fill out this form or an equivalent. Some state workers' compensation, insurance, or other reports may be acceptable substitutes. To be considered an equivalent form, any substitute must contain all the information asked for on this form.

According to Public Law 91-596 and 29 CFR 1904, OSHA's recordkeeping rule, you must keep this form on file for 5 years following the year to which it pertains.

If you need additional copies of this form, you may photocopy and use as many as you need.

Completed by	Doug Coonan
Title	President
Phone	717-945-7982
Date	1/5/2026

Information about the case

- 1) Full Name Edward Brackbill
- 2) Street 56 Hartwicke Drive
City Quarryville State PA Zip 17566
- 3) Date of birth 5/1/1992
- 4) Date hired 2/24/2025
- 5) ☒ Male
☐ Female

Information about the physician or other health care professional

- 6) Name of physician or other health care professional _____
- 7) If treatment was given away from the worksite, where was it given? _____

Facility Concentra Urgent Care
Street 6301 Graysone Road
City Harrisburg State PA Zip 17111

- 8) Was employee treated in an emergency room?
☐ Yes
☒ No He went to urgent care
- 9) Was employee hospitalized overnight as an in-patient?
☐ Yes
☒ No

- 10) Case number from the Log A00007296326 (Transfer the case number from the Log after you record the case.)
- 11) Date of injury or illness 12/5/2025
- 12) Time employee began work 6am AM/PM
- 13) Time of event 7:15 AM AM/PM ☐ Check if time cannot be determined

*Please do not include any personally identifiable information (PII) pertaining to worker(s) involved in the incident (e.g., no names, phone numbers, or SSNs) in the following fields.

- *14) What was the employee doing just before the incident occurred? Describe the activity, as well as the tools, equipment or material the employee was using. Be specific. Examples: "climbing a ladder while carrying roofing materials", "spraying chlorine from hand sprayer", "daily computer key-entry", "wiring a junction box"

- *15) What happened? Tell us how the injury occurred. Examples: "When ladder slipped on wet floor, worker fell 20 feet", "Worker was sprayed with chlorine when gasket broke during replacement", "Worker developed #12 THHN sprung out of the junction box and struck the employee in the left eye"

- *16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. Examples: "strained back", "chemical burn, hand", "carpal tunnel syndrome", "Left Eye"

- *17) What object or substance directly harmed the employee? Examples: "concrete floor", "chlorine", "radial arm saw." If this question does not apply to the incident, leave it blank.
#12 THHN Wire

- 18) If the employee died, when did death occur? Date of death _____

Log of Work-Related Injuries and Illnesses

Year 2024

 **U.S. Department of Labor**

Occupational Safety and Health Administration

Cedar Electric Inc

State	PA
Alabama	1901
Alaska	1962
Arizona	1912
Arkansas	1901
California	1901
Colorado	1901
Connecticut	1901
Delaware	1901
Florida	1901
Georgia	1901
Hawaii	1962
Idaho	1901
Illinois	1901
Indiana	1901
Iowa	1901
Kansas	1901
Kentucky	1901
Louisiana	1901
Maine	1901
Maryland	1901
Massachusetts	1901
Michigan	1901
Minnesota	1901
Mississippi	1901
Missouri	1901
Montana	1901
Nebraska	1901
Nevada	1901
New Hampshire	1901
New Jersey	1901
New Mexico	1901
New York	1901
North Carolina	1901
North Dakota	1901
Ohio	1901
Oklahoma	1901
Oregon	1901
Pennsylvania	1901
Rhode Island	1901
South Carolina	1901
South Dakota	1901
Tennessee	1901
Texas	1901
Utah	1901
Vermont	1901
Virginia	1901
Washington	1901
West Virginia	1901
Wisconsin	1901
Wyoming	1901

[illegible]

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time for reviewing the instruction, searching existing data sources, gathering the data needed, and completing and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3664, 200 Constitution Ave, NW, Washington, DC 20270. Do not send the completed forms to this office.

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	0

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0

Injury and Illness Types

Total number of...	(M)	(1) Injury	0	(4) Poisoning	0
		(2) Skin Disorder	0	(5) Hearing Loss	0
		(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA, Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.



Establishment information

Your establishment name CEDAR ELECTRIC INC.

Street 528 CHELTENHAM COURT

City LITITZ State PA Zip 17543

Industry description (e.g., Manufacture of motor truck trailers)
ELECTRICAL CONSTRUCTION CONTRACTOR

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 8 2 1 0

Employment information

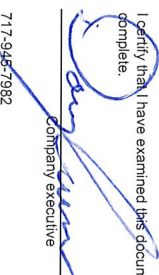
Annual average number of employees 40

Total hours worked by all employees last year 44618.1

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.


Company executive

717-945-7982 Phone

President
January 1 2024
Date

OSHA's Form 301

Injuries and Illnesses Incident Report

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Information about the employee

This *Injury and Illness Incident Report* is one of the first forms you must fill out when a recordable work-related injury or illness has occurred. Together with the *Log of Work-Related Injuries and Illnesses* and the accompanying *Summary*, these forms help the employer and OSHA develop a picture of the extent and severity of work-related incidents.

Within 7 calendar days after you receive information that a recordable work-related injury or illness has occurred, you must fill out this form or an equivalent. Some state workers' compensation, insurance, or other reports may be acceptable substitutes. To be considered an equivalent form, any substitute must contain all the information asked for on this form.

According to Public Law 91-596 and 29 CFR 1904, OSHA's recordkeeping rule, you must keep this form on file for 5 years following the year to which it pertains

If you need additional copies of this form, you may photocopy and use as many as you need.

Completed by	Doug Coonan
Title	President
Phone	717-945-7882
Date	1/1/2024

1) Full Name

2) Street

City

State

Zip

3) Date of birth

4) Date hired

5) ☐ Male

☐ Female

Information about the physician or other health care professional

6) Name of physician or other health care professional

7) If treatment was given away from the worksite, where was it given?

Facility

Street

City

State

Zip

8) Was employee treated in an emergency room?

☐ Yes

☐ No

9) Was employee hospitalized overnight as an in-patient?

☐ Yes

☐ No

Information about the case

10) Case number from the Log (Transfer the case number from the Log after you record the case.)

11) Date of injury or illness

12) Time employee began work

AM/PM

13) Time of event

AM/PM

☐ Check if time cannot be determined

*Please do not include any personally identifiable information (PII) pertaining to worker(s) involved in the incident (e.g., no names, phone numbers, or SSNs) in the following fields.

*14) What was the employee doing just before the incident occurred? Describe the activity, as well as the tools, equipment or material the employee was using. Be specific. Examples: "Climbing a ladder while carrying roofing materials"; "spraying chlorine from hand sprayer"; "daily computer key-entry."

*15) What happened? Tell us how the injury occurred. Examples: "When ladder slipped on wet floor, worker fell 20 feet"; "Worker was sprayed with chlorine when gasket broke during replacement"; "Worker developed soreness in wrist over time."

*16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. Examples: "strained back"; "chemical burn, hand"; "carpal tunnel syndrome."

*17) What object or substance directly harmed the employee? Examples: "concrete floor"; "chlorine"; "radial arm saw." If this question does not apply to the incident, leave it blank.

18) If the employee died, when did death occur? Date of death

Log of Work-Related Injuries and Illnesses

Year 2023

 U.S. Department of Labor

Occupational Safety and Health Administration

Cedar Electric Inc.

Form approved OMB no. 1218-0176

PA

[illegible]

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

- (1)
- (2)
- (3)
- (4)
- (5)
- (6)

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases, write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases			
Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	2	2	0
(G)	(H)	(I)	(J)

Number of Days	
Total number of days away from work	Total number of days of job transfer or restriction
2	2
(K)	(L)

Injury and Illness Types			
Total number of...			
(M)			
(1) Injury	2	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA, Office of Statistics, Room N-3644, 200 Constitution Ave., NW, Washington, DC 20210. Do not send the completed forms to this office.

Year 2023

Establishment information

Your establishment name CEDAR ELECTRIC INC.

Street 528 CHEL TENHAM COURT

City LITITZ State PA Zip 17543

Industry description (e.g., Manufacture of motor truck trailers)
ELECTRICAL CONSTRUCTION CONTRACTOR

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 8 2 1 0

Employment information

Annual average number of employees 40

Total hours worked by all employees last year 38737.04

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company Executive

President

717-945-7988

January 1 2024

Phone Date

OSHA's Form 301

Injuries and Illnesses Incident Report

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

This *Injury and Illness Incident Report* is one of the first forms you must fill out when a recordable work-related injury or illness has occurred. Together with the *Log of Work-Related Injuries and Illnesses* and the accompanying *Summary*, these forms help the employer and OSHA develop a picture of the extent and severity of work-related incidents.

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According to Public Law 91-596 and 29 CFR 1904, OSHA's recordkeeping rule, you must keep this form on file for 5 years following the year to which it pertains

If you need additional copies of this form, you may photocopy and use as many as you need.

Information about the employee

1) Full Name Jacob Kohl

2) Street 14 Stevens Road, PO BOX 6

City Stevens State PA Zip 17578

3) Date of birth 10/25/2004

4) Date hired 1/27/2023

5) ☒ Male
☐ Female

Information about the physician or other health care professional

6) Name of physician or other health care professional
Kristen Reeser CRNP

7) If treatment was given away from the worksite, where was it given?

Facility _____

Street _____

City _____ State _____ Zip _____

8) Was employee treated in an emergency room?

☐ Yes

☒ No

9) Was employee hospitalized overnight as an in-patient?

☐ Yes

☒ No

Information about the case

10) Case number from the Log 1218-0176 (Transfer the case number from the Log after you record the case.)

11) Date of injury or illness 12/5/2023

12) Time employee began work 6am AM/PM

13) Time of event 10am AM/PM ☐ Check if time cannot be determined

*Please do not include any personally identifiable information (PII) pertaining to worker(s) involved in the incident (e.g., no names, phone numbers, or SSNs) in the following fields.

*14) What was the employee doing just before the incident occurred? Describe the activity, as well as the tools, equipment or material the employee was using. Be specific. Examples: "climbing a ladder while carrying roofing materials", "spraying chlorine from hand sprayer", "daily computer key-entry",
wiring in ceiling

*15) What happened? Tell us how the injury occurred. Examples: "When ladder slipped on wet floor, worker fell 20 feet", "Worker was sprayed with chlorine when gasket broke during replacement", "Worker developed soreness in wrist over time",
Dust from HVAC dust fell in Jake's eye and gave him a bacterial infection

*16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. Examples: "strained back", "chemical burn, hand", "carpal tunnel syndrome",
Dust from HVAC dust fell in Jake's eye and gave him a bacterial infection

*17) What object or substance directly harmed the employee? Examples: "concrete floor", "chlorine", "radial arm saw." If this question does not apply to the incident, leave it blank.
dust from HVAC duct

18) If the employee died, when did death occur? Date of death

Public reporting burden for this collection of information is estimated to average 22 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a current valid OMB control number. If you have any comments about this estimate or any other aspects of this data collection, including suggestions for reducing this burden, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

OSHA's Form 301

Injuries and Illnesses Incident Report

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According to Public Law 91-596 and 29 CFR 1904, OSHA's recordkeeping rule, you must keep this form on file for 5 years following the year to which it pertains.

If you need additional copies of this form, you may photocopy and use as many as you need.

Information about the employee

- 1) Full Name Kurtis Alderman
- 2) Street 2732 Haworth St City Philadelphia State PA Zip 19137
- 3) Date of birth 1/25/1984
- 4) Date hired 1/31/2022
- 5) ☒ Male ☐ Female

Information about the physician or other health care professional

- 6) Name of physician or other health care professional Dr. Anthony Calamonti

- 7) If treatment was given away from the worksite, where was it given?

Facility _____
Street 2644 Lefevre
City Philadelphia State PA Zip 19137

- 8) Was employee treated in an emergency room?

☐ Yes ☒ No

- 9) Was employee hospitalized overnight as an in-patient?

☐ Yes ☒ No

Information about the case

- 10) Case number from the Log _____ (Transfer the case number from the Log after you record the case.)
- 11) Date of injury or illness ##### 10/16/23
- 12) Time employee began work 6am AM/PM
- 13) Time of event 10am AM/PM ☐ Check if time cannot be determined

*Please do not include any personally identifiable information (PII) pertaining to worker(s) involved in the incident (e.g., no names, phone numbers, or SSNs) in the following fields.

- *14) What was the employee doing just before the incident occurred? Describe the activity, as well as the tools, equipment or material the employee was using. Be specific. Examples: "climbing a ladder while carrying roofing materials"; "spraying chlorine from hand sprayer"; "daily computer key-entry";
Moving MC cable

- *15) What happened? Tell us how the injury occurred. Examples: "When ladder slipped on wet floor, worker fell 20 feet"; "Worker was sprayed with chlorine when gasket broke during replacement"; "Worker developed soreness in wrist over time."
rolling a reel of 10/6 MC Cable.

- *16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. Examples: "strained back"; "chemical burn, hand"; "carpal tunnel syndrome."
Pulled a muscle in his lower left back

- *17) What object or substance directly harmed the employee? Examples: "concrete floor"; "chlorine"; "radial arm saw." If this question does not apply to the incident, leave it blank.
wire reel

- 18) If the employee died, when did death occur? Date of death

Public reporting burden for this collection of information is estimated to average 22 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a current valid OMB control number. If you have any comments about this estimate or any other aspects of this data collection, including suggestions for reducing this burden, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.



baron insurance group
auto home life business

January 5, 2026

Cedar Electric, Inc.
528 Cheltenham Court
Lititz, PA 17543

Re: Cedar Electric Inc. Experience Modification

To Whom It May Concern,

Cedar Electric Inc has an Experience Rating Modification of 0.738 effective 4/1/2025 through 4/1/2026.

Sincerely,

David R Wertz
Commercial Lines Account Executive
davew@baroninsurancegroup.com
717.665.2985 x407



baron insurance group
auto home life business

Friday, January 31, 2025

Cedar Electric
528 Cheltenham Court
Lititz PA 17543

Re: Cedar Electric Inc. Experience Modification

To Whom It May Concern,

Cedar Electric Inc has an Experience Modification/Merit Rating Factor of 0.7940 effective 04/01/24 to 04/01/25.

Sincerely

Kaylin Means

Commercial Lines Account Manager
kaylinm@baroninsurancegroup.com
(717)665-2985



baron insurance group
auto home life business

March 1, 2024

Re: Cedar Electric Inc. Experience Modification

528 Cheltenham Court, Lititz PA 17543

To Whom It May Concern:

Cedar Electric Inc has an Experience Modification/Merit Factor of .7940 effective 4/1/2023-4/1/2024.

Sincerely,

Christine Evaston

Christine Evaston

Commercial Lines Agent

christinee@baroninsurancegroup.com

717-665-2985



Attachment 1 — Licenses & Certifications:

Cedar Electric License Numbers:

Issuing Agency	License Number	Expiration Date
PA Department of General Service	119650	
PA Department of General Services COSTARS	COSTARS-008-E23-1120	4/24/2026
City of Harrisburg	Master Electrician License #2024105553-0	12/31/2025
Federal SAM	Cage Code # 1DLM5	
BICSI	Copper Installer 2	NA

Attachment 1 — Jurisdictions / Licenses / Registrations (Applicable to Electrical Contract Work)

Cedar Electric is licensed/qualified to perform electrical contracting work in Pennsylvania and maintains the trade and business credentials applicable to this project, including (as applicable) municipal licensing where required by the Authority Having Jurisdiction (AHJ). Copies of the following current licenses/registrations are included behind this Attachment:

- City of Harrisburg — Master Electrician License #2025105546-1 exp 12/31/2026
- City of Harrisburg #34463-0
- Middletown Twp #224268
- Federal SAM registration (CAGE Code 1DLM5)

REQUIRED REPRESENTATIONS (answers to questions)

4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.

Cedar Electric, Inc. affirms that it possesses—and will maintain in good standing for the duration of the Contract—all professional, business, and trade licenses, registrations, and certifications required to perform the Electrical (.4) Contract Work. Based on Cedar's submitted documentation, Cedar maintains relevant Commonwealth and local licensing/registration credentials (including Pennsylvania DGS-related registration, Pennsylvania COSTARS participation, and a City of Harrisburg Master Electrician license), is registered in the Federal SAM system (CAGE code identified), and holds industry credentials supporting low-voltage/structured cabling work (e.g., BICSI Copper Installer certification). In addition, Cedar's key supervisory personnel include individuals holding current journeyman/master electrician licensing consistent with code-compliant oversight and responsible charge. Cedar will provide copies of current licenses/certifications as part of its Qualifications Statement attachments and will obtain and maintain any additional project-specific permits, registrations, or jurisdictional electrical licenses that are required for execution, inspections, testing, and final acceptance at Thaddeus Stevens College.

4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.

Cedar Electric, Inc. confirms that it satisfies the solicitation's bonding and insurance requirements for the Contract Work and will maintain the required coverage and bond capacity for the full term of performance. Based on Cedar's submitted documentation, Cedar carries standard construction insurance appropriate for public-sector/institutional electrical contracting (including, as applicable, commercial general liability, workers' compensation, and other customary coverages) and maintains the ability to provide the required bonds (including performance and payment bonds and any other bonding instruments required by the solicitation). Cedar will provide current certificates of insurance and bonding documentation in the form and amounts required by the solicitation, will ensure that the Owner/Commonwealth is named as required (e.g., additional insured where applicable), and will flow down applicable insurance and bonding requirements to all subcontractors performing work under Cedar's contract.

4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.

Cedar Electric, Inc. confirms that it is in full compliance with the Commonwealth's requirements for workers' compensation insurance and unemployment insurance in accordance with all applicable federal and Pennsylvania laws and regulations. Cedar maintains required workers' compensation coverage for its employees and complies with all unemployment insurance obligations applicable to its workforce.

Cedar will also require that every subcontractor and lower-tier subcontractor performing any portion of the Contract Work provide evidence of current workers' compensation and unemployment insurance compliance prior to mobilizing on site and as a condition of continued performance. Cedar's subcontract administration process includes verification of insurance certificates, ongoing tracking of coverage status, and enforcement of flow-down requirements to ensure compliance is maintained for the duration of the project.

4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.

Cedar Electric, Inc. confirms that it is in full compliance with all applicable requirements of the Commonwealth's Prevailing Wage law and the Public Works Employment Verification Act for performance of the Contract Work. Cedar maintains internal labor compliance controls appropriate for public works contracting, including procedures for classifying labor by trade/craft as required, paying and documenting prevailing wage rates and fringe benefits in accordance with the applicable wage determination, and maintaining complete and auditable payroll and workforce records.

Cedar will flow these requirements down to all subcontractors and lower-tier subcontractors and will verify compliance as a condition of subcontract award and continued performance. Cedar's controls include collecting and reviewing required employment eligibility verification documentation, obtaining and reviewing certified payroll submissions as required, confirming that subcontractors are using properly classified labor at required rates, and addressing discrepancies promptly through corrective action. Cedar will maintain documentation in an organized project compliance file and will provide required reporting and records to the Commonwealth upon request throughout the contract term.

4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.

Cedar Electric, Inc. represents that, if awarded the Contract Work, it will not exceed its current bonding limitations when this Contract Work is combined with the total aggregate value of all unfinished work for which Cedar Electric is responsible. Cedar manages workload and bonding utilization through internal project governance and executive oversight to ensure that new awards are accepted only when sufficient bonding capacity and operational resources are available to perform all active contracts successfully.

If awarded, Cedar will maintain compliance with its surety's bonding program requirements throughout performance and will provide any required bonding capacity documentation in the form requested by the Commonwealth. Cedar will also manage subcontracting and sequencing in a manner that supports timely delivery without overextension of resources.

4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that

may arise in the future will be disclosed immediately to the Department of General Services.

Cedar Electric, Inc. represents that it has no conflicts of interest with the Commonwealth of Pennsylvania that would impair its ability to perform the Contract Work objectively, ethically, and in the Commonwealth's best interest. Cedar further represents that, if awarded the Contract Work, it will continually monitor for any actual, potential, or perceived conflicts that could arise during performance.

If any potential conflict of interest is identified at any time after award, Cedar will disclose it promptly and in writing to the Department of General Services (DGS), describe the nature of the conflict, and propose appropriate mitigation measures. Cedar will cooperate fully with DGS in reviewing and resolving any disclosed conflicts and will comply with all applicable Commonwealth ethics and contracting requirements throughout the contract term.

4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.

Cedar Electric, Inc. represents that the pricing offered in connection with its proposal for the Contract Work was developed independently by Cedar Electric and was not arrived at through any consultation, communication, or agreement—formal or informal—with any other proposer, bidder, or competitor. Cedar further represents that it has not shared its pricing, bid strategy, or cost basis with competitors and has not participated in any coordinated activity intended to influence pricing, competition, or the procurement outcome. Cedar's pricing is established through internal estimating and management review procedures, using project-specific scope interpretation, quantity takeoffs, labor planning, material and equipment pricing obtained through standard supplier channels, and risk and schedule considerations, all controlled within Cedar's organization.

4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Cedar Electric, Inc. represents that it will ensure employees and applicants for employment are not discriminated against on the basis of race, color, religion, sex, or national origin. Cedar maintains employment practices intended to provide equal opportunity in recruiting, hiring, training, promotion, compensation, and all other terms and conditions of employment, consistent with applicable federal and Commonwealth laws and requirements.

If awarded the Contract Work, Cedar will communicate these requirements to all supervisory personnel, apply them throughout project staffing and workforce management, and flow down applicable non-discrimination obligations to subcontractors and lower-tier subcontractors supporting the project. Cedar will address any complaints or violations promptly through established reporting and corrective-action processes.

Attachment 4 — Safety citations: list any serious/willful federal/state health or safety citations from the past 3 years (or state "none"), including citation #, description, penalty, and status.

WE have no Safety citations

1.2.2 Prime past performance narrative (6 pages)

Project 1: Lebanon VA Medical Center – New Construction ICU

Relevance to Thaddeus Stevens (Project Fit): This ICU expansion is directly relevant to Thaddeus Stevens because it required Cedar to deliver new electrical and low-voltage systems on top of an operating facility, integrate those systems into an existing infrastructure backbone, and execute under strict operational constraints—exactly the risk profile that drives campus project success. The work included new distribution (480/277V and 120/208V), normal and emergency power pathways, and integrated security/access control and fire alarm tie-ins coordinated across multiple stakeholders and access windows.

Compliance with Plans and Specifications: Cedar executed the ICU expansion using a submittal-driven workflow and disciplined field verification to ensure installations conformed to contract drawings/specifications and applicable codes. Electrical distribution, life-safety circuits, and low-voltage integrations were installed to match design intent and were coordinated through RFIs where existing-conditions interfaces required clarification. Cedar maintained installation traceability through documented inspections and readiness checks prior to turnover and testing.

Quality (Workmanship and Installation Controls): Cedar delivered consistent installation quality in a high-sensitivity environment through standardized field controls: foreman-level verification of routing/supports, termination discipline, labeling, and pre-inspection walkdowns to minimize rework. Quality was reinforced by progressive punch containment and documented readiness checks prior to energization and system functional testing.

Schedule Performance (Phasing, Access Windows, Reliability): The project was constructed above an active Emergency Department, requiring precise sequencing, restricted work windows, and frequent coordination with facility operations. Cedar maintained schedule reliability by using short-interval planning, off-hours execution (nights/weekends as required), and rapid re-sequencing when hospital operations issued stop-work directives. This demonstrates Cedar's ability to perform in occupied, stakeholder-driven environments where schedule success depends on coordination and disciplined planning.

Cost Control (Historic Project Costs Only): Cedar controlled cost growth through early identification of scope impacts, timely RFI escalation for existing-conditions conflicts, disciplined change documentation, and prevention of rework through staged inspections and readiness gates. Historic project pricing information for this past performance is provided below; no pricing for the Thaddeus Stevens project is included in this narrative.

Customer Satisfaction / Stakeholder Coordination: Cedar coordinated continuously with hospital stakeholders to manage noise, access, safety constraints, and emergency operational priorities. The team demonstrated responsiveness by adapting to real-time operational constraints, coordinating shutdowns and sensitive work activities, and maintaining clear communication channels for issue escalation and resolution—critical behaviors for institutional owners who prioritize continuity of operations and risk control.

Financial Stability (Capacity to Perform): This project evidences Cedar's capacity to perform and manage a large, technically complex institutional scope with defined controls across procurement, manpower planning, and delivery. Cedar's ability to execute significant work volumes while meeting operational constraints reflects stable management systems and organizational capacity appropriate for public-sector institutional projects.

Safety (Program Execution in a High-Risk Environment): Cedar executed work in an active healthcare environment with enhanced safety requirements, emphasizing controlled access, safe sequencing, and strict adherence to procedures governing energized work minimization, LOTO coordination, and hazard communication. The team's approach supported safe execution amid frequent operational interruptions and tight windows.

Prevailing Wage Compliance: For public-sector/institutional work of this type, Cedar applies prevailing wage classification, payroll documentation discipline, and auditable recordkeeping consistent with applicable requirements. Cedar's standard compliance controls include maintaining documentation, managing subcontractor flow-downs, and supporting owner/agency audit readiness as required.

Prompt Payment and Subcontractor Stewardship: Cedar administers subcontractor performance through documented scope alignment, schedule coordination, and invoice/approval workflows designed to support timely payment in accordance with contractual requirements. Cedar's controls emphasize prompt issue resolution and documentation completeness to prevent payment delays caused by administrative gaps.

Other Laws / Regulatory Compliance: Cedar maintains compliance with applicable employment and jobsite requirements, including workers' compensation and unemployment insurance obligations, non-discrimination requirements, and project-specific safety and access rules. Where project conditions impose additional facility requirements (e.g., healthcare operational protocols), Cedar integrates those requirements into field planning and supervision.

Self-Performance vs. Subcontracting (This Project / Typical Approach)

Approx. % Self-Performed by Cedar: 90%

Approx. % Performed by Subcontractors/Specialty Providers: 10%

Cedar self-performed the core electrical installation work and utilized specialty providers where appropriate for manufacturer/OEM-related activities and other limited specialty needs.

Owner Reference (Owner Representatives Familiar with Work)

Department of Veteran Affairs, 1700 S Lincoln Ave, Lebanon PA 17042
David Scharf, david.scharf@va.gov

Historic Project Costs and Completion (Past Performance Data)

Original Bid/Proposal Price: \$8,486,600.00, Final Contract Price: \$9,050,290.00

Contract Cedar Was Responsible: Cedar was responsible for 90% of the project scope.

Original Completion Date: 01/2019, Actual Completion Date: 03/2019

Project 2: Knapp Elementary School, Landale PA

Project Description and Relevance to Contract Work: The project involved a **60,000 SF renovation** with a **10,000 SF addition**, requiring Cedar Electric to modernize core electrical infrastructure while integrating new systems into an existing operational facility—an execution profile closely aligned with Thaddeus Stevens’ campus environment. The work required careful phasing, interface management, and coordination of multiple building systems (power distribution, emergency power, life safety, security, and technology) to deliver reliable, code-compliant outcomes without disrupting ongoing operations.

Scope of Work (Summary): Cedar installed a new PECO service, utility transformer, 120/208V switchboards, a 400 kW emergency generator, and associated distribution panels to support both renovated and new areas. Cedar modernized lighting through LED fixtures and lighting controls, installed classroom AV systems (screen, projector, speakers, media connectivity), replaced the fire alarm system, upgraded security/access control, and expanded the IT/structured cabling infrastructure to integrate the building addition into the overall network environment.

Compliance with Plans and Specifications: Cedar executed the project using disciplined submittal, RFI, and field verification processes to ensure installations conformed to contract documents and applicable codes. Utility service work, distribution equipment, emergency power integration, and life-safety systems were installed consistent with approved submittals and inspection requirements, with interface clarifications resolved through documented coordination.

Quality (Workmanship and Installation Controls): Cedar maintained quality through standardized installation practices and progressive verification—proper device layout, labeling, termination discipline, and pre-inspection walkdowns. Quality was reinforced by systematic punch containment and readiness checks prior to energization and functional testing of lighting controls, fire alarm, and security/access systems.

Schedule Performance (Phasing, Access, and Reliability): Approximately 75% of the work was performed in an occupied building, requiring controlled access to classrooms and careful sequencing. Cedar managed schedule performance through phased work plans, short-interval look-aheads, and close coordination with stakeholders to gain access windows for AV installation, lighting upgrades, and cutovers. The project also faced external schedule impacts due to the COVID “stay at home” mandate, and Cedar adapted work sequencing and workforce planning to maintain progress within the constraints imposed.

