

Project # DGS C-0963-0205 Phase 1

Technical Proposal – Commissioning Services

Gino Merli Veterans Center – Addition and Elevator Replacement



Submitted to:



1800 Herr Street
Harrisburg, PA 17103

Submitted by:

verdantas

613 Baltimore Drive
Wilkes-Barre, PA 18702

Pennsylvania Department of General Services
1800 Herr Street
Harrisburg, PA 17103

September 16, 2026

Proposal for Commissioning Services under ITQ No. DGS 2018-SWCA

Dear PA DGS,

Verdantas is pleased to submit our qualifications for Commissioning Services for the C-0963-0205 – PH1 – Gino J Merli Veterans Center – Two Story Addition and Elevator Replacement Project. Our team brings insight and understanding of actively-practicing commissioning specialists, professional engineers, and TAB technicians. Our personnel are specialists in mechanical system design, HVAC / BAS control systems, O&M, project management, retro-commissioning, and training.

Verdantas is familiar with DGS requirements for construction and commissioning. Our staff is also very strong in the design, operation, and checkout of Building Automation Systems. Commissioning makes a good-job-great and we have the staff to make that happen.

As you review this proposal, please consider the Verdantas advantage and value:

People

- Dedicated, focused Cx team of licensed master electricians, professional engineers, BAS controls technicians, and licensed TAB technicians.
- Subject Matter Experts with extensive knowledge of commissioning, building design, construction, start-up, and O&M processes.

Experience

- Depth of knowledge in the operation and troubleshooting of HVAC, energy, and lab systems with “boots on the ground” experience required for an excellent Cx provider.
- We have experience with Veterans Center Projects. We are the CxA for the current Southeastern Veterans Home Project.

Stewards

- Committed to the furthering of commissioning in the industry by working with peer groups, societies, etc. to explain and educate clients about commissioning.
- We have LEED AP, WELL AP, membership in the USGBC, and commissioning certifications through the BCA and NEBB.

The attached summarizes our staff and prior commissioning experiences. We look forward to partnering with you on this project.

Sincerely,



A.J. Speicher, PE, CCP, CEM, PMP, WELL AP

AVP, Project Manager
Certified Commissioning Provider

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A. Contractor (CxA) Prior Experience

Our team has extensive commissioning experience across new construction, existing buildings, and building envelopes. Our facilities management background helps us understand projects from the owner's perspective. We are skilled in handling terminal equipment, large air handlers, and advanced laboratory systems, with former facilities managers and Building Automation System technicians who stay updated with industry advancements.

Projects Similar in Scope

Penn State University – DuBois Campus – PAW Center Renovation Project

- **Dates:** Start: July 2021 – End: July 2023
- **Description:** This project transformed the current Multipurpose Building on campus into a state-of-the-art facility with a focus on athletics, health and recreation. Cx Systems included boilers, chiller, VAVs, BAS, pumps, emergency generator, and lighting controls.
- **Application to Gino Merli Project:** Complex renovation, many exhaust fans, control system integration
- **Construction Cost:** \$17,300,000
- **Commissioning Fee:** \$33,120
- **Client References:**
 - J. Doug Wenger, RLA, LEED AP, DBIA, Project Manager, Penn State University
The 328 Building, University Park, PA 16802, (814) 863-9622, jdw132@psu.edu



Penn State University – Scranton Campus Library Classroom Renovation Project

- **Dates:** Start: February 2022 – End: October 2025
- **Description:** This project consisted of a full gut and renovation of an existing 20,800 SF, 2-story classroom and library building.
- **Application to Gino Merli Project:** Full Building Automation System with integration, exhaust fans to serve critical areas, renovation + new addition
- **Construction Cost:** \$13,100,000
- **Commissioning Fee:** \$25,000
- **Client References:**
 - Kyle W. Hollick, RA, NCARB, Project Manager – Eastern Region, Penn State University
The 328 Building, Suite 325, University Park, PA 16802, 814-865-3789, kwh121@psu.edu



