



THE FIRST CHOICE FOR
OWNERS REQUIRING
THE BEST IN BUILDING
PERFORMANCE

PASSIONATE

ABOUT BUILDING PERFORMANCE

Commissioning provides an independent sanity-check to design teams and building owners, helping ensure that facilities function in “real life” the way they were designed to on paper.

When you hire Cornerstone, you end up with a better building. With more than 800 projects in our portfolio, we know what it takes to deliver high-performance facilities. We’ve practically seen and done it all.

Founded in 2001, we were one of the first specialized commissioning firms in the industry. Back then, we were focused on vivarium and biocontainment spaces. Today, we perform commissioning for a variety of buildings and clients throughout the US.

**MORE
ENERGY
EFFICIENT**

**MORE
COST
EFFICIENT**

**MORE
FUNCTIONAL
FOR THOSE
WHO WILL
USE IT**

INTEGRITY

Not all buildings perform the way they were designed to, especially energy-efficient ones. Having Cornerstone on your project will help achieve building performance integrity and make sure the owner's vision for the facility is met.

DURING DESIGN

Cornerstone works with your design team to correct problems while they're still on paper.

- What temperature, humidity and pressure do each of the rooms need to be?
- How many air changes per hour?
- What kind of lighting and sound environments are needed?
- What will building turnover look like?
- Will this building actually perform the way the owner envisioned?

DURING CONSTRUCTION

We'll make sure you get what you paid for.

- Our hands-on process verifies that the specified systems are properly installed and functioning optimally.
- Our ongoing testing means master schedules are maintained and turnover challenges are reduced or eliminated.



DURING ACCEPTANCE & AFTER

We'll challenge the building's systems with real and simulated scenarios to discover and solve problems before the owner takes possession.

- Our team knows exactly how your building is supposed to work, and can train operations and maintenance staff.
- Our process helps prevent system failures before occupancy.

Increased ROI - During design we'll spot issues and cost saving opportunities well before construction. After acceptance, we can reverify systems annually and address any new concerns.

INSPIRING APPRECIATION

“Halfway through the project, Cornerstone provided more commissioning services than other firms have during completed construction projects.”

CARROLL JONES, JEFFERSON LABORATORY

“Cornerstone has been involved in several projects [for us]. Most impressive are their people: an extremely well rounded group of individuals. Equally impressive is the ‘can & will do’ attitude. It isn’t a slogan with them. It is a way of life.”

RICK JAROS, DARTMOUTH COLLEGE

“I really appreciate the way Cornerstone anticipates our needs and adapts to changing conditions.”

DEAN MORTON, AIA, IOWA STATE UNIVERSITY

“Cornerstone’s Team was fully engaged in system performance to ensure that the building was fully functional.”

MICHAEL WALERYSZAK, BENCHMARK SENIOR LIVING

HANDS-ON



Dan Frasier, PE, CCP
Principal and CEO



Dan Cook, LEED AP
Director of Critical Projects



Brian Billman, PE, LEED AP, CCP
Mid-Atlantic Director of Commissioning Services



Tim Shukri, PE, MSME
New England Director of Commissioning Services



Jay Moore, EIT, BCxP, CEM
Senior Commissioning Engineer



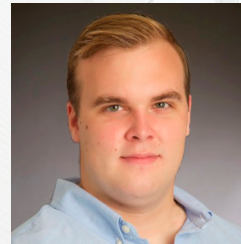
Ryan Zei
Senior Commissioning Engineer



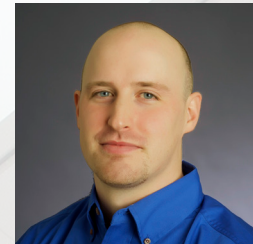
Alex Taylor
Commissioning Engineer



Andrew Burch, EIT
Commissioning Engineer



Zachary Weidenhof
Commissioning Engineer



Will Mullin, BSME
Commissioning Engineer



Dawson Frasier
Commissioning Specialist



Jacob Weaver
Commissioning Specialist



Noah Green, ACP
Commissioning Specialist

OUR TEAM GOES TO LENGTHS OTHERS DON'T TO KNOW **CONCLUSIVELY** WHETHER YOUR MISSION-CRITICAL FACILITY AND ITS SYSTEMS WILL WORK AS INTENDED.

CLIENTS' FIRST CHOICE



Ariad 125 Binney St., New Lab & Vivarium Bldg. Fit Out



MIT Bldg. 66, Lab Bldg. Renovation



*Dartmouth, Class of '78 Life Science New Lab Bldg.
LEED Platinum*



*Service Credit Union, New Office Bldg.
LEED Gold*



*Trip Advisor, World Headquarters Core & Shell
LEED Gold*



*NIH Porter Neuroscience Research Ctr., New Lab & Vivarium Bldg.
LEED Gold*



Dartmouth-Hitchcock W.T. Research New Lab & Vivarium Bldg.



Novartis 100 Tech Sq., Lab & Vivarium Controls Upgrade



Novartis 250 Mass. Ave., Vivarium & Mechanical Infrastructure Retro-Cx



Tufts New England Reg. Biosafety New Lab Bldg. & APVs



Tufts Science & Engineering, New Bldg. w/ Lab & Classrooms



UMass Amherst Morrill 1, ABSL-3 Bldg. Renovation & APVs



*Smithsonian Environ. Research Ctr., Mathias Lab Renovation & Expansion, **LEED Platinum***



Iowa State University, Commissioning Agent of Record Since 2007



Jefferson Laboratories, Tech. Engineering & Development Facility Renovation & Expansion



Alnoba Leadership Training Center, 1st Passive House Building in New England

COLLABORATING WITH YOU

EXISTING BUILDINGS

Do you have a building you know isn't performing properly?

If your facility has experienced any of the following in the past year, a retrofit may be needed.

- Lots of space renovations or buildouts are happening around you.
- Occupants are manually adjusting HVAC and lighting controls on a regular basis, whereas those interfaces used to be auto-regulated.
- Equipment failures or short-cycling are occurring.
- Utility bills have increased noticeably.

Call us and we'll do a quick assessment that will help you make a case for improvements, with minimal disruptions to your building's users.

REACH OUT TO:

Roger Griffith

469-674-9217

rgriffith@mts-hvac.com

www.mts-hvac.com

NEW BUILDINGS

Or, if you have a new facility that's being built, we can help you with:

- MEP system and sizing selections.
- Unique design options that save money, space and energy.
- Observing and documenting the performance of all systems after installation.

We'll collaborate with you to help deliver a high-performance facility that surpasses expectations.



GET IN TOUCH

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TSS FAMILY OF COMPANIES