Cost Control (Historic Project Costs Only): Cedar controlled cost outcomes through disciplined scope definition, early identification of impacts, and avoidance of rework via staged inspections and readiness gates. Historic project pricing information is provided below solely as past performance data; no Thaddeus Stevens project pricing is included in this narrative.

Customer Satisfaction / Stakeholder Coordination: Cedar’s performance required continuous coordination with the Owner/CM and building users to minimize disruption while completing high-impact work in classrooms and common areas. Cedar maintained predictable

communication and rapid issue resolution to support access planning, phased turnovers, and acceptance of integrated systems (generator, fire alarm, security/access, and IT pathways).

Financial Stability (Capacity to Perform): Successful delivery of a project of this scale—combining major service upgrades, emergency generation, and technology/life-safety integration—demonstrates Cedar’s organizational capacity, management controls, and operational stability to perform institutional modernization work with tight requirements.

Safety (Program Execution): Cedar executed electrical service work, generator integration, and occupied-building installations under controlled safety procedures, emphasizing safe work planning, access control, and hazard mitigation appropriate to energized environments and public/occupied settings. Safety controls were maintained throughout sequencing and cutover activities.

Prevailing Wage Compliance: On public/institutional projects of this type, Cedar applies labor classification, documentation, and recordkeeping controls consistent with prevailing wage requirements where applicable, including subcontractor flow-downs and audit-ready documentation practices.

Prompt Payment and Subcontractor Stewardship: Cedar administers subcontractor and supplier performance through clear scope alignment, coordination planning, and invoice/approval workflows designed to support timely payment consistent with contract requirements and documentation completeness.

Other Laws / Regulatory Compliance: Cedar maintains compliance with applicable employment and jobsite requirements, including workers’ compensation/unemployment insurance obligations, non-discrimination requirements, and site-specific operational policies. Where external mandates affect site access and staffing (e.g., COVID restrictions), Cedar integrates those constraints into workforce planning and sequencing.

Self-Performance vs. Subcontracting (No Cost Info)

- Approx. % Self-Performed by Cedar: 95%
 - Approx. % Performed by Subcontractors/Specialty Providers: 5%
- Cedar self-performed the majority of electrical and low-voltage installation work and utilized specialty providers only where necessary for limited specialized functions.

Owner Reference (Owner Representative Familiar with Work)

ICS, 280 N Providence Road, Suite 107, Media, PA 19063
Bill Slawter, Bill.slawter@ics-builds.com | 267-718-0029

Historic Project Costs and Completion (Past Performance Data)

Original Bid/Proposal Price: \$3,376,000.00, Final Contract Price: \$3,370,389.53

Contract Value Cedar Was Responsible: Cedar was responsible for 95% of the project scope.

Original Completion Date: 08/2022, Actual Completion Date: 02/2023

Note on Schedule Variance: Impacts included the State “stay at home” mandate due to COVID.

Project 3: Downingtown East High School Addition & Renovation Downingtown, Pa

Project Description and Relevance to Contract Work: This project is relevant to the Thaddeus Stevens RFP because it required us to execute a hybrid addition + renovation while delivering electrical capacity expansion, emergency power, and building-wide low-voltage/life-safety integrations—exactly the technical and coordination profile the College is evaluating for the Electrical (.4) prime. The work required integrating new electrical distribution and technology systems into an existing backbone, managing tie-ins and phasing, and delivering an acceptance-ready outcome across power, emergency circuits, security/IT, and fire alarm.

Compliance with Plans and Specifications: Cedar delivered the project in conformance with contract drawings/specifications and applicable codes by applying submittal/RFI discipline and field verification for both new and renovated areas. Cedar managed tie-ins and existing-conditions interfaces through coordinated clarification and documentation to ensure installations matched design intent and passed inspection requirements for electrical distribution, emergency circuits, and life-safety/low-voltage systems.

Quality (Workmanship and Installation Controls): Cedar maintained workmanship quality across the addition and renovated areas through standardized installation practices: consistent device layout, routing/support standards, termination discipline, labeling conventions, and progressive area walkdowns prior to inspection. Quality was reinforced through punch containment and readiness checks so integrated systems (fire alarm, access/CCTV, data) were delivered cleanly and test-ready.

Schedule Performance (Phasing and Coordination Across New + Renovation): Hybrid addition/renovation work creates schedule risk because it requires sequencing around tie-ins, access constraints, and unknown existing conditions. Cedar managed schedule performance by aligning rough-in and trim activities to area releases, using short-interval planning and weekly look-aheads, and coordinating with stakeholders to avoid rework and minimize disruption. Cedar's approach demonstrates the ability to manage renovation tie-ins and new construction progress concurrently—an essential capability for campus projects.

Cost Control (Historic Project Costs Only): Cedar controlled cost outcomes through early identification of scope impacts, disciplined documentation of existing-conditions issues, and prevention of rework via staged verification and pre-inspection walkdowns. Historic project pricing information is provided below solely as past performance data; no Thaddeus Stevens project pricing is included in this narrative.

Customer Satisfaction / Stakeholder Coordination: Cedar supported owner satisfaction by maintaining predictable communication, timely issue escalation, and coordinated interface management—particularly for systems that require multiple parties to achieve acceptance (generator-backed emergency circuits, access/CCTV expansions, fire alarm extensions, and elevator interfaces). Cedar's ability to coordinate these interfaces reduces operational disruption and improves the likelihood of smooth inspections and turnover.

Financial Stability (Capacity to Perform): Successful delivery of a multi-million-dollar institutional addition/renovation with emergency power and multi-system integration demonstrates Cedar's organizational capacity and management systems to support projects requiring sustained staffing, procurement control, and disciplined coordination through closeout.

Safety (Program Execution): Cedar executed the work under established safety procedures appropriate for institutional settings, emphasizing controlled access, hazard recognition, and safe work sequencing. The team's approach supports safe installation and testing activities, including work associated with electrical distribution upgrades, emergency power circuits, and life-safety systems.

Prevailing Wage Compliance: For public/institutional work of this type, Cedar applies prevailing wage compliance controls including labor classification discipline, certified payroll documentation practices where applicable, subcontractor flow-downs, and audit-ready recordkeeping aligned to owner and statutory requirements.

Prompt Payment and Subcontractor Stewardship: Cedar manages subcontractor and supplier performance through clear scope alignment, coordinated scheduling, and invoice/approval workflows intended to support timely payment consistent with contractual requirements. Documentation completeness and prompt issue resolution are emphasized to avoid payment delays caused by administrative gaps.

Other Laws / Regulatory Compliance: Cedar maintains compliance with applicable employment and jobsite requirements including workers' compensation and unemployment insurance obligations, non-discrimination requirements, and project-specific institutional policies. Cedar's management controls are designed to keep projects inspection-ready and administratively compliant throughout performance.

Self-Performance vs. Subcontracting (No Cost Info)

Approx. % Self-Performed by Cedar: 90%

Approx. % Performed by Subcontractors/Specialty Providers: 10%

Cedar self-performed the majority of the electrical installation work and utilized specialty providers only where appropriate for limited specialized functions.

Owner Reference (Owner Representatives Familiar with Work)

Downingtown Area School District, 540 Trestle Place, Downingtown, PA 19335

Joe Fraim, jfraim@dasd.org

Historic Project Costs and Completion (Past Performance Data)

Original Bid/Proposal Price: \$3,410,000.00, Final Contract Price: \$3,542,144.85

Contract Value Cedar Was Responsible: Cedar was responsible for 90% of the project scope.

Original Completion Date: 02/2025, Actual Completion Date: 03/2025

1.3 Section T-1C Designated Critical Work Qualifications, Experience, Past Performance

DCW Interface / Responsibility Matrix

Work Element / Deliverable	Cedar (.4)	General (.1)	HVAC (.2)	Plumbing (.3)	OEM Start-Up Provider	Load Bank Tester
Pad / housekeeping pad readiness	C	P	I	I	I	I
Rigging plan / setting window / access routes	P	C	I	I	C	I
Generator/ATS install, feeders, grounding	P	I	I	I	C	I
Controls/monitoring points & annunciation	P	I	C	C	C	I
Pre-functional checks (PFC)	P	I	I	I	C	I
OEM start-up / witnessed testing	C	I	I	I	P	I
Load bank testing (if required)	C	I	I	I	C	P
Closeout package (test reports, O&M, warranties)	P	I	I	I	C	C

Legend: P = Primary / performs; C = Coordinates / supports; I = Informed / interface

1.3.1 DCW requirement overview

Appendix G Submittals (DCW). Cedar Electric submits **two separate, fully completed Designated Critical Work Qualification Statements (Appendix G)** with attachments—one for each Electrical (.4) DCW item required by the RFP: (1) Large Emergency Generator and (2) Swipe Card Access Elevator System. Each Appendix G package includes the entity's qualifications, relevant comparable project experience, commissioning/testing approach, OEM coordination plan, and owner references.

Appendix G Submittals (DCW). Cedar Electric submits **two separate, fully completed Designated Critical Work Qualification Statements (Appendix G)** with attachments—one for each Electrical (.4) DCW item required by the RFP: (1) Large Emergency Generator and (2) Swipe Card Access Elevator System. Each Appendix G package includes the entity's qualifications, relevant comparable project experience, commissioning/testing approach, OEM coordination plan, and owner references.

APPENDIX G

DESIGNATED CRITICAL WORK QUALIFICATIONS STATEMENT

APPENDIX G
DESIGNATED CRITICAL WORK
QUALIFICATIONS STATEMENT

COVER SHEET

DGS Project Name Thaddeus Steven College - New Multipurpose/Dorm Building

DGS Project Number DGS C-0948-0104 PHASE 1

DESIGNATED CRITICAL WORK: For proper evaluation, the Proposer **MUST** submit at least one "Designated Critical Work Qualification Statement" for each Work item listed in T-1C for the respective contract. **NOTE:** The selected Proposer shall enter subcontracts with each listed subcontractor in T-1C.

Check One Work item for which this Qualification Statement is being submitted:

General (.1 contract)

 Foundation work

HVAC (.2 contract)

 Testing and balancing load for dormitory comfort

Plumbing (.3 contract)

 Fire Suppression for food service, kitchen and servery

Electrical (.4 contract)

 X Large emergency generator

 Swipe card access elevator system

Name of Firm Cedar Electric Inc

Address 2696 N Reading Road, Reinholds PA 17569

Principal Office 2696 N Reading Road, Reinholds PA 17569

Owner or Authorized Representative Doug Coonan, President

SECTION 1 – FIRM INFORMATION

1.1 Background Information

a) How many years has the firm been in business? 58

b) How many years has the firm been doing business in the proposed contract field? 58

Under what former names has the firm conducted business?

None

c) Identify all jurisdictions in which the firm is licensed or otherwise qualified to do business.

Pennsylvania

d) If the firm is a corporation, provide the following information:

Date of incorporation March 1967

State of incorporation Pennsylvania

President's name Doug Coonan

Vice President's name(s) _____

Secretary's name Tanya S Coonan

Treasurer's name Doug Coonan

e) If the firm is a partnership, provide the following information:

Date of formation _____

Type of partnership _____

Names of partners _____

f) If the firm is individually owned, provide the following information:

Date of formation _____

Name of owner _____

g) If the form of the firm is other than those listed above, describe it and name the principals:

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:
- | | | |
|------|-------------|-------------------------|
| Year | <u>2025</u> | <u>\$ 15,535,362.00</u> |
| Year | <u>2024</u> | <u>\$ 12,324,367.00</u> |
| Year | <u>2023</u> | <u>\$ 9,817,418.00</u> |
- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 95%
- c) List the categories of work that the firm normally performs with its own forces on similar projects.
- Electrical & Low Voltage Systems**

2.2 Project Experience and References

Submit as **Attachment 1** to this Qualifications Statement:

- a) Suggested number of Sheets/Pages:

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- vii. Name of project, type of project and location
- viii. Description of the project and relevance of work to the Contract Work
- ix. Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- x. The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- xi. The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- xii. As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 2** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:
- | | | |
|---------|-------------|-------------|
| Year 1: | <u>2025</u> | <u>.738</u> |
| Year 2: | <u>2024</u> | <u>.794</u> |
| Year 3: | <u>2023</u> | <u>.794</u> |

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1:	<u>2025</u>	<u>4.373</u>
Year 2:	<u>2024</u>	<u>0</u>
Year 3:	<u>2023</u>	<u>5.163</u>

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1:	<u>2025</u>	<u>4.373</u>
Year 2:	<u>2024</u>	<u>0</u>
Year 3:	<u>2023</u>	<u>10.326</u>

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 3** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation.

None

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Is the firm currently debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No X
- 3.2 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No X
- 3.3 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?
Yes ___ No X
- 3.4 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?
Yes ___ No X
- 3.5 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?
Yes ___ No X

- 3.6 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?
Yes ___ No X
- 3.7 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?
Yes ___ No X
- 3.8 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?
Yes ___ No X
- 3.9 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?
Yes ___ No X
- 3.10 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?
Yes ___ No X
- *Note: information regarding health and safety violations is addressed in a previous section.
- 3.11 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?
Yes ___ No X
- 3.12 Has the firm been subject to any bankruptcy proceeding?
Yes ___ No X

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the other representations and authorizations listed in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.

- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

X

Appendix G - Designated Critical Work Qualification Statement - Large Emergency Generator

Project: Thaddeus Stevens College — New Multipurpose/Dorm Building (Project No. C-0417-0048 Phase 1)

Prime Contract: Electrical (.4)

Designated Critical Work (DCW): Large Emergency Generator (EPSS)

Submitting Prime (Electrical .4): Cedar Electric, Inc.

Primary Contact: Doug Coonan, Project Executive / Contract Manager

Secondary Contact: Brody Longstaff, Senior Project Manager

Address / Phone / Email: 2696 N Reading Road, Reinholds PA 17543 / 717-945-7982

1. DCW Scope Summary (Large Emergency Generator)

Cedar Electric will manage, coordinate, install, integrate, test, and close out the Large Emergency Generator scope as a complete, code-compliant Emergency Power Supply System (EPSS) supporting the dormitory/multipurpose facility. The DCW scope includes, as applicable to the Contract Documents: site/room readiness coordination; generator set placement and anchorage coordination; grounding and bonding; conduit/feeder systems; ATS integration; control wiring; monitoring/annunciation interfaces; EPSS functional testing and acceptance; and delivery of turnover documentation and training to Owner operations staff. Cedar's execution model treats emergency generation as an integrated life-safety system—not a standalone device. Work is planned from "submittals-to-acceptance," with defined prerequisites, interface coordination across primes, and scripted testing that produces a complete acceptance package.

