



Pennsylvania Department of General Services

Request for Quote

PA State Capitol—East Wing Parking Garage Project

Project No. DGS-C-0948-0108 PH1

TECHNICAL SUBMISSION



June 5, 2026

June 5, 2026

Richard Lindemon
PA Department of General Services
1800 Herr Street
Harrisburg, PA 17103

Dear Richard:

SitelogiQ Consulting Engineers, Inc. is pleased to submit our proposal to provide Commissioning Agent services for the East Wing Parking Garage Exhaust Fan Replacement and Associated Work project at the Pennsylvania State Capitol Complex.

This project represents a critical infrastructure investment within one of the Commonwealth's most important facilities. The replacement of a 250,000 CFM garage exhaust fan, along with associated controls, electrical systems, airflow monitoring devices, and life safety interfaces, requires a commissioning team that understands both the technical complexity of large ventilation systems and the operational requirements of mission-critical government facilities.

SitelogiQ brings extensive experience commissioning mechanical, electrical, controls, and life safety systems for the Department of General Services and other public-sector clients throughout Pennsylvania. Of relevance, we are currently providing commissioning services for automation and utility metering improvements throughout the Pennsylvania Capitol Complex. This experience has provided our team with a strong understanding of DGS expectations, Capitol operations, and the importance of maintaining system reliability while implementing infrastructure upgrades.

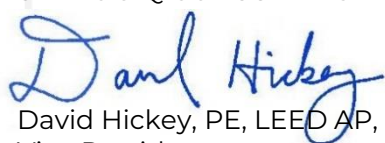
Our commissioning approach is proactive, collaborative, and focused on measurable performance outcomes. Beginning with development of the Owner's Project Requirements and continuing through design review, installation verification, functional performance testing, training verification, and warranty-phase follow-up, our team will provide DGS with confidence that the completed system will perform safely, reliably, and in accordance with project requirements.

With our Harrisburg office located just minutes from the Capitol Complex, SitelogiQ offers immediate responsiveness, local support, and direct access to experienced commissioning professionals familiar with DGS processes and Commonwealth facilities.

We appreciate the opportunity to be considered for this project and look forward to continuing our partnership with DGS in delivering high-performing, reliable infrastructure improvements for the Pennsylvania State Capitol.

Sincerely,

SITELOGIQ CONSULTING ENGINEERS, INC.


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

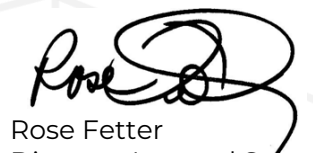

Rose Fetter
Director, Internal Sales

TABLE of CONTENTS

Section A Contractor Prior Experience 1

Section B Understanding Project Requirements14

Section C Geographic Location 17

Section D Project Work Plan18

Section E Contractor Personnel and Qualifications 22

 Certifications27

Commissioning building systems is crucial for ensuring optimal performance, compliance with code requirements, and long-term sustainability, making it an indispensable part of the construction process.



SECTION A

CONTRACTOR PRIOR EXPERIENCE



Contractor Prior Experience

THE SITELOGIQ STORY

Who We Are

SitelogIQ is a national facility planning, design, construction, and energy solutions firm committed to creating high-performing, sustainable, and healthy buildings. We partner with public and private organizations to modernize aging infrastructure, reduce operating costs, enhance learning and working environments, and support long-term capital planning.

Since our founding, we have delivered **more than \$10 billion in construction value**, generated over **\$1 billion in energy and operational savings**, and supported facilities across **11,000+ customer sites nationwide**. With **25+ locations across the U.S.** — including **four offices in Pennsylvania serving K–12 school districts statewide** — we bring national expertise with deep local understanding.

Although our corporate headquarters is in Minneapolis, **Pennsylvania remains one of our largest and longest-standing markets**, supported by dedicated teams who live and work in the communities we serve.

Our Mission

We help organizations create smarter, more resilient, and more efficient facilities. Our approach prioritizes:

- ✦ Energy and operational savings
- ✦ Health, comfort, and productivity of occupants
- ✦ Long-term capital planning and lifecycle value
- ✦ Sustainability, decarbonization, and reduced environmental impact
- ✦ Flexible financing strategies that minimize upfront cost

Our goal is simple: **We make buildings better — for people, for performance, and for the planet.**

What We Do

SitelogIQ provides **fully integrated services** spanning the entire lifecycle of a facility:

Planning & Analysis

- ✦ Master facility planning
- ✦ Enrollment, capacity, and grade-configuration studies
- ✦ Asset and condition assessments
- ✦ Safety and security assessments

sitealogiq

Our Mission

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

Our Team

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

Accredited Member of



Contractor Prior Experience

- ✦ Energy benchmarking & sustainability strategy
- ✦ Indoor air quality analysis

Architecture, Engineering & Design

- ✦ MEP engineering
- ✦ HVAC, electrical, plumbing, fire protection design
- ✦ Lighting and controls design
- ✦ Building envelope improvements
- ✦ Technology and controls integration

Construction & Program Management

- ✦ Construction Management
- ✦ Design-Build delivery
- ✦ CM Agency & CM at Risk (including GESA projects)
- ✦ Cost estimating, scheduling, and procurement
- ✦ On-site project supervision
- ✦ Turnkey renovation and modernization programs

Energy, Sustainability & Performance

- ✦ Energy audits and conservation measures

- ✦ Renewable energy: solar, storage, distributed generation
- ✦ LED lighting retrofits and advanced controls
- ✦ Building automation systems
- ✦ Re-commissioning and retro-commissioning
- ✦ Measurement & Verification (M&V)
- ✦ Facility optimization and long-term maintenance
- ✦ EV charging and smart infrastructure improvements

Financing & Implementation Tools

- ✦ Guaranteed Energy Savings Act (GESA)
- ✦ Performance contracting
- ✦ Grants, rebates, incentives
- ✦ Capital improvement planning
- ✦ Funding support and strategy development

Our holistic, data-driven approach ensures every project delivers measurable value—faster, more reliably, and with fewer burdens placed on internal staff.



Contractor Prior Experience

Markets We Serve

Across every sector, our teams help clients modernize facilities, reduce costs, and plan confidently for the future. We support a wide range of markets, including:



**K-12
EDUCATION**



**HIGHER
EDUCATION**



HEALTHCARE



**STATE AND LOCAL
GOVERNMENT**



**COMMERCIAL
OFFICE**



**INDUSTRIAL &
MANUFACTURING**

Why Clients Choose SitelogIQ

- ✦ **Diverse project commissioning experience**—SitelogIQ's 26 years of extensive experience with government, health care and educational facility commissioning provides the expertise required to implement a quality and comprehensive commissioning process. Projects range from new construction to renovations and fit-outs within existing facilities, and in size from small \$500,000 renovation projects to \$100+ million new construction projects.
- ✦ **Customized functional testing process**—Our functional testing matrix will address checkout and startup activities encompassing component installation, equipment startup, verification of controls setup and programming, air and water balancing, as well as related fire alarm acceptance testing. Testing of subsystems to evaluate HVAC equipment staging during varying building load conditions will be part of the functional testing process documented by SitelogIQ.

Contractor Prior Experience

- ✦ **Ability to address unexpected challenges or discrepancies during the commissioning process**—In the event of challenges encountered during testing of subsystems, SitelogIQ engages the commissioning team and Owner's representative in the troubleshooting process. An example for a chilled water system was the inability to achieve satisfactory chilled water flow for roof mounted air handling units with the secondary pumping system operating at full capacity. Due to the size of the system, there were sections of chilled water piping identified that were not properly flushed. By the next day, additional flushing was performed by the contractors and strainer conditions validated by the CxA. This response resolved the chilled water flow issues.
- ✦ **Concise and clear commissioning documentation**—The Commissioning Action List and functional testing documentation are the two most critical documentation products for our commissioning approach. Combined they provide an encompassing list of outstanding issues, responsibilities for next steps, and detail specific performance concerns or non-compliance issues (related to the contract documents and OPR). The tracking of commissioning issues is continuous through the startup, testing and acceptance phases.

Our Commitment

SitelogIQ is dedicated to being a **trusted, long-term partner** for school districts, municipalities, and organizations across the country. We deliver modernized learning environments, efficient buildings, and improved operational outcomes — with an unwavering commitment to quality, communication, and client satisfaction.

In short, SitelogIQ delivers the people, process, and expertise to help organizations create better places to learn, work, and thrive.

The following pages are projects similar in nature and scope to the East Wing Parking Garage project at the Pennsylvania State Capitol in Harrisburg, Dauphin County, Pennsylvania.

Contractor Prior Experience

Similar in Building Type

OWNER

Department of General Services
Andres Perez
Project Manager
717.787.7096
andreperez@pa.gov

MEP ENGINEER

Greenman-Pedersen, Inc. (GPI)

SIZE

SF varies by building

SCHEDULE

November 2022—Current

CONSTRUCTION COST

price varies by building

SYSTEMS COMMISSIONED

- ✦ Utility metering systems including domestic water, chilled water, electrical, steam, and natural gas
- ✦ Data infrastructure communication
- ✦ Building automation

Capitol Complex—Automation System Upgrade

Department of General Services
Harrisburg, PA



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, & domestic water. In addition to the need for utility metering, the automation systems within each of the facilities are in mostly reaching end of their useful life and will need improvements or replacement projects in the future.

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. SitelogIQ will commission these systems.

Contractor Prior Experience

Similar in Building Type

OWNER

Department of General Services
Andres Perez
Project Manager
717.787.7096
andreperez@pa.gov

ARCHITECT

Vitetta Group, Inc.

SCHEDULE

October 2022—January 2025 (design phase only)

CONSTRUCTION COST

\$7,900,000

SYSTEMS COMMISSIONED

- ✦ Heat generation
- ✦ Ventilation
- ✦ HVAC controls
- ✦ Power distribution
- ✦ Lighting
- ✦ Lighting controls
- ✦ Fire suppression
- ✦ Fire alarm
- ✦ Voice/data
- ✦ Sound/video
- ✦ Security, alarm and detection

State Museum and Archives Complex Renovation

Department of General Services
Harrisburg, PA



Built in 1964, the State Museum and Archives Complex is a major cultural facility of the Commonwealth of Pennsylvania. The complex includes extensive exhibits on the natural and cultural history of Pennsylvania, 210 million archival documents, 75,000 museum artifacts, visitor amenities, and personnel. The project will consist of rehabilitating the existing buildings with new infrastructure and systems improvements, space re-design and new amenities.

SitelogIQ is handling the commissioning efforts that will focus on building interior mechanical, electrical, plumbing and fire protection systems including but not limited to modernization of elevators, fire command room relocation, and security upgrades.

Contractor Prior Experience

Similar in Building Type

OWNER

PA Dept. of General Services
Erin McCulley
717.346.5959
emcculley@pa.gov

ARCHITECT

Murray Associates

SIZE

37,054 SF

SCHEDULE

April 2024 to current

CONSTRUCTION COST ESTIMATE

\$28,000,000

SYSTEMS COMMISSIONED

- ✦ Air handling units and associated condensing units
- ✦ Energy recovery units
- ✦ Ductless AC units
- ✦ Makeup air units
- ✦ Variable air volume terminal units
- ✦ Exhaust fans
- ✦ Emergency exhaust fans
- ✦ Vehicle exhaust systems
- ✦ Circulation fans
- ✦ Air curtains
- ✦ Building hot water heating (boilers and pumps)
- ✦ Snow melt (boilers and pumps)
- ✦ Radiant floor heating (boilers and pumps)
- ✦ Gas fired radiant tube heaters and unit heaters
- ✦ Hot water unit heaters
- ✦ Electric duct heating coils
- ✦ Building automation
- ✦ Domestic hot water
- ✦ Fire suppression
- ✦ Power distribution
- ✦ Lighting, and controls
- ✦ Emergency generator
- ✦ Fire alarm
- ✦ Communication (voice/data and sound/video)
- ✦ Building enclosure

Carbon County Maintenance Facility

PA Department of General Services
Lehighton, PA



The District 5 and Carbon County Maintenance Facility project aims to address the significant deficiencies identified within the existing early 20th-century building, which is currently inadequate to support the operational needs of the PennDOT fleet. The existing two-story structure poses challenges related to space, safety, and compliance with modern codes, impacting both staff and operational efficiency. Key issues include narrow corridors and stairs, insufficient height in the maintenance bay, and the disjointed location of maintenance functions such as welding and sign shops housed in outbuildings.

To rectify these challenges, the project will create a new state-of-the-art maintenance facility that incorporates critical elements of the existing structure while modernizing the infrastructure. The new facility will feature:

- ✦ Dedicated maintenance bays with adequate height
- ✦ Modern welding and sign shops
- ✦ A centralized stock room and tool storage areas
- ✦ A spacious training conference room
- ✦ Public entrance facilities, including restrooms
- ✦ Showers, locker areas, and a break room

In addition to the facility improvements, the project will encompass significant site work, such as a new main entrance, privacy screening, and exterior lighting.

SitelogiQ is responsible for both the design and construction phase commissioning, startup checklists, development of functional test and verification procedures, execution of functional testing procedures, the O&M manuals and warranties, and training and orientation of client agency's personnel.

Contractor Prior Experience

Similar in Building Size

OWNER

Department of General Services
John Wert
Project Manager
717.346.5948
johwert@pa.gov

ARCHITECT

TranSystems, Inc.

SIZE

18,000 SF

SCHEDULE

March 2023—Current

CONSTRUCTION COST ESTIMATE

\$6,500,000—\$7,800,000

SYSTEMS COMMISSIONED

- ✦ Building shell
- ✦ Exterior wall assemblies
- ✦ Roof assemblies
- ✦ Fire suppression
- ✦ Fire alarms
- ✦ Domestic hot water
- ✦ HVAC
- ✦ HVAC controls
- ✦ Power distribution, lighting, and controls
- ✦ Emergency generator
- ✦ Voice/data and sound/video
- ✦ Security, alarm, and detection

SCI, New Records/Intake Building

Department of General Services
Muncy, PA



The SCI Muncy project involves the design of a new 18,000-square-foot Support Services Building to serve the Pennsylvania Department of Corrections. The single-story facility will include administrative offices, receiving and loading docks, laundry, commissary storage, and general storage areas, along with associated restrooms and mechanical spaces. The new building will modernize and consolidate essential service operations, improving safety, energy efficiency, and functionality across the SCI Muncy campus.

SitelogIQ has been selected by DGS to provide commissioning services for the design phase of the project. Our role is to ensure that all building systems are properly defined and designed to meet the Owner's Project Requirements (OPR) and to establish the framework for effective construction-phase commissioning. Design-phase tasks include developing the OPR in collaboration with DGS and DOC, preparing the Commissioning Plan, reviewing Design Development and Construction Document submittals for compliance with performance goals, and developing project-specific commissioning specifications for inclusion in the construction documents.

The systems to be commissioned include the building envelope, HVAC, plumbing, electrical power and lighting, fire alarm and suppression, and security and communication systems. This proactive design-phase commissioning effort will help ensure the facility's long-term performance, reliability, and maintainability while providing a foundation for successful construction-phase execution.

Contractor Prior Experience

Similar in Building Size

OWNER

Department of General Services
Paul Hadginske, P.E.
Retired Design Project Manager

MEP ENGINEER

H.F. Lenz Company

SIZE

621,609 SF

SCHEDULE

October 2021—Current

CONSTRUCTION COST

\$3,056,000

SYSTEMS COMMISSIONED

- ✦ Boilers
- ✦ Pumps
- ✦ Fuel systems (Gas and Oil)
- ✦ Boiler Controls System
- ✦ Supervisory Control and Data Acquisition (SCADA) system
- ✦ Exhaust Fans
- ✦ Combustion Air Makeup Air Units
- ✦ Rooftop Units
- ✦ HVAC Control System

State Correctional Institute

Department of General Services
Somerset, PA



Due to the age of the facility, many original systems were obsolete and/or nearing end of life, no longer supported, and were in need of total replacement. Renovation of the facility included correcting structure and infrastructure deficiencies, security system upgrades, and new lighting, BAS, and electrical systems. New features included digital management door controls, a proximity card access system, rooftop heating and cooling units, and central utility plant upgrades, which comprised the following:

- ✦ Two 800BHP rated water tube boilers to supplement and coordinate output with hot water demand
- ✦ 450 BHP water tube boiler to supplement and coordinate output with hot water summer demand
- ✦ Low NOx, dual fuel burners
- ✦ Boiler and plant master controls and SCADA system with HDMI for all boiler and supporting systems including a means to measure and documents fuel use, energy output, and emissions from each boiler
- ✦ Ventilation, plant HVAC and combustion air systems
- ✦ Feedwater systems and controls
- ✦ Chemical treatment of boiler feedwater
- ✦ Motor Control Center and operator booth

All abandoned equipment, materials and systems that were rendered inoperable or no longer useful were removed and replaced with pipe, valves and fitting for all HTHW systems as well as tanks and insulation as required to support boiler plant operations.

Contractor Prior Experience

Similar in Building Size

OWNER

Department of General Services
David Jackson
Construction Project Manager
610.217.1462
davjackson@pa.gov

MEP ENGINEER

Entech Engineering

SIZE

4,000 SF

SCHEDULE

May 2021—February 2024

CONSTRUCTION COST

\$1,000,000

SYSTEMS COMMISSIONED

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

State Correctional Institute

Department of General Services
Waymart, PA



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.

Contractor Prior Experience

Similar in Building Scope

OWNER

Department of General Services
Anthony Flynn
Design Project Manager
717.787.7344
anflynn@pa.gov

ARCHITECT

Whitman, Requardt & Associates. LLP

SIZE

55,059 SF

SCHEDULE

2024—2026

CONSTRUCTION COST

\$53,070,000

SYSTEMS COMMISSIONED

- ✦ Heat generation
- ✦ Refrigeration
- ✦ Ventilation
- ✦ HVAC controls (fire alarm and suppression interfaces)
- ✦ Power distribution
- ✦ Lighting
- ✦ Lighting controls
- ✦ Building automation
- ✦ Emergency generator
- ✦ Elevators
- ✦ Escalators
- ✦ Hoists

New Castle Readiness Center

Department of General Services
New Castle, PA



Existing field maintenance shop located next to site

The proposed project entails the design and construction of a state-of-the-art Readiness Center, covering an area of 53,313 square feet across two levels, alongside a 1,746 square foot Unheated Storage building. This facility aims to support the training, administrative, and logistical operations of the Pennsylvania Army National Guard's 2nd Infantry Brigade Combat Team (2IBCT).

Our focus is to deliver comprehensive MEP (Mechanical, Electrical, and Plumbing) and building envelope commissioning services to ensure that all systems are fully operational, efficient, and compliant with the established performance criteria. The design will prioritize the enhancement of readiness by providing a first-class facility that ensures safety and security while accommodating the essential functions of both the brigade and the co-located Field Maintenance Shop.

The project is designed to meet LEED Silver requirements, demonstrating our commitment to sustainability and energy efficiency, although formal LEED certification is not mandated. Key components of this project include the implementation of advanced technologies and sustainable practices within the MEP systems and building envelope to achieve optimal performance and durability.

Overall, this Readiness Center is envisioned as a pivotal asset in bolstering the operational capabilities of the PAARNG 2IBCT, while fostering an environment conducive to effective training and mission readiness.

Contractor Prior Experience

Similar in Building Scope

OWNER

Department of General Services
Anthony Flynn
Design Project Manager
717.787.7344
anflynn@pa.gov

ARCHITECT

HHSR

SIZE

35,797 SF

SCHEDULE

2023—October 2025

CONSTRUCTION COST

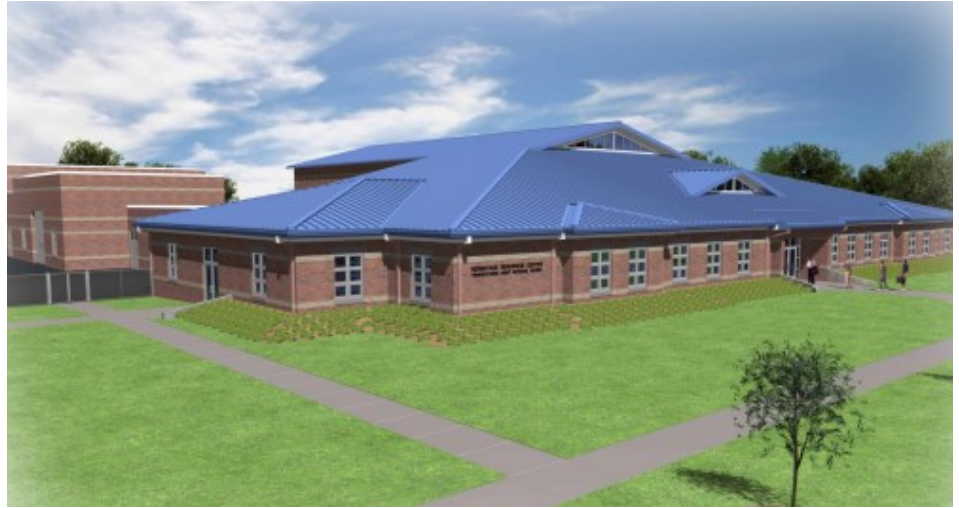
\$12,492,250

SYSTEMS COMMISSIONED

- ✦ Rooftop unit
- ✦ Energy recovery units
- ✦ Boilers
- ✦ Pumps
- ✦ Variable air volume terminal units
- ✦ Exhaust fans
- ✦ Combustion air fan
- ✦ Ductless AC unit
- ✦ Cabinet unit heaters
- ✦ Horizontal unit heaters
- ✦ HVAC controls
- ✦ Gas fired water heaters
- ✦ Circulating pumps
- ✦ Thermostatic mixing valves
- ✦ Domestic water booster pump
- ✦ Fire suppression
- ✦ Power distribution
- ✦ Lighting and controls
- ✦ Emergency generator
- ✦ Fire alarm
- ✦ Voice/data
- ✦ Sound/Video
- ✦ Security
- ✦ Alarm
- ✦ Detection

Hermitage Readiness Center

Department of General Services
Hermitage, PA



This project involves the design and construction of a 32,797 square foot Readiness Center, strategically developed to support the day-to-day operations of military unit functions and monthly training assemblies. The facility will be equipped with a variety of essential spaces, including office areas, storage facilities, a secure vault, maintenance training bays, and a multipurpose drill hall. Additionally, it will feature dedicated training and simulation rooms, vehicle maintenance bays, a fitness center with locker rooms, classrooms, as well as a kitchen and break room for personnel use.

Complementing the Readiness Center, a 3,000 square foot unheated storage space will be constructed to accommodate equipment that does not require climate control, providing necessary storage solutions for operational resources.

Our team will provide comprehensive MEP (Mechanical, Electrical, and Plumbing) and building envelope commissioning services throughout the project. This will ensure all systems function cohesively and effectively, contributing to the overall performance and resilience of the facility.

Overall, this Readiness Center is aimed at enhancing the unit's operational capabilities, providing a versatile environment for training and maintenance, and ensuring the success of military missions through well-designed and strategically integrated facilities.

Contractor Prior Experience

Similar in Building Scope

OWNER

Fayette County
David Lohr
County Commissioner Chairman
724.430.1602
dlohr@fayettepa.org

ARCHITECT / MEP ENGINEER

L.R. Kimball

SIZE

114,500 SF

SCHEDULE

June 2021—August 2024

CONSTRUCTION COST

\$40,000,000

SYSTEMS COMMISSIONED

- ✦ Building automation
- ✦ Rooftop units
- ✦ Hot water heating
- ✦ VAV terminal units
- ✦ Computer room AC units
- ✦ Smoke exhaust
- ✦ Dryer exhaust
- ✦ Kitchen ventilation
- ✦ Exhaust fans
- ✦ Convectors
- ✦ Gas fired unit heaters
- ✦ Domestic hot water
- ✦ Lighting control
- ✦ Emergency power
- ✦ Communication
- ✦ Surge protection devices

Fayette County Jail

Fayette County
Uniontown, PA



Fayette County constructed a new county jail in Fayette County, Pennsylvania. SitelogIQ provