

October 22, 2024

**Washington Department of Social and Health Services (DSHS)**

**Project No. 2020-403:  
WSH-New Forensic Hospital:  
Commissioning**



**Formerly Welsh Commissioning Group**

4508 Auburn Way North, Suite B  
Auburn, WA 98002

Matt White, Regional Director  
matt.white@perfval.com  
253.455.0636



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October 22, 2024

Aarón Martínez, Project Manager  
Washington Department of Social and Health Services (DSHS)  
Olympia WA 98504-1476

**Re: Project No. 2020-403: WSH-New Forensic Hospital: Commissioning**

Dear DSHS Team and Selection Panel Members,

Performance Validation is proud to submit our building commissioning qualifications for the new Forensic Hospital at Western State Hospital (WSH). Our long-standing twenty one year partnership with the Department of Social and Health Services (DSHS) and the Department of Enterprise Services (DES) positions us as the most uniquely qualified firm to commission this project, realize the goals outlined in the RFQ, and deliver two buildings that will define WSH as a national leader in psychiatric care for many years. When you partner with us, some key differentiators include our expertise, innovative solutions, and commitment to delivering high-quality results on time and within budget.

**We Understand the Link Between Commissioning & Patient Care at WSH**

Over the past eight years, we have commissioned seven projects on the WSH campus. This enduring partnership is a result of our independent commissioning process, which consistently adds value to projects and enhances facility safety and comfort, directly benefiting patient care.

**We Deliver Projects On-Time & In Budget**

In partnership with DSHS and DES, we have led the commissioning process for more than 80 state facilities. Our extensive experience working within the State's project delivery models has proven invaluable in shaping the commissioning scope, clearly defining roles and responsibilities, and ensuring projects are completed on schedule with a high standard of expertise and service.

**We Employ Innovative Solutions to Ensure Successful Outcomes**

We are proposing integrating our primary project manager into the project field office as a unique solution for this project. This atypical execution will facilitate stronger communication and foster collaboration among the project team, creating a strong foundation for a successful commissioning effort.

We are confident that after reviewing our qualifications you will recognize our unique fit for this opportunity. With a proven track record both on and off the WSH campus, we have successfully met project goals for years, solidifying our ability to deliver exceptional results. We have commissioned 45 LEED-certified projects in partnership with DSHS and DES, including the State's first two net-zero buildings—the Childcare Center and Newhouse Building on the Capitol Campus in Olympia—along with over 250 other LEED-certified projects. DSHS and DES have consistently entrusted us with their most critical projects, and we have consistently provided innovative commissioning approaches to ensure these projects achieve their goals.

Sincerely,

*M. WHITE*

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Matt White, PE, CxA+BE, BECxP  
Regional Director  
matt.white@perval.com  
253.455.0636



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501  
PO Box 41476, Olympia, WA 98504-1476

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications  
For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting  
(JOC) Selections

Firm Name: <a href="#">Performance Validation</a>		
Point of Contact Name & Title: <a href="#">Matt White, Regional Director</a>		
Email: <a href="mailto:matt.white@perfval.com">matt.white@perfval.com</a>	Telephone: <a href="tel:(419)494-8419">(419) 494-8419</a>	
Address: <a href="#">4508 Auburn Way N, Suite B</a>		
City: <a href="#">Auburn</a>	State: <a href="#">WA</a>	Zip: <a href="#">98002</a>



# Executive Summary

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Performance Validation brings over 35 years of experience in building commissioning, including healthcare facilities, with a focus on delivering high-performance buildings that prioritize patient care and operational efficiency. We recognize the urgency of constructing the new forensic hospital to meet the community's mental health needs. Our commissioning approach aligns with WSH's mission, ensuring a facility that enhances patient care and supports innovative care delivery models.

## Project Understanding

- Our commissioning process will ensure the integration of advanced designs and systems, improving the therapeutic environment and patient outcomes.
- We are committed to timely project delivery and budget adherence, fostering a collaborative environment with all stakeholders.

## Commissioning Approach

- We offer comprehensive commissioning across all project phases, verifying the performance of critical systems such as building envelope, plumbing, HVAC, electrical, metering, renewable energy, electronic safety/security, refrigerant, and fire/ life safety.
- Proactively identifying challenges and implementing timely solutions is essential to managing risks, eliminating backlog, staying on schedule, and controlling costs, ensuring smooth project progression and minimizing delays.

## Scope of Services

- Our team will commission all essential building systems, targeting LEED Gold certification and Net Zero Energy to enhance sustainability and reduce operational costs. Whenever feasible, we will collaborate with key project stakeholders to pursue additional credits toward attaining LEED Platinum certification.
- We will integrate energy-efficient technologies to minimize long-term costs and enhance system performance. Leveraging our extensive experience in optimizing system efficiency, conducting energy audits, and projecting long-term savings, we are well-equipped to support the project's path toward achieving net-zero energy goals.

## Value Proposition

- Our commissioning approach ensures the hospital will effectively meet community needs by delivering timely and reliable mental health services. Through early issue detection, we prevent delays and mitigate risks, keeping the project on track. Additionally, our focus on sustainability will result in long-term energy savings and operational efficiencies, providing a facility that is both cost-effective and environmentally responsible for years to come.

