

# Request for Quote



## Commissioning Agent Services Capital Complex Automation System Upgrade



Project No. DGS C-0948-0098 Phase 1

*July 27, 2022*

**TECHNICAL SUBMISSION**



**Sitelogiq Consulting Engineers**  
**3300 N. 3rd Street**  
**Harrisburg, PA 17110**



July 27, 2022

Andres Perez  
PA Department of General Services  
1800 Herr Street  
Harrisburg, PA 17103

RE: Project No. DGS C-0948-0098 Phase 1  
Capital Complex – Automation System Upgrade

Dear Mr. Perez:

SiteLogIQ Consulting Engineers, Inc. is pleased to have this opportunity to provide you with a proposal for design phase commissioning agent services, as well as an estimate for construction phase commissioning agent services for the Capital Complex – Automation System Upgrade.

When determining which firm to hire as your commissioning authority, we ask that you consider the following key points about SiteLogIQ:

- **Similar Project Experience** - Completed commissioning services for more than \$1.7 billion worth of construction since 1999, including numerous projects for the Pennsylvania Department of General Services.
- **Responsibility to Commissioning** - Specializes in providing high-quality, independent building commissioning services to owners, and has done so for the past 23 years. This success is built on a strong team of engineering and commissioning professionals who provide owners with the highest level of service possible. As an independent commissioning agent, we provide the owner with an impartial view of their design, the construction, and overall operability of their completed facility.
- **Commitment to the Owner** - Every project awarded is taken seriously and we commit to performing to the very best of our abilities to meet an owner's needs. The most significant contribution we can make to helping DGS achieve their mission is to work in conjunction with your design and construction teams to design and construct safe and high-quality facilities. **We are firmly committed to providing the services required by DGS.**

SiteLogIQ appreciates this opportunity to provide you with our Technical Component and Labor Effort. If you require additional information or have any questions, please feel free to contact David Hickey or Rose Fetter.

Sincerely,

SITELOGIQ CONSULTING ENGINEERS, INC.

David Hickey, PE, LEED AP, CEM, HFDP, CxA CCP  
Vice President

Rose Fetter  
Senior Business Consultant

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A



## **Contractor Prior Experience**



### Firm Information

Since 1999, SitelogIQ Consulting Engineers (SitelogIQ) has provided building commissioning, as well as HVAC, mechanical, electrical, plumbing, and fire protection engineering design services of the highest order. Our commissioning services include new building commissioning, re-commissioning, and retro-commissioning, as well as system design and verification.

Our team of professional engineers offers our clients practical, cost-effective, and efficient approaches to the commissioning of their facilities, whether a new building or one undergoing renovation. We work with owners to ensure that they have a complete understanding of all testing procedures as well as the proper training on all building systems and components.

In the past 22 years, we have provided services for more than \$2 billion in new and renovated construction throughout Pennsylvania, Maryland and Virginia. The projects with which we have been involved include higher education facilities, K-12 schools, office buildings, health care facilities, central power plants, museums, high performance athletic facilities, technology intensive laboratory facilities, and correctional institutions.

### Unique Qualifications

SitelogIQ offers the following unique qualities and benefits:

- ✦ **Specializes in providing enhanced commissioning services and experienced in establishing, overseeing, monitoring, tracking, and reporting commissioning requirements -** SitelogIQ has 23 years of experience in commissioning, during which time we have worked on various building types within the public sector in Pennsylvania, Maryland, and Virginia. Commissioning is our primary business. We are, first and foremost, commissioning agents.
- ✦ **Participated in all phases of construction including design review, submittal review, construction monitoring, owner training, O&M review, post acceptance, final and post occupancy commissioning -** Over the last 23 years, SitelogIQ has commissioned more than 400 projects, almost all of which started in the design phase and continued through construction and in to occupancy. This extensive experience has allowed us to participate in all phases of design and construction and develop an expertise that we bring with us to every project we participate in.



#### Our Mission

SitelogIQ is dedicated to delivering comprehensive facility solutions that support the resiliency, future-proofing, energy saving, operating efficiency, and sustain-ability goals of our clients. While doing so, we also create healthy, comfortable indoor environments that promote productivity, increased output, and improved experiences.

#### Our Team

- ✦ Certified commissioning agents
- ✦ MEP professional engineers
- ✦ Building automation and renewable energy experts
- ✦ Design-build, construction, and energy engineering specialists
- ✦ Certified energy managers
- ✦ Certified measurement & verification professionals
- ✦ Certified project managers
- ✦ Licensed construction contractors

- ✦ **Developed and implemented project specific commissioning plans for both building renovation and building replacement projects** - Since our inception in 1999, our commissioning team has developed and implemented detailed, project specific commissioning plans for our projects. The projects have ranged in size from small \$500,000 renovation projects to \$100+ million new construction and projects of all sizes and complexities in between.
- ✦ **Ability to manage multiple projects in various stages of design and construction at one time** - The timeline for a typical commissioning project can cover several years as the project moves through design, into construction, and finally occupancy. As such, SiteLogIQ regularly manages multiple projects that are in varying stages of design and construction at the same time. In a typical year, our commissioning team will manage between 7 and 10 commissioning projects.