2. Primary and Subcontractors (Prime Coordination for Generator DCW)

The Large Emergency Generator DCW requires coordinated deliverables across multiple prime contracts. Cedar will manage generator DCW interfaces through the prime contractors listed below and their specialty subcontractors/vendors. Final firm names are confirmed through award and subcontracting, but the responsibilities and deliverables remain as stated.

General (.1) — Foundation / Equipment Base Work

- Primary (.1 Prime): Prime Contractor name TBD
- Key Subcontractor(s): Concrete/Foundation Subcontractor: self perform; Misc. metals/structural supports (as required): TBD
- Generator DCW Deliverables: Generator pad/foundation and anchorage provisions constructed per approved generator submittal; housekeeping pads/curbs, clearances, and access provisions required for setting, serviceability, inspection, and safe maintenance.

HVAC (.2) — TAB / Dorm Comfort Load Validation

- Primary (.2 Prime): HVAC Contractor TBD
- Key Subcontractor(s): TBD
- Generator DCW Coordination Touchpoints: Confirm final operating conditions and sequences for any emergency-backed or operationally interlocked equipment; coordinate testing windows so generator acceptance is not delayed.

Plumbing (.3) — Fire Suppression for Food Service, Kitchen, Servery

- Primary (.3 Prime): Plumbing Prime Contractor TBD
- Key Subcontractor(s): Fire Suppression / Hood System Vendor: TBD

- **Generator DCW Coordination Touchpoints:** Confirm which suppression-related controls, alarms, or interlocks require emergency power interfaces; coordinate any integrated functional test steps that touch life-safety or emergency circuits.

Electrical (.4) — DCW Execution

- **Primary (.4 Prime):** Cedar Electric, Inc.
- **Specialty DCW Providers (as required by specs/submittals):**
 - Generator Manufacturer's Authorized Start-Up/Service Provider: Bid Day low
 - Load Bank Testing Provider (if separate): Bid day low

Prime Contract	DCW Dependency	Primary (Prime)	% Prime	% Sub
General (.1)	Foundation / generator pad / anchors	Cedar Electric		
HVAC (.2)	TAB / comfort-load validation	HVAC Prime	TBD	
Plumbing (.3)	Fire suppression (kitchen/servery)	Plumbing Prime	TBD	
Electrical (.4)	Large emergency generator (EPSS)	Cedar Electric		
Electrical (.4)	Swipe card access elevator system	Cedar Electric		
Prime Contract	DCW Dependency	Cedar Electric		
General (.1)	Foundation / generator pad / anchors	Cedar Electric		

3. Technical Complexity and Execution Controls (Generator DCW)

The generator DCW is a high-risk scope because acceptance depends on multi-party readiness and strict test documentation. Primary complexity drivers include: (1) physical readiness and access (pad completion, anchor layout, rigging path, equipment clearances), (2) electrical distribution and ATS integration (feeder routing, grounding/bonding, labeling, control wiring), (3) interface requirements for monitoring/annunciation and emergency circuits, and (4) the commissioning path to acceptance (pre-functional checks, OEM start-up, and scripted transfer/load testing).

Cedar mitigates these risks through four controls:

- **Pre-install readiness gates:** Submittals approved; pad/anchors complete and verified; conduit stub-ups confirmed; grounding/bonding provisions established; access path and setting window confirmed.
- **Field QC gates:** In-process checks on routing/supports, terminations, labeling, and NEC compliance; pre-test torque/termination verification; readiness walkdowns prior to OEM start
- **Interface control checklists:** Written coordination checklists identifying dependencies by prime (pad readiness, site access windows, any mechanical readiness prerequisites, inspection sequencing, and campus constraints).
- **Document control:** Central logs for submittals/RFIs, commissioning prerequisites, test scripts, deficiency/corrective actions, and assembly of the final acceptance package.

4. Commissioning / Testing / Acceptance Plan (EPSS)

Cedar will execute commissioning as a structured, documented workflow that produces a complete acceptance record set.

1. Submittal Alignment and Interface Confirmation
Confirm generator ratings, ATS configuration, accessories, monitoring/annunciation requirements, clearances, and anchor requirements; coordinate pad details with General (.1) and identify readiness prerequisites with HVAC (.2) and Plumbing (.3) for any emergency power interlocks or related acceptance steps.
2. Readiness Verification Prior to Setting
Verify pad completion and anchor bolt pattern; confirm access route and rigging plan (if required); verify conduit stub-ups, feeder paths, grounding/bonding provisions, and required clearances for serviceability and inspection.
3. Installation and Integration
Set generator and ATS equipment (as applicable), complete feeders and terminations, grounding/bonding, labeling, and required control wiring. Confirm monitoring/alarm point wiring and any required interfaces for emergency circuits.
4. Pre-Functional Checks (PFC)
Perform pre-test inspections and verification: termination torque checks; phase/rotation verification as applicable; alarm and shutdown checks; breaker/ATS settings verification; and confirmation that prerequisites for OEM start-up/witnessing are complete.
5. Functional Testing and Acceptance (Scripted)
Coordinate OEM-authorized start-up and witness tests. Execute ATS transfer testing (normal-to-emergency and return), emergency run testing, alarm/shutdown verification, and load testing (including load bank testing if required). Track deficiencies to close and retest.
6. Turnover and Training
Provide O&M manuals, warranty documentation, test reports, inspection sign-offs, record drawings, and Owner training. Deliver a consolidated acceptance package tying submittals, inspections, functional tests, and as-built documentation to the specific equipment installed.

5. Comparable Projects (Emergency Generator / EPSS Integration)

Cedar Electric has delivered emergency generator and emergency power integration on institutional projects where acceptance depends on coordinated installation, multi-system interfaces, and documented testing.

- **Knapp Renovation + Addition (Institutional)** — Included a major service upgrade and a **400 kW generator**, with distribution upgrades and system modernizations performed largely in an occupied facility. Demonstrates generator integration, schedule discipline, and coordination under access constraints.

Owner Reference (for details see 1.2 Section Past Performance)

- ICS
280 N Providence Road, Suite 107
Media, PA 19063
- Bill Slawter, Bill.slawter@ics-builds.com | 267-718-0029

- **ICU**— Included distribution upgrades and a **150 kW emergency generator** supporting emergency power needs, with new panels/transformers and campus systems tie-ins. Demonstrates dormitory-scale emergency power implementation.

Owner Reference (for details see 1.2 Section Past Performance)

- Department of Veteran Affairs
1700 S Lincoln Ave, Lebanon PA 17042
- David Scharf, david.scharf@va.gov
- **Downingtown Addition + Renovation (Institutional)** — Included a **150 kW generator** supporting emergency and egress lighting, plus extensions of low-voltage systems and life-safety interfaces. Demonstrates integration into an existing operational backbone while delivering new construction concurrently.

Owner Reference (for details see 1.2 Section Past Performance)

- Downingtown Area School District
540 Trestle Place, Downingtown, PA 19335
- Joe Fraim, jfraim@dasd.org

6. Commitment / No Substitutions (DCW)

Cedar Electric confirms that the DCW entity(ies) identified for the Large Emergency Generator—including OEM-authorized start-up/testing providers or other specialty providers required by the specifications—will be used for performance of this DCW scope and will not be substituted without prior written permission from DGS, consistent with solicitation requirements. Cedar further acknowledges that, if awarded, it will execute and maintain the required agreements with the DCW entity(ies) submitted for this DCW item.

APPENDIX G

DESIGNATED CRITICAL WORK QUALIFICATIONS STATEMENT

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DESIGNATED CRITICAL WORK
QUALIFICATIONS STATEMENT

COVER SHEET

DGS Project Name Thaddeus Steven College - New Multipurpose/Dorm Building

DGS Project Number DGS C-0948-0104 PHASE 1

DESIGNATED CRITICAL WORK: For proper evaluation, the Proposer **MUST** submit at least one "Designated Critical Work Qualification Statement" for each Work item listed in T-1C for the respective contract. **NOTE:** The selected Proposer shall enter subcontracts with each listed subcontractor in T-1C.

Check One Work item for which this Qualification Statement is being submitted:

General (.1 contract)

 Foundation work

HVAC (.2 contract)

 Testing and balancing load for dormitory comfort

Plumbing (.3 contract)

 Fire Suppression for food service, kitchen and servery

Electrical (.4 contract)

 Large emergency generator

 X Swipe card access elevator system

Name of Firm Cedar Electric Inc

Address 2696 N Reading Road, Reinholds PA 17569

Principal Office 2696 N Reading Road, Reinholds PA 17569

Owner or Authorized Representative Doug Coonan, President

SECTION 1 – FIRM INFORMATION

1.1 Background Information

a) How many years has the firm been in business? 58

b) How many years has the firm been doing business in the proposed contract field? 58

Under what former names has the firm conducted business?

None

c) Identify all jurisdictions in which the firm is licensed or otherwise qualified to do business.

Pennsylvania

d) If the firm is a corporation, provide the following information:

Date of incorporation March 1967

State of incorporation Pennsylvania

President's name Doug Coonan

Vice President's name(s) _____

Secretary's name Tanya S Coonan

Treasurer's name Doug Coonan

e) If the firm is a partnership, provide the following information:

Date of formation _____

Type of partnership _____

Names of partners _____

f) If the firm is individually owned, provide the following information:

Date of formation _____

Name of owner _____

g) If the form of the firm is other than those listed above, describe it and name the principals:

SECTION 2 - EXPERIENCE AND PERFORMANCE

2.1 General

- a) Provide the annual construction volume in dollars completed by the firm in the past three years:
- | | | |
|------|-------------|-------------------------|
| Year | <u>2025</u> | \$ <u>15,535,362.00</u> |
| Year | <u>2024</u> | \$ <u>12,324,367.00</u> |
| Year | <u>2023</u> | \$ <u>9,817,418.00</u> |
- b) Identify the percentage of work on similar projects the firm typically performs with its own work force 95%
- c) List the categories of work that the firm normally performs with its own forces on similar projects.

Electrical & Low Voltage Systems

2.2 Project Experience and References

Submit as **Attachment 1** to this Qualifications Statement:

- a) Suggested number of Sheets/Pages:

- 3 sheets/(6 pages)

Three (3) detailed project descriptions for relevant projects similar in size and scope to the Contract Work. The project descriptions shall include, at a minimum, the following information presented in the order listed below:

- vii. Name of project, type of project and location
- viii. Description of the project and relevance of work to the Contract Work
- ix. Contact information for an owner representative familiar with the firm's work performed on this project. Include name, address, telephone number(s) and e-mail address.
- x. The original bid/proposal price and the final contract price. If the project is ongoing, project the final price and relation to proposal price. Contract value for which the firm was/is responsible.
- xi. The original date for project completion and the actual completion date. If the project is ongoing, project the completion date and relation to original schedule.
- xii. As available, performance ratings of the work evaluated by owner or owner's representative.

2.3 Contractor Safety Record

Submit as **Attachment 2** to this Qualifications Statement the information specified herein and verify this information by providing copies of OSHA 300/200 Forms or appropriate documentation from insurance carriers, as applicable. The firm may submit written explanations to comment on or clarify its safety record.

- a) Provide the firm's Workers Compensation Experience Modification Rating for the past three years, beginning with the most recent year available:

Year 1:	<u>2025</u>	<u>.738</u>
Year 2:	<u>2024</u>	<u>.794</u>
Year 3:	<u>2023</u>	<u>.794</u>

- b) Provide the firm's Total Lost Workday Incidence Rate (LWDIR) for the past three years, beginning with the most recent year available:

Year 1:	<u>2025</u>	<u>4.373</u>
Year 2:	<u>2024</u>	<u>0</u>
Year 3:	<u>2023</u>	<u>5.163</u>

*LWDIR Rate = Number of Lost Time Injuries & Illnesses x 200,000 ÷ Total Hours Worked

- c) Provide the firm's Recordable Incidence Rate (RIR) for the past three years:

Year 1:	<u>2025</u>	<u>4.373</u>
Year 2:	<u>2024</u>	<u>0</u>
Year 3:	<u>2023</u>	<u>10.326</u>

*RIR Rate = Number of Injuries x 200,000 ÷ Total Hours Worked

- d) Provide in an **Attachment 3** to this Qualifications Statement a list of any health or safety citations issued by federal or state agencies for serious or willful violations issued in the past 3 years. Include a separate statement for any such violations and include the citation number, a brief description of the violation and the amount of penalty, if any, for each violation and current status of violation.

None

SECTION 3 - REQUIRED DISCLOSURES

The firm shall answer the following questions with regard to the past three (3) years. If any question is answered in the affirmative, the firm shall submit in an **Attachment 5** to this Qualifications Statement, for each affirmative answer, a written explanation which shall provide details concerning the matter in question, including applicable dates, locations, names of projects/project owners and current status of any such matter.

- 3.1 Is the firm currently debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No X
- 3.2 Has the firm ever been debarred or suspended from doing business with any federal, state or local government agency or private entity?
Yes ___ No X
- 3.3 Is the firm currently or has the firm been otherwise prohibited from doing business with any federal, state or local government agency or private entity?
Yes ___ No X
- 3.4 Has the firm been denied prequalification (not including short listing), declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency or private entity?
Yes ___ No X
- 3.5 Has the firm defaulted, been terminated for cause or otherwise failed to complete any project that it was awarded?
Yes ___ No X

- 3.6 Has the firm been assessed or required to pay liquidated damages in connection with work performed on any project?
Yes ___ No ☒
- 3.7 Has the firm had any business or professional license, registration, certificate or certification suspended or revoked?
Yes ___ No ☒
- 3.8 Have any liens been filed against the firm as a result of its failure to pay subcontractors, suppliers, or workers?
Yes ___ No ☒
- 3.9 Has the firm been denied bonding or insurance coverage or been discontinued by a surety or insurance company?
Yes ___ No ☒
- 3.10 Has the firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws or environmental laws by a final decision of a court or government agency?
Yes ___ No ☒
- *Note: information regarding health and safety violations is addressed in a previous section.
- 3.11 Has the firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the firm's business?
Yes ___ No ☒
- 3.12 Has the firm been subject to any bankruptcy proceeding?
Yes ___ No ☒

SECTION 4 - REQUIRED REPRESENTATIONS

In submitting this Qualifications Statement, along with the other representations and authorizations listed in the RFP, the firm also makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

- 4.1 The firm will possess all applicable professional, business and trade licenses required for performing the Contract Work.
- 4.2 The firm satisfies all bonding and insurance requirements as stipulated in the solicitation for the Contract Work.
- 4.3 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with the Commonwealth's requirements for workers' compensation insurance according to all applicable laws, and unemployment insurance according to all applicable laws.
- 4.4 The firm and all subcontractors it employs in execution of the Contract Work shall be in full compliance with all requirements of the Commonwealth's prevailing wage law and Public Works Employment Verification Act.

- 4.5 If awarded the Contract Work, the firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
- 4.6 The firm represents that it has no conflicts of interests with the Commonwealth of Pennsylvania and, if awarded the Contract Work, any potential conflicts of interest that may arise in the future will be disclosed immediately to the Department of General Services.
- 4.7 The firm represents the price offered in connection with its proposal for the Contract Work was arrived at independently without consultation, communication or agreement with any other Proposer or competitor.
- 4.8 The firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

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Appendix G - Designated Critical Work Qualification Statement – Swipe Card Access

1. DCW Scope Summary (Swipe Card Access Elevator System)

Cedar Electric will deliver the Swipe Card Access Elevator System as an integrated, code-compliant security/access control function that controls elevator access based on credential permissions while maintaining all required life-safety and elevator code functionality. This DCW scope includes: planning and interface coordination with the elevator contractor/OEM; provision and installation of required electrical infrastructure (conduit, cabling, power, grounding, backboxes, and pathways); installation support for access control components and associated interfaces; coordination of programming and permissions requirements with the Owner's security policy; and completion of functional testing, documentation, and turnover.

Because elevator access control is inherently an interface-driven scope, Cedar's approach is built around defined roles, documented integration points, and a commissioning-ready workflow that culminates in witnessed functional testing. Cedar will ensure that access control functionality does not compromise elevator safety requirements and that emergency operations (fire service mode, alarms, and any required overrides) function exactly as required by applicable codes and the Contract Documents.

2. Primary and Subcontractors (Prime Coordination for Elevator Access DCW)

The Swipe Card Access Elevator System requires coordination across multiple prime contracts and at least one specialized DCW entity responsible for elevator controls interface and access control programming. Cedar will manage the interface as the Electrical (.4) prime and integrate the required DCW providers into Cedar's reporting cadence, submittal/RFI controls, and testing plan. Final firm names are confirmed through award and subcontracting; responsibilities and deliverables remain as stated.

2.1 Electrical (.4) — DCW Execution (Primary)

- **Primary (.4 Prime):** Cedar Electric, Inc.
- **Cedar Work Elements (typical):**
 - Conduit/pathways/backboxes to elevator equipment room and required control points
 - Power and low-voltage cabling for card readers/keypads, control panels, and interface modules (as applicable)
 - Labeling, documentation, as-builts, and readiness turnover for integrator/OEM work
 - Coordination of shutdowns, access, and work windows with other primes and campus stakeholders

2.2 Elevator Contractor / OEM Interface (DCW Entity)

- **Primary Elevator Contractor/OEM:** Elevator Prime/OEM TBD
- **Role:** Provide access to elevator controller interface points and implement any required controller programming or hardware interface that allows credential-based floor permissions while preserving elevator safety operation, fire service modes, and required overrides.

2.3 Access Control / Security Integrator (DCW Entity)

- **Access Control Integrator:** Integrator name TBD

- **Role:** Provide and configure the access control system components associated with elevator control (readers, interface modules, panels, software configuration), implement permissions/floor access rules per Owner policy, and support integrated functional testing and turnover documentation.

Coordination Table

Prime Contract	DCW Dependency	Primary (Prime/DCW Entity)	Subcontractor(s) / Provider(s)
Electrical (.4)	Pathways, power, cabling, backboxes, labeling	Cedar Electric	(As needed) LV cabling support
Elevator (via .1/.4 interface)	Elevator controller interface + OEM programming	[Elevator Contractor/OEM]	[OEM rep if separate]
Security/Access Control	Readers, panels, interface modules, permissions configuration	[Access Control Integrator]	[Manufacturer support if needed]

Interface Governance. Cedar will manage a single interface log (submittals, RFIs, open points, testing prerequisites) and will convene focused coordination meetings with the elevator contractor/OEM and security integrator whenever (a) controller interface decisions are required, (b) testing windows are scheduled, or (c) access restrictions and life-safety requirements must be confirmed.

3. Technical Complexity and Execution Controls (Elevator Access DCW)

Elevator access control is a high-risk scope because it blends three domains—security policy, elevator controller behavior, and life-safety code requirements—into one integrated functional outcome. Typical complexity drivers include: (1) identifying the correct controller interface method (dry contacts, serial interface, OEM-specific gateway, or approved integration module), (2) aligning credential permissions with floor access rules and special schedules, (3) ensuring required override modes function properly (firefighter service, emergency operations, alarm conditions, and any required accessible egress provisions), and (4) coordinating acceptance testing among multiple parties with distinct responsibilities.

Cedar mitigates these risks through four execution controls:

- **Submittal-first integration.** Cedar drives an early coordination cycle to confirm the elevator controller type, approved interface method, required hardware modules, and the specific access control components that will be used. This is captured through submittals and RFIs to eliminate late-stage interface surprises.
- **Defined demarcation of responsibility.** Cedar documents what the electrical prime installs vs. what the elevator contractor/OEM provides/configures vs. what the access control integrator programs and validates.
- **Commissioning readiness gates.** Cedar will not schedule functional testing until prerequisites are met (power stable, cabling tested, readers installed, controller interface complete, software permissions loaded, and life-safety conditions verified).

- **Structured test scripts and documentation.** Cedar coordinates scripted functional tests with pass/fail criteria, recorded results, deficiency resolution steps, and a final acceptance package.

4. Commissioning / Testing / Acceptance Plan (Swipe Card Elevator Access)

Cedar will execute elevator access control commissioning as a controlled, documented workflow:

1. Early Interface Confirmation (Weeks 1–6 as schedule allows)

- Identify elevator controller type and required OEM interface method.
- Confirm access control system platform requirements, reader types, interface modules, and network/IT prerequisites.
- Establish demarcation (who provides what) and define testing/witness requirements.

2. Pathways / Power / Cabling Readiness (by area release)

- Install conduit, backboxes, cabling pathways, and power circuits required for readers, interface modules, and panels.
- Label and document all cabling and terminations to support clean integration and troubleshooting.

3. Device Installation and Controller Interface Implementation

- Install and terminate readers and associated hardware at designated locations.
- Coordinate elevator controller interface installation/programming by elevator contractor/OEM.
- Coordinate access control panel/interface module installation and programming by the security integrator.

4. Pre-Functional Verification (PFC)

- Verify power availability and correct voltage; verify network connectivity as required.
- Validate cabling continuity and labeling; confirm reader function and panel communication.
- Confirm elevator controller interface readiness and any required OEM configuration complete.

5. Functional Testing (Scripted, Witnessed as Required)

Test scenarios will be documented and executed jointly by Cedar, the elevator contractor/OEM, and the access control integrator. Typical scenarios include:

- Valid credential grants access to authorized floors only
- Invalid credential denies access (expected behavior)
- Time schedules / role-based permissions behave correctly
- Door forced/held alarms and event logging operate as required
- Required override modes function correctly (including life-safety and emergency operations as applicable)
- Restore to normal operation, with documented results

6. Turnover / Training / Closeout

Cedar will assemble the acceptance package including: as-built pathways and wiring documentation, device lists, labeling schedules, test scripts and results, and integrator/OEM documentation for controller interface configuration and Owner administration. Cedar will coordinate training for Owner personnel on credential administration, elevator access rules, and basic troubleshooting/escalation paths (integrator/OEM support).

5. Comparable Experience (Access Control / Security Integration with Building Systems)

Cedar Electric has repeatedly delivered access control and security system expansions and integrations on institutional facilities, including projects requiring extension of systems into new construction and renovations while maintaining compatibility with existing building backbones. Cedar's relevant work includes:

- Projects where access control and CCTV platforms were extended to new and renovated areas to maintain consistent campus/facility security operations.
- Projects where life-safety and security systems required interface coordination with other building systems and code-driven operational requirements.
- Institutional work performed under access constraints (occupied or operational buildings) requiring disciplined scheduling and stakeholder coordination.

Owner References: For each relevant project listed in the Prime Contractor Qualification Statement and project descriptions, Cedar will provide the Owner organization, contact name/title, phone/email, project location, completion timeframe, and Cedar's role specific to access control/security system integration.

6. Commitment / No Substitutions (DCW)

Cedar Electric confirms that the DCW entity(ies) identified for the Swipe Card Access Elevator System—including the elevator contractor/OEM interface entity and the access control/security integrator—will be used for performance of this DCW scope and will not be substituted without prior written permission from DGS, consistent with solicitation requirements. Cedar further acknowledges that, if awarded, it will execute and maintain the required agreements with the DCW entity(ies) submitted for this DCW item.

TECHNICAL SECTION 2 — Project Management Plan

2.1 Section T-2A Project Management Team

Narrative: team hierarchy and reporting structure

Cedar Electric will execute this project under a field-centered hierarchy that preserves clear accountability and enables rapid coordination with the Owner, the design team, and the other prime contractors.

- **Doug Coonan (Project Executive / Contract Manager)** provides executive oversight, ensures compliance with contractual and administrative requirements, and serves as the escalation point for major scope, risk, schedule, or stakeholder issues.
- **Brody Longstaff (Senior Project Manager / Project Manager)** leads day-to-day management and is responsible for planning, coordination, and performance management across scope, schedule, quality, and safety, including control of submittals, RFIs, procurement coordination, and commissioning/turnover planning.
- **Matthew Mayor (Project Superintendent)** is Cedar's on-site lead and directs daily field execution, sequencing, safety compliance, installation quality, and coordination with other primes and campus stakeholders.. Foremen and crews report to the Superintendent; subcontractors and specialty providers—including any Designated Critical Work (T-1C) entities—are integrated into the same structure, receiving day-to-day direction for sequencing and safety through the Superintendent and coordinating administratively through the Project Manager for submittals, RFIs, test plans, and closeout requirements.

Minimum staffing: project managers through field supervisors (prime + T-1C subs) and for each individual: Roles/responsibilities; management/coordination/unique technical skills; relevant project experience

Cedar's minimum staffing from project managers through field supervisors includes, at a minimum, the Project Executive/Contract Manager, Senior Project Manager, Site Project Manager, and Project Superintendent. For the Electrical (.4) Designated Critical Work items—Large Emergency Generator and Swipe Card Access Elevator System—Cedar will ensure that each T-1C entity provides, at a minimum, a DCW Project Manager and a DCW Field Supervisor/Lead Foreman. DCW Field Supervisors will coordinate daily execution, access, safety, and sequencing directly with Cedar's Superintendent. DCW Project Managers will coordinate submittals, testing/commissioning prerequisites, OEM scheduling, and acceptance documentation with Cedar's Senior Project Manager. This integrated approach ensures system interfaces—particularly generator start-up/acceptance and elevator access control integration—are managed as coordinated, multi-party workflows through commissioning and closeout.

Doug Coonan — Project Executive / Contract Manager. Doug is Cedar's senior accountable executive for contract performance. He provides overall leadership and governance, ensures compliance with contract requirements, and maintains executive-level communications as needed to resolve high-impact issues. His management strengths include multi-prime governance, disciplined escalation, change control oversight, subcontractor administration, and resolution of complex risks that could affect schedule, safety, or Owner operations. Doug brings leadership experience on public-sector and institutional projects where tight coordination and

compliance requirements are essential, including work integrating electrical distribution with building systems such as security and access control.

Brody Longstaff — Senior Project Manager / Project Manager. Brody leads day-to-day project management from preconstruction through closeout. He controls planning and sequencing, manages the schedule and coordination cadence, drives the submittal/RFI workflow, and ensures installation quality and code compliance. His technical strengths include constructability review, commissioning coordination, NEC-driven quality control, and jobsite safety governance (including LOTO and energized-work planning as applicable). Brody's relevant experience includes managing complex institutional work in clinical and occupied environments as well as education-sector additions/renovations where electrical distribution, life-safety systems, and low-voltage systems must be integrated without disrupting ongoing operations.

Matthew Mayor — Project Superintendent (Field Supervisor). Matt is Cedar's on-site field leader responsible for daily execution, safety, quality, and sequencing. He directs foremen and crews, coordinates subcontractor scheduling, manages site logistics and access, and resolves day-to-day issues with other primes and Owner representatives. His strengths include short-interval planning, inter-trade coordination, safe work execution, and aligning field sequencing with commissioning readiness and closeout. Ken brings extensive field supervision experience on complex institutional projects involving electrical distribution, emergency power interfaces, and integrated low-voltage systems.

Robert Tobias — Lead Estimator / Preconstruction Support (Master Electrician). Robert provides estimating and preconstruction support to ensure scope clarity, constructability, and code-compliant execution planning. He supports the project team in reviewing drawings/specifications for electrical implications, identifying scope boundaries, and assisting with procurement planning and work packaging. His value is rooted in combining Master Electrician technical expertise with disciplined estimating practice, enabling early identification of constructability risks and faster resolution of scope questions during execution. Robert's experience includes supporting institutional and public-sector electrical scopes where design intent must be translated into executable work packages.

Amanda Steeves — Project Administration / Contract Compliance Support. Amanda provides administrative and compliance support that keeps the project audit-ready and aligned to contractual reporting expectations. She manages documentation workflows associated with prevailing wage requirements, certified payroll support, insurance tracking, and required administrative records, and maintains proactive tracking to prevent compliance items from becoming schedule risks. Her experience includes supporting public-sector and institutional construction projects where documentation completeness and timeliness are routinely reviewed.

Resumes

One-page resumes for each individual above foreman level are provided in **Appendix 1**

- **Commitment: no substitutions / org chart changes without written permission**

Cedar Electric is committed to maintaining the Project Management Team and organization chart submitted with this proposal for the duration of contract performance. Cedar will not substitute key personnel, reassign roles, or modify the reporting structure or organization chart without obtaining prior written permission from the Commonwealth/DGS (and the Owner's authorized representative, as applicable). If an unforeseen circumstance requires a change (e.g., illness, resignation, or unavailability beyond Cedar's control), Cedar will notify the Commonwealth promptly, propose a replacement of equal or greater qualifications, and provide supporting documentation (one-page resume and relevant project experience) for review and written approval before implementing any change. Cedar will ensure continuity of management, coordination, and field supervision throughout the project and will maintain full compliance with all RFP and contract requirements governing staffing substitutions and organizational changes.

2.2 Section T-2B Work Plan and Schedule

Fundamental Assumptions (Electrical .4) and Inter-Prime Coordination Assumptions

Cedar's schedule and work plan assumptions below are specific to the Electrical (.4) scope and are intended to support reliable coordination with the Lead Contractor and other Prime Contractors:

1) Mobilization and Early Controls

- Cedar requires [30] calendar days from Notice to Proceed (NTP) to complete project startup controls (project team kickoff; submittal register baseline; RFI protocol; safety plan customization; QC plan activation; and initial field verification/layout).
- Cedar will participate in weekly OAC/coordination meetings and weekly (or more frequent) MEP/low-voltage coordination huddles during rough-in and integration periods.

2) Area Releases and Site Constraints

- Electrical rough-in sequencing assumes area releases by floor/zone in alignment with the integrated master schedule maintained by the Lead Contractor (General Prime).
- Work in secure/controlled areas (electrical rooms, shafts, IT/security locations) requires access protocols and/or escort rules defined by the Owner; Cedar assumes those protocols will be finalized during mobilization.
- Deliveries and setting of large electrical equipment (switchgear/transformers/generator/ATS) assume defined delivery windows and controlled access routes coordinated with the Lead Contractor and campus operations.

3) Submittals, Long-Lead Procurement, and Inspection Cadence

- Cedar assumes submittal reviews will follow the contract review cycle, and that critical long-lead equipment procurement will be released immediately upon approval (generator/ATS, switchgear, major feeders) with expected lead times of [56] weeks (to be confirmed with selected manufacturers).
- Cedar assumes inspections will be scheduled in coordination with the Lead Contractor and AHJ, with a rolling inspection plan by area to avoid end-loaded acceptance.

4) Coordination with AV / Electronic Safety / Security Systems (RFP Critical Issue)

- Cedar assumes that system platforms and responsible parties for AV, security/access control, and camera systems will be identified early (during mobilization) to allow a defined demarcation of responsibility, pathways readiness plan, and test/witness plan.
- Cedar assumes low-voltage pathway rough-in and device backbox readiness will be coordinated to support timely turnover to integrators/OEMs without rework.

RFP Critical Issues – Electrical (.4) Response Summary (Evaluator-Focused)

- Coordination with other primes: Cedar uses an interface log + weekly coordination cadence; unresolved constraints are escalated through the Lead Contractor/OAC within [3] days.

- Management of schedule / milestones: Cedar drives 2–6 week look-ahead, a constraints log, and workforce planning tied to area readiness; weekly updates are aligned to the integrated master schedule.
- Site constraints / defined areas: Cedar implements area-release checklists, controlled access planning, and delivery/setting windows for large equipment.
- Coordination of AV / electronic safety / security: Cedar establishes a low-voltage integration matrix (who provides what), a pathways readiness turnover plan, and scripted functional testing windows with documented results.

2.2.1 Work Plan (tasks + deliverables + how completed)

Work Plan Overview

Cedar Electric will execute the Electrical (.4) scope through a control-based work plan aligned to multi-prime delivery. The plan is structured to (1) establish early scope/interface clarity, (2) maintain disciplined coordination with other primes and subcontractors, (3) sequence rough-in through installation and energization with inspection and commissioning readiness built in, and (4) deliver complete closeout documentation and turnover. Each phase below identifies the primary tasks, deliverables, and how Cedar will complete the work.

Project Initiation and Mobilization

Cedar will begin with a kickoff and interface alignment effort to confirm scope boundaries, coordination responsibilities, and site constraints with the Owner, design team, and other prime contractors. Cedar will mobilize field supervision and establish the project controls needed for predictable execution, including communication cadence, document control, and safety onboarding. Deliverables include a project contact roster, a document control process for submittals/RFIs/field reporting, an initial look-ahead plan, and a site logistics approach. Cedar will complete this phase through structured kickoff meetings, documented action items and decisions, and implementation of daily field reporting and short-interval planning led by the Superintendent.

Preconstruction Planning and Constructability Review

Cedar will perform an internal constructability and coordination review of plans/specifications to identify conflicts, sequence constraints, long-lead procurement needs, and critical interfaces—especially around distribution tie-ins, emergency power, campus systems integration, and low-voltage pathway coordination. Deliverables include a constructability issues list (managed through RFIs where required), a procurement/submittal log, and an installation sequencing narrative for major scopes. Cedar will complete this phase through PM/Superintendent-led plan reviews, early interface meetings, and a procurement strategy that supports timely submittals and release of long-lead equipment upon approval.

Submittals, Shop Drawings, and RFI Management

Cedar will manage submittals, shop drawings, and RFIs as schedule-driven controls rather than administrative afterthoughts. Cedar will prepare and track submissions, manage responses and revisions, and maintain a live register tied to the construction schedule and installation readiness. Deliverables include approved submittals and shop drawings, an RFI log with incorporated responses, and updated field-ready documentation where applicable (e.g., one-lines, panel schedules, device lists). Cedar will complete this phase through weekly status reviews,

disciplined documentation control, and gating installation activities on approved submittals and resolved RFIs.

Site Preparation, Temporary Power, and Early Rough-In

Cedar will coordinate early rough-in activities—sleeves, embeds, housekeeping pads, underground conduits/ductbanks, and major pathways—so that downstream electrical and low-voltage work can proceed without rework. Where required by conditions, Cedar will support temporary power/lighting in coordination with site logistics and safety requirements.

Deliverables include installed and inspected underground systems and pathways, documented inspection approvals, and any required temporary power implementations. Cedar will complete this work through superintendent-led daily coordination with other primes, proactive inspection scheduling, and early initiation of as-built documentation at time of installation.

Electrical Distribution Installation and Branch Systems

Cedar will install electrical distribution and branch systems in work packages aligned to the construction sequence and room/area turnover. This includes service components and distribution equipment (as applicable), feeders, panels, branch circuits, lighting, controls, receptacles, grounding/bonding, and labeling. Deliverables include installed distribution and branch systems, required test documentation (e.g., torque logs and specified electrical tests), and ready-for-turnover labeling and panel schedules. Cedar will complete this phase through progressive QC checks by field supervision, disciplined sequencing, and readiness verification prior to energization and inspections.

Emergency Power System Execution and Acceptance Readiness

Cedar will deliver emergency power as an integrated system workflow, coordinating generator and ATS interfaces, feeder routing, grounding, and monitoring/alarm points, and aligning installation sequencing with OEM prerequisites. Deliverables include emergency power feeders and ATS connections, installation readiness checklists, functional test support, and documented acceptance results. Cedar will complete this phase through early coordination with OEM-authorized representatives and the commissioning party, staged installation to meet start-up windows, and scripted functional testing support (normal-to-emergency transfer, retransfer, alarms/indications, and monitoring points), with results captured for closeout.

Low-Voltage and Specialty Systems Infrastructure (Pathways and Interfaces)

Cedar will install the pathways and supporting infrastructure required for security, access control, AV, and campus IT interfaces as specified, including device rough-ins, backboxes, sleeves, cable pathways, and related electrical support. Deliverables include verified device rough-in readiness, pathway completion, labeling plans, and interface readiness documentation for integrators and Owner stakeholders. Cedar will complete this work through early coordination with campus IT/security/AV stakeholders and the responsible vendors, field verification of locations prior to rough-in completion, and documentation-driven turnover of infrastructure readiness to support activation and commissioning.

Coordination and Sequencing Control in a Multi-Prime Environment

Cedar will manage coordination as a formal project control through weekly prime coordination meetings and daily superintendent-level field coordination. Cedar will maintain a rolling look-

ahead schedule and constraints log, resolve conflicts quickly, and escalate issues through a disciplined path when scope, schedule, or campus impacts are at stake. Deliverables include weekly look-ahead updates, constraints/issue logs with responsible parties and due dates, and meeting minutes with action items. Cedar will complete this work through consistent meeting cadence, clear interface ownership, and rapid documentation-to-action cycles that prevent minor conflicts from becoming schedule impacts.

Inspections, Testing, Commissioning Support, and Punchlist Closure

Cedar will plan inspections and testing as integrated milestones, not end-of-project events. Cedar will coordinate AHJ and Owner inspections, complete pre-functional checks prior to formal testing, and support commissioning activities and demonstrations required for acceptance. Deliverables include passed inspections, commissioning scripts/checklists and results (as applicable), and documented punchlist completion. Cedar will complete this phase through inspection scheduling integrated into the look-ahead plan, structured pre-functional readiness checks, and punchlist management as a controlled workflow with short-cycle closure targets.

Closeout and Turnover

Cedar will deliver a complete and organized closeout package that supports Owner operations from day one. Deliverables include record documentation (as-builts/record drawings), O&M manuals and warranty documentation, test/inspection records, and any required training/briefing materials. Cedar will complete closeout through progressive record updates during construction, a closeout tracking log maintained from project start, and a formal turnover process using an acceptance checklist to confirm deliverable completeness.

Coordination Plan: Subcontractors and Other Prime Contractors

Cedar will coordinate subcontractors and specialty providers within the same hierarchy and controls as Cedar's field execution. Subcontractors will receive day-to-day sequencing and safety direction through Cedar's Superintendent, while administrative controls (submittals, RFIs, testing plans, closeout documentation) will be managed by Cedar's Project Manager. Cedar will coordinate with other primes through a structured cadence: weekly coordination meetings focused on sequencing, access, outages, inspections, and interface constraints; daily field coordination to resolve immediate conflicts; and targeted integration meetings for high-risk interfaces such as generator start-up/acceptance, elevator access control integration, and campus security/IT alignment for cutovers and testing. Designated Critical Work entities will be integrated through the same structure, with their field supervisors coordinating directly with Cedar's Superintendent and their project managers coordinating with Cedar's Project Manager for OEM scheduling and acceptance documentation.

Electrical Scope and Coordination Assumptions

Cedar assumes that multi-prime sequencing will be managed through a defined coordination structure and that inter-prime dependencies will be addressed through documented decisions and schedule integration. Cedar assumes the Owner will support timely access to electrical rooms, telecom closets, and controlled spaces, and will approve planned outages/shutdown windows required for tie-ins, testing, and inspections. Cedar further assumes OEM start-up and commissioning services will be performed by authorized representatives where required, with Cedar providing installation readiness, interface completion, and test support. Cedar assumes

scope boundaries for low-voltage systems (security, access control, AV, IT, cameras) will be confirmed in the contract documents and will coordinate responsibilities with designated integrators to ensure pathways/rough-in and interface readiness are delivered without gaps. Finally, Cedar assumes submittal/RFI review cycles and inspection availability will support the planned sequence; Cedar will manage constraints proactively and elevate risks early to protect project milestones.

2.2.2 Schedule

Cedar Electric will develop and maintain a best-estimate, logic-driven schedule for the Electrical (.4) scope that aligns with the overall project milestones and the expected construction sequence for a multi-prime delivery. Cedar's electrical schedule will be organized by area/phase and by dependency (e.g., rough-in prerequisites, inspection gates, equipment delivery, and commissioning windows) so that progress can be measured objectively and near-term constraints can be surfaced early.

At a minimum, Cedar's schedule will include the major electrical activities and handoffs required to support the project's critical path, including: mobilization and coordination startup; submittals and procurement for long-lead electrical equipment; underground and pathway rough-in; electrical distribution installation (service, feeders, switchgear/transformers/panels as applicable); branch rough-in and device installation; low-voltage infrastructure rough-in supporting security/access/AV/cameras as specified; inspections and progressive testing; emergency power integration (generator/ATS interfaces and readiness); commissioning support and functional testing; punchlist; and closeout/turnover documentation. Cedar will use the schedule as an active management tool rather than a static compliance artifact.

The Project Manager and Superintendent will maintain a rolling 2–6 week look-ahead tied to the baseline schedule, updated weekly based on verified field progress, constraint status, and inter-prime interface readiness. Cedar will track schedule performance through measurable indicators (planned vs. completed activities, percent complete by area, inspection pass rates, constraint aging, and long-lead procurement status) and will link corrective actions to specific schedule impacts.

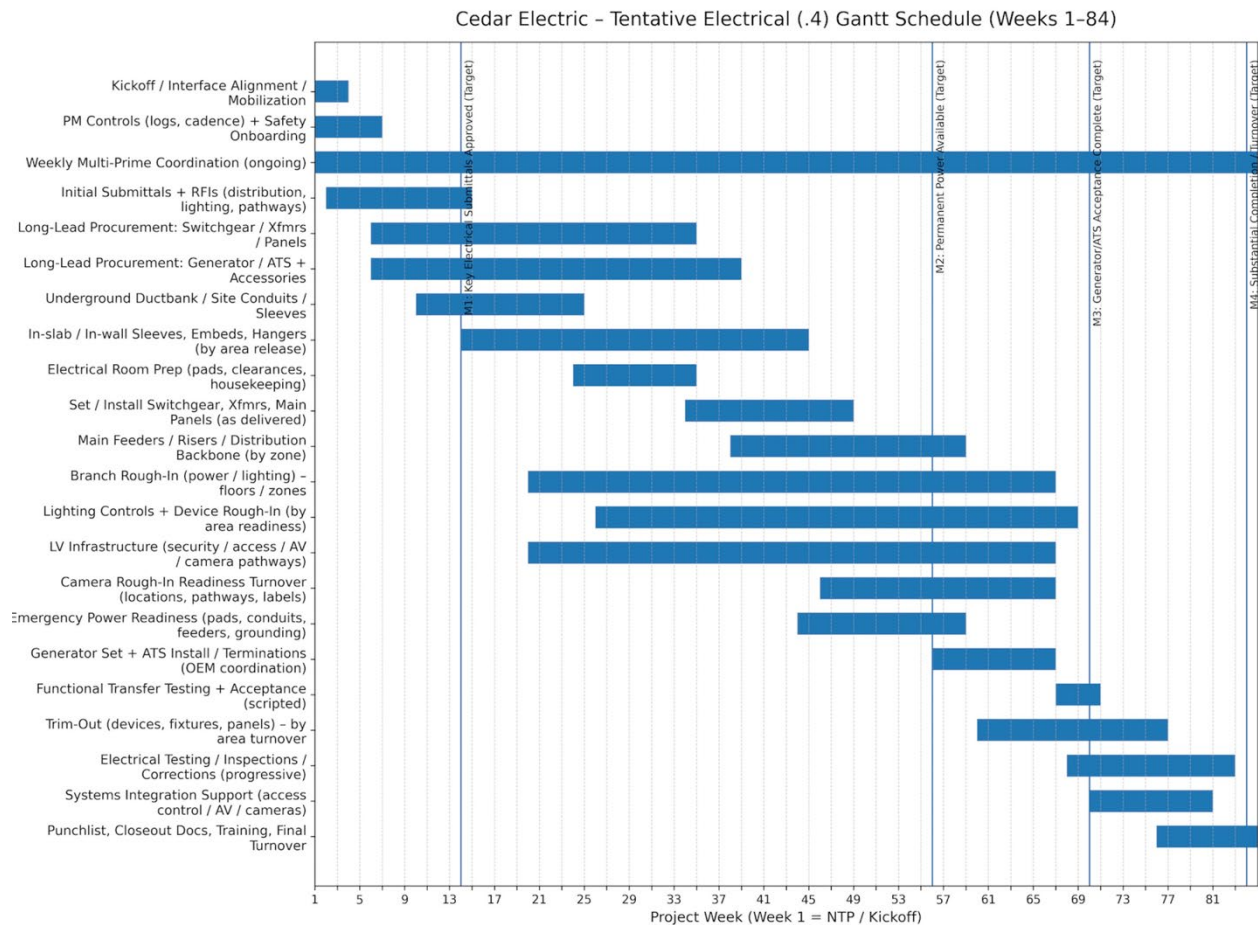
Cedar will also manage a live constraints log to identify items that can delay electrical work (access limitations, prerequisite framing/ceilings, equipment lead times, inspection availability, or interface decisions for campus systems), with each constraint assigned an owner and due date. Schedule updates and near-term priorities will be reviewed in weekly coordination meetings with the Owner and other prime contractors and reinforced through daily superintendent-level coordination.

Cedar acknowledges that the initial schedule submitted with the proposal is schematic and represents Cedar's best estimate based on the information available at the time of proposal. The final project schedule will be an integrated, coordinated schedule developed collaboratively among the prime contractors and the Owner/Construction Manager (as applicable), reflecting confirmed logistics, area release dates, shared access requirements, inspection/commissioning sequencing, and inter-trade dependencies.

Cedar is prepared to participate fully in the integrated schedule development process and will align its electrical activities, staffing, and procurement commitments to the approved, coordinated master schedule while continuing to manage short-interval execution through weekly look-aheads and constraint control.

Sample Ghent Chart

Projects like this one require approximately 82 weeks depending on project constraints. The figure below shows a 84 week schedule.



2.3 Section T-2C Safety Plan

Health and Safety Program Overview and Project-Specific Customization

Cedar Electric will execute the work under a formal Health and Safety Program that establishes clear accountability, safe-work standards, and field controls appropriate for institutional construction and a multi-prime environment. Cedar's Safety Plan is designed to prevent incidents through disciplined pre-task planning, continuous field supervision, and proactive coordination with other prime contractors to control overlapping hazards and shared work areas.

Project-specific customization will be completed during mobilization and updated as the job progresses. Customization elements will include:

- (1) a site-specific safety orientation for all Cedar personnel and all subcontractors under Cedar's contract;
- (2) defined site logistics and access controls for electrical rooms, shafts, and secured areas;
- (3) activity-specific safety controls for high-risk work such as energized troubleshooting, generator/ATS tie-ins, and overhead work;
- (4) campus-appropriate housekeeping and pedestrian protection expectations;
- (5) inspection and audit cadence (daily field checks by supervision and periodic formal inspections); and
- (6) an incident reporting and corrective-action workflow aligned to Owner reporting expectations. Cedar will require that all subcontractors comply with Cedar's site rules, submit job-specific hazard plans for their tasks, and participate in Cedar-led safety coordination and toolbox talks.

Craft Safety Training and Incident Avoidance Programs

Cedar will ensure that craft workers and supervisors assigned to the project receive appropriate, documented training before performing work and as conditions require. At a minimum, Cedar's plan includes OSHA training appropriate to the role and exposure level (e.g., OSHA 10-hour for craft personnel and OSHA 30-hour for supervisors/foremen and project leadership as required by company policy or contract requirements).

Cedar will also ensure that personnel performing tasks with specific hazards have current training and qualifications, including but not limited to: electrical safety and safe energized-work practices, Lockout/Tagout (LOTO), ladder and scaffold safety, fall protection, aerial lift/scissor lift operation (operator qualification), rigging and signaling (where applicable), confined space awareness/entry (when required), and first aid/CPR availability consistent with site conditions. Training is delivered through a combination of qualified internal safety leadership and recognized third-party providers as appropriate (including OSHA-authorized training sources, equipment manufacturers for lift operation, and certified trainers for CPR/first aid).

Incident avoidance programs will include daily pre-task briefings, routine toolbox talks, site-specific stop-work authority for every employee, near-miss reporting with corrective action tracking, substance-abuse policy enforcement consistent with company practice and project requirements, and verification that PPE requirements are met (hard hats, eye protection, gloves, high-visibility apparel, and task-specific PPE including arc-rated clothing when applicable).

Cedar will coordinate these requirements with other primes to minimize exposure created by concurrent operations and will treat repeated violations as corrective-action events requiring retraining and/or removal from the site.

Job Hazard Analysis Approach (JHA) and High-Risk Activity Controls

Cedar will use a Job Hazard Analysis (JHA) process as the primary field control for identifying hazards, implementing mitigation measures, and verifying that the crew understands safe execution before work begins. JHAs will be required for all major work activities and will be updated when conditions change (new area release, changed access, revised sequencing, new equipment, or new concurrent trade activity). JHAs will be reviewed and authorized by field supervision and reinforced through daily briefings.

Key hazard categories and Cedar's control approach include:

- **Energized Work and Troubleshooting:** Cedar's default is de-energized work. Any energized work will be treated as exception-based and allowed only when de-energization is infeasible and the work is justified, planned, and authorized. Controls include pre-task planning, establishment of shock and arc flash boundaries, appropriate arc-rated PPE, insulated tools where required, barricading and signage, and assignment of qualified personnel only.
- **Lockout/Tagout (LOTO):** Cedar will implement LOTO procedures for circuits, equipment, and systems under Cedar's control. LOTO will include identification of all energy sources, lock/tag application, verification of zero energy state, and coordination with other primes and the Owner for any shared systems or outages.
- **Arc Flash / NFPA 70E Controls:** Cedar will follow arc flash risk assessment practices appropriate to the equipment and task. Controls include use of arc-rated PPE, adherence to approach boundaries, verification of equipment condition, and use of qualified persons for work on or near exposed energized parts.
- **Confined Space (Awareness/Entry as Required):** Cedar will evaluate spaces such as vaults, pits, and constrained electrical rooms for confined-space characteristics. Where entry is required and the space qualifies, Cedar will implement confined-space entry procedures (permit as required, atmospheric testing, attendant roles, rescue planning, and communication protocols).
- **Lifts, Elevated Work, and Falling Object Hazards:** For work from ladders, scaffolds, scissor lifts, and boom lifts, Cedar will require trained operators, pre-use inspections, proper fall protection where required, and dropped-object controls (tool lanyards where appropriate, controlled access zones beneath overhead work).
- **Rigging and Heavy Equipment Coordination:** Where generators, switchgear, or other heavy equipment are set, Cedar will coordinate rigging plans with the responsible rigging contractor and the OEM requirements, including lift plans, exclusion zones, competent-person oversight, and verification of equipment capacities and access routes.
- **Housekeeping and Slip/Trip Hazards:** Cedar will enforce housekeeping standards, manage cords/cables and material staging, and maintain clear egress routes consistent with institutional/campus expectations and multi-prime coordination requirements.



Cedar's Superintendent and Project Manager will treat safety as a production enabler: work will be planned so that hazards are controlled before crews mobilize, inspections and corrections are executed promptly, and coordination with other primes prevents avoidable rework or exposure. This approach supports continuous safe performance throughout rough-in, distribution installation, emergency power integration, low-voltage pathway work, and commissioning/turnover activities.

2.4 Section T-2D Quality Control Plan

Cedar Electric's Quality Control (QC) Plan ensures electrical work is installed correctly the first time, documented for acceptance, and coordinated effectively within a multi-prime delivery environment. Cedar's QC program is built on disciplined workflow tracking, progressive field verification, controlled management of changes and interfaces, and closeout readiness maintained throughout the project (not deferred to the end).

1) QC Procedures, Tracking, and Reporting (No Project-Specific Cost Information)

Cedar will use standardized QC procedures and common construction management tools to track and report quality activities, approvals, constraints, inspections, and deliverables. Cedar maintains controlled logs for: submittals, RFIs, changes, inspections, test results, nonconformance/corrective actions, punchlist items, and closeout deliverables. Field supervision performs daily quality checks; the Project Manager consolidates weekly QC status tied to the project schedule and rolling look-aheads.

Quality verification is executed through three gates: **Pre-Install Readiness** (approved submittals, correct materials, prerequisites complete, correct layout), **In-Process Checks** (supports, routing, workmanship, labeling, code compliance), and **Pre-Inspection/Commissioning Review** (terminations/torque, grounding/bonding, labeling accuracy, panel schedules, readiness for inspection/testing). Deficiencies are documented, assigned, corrected, and verified closed.

2) Change Orders Tracking and Control

Cedar will treat changes as controlled quality events to prevent scope drift and rework. Cedar maintains a change log that tracks each change from identification through disposition, including: origin, description, affected locations/systems, approvals required, schedule impacts, and downstream effects on submittals, testing, commissioning scripts, and record drawings. Cedar will not implement changes in the field without the appropriate authorization pathway. Approved changes are incorporated into updated work packages, shop drawings, and inspection/testing plans, and are reflected in record documentation.

3) RFIs, Submittals, and Shop Drawings

Cedar manages RFIs and submittals as schedule-critical quality controls. The Project Manager maintains a live register for each item (submission date, status, required return date, dependencies). Submittals and shop drawings are reviewed internally for completeness, constructability, and compliance before submission; approved submittals are distributed to field supervision and used to plan installation. RFIs are issued to resolve ambiguities, conflicts, and interface details before work is installed. RFI responses that change field conditions are communicated through updated instructions/work packages and verified by supervision in the field.

4) Punchlist and Closeout Procedures

Cedar will manage punchlist and closeout progressively, by area, to reduce end-loaded schedule risk. Cedar conducts internal pre-punch reviews before requesting formal punchlist walks, correcting issues early and improving first-pass acceptance. Punchlist items are logged with

location, description, responsible party, due date, and verification of completion. Safety, code compliance, inspection, and system functionality items receive immediate priority. Closeout is controlled through a closeout deliverables matrix maintained from project start. Cedar tracks and compiles record drawings/as-builts, O&M manuals, warranties, inspection sign-offs, test reports, and OEM start-up/acceptance documentation (as applicable). Record documentation is updated progressively during installation. Cedar coordinates with the Owner and other primes on integrated testing and commissioning sequences that require multi-party participation.

5) Subcontractor Performance and Prompt Payment Controls

Subcontractors and specialty providers are fully integrated into Cedar's QC controls. Cedar establishes expectations during pre-mobilization alignment (scope, interfaces, submittals/testing requirements), directs daily sequencing and workmanship through the Superintendent, and controls administrative workflows through the Project Manager. Subcontractor performance is tracked using objective indicators: schedule adherence, submittal completeness, inspection pass rates, punchlist rate/closure time, responsiveness to corrective actions, and documentation completeness. Deficiencies trigger corrective actions, increased supervision, or replacement if necessary under contract terms.

Cedar's prompt-payment controls verify that subcontractor pay applications align with documented progress and that required compliance items are current (e.g., certified payroll where applicable, insurance, lien waivers, and required closeout documentation). Cedar addresses documentation gaps early so payment processing does not become a performance risk.

6) Material Certifications and Testing Tracking

Cedar will track material certifications and required testing as part of the QC workflow. Certifications, listings, cut sheets, and compliance documents are collected and organized within the submittal/closeout system and made available for inspections and turnover. Cedar tracks required tests (e.g., continuity checks, insulation resistance where specified, torque verification logs, emergency power transfer testing, and other specified acceptance tests) and ensures results are reviewed, corrected if needed, and included in the closeout package.

Summary

Cedar's Quality Control Plan combines disciplined workflow tracking (RFIs, submittals, changes, tests, punchlist), progressive field verification, and coordinated closeout management to deliver compliant, high-quality electrical work with minimal rework and predictable acceptance. Subcontractors are fully integrated into Cedar's QC controls, and material/test documentation is tracked from procurement through turnover to support commissioning and long-term maintainability.

TECHNICAL SECTION 3 — Staffing Plan

3.1 Section T-3A Staffing Resources

Approximate Number of Craft Workers by Trade/Craft

Cedar Electric will staff the Electrical (.4) scope with a scalable field workforce sized to the workfronts available and the integrated multi-prime schedule. For planning purposes, Cedar anticipates the following **typical ranges** by craft for this project, with actual counts adjusted based on area releases, inspection pacing, and long-lead deliveries:

- **Electricians (Journeyman/Mechanics):** typically **3-5**, peaking **5-7** during branch rough-in, distribution tie-ins, and trim-out.
- **Apprentices/Helpers:** typically **1-3**, peaking, **2-4** aligned to rough-in and device/fixture installation.
- **Foremen/Lead Electricians:** typically **1-2** (one dedicated to rough-in/branch work and one to distribution/emergency power when concurrent workfronts require).
- **Low-Voltage Technicians (pathways/rough-in, as applicable to Cedar's scope):** typically **1-2**, peaking, **2-3** during campus pathways/rough-in and coordinated turnover to integrators (security/access/AV/camera readiness).
- **Equipment Set / Rigging Support (specialty, subcontracted):** **as needed** for short-duration setting activities (e.g., switchgear, transformer, generator placement) under a dedicated rigging contractor.
- **Testing/Terminations (specialty, subcontracted):** **as needed** for defined tasks such as medium-voltage cable testing/terminations and other required third-party testing.

These ranges are intended to demonstrate Cedar's minimum and peak field capability; Cedar will increase or decrease staffing based on the approved integrated schedule and the number of simultaneous work areas released for electrical installation.

Labor Sources, Hiring Procedures, and Reliability of Labor Supply

Cedar's primary labor source is its established in-house electrical workforce, supported by a structured supplemental staffing approach when workfronts or schedule acceleration require additional resources. Cedar uses consistent hiring and assignment procedures to maintain reliability and quality, including: (1) supervisor-led workforce planning tied to the 2-6 week look-ahead; (2) verification of qualifications and task-specific training prior to assignment (e.g., lift operation, LOTO, energized work authorization as applicable); (3) orientation to site-specific rules and coordination requirements prior to mobilization; and (4) field performance management through foremen and the Superintendent. Cedar's labor reliability is reinforced by its ability to self-perform the majority of electrical work and to supplement with vetted personnel and specialty subcontractors for discrete scopes (e.g., testing, terminations, rigging, OEM-authorized work) without disrupting core productivity. Cedar will also sequence work to protect productivity in a multi-prime environment—avoiding overcrowding, preventing trade stacking in constrained areas, and aligning manpower with area readiness.

Peak Manpower Curve (Narrative) Tied to the Schedule

Cedar's manpower curve follows the natural progression of electrical work on a building project and is tied to the 84week tentative schedule:

- **Weeks 1–4 (Mobilization / Early Controls):** light field staffing focused on supervision, layout, early coordination, and limited early rough-in where areas are available (typically 2–5 craft plus foreman coverage).
- **Weeks 5–24 (Underground / Pathways / Early Rough-In):** staffing ramps as rough-in work fronts open (typically 6–10 craft). Low-voltage pathway/rough-in resources begin to scale in parallel with branch rough-in.
- **Weeks 25–41 (Branch Rough-In + Distribution Install):** staffing continues to increase as multiple floors/zones are released and as distribution equipment installation begins (typically 10–14 craft, including additional foreman coverage if concurrent workfronts demand). This is often the first sustained “high production” period.
- **Weeks 42–54 (Peak Production: Rough-In Continuation + Emergency Power Integration + Start of Trim):** peak manpower occurs as branch rough-in, low-voltage infrastructure, emergency power installation, and early trim-out overlap (typically 14–20 total craft across electricians, apprentices/helpers, and low-voltage techs, supported by specialty subs for equipment setting/testing as required).
- **Weeks 80–84 (Testing, Commissioning Support, Punchlist, Closeout):** staffing tapers as work transitions from installation to testing, corrections, and closeout (typically 6–12 craft, with a focused crew for punchlist completion and documentation support).

Cedar will manage the curve using weekly look-aheads and constraint controls, increasing manpower only when prerequisite work and access are available, and shifting crews between rough-in, trim, and closeout tasks to maintain productivity and protect inspection/commissioning milestones.

3.2 Section T-3B Skill Training

Skill Training Programs, Required Hours, and Program Descriptions

Cedar Electric maintains a structured craft skill-training program designed to produce consistent, code-compliant installation quality and to keep electricians current as technologies and methods evolve. Cedar's training model is anchored in formal apprenticeship-based trade development supplemented by continuing education and leadership training for foremen and supervisory staff.

Apprenticeship (Foundational Trade Competency). Cedar's primary entry pathway for new hires is a formal electrical apprenticeship program delivered through Associated Builders & Contractors (ABC). This apprenticeship combines classroom instruction and supervised on-the-job training and is intended to develop core competencies such as NEC fundamentals, safe and correct installation practices (conduit, conductors, devices, panels), grounding and bonding, workmanship standards, and jobsite documentation discipline. Cedar's expectation is that electricians assigned to projects have completed a multi-year apprenticeship program as part of their career progression and can demonstrate trade competence appropriate to their role on the site.

Training Hours, Testing, Certifications, and Licenses (Project-Relevant Summary)

Cedar's skill training programs include defined minimum hour requirements and documented competency verification. Cedar will provide training transcripts/records upon request and will verify credentials prior to assignment.

Program / Credential	Typical Hour Requirement (Minimum)	Verification Method
Registered apprenticeship pathway (ABC)	RTI/Classroom: 576 hours/year; OJT: 8,000 hours/year	Enrollment/RTI records; OJT logs; completion certs

Testing, Certifications, and Licensure (Examples)

- OSHA training (10-hour / 30-hour as applicable) – documented prior to site mobilization
- NFPA 70E / electrical safety (as applicable to task exposure) – documented and refreshed per policy
- Task-specific qualifications (lift operation, rigging signal person if applicable, confined space as required)
- Any required state/local licenses and manufacturer authorizations relevant to the scope (documented)

Registration Indicator: Cedar participates in apprenticeship-based training pathways administered through ABC and will provide documentation confirming applicable program registration with the U.S. Department of Labor and State Apprenticeship Council requirements as applicable to the participating program.

Continuing Education (Skills Expansion and Technology Refresh). Cedar supplements apprenticeship development with ongoing training to refresh code knowledge, expand skill coverage, and support evolving project needs. Continuing education topics are aligned to the work performed in institutional environments—distribution and feeder work, installation best practices that support commissioning readiness, and consistent execution standards across crews.

Leadership and Supervision Development (Foremen and Superintendents). Cedar also invests in foreman and supervisory training that strengthens field leadership skills—planning, coordination, documentation control, quality management, and safe-work execution. This focus supports multi-prime delivery where success depends not only on craft proficiency, but also on disciplined coordination, predictable sequencing, and clear communication.

In addition to formal training, Cedar reinforces job-ready performance through routine field-based learning (e.g., toolbox talks and task-specific refreshers) tied to the work being performed and site conditions.

Testing, Certifications, and Licenses

Cedar's approach to credentials is role- and task-based: personnel performing specialized work must have current training, demonstrated competency, and any required certifications for the activity. Cedar maintains documentation of specialized manufacturer training relevant to higher-complexity scopes, including medium-voltage termination training content. Cedar also maintains credentialed leadership with documented electrical safety training (including arc flash/NFPA 70E work practices training) and electrical licensing appropriate to supervisory oversight.

For project execution, Cedar will ensure that:

- Craft personnel assigned to the work are qualified for the tasks they perform and have received required safety and task-specific training.
- Supervisors and lead personnel have the training and capability to plan work, direct crews, enforce quality standards, and maintain documentation discipline.
- Where the specifications or approved submittals require manufacturer-authorized practices (e.g., OEM start-up/acceptance activities or specialized terminations/testing), Cedar will staff appropriately qualified personnel and/or use qualified specialty providers consistent with the contract documents.

Apprenticeship/Journeyman Programs and DOL/State Registration

Cedar's workforce development model follows a formal apprenticeship-to-journeyman progression through recognized training pathways, with ABC serving as a principal training resource. Cedar will provide verification, as required, that the apprenticeship/journeyman program(s) used to develop and supply craft labor for this project are properly registered/recognized through the appropriate U.S. Department of Labor and/or state apprenticeship authorities. Cedar will also ensure that apprentices assigned to the project remain in good standing with required related instruction and supervised on-the-job training expectations.



Cedar will apply these expectations to subcontractors providing craft labor under Cedar's contract by requiring them to identify their apprenticeship/journeyperson (or equivalent) training pathways, provide credential verification as applicable, and demonstrate that assigned personnel are properly trained and qualified for the work they will perform on this project.

3.3 Section T-3C Workforce Safety

Workforce Safety Training Programs (OSHA, Duration, Provider)

Cedar Electric maintains a structured workforce safety training program designed to ensure that every employee and subcontractor working under Cedar's control understands and applies safe-work practices appropriate to electrical construction and a multi-prime jobsite. At a minimum, Cedar requires role-appropriate OSHA training consistent with industry best practice—typically **OSHA 10-hour** for craft personnel and **OSHA 30-hour** for foremen/supervisors and project leadership.

Training is delivered through a combination of qualified internal safety leadership and recognized third-party providers, including OSHA-authorized training sources and equipment manufacturers where task-specific operator qualifications are required (e.g., aerial/scissor lifts). In addition, Cedar provides or verifies training for electrical-specific hazards and site exposures, including Lockout/Tagout (LOTO), energized-work controls, arc flash/NFPA 70E safe work practices, ladder and fall protection awareness, and confined space awareness/entry procedures when applicable to the work.

Cedar's training model includes (1) pre-mobilization verification of required credentials; (2) site-specific safety orientation upon arrival; and (3) ongoing reinforcement through regular toolbox talks and supervisory field observations. The objective is to ensure training is not merely documented, but continuously applied in the field through repeatable controls and consistent supervision.

Incident/Accident Avoidance Programs

Cedar's incident avoidance approach is built around proactive planning, field discipline, and behavioral safety controls. Key elements include: daily pre-task planning and briefings, routine toolbox talks tied to current work activities, and a Job Hazard Analysis (JHA) process for higher-risk tasks (energized troubleshooting where justified, LOTO activities, elevated work, lifts, rigging support, and confined space work if encountered). Cedar maintains a "stop-work" expectation for all employees—any worker can stop work if an unsafe condition exists, without retaliation—followed by supervisor evaluation and corrective action.

Cedar also maintains standard incident/accident avoidance programs common to public-sector and institutional construction, including enforcement of PPE requirements, housekeeping standards, and corrective action for safety rule violations. Cedar utilizes substance-abuse prevention controls consistent with company policy and project requirements, which may include pre-employment, post-incident, reasonable-suspicion, and/or random testing as applicable. Cedar also emphasizes near-miss reporting and root-cause corrective action so hazards are addressed before they become recordable incidents.

Verification These Programs Will Be Used on This Project

Cedar confirms that these workforce safety training and incident/accident avoidance programs will be implemented on the Thaddeus Stevens College project. Prior to mobilization, Cedar will verify that assigned personnel meet OSHA and task-specific training requirements, and will conduct a site-specific orientation for Cedar employees and Cedar-controlled subcontractors. Throughout construction, Cedar's Superintendent and Project Manager will enforce compliance



through daily field oversight, toolbox talk cadence, JHA requirements for higher-risk activities, and coordination with other primes to control overlapping hazards. Cedar will document training verification, JHAs, safety briefings, and corrective actions as part of the project's safety file, and will maintain readiness to provide evidence of compliance to the Owner and Commonwealth representatives upon request.

Appendix 1: Requirements Crosswalk (Optional)

RFP Requirement / Section	Response Location (Section)	Evidence Keywords / Notes
Cover letter – company/contact info	Cover Letter	Company name; address; contact; phone; email
No project cost info in Technical	Cover Letter	“No project-specific cost information...”
T-1A narrative: roles, history, understanding	1.1.1–1.1.2	Team overview; understanding of scope
T-1A organization chart (1 page)	1.1.3	Figure 1 Organization Chart
T-1B Appendix F + past performance narrative	1.2 + Appendix F	% self-perform; past performance factors
T-1C DCW: generator qualification statement	Appendix G – Generator	DCW commitment; testing/acceptance plan
T-1C DCW: swipe access qualification statement	Appendix G – Swipe Card Access	Interface governance; test scripts; turnover
T-2A PM team + org structure + resumes	2.1 + Appendix 1	Roles/responsibilities; escalation; resumes
T-2B Work plan + schedule + assumptions	2.2	Fundamental Assumptions; critical issues
T-2C Safety plan + customization	2.3	JHA/JSA; OSHA; stop-work; audits
T-2D QC plan components + examples	2.4	Logs; RFIs/submittals; punchlist; cert/testing
T-3A staffing counts + sources	3.1	Craft ranges; hiring procedures; reliability
T-3B skill training + hours + certifications	3.2	training-hours table; credential verification
T-3C workforce safety + verification	3.3	“Cedar confirms...” verification paragraph



Appendix 2: One-page resumes for individuals above foreman level

Douglas M. Coonan

Cedar Electric, Inc.
528 Cheltenham Court
Lititz, PA. 17543
(717) 945-7982

Experience

2002 - Present **President/CEO**
Project Manager, Safety Officer Cedar Electric, Inc.

Responsibilities Include:

- Manage day to day operations of Cedar
- Manage project up to \$10 million
- Networking with customers & future partners
- Contract Negotiations
- Perform random safety inspections on projects
- Update site supervisors on safety requirements and site findings
- Financials

1995 - 2002 **Estimator, Project Manager** Cedar Electric, Inc.

Responsibilities Include:

- Scheduling of subcontractors and material deliveries
- Maintaining daily logs and preparing daily reports
- Holding safety and progress meetings
- Gathering information required for bidding projects
- Preparing bid folders and bid schedules
- Ordering bid bonds and tracking subcontractors progress

1992 - 1995 **On Site Supervisor** Cedar Electric, Inc.

Responsibilities Include

- Scheduling of subcontractors and material deliveries
- Maintaining daily logs and preparing daily reports
- Holding safety and progress meetings

1989 - 1992 **Electrician** Cedar Electric, Inc.

Responsibilities Include

- Performing all aspects of electrical construction and general labor on a vast array of projects

Education

High School:	Manheim Central High	General/Academic Diploma 1990
CEO Series:	Associated Builders & Contractors	2017
OSHA 10 Hour		2006
OSHA 30 Hour		2008
OSHA CPR & First Aid		2022

Brody Longstaff

brody@cedarelectricinc.com

Professional Summary

Commercial Electrician with thirty-three years of diversified experience. Expertise includes complete supervision of job sites including but not limited to submittal review, takeoff comparisons, feeder and distribution review (wire/conduit size and phase calculations) generating "RFT's", pricing change orders, layout from slab to punch list and developing an exciting work environment.

Work History

Cedar Electric, Inc.

December 2017 to Present

Project Manager/Job site superintendent

Lititz, PA

Education

ABC

1992

Lancaster, PA, Lancaster

Four-year apprenticeship program

Vocational School - Electrical

1988

Bolivar, NY

Two-year electrical program

License

Master Electrical License

City of Harrisburg Electrical License

Clearances

FBI Finger Printing

Child Abuse

Criminal Background

Courses

ATC (Johnson Control)

Personal Development

OSHA safety training (30 hour course)

Management Seminar (Harrisburg Area Community College)

Human Relations (Zig/Zigler / Dale Carnegie)

Leadership and Management (four year in house)

Claims Management

Practical application to the NEC

OSHA CPR & First Aid

Business Writing (L.M. Malistic & Associates)

Field Work

Responsible for planning and overseeing complete instillation of the job site.

Review and compare all shop drawing submittals for rough-in instillation and purchasing comparison.

Review and adjust site progression schedules from general contractors and outside consultants.

Communicate and manage various crew sizes, which include encouraging and educating apprentices. Develop safe and efficient work environments to allow everyone the opportunity to contribute at their highest level.

Communicate and coordinate instillation with other trades such as light fixtures, distribution equipment, theatrical and dimming systems, cable trays, branch/feeder racks, masonry and slab work.

Plan and coordinate start up and demonstrations with owner.

PROJECT EXPERIENCE:

Construct ICU Med Surgical Unit- Lebanon VAMC, Lebanon, Pennsylvania

Completed: February 2020

\$9,103,248.00

Chiller Replacement – Lebanon VAMC, Lebanon, Pennsylvania

Completed: October 2020

\$1,789,412.00