Penn State University – Lehigh Valley – Lab Expansion Project

- **Dates:** Start: February 2020 – End: April 2022
- **Description:** This project consisted of a full-service cafeteria and space for student programming. A new third floor, known as the STEM Wing, is devoted exclusively to STEM education and features a 2,199SF laboratory to accommodate organic chemistry courses, a prep lab, equipment room, and lab technician office.
- **Application to Gino Merli Project:** New addition to serve critical spaces, full controls integration (both BAS and specialized Lab controls), full service kitchen hood and MAUs.
- **Construction Cost:** \$14,400,000
- **Commissioning Fee:** \$16,640
- **Client References:**
 - Kyle W. Hollick (see above for his contact information)



Projects Similar in Size

Springhouse Innovation Park – Building 14 Renovation Project

- **Dates**: Start: August 2022 – End: August 2026
- **Description**: This project transformed an aging building into a multi-tenant life sciences facility. The building included a new thermally efficient building envelope and converted mechanical penthouse into a third floor. The project was LEED certified.
- **Application to Gino Merli Project**: Project included building envelope commissioning.
- **Construction Cost**: confidential
- **Commissioning Fee**: \$55,500
- **Client References**:
 - Norr Architects, One Penn Center, 1617 JFK Blvd., Philadelphia, PA 19103, 215 525 4849



Bucknell University – Vedder Hall Renovations Project

- **Dates**: Start: August 2021 – End: October 2023
- **Description**: This project included a full renovation of a 80,000SF, 350 bed, 4 story, residence building for higher education. Commissioned systems include air handling units, terminal equipment, steam to hot water-heat exchanger, tie-in to campus chilled water, and misc. systems.
- **Application to Gino Merli Project**: Project included many life-cycle renovations to an existing building for student housing. Challenge was to provide new systems within an existing structure.
- **Construction Cost**: unknown
- **Commissioning Fee**: \$28,350
- **Client References**:
 - Gregory Koontz, Director, Energy & Utilities, Bucknell University
phone: 570.577.2703, fax: 570.577.3529, email: greg.koontz@bucknell.edu



Tobyhanna Army Depot (TYAD) – B1C, Bay 1 Renovation Project

- **Dates**: Start: March 2021 – End: October 2022
- **Description**: This project included renovations and equipment replacements within 52,000SF of B1C. The commissioned systems for this project included packaged RTUs (qt. 10), VAV boxes (qty. 40), exhaust fans, BAS controls, lighting controls, and noise / acoustics.
- **Application to Gino Merli Project**: Project included many life-cycle renovations to a very large space under a very tight schedule. Commissioning tasks were integrated early to ensure full system testing can be adequately completed on-time.
- **Construction Cost**: \$16,500,000
- **Commissioning Fee**: \$32,690
- **Client References**:
 - Greg Kazel, Construction Manager, Senate Builders & Construction Managers, Inc.
(610) 551-2380, greg@senatebuilders.com



Projects Similar in Building Type / Complexity

CBRE – Bank of America – 2nd and 3rd Floor Renovations Project

- **Dates:** Start: December 2020 – July 2022
- **Description:** This project included renovations of 30,000SF across 2 floors of a building in Long Island, NY. The commissioned systems for this project included packaged RTUs, VAV boxes, exhaust fans, BAS controls, lighting controls, and natural gas piping.
- **Application to Gino Merli Project:** Life cycle renovations to a very large space. The project include full Building Automation System integration.
- **Construction Cost:** confidential
- **Commissioning Fee:** \$36,400
- **Client References:**
 - Don Howard | Project Manager – North East
CBRE | Global Workplace Solutions – Bank of America Account | Project Management
57 Charles Ave | Massapequa Park, NY 11762, C: +1 (516) 313-1041, Donald.Howard@cbre.com



West Point Military Academy – B624 Soldier Barracks Flood Repair Project

- **Dates:** Start: February 2024 – End: June 2025
- **Description:** The Building 624 Flood Damage Repair project involved the repair and restoration of damage caused by severe flooding in the basement and surrounding areas of the building in 2023. The floodwaters had significantly affected the electrical, mechanical, civil, structural, and geotechnical components. Project included commissioning on all new HVAC units, domestic hot water heaters, and electrical distribution systems.
- **Application to Gino Merli Project:** Project included life-cycle renovations and repairs to upgrade a facility to current needs. The HVAC systems were all tightly controlled via a new BAS.
- **Construction Cost:** \$16,500,000
- **Commissioning Fee:** \$50,825
- **Client References:**
 - Wes Toney, Quality Control Manager
Sealaska
1200 6th Ave., Suite 800, Seattle, WA 98101
(804) 337-0415, Wesley.Toney@sealaska.com
 - Patrick McKeivitt, Contracting Officer's Rep.
West Point ABUP Resident Office
(347) 843-3185.
Patrick.C.McKevitt@usace.army.mil



Penn State University – Scranton Campus – New Engineering Building Project

- **Dates:** Start: February 2020 – End: April 2022
- **Description:** This project consisted of the conversion of an existing warehouse distribution facility into a new 4-year College of Engineering School. The existing building is approximately 15,500SF and has been designed for future expansion. The program includes engineering labs, meeting rooms, classrooms, administrative space and campus police services.
- **Application to Gino Merli Project:** Project included a complete renovation from a warehouse to a fully functioning engineering classroom and lab building. Included exhaust fans and specialized controls.
- **Construction Cost:** \$6,400,000
- **Commissioning Fee:** \$16,640
- **Client References:**
 - Kyle W. Hollick, RA, NCARB
Project Manager – Eastern Region
The Pennsylvania State University, The 328 Building, Suite 325, University Park, PA 16802
814-865-3789, kwh121@psu.edu



B. Understanding Project Requirements

As the third-party Commissioning Authority (CxA) for the Gino J Merli Veterans Center Project, our mission is to ensure that all new and upgraded systems perform as intended to resolve the identified deficiencies and achieve the project's core goals. By identifying risks early and implementing targeted mitigation strategies, Verdantas ensures that the project achieves its primary goals of safe operation, reliable system performance, and long-term maintainability, while minimizing disruptions to schedule and cost. Verdantas recognizes that successful delivery of the project requires proactive identification and management of technical, operational, and schedule-related risks. The following key risks and mitigation strategies have been identified.

Occupied 24/7 Skilled-Nursing Facility During Construction

Project Requirement & Challenges: Attachment A, Section 1 (Project Background) describes GMVC as "a 3 story 196 bed skilled care nursing facility" serving "approximately 200 residents" with "meals, activities, and therapy." Construction runs **02/20/2028 – 11/11/2029** directly on top of the existing occupied Mechanical Room. Any Functional Performance Testing that trips alarms, cycles smoke dampers, drops power, or shuts down heating/cooling creates real risk to a vulnerable resident population, and the very purpose of the project is *infection control*.

CxA Role & Approach: Sequence all FPT under a written testing-impact plan issued with the Cx Plan, reviewed with DGS, the Design Professional, and DMVA/BVH facilities staff at the Cx Onboarding Meeting. Schedule intrusive tests (fire alarm sequences, generator load transfer, smoke control, domestic hot water) off-hours and by wing. Capture resident-impact, ICRA, and abatement-of-disruption criteria as explicit measurable performance criteria in the OPR workshop, so the constraint is documented early, not discovered during testing.

Tie into Existing Building with No Cx Baseline

Project Requirement & Challenges: The facility "was built in 1993 and placed in operation on 01/1994" and "has had no additions to its structure since it was constructed". New work must extend HVAC, fire protection, lighting, and electrical service "to support the new expanded structure". Existing boilers, chillers, pumps, the fire alarm panel, and the emergency generator were never commissioned to today's standards, so capacity, sequence, and code-compliance gaps are likely to surface only at testing.

CxA Role & Approach: Front-load existing-conditions verification during Design Phase Services. Use Design Review to challenge the Basis of Design on existing infrastructure capacity (generator loading, chiller/boiler turndown, fire alarm panel point capacity, electrical service headroom) and back-check comments at the subsequent submission as the section requires. Recommend field-verification of existing sequences and setpoints before Design Complete so remediation is a design decision, not a construction change order.

Elevator and infection-control performance

Project Requirement & Challenges: The stated purpose is that "(2) two new service elevators will provide isolated access for all vendors/contractors to deliver goods and services without coming into direct contact with the residents and critical medical staff". Success is therefore *separation of paths*, not just equipment that runs. The elevator is also "located adjacent to existing stairways with access to the stairways for emergency egress" — an egress and smoke-compartment issue, not just a conveyance one.