The following pages are projects similar in nature and scope to the renovations to the Capital Complex Automation System Upgrade in Harrisburg, PA



### Owner

Pennsylvania Department of  
General Services  
Public Works  
Ron Metzler, P.E.  
Design manager  
717.787.5693  
[rometzler@pa.gov](mailto:rometzler@pa.gov)

### Systems Commissioned

- ✦ Building automation and automatic temperature control system (BAS)
- ✦ HVAC system including boilers, chillers, air handler units, air terminal units, humidifiers, and exhaust fans
- ✦ Electrical systems including power distribution, lighting and lighting controls, and emergency generator systems

### Schedule

May 2020—July 2022

### Construct

\$2,400,000

## Pennsylvania DGS | Harrisburg, PA

### State Archives Building

The new State Archive's building will be four stories tall at its pinnacle and about 150,000 square feet, which will replace the existing 21-story tower in downtown Harrisburg. The building will store the state's important and historical documents as well as the city's collection, which is currently housed at a mansion in Reservoir Park under less than ideal conditions.

The \$24 million facility on an L-shaped lot will be fully accessible by pedestrians from the surrounding streets, with the front entrance and a "significant plaza" along Sixth Street where residents can gather. Trees and ground cover will be planted along North Sixth to screen the plaza area.

The archives facility will comprise two main components, one for storage that would rise to four stories and "the people area," which would remain two stories high and feature offices on the second-floor, and a self-service zone for the public and an original documents room on the first-floor. A 36-space underground garage for employees also is included.

A third area will be an "equipment courtyard" for the cooling towers and chillers that are necessary to maintain the interior temperature and humidity levels to protect the documents. The 20-foot wall will obscure these from public view.



**University of Pittsburgh | Pittsburgh, PA**

Graduate School of Public Health

The Graduate School of Public Health includes infrastructure upgrades, space for offices (faculty and staff), support, and computer classrooms, lounge, and conference space for students. The Phase 1 lab pavilion is a 58,500-square-foot addition housing three floors of laboratory space above a new 215-seat auditorium. Phase 2 is a 220,900-square-foot renovation of the existing facilities. Phase 2 includes the infrastructure requirements for the Parran Hall portion of the existing facility with upgraded commercial interior space for departmental areas, faculty, staff, and support. LEED certification was a project goal. The following systems were commissioned as part of this project: HVAC, building automation, electrical, domestic hot water.

**Owner**

University of Pittsburgh  
 Al Agostinelli  
 Facilities Management  
 412.624.0190  
[aaa34@pitt.edu](mailto:aaa34@pitt.edu)

**Systems Commissioned**

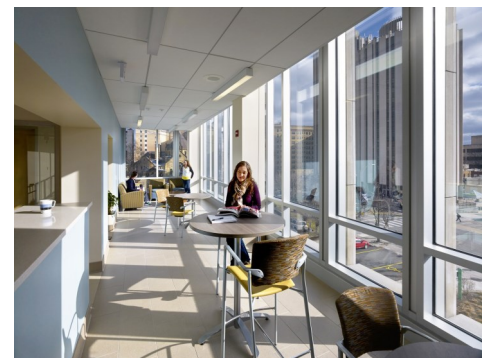
- ✦ HVAC system
- ✦ Building automation
- ✦ Electrical
- ✦ Domestic hot water

**Schedule**

Completed Spring 2017

**Construction Cost**

\$53,000,000





### York Memorial Hospital | York, PA

This 220,000-square-foot replacement hospital and ambulatory care center, which is about 40 percent larger than the old hospital, is situated on more than 100 acres and averages 50 patients per day. In the last 20 years, the number of patients visiting the Memorial Emergency Department has grown from about 15,000 visits to 45,000 visits.

The building includes three heart catheterization labs, four operating rooms, an emergency department with 28 treatment rooms, a critical care unit with 14 beds, as well as multiple nursing stations, meeting rooms and a conference center, rooftop serenity garden right outside the area where cancer patients will receive treatment, and offices for specialty care providers and administration.

There are 102 private patient rooms; 24 long-term, acute care beds; and 12 suites where patients will labor, deliver, recover and spend their postpartum stay.

