



# Pennsylvania Joint Laboratory Facility

Multi-Agency

DGS 1050-1 Phase 1

**CONTRACT DGS 2020-SWCE**



**SUBMITTED TO:**

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF GENERAL SERVICES

**SUBMITTED VIA:**

e-Builder

**SUBMITTED ON:**

November 19, 2021



Envision Consultants, Ltd.

[www.eclimited.com](http://www.eclimited.com)

November 18, 2021

Pennsylvania Department of General Services  
Department of Human Services  
515 N Office Bldg.  
Harrisburg, PA 17125

**RE: Task Order - DGS 1050-1 Phase 1 – Pennsylvania Joint Laboratory Facility**

Selection Committee:

Envision Consultants, Ltd. (Envision) is pleased to submit our task order proposal for Collaborative Cost Estimating Services to Pennsylvania Department of General Services (PADGS) - Design for the new Multi-agency Joint Lab Facility. We understand that the PADGS is looking for collaborative cost estimating services to assist in the new building construction of the Multi-agency Joint Lab Facility.

Envision has assembled a talented team of professionals who are all full-time employees of our firm. Envision is a certified DBE/SBE/WBE firm and is submitting this task order proposal as a Prime Consultant. As a multidisciplinary team, we have the experience and skill sets to meet the needs of the Department of Health, Department of Environmental Protection, PA State Police, Department of Agriculture and all stakeholders affiliated with the Multi-agency Joint Lab Facility. The assignment will be managed from our Pennsylvania Office, located in Philadelphia at 1600 and JFK Blvd. Our team members have been instrumental in providing Statewide Continuous Estimating Services on previous pilot program assignments, as-well-as construction management support services and project controls for numerous PADGS projects in the past.

I, Victoria Malaszecki, will serve as the Principal-in-Charge and Mike Siciliano will serve as the Project Executive overseeing day-to-day contact on matters pertaining to this solicitation. The PADGS can be assured that this assignment will receive the highest priority within the Envision organization, and that our philosophy regarding quality of work and adherence to schedule and budget commitments will ensure the successful execution of the work.

We trust that this submission conveys our enduring interest and commitment to your projects and demonstrates that our qualifications meet, and most importantly exceeds, the specific needs of the PADGS. Should you have any questions or require further information, please feel free to contact me at (267) 639-6185.

Sincerely,



Victoria Malaszecki, MBA  
President & CEO

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# I - PROJECT UNDERSTANDING

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**PA DEPARTMENT OF GENERAL SERVICES | DGS 1050-1 Phase 1**

*Pennsylvania Joint Laboratory Facility*

## Project Understanding

**Envision Consultants, Ltd. (Envision)** staff, through previous Commonwealth engagements for Collaborative Cost Estimating assignments, have a keen understanding of our role as a stakeholder team member to utilize our staff, resources and estimating database to deliver accurate collaborative budgets that meet the expectations and assumptions of the four distinct Stakeholder Groups that comprise this Project Team. Starting with the pre-design Project Budget Validation, then developing the Program Development Study and concluding with a control estimate which will act as the baseline for assessing and controlling the Project costs during the Design and Construction

Envision understands that we will be engaged on a quick selection timeline and be expected to mobilize immediately upon selection to work on completing the Program Development Study and Control Budget by March 9th.

Through previous Pilot Projects, Envision personnel understand the importance of bringing a level of expertise and experience into the Team Workshops when you have four diverse interests coming together to function in pull planning exercises and working toward target value objectives in a unified fashion. Our team will not just function as estimators, but also as an integrated Stakeholder intent of facilitating unified outcomes.

Our scope of work will include:

- **Project Budget Validation**

- Review the Project Charter, and all available documents and known design parameters relating to Project.
- Provide an order of magnitude estimate for use in validating the adequacy of the project's Base Construction Amount (BCA). The cost estimate should include space type and work item estimates so that the project team can determine the feasibility of the Project.

- **Program Development Study**

- Prior to the PDS workshop, participate in the on-site Gemba walk with the Project team.
- Develop a preliminary order of magnitude estimate based on all project information available. The estimate is to be prepared, submitted, and reviewed with the DGS Agency Liaison prior to the PDS workshop.
- Actively participate in the ##. 5 full day Program Development Study (PDS) workshops at the DGS Arsenal Building. Present the order of magnitude estimate to the project team noting all assumptions or questions associated with the document. Include work-item estimates and space type estimates for use in scope and budget reconciliation during the workshop.
- Account for unique project location characteristics and construction challenges.
- Advise on constructability risks the project should avoid or mitigate and determine which construction methods and types are most feasible. Include any innovative design or construction opportunities.
- Provide budget estimates for alternative design concepts, systems, upgrades, etc. to support decision making processes. Organize and document appropriately to facilitate tracking of deviations.
- Provide cost consulting services to assist the project team in validating the project scope.
- Participate in the development of the PDS report via virtual meetings, phone calls, and/or emails and provide updated estimates to reflect any scope changes during this process.

- Review the finalized PDS report with the project team to ensure all documents are aligned and provide a final cost model to be included in PDS.
- Prepare a control estimate which will act as the baseline for assessing and controlling the Project costs during the Design and Construction stages.

Upon selection, Envision will immediately review the Project background documents. Envision understands the aggressive nature of the design phase and is capable and qualified to respond to the deliverables as outlined in the RFP.

The total project will use Lean Design practices and principles. It is anticipated that the facility will encompass approximately 270,000 total square feet in a multistory structure at a Base Construction Amount (BCA) of \$200M.

It is anticipated that a Program Development Study (PDS), with Team Workshops (5 full day events) will take place at DGS's Arsenal Building, 18th and Herr Street Harrisburg PA. These events will occur in December of 2021 and January 2022 be completed by March 9, 2022, to advertise to bring a Professional on Board by August 2022. A Gemba walk is planned for each of the four Agency current lab facilities 3 of which are in the Harrisburg area (1 day) and a DOH lab visit located on Pickering Way in Lionville, PA (1 day). A LEAN design process to be completed in a year's time tentatively going out for bid in August 2023 with construction starting early in the year of 2024.

Envision's proposed team of professionals has vast experience with both delivering projects for the DGS and the Continuous Cost Estimating format. Envision Key Personnel have been part of previous Continuous Cost Estimating deliveries for the following DGS Pilot Projects:

Envision's proposed team of professionals has vast experience with both delivering projects for the DGS and the Continuous Cost Estimating format. Envision Key Personnel have been part of previous Continuous Cost Estimating deliveries for the following DGS Pilot Projects:

- ***Lincoln University Cresson Hall***
- ***Harrisburg Military Post***
- ***PA State Police Headquarters***
- ***Holidaysburg Veterans Home***
- ***Thaddeus Stevens College***
- ***Loysville Youth Center***

With this background and basis of knowledge on the DGS's Continuous Estimate requirements, Envision understands the commitment necessary to be a key partner in the Stakeholders Collaborations. Furthermore, Envision has the unique value of involved staff who can bring constructability and construction logistics to the Big Room and Cluster Groups during the collaboration sessions.

## II - RELEVANT EXPERIENCE

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**PA DEPARTMENT OF GENERAL SERVICES | DGS 1050-1 Phase 1**

*Pennsylvania Joint Laboratory Facility*

## Envision Consultants, Ltd.

**Founded in 1994** as a small, woman-owned, disadvantaged business enterprise, Envision has forged long-standing partnerships with clients who have relied on us again and again for highly responsive, results-driven services. Envision works collaboratively alongside project owners, using agencies, design professionals, contractors and other stakeholders, providing design and construction support services that are tailored to the unique needs of each client and each assignment. Our cost estimating services, project controls, program and construction management, public outreach, technology and training services add value during any project phase, and are rooted in nearly **30 years** of proven experience. Envision's services are delivered by a team of dedicated professionals who bring experience, commitment and integrity to each assignment. Our professionals are trusted by both clients and their peers, and often serve as thought leaders in their respective disciplines.

Envision has been consistently named to the Philadelphia Business Journal's annual list of Top Women-Owned Businesses. Envision has offices in Pennsylvania and New Jersey with nearly 50 Full-time professionals on-staff.

When confronted with complex planning, design, renovation and construction, you need a partner with the staff and breadth of experience to give you the support you need, when it's needed. In presenting our company information, our proposed staffing, our continuous estimating experience and our proposed staff's in-depth, hands on knowledge of the Pennsylvania Department of General Services Continuous Estimating Pilot Program, we hope you will agree that Envision and our Key Personnel are capable of successfully delivering collaborative cost estimating services for Norristown State Hospital.



For **Pennsylvania Department of General Services' \$180M Philadelphia Family Court Building**, Mike Siciliano, served as the Corporate Executive of this project overseeing the Construction Management for The Department of General Services of the Commonwealth of Pennsylvania on this multi-prime project consisting of a general construction contract, a plumbing contract, a mechanical contract and an electrical contract. The total above grade area of the facility is approximately 510,000 square feet.



For the **Pennsylvania Department of General Services' \$60M New State Archives Building in Harrisburg, PA**, Envision provided cost estimating services including takeoffs and assisting in preparing estimates at the Design development, Interim Construction Document and Final Construction Document Phases. The project entailed construction of a new archives and records center building, a unique 150,000 SF facility requiring expertise beyond standard institutional or commercial construction experience.

# Collaborative Cost Estimating Experience

With our proposed Key Personnel's PADGS Pilot Program continuous estimating experience, we know that our value is maximized by having the public-sector, multi-prime experience of our team participating in Pull-Planning, Conditions of Satisfaction and Big-Room sessions. By lending real-time expertise to ideas that affect costs, constructability and construction logistics and phasing, we've positively impacted the budgeting and scheduling considerations of projects throughout the phases of planning, design and then construction. Our unique program experience provides valuable insight to the accuracy of any continuous estimating efforts.

Envision's relevant collaborative cost estimating experience includes, but are not limited to, the following assignments:



- *Community College of Philadelphia, West Building Biology Lab*
- *School District of Philadelphia Capital Improvement Program*
- *Philadelphia Family Court Building*
- *Rowan University, Wilson & Boyd Recital Hall Upgrade*
- *Amtrak's Stations & Facilities State of Good Repair Assessments*



# Collaborative Cost Estimating Experience

## CHOP Roberts Center for Pediatric Research - Philadelphia, PA

As a former member of the AECOM-Tishman team, Kevin A'Hearn, Envision Senior Project Manager, served as Assistant Project Manager for the Children's Hospital of Philadelphia Roberts Center for Pediatric Research. The \$270 million Tower totals approximately 720,000 gross-square-feet, including a 545,000 square-foot office tower and a 175,000 square-foot three-story plinth with parking, MEP, and truck docking. The 21 Story Tower on the Schuylkill River houses CHOP's clinical research and support staff. The project is located at South Street Bridge and Schuylkill Avenue adjacent to University City and the CHOP main campus across the river. The project was built to target LEED Silver certification standards.



The project budget was developed using Lean Methodology, big room exercises gathering relevant stakeholders into cluster group breakouts focused on specific disciplines of work. These groups continuously refined the budget based on the scope and programmatic requirements. This approach facilitated the roll out of multiple large-scale components of the project at the same time, such as the Demo of existing structures, the construction of a new cell tower and the replacement of an existing 48" brick storm sewer that ran through the middle of the project site.



**Project Start: 2014**  
**Project End: June 2017**  
**Project Value: \$270M**  
**Amount Envision staff was responsible for: \$270M**  
**Envision's fees on the project: NA**  
**Reference Company: AECOM Tishman**  
**Address: 100 Park Ave, New York, NY 10017**  
**Contact: George Schaefer**  
**Phone Number: 212.973.2999**  
**email: GSchaefer@lfdriscoll.com**

# Collaborative Cost Estimating Experience

## Community College of Philadelphia's West Biology Lab Renovations - Philadelphia, PA

This Community College of Philadelphia (CCP) project focuses on the upgrade of its West Building on the Main Campus, specifically the 20,000 square-foot third floor which housed the obsolete biology laboratory and support spaces. School is in session nearly year-round at CCP, so an important aspect of the renovation was discretion, so that students and faculty are uninterrupted throughout the duration of the renovation.

Envision provided both cost estimating and control, and construction management/phasing services for the West Biology Lab Renovation. Estimating was particularly difficult based on amount of area that could be under construction at any given phase and the overall cost working second and third shifts and weekends which drove up the overall budget. Constructability, and interdisciplinary coordination reviews were an important factor throughout the five phases of this project with the building operating at full capacity and adjacent laboratories are in use.

Major issues were egress, second and third shift work schedules, laydown area and delivering equipment to a very tight working space. A phasing schedule was developed to maximize work areas, minimizing student traffic, delivery of large material (removing windows and doing lifts on the weekend and staffing on an ever-evolving schedule). The schedule was dependent on long lead item delivery based on specific phases. The plan was based on being ready for the break at the holidays to maximize the delivery of equipment and the manpower staffing.



**Project Start: April 2016**  
**Project End: December 2017**  
**Project Value: \$7.5M**  
**Amount Envision was responsible for: \$7.5M**  
**Envision's fees on the project: \$27.3K**  
**Reference Company: Spiezle Architectural Group**  
**Address: 321 W. State Street, Media, PA 19063**  
**Contact: John Wright**  
**Phone Number: 866.974.7666**  
**email: [jsmith@navarrowright.com](mailto:jsmith@navarrowright.com)**

# Collaborative Cost Estimating Experience

## School District of Philadelphia Capital Improvement Program - Philadelphia, PA

The School District of Philadelphia's \$500 million capital program consists of new construction, major renovations, life cycle replacements, modernization to meet code requirements and educational programming needs. It is the objective of the School District to utilize professional expertise to manage the planning, evaluation, scheduling, design process (including selection and regular review), constructability analysis, cost estimation, construction, project close-out and all aspects of the successful delivery of the program.



This Program supports The School District of Philadelphia's intent to accomplish approximately 200 critical projects over thirty (30) months. It is anticipated that the program will impact at least 130 facilities, including the design and construction of three new schools. The program spans throughout the City of Philadelphia and impacts approximately 86,000 students.

Envision developed the Master Baseline CPM Schedule for this project, and provided monthly updates for the duration of the project. Envision also evaluated the time impact analysis for potential delays. Envision is providing professional Construction Management, Program Controls Management, Cost Estimating as well as Administrative services for the School District of Philadelphia's Capital Improvement Program.

**Project Start: December 2019**

**Project End: August 2022**

**Project Value: \$500M**

**Amount Envision was responsible for: \$500M**

**Envision's fees on the project: \$2.5M**

**Reference Company: JMT**

**Address: 1600 Market St # 520, Philadelphia, PA 19103**

**Contact: Craig Hinton**

**Phone Number: 267.256.0300**

**email: CHinton@jmt.com**

**ETHAN ALLEN SCHOOL**

# III - PERSONNEL AND QUALIFICATIONS

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**PA DEPARTMENT OF GENERAL SERVICES | DGS 1050-1 Phase 1**

*Pennsylvania Joint Laboratory Facility*

# ORG CHART



**COLLABORATIVE TEAM**

Using Agencies  
Design Professionals  
Consultants / Contractors  
Stakeholders

**CORPORATE EXECUTIVE**  
**Victoria Malaszecki, MBA**

**PROJECT EXECUTIVE**  
**Mike Siciliano**

**INTERNAL CORPORATE RESOURCES**

Kevin A'Hearn - Sr. PM / Constructibility  
Technical Schedule Support

**SR. PROJECT MANAGER**  
**Nicole Johnson, MBA, CEP, LEED AP**

**MEP**  
**SENIOR ESTIMATOR**

James McGuckin

# TEAM OVERVIEW

## Envision Consultants, Ltd.

The proposed Key Personnel for the Envision Team all have experience working in the Continuous Estimating, Big Room and Lean platforms. Each also has extensive experience working with the Pennsylvania Department of General Services. Collectively, they are best-in-field experts in Public Sector and Agency project delivery. Envision currently staffs 28 senior professionals and 45 total employees.

**Project Executive, Mike Siciliano** has led consultant teams for many of the Continuous Estimating assignments issued by the DGS as Pilot Programs. These include, but are not limited to, the following:



- *Philadelphia Family Court Building*
- *Cheyney University*
- *Thaddeus Stevens College of Technology*
- *Loysville Youth Center*
- *Harrisburg Military Post, Harrisburg, PA*
- *The State Police Headquarters*
- *Holidaysburg VA Center*

In addition, Mr. Siciliano has served as the Project Executive for some of the DGS's largest projects, including the Pennsylvania Convention Center Expansion and the Philadelphia Family Court Project. Other continuous estimating and big room efforts include Children's Hospital of Pennsylvania (CHOP), the Philadelphia School District and Verizon's Corporate Headquarters one-million square foot renovation.

**Sr. Project Manager, Kevin A'Hearn** has over 18 years of experience in project management, scheduling, project controls and budget management serving as a Project Manager, Project Controls Manager and Senior Scheduler. Mr. A'Hearn brings an expert level of project sequencing, phasing and project controls experience to project teams assisting in stakeholder logistical coordination activities including the development and maintenance of construction project schedules.

Mr. A'Hearn has provided professional Project Management services for the PA DGS, as well as other notable private and public Pennsylvania clients which include, but are not limited to, the following:



- *Philadelphia Family Court's 7th Floor Fit-out, Philadelphia, PA*
- *Philadelphia Family Court, Philadelphia, PA*
- *Children's Hospital of Philadelphia (CHOP), Schuylkill Avenue Tower, Philadelphia, PA*
- *Pennsylvania Convention Center Demolition, Philadelphia, PA*
- *Liberty Property Trust, Comcast Center, Philadelphia, PA*

**Sr. Project Manager, Nicole Johnson, MBA, CEP, LEED AP**, Vice President of Cost Estimating Services, leads Envision’s Cost Estimating Department and has more than 24 years of experience in project management, cost analysis, cost estimating, procurement and value engineering.

Ms. Johnson’s experience includes work on educational, commercial, residential, healthcare and correctional projects throughout Pennsylvania, New Jersey, New York and across the US. Her clients include Amtrak, FTA, SEPTA, NJ Transit, the Port Authority of New York and New Jersey, the City of Philadelphia and its Divisions of Aviation and Public Property, and the Pennsylvania Department of General Services (PA DGS), among others.

Ms. Johnson provided professional Cost Estimating services to the PADGS on the following assignments:



- *New State Archives*
- *Lincoln University New Learning Center*
- *East Stroudsburg University, Information Commons (Keystone Center), East-Stroudsburg, PA*

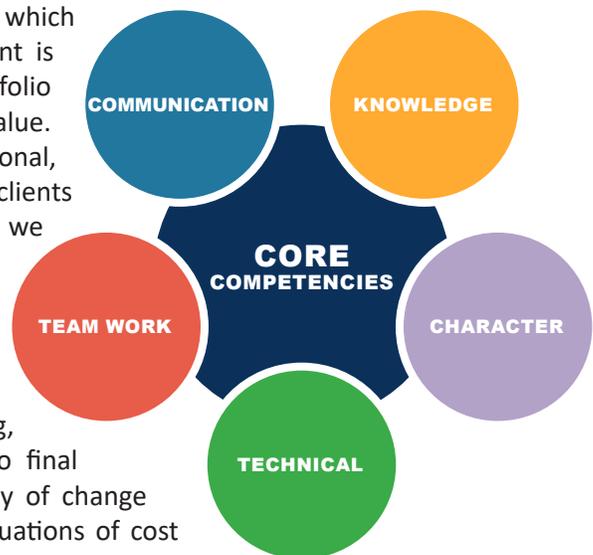
As Vice President, Ms. Johnson has been integral in expanding the firm’s cost estimating business and client base, building its cost estimating capabilities and range of services, creating innovation in systems and processes, and developing and mentoring staff. Ms.

Johnson has an MBA in Production and Operations Management from Drexel University, and a B.S. in Mechanical Engineering from Temple University.

In addition, she is an *AACE International, Inc. Certified Estimating Professional (CEP)*. She is also an accredited **LEED AP Building Design and Construction** professional, and holds training certifications from the Occupational Safety and Health Administration.

Accurate and responsive cost estimating is the foundation on which successful projects are built. Our Cost Estimating Department is comprised of highly qualified professionals with a diverse portfolio of AEC-industry project experience totaling over \$2 billion in value. Our staff regularly monitors industry trends and international, national and local economies to provide both public and private clients with the most up to-date information available. At Envision, we leverage our **27 years of experience** and strong relationships with contractors and vendors to build estimates that are on time and concise.

In addition to our collaborative estimating capabilities, we develop order-of-magnitude estimates during project planning, and provide CSI-format Engineer Estimates from concept to final design stages. Additionally, we review and assess the validity of change orders and payment requests, and provide independent evaluations of cost and responsibility when claims or disputes arise.



# RESUMES

## Michael Siciliano

### *Project Executive*

Mr. Siciliano has over 25 years of experience developing a diverse, multi-billion-dollar portfolio in both the private and public sectors. Mr. Siciliano has an extensive, ground-up background in the construction industry and has a proven track record in both business development and operational management and has led consultant teams for many of the Continuous Estimating assignments issued by the DGS as Pilot Programs. Mr. Siciliano managed major commercial, healthcare, technology and industrial projects from both the Prime and subcontracting sides of the construction industry. He is experienced in budget analysis, estimating, bidding and project oversight as well as the management of complex technological installations. Beyond regional responsibilities, Mr. Siciliano has often served as the corporate executive for national design-build and public-private partnership (P3) collaborations. In addition, Mr. Siciliano is a member of the Construction Management Association of America (CMAA) and a member of the Philadelphia Building Trades.

### *Project Experience*

**Pennsylvania Dept. of General Services, Philadelphia, PA:** In this assignment, as Corporate Executive, Mr. Siciliano was in charge of completing various projects across the state which was bid during the course of the 3 years. As Construction Manager for the Commonwealth of Pennsylvania's Department of General Services, Mr. Siciliano acted as an extension of the Department. The assignments and type of services required were determined by the Department of General Services. Mr. Siciliano was asked to ensure that his team's effort as Construction Manager resulted in efficient, value-based use of the state's money so that the Commonwealth realized the maximum possible level of protection for funding available.

**Pennsylvania Convention Center Authority, Pennsylvania Convention Center Expansion Project, Philadelphia, PA:** Mr. Siciliano served as the Corporate Executive for this project overseeing the Construction Manager for the expansion and renovation of the Pennsylvania Convention Center (PCC). The project was completed three months ahead of schedule, within its \$786-million budget, and obtained a LEED Gold certification. The 935,000-square-foot expansion included a new main entrance



### PROJECT EXECUTIVE

**Years of Experience:** 40

**Education:**

B.S., Political Science, St. Joseph's University, 1982

**Computer Skills:**

MS Office Suite. eBuilder, Bluebeam, Primavera Suite

**Professional Affiliations:**

Construction Management Association of America, Member

lobby atrium with a 100-foot-tall limestone wall; an extension of the Arch Street Concourse; 23 additional meeting rooms, exhibit halls, and offices; a 56,500-square-foot ballroom; and a new central power plant with associated street utility relocations. During the construction phase, The CM Team provided direct management of the general contractors; managed daily field inspections, site logistic coordination, and LEED program administration; coordinated special inspections; and administered all contract provisions, including administration of the payment application process, scheduled maintenance, diversity program participation, claim resolutions, and facility activation.

**Philadelphia Family Court, Philadelphia, PA:** Mr. Siciliano served as the Corporate Executive of this project overseeing the Construction Management for The Department of General Services of the Commonwealth of Pennsylvania on this multi-prime project consisting of a general construction contract, a plumbing contract, a mechanical contract and an electrical contract. The first level of the building above grade includes the main entrance, court queuing and security, loading /truck dock, a vehicular sally port for prisoners being brought to the building for court appearances, building support areas, the parking lobby and garage access ramps. The second level includes a public vending area accessed by elevator and escalator, court support offices, and prisoner holding cells at the north end of the building. The Courtrooms and associated public waiting and staff support areas occupy floors three through six. Floors seven through twelve will house various court support office functions; and floors thirteen and fourteen are reserved for the Judges' Chambers and Court Administration. Throughout all floors of the building, separate vertical and horizontal circulation paths are created for the public, judges and prisoners. The total above grade area of the facility is approximately 510,000 square feet.

**The School District of Philadelphia, Philadelphia Public Schools Capital Improvement Program, Philadelphia, PA:** Mr. Siciliano served as Corporate Executive on this \$1.6-billion program where his team served as Construction Manager for the School District of Philadelphia's \$1.6 Billion Dollar Capital Improvement Program, which restored and built more than 315 academic facilities. The initial assignment encompassed renovation and new construction projects at thirteen different locations throughout the City of Philadelphia. These projects ranged in size from a 65,000-square-foot elementary school renovation project to the new construction of a 105,000-square-foot elementary and middle school at G Street & Hunting Park Avenue. Many projects involved staging the work around the operations of the school. The team provided all preconstruction and construction services, including estimating, scheduling, design review, bid development, procurement, project administration, cost control, QC.

**The School District of Philadelphia, Lincoln High School, Philadelphia, PA:** Mr. Siciliano was the Corporate Executive for this project overseeing the Construction Manager for the construction of a new 270,000-square-foot high school building. The building replaced the existing Abraham Lincoln High School. Since they share the same site, demolition of the existing building occurred after occupancy was obtained for the new building. The site, located in the northeast section of Philadelphia, is approximately 89 acres in size and contained the existing high school building (approximately 330,200 square feet) a natatorium/services building (approximately 8,000 square feet), an annex building (approximately 7,500 square feet) and a stadium with field houses (20,000 square feet). The team provided all preconstruction services, including estimating, scheduling, design review, bid strategy and procurement, project administration and cost and quality control.

**Chubb Corporation, Aviation Hangar, Philadelphia, PA:** By assembling a fully integrated team of in-house aviation specialists, Mr. Siciliano secured this design-build aviation project. This thirty-eight thousand square foot, state of the art facility is being constructed on an eight-acre site at Northeast Philadelphia Airport (PNE). Mr. Siciliano served as the Corporate Executive for this Project and was responsible for overseeing all design, engineering and construction of the Project.

## Kevin P. A' Hearn, Jr.

### *Sr. Project Manager*

Kevin A'Hearn has over 18 years of experience in project management, scheduling, project controls and budget management serving as a Project Manager, Project Controls Manager and Senior Scheduler. Mr. A'Hearn brings an expert level of project sequencing, phasing and project controls experience to project teams assisting in stakeholder logistical coordination activities including the development and maintenance of construction project schedules. Mr. A'Hearn has provided professional Project Management services for the PA DGS, as well as other notable private and public Pennsylvania clients. Mr. A'Hearn also assists with constructability reviews, bid packages development, review, leveling, de-scope and subcontract preparation. Mr. A'Hearn has been responsible for the completion of projects within budget, schedule and conformance with project specifications. He has experience with the review of purchase orders, change orders, and subcontracts as well as the resolution of field-initiated questions and issues. Mr. A'Hearn's responsibilities also include the development and generation of high-level graphic materials using various Computer-Aided Design (CAD) software packages.

### *Project Experience*

**Children's Hospital of Philadelphia (CHOP), Roberts Center for Pediatric Research, Philadelphia, PA:** Mr. A'Hearn served as Assistant Project Manager and Regional NJ/PA Scheduler for the Children's Hospital of Philadelphia Schuylkill Avenue Tower. The \$270 million, 21-story tower totals approximately 720,000 gross square feet, including a 545,000-square-foot office tower and a 175,000-square-foot three-story plinth with parking, MEP, and truck docking. The project, which was built to LEED Silver certification standards, was completed in 2017.

**Pennsylvania Department of General Services, Philadelphia Family Court 7th Floor Fit-out, Philadelphia, PA:** Mr. A'Hearn served as Project Director for The Department of General Services of the Commonwealth of Pennsylvania's \$15M Philadelphia Family Court 7th Floor fit-out. This multi-prime (.1 GC Prime, .2 ME Prime, .3 PL Prime, .4 EL Prime, .5 AV Prime) project consisted of the fit out of the 7th floor of the Philadelphia Family Court building located at 1501 Arch Street. This included



### SR. PROJECT MGR

**Years of Experience:** 18

**Education:**

B.S., Construction Management, Wentworth Institute of Technology, 2003

A.S., Northampton Community College, Architectural Technology, 2000

**Licenses/Certifications:** OSHA 30 Certified

**Computer Skills:**

Primavera P6v16.2, Primavera P6v8.3, Primavera P5, Primavera P3e/c, Primavera P3, Primavera SureTrak, Asta Power Project, Microsoft Project Professional, Primavera PertMaster Risk Analysis, e-Builder, Primavera Contract Manager, Meridian Systems Prolog, Autodesk AutoCAD, Google SketchUp Pro, Blue Beam, Autodesk Revit, Navisworks, MS Office Pro, Microsoft Share Point

**Professional Affiliations:**

Construction Management Association of America, Member

5 new courtrooms and associated spaces, a mediation center, holding areas, conference rooms, kitchen spaces, robing rooms, AV closets, security desks, common spaces/seating, digital signage and the extension of two prisoner elevators to transport people from the existing sally port to the new 7th floor holding spaces. Along with expansion/integration of existing building services, HVAC, FA/FP, Electrical, Security, Audio Visual and IT. All work performed in an active and fully operational courthouse without disturbance of ongoing operations.

**Pennsylvania Department of General Service, Philadelphia Family Court, Philadelphia, PA:** Mr. A'Hearn served as Scheduler for The Department of General Services of the Commonwealth of Pennsylvania for the Philadelphia Family Court of the First Judicial District of Pennsylvania. In order to unify the Domestic Relations and the Juvenile Division of the Family Court in a building which will meet their current and projected space and functional needs, a new facility was built by the Pennsylvania Department of General Services on a site at the northwest corner of 15th and Arch Streets. The building includes 14 occupied floors above grade, three subterranean parking levels for 265 cars (including judges parking) owned and operated by PPA, and one partial mechanical penthouse level. The building was designed to achieve a LEED® Silver designation.

**Pennsylvania Convention Center, Pennsylvania Convention Center Demolition, Philadelphia, PA:** Mr. A'Hearn served as Scheduler for the \$200-million demolition and site clearing for the Pennsylvania Convention Center Demolition project. Mr. A'Hearn developed the project schedule using Primavera P5. Progress updates were prepared on a bi-weekly basis. In addition, schedule reports were created on an as needed basis. Progress and performance were monitored using Primavera P5. Schedule issues were monitored and alternative strategies prepared as needed.

**Pennsylvania Convention Center, Pennsylvania Convention Center Expansion, Philadelphia, PA:** Mr. A'Hearn served as the Chief Scheduler on this 935,000- square-foot expansion of the PA Convention Center. The expansion and renovation of the existing Pennsylvania Convention Center consisted of the construction of approximately 935,000 square feet of expansion to the existing center. The new expansion includes a lobby, meeting rooms, exhibit halls, offices, ballroom, new kitchen and new mechanical room, and associated utility and support spaces. The expansion spans across 13th Street via a tunnel, and extends a city block to Broad Street with a newly constructed grand entrance. Mr. A'Hearn developed the baseline project schedule using Primavera P6. Progress updates were reviewed on a monthly basis. In addition, schedule analysis reports were created and issued on a monthly basis for the owners use. Progress and performance were monitored using Primavera P6. Schedule issues were monitored and alternative strategies are prepared if needed. The project received its Certificate of Occupancy, three months ahead of schedule and within the \$786-million budget.

**Liberty Property Trust, Comcast Center, Philadelphia, PA:** For this \$1.3-billion Capital Improvement Program, Mr. A'Hearn prepared the monthly program master plan schedule update which included design; construction and renovation update information using Primavera P5. He reviewed all design and construction schedule submittals, prepared new design and construction template project schedules, and identified potential schedule issues and prepared alternative solutions. He prepared schedule reports and analysis as needed. Mr. A'Hearn also worked on schedule delay claims analysis for the program.

**Boraie Development LLC, Somerset Mews, New Brunswick, NJ:** Mr. A'Hearn served as Regional NJ/PA Scheduler for New Brunswick-based Boraie Development LLC on the 16-story Somerset Mews residential tower. The redevelopment site was adjacent to New Brunswick's train station and the city's hospital corridor. The project transformed the site into a 400,000-square-foot residential and retail tower with 238 units, 8,000 square feet of retail space, and a four-story parking deck.

## Nicole Johnson, MBA, CEP, LEED AP

### *Sr. Project Manager*

Nicole Johnson, Vice President of Cost Estimating Services at Envision Consultants, Ltd., has more than 24 years of experience in project management, cost analysis, cost estimating, procurement and value engineering. Her experience includes rail, transit, airport, highway and bridge, educational, commercial, residential, healthcare and correctional projects. As Vice President, Ms. Johnson has been integral in expanding the firm's cost estimating business and client base, building its cost estimating capabilities and range of services, creating innovation in systems and processes, and developing and mentoring staff. Ms. Johnson has an MBA in Production and Operations Management from Drexel University, and a B.S. in Mechanical Engineering from Temple University. In addition, she is an American Association of Cost Engineers International Certified Estimating Professional. She is also an accredited LEED AP Building Design and Construction professional, and holds training certifications from the Occupational Safety and Health Administration.

### *Project Experience*

**Community College of Philadelphia, West Building Biology Lab Renovations, Philadelphia, PA:** Ms. Johnson provided design phase estimates in order to validate and evaluate contractor bids. This project consists of the renovation of the biology laboratories and related support spaces on the third floor (approximately 20,000 SF) within the West Building of the Community College of Philadelphia's main campus.

**Harlem Hospital Modernization, Harlem, NY:** Ms. Johnson was responsible for creating and managing the database system to provide minority participation reporting. She was also involved in the training of personnel to utilize the database and maintain the database. Trained new employees on use of database – populating and printing reports. Project was for phases 1, 2, and 4 of the hospital redevelopment programs and included phased demolition of five buildings: EMS facility, the outpatient department (OPD), Old Nurses Residences (ONR), New Nurses residence (NNR), and the women's Pavilion (WP). A new multilevel parking garage and integrated EMS facility was constructed.



### SR. PROJECT MGR

**Years of Experience:** 24

**Education:**

MBA, Production and Operations Management, Drexel University, 2004

B.S., Mechanical Engineering, Temple University, 1996

**Registrations:** AACE International Certified Estimating Professional (CEP) – 2018; LEED AP BD&C, Accredited - 2013

**Training Certifications:** OSHA 30 HR Certified, 2012

**Computer Skills:**

BlueBeam, RS Means, eBuilder, SharePoint, AutoCad, Oracle® Primavera P6, Suretrak, MS Project, Timberline, Sharpe, MS Office, Prolog Management

**Professional Affiliations:**

Association for the Advancement of Cost Engineering International (AACEI) (Vice President)

CMAA Mid Atlantic Chapter - Secretary

WTS (Women's Transportation Seminar)

**Pennsylvania Department of General Services, New State Archives, Harrisburg, PA:** Ms. Johnson is providing cost estimating services for the Pennsylvania Department of General Services' New State Archives Building. She is responsible for providing takeoffs and assisting in preparing estimates at the Design development, Interim Construction Document and Final Construction Document Phases. The project entails construction of a new archives and records center building, a unique 150,000 SF facility requiring expertise beyond standard institutional or commercial construction experience. Work includes highly-specialized storage rooms for the storage of archival records.

**Pennsylvania Department of General Services, New Learning Center, Lincoln University, PA:** Ms. Johnson provided change order reviews for work on this project which required reviewing plans to understand change, researching RFI's, preparing an estimate, and negotiating final approved cost with contractors. This project was a new 108,000 SF learning/counseling and academic center. It included wellness space, fitness spaces, multipurpose rooms, dining room and cafeteria, and academic areas such as classroom and laboratories.

**Cheyney University, Carver Science Building, Cheyney, PA:** Ms. Johnson served as Estimator for this project to construct a 40,000 SF Laboratory Science building to house the Natural and Applied Sciences, including chemistry, biology and physics labs, as well as, general lecture halls and a planetarium. Performed Estimating and Constructability Review Services in the Pre-construction Phases. Building is expected to gain LEED Silver Certification.

**Community College of Philadelphia, Estimating Services for Four Capitol Projects, Philadelphia, PA:** Ms. Johnson is responsible for providing cost estimating services for the Community College of Philadelphia's (CCP) Four Capitol Projects. Ms. Johnson is preparing cost estimates for the renovation of three existing nursing labs, kitchen conversion to new office spaces, replacement of skylights, façade/exterior lighting improvements, and rehabilitation of the athletic center to meet NCAA & ADA requirements.

**Pennsylvania Department of General Services, East Stroudsburg University Information Commons (Keystone Center) Construction, East Stroudsburg, PA:** Ms. Johnson was responsible for reviewing the architect's estimate and performing a constructability review at the design development and 50% construction document phases which required intense review of the drawings and specs, as well as analyzing them to see if a contractor could understand the scope of the work without any question. Created a report of findings and submitted to the prime on the project. She also responded to any questions presented by the Prime, the project Architect, and/or DGS regarding the findings. This project involved the construction of a new 269,000 SF, 4 story student center which included a student union, library, computer centers, lounges, and meeting rooms. Work was designed to be done in two phases to allow for uninterrupted use of certain amenities during construction. The project required demolition of three existing structures to make room for the new building. The project was designed so that both the student union and the library would receive individual LEED Silver Certification.

**School District of Philadelphia, Capital Improvement Program, Philadelphia, PA:** Ms. Johnson is overseeing the Program Controls Management, Cost Estimating as well as Administrative services for the School District of Philadelphia's Capital Improvement Program. The School District of Philadelphia's \$500 million capital program consists of new construction, major renovations, life cycle replacements, modernization to meet code requirements and educational programming needs.

## James J. McGuckin, Jr.

### *MEP Senior Estimator*

Mr. McGuckin has extensive experience in facilities and construction management in transportation, infrastructure, education, health care, and utility industries. His career spans 40 years, during which time he has been involved in the planning, design, construction, and inspection of complex, user-driven projects. His dedication to teamwork and attention to detail has enhanced his strengths in leading teams through strategic planning, connecting with owners, building sustainable partnerships, and meeting client objectives. His dedication to teamwork and attention to detail has enhanced his strengths in leading teams through strategic planning, developing and expanding accounts, connecting with owners, building sustainable partnerships, and meeting client objectives.

### *Project Experience*

**Community College of Philadelphia, West Building Biology Lab Renovations, Philadelphia, PA:** Mr. McGuckin provided design phase estimates in order to validate and evaluate contractor bids. This project consists of the renovation of the biology laboratories and related support spaces on the third floor (approximately 20,000 SF) within the West Building of the Community College of Philadelphia's main campus.

**Drexel University, Philadelphia, PA. Executive Director of Facilities and Construction Management:** Maintained a portfolio of over 4.2 million G.S.F of office and academic buildings, commercial real estate, Greek housing, and dormitories. Oversaw day-to-day operations, with an annual budget of \$32 million. He completed \$300 million of Capital Maintenance Projects over 10 years.

**New York University, 370 Jay Street – Floors 8-11 Renovation, New York, NY:** Mr. McGuckin performed cost estimating services for mechanical, electrical, plumbing, and fire protection aspects of 370 Jay Street. Estimates included electrical lighting, power, and planning schedules, as well as plumbing floor plans, and mechanical plans. It also involved demolition plans for electrical, mechanical, and fire protection aspects of the four floors involved.

**Rowan University, Wilson & Boyd Recital Hall Upgrade, Glassboro, NJ:** Mr. McGuckin provided a cost estimate for this



### MEP SR ESTIMATOR

**Years of Experience:** 43

**Education:**

B.S., Management of Technology, Kennedy-Western University, 2001

Community College of Philadelphia, Construction Management

**Certifications, Memberships, and/or Boards:** Vice President of the Cinnaminson Board of Education

- National Association of Safety Professionals-Gold Member
- Site Safety Oversight Certified (SSO)
- New Jersey Professional Mediator (Construction Claims and Labor Disputes)
- Certified Construction Consultant (CCC)
- Certified Construction Project Manager (CCPM)
- Certified Construction Inspector (CCI)
- Certified Value Engineer
- Certified Welding Inspector (CWI)
- Transportation Worker Identification Credential
- OSHA 10 and 30 Trained
- Train the Trainer Certified for Aerial Lifts
- National Fire Protection Association

project. This project included the HVAC and electrical renovations to the existing Boyd Hall. Minor renovations were being conducted to the Wilson Hall including minor upgrade finishes.

**Cancer Treatment Centers of America, Director of Construction and Facilities Management, Philadelphia, PA.**

**Director of Construction and Facilities Management:** Mr. McGuckin oversaw the entire Facilities and Construction Departments. Was responsible for the planning, development, coordination, and implementation of all construction projects. Managed the day-to-day operations, maintenance, repair, engineering, and renovations of the campus infrastructure systems, including domestic water, sewer, gas, electrical, sanitary, and storm drainage systems. Completed a 21,000 SF fit-out, which included the removal of entire infrastructure systems, while the building was fully occupied. This project was completed on time and on budget, in less than seven months at a total cost of \$15.8 million.

**City of Philadelphia, Department of Aviation, Service Animal Relief Area - Restrooms Phase III CD/CA Philadelphia International Airport, Philadelphia, PA:**

Mr. McGuckin provided bid phase cost estimating for bidder evaluation. She also provided quality assurance to validate project constructability based on plans. This project will upgrade and refurbish the condition of the existing restrooms and companion care facilities, located in the Philadelphia International Airport. Reference: CDA&I Architecture and Interiors, Ltd., Joe Denegre, 215.893-9050. (7/2016-11/2017). Cost: \$100K.

**City of Philadelphia, Department of Public Property, House of Corrections New Parking Lot, Philadelphia, PA:**

Mr. McGuckin is responsible for the formal detailed construction cost estimate during the design development phase. At the time of Final Design Envision will have prepared a final construction cost estimate and construction phase schedule. During Construction Envision will perform monthly CPM schedule reviews and analysis. The project is for the design of a new parking lot on the site of an existing parking lot and adjacent undeveloped land at the City of Philadelphia House of Correction site located at the Curran-Fromhold Correctional Prison Facility. The existing parking lot is made up of a macadam/asphalt paved area of 116 parking spaces and a gravel and dirt area which has no line striping for parking spaces.

**Cinnaminson Township, Cinnaminson Board of Education, Cinnaminson, NJ:**

Vice President of the Board of Education: As an active member and Vice President of the Board of Education, Mr. McGuckin acts as a liaison between the construction management firms and the school district. He chairs the Board's Building Advisory Committee, and currently oversees \$41 million worth of construction. He has overseen construction projects related to the School District for the last 17 years.

**Delaware River Joint Toll Bridge Commission, I-78 Maintenance Garage, Morrisville, PA:**

The Commission utilized a standing Consulting Engineer Task Order Agreement to obtain a Maintenance Garage Space Utilization Program and a Concept Study Report for the I-78 Toll Bridge facility. The Space Utilization Program identified the needs for the following new program spaces: renovation of 5,685 SF of existing Maintenance Facility, proposed addition of 13,265 SF to the Maintenance Facility, replacement of all exterior windows at Welcome Center and Tunnel Stair Canopy at Welcome Center and Toll Booth for employee protection and canopy access, HVAC equipment upgrades throughout the facility, new direct digital control (DDC) building automation system (BAS) incorporating a state-of-the-art.

**Chester Water Authority (CWA), Hillendale Booster Station Avondale, PA:**

Mr. McGuckin performed a thermographic (infrared) survey for the Chester Water Authority at the Hillendale Station in Avondale, PA. With 23 pumping stations that supply water to various municipalities, the Chester Water Authority needs to ensure their properly providing water to each facility.

# IV - PROJECT WORK PLAN

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**PA DEPARTMENT OF GENERAL SERVICES | DGS 1050-1 Phase 1**

*Pennsylvania Joint Laboratory Facility*

# **PROJECT WORK PLAN NARRATIVE**

## Multi-Agency Joint Laboratory Project Collaborative Cost Estimating Work Plan

**Envision Consultants, Ltd. (Envision)** has evaluated this Request for Quote solicitation and will provide all required work to fulfill our role for the Collaborative Cost Estimating Scope of Services. The experience of our proposed personnel combined with our extensive continuous estimating portfolio provide the Pennsylvania Department of General Services (PADGS) and the DHS stakeholders with a uniquely qualified perspective.

Envision confirms that we have reviewed the Cost Estimating Criteria and will deliver all of the required deliverables and formats as outlined. In addition, Envision provides a value-added level of expertise on constructability and construction logistics that no other team can. This expertise ensures estimating outcomes that are based on extensive experience of working with the PADGS, not just a database of unit costs and numbers.

Our Team's participation in the five-day Program Development Study Workshop gatherings enhances the dialogue with an almost two-decade history of successful PADGS participation. The enclosed proposal reflects the personnel and hours necessary to deliver all of the requested scope within the RFQ's Statement of Work. It includes both a summary and a detailed breakdown to demonstrate our understanding of the phases and requirements. We also include an allowance to cover the direct travel expenses for the noted, in-person, Harrisburg and site Gemba meetings.

Upon review of the enclosed information, please feel free to contact us if any further information is needed. We appreciate the opportunity to continue our relationship with the Pennsylvania Department of General Services.



**PROJECT WORK PLAN  
STAFFING SUMMARY**



**Multi-Agency Joint Laboratory Facility**  
**PA DGS 1050-1 Ph-1**  
**Appendix B**  
**Qualified Collaborative Cost Estimating**  
**Staffing Proposal Summary**

<u>CATEGORY</u>					
<b>LABOR</b>	<b>Hours</b>	<b>Rate</b>		<b>Total</b>	<b>TASK</b>
<b>CE STAFF: YEAR TWO RATES</b>					
Project Executive Mike Siciliano	64	\$ 193.80		<b>\$12,403</b>	
Sr. Manager Nicole Johnson	132	\$ 193.80		<b>\$25,582</b>	
Sr. Manager Kevin A'Hearn	64	\$ 193.80		<b>\$12,403</b>	
Sr. MEP Estimator James McGuckin	104	\$ 163.20		<b>\$16,973</b>	
<b>Labor Subtotal</b>	<b>364</b>			<b>\$67,361</b>	

<b>Reimbursable Expenses</b>				<b>ITEM</b>
Postage & Overnight				
Travel (Harrisburg)	\$ 6,000			
General Expenses	\$ 750			
<b>Reimbursable Subtotal</b>	<b>\$</b>		<b>6,750</b>	

**Work Order Request Total**      **\$** 74,111

# **STAFFING DETAIL**



**Envision Consultants, Ltd.**

Multi Agency Joint Lab Facility

PA DGS 1050-1 Ph-1  
Qualified Collaborative Cost Estimating

Staffing Proposal Detail

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Order of Mag Est.	Validate BCA	Gemba Walks Day PDS Workshop Estimate	Five Control
Project Budget Validation		Program Development Study	
1	2	3	4

Line No.	Activity Description	State Rates		Dec 2021	Jan 2022	Feb 2022	Mar 2022	Total Hours	Subtotals
1									
2	<b>CE STAFF: YEAR TWO RATES</b>								
3	Project Executive Mike Siciliano	\$ 193.80		8	8	40	8	64	\$12,403
3	Sr. Manager Nicole Johnson	\$ 193.80		20	24	72	16	132	\$25,582
4	Sr. Manager Kevin A'Hearn	\$ 193.80		8	8	40	8	64	\$12,403
5	Sr. MEP Estimator James McGuckin	\$ 163.20		16	16	60	12	104	\$16,973
1									
2	<b>SUB TOTAL PROJECT MGMT. STAFF</b>			<b>52</b>	<b>56</b>	<b>212</b>	<b>44</b>		<b>\$67,361</b>
3									
4									
5									
6	<b>General Conditions</b>								
7	Office Supplies	Allowance	\$0						\$0
8	Office FF&E (inc computers & copy rental)	Allowance	\$0						\$0
9	Telephone/Communication Usage / System (inc)	Allowance	\$0						\$0
10	Postage & Overnight	Allowance	\$50						\$0
11	Travel (Harrisburg & Site)	Allowance	\$6,000						\$6,000
12	General Expenses	Allowance	\$750						\$750
1	<b>SUB TOTAL OTHER</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$6,750</b>
2									
3	<b>TOTALS</b>			<b>52</b>	<b>56</b>	<b>212</b>	<b>44</b>		<b>\$74,111</b>