CxA Role & Approach: Translate infection control and path-separation into measurable, testable OPR criteria at the workshop (pressure relationships, air-change rates, door interlocks, elevator recall and access control zoning) so Functional Performance Testing can actually verify the project goal. Coordinate fire alarm, elevator recall, smoke control, and security/access control as an **integrated systems test** across trades rather than testing each trade in isolation.

Our commissioning team differentiates itself by the following:

- With our engineering background with Professional Engineers (PE) on-staff, we can seamlessly integrate into the overall design process and bring value with a detailed focus on the Operations and Maintenance goals for the building and systems.
- We have deep understanding and experience with many of the familiar Building Automation Systems. This expertise is critical during functional performance testing to ensure the designed sequences of operation are programmed in the field.

We have the subject matter experts, skillsets, and experience to make this project a success.

C. Geographic Proximity

Our commissioning team is based in our Wilkes-Barre office at 613 Baltimore Drive, Wilkes-Barre, PA 18702. This office is only **17 miles** from the project site. **Due to the proximity of staff to the project site, travel time will not be billed.** We are able to provide **local, rapid-response field support** for testing, issue resolution, and stakeholder coordination.

D. Project Work Plan

Our team fully understands how commissioning “fits” into a typical construction project. We explain very clearly to the subcontractors that commissioning is not meant as a roadblock or bottleneck for a project. Many of our commissioning specialists are former contractors so we know how to “speak their language” and keep the commissioning process moving through the life of the project. We take pride in being part of the team, not an adversarial component.

Our commissioning process implements proven, cost-effective solutions to verify and document that the commissioned systems/assemblies are designed, installed, tested, operated, and maintained as required to meet the Owner’s Project Requirements (OPR), Basis of Design (BOD), and Construction Documents. Our process also follows the requirements of ASHRAE 202-2013 and the 2017 DGS Project Procedure Manual (Section 1314–Commissioning). To achieve these objectives, we will develop a specific commissioning process to establish and document the Owner’s criteria for system function, performance, and maintainability. The Cx process will then describe the steps to verify and document compliance with these criteria throughout the design, construction, start-up, and the initial period of operation.

Systems to be Commissioned

We will perform these commissioning services on the following systems:

- i. Building Assembly Systems including Building Shell, Exterior Wall Assemblies, and Roof Assemblies.
- ii. Protective systems including fire suppression and fire alarm systems
- iii. Plumbing Systems including Domestic Hot Water Systems
- iv. HVAC systems including heat generation, refrigeration, ventilation, and HVAC control systems.
- v. Electrical systems including power distribution, lighting and controls, and emergency generator systems.
- vi. Electronic safety and security systems including security, alarm, and detection systems.

Highlights of our commissioning process include:

Design Phase – Tasks and Deliverables

- [Owner's Project Requirements \(OPR\)](#) – Work closely with Client Agency and Design Professional to develop and document the Client Agency's Project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information into the OPR. We conduct several OPR creation and review meetings to ensure all input is received and written into the OPR.
- [Commissioning Plan \(Cx Plan\)](#) – We will create the written plan that outlines the overall process, organization, responsibilities, schedule, allocation of resources, and documentation requirements of the Commissioning Process to verify and document that the design, construction, and operation of the facility meet the OPR goals.
- [Basis of Design \(BOD\)](#) – We will review the written document provided by Design Professional that describes systems/assemblies to be commissioned, including design assumptions, applicable codes/standards, narrative descriptions, and performance criteria used to meet the OPR.
- [Commissioning Specifications](#) – We will provide Commissioning Specifications for all systems/assemblies being commissioned for inclusion within the Project Construction Documents to ensure the subcontractors are aware of their responsibilities. We will provide Cx specifications for each of the design review stages.
- [Design Review](#) – We will conduct Commissioning Design Review Comments of Basis of Design (BoD) and Design Documents concurrent with the Concept Design, Detailed Design, and Construction Documents Submissions. These reviews will identify potential issues related to:
 - System performance and system capacity
 - Control system sequences and integration
 - Constructability and maintainability considerations