#### Owner

UPMC Pinnacle  
Paul Toburen  
Senior Vice President of Facilities  
and Support Services  
717.782.5206  
[ptoburen@pinnaclehealth.org](mailto:ptoburen@pinnaclehealth.org)

#### Systems Commissioned

- ✦ Building automation
- ✦ HVAC including boilers, chillers, air handler units, air terminal units, humidifiers, and exhaust fans
- ✦ Emergency power generator and transfer switches
- ✦ Primary electrical switchgear
- ✦ Domestic hot water supply

#### Schedule

Phase 1: August 2012 – May 2014  
Phase 2: June 2019 – November 2020

#### Construction Cost

\$187,000,000



**Owner**

UPMC Pinnacle  
 Paul Toburen  
 Senior Vice President of Facilities  
 and Support Services  
 717.782.5206  
[ptoburen@pinnaclehealth.org](mailto:ptoburen@pinnaclehealth.org)

**Systems Commissioned**

- ✦ HVAC including boilers, chillers, air handler units, air terminal units, humidifiers, and exhaust fans
- ✦ Building automation
- ✦ Emergency power generator and transfer switches
- ✦ Primary electrical switchgear
- ✦ Fire alarm

**Schedule**

December 2017 to August 2019

**Construction Cost**

\$290,000,000



**West Shore Hospital | Mechanicsburg, PA**

SitelogIQ commissioned the systems at the new 188,000-square-foot hospital, which included a 58-bed expansion with private patient rooms; seven state-of-the-art operating rooms; three heart catheterization labs; a 12-bed intensive care unit (ICU); new ER department with 8 treatment rooms; and multiple nurses stations on each unit, placing nurses closer to the patients within their care. The hospital offers acute medical care, surgical services, cardiology, orthopedics, chronic disease management, and transitional care services.



**Owner**

UPMC Pinnacle  
Frank Procopio  
Project Manager  
717.231.8569  
[procopiofr@upmc.edu](mailto:procopiofr@upmc.edu)

**Systems Commissioned**

- ✦ Building automation
- ✦ Automatic temperature control
- ✦ Pressure testing
- ✦ Adjusting/balancing of HVAC
- ✦ Emergency power system testing
- ✦ Fire alarm system testing

**Schedule**

March-September 2022

**Construction Cost**

\$15,620,000

**UPMC Pinnacle Hanover Hospital | Hanover, PA**

SiteLogIQ performed commissioning for the UPMC Pinnacle Hanover location's HVAC system. Commissioning consisted of 100% testing for air handling units 7 and 8, building automation systems and automatic temperature control system, facilitating pressure testing, witness testing, adjusting of balancing of HVAC (water and air), witness emergency power system testing with new HVAC equipment and witness fire alarm system acceptance testing with new HVAC equipment.





**Elizabethtown College | Elizabethtown, PA**

Bowers Center for Sports, Fitness, and Wellness

The new 81,900-square-foot Bowers Center for Sports, Fitness, and Wellness houses wellness programming, intramural and club sports, and intercollegiate athletics. It serves as a dynamic campus hub for fitness and wellness and is the college’s largest new facility in two decades. RCE commissioned the building systems.

The building achieved LEED Silver certification.

**Owner**

Elizabethtown College  
 Matthew Aungst  
 Project Manager  
 717.361.1435  
[aungstm@etown.edu](mailto:aungstm@etown.edu)

**Systems Commissioned**

- ✦ HVAC system
- ✦ Building automation
- ✦ Plumbing fixtures and equipment
- ✦ Fire alarm system
- ✦ Piping and duct systems
- ✦ Lighting controls
- ✦ Emergency power
- ✦ Building envelope
- ✦ Energy recovery units
- ✦ Rooftop units
- ✦ Variable frequency drives

**Schedule**

Aug 2017-Jun 2020

**Construction Cost**







### York Readiness Center | York, PA

SitelogIQ completed the design-phase and construction-phase commissioning for the York Readiness Center for the Army National Guard. The 37,000-square-foot facility was converted from a two-unit, 105-person center to a single-unit, 106-person center that included an assembly hall, administrative offices, storage, locker rooms, and maintenance training work bays.

The renovation met the Department of Army Sustainable Design and Development Policy Update and became LEED Silver certified.

#### Owner

PA Department of General Services  
Paul Hadginske, P.E.  
Design Project Manager  
717.787.6463  
[phadginske@pa.gov](mailto:phadginske@pa.gov)

#### Systems Commissioned

- ✦ Building shell, exterior wall assemblies, and roof assemblies
- ✦ Fire suppression and fire alarm
- ✦ Domestic hot water
- ✦ Heat generation, refrigeration, ventilation, and HVAC controls
- ✦ Power distribution, lighting, and controls, and emergency generator systems
- ✦ Voice/data and sound/video systems
- ✦ Security, alarm, and detection systems

#### Construction Cost

\$9.2 million

#### Size

37,000 SF

#### Completion

2019



**Owner**

Lancaster Country Day School  
 Jay Darkey  
 Architect  
 717.475.6044  
[jdarkey@gmail.com](mailto:jdarkey@gmail.com)

**Systems Commissioned**

- ✦ HVAC systems including new air cooled chiller
- ✦ Central building automation system
- ✦ New emergency lighting inverter
- ✦ Occupancy sensor lighting controls
- ✦ Domestic water systems

**Schedule**

September 2020—March 2021

**Construction Cost**

\$13,000,000

**Lancaster Country Day School | Lancaster, PA**

New Gardner Theatre

Lancaster Country Day School is inaugurating a new era in the performing arts at the school by building a 580-seat theatre. Gardner Theatre will be a performance venue and gathering space for the school plus a collaborative resource for the community.

The theatre will have 580 seats, an orchestra pit, state of the art lighting and acoustics, and fly space. It will share an elevator, lobby, restrooms, concessions area, and parking with the athletics center.

As the commissioning authority, SitelogIQ is developing and coordinating the execution of a testing plan, which includes observing and documenting all system's performance to ensure that systems are functioning in accordance with the Owner's objectives and contract documents. We will ensure the facilities major systems are complete and functioning properly upon occupancy and the School's staff has adequate system documentation and training.



## State Correctional Institute | Waymart, PA

### Boiler Plant Renovation

SitelogIQ was awarded a contract for building commissioning services for the renovation of an existing boiler plant at SCI Waymart in Wayne County.

The 4,000-square-foot boiler plant at the prison was constructed in 1955 with three Keeler traveling grate, coal-fired boilers with an 800Hp equivalent steam generation capacity each. With the expended service life of the coal boilers, DGS converted the coal plant with two, dual fuel (gas/oil) 500Hp water tube boilers, along with new master controls.

#### Owner

Pennsylvania Department of  
General Services  
Paul Hadginski  
Design Project Manager  
717.787.6462  
[phadginske@pa.gov](mailto:phadginske@pa.gov)

#### Systems Commissioned

- ✦ Boilers and ancillary equipment
- ✦ Fuel (gas and oil)
- ✦ Boiler controls
- ✦ Supervisory control and data acquisition (SCADA)
- ✦ Exhaust fans
- ✦ Unit heaters
- ✦ Rooftop units
- ✦ HVAC controls
- ✦ Electrical power distribution
- ✦ Lighting and controls
- ✦ Emergency generator Systems.

#### Schedule

December 2020—February 2022

#### Construction Cost

\$1,000,000



B



## **Understanding Project Requirements**

SitelogIQ understand that the PA State Capitol Complex is comprised of 12 legislative or state agency occupied office buildings that have Building Automation Systems installed at various levels of complexity and age. The energy management of these facilities is poorly facilitated due to a lack of utility submetering at each of the facilities. Utility meters are an integral component necessary to properly control and manage utility usage and overall building costs. Meters of interest are electrical, chilled water, natural gas, steam, and domestic water. In addition to the need for utility metering, the automation systems within each of the facilities are reaching the end of their useful life and will need improvements or replacement projects in the future.



We also understand that the intent of this project is to install, modify, upgrade, or replace IT infrastructure necessary to integrate utility metering and provide the groundwork for future automation projects in the buildings in the capitol complex.

Anticipated Schedule and Milestones include the following:

- a. CxA Onboarding Meeting – 09/01/2022
- b. Owner’s Project Requirements Development – 09/15/2022
- c. Design Kickoff – 09/01/2022
- d. Schematic Design Submission – 11/24/2022
- e. Design Development Submission – 02/16/2023
- f. Interim Construction Document Submission – 05/11/2023
- g. Construction Document Submission – 08/03/2023
- h. Construction Start – 02/01/2024
- i. Construction Finish – 02/27/2025

We understand that the project will include the following systems to be addressed during the design and construction phases:

- ✦ Utility Metering Systems including domestic water, chilled water, electrical, steam & natural gas systems
- ✦ Data Infrastructure Communication Systems
- ✦ Building Automation System integration of metering systems mentioned above

C



**Geographic Location**



Our commissioning services for this project, along with support during the functional testing phase, will be handled out of our Harrisburg office—3300 North 3rd Street, Harrisburg, PA 17110. We are located approximately **5 miles** from the Capital Complex. This is similar to how we staff the majority of projects for DGS. Also, **no travel time is proposed during the design phase.**



D



## **Project Work Plan**



Below we have outlined the detailed description of our proposed work plan SitelogIQ will employ in providing building commissioning services and for the design and construction phases during the Automation System Upgrade of the Capital Complex.

### Design Phase Responsibilities

During this stage of the project, SitelogIQ will provide the following:

***We have included 61 hours for design phase services. These hours include 40 hours for Design Reviews and meetings and 21 hours for the remaining tasks.***

- ✦ **Owner's Project Requirements (OPR)** – SitelogIQ will work with the DGS Design Project Manager, Design Professional, and the Client Agency facilities maintenance staff conduct an OPR workshop early in the concept design stage to develop the project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information. We will provide descriptions of the following: a) primary purpose of Project, b) environmental and sustainability goals, c) energy efficiency goals, d) indoor environmental quality requirements, e) desired equipment/system quality, reliability, and maintenance requirements, f) facility operation and maintenance requirements including requisite personnel training and orientation.
- ✦ **Commissioning Plan (Cx Plan)** – Written document that outline the overall process, organization, responsibilities, schedule, allocation of resources, and documentation requirements of the Commissioning Process to verify and document that the design, construction, and operation of the facility meet the Owner's Project Requirements (OPR) will be provided.
- ✦ **Design Review** – We will provide a review and comments of the Professional's design documents and Basis of Design (BoD) narrative for compliance with the Owner's Project Requirements at each Design Phase Submission. Design review includes a back-check of Commissioning Design Review Comments at subsequent Design Submission.
- ✦ **Commissioning Specifications** – We will provide Commissioning Specifications for all systems/assemblies being commissioned for inclusion within the Project Construction Documents.



Harrisburg Farm Show Arena

### Construction Phase Responsibilities

During this stage of the project, SitelogIQ will provide the following:

***We have included 144 hours for construction phase services.***

- ✦ **Submittal Review** – We will identify and review Contractor submittals applicable to systems/assemblies being commissioned. Identify issues that might result in rework or change orders. Verify the following: a) conformance with Owner's Project Requirements (OPR) and Basis of Design (BoD), b) achievement of operations and maintenance requirements, c) enablement of performance testing. All submittal reviews and correspondence must take place in eBuilder.

- ✦ **Job Construction Meetings** – As the CxA we will attend regular job construction meetings as necessary to ensure the systems are properly installed, operated and tested, and are functioning correctly to meet the design intent.
- ✦ **Commissioning Meetings** – As CxA we will hold regularly scheduled jobsite Commissioning Meetings with all project stakeholders to review important aspects of equipment, Metering system, and Controls System installation. We shall review and document necessary installation details, system testing procedures, and documentation requirements. Keep meeting minutes and include in the Cx Report.
- ✦ **Construction Observation and Testing** – We will verify that the performance of the systems/assemblies being commissioned, as installed, meet the Owner’s Project Requirements (OPR), Sustainability Criteria, Basis of Design (BoD), and Contract Documents. Furnish test procedures and checklists prior to equipment installation. We will produce a Pre-functional test for each test. Test procedures shall list the entities responsible for executing each test. Also, we will provide installation inspections. Direct, witness, and document tests. Evaluate test results and verify that installed systems/assemblies meet the criteria for the Project.
- ✦ **Issues and Resolution Log** – A commissioning issues log containing open and continuing items, status, and name of person/organization responsible for resolution will be provided.
- ✦ **Systems Manual** – During the design and construction of the project, the design and construction documents will be assembled into the systems manual. This assembly of documents provides the details and history of the design and construction of the building and information needed to properly operate the building. The systems manual will include the project final OPR, BOD, construction record documents, submittals, completed startup, verification checklists, functional and performance checklists, verified sequence of operation, facility guide, training records, and commissioning report. The systems manual will be used in the initial and subsequent training of the building operations staff and occupants. The systems manual can be updated throughout the life of the building.
- ✦ **Pre-Functional and Functional Performance Testing** – We will confirm (but not necessarily witness) manufacturer’s startup of individual equipment components (Pre-Functional Performance Testing). We will write, direct completion of, witness, and document full Functional Performance Testing of each system and system component. We will confirm proper operation of all control sequences for each season operation. All documentation will be provided in Cx Report.
- ✦ **Training Plans and Records** – We will review, pre-approve, and verify training of the Client Agency personnel by the Contractor, to operate and maintain systems/assemblies being commissioned. Training plan, training materials, and records in final Systems Manual will be included.
- ✦ **End of Warranty Cx Report** – We will provide post-occupancy operation commissioning, including incomplete, delayed, and seasonal testing, as well as warranty issues. Post-occupancy operations will begin at Substantial Completion and will continue through to the end of the warranty period.



Pennsylvania Turnpike Commission



Williamsport Readiness Center

- ✦ **Preliminary and Final Cx Report** – A preliminary commissioning report will be prepared that shows the commissioning progress and equipment performance to date at the time the Certificate of Occupancy is issued. At the completion of the project the final commissioning report will be assembled and provided to the owner and others as required by the OPR and local jurisdiction requirements. This report will include the final commissioning plan, copy of design and submittal review reports, all startup, inspection, verification, functional and performance test forms and reports, the verified sequence of operation, the final Issues and Resolutions log, and summary of the performance of commissioned systems.



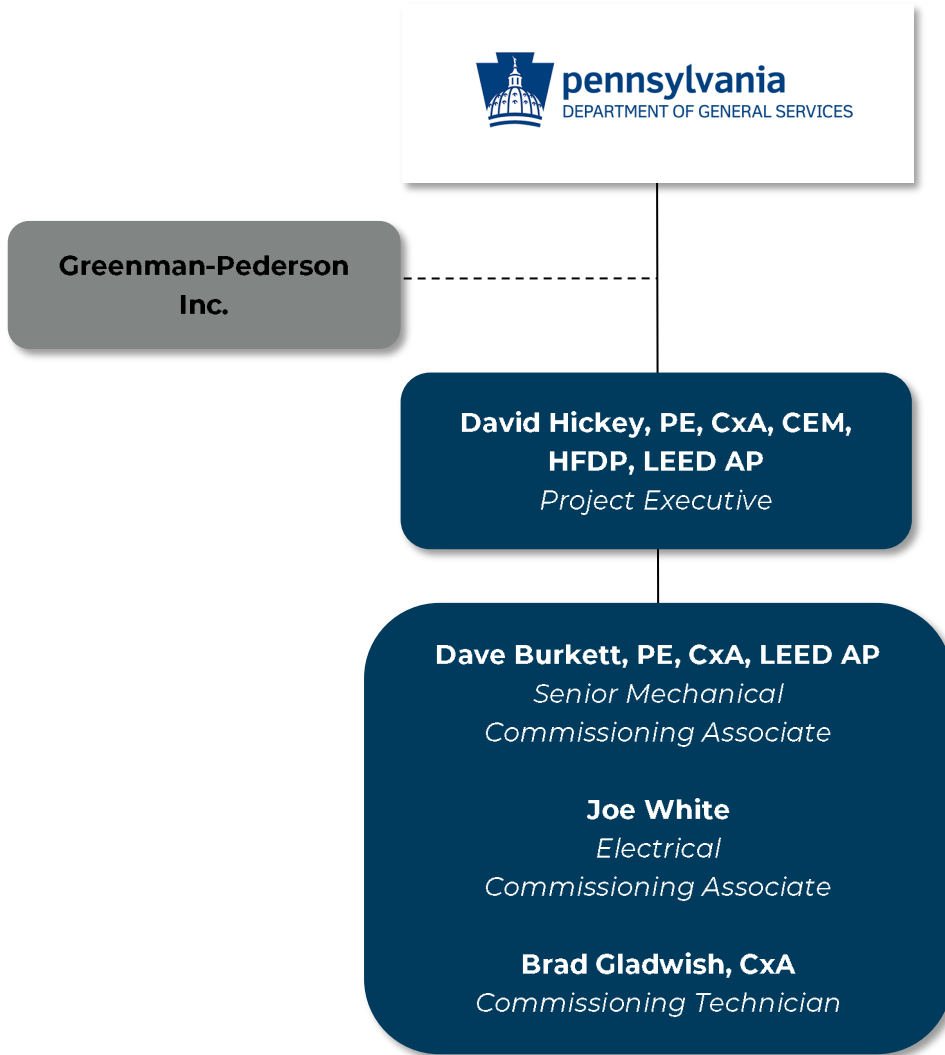
Millersville University, Stayer Hall  
Education Building

E



## **Personnel and Qualifications**

Design and commissioning principles for the previous mentioned projects will be applied to the commissioning process for the Capital Complex. We have assembled a team of commissioning experts and professional engineers that will offer DGS practical, cost effective, and efficient approaches to the commissioning of the Automation System Upgrade. We will work with DGS to ensure that they have a complete understanding of all testing procedures as well as the proper training on all building systems and components. SiteLogIQ is proposing to use staff whose qualifications and roles were submitted with our qualifications package.





David is a graduate of the Pennsylvania State University Architectural Engineering program. He is a licensed professional engineer and carries multiple certifications, including LEED AP, Certified Energy Manager, and Certified Commissioning Authority. David provides design and commissioning experience and expertise.

As Vice President, David is responsible for the management of all SitelogIQ's commissioning projects. He oversees the entire process, focusing on the creation and review of higher-level mechanical and electrical systems testing, training and coordination of meetings.

**Education**

Bachelor of Architectural Engineering, Mechanical Emphasis, Penn State, 1995

**Certifications/Registrations**

Professional Engineer: PA, VA

LEED Accredited Professional (LEED AP), Green Building Institute, 2001

Certified Energy Manager (CEM), Association of Energy Engineers, 2009

Healthcare Facility Design Professional (HFDP), American Society of Heating, Refrigerating & Air-Conditioning Engineers, 2008

Certified Commissioning Authority (CxA), AABC Commissioning Group, 2016

Certified Commissioning Professional (CCP), Building Commissioning Certification Board, 2017

Healthcare Construction Certificate, American Society for Healthcare Engineering, 2008

**Project Experience**

- Pennsylvania Department of General Services, Harrisburg, PA
- Penn State Health-Holy Spirit Hospital, Camp Hill , PA
- Penn State Milton S. Hershey Medical Center, Hershey, PA
- UPMC Memorial Hospital, York, PA
- UPMC West Shore Hospital, Mechanicsburg, PA
- UPMC York Ambulatory Care, York, PA
- WellSpan Health, Ephrata, PA
- Benton Area School District, Benton, PA
- Bristol Township School District, Levittown, PA
- Eastern York School District, Wrightsville, PA
- Elizabethtown College, Elizabethtown, PA
- Grove City Area School District, Grove City, PA
- Hanover Public School District, Hanover, PA
- Harrisburg University, Harrisburg, PA
- Hempfield Area School District, Greensburg, PA
- Laurel Health System, Wellsboro, PA
- Lower Merion School District, Ardmore, PA
- Millersville University, Millersville, PA
- Milton Hershey School, Hershey, PA
- Mount Pleasant Area School District, Mount Pleasant, PA
- Northern Lebanon School District, Fredericksburg, PA
- Owen J. Roberts School District, Pottstown, PA
- Penn State University, University Park, PA
- Pennsylvania Housing Finance Agency, Harrisburg, PA
- Peters Township School District, McMurray, PA
- Philadelphia City School District, Philadelphia, PA
- Slippery Rock Area School District, Slippery Rock, PA
- Slippery Rock University, Slippery Rock, PA
- University of Pittsburgh, Pittsburgh, and Bradford PA
- Warrior Run School District, Turbotville, PA





With over 38 years of experience and a commissioning authority certification, Dave knows the importance of attention to detail. He excels at sniffing out inconsistencies and providing solutions to problems, and always seeks to keep operating costs in check for his clients.

As Senior Mechanical Engineer/Commissioning Associate, Dave oversees the entire commissioning process for all projects and participates in and reviews higher-level mechanical and electrical systems testing. He is responsible for overseeing all commissioning activities, particularly testing, training, and coordination of meetings.

### Education

Bachelor of Science, Mechanical Engineering Technology, University of Pittsburgh at Johnstown, 1983

### Certifications/Registrations

Professional Engineer: PA, MD

LEED Accredited Professional, 2004

Certified Commissioning Authority (CxA), AABC Commissioning Group, 2016

### Project Experience

Pennsylvania Department of General Services, Harrisburg, PA  
Penn State Milton S. Hershey Medical Center, Hershey, PA  
UPMC Memorial Hospital, York, PA  
UPMC West Shore Hospital, Mechanicsburg, PA  
UPMC York Ambulatory Care, York, PA  
Berks Nature, Reading, PA  
Bristol Township School District, Levittown, PA  
Bucknell University, Lewisburg, PA  
Bucks County Community College, Newtown, PA  
Central Bucks School District, Doylestown, PA  
Community College of Philadelphia, Philadelphia, PA  
Downingtown Area School District, Downingtown, PA  
Elizabethtown College, Elizabethtown, PA  
Grove City Area School District, Grove City, PA  
Harrisburg University, Harrisburg, PA  
Lancaster City School District, Lancaster, PA  
Lansdale Borough, Lansdale, PA  
Lancaster Country Day School, Lancaster, PA  
Lower Merion School District, Ardmore, PA  
Manheim Township School District, Lancaster, PA  
Millersville University, Millersville, PA  
Northern Lebanon School District, Fredericksburg, PA  
Oxford Area School District, Oxford, PA  
Pennsylvania Turnpike Commission, Harrisburg, PA  
Peters Township School District, McMurray, PA  
Philadelphia City School District, Philadelphia, PA  
Philadelphia Gas Works, Philadelphia, PA  
Slippery Rock University, Slippery Rock, PA  
Thomas Jefferson University, Philadelphia, PA  
University of Pittsburgh, Johnstown and Bradford, PA  
Warrior Run School District, Turbotville, PA  
York City School District, York, PA



Joe has spent 10 years with SiteLogiq, developing prefunctional and functional testing and witnessing start-up and function of electrical equipment.

As Electrical Commissioning Associate, Joe is responsible for pre-functional and functional testing of the project's electrical systems to make sure they perform within the designated ranges. He also is responsible for reviewing the installation, required testing, and participates in the O&M training.

**Education**

Bachelor of Science, Electrical Engineering, University of Dayton, 1985

**Project Experience**

- Pennsylvania Department of General Services, Harrisburg, PA
- UPMC West Shore Hospital, Mechanicsburg, PA
- UPMC Memorial Hospital, York, PA
- UPMC York Ambulatory Care, York, PA
- Abington Heights School District, Abington, PA
- Arlington Public Schools, Arlington, VA
- Baltimore City Schools, Baltimore, MD
- Bristol Township School District, Levittown, PA
- Bucknell University, Lewisburg, PA
- Central Bucks School District, Doylestown, PA
- Elizabethtown College, Elizabethtown, PA
- Grove City Area School District, Grove City, PA
- Harrisburg University, Harrisburg, PA
- Lancaster Country Day School, Lancaster, PA
- Lower Merion School District, Ardmore, PA
- Marple Newtown School District, Newtown Square, PA
- Milton Hershey School, Hershey, PA
- Montgomery County Public Schools, Rockville, MD
- Northern Lebanon School District, Fredericksburg, PA
- Owen J. Roberts School District, Pottstown, PA
- Pennsylvania Turnpike Commission, Harrisburg, PA
- Peters Township School District, McMurray, PA
- Philadelphia City School District, Philadelphia, PA
- Philadelphia Gas Works, Philadelphia, PA
- Slippery Rock University, Slippery Rock, PA
- Southeast Delco School District, Sharon Hill, PA
- University of Pittsburgh, Pittsburgh and Bradford, PA
- Upper Bucks County Technical School, Perkasio, PA
- Warrior Run School District, Turbotville, PA
- Woodland Hills School District, Pittsburgh, PA
- York City School District, York, PA





As a National Environmental Balancing Bureau certified technician, Brad is qualified in proper methods and procedures for testing building systems for optimum performance. He has coordinated projects ranging from simple standard systems to large systems with complex controls to ensure that they meet the customer's requirements.

As a Performance Assurance Specialist, Brad is responsible for pre-functional and function testing of the project's systems to make sure they perform within the designated ranges. He reviews the installation, required testing, and participates in the O&M training.

**Education**

Associate of Applied Science, Metal Fabrication/Welding Technology, Thaddeus Stevens College of Technology, 2007

**Certifications/Registrations**

Certified Commissioning Authority (CxA), AABC Commissioning Group, 2021

NEBB Certified Technician, Air & Hydronic Systems, 2009

30-Hour OSHA Training

Architectural Technician Training

First Aid Certificate

**Project Experience**

- Pennsylvania Department of General Services, Harrisburg, PA
- UPMC West Shore Hospital, Mechanicsburg, PA
- UPMC York Ambulatory Care, York, PA
- Bristol Township Public Schools, Levittown, PA
- Centennial School District, Warminster, PA
- Central Bucks School District, Doylestown, PA
- Lancaster Country Day School, Lancaster, PA
- Lower Merion School District, Ardmore, PA
- Juniata County School District, Mifflintown, PA
- Montgomery County Department of General Services, Rockville, MD
- Northern Lebanon School District, Fredericksburg, PA
- Palmyra Area School District, Palmyra, PA
- Philadelphia City School District, Philadelphia, PA
- Philadelphia Gas Works, Philadelphia, PA
- Warrior Run School District, Turbotville, PA

F



## **Certifications**



# *Annual Membership Certificate*

*Awarded to*

***SiteLogIQ***

*as a member in good standing of the AABC Commissioning Group for the year*

***2022***

*This company has met all requirements for membership and is entitled to all rights and privileges thereof. This certificate is renewable on an annual basis and expires December 31, 2022.*

A handwritten signature in dark blue ink, reading 'Troy Byers', written over a horizontal line.

Troy N. Byers, P.E., CxA, *President*

A handwritten signature in dark blue ink, reading 'Ray Bert', written over a horizontal line.

Ray Bert, *Executive Director*





# The Association of Energy Engineers

## certifies that

### David H. Hickey

*has completed the prescribed standards for certification,  
has demonstrated a high level of competence and ethical fitness  
for energy management, and is hereby granted the title of*

## CERTIFIED ENERGY MANAGER®

Valid

January 1, 2022 to December 31, 2024

CEM

13424



*Frederic Johnson*  
CEM Board Chairman

*Crystal King*  
CEM Certification Director



RECOGNIZED PROGRAM

MEETS U.S. DEPARTMENT OF ENERGY GUIDELINES



An ANSI-Accredited  
Personnel Certification Program  
#1088



*hereby certifies that*

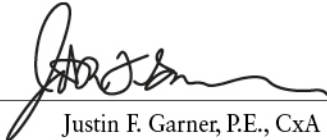
*David H. Hickey, P.E., CxA*  
*SiteLogIQ*

*has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG*

**Certified Commissioning Authority**

*Registration number: 616-1457 . This certificate, valid only for the year 2022, is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.*



  
Justin F. Garner, P.E., CxA  
Certification Council Chair

  
Ray Bert  
ACG Executive Director







hereby certifies that

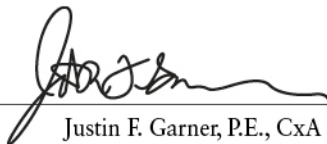
David M. Burkett, P.E., CxA  
SiteLogIQ

has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG

### Certified Commissioning Authority

Registration number: 616-1456 . This certificate, valid only for the year 2022, is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.



  
Justin F. Garner, P.E., CxA  
Certification Council Chair

  
Ray Bert  
ACG Executive Director





hereby certifies that

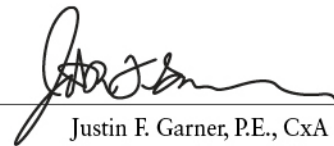
*Bradley G. Gladwish, CxA*  
*SiteLogIQ*

*has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG*

## **Certified Commissioning Authority**

*Registration number: 521-1923 . This certificate, valid only for the year 2022, is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.*



  
Justin F. Garner, P.E., CxA  
Certification Council Chair

  
Ray Bert  
ACG Executive Director