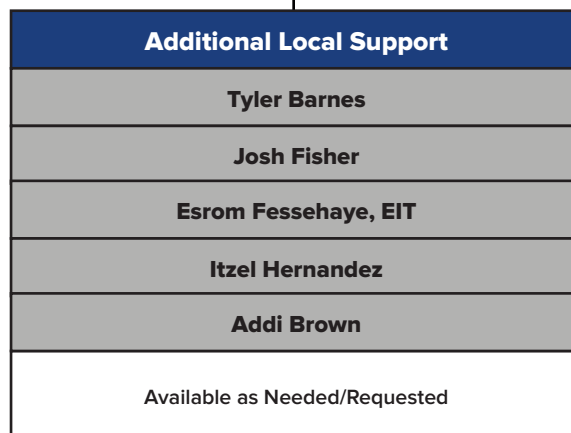
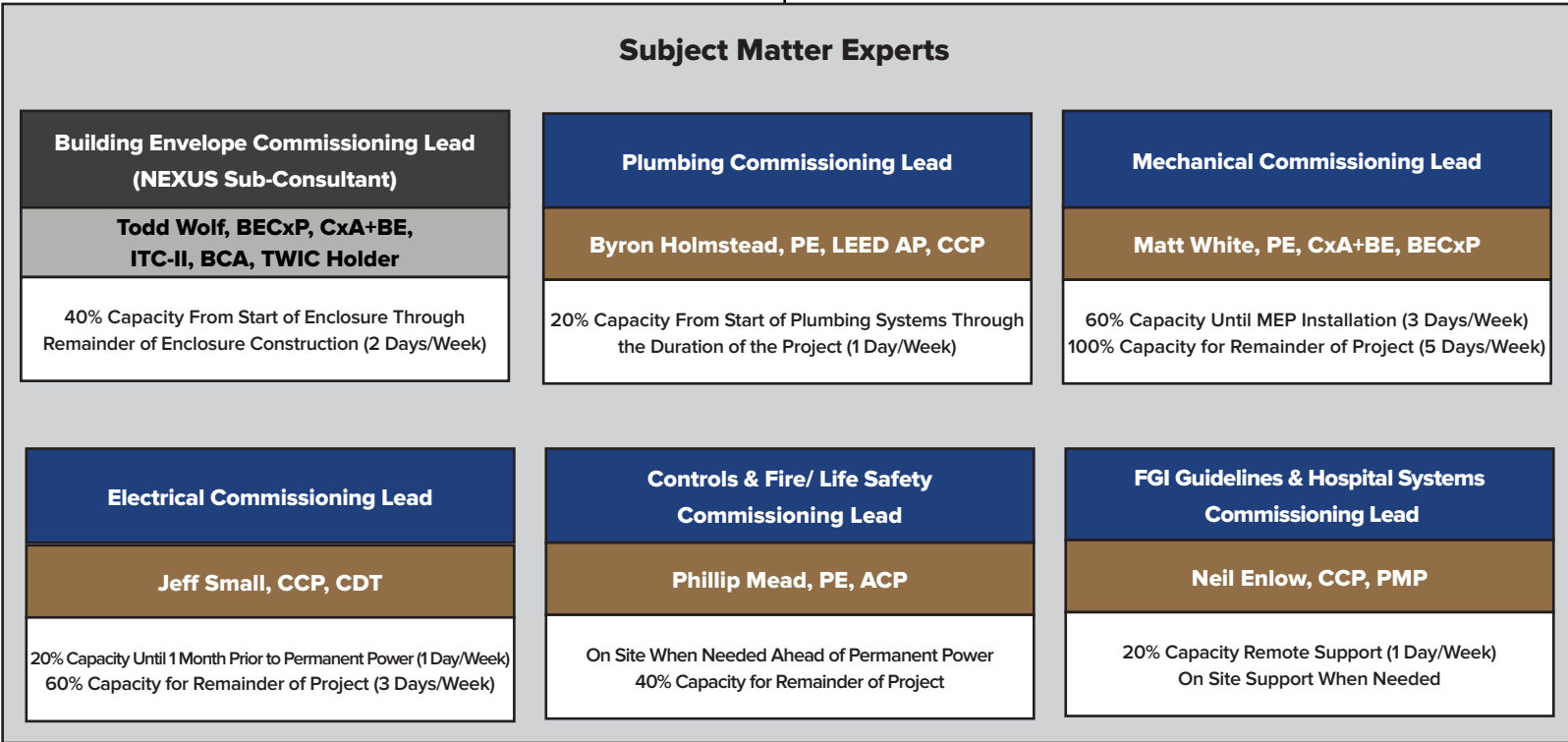
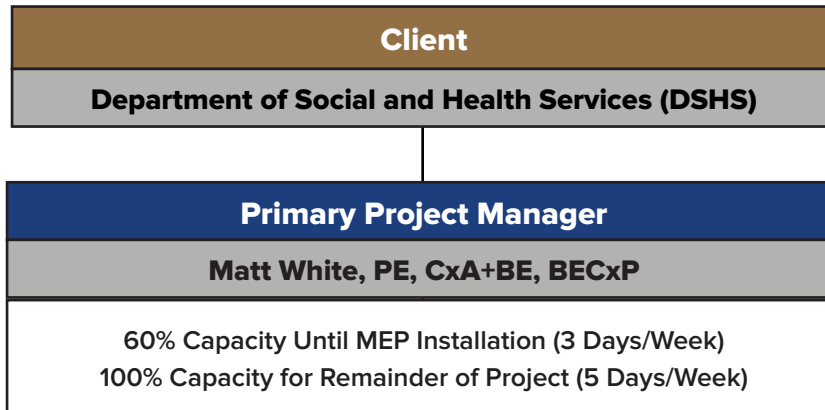
## Project Team

- Our project team is comprised of healthcare commissioning experts with a proven track record of delivering successful projects in critical environments. Their extensive experience and expertise will be key in ensuring the hospital meets its operational and performance goals, creating a reliable and efficient facility that supports high-quality patient care.
- Our proven success is driven by exceptional communication with both internal and external teams, fostering collaboration for effective troubleshooting and ensuring timely project completion and building delivery.

To support the scope and complexity of this project, we will be partnering with NEXUS as the building envelope lead. We have an established eleven-year partnership with NEXUS, working together on projects of diverse size and complexity throughout this time. Their expertise will guide the design, implementation, and performance verification of the building envelope systems across all phases of the project. Our successful collaboration with NEXUS on previous projects, including the pre-design and design phase of the Forensic Hospital, strengthens our confidence that this partnership will deliver a high-performance facility tailored to serve patients effectively.

Performance Validation is committed to delivering a high-performing, sustainable hospital that meets regulatory standards, achieves LEED Gold and Net Zero Energy targets, and addresses the community's mental health needs. We look forward to collaborating with stakeholders to create a state-of-the-art facility that enhances patient care and sets a benchmark for future healthcare initiatives.

# Organizational Chart





# Proposed Personnel

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## **MATT WHITE, PE, CxA+BE, BECxP - Primary Project Manager & Mechanical Lead**

- Matt leads project execution by leveraging his mechanical expertise to ensure successful outcomes.
- He coordinates with stakeholders to guarantee timely delivery and adherence to budget constraints, while meticulously reviewing mechanical systems for compliance with healthcare standards.
- Matt supervises installations to uphold quality and ensure seamless integration, and he manages functional performance testing (FPT) to validate system operations.
- Additionally, he compiles comprehensive documentation to facilitate project submissions and secure regulatory approvals.

## **TODD WOLF, BECxP, CxA+BE, ITC-II, BCA, TWIC Holder - Building Envelope Lead (NEXUS Sub-Consultant)**

- Todd oversees the compliance of the building envelope with local codes, energy standards, and industry guidelines, including ASHRAE and IECC.
- Additionally, Todd manages performance testing, compiling comprehensive reports on compliance and operational readiness to facilitate project submissions and secure regulatory approvals.

## **BYRON HOLMSTEAD, PE, LEED AP, CCP - Plumbing Lead**

- Byron oversees the installation and operation of all plumbing systems to ensure compliance with healthcare standards and regulations.
- He is responsible for managing domestic water supply, waste and vent systems, and medical gas systems, ensuring adherence to the Uniform Plumbing Code (UPC) and NFPA standards.
- In addition, Byron supervises installations to maintain rigorous quality control, facilitates seamless integration with other building systems, and directs functional performance testing (FPT) to validate the operation and reliability of all plumbing systems.

## **JEFF SMALL, CCP, CDT - Electrical Lead**

- Jeff is responsible for ensuring that all electrical systems are installed and operate in strict compliance with healthcare standards and safety codes.
- He oversees critical components, including power distribution, emergency backup systems, and lighting, to guarantee adherence to regulatory requirements.
- Additionally, Jeff manages the installation process, ensuring seamless integration with other building systems. He conducts comprehensive functional performance testing (FPT) to verify system operation under both normal and emergency conditions, ensuring reliability and safety throughout the facility.

## **PHILLIP MEAD, PE, ACP - Controls & Fire/Life Safety Lead**

- Phillip ensures the installation and functionality of building automation and life safety systems in accordance with relevant codes, NFPA standards, and healthcare regulations.
- He oversees the implementation of building automation systems (BAS) for HVAC and lighting, ensuring seamless integration and optimal performance while managing comprehensive fire and life safety testing to verify emergency readiness.
- In collaboration with the project team, Phillip evaluates system interoperability and prepares thorough documentation for project submissions and regulatory approvals, reinforcing the project's compliance and safety objectives.

## **NEIL ENLOW, CCP, PMP - FGI Guidelines & Hospital Systems Specialist**

- Neil leads the oversight of construction and operational processes as it is related to the adherence of the Facility Guidelines Institute (FGI) standards and healthcare regulations.
- He collaborates closely with the Commissioning Team, Architects, and Engineers to guarantee that critical hospital systems align with both FGI guidelines and operational requirements.
- His responsibilities encompass comprehensive review of project documentation, evaluation of system integration for patient safety and energy efficiency, and facilitation of Functional Performance Testing (FPT) to achieve regulatory compliance.



**MATT WHITE, PE, CxA+BE, BECxP**  
**Primary Project Manager and Mechanical Commissioning Lead**

**QUALIFICATIONS AND BACKGROUND**

Matt currently serves as the Regional Director for Performance Validation’s Washington team. As a licensed Professional Engineer and recipient of the Building Commissioning Association’s Excellence Under 40 award, he is an accomplished project manager capable of leading complex teams, driving schedules, and executing the commissioning process at an exceptional level. Matt’s extensive background in mechanical systems includes a focus on high-efficiency solutions that meet evolving energy codes and ambitious sustainability goals.

**EXPERIENCE**

- New Forensic Hospital (Pre-Design & Design); Western State Hospital, Lakewood, WA | LEEDv4
- Irv Newhouse Building; Washington State Department of Enterprise Services, Olympia, WA | LEEDv4
- Seattle Kidney Center; Northwest Kidney Centers, Seattle, WA | LEEDv4
- Health Sciences & Manufacturing Complex; Shoreline Community College, Shoreline, WA | LEEDv4
- Operations & Maintenance Facility South; Sound Transit, Federal Way, WA | LEEDv4
- MWH90 Circular Center; Microsoft, Quincy, WA | LEEDv4
- Bellevue Kidney Center; Northwest Kidney Centers, Bellevue, WA
- Panther Lake Kidney Center; Northwest Kidney Centers, Panther Lake, WA
- Google Jayhawk North; Google, Kirkland, WA | LEEDv4

**EDUCATION**

BS, Mechanical Engineering,  
Ohio Northern University

**LICENSURE**

Professional Engineer  
Mechanical - 41960

**CERTIFICATIONS**

Commissioning Authority + Building  
Enclosure (CxA+BE)

Building Enclosure Commissioning  
(BECxP)



**TODD WOLF, BECxP, CxA+BE, ITC-II, BCA, TWIC Holder**  
**Building Envelope Lead**



**QUALIFICATIONS AND BACKGROUND**

Todd Wolf is the Managing Principal and Project Manager at NEXUS, with 26 years of project management experience and 10 years specializing in Building Enlosure Commissioning. He oversees the NEXUS team’s resources to ensure successful completion of the building enclosure scope of work, while also managing the scope and schedule related to building enclosure systems.

Todd brings experience in building enclosure commissioning, condition assessments, roof evaluations, roof replacement design, materials installation, and air barrier systems testing. He oversees field testing, building enclosure investigations, and facilitates communication between clients and contractors, manufacturers, and consultants to define and ensure sustainable and cost-effective solutions.

**EXPERIENCE**

- New Forensic Hospital (Pre-Design & Design); Western State Hospital, Lakewood, WA | LEEDv4
- Center For Forensic Services 2 Wards; Western State Hospital, Lakewood, WA | LEED
- Building 28 Reroof; Western State Hospital, Lakewood, WA
- Building 28 Mansard Gutter Investigation; Western State Hospital, Lakewood, WA
- Building 27 Door Improvements; Western State Hospital, Lakewood, WA
- Wenatchee Valley College, Wells Hall, Wenatchee, WA | LEEDv4
- Bates College, Medical Health Center, Tacoma, WA | LEED
- L&I/WSDA Safety & Health Lab and Training Center, Tumwater, WA | LEEDv4
- Capitol Campus Childcare Center, Olympia, WA | LEEDv4

**EDUCATION**

Master of Architecture, University of  
Washington

B.S. Business Administration,  
Marketing and Management,  
University of Oregon

**CERTIFICATIONS**

Building Enclosure Commissioning  
Process Provider (BECxP)

Commissioning Authority + Building  
Enclosure (CxA+BE)

Level II Thermographer (Infrared  
Training Center), No. 68730

Aerial Boomlift & Scissor Lift  
Operator Certification, No. 28509793

OSPI Level 2 Building Condition  
Assessment Certified , No. TW6078





## **BYRON HOLMSTEAD, PE, LEED AP, CCP** **Plumbing Commissioning Lead**

### **QUALIFICATIONS AND BACKGROUND**

Byron has served as a plumbing commissioning lead for Performance Validation since 2013, bringing over 20 years of commissioning experience. He possesses extensive design and project management expertise in plumbing systems, gained from his previous role as a design engineer for educational, public, and healthcare facilities. Byron's practical knowledge allows him to conduct thorough design and submittal reviews, providing valuable insights for evaluating and troubleshooting plumbing systems. His expertise makes him a dynamic and indispensable asset to any project team.

### **EXPERIENCE**

- North Sound Behavioral Health Treatment Center; Snohomish County, Everett, WA
- Integrated Care Center; Community Health Centers of Snohomish County, Edmonds, WA
- Medical Office Building; Providence St. Vincent, Beaverton, OR
- Gateway Centers 1 & 2; Panattoni Development, Burien, WA | LEEDv4
- Mid-Valley Performing Arts Center; Salt Lake County, Taylorsville, UT | LEEDv4
- Cascade Warehouse; Michelson-Knapp Land Venture, Sumner, WA | LEED
- Des Moines Creek Business Park Phase 3; Panattoni, Des Moines, WA | LEED
- Wenatchee Warehouse; Knapp Development, Sumner, WA | LEED
- The Junction; Main Street Property Group, Bothell, WA | LEED

### **EDUCATION**

BS, Mechanical Engineering,  
University of Utah

### **LICENSURE**

Professional Engineer  
Mechanical - 36843

### **CERTIFICATIONS**

Certified Commissioning  
Professional (CCP)

LEED Accredited Professional



## **JEFF SMALL, CCP, CDT** **Electrical Commissioning Lead**

### **QUALIFICATIONS AND BACKGROUND**

Jeff has been an electrical commissioning lead for Performance Validation since its founding, developing commissioning plans and implementing the commissioning process for numerous projects of varying sizes and complexities. He has experience serving as both commissioning authority and test engineer, ensuring clients receive the outcomes they envisioned from the start. Known for his strong operational knowledge of electrical systems, Jeff keeps owners informed and supports them in addressing any issues, making him a collaborative and proactive partner for contractors.

### **EXPERIENCE**

- Isolation Rooms; Mason Health, Shelton, WA
- Medical/Dental Clinic; Yakima Valley Farm Workers Clinic, Toppenish, WA | LEED
- STEM Building and Residence Hall; Soka University, Aliso Viejo, CA | LEEDv4
- Armed Forces Reserve Center Phase 2; Lane County, Springfield, OR | LEED
- FTW 348A AAC Hangar; USACE, Fort Wainwright, AK | LEED
- JBLM 22 STS Operations Facility; US Army Washington, Joint Base Lewis McChord, WA | LEED
- Pierce County Readiness Center; ARNG, Camp Murray, WA | LEED
- EIE 326 Dormitory; USAF, Eielson Airforce Base, AK | LEED
- Combined Support Maintenance Shop; ARNG, Camp Murray, WA | LEED

### **EDUCATION**

BA, University of Alaska-Fairbanks

Certified Documents Technologist  
(CDT), Construction Specifications  
Institute

### **CERTIFICATIONS**

Certified Commissioning  
Professional (CCP)





**PHILLIP MEAD, PE, ACP**  
**Controls Fire/Life Safety Commissioning Lead**

**QUALIFICATIONS AND BACKGROUND**

Phil has been a Controls Fire/Life Safety Commissioning Lead at Performance Validation since 2024, leveraging his extensive controls experience that began in 2010. His background includes working as a System Design Engineer, where he developed engineered controls drawings for commercial, healthcare, K-12, and university clients. Phil has also worked as a Controls Engineer, focusing on engineering solutions and managing campus systems. His diverse experience spans consulting, design-build, and commissioning roles, including energy solutions and controls design, making him an invaluable asset for any project team.

**EDUCATION**

BS, Mechanical Engineering,  
 University of Washington

AA, Physics - Bellevue Community  
 College

**LICENSURE**

Professional Engineer:  
 Mechanical - 51705

**CERTIFICATIONS**

Associate Commissioning  
 Professional

**EXPERIENCE**

- Swedish Issaquah Campus; Swedish Healthcare, Issaquah, WA
- Secure Floor Tenant Improvement; Stevens Memorial Hospital (Swedish Edmonds), Edmonds, WA
- Third Floor Retrofit & Tenant Improvement; UW Medicine Valley Medical Center, Renton, WA
- St. Joseph's Medical Center New Imaging; Virginia Mason Franciscan Health, Tacoma, WA
- Mary Walker Clinic; United States Army, Fort Irwin, CA
- Whale/Forest B Expansion; Seattle Children's Hospital, Seattle, WA
- Silver Tower Cardiovascular Tenant Improvement; Evergreen Healthcare, Kirkland, WA
- Kenndale Elementary School; Renton School District, Renton, WA | WSSP



**NEIL ENLOW, PMP, CCP**  
**FGI Guidelines & Hospital Systems Commissioning Lead**

**QUALIFICATIONS AND BACKGROUND**

Neil serves as the FGI Guidelines & Hospital Systems Commissioning Lead, bringing over 20 years of experience in cGMP compliance projects for pharmaceutical and medical device manufacturers. His expertise includes developing and executing specifications and protocols for the qualification and commissioning of facilities and systems, with a particular focus on utility, HVAC, and refrigeration systems. In addition to his work in pharmaceutical process validations and temperature mapping, Neil has also been involved in building commissioning for healthcare facilities, ensuring alignment with FGI guidelines and enhancing overall operational efficiency.

**EDUCATION**

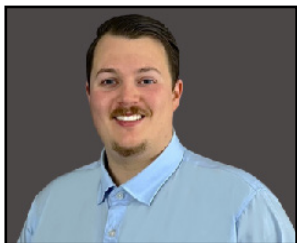
BS, Mechanical Engineering,  
 Purdue University

**CERTIFICATIONS**

Certified Commissioning  
 Professional (CCP)

**EXPERIENCE**

- Riley Hospital - Wells Research Center; Indiana University, Indianapolis, IN
- Community Hospital South; Community Health Network, Indianapolis, IN
- Animal Health Virology Lab; Indianapolis, IN
- Pharmaceutical Manufacturing Center; Pepper Construction, Indianapolis, IN
- Animal Health Manufacturing Facility; Indianapolis, IN
- Pike Branch; Indianapolis Public Library, Indianapolis, IN | LEEDv4
- Discovery Chemistry Research Facility; Indianapolis, IN
- Fort Wayne Project; Ivy Tech Community College, Indianapolis, IN
- Glick Technology Center; Ivy Tech Community College, Indianapolis, IN



**TYLER BARNES, ME**  
**Additional Support - Commissioning Engineer**

**QUALIFICATIONS AND BACKGROUND**

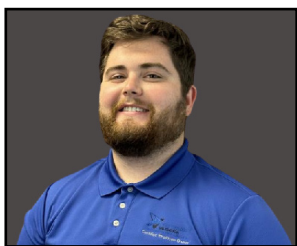
Tyler holds a degree in mechanical engineering from Saint Martin's University and has a diverse background in controls, integrated systems, and thermodynamics. His strong organizational skills enable him to deliver projects on schedule.