Construction Phase – Tasks and Deliverables

While commissioning during the design stage sets the project on solid ground, commissioning during the construction phase is critical to ensure complete project success. To drive this overall project success, we:

- [Submittal Review](#) – Review Contractor submittals concurrently with the A/E to identify any issues that might result in rework or change orders. We also verify conformance with the OPR, BOD, and contract drawings (CDs).
- [Job Construction and Commissioning Meetings](#) – We will attend regular job construction meetings as necessary to stay current on project progress and ensure commissioning tasks are included in the overall project schedule. We will hold regularly scheduled commissioning meetings with all project stakeholders to review important aspects of commissioned system installation and issues.
- [Construction Observation and Testing](#) – We will conduct site visits to inspect the installation of systems/assemblies being commissioned to ensure compliance with the OPR, BoD, and CDs. All system checks will be documented on site visit reports and individual equipment checklists. We will direct, witness, and document tests.

- [Issues and Resolution Log](#) – We will develop an overall Issue Log that documents open and continuing items, status, and name of person/organization responsible for resolution.
- [Systems Manual](#) – Our final report shall contain documentation required by the facilities staff to understand, operate, and maintain commissioned systems. The Systems Manual will be provided in addition to, not in replacement of, contractor O&M data.
- [Pre-Functional and Functional Performance Testing](#) – We will confirm manufacturer's startup of individual equipment components for pre-functional testing. We will write, direct completion of, witness and document the functional performance testing. Paramount here will be to confirm proper operation of all control sequences for each season and documents in the final Cx report.
- [Training Plans and Records](#) – We will review, pre-approve, and verify training of the Client Agency personnel by the Contractor. Included for review should be attendance sheets, training plan, training materials, and records in the final Systems Manual.
- [End of Warranty Cx Report](#) – We will provide post-occupancy operations commissioning to review incomplete, delayed, seasonal testing and warranty issues. These tasks shall begin at Substantial Completion and continue through to the end of the warranty period.
- [Cx Report](#) – We will provide a Commissioning Report (Cx Report) summarizing the Commissioning Process and building operation. Included will be the final Commissioning Plan and results of the implementation of the plan and documentation of completion of all items. An Executive Summary will describe system problematic areas, including those that were experienced in this commissioning process and their resolution.

By focusing on **performance verification, system integration, and long-term operational success**, Verdantas will deliver outcomes that provide confidence to the Commonwealth and support the continued functionality of this critical infrastructure asset. Our Cx process will be further tailored for this project as follows:

DIFFERENTIATOR: Use of Building Automation System in the Commissioning Process

To functionally test the various equipment and systems, we heavily employ the use of the Building Automation System (BAS). With our extensive BAS background (programming, checking out, starting up, commissioning), we can ensure that this critical system is accomplishing everything expected of it. We will work early in the process with the BAS contractor to discuss and document all of the expectations and needs of the system. Our functional testing process is:

- Take the engineer's approved BAS sequence of operation and create functional performance test plans specific for each piece of equipment, control sequence and control mode on the project.
- The system/equipment specific functional performance checklists are broken down to test all modes: occupied, unoccupied, morning warm-up, alarms/safeties, etc. to ensure the Owner's Project Requirements are realized in the final operation of the systems.
- For field testing, we always place one technician at the tested piece of equipment and a second technician sitting with the BAS subcontractor at the front end workstation. By doing this, we not only ensure that the physical equipment operates as required, but also that the BAS graphics are shown correctly. This will greatly assist the Owner's Facilities Staff for routine maintenance and troubleshooting issues.

- Each functional test mode of operation is simulated at the BAS terminal and the resulting response (both graphically at the BAS front end workstation and physically at the equipment) in the field is documented.
- Any discrepancies in expected outcome vs. actual outcome are recorded and documented on the Commissioning Issues Log. That log serves as a living document to help guide and provide a final record of the commissioning process from design, to construction and finally in testing/acceptance.

Commissioning Software



Our use of BlueRithm commissioning management software provides process transparency and project information available at all times. We will provide access for each member on the team to access the portal, provide updates, share documents, etc. This will provide an instantaneous snapshot of progress, open items, ball in court, etc. All information will be downloaded and added to Trimble/e-Builder at the completion of the project.

Anticipated Schedule and Milestones

The current proposed schedule is as follows:

- | | |
|--------------------------|------------|
| • Initial Design Kickoff | 05/12/2026 |
| • CxA Onboarding Meeting | 10/13/2026 |
| • Design Complete | 05/30/2027 |
| • Construction Start | 02/20/2028 |
| • Construction Finish | 11/11/2029 |

The construction budget is estimated at \$10.5M. Our fee and **expected hours for each phase and staff classification** are shown below and in Attachment B – Cost Submittal:

Project Phase	Total Hours per Role		Total Hours per Phase
	Principle / Supervisor	Technical CxA	
Design	8	30	38
Construction	34	142	176
Training	1	4	5
Warranty	1	2	3
Final Documentation	2	12	14
Total Hours per Staff	46	190	236

Our strong, experienced commissioning team that has the knowledge and experience to fully test and inspect the required systems within a total **technical** commissioning process. Highlights of our team's processes and experience include:

- Development and implementation of the Site-Specific Commissioning Processes, including customized Commissioning Plans and Testing Checklists. **We use custom checklists / documents tailored specifically for the project at hand.**
- Our team over-communicates at all phases of a project to ensure the entire design and construction team stays on the path of achieving the Owner's Project Requirements (OPR).

E. Contractor Personnel and Qualifications

Verdantas is a technology-driven firm offering a comprehensive range of services to its clients. We work diligently to maintain our professional reputation based on an unwavering commitment to project excellence while serving clients in the public and private sectors. Clients recognize our passion for quality, commitment to project deliverables and dedicated service. Our success is marked by clients who choose our services for the first time and those who we have served for years. Over 90% of our work is with repeat clients.

We focus on leveraging technology to provide superior solutions to our clients. We service clients like the Pennsylvania Department of General Services (PA DGS) through our practice groups. ***Our practice groups are technical communities that focus on collaboration of staff from similar and aligned technical backgrounds to lift the quality, consistency, and efficiency of our work product.*** Our commissioning services span several practice groups such as:

	Mechanical, Electrical & Automation Engineering		3000+ Employees
	Sustainability & Commissioning		90 Office Offices
	Environmental Health & Safety		#81 ENR Top 500 Design
	Architecture & Structural Engineering		

Verdantas are design professionals comprised of commissioning specialists, engineers (mechanical, structural, electrical, civil), architects, environmental scientists, surveyors, technical designers and administrative team members all working together to “build a better tomorrow”. We look for the most efficient ways to execute each project with a focus on helping our clients minimize energy consumption and maximize new system operations in their buildings. We are committed to the furthering of commissioning in the industry by working with peer groups, societies, etc. to explain and educate about the commissioning / quality process and provide lessons learned.

In commissioning projects, Verdantas has encountered almost every type of primary and secondary HVAC system and equipment imaginable, as well as a large variety of building automation systems, mission critical lab, electrical lighting systems, automated controls, commercial refrigeration, and renewable energy systems.

We staff commissioning projects with a **well-rounded, experienced team** who use their expertise to ensure that projects are designed, built, started-up and tested as per the Owner's Project Requirements (OPR), Basis of Design (BOD) and Construction Documents (CDs). Our commissioning technicians have experience with higher-education, healthcare, commercial office, government, and high-end pharmaceutical projects. Our Cx Team includes:



**A.J. Speicher, PE, CCP, CEM, PMP, LEED GA, WELL AP -
Certified Commissioning Provider (BCA), WELL AP, Professional Engineer
Project Manager & Commissioning of HVAC/BAS**

B.S., Mechanical Engineering, Penn State University
M.S., Mechanical Engineering, Villanova University

- 28+ years' experience in Building Automation System (BAS) controls, commissioning, facility design, and construction processes.
- Experienced in a broad range of design and direct digital control (DDC) work including project engineering of steam, hot water, chilled water, and compressed air systems.
- Engineered cGMP validated pharmaceutical and lab projects covering detailed design specifications, site acceptance tests, mechanical commissioning, and operations.
- Member of the UCC Code Review Board in 2009 – familiarity with the commissioning requirements in the 2018 International Energy Conservation Code (IECC) (current version adopted in Pennsylvania).
- Certified Commissioning Provider (Building Commissioning Association), CCP #243 (expires 6/30/2028).
- Certified Energy Manager (CEM) from the Association of Energy Engineers
- WELL Accredited Professional (AP) & LEED Green Associate
- Incoming President for the Penn State Mechanical Engineering Alumni Society



Bart Rado | TAB and HVAC Cx Specialist)

Bachelor of Science, Baldwin Wallace College

- NEBB Certified in TAB Supervisor, Sound & Vibration and Commissioning
- Bart has 50+ years of experience in testing/balancing, commissioning, and construction of projects such as government, K-12, hospital, pharmaceutical, general office, higher education, science buildings, clean rooms, manufacturing, and hospitals.
- He has 20+ years of experience in commissioning and validation of sophisticated environmental control and building automation systems.
- Bart is certified through NEBB for building, HVAC and plumbing commissioning and sound/vibration. He is also a NEBB certified TAB supervisor and has NEBB Sound and Vibration and Commissioning certifications.

Dean Avillion | Electrical Cx Specialist

Electrical Construction – Assoc. Builders & Contractors Technical School



- 30+ years' experience in the design and construction of building electrical systems (12.4kV, 480V, 230/208v, 120v)
- Field work to document existing systems to be analyzed in an Power Systems Study (arc flash assessment, short circuit coordination, over protection device coordination).
- Embedded within a local pharmaceutical client to provide Subject Matter Expert resources to the site's electrical team.
- Experienced with the start-up and checkout of emergency generators and automatic transfer switches.

Evan Lunney | HVAC /Plumbing/FP Cx Specialist

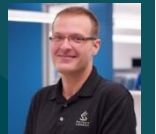
B.S., Mechanical Engineering Technology, Penn State University



- Evan has 5 years mechanical / HVAC system experience with respect to design, preventative maintenance, reliability engineering, field testing, and commissioning.
- Evan is a mechanical commissioning provider with experience in the design of HVAC systems for government, commercial, residential, and industrial process applications.
- He will direct and perform the HVAC field commissioning, management of our internal Commissioning database and issue resolution.

Shawn Whalen | Automation / Security Cx Specialist

- 15+ years' experience in the design and construction of building electrical systems
- Supported field and on-site project coordination for clients for Automation/Control designs, Main Power Distribution Designs, and Telecommunications Designs.
- Supported clients as an SME within these disciplines.
Supported clients with are FAT (Factory Acceptance Testing), SAT (Site Acceptance Testing), Contractor/Vendor Submittal reviews for approval, UL (Underwriter Laboratories) review for conformance and Construction field assessments



We will round out our high-performing commissioning team with the experience, capabilities, and knowledge of our entire professional staff as required to make this project a success.

In summary, our experienced commissioning teams are built around a nucleus of Subject Matter Experts with extensive experience in large scale renovation design projects and who have a passion for the work. We offer a one-stop, safety-focused, nationwide, full-team approach with key subconsultants to round out the design, which means we have actively practicing commissioning technicians, professional engineers, master electricians, former facility managers and a wealth of experience gained in the successful completion of numerous similar endeavors to apply to this project. Through multi-disciplined coordination amongst these experts, we can deliver the best quality program possible.

In addition, our technology forward, value added approach to projects fosters a deeper client understanding of their project, a product that extends beyond the life of the project and benefits the client long term. These value-added services are inherent in the way Verdantas does business and are not additional costs passed on to the client. We are well versed in integrating these services into our projects as part of our standard workflow; benefiting our clients.

We believe this proposal will show the extent to which we are invested in growing our partnership with PA DGS. We welcome the opportunity to further discuss our qualifications and the next steps.

Thanks for your consideration of Verdantas as the commissioning provider for the Gino J Meri Veterans Center Project.



Thanks again for the opportunity to submit our qualifications.

If you have any questions, or require any additional information, do not hesitate to call or email me at (570) 814-7718 or aspeicher@verdantas.com