

Project # DGS 0960-0059 Phase1

## Technical Proposal – Commissioning Services

# Southeastern Veterans' Center – Rehabilitate Veterans' Home Project



Submitted to:



1800 Herr Street  
Harrisburg, PA 17103

Submitted by:



A Verdantas Company  
613 Baltimore Drive  
Wilkes-Barre, PA 18702

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

April 6, 2026

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

Dear PA DGS,

Borton-Lawson (a Verdantas company) is pleased to submit our qualifications for Commissioning Services for the C-0960-0059 - PH1 – Southeastern Veterans’ Center – Rehabilitate Veterans’ Home 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.

Borton-Lawson/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 Borton-Lawson/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 athletic center projects on a campus of higher education.

### 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

## Table of Contents

A. Contractor (CxA) Prior Experience	3
B. Understanding Project Requirements	6
C. Geographic Proximity	8
D. Project Work Plan	8
E. Contractor Personnel and Qualifications	13

## 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 SEVC Project:** We commissioned new boilers, chillers, and water softening systems similar as to what will be expected in this SEVC project.
- **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](mailto:jdw132@psu.edu)



#### U.S. Mint Philadelphia – Chiller Replacement Project

- **Dates:** Start: February 2024 – End: October 2025
- **Description:** This project consisted of a replacement of three (3) water cooled chillers in an active facility.
- **Application to SEVC Project:** We commissioned two (2), 800 ton, water cooled chillers, primary/secondary pumps, cooling towers, and a full Building Automation System within the facility with active processes continuing.
- **Construction Cost:** \$confidential
- **Commissioning Fee:** \$35,000
- **Client References:**
  - Olga Given, Project Engineer, Dept. of the Treasury, 202-868-1910, [olga.given@usmint.treas.gov](mailto:olga.given@usmint.treas.gov)



#### Penn State University – Lehigh Valley – Lab Expansion Project

- **Dates:** Start: February 2020 – End: April 2022
- **Description:** This project consisted of a kitchen/dining and space for student programming. A new third floor is devoted exclusively to STEM education and features a 2,199SF laboratory for organic chemistry courses, a prep lab, and lab technician office.
- **Application to SEVC Project:** In this project, we commissioned a new, full service kitchen and dietary center. Systems included kitchen grease and dishwasher hoods/fans, make-up air units, refrigerators, and coolers.
- **Construction Cost:** \$14,400,000
- **Commissioning Fee:** \$16,640
- **Client References:**
  - Kyle W. Hollick (see above for his contact information)



## Projects Similar in Size

### Former Centre Crest Building Renovation Project

- **Dates:** Start: January 2025 – End: March 2026
- **Description:** This project renovated the former Centre Crest Building into offices for the county human service agencies, the county election department and a new Bellefonte Senior Center.
- **Application to SEVC Project:** Project included dedicated air handling units, a full VRF system, Building Automation System controls, and terminal units for heating and cooling.
- **Construction Cost:** \$29,200,000
- **Commissioning Fee:** \$50,000
- **Client References:**
  - Sydney Hixenbaugh, Sr. Project Manager, Massaro CM Services, 120 Delta Drive, Pittsburgh, PA 15238, 412-963-2000, [shixenbaugh@massarocms.com](mailto:shixenbaugh@massarocms.com)



### 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 SEVC 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](mailto: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 SEVC Project:** Project included many life-cycle renovations to a very large space. The end occupants were stationed within various different governmental departments so the systems needed to meet all of their needs.
- **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](mailto:greg@senatebuilders.com)



## Projects Similar in Building Type / Complexity

### **CBRE – Bank of America – 2<sup>nd</sup> and 3<sup>rd</sup> 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 SEVC Project:** Life cycle renovations to a very large space. The end occupants were stationed within various governmental departments and the systems need to meet all their needs.
- **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](mailto: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 SEVC 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. This was housing similar to the SEVC Project.
- **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](mailto:Wesley.Toney@sealaska.com)
  - Patrick McKeivitt, Contracting Officer's Rep.  
West Point ABUP Resident Office  
(347) 843-3185.  
[Patrick.C.McKeivitt@usace.army.mil](mailto:Patrick.C.McKeivitt@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 SEVC Project:** Project included a complete renovation from a warehouse to a fully functioning engineering classroom and lab building. Systems included air handling units, make-up units, terminal VAVs, dust collectors, and a full BAS.
- **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](mailto:kwh121@psu.edu)