**EXPERIENCE**

- Child Study & Treatment Center - CLIP Expansion; Western State Hospital, Lakewood, WA | LEED
- Building 28 Two Ward Addition; Western State Hospital, Lakewood, WA

**EDUCATION**

BS, Mechanical Engineering,  
Saint Martin's University



**JOSH FISHER, ME**  
**Additional Support - Commissioning Engineer**

**QUALIFICATIONS AND BACKGROUND**

Josh is dedicated to building meaningful relationships with clients and project teams to deliver quality facilities and foster lasting client relations. His background in control logic and integrated systems enables him to quickly understand how complex equipment operates together across various settings and applications.

**EXPERIENCE**

- STEM Building; Pierce College - Puyallup Campus, Puyallup, WA | LEED v4
- Medical Mile Health Science Center; Bates Technical College, Tacoma, WA | LEED v4

**EDUCATION**

BS, Mechanical Engineering,  
Rose-Hulman Institute of  
Technology



**ESROM FESSEHAYE, EIT**  
**Additional Support - Staff Commissioning Engineer**

**QUALIFICATIONS AND BACKGROUND**

Esrom is a first-year commissioning engineer following graduation from Seattle University in 2024. He has a strong foundation in system performance evaluation and enjoys collaborating with project teams to ensure compliance with design standards. Passionate about delivering efficient solutions, Esrom is eager to contribute to successful project outcomes.

**EXPERIENCE**

- Advanced Manufacturing Center; Clark College, Ridgefield, WA | LEED v4
- STEM Building; Pierce College - Puyallup Campus, Puyallup, WA | LEED v4

**EDUCATION**

BS, Mechanical Engineering,  
Seattle University



**ITZEL HERNANDEZ**  
**Additional Support - Staff Commissioning Engineer**

**QUALIFICATIONS AND BACKGROUND**

Itzel is a first-year commissioning engineer who graduated from the University of Washington in 2024. With a solid background in system performance evaluation, she thrives on working collaboratively with project teams to ensure adherence to design standards. Driven by her passion for delivering efficient solutions, Itzel is excited to make a meaningful impact on project success.

**EXPERIENCE**

- Irv Newhouse Building; Washington State Department of Enterprise Services, Olympia, WA | LEED v4
- River Ridge High School; North Thurston Public Schools, Lacey, WA

**EDUCATION**

BS, Mechanical Engineering,  
University of Washington



**ADDI BROWN**  
**Additional Support - Administrative Coordinator**

**QUALIFICATIONS AND BACKGROUND**

Addi supports the commissioning team by coordinating schedules, managing project documentation, and facilitating communication among team members. With strong organizational skills and attention to detail, she ensures that all administrative tasks are completed efficiently to help the team meet project deadlines. Passionate about fostering a collaborative work environment, she plays a vital role in maintaining smooth operations within the firm.



# Commissioning Experience - Feature Project



## FORENSIC HOSPITAL: PRE-DESIGN & DESIGN PHASE WESTERN STATE HOSPITAL

**OWNER/ CLIENT**  
WASHINGTON STATE  
DEPARTMENT OF SOCIAL  
AND HEALTH SERVICES

**PROJECT TYPE**  
NEW CONSTRUCTION

**TOTAL AREA**  
522,952 SQ FT

**CONSTRUCTION COST**  
ESTIMATED \$947,000,000

**CONTRACT VALUE**  
\$84,392

**TIMELINE**  
APRIL 2022 - JULY 2024

**LOCATION**  
LAKEWOOD, WA

**CERTIFICATION**  
LEED Gold & Net-Zero  
(PURSUING)

### OVERVIEW

Western State Hospital, a historic psychiatric facility, has been a cornerstone of mental health care since 1871. As one of the largest inpatient psychiatric hospitals west of the Mississippi, our mission was to collaborate with all primary stakeholders on the project team to enhance the pre-design and design phases, ultimately supporting the goal of delivering comprehensive care to adult patients from western Washington counties. This commitment ensures a lasting legacy of compassion and excellence in mental health treatment.

### DESCRIPTION OF WORK

During the pre-design and design phases of the project, we developed the Owner's Project Requirements (OPR) document, establishing clear performance expectations and project goals. Our team conducted a series of comprehensive design reviews that emphasized key commissioning considerations, including equipment selection, installation details, maintainability, and energy efficiency. By actively engaging with stakeholders, we ensured that all design elements aligned with the project's objectives and performance standards, facilitating effective communication among architects, engineers, and contractors. This collaborative approach not only identified potential risks and opportunities for optimization but also laid the groundwork for a high-performing, sustainable facility that meets the needs of its users.

Additionally, our sub-consultant, NEXUS, also supported the building enclosure commissioning portions of the pre-design and design phases of the Forensic Hospital. They were instrumental in developing performance specifications, conducting thermal modeling and moisture analysis, and assisting with material selection to ensure compliance with building codes and energy efficiency standards. NEXUS also participated in design reviews, identified potential risks related to water intrusion and air leakage, and proposed effective mitigation strategies. Furthermore, they prepared comprehensive documentation detailing the design intent and performance criteria, thereby establishing a solid foundation for a high-performing, durable building envelope that aligns with the project's overarching objectives.



# Commissioning Experience - Western State Hospital



## Patient Support Center | LEED

**Completed:** November 2021  
**Reference:** Dean Heglund, Project Manager, 360.902.8156  
**Delivery Method:** Design-Bid-Build  
**Construction Estimate - Completed Cost:** Unknown - Unknown  
**Description:** New 48,000 sq ft patient support center. Commissioned HVAC & controls, domestic hot water, lighting, energy metering, kitchen equipment, and fire/life safety.

### Related Goals Achieved:

- Obtained LEED certification.
- Centralized support services changed the patient care model and reduced costs.



## Child Study & Treatment Center - CLIP Expansion | LEED

**Completed:** September 2022  
**Reference:** Dean Heglund, Project Manager, 360.902.8156  
**Delivery Method:** Design-Bid-Build  
**Construction Estimate - Completed Cost:** Unknown - \$9,900,000  
**Description:** New 16,500 sq ft 18-bed juvenile psychiatric hospital. Commissioned the HVAC & controls, domestic hot water, lighting, and energy metering.

### Related Goals Achieved:

- Obtained LEED certification.
- Improved patient care by creating specialized spaces to improve capacity.



## Building 28 Two Ward Addition

**Completed:** September 2023  
**Reference:** Aarón Martínez, Project Manager, 360.902.8325  
**Delivery Method:** Design-Bid-Build  
**Construction Estimate - Completed Cost:** Unknown - Unknown  
**Description:** 40,742 sq ft addition to a secure mental health facility. Commissioned the HVAC & controls, domestic hot water, and lighting.

### Related Goals Achieved:

- Added additional, state-of-the-art space to treat more patients.
- Helped close difficult issues to deliver the project on schedule.



## Building 29, Wings E3 & E4

**Completed:** June 2022  
**Reference:** Clynn Wilkinson, Project Manager, 360.902.8156  
**Delivery Method:** Design-Bid-Build  
**Construction Estimate - Completed Cost:** \$13,000,000 - Unknown  
**Description:** 24,881 sq ft remodel of two mental hospital wards. Commissioned the HVAC & controls, and domestic hot water.

### Related Goals Achieved:

- Created new capacity while not interrupting patient care model.
- Identified key issues and tracked to resolution to ensure reliable building operation.



## Perimeter Security Fence Upgrades

**Completed:** April 2020  
**Reference:** Clynn Wilkinson, Project Manager, 360.902.8156  
**Delivery Method:** Design-Bid-Build  
**Construction Estimate - Completed Cost:** Unknown - Unknown  
**Description:** Security fence improvements to enhance campus safety. Commissioned the exterior lighting, CCTV, staff duress, door position sensors, and PA system.

### Related Goals Achieved:

- Improved campus safety to help staff focus on patient care.
- Commissioned a wide range of support and safety systems.

# Commissioning Experience - Additional Healthcare



## **Seattle Kidney Center:** Northwest Kidney Centers, Seattle, WA | LEED

**Completed:** September 2024

**Reference:** Sean Doull, Project Manager, 206.478.0441

**Delivery Method:** Design-Build

**Construction Estimate - Completed Cost:** Unknown - Unknown

**Description:** New, 40,000 sq ft kidney treatment facility. Systems commissioned include HVAC & controls, domestic hot water, lighting, metering, and renewable energy.

### **Related Goals Achieved:**

- State-of-the-art facility that shifted kidney patient care model.
- Pursuing LEED Gold certification.



## **North Sound Behavioral Health Treatment Center:** Snohomish County, Everett, WA

**Completed:** December 2021

**Reference:** Adam Johnson, Project Manager, 206.427.4424

**Delivery Method:** Design-Bid-Build

**Construction Estimate - Completed Cost:** Unknown - \$11,877,000

**Description:** 23,900 sq ft renovation to an existing mental health housing facility. Commissioned the HVAC & controls, domestic hot water, lighting, and energy metering.

### **Related Goals Achieved:**

- Community impact - increased capacity for mental health treatment.
- Drove commissioning to deliver project on schedule.



## **Schofield Barracks Behavioral Health Clinic:** US Army Honolulu, Honolulu, HI | LEED

**Completed:** April 2021

**Reference:** Mariano Ponsiano, Project Manager, 808.479.7731

**Delivery Method:** Design-Build

**Construction Estimate - Completed Cost:** \$75,000,000 - \$75,400,000

**Description:** New 76,577 sq ft behavioral health addition. Commissioned the HVAC & controls, plumbing, lighting, emergency power, fire/life safety, and medical systems.

### **Related Goals Achieved:**

- Delivered state-of-the-art care facility.
- Wide range of commissioned systems in common with this project.



## **Integrated Care Center:** Community Health Centers of Snohomish County, Edmonds, WA

**Completed:** January 2021

**Reference:** Brent Ediger, Project Manager, 425.789.3781

**Delivery Method:** Design-Bid-Build

**Construction Estimate - Completed Cost:** Unknown - \$5,077,000

**Description:** 7,000 sq ft expansion to an existing clinic to provide behavioral health and pain management. Commissioned the HVAC, controls, and lighting.

### **Related Goals Achieved:**

- Community-focused behavioral health facility, improving treatment models.
- Identified key issues early, supporting the project stay on budget.



## **Summit Pacific Wellness Center:** Gray's Harbor County Hospital District #1, Elma, WA

**Completed:** October 2020

**Reference:** Dick Bratton, Owner Rep, 425.455.4040

**Delivery Method:** General Contractor/Construction Manager

**Construction Estimate - Completed Cost:** \$22,300,000 - \$21,500,000

**Description:** New 58,812 sq ft medical building. Commissioned the HVAC & controls, domestic hot water, lighting, and energy metering.

### **Related Goals Achieved:**

- Supported project delivery under budget.
- Optimized equipment efficiency to keep operational costs low for the health district.



# Commissioning Experience - Additional DES & DSHS Facilities



## **Newhouse Building:** Washington State Legislative Campus, Olympia, WA | LEEDv4

**Completed:** Targeted Completion November 2024

**Reference:** Ariel Birtley, Project Manager, 360.628.2833

**Delivery Method:** Design-Bid-Build

**Construction Estimate - Completed Cost:** \$64,500,000 - To Be Determined

**Description:** New 69,000 sq ft net-zero legislative office building. Commissioned the building envelope, plumbing, HVAC & controls, lighting, metering, and photovoltaic.

### **Related Goals Achieved:**

- Pursuing both net-zero energy and LEED Gold certification.
- Pushing commissioning to maintain key schedules and community commitments.



## **Capitol Campus Childcare Center:** Washington DES, Olympia, WA | LEEDv4

**Completed:** July 2022

**Reference:** Joseph Mayo, Project Manager, 206.816.1156

**Delivery Method:** Design-Build

**Construction Estimate - Completed Cost:** \$10,000,000 - 8,500,000

**Description:** New 10,500 sq ft net-zero childcare facility. Commissioned the HVAC & controls, plumbing, lighting, energy metering, and photovoltaic array.

### **Related Goals Achieved:**

- Successfully obtained net-zero energy and LEED certification.
- Delivered on time and under budget.



## **Health Science & Advanced Manufacturing Center:** Shoreline Community College | LEEDv4

**Completed:** December 2023

**Reference:** Colin Bott, Project Manager, 253.377.8390

**Delivery Method:** Design-Bid-Build

**Construction Estimate - Completed Cost:** \$53,500,000 - Unknown

**Description:** New 50,790 sq ft health sciences and manufacturing technologies education building. Commissioned the HVAC, HVAC controls, plumbing, electrical and metering.

### **Related Goals Achieved:**

- Commissioned several efficiency measures that reduced operational costs.
- Achieved LEED certification.



## **Bowen Health Education Center:** South Puget Sound Community College, Olympia, WA

**Completed:** November 2022

**Reference:** Stacy Simpson, Project Manager, 360.349.2341

**Delivery Method:** Design-Build

**Construction Estimate - Completed Cost:** \$5,800,000 - \$5,836,000

**Description:** 19,000 sq ft renovations to health building. Commissioned the HVAC & controls, domestic hot water, lighting, and energy metering.

### **Related Goals Achieved:**

- Assisted in keeping the project on track to ensure timely completion and opening.
- Community impact - upgraded educational facility for healthcare professionals.



## **Medical Mile Health Sciences Center:** Bates Technical College, Tacoma, WA | LEEDv4

**Completed:** September 2022

**Reference:** Dennis Flynn, Project Manager, 360.407.7934

**Delivery Method:** Design-Build

**Construction Estimate - Completed Cost:** \$43,700,000 - \$43,700,000

**Description:** New 65,000 sq ft learning facility housing the college's health programs. Commissioned the HVAC & controls, domestic hot water, lighting, and energy metering.

### **Related Goals Achieved:**

- Obtained LEED certification.
- Successfully delivered the project on time and within budget.





# Past Performance

## The Performance Validation Commissioning Approach

### Developing Project Scope

At Performance Validation, we guide the project team in establishing a comprehensive commissioning scope that aligns with regulatory requirements and supports the project's objectives.

#### Key Regulatory & Third-Party Certification Drivers for the Commissioning Scope Include

- Washington State Energy Code Commissioning Requirements
- LEED Fundamental Commissioning Requirements & Enhanced Commissioning Options
- FGI Hospital Design and Construction Standards

Our team possesses the commissioning expertise necessary to facilitate discussions on risk-based sampling, various building systems, and other critical factors, enabling us to create a tailored scope that aligns with project goals while remaining within budget and on schedule.

#### Example - Scope Development Newhouse Building on Capital Campus

The Newhouse building is a new construction, net-zero facility, targeting LEED Gold certification. We collaborated closely with Washington State DES project managers to develop a scope in alignment with their project goals and budget. Key initiatives we lead include:

- **Equipment Maintenance:** Recognizing that proper maintenance is critical to maintain a net-zero building, we allocated time within our testing budget to coordinate with the Capitol Campus Buildings & Grounds crew to witness select equipment testing. This actively enhanced both their training and understanding of the systems.
- **Owner Participation:** The owner expressed how important it was for them to be an active participant in the commissioning process. We adjusted our scope to do a weekly walk with DES, focusing on commissioning considerations.

### Approach to Scope Execution

#### 1 | Integrate with the Project Team

The role of commissioning providers is to serve as a technical extension of the DSHS team, seamlessly integrating with both design and construction teams. For this project, our proposed team will operate from the project field office, fostering collaboration and ensuring constant availability to facilitate proactive scheduling and drive progress forward.

To achieve this, we will integrate with all relevant software, scheduling, and tracking tools utilized in the project, effectively documenting commissioning requirements. This may include project management and FTP platforms such as Procore, collaborative tools like SmartSheet, and commissioning software like FacilityGrid and BlueRithm.

This robust integration supports a transparent commissioning process that accelerates schedules, addresses complex issues early to reduce costs, and equips DSHS with the tools and insights necessary for meaningful participation in decision-making discussions that influence project outcomes.

#### 2 | Drive the Project Schedule

Commissioning is not a one-time task, and it doesn't occur solely at the end of projects. Commissioning in the construction phase is a quality assurance process that starts with detailed submittal review, participation in pre-installation meetings, and early site observations. By identifying key issues early, we significantly minimize schedule delays and cost impacts.

Aligning the commissioning process with the project is essential to driving progress. Phased construction allows for phased testing and commissioning, offering opportunities to address systemic issues early, validate test models, and enhance commissioning efficiency throughout the project. Key initiatives include:

- **Electrical and Plumbing Distribution Systems:** Early site inspections enable proactive issue identification and correction planning across all phases.
- **Administration Building:** Advancing testing on this building helps resolve key questions around operation sequences and DDC graphics, accelerating the main hospital's commissioning process.



## Past Performance

### 3 | Adapting the Testing Process Throughout the Project

Our team of subject matter experts, working with the phased testing process outlined, will adapt the execution and objectives of the phased testing process as the project progresses, ensuring that the WSH operations team feels fully prepared to operate the new facility from day one.

Early in the phasing, the core commissioning team—including the installing vendor, controls vendor, and commissioning lead—will schedule testing alongside the MEP representative from the general contractor, ensuring more visibility on potential issues and faster resolution.

Later in the phasing, select members of the WSH operations team will join the core commissioning team, providing them with hands-on experience in equipment operation, set points, and key parameters—going beyond standard training sessions to ensure readiness for facility operation.

### 4 | Drive Sustainability Goals

Two core project objectives are obtaining LEED Gold certification or higher, and pursuing net-zero energy usage. By partnering with our commissioning team, those goals become more achievable. We are the ideal partner to provide peace of mind and deliver long-term operational energy savings.

#### SUSTAINABILITY EXPERIENCE BY THE NUMBERS

Our firm has led the commissioning efforts for:

**325** - Total LEED Certified Projects

**45** - LEED Certified Projects with DSHS & DES

**0** - Total of Commissioning Section Rejections by USGBC

**4** - Net-Zero Energy Projects (including 2 with DSHS & DES)

### 5 | Persist Through the Warranty Period

One important way we contribute to improved patient care is by continuing to advocate for DSHS long after occupancy. During the warranty period, our team will provide key support through the following contributions:

- Maintain direct contact with the operations team and serve as a conduit to help assign and track warranty issues for all commissioned systems.
- Review performance trends monthly to help identify any performance concerns as well as monitor and continue to improve energy usage.
- Lead supplementary training sessions for the WSH team on any systems they would like to feel more confident in.
- Conduct a detailed 10-month warranty review, as required by LEED, that walks the team through all key performance metrics to identify any persisting issues ahead of the end of warranty.
- Help the team develop, implement, and track select testing and maintenance programs for key systems like emergency power, and fire/life safety.

The primary objective of this support is to ensure the goal of enhanced patient care is fully achieved, with the necessary tools and knowledge effectively transferred to the operations team. Our commitment to improved patient care extends throughout the life of the facility, not just during the warranty period.

# Past Performance

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## The NEXUS Building Envelope Approach

### Defined Scope

**Critical Elements to Project Success (Or, What You May Not Know Yet But Will Definitely Want to Know):**

#### Envelope Commissioning is About to Begin - Now

- Envelope systems need to be inspected as they are installed, reviewing the delivery schedule early and monitoring the installation of each envelope element is one of our highest priorities.
- Maintaining a list of action-items and remaining committed to closing out each critical item ensure installation issues are corrected in time.
- This begins with the under slab vapor barrier and below-grade waterproofing, those being critical elements to the building performance.

#### Phased Delivery Means Phased Testing

- Sequence of testing is critical for both building and construction success, and we intend to segment testing in stages to align with Clark's completion phasing due to size of the Hospital.
- For example, some window tests need to be tested before the basket weave screening is installed. We have an established understanding of the building elements and are committed to executing tests at the perfect time.
- Due to the size of this building, air barrier testing is best performed in segments and works very well with the existing phased delivery schedule.

#### Temporary Mothballing of the Administration Building

- Perform all envelope testing as the Administration Building is completed.
- Following completion, we would recommend performing a pre-punchlist due to timing of building completion as a critical step, especially for the roof.
- As the building remains vacant, another recommendation is to perform periodic walk-thrus (quarterly, at a minimum) to verify no issues are observed.

#### Value Add: Aerial Infrared Thermography of the Completed Roof and Solar Panels

- Nexus can provide thermographic imaging of the completed roof to identify deficiencies from the air: Using a specially outfitted drone enables a comprehensive non-invasive assessment of the completed roof prior to solar panel installation. Additionally, we are able to check that solar panels are energized using infrared thermography.

The process of commissioning the building enclosure is different than typical commissioning efforts. The primary purpose of Building Enclosure Commissioning (BECx) is to ensure the Owner receives a completed building that meets or exceeds their quality and performance expectations. The primary difference with the BECx process is the building envelope materials, components and assemblies are dynamic in their performance throughout the life of the building but static in their ability to be 'adjusted' once installed. This makes the efforts put into the BECx process critical during construction and it is imperative that the process be implemented as early as possible in the project.

The Building Envelope Commissioning Provider (BECxP) provides a critical review and inspection role during both design and construction, confirming the appropriateness of materials/assemblies for the desired performance as well as providing critical input into the quality control process during construction inspections and final performance verification testing using window water testing and air barrier testing.

LEED-certified projects necessitate greater involvement during inspections to ensure materials are installed to perform to LEED standards, particularly because of the Enhanced Commissioning credit resulting in 2 additional points.



# Diverse Business Inclusion Strategy

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Performance Validation is dedicated to fostering inclusivity in all aspects of our operations. We believe that diversity in subcontracting, procurement, and collaboration strengthens both our projects and the teams involved. By actively seeking opportunities for underrepresented businesses, we align with industry standards and reflect our core values.

## **Set Diversity Participation Goals**

Following the intent to award this agreement, we will collaborate with the owner to define the full project commissioning scope. If the scope includes systems where engaging a sub-consultant as a subject matter expert would add value to the commissioning process, we are committed to ensuring a transparent and inclusive bid process. We will prioritize the involvement of disadvantaged businesses, utilizing the strategies outlined below.

- 10% participation from Minority-Owned Businesses certified by the Washington State Office of Minority and Women Business Enterprises.
- 6% participation from Women-Owned Businesses certified by the Washington State Office of Minority and Women Business Enterprises.
- 5% participation from Veteran-Owned Businesses certified by the Washington State Department of Veterans Affairs.
- 5% participation from Washington Small Businesses self-identified in the Washington Electronic Business Solution.

Additionally, we are committed to complying with any additional diversity goals set by the project owners or government mandates.

## **Outreach & Engagement**

- We will use a diverse vendor network and collaborate with organizations like the Washington State Office of Minority and Women Owned Businesses and the National Minority Supplier Development Council to identify qualified firms.
- We actively participate in industry and networking events to maintain good relationships and up-to-date contact information for disadvantaged businesses that frequently partner with building commissioning.

## **Simplified Bid Process**

- We streamline bidding for smaller firms by simplifying requirements and providing tailored contract packages.
- Workshops and resources can be available to assist businesses in understanding the scope requested and requirements.

## **Collaboration & Incentives**

- We partner with local minority business development agencies to promote networking and awareness.

## **Monitoring & Sustainability**

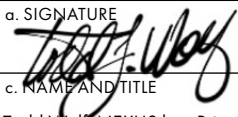
- We will establish systems to track diverse participation and conduct regular audits to ensure compliance.

By implementing these strategies, we ensure that diverse businesses play a meaningful role in the project, contributing to its success while fostering long-term equitable growth in the community.



# SF330

## PART II

ARCHITECT-ENGINEER QUALIFICATIONS					1. SOLICITATION NUMBER (IF ANY)	
					2020-403	
PART II - GENERAL QUALIFICATIONS						
(If a firm has branch offices, complete for each specific branch seeking work)						
2a. FIRM (OR BRANCH OFFICE) NAME NEXUS bec Operating, LLC				3. YEAR ESTABLISHED 2022	4. DUNS NUMBER 096569274	
2b. STREET 2552 Jefferson Ave				5. OWNERSHIP		
2c. CITY Tacoma		2d. STATE Washington	2e. ZIP CODE 98402	a. TYPE Limited Liability Company		
6a. POINT OF CONTACT NAME AND TITLE Todd Wolf, Principal				b. SMALL BUSINESS STATUS SBA Small Business		
6b. TELEPHONE NUMBER (253) 625-7090		6c. EMAIL ADDRESS twolf@nexusbec.com		7. NAME OF FIRM (IF BLOCK 2A IS A BRANCH OFFICE)		
8A. FORMER FIRM NAMES (IF ANY) NEXUS bec, Inc.				8B. YR ESTABLISHED 2016	8C. DUNS NUMBER 080130202	
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR THE LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number
		(1) FIRM	(2) BRANCH			
01	Architect	1		048	Hospital and Medical Facilities	3
02	Civil Engineer	1		089	Rehabilitation (Buildings; Structures; Facilities)	1
47	CADD Drafting	2		113	Construction Testing and Inspection	2
14	Roofing/Envelope Consultant	4		202	ADA Consulting	1
				212	Building Condition Assessment	1
				017	Commercial Buildings	2
				015	Daycare Facilities	1
				027	Dining Halls, Clubs, Restaurants	1
				029	Educational Facilities, Classrooms	4
				217	Envelope Waterproofing (Above Ground)	2
				218	Envelope Waterproofing (Below Ground)	2
					Garages; Vehicle Maintenance Facilities; Parking Decks	1
				030	Gyms; Stadiums, Field Houses	4
				050	Housing/Group Homes	4
				058	Laboratories; Medical Research Facilities	1
				060	Libraries	1
				069	Modular/Pre-Fab Design, Temporary Structures	1
				072	Office Buildings	2
				084	Prisons & Correctional Facilities	1
				201	Roofing; design and inspection	2
	Other Employees	4		087	Swimming Pools	3
		Total	12			
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR THE LAST 3 YEARS				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
				1. Less than \$100,000	6. \$2 million to less than \$5M	
				2. \$100,000 to less than \$250k	7. \$5 million to less than \$10M	
a. Federal Work		3		3. \$250,000 to less than \$500K	8. \$10 million to less than \$25M	
b. Non-federal Work		4		4. \$500,000 to less than \$1M	9. \$25 million to less than \$50M	
c. Total Work		5		5. \$1 million to less than \$2M	10. \$50 million or greater	
12. AUTHORIZED REPRESENTATIVE						
The foregoing is a statement of facts.						
a. SIGNATURE 				b. DATE 10/17/2024		
c. NAME AND TITLE Todd Wolf, NEXUS bec Principal						