## B. Understanding Project Requirements

As the third-party Commissioning Provider (CxP) for the Southeastern Veterans' Home Rehabilitation Project, our mission is to ensure that all upgraded building systems perform as intended to resolve the facility's identified deficiencies and achieve the project's core goals. We will accomplish this by verifying the project's design, construction, and operation align with the Owner's Project Requirements (OPR) and by systematically verifying each critical system's functionality, integration, and performance against the objectives in the Project Development Study (PDS) Report.

Through commissioning experience on occupied long-term care, institutional, and residential facilities, our team has consistently supported projects with goals identical to those of the Southeastern Veterans' Center—maintaining occupant safety, ensuring system reliability, improving environmental quality, and reducing operational risk during phased construction. These experiences enable our Commissioning Authority to proactively support SEVC's rehabilitation goals while safeguarding residents and staff throughout design, construction, and turnover. We understand the SEVC Project Requirements and have experience with the key project drivers, such as:

### **HVAC and Boiler Replacements in an Occupied Long-Term Care Facility**

**Project Context:** Phased HVAC and boiler replacements within an occupied long-term care and residential care facility to remain fully operational throughout construction with vulnerable occupants requiring continuous thermal comfort and life-safety system reliability.

#### **Our CxP Role and Value to be Delivered:**

- Review design documents to confirm redundancy, failure-mode operation, and control sequences for new boiler systems.
- Coordinate functional testing around active occupancy, including off-hour testing and staged changeovers.
- Verify BAS integration to ensure seamless transition between old and new equipment.
- Validate that system performance meet design intent prior to seasonal switchover.

**Relevance to SEVC:** This experience directly supports SEVC's planned boiler replacements and HVAC upgrades in Tilghman Hall, where uninterrupted service and occupant safety are critical during construction.

### **Commercial Kitchen Ventilation and Humidity Control Systems**

**Project Context:** Major dietary services renovation serving an institutional campus with centralized food preparation to address high humidity, condensation, and ventilation deficiencies impacting sanitation, staff comfort, and code compliance.

#### **Our CxP Role and Value to be Delivered:**

- Review kitchen exhaust, makeup air, and fire suppression interface design.
- Verify airflow balance/pressure relationships to prevent condensation and migration.
- Witness functional testing of exhaust hoods, interlocks, and fire suppression shutdowns.
- Confirm systems operate as intended under full load conditions.

**Relevance to SEVC:** This experience directly aligns with SEVC's Tilghman Hall dietary upgrades, including refurbishment of serving area ventilation and Ansul systems and mitigation of humidity and condensation concerns.



### **Chiller Plant Controls Upgrades and Redundancy Verification**

**Project Context:** Commissioning services for a chiller plant modernization project with controls upgrades and the addition of redundant cooling capacity to improve reliability for an institutional facility.

**Our CxP Role and Value to be Delivered:**

- Review control sequences for lead/lag operation and redundancy
- Verify alarm handling, failure response, and switchover logic
- Conduct functional testing of both normal and failure scenarios
- Confirm operator interfaces clearly communicated system status

**Relevance to SEVC:** This experience aligns directly with SEVC’s planned chiller controls updates and installation of a second 300-ton chiller to provide redundancy for the Community Living Center.

### **Commissioning of AHUs with Infection Control Enhancements**

**Project Context:** Commissioning for air handling units serving residential and healthcare-adjacent spaces where infection control and indoor air quality are key drivers.

**Our CxP Role and Value to be Delivered:**

- Verify UV lighting installation and operation within AHUs
- Confirm proper safety interlocks and maintenance access
- Test control sequences to ensure continuous operation during occupied conditions
- Coordinate testing with facility staff to minimize disruption

**Relevance to SEVC:** This experience directly supports SEVC’s planned installation of UV lighting in CLC penthouse AHUs to improve infection control.

Overall, our commissioning efforts are **directly aligned with the project’s requirements and values** documented in the PDS. By methodically verifying each building system’s performance and compliance, Verdantas as the Commissioning Provider plays a pivotal role in **delivering a renovated SEVC that is healthy □ safe □ secure □ code-compliant □ and energy-efficient.**

**Our commissioning team differentiates itself by the following:**

- With our engineering background with Professional Engineers 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.
- Trust, but verify: We quality check all of the pre-functional checklists ourselves instead of just accepting what the contractors fill out. We need to trust that the contractors are doing a good job, but we will verify against the design documents.
- We have experience with all types of HVAC equipment including geothermal well fields, pumps, and terminal heating/cooling systems. Our team has the experience with facilities just like the SEVC facility. Our past experience will translate well to this project to ensure all stakeholders are satisfied.

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



## C. Geographic Proximity

Our Project Manager (A.J. Speicher, CCP) is based in our Wilkes-Barre office at 613 Baltimore Drive, Wilkes-Barre, PA 18702. This office is 90 miles from the project site and is adjacent to the northeast extension of the PA Turnpike (I-476). Evan Lunney and Dean Avillion (key supporting MEP commissioning staff) work remotely and are located about 70 miles away in the Drums / Hazleton, PA areas. Our local office for any needed support is based in Center City Philadelphia, about 35 miles from the project site. **Due to the proximity of staff to the project site, travel time will not be billed.**

## 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. Protective systems including fire suppression and fire alarm systems and interface with HVAC.
- ii. Plumbing systems including domestic hot water systems
- iii. HVAC systems including heat generation, refrigeration, ventilation, and HVAC control systems
- iv. Electrical systems including Lighting Controls and UV 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. **Our reviews shall include the Building Automation System sequences of operation and decisions made that may impact long-term viability of the building and the systems to be commissioned.**
- [Design Meetings](#) – We will participate in the following meetings:
  - Approx. 18 coordination meetings including project kick-off, special coordination, and regular bi-weekly (1 hr duration).
  - Three (3) design review conferences (P+SD, DD, and CD) with 3 hr duration

### **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. Also included will be documentation of completion of all items specified herein to be provided. An Executive Summary will be provided to describe system problematic areas, including those that were experienced in this commissioning process and their resolution, along with other possible issues that may arise during future system operations.

Our team has the **experience and passion** to apply best practices in the commissioning of new and renovated equipment / systems for PA DGS and DMVA. We will work with the entire project team to craft a commissioning process to be applied to the commissioned systems. Our commissioning team has these following unique strengths:

#### **[Performance-Driven Commissioning Focused on Risk Reduction Not Checklists](#)**

Our team applies a performance-driven commissioning approach, treating commissioning as a fundamental risk-mitigation strategy rather than a procedural closeout task. Across prior institutional and renovation projects, our commissioning services have consistently identified systemic operational, energy, and reliability risks that would otherwise remain embedded into long-term ownership. This approach emphasizes early identification of control logic errors, integration issues, and operational gaps—particularly in renovation projects that appear “substantially complete” but still carry hidden risks.

**Benefit to SEVC:** This mindset is critical for SEVC, where HVAC, chiller, kitchen ventilation, and controls upgrades must function reliably from day one to protect residents, staff, and facility operations.

#### **[Deep Experience Commissioning Occupied Phased Renovation Projects](#)**

Our team has extensive experience commissioning systems in fully occupied institutional facilities, including healthcare-adjacent, residential, and higher-education environments. We understand that commissioning must be carefully coordinated with construction sequencing, shutdown planning, and resident safety considerations. Our process accounts for off-hour testing, phased system turnovers, and temporary operating conditions without disrupting building occupants.

**Benefit to SEVC:** SEVC’s requirement to maintain continuous operations during construction aligns directly with our experience supporting phased renovations without compromising occupant comfort or life-safety systems.

#### **[Controls-Centric Expertise and BAS Integration Leadership](#)**

A distinguishing strength of our team is our controls-first commissioning philosophy. We place special emphasis on verifying that building automation systems, sequences of operation, alarms, and failure responses are correctly implemented and clearly communicated to operators. Prior projects have demonstrated our ability to uncover unconfigured alarms,



improper sequencing, and incomplete integration that would otherwise lead to energy waste, comfort complaints, or equipment failure.

**Benefit to SEVC:** This expertise directly supports SEVC’s chiller controls upgrades, redundancy verification, and integration of new HVAC and UV disinfection systems into existing BAS platforms.

### Collaborative Non-Adversarial Commissioning Approach

Many members of our commissioning team are former contractors or field engineers, allowing us to work collaboratively with contractors, vendors, and controls technicians. We understand how commissioning fits into construction workflows and communicate expectations clearly to avoid delays or bottlenecks. Our approach emphasizes problem-solving and resolution rather than fault-finding, which accelerates issue closure and improves project outcomes.

**Benefit to SEVC:** This collaborative style is essential for a multi-discipline rehabilitation project involving mechanical, electrical, plumbing, food service, and vertical transportation systems under tight sequencing constraints.

### Life-Cycle Perspective That Extends Beyond Construction

Our commissioning services are informed by a life-cycle approach that connects design validation, construction oversight, commissioning, and long-term operations. We focus not only on verifying system performance at turnover, but also on ensuring that SEVC staff receive clear documentation, functional training, and operational clarity needed to sustain performance over time.

**Benefit to SEVC:** This approach supports SEVC’s long-term mission by reducing maintenance burden, improving system reliability, and protecting the Commonwealth’s capital investment.

### Proven Alignment with DGS Standards and Procedures

Our commissioning process is structured to align with DGS commissioning requirements, ASHRAE commissioning guidance, and institutional owner expectations. We routinely develop project-specific Commissioning Plans, lead multi-discipline functional testing, and deliver clear, actionable final commissioning reports that support owner acceptance and long-term operation.

**Benefit to SEVC:** This familiarity minimizes administrative risk and ensures that commissioning integrates seamlessly into DGS design and construction workflows.

The strength of our commissioning team lies in our ability to combine performance-driven technical rigor with collaborative, construction-savvy execution. Our experience commissioning occupied, phased renovations—coupled with deep controls expertise and a life-cycle perspective—positions us to directly support the Southeastern Veterans’ Center’s goals of safety, reliability, efficiency, and long-term operational success.

### 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:

- Design Professional Onboarding Meeting: Beginning of June 2026
- CxA Onboarding Meeting: Mid-June 2026
- Owner’s Project Requirements Development: Mid-August 2026
- Design Kickoff: Mid-June 2026
- Design Complete: Mid- February 2027
- Construction Start: Mid-July 2027
- Construction Finish: Mid-July 2028

The construction budget is estimated at \$4,000,000. 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	4	36	40
Construction	30	162	192
Training	1	2	3
Warranty	1	2	3
Final Documentation	2	4	6
<b>Total Hours per Staff</b>	<b>38</b>	<b>206</b>	<b>244</b>

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.**
- We use a customized access database to capture notes and observations to be able to quickly produce report for our clients which allows contractors to address issues without a delay.
- 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

Borton-Lawson / 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:

The infographic is a dark blue rounded rectangle. On the left side, there is a vertical list of four white icons: a gear with a lightning bolt, a leaf in a circle, a hand holding a leaf, and a lightbulb. To the right of these icons are four horizontal lines, each followed by a service area name in white text. On the far right, there are three horizontal bars, each with an icon and a statistic in white text. The first bar has a group of three people icon and '2300+ Employees'. The second bar has a map icon and '90 Office Offices'. The third bar has the ENR logo (red 'ENR' with 'Engineering News-Record' in smaller red text below it) and '#81 ENR Top 500 Design'.

Mechanical, Electrical & Automation Engineering		2300+ Employees
Sustainability & Commissioning		90 Office Offices
Environmental Health & Safety		#81 ENR Top 500 Design
Digital Visualization & Optimization		

Borton-Lawson/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, Borton-Lawson/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)
- ▶ Completed all 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.

***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 Borton-Lawson 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 Borton-Lawson as the commissioning provider for the West Chester University – Sturzebecker Health Science Center Renovation 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](mailto:aspeicher@verdantas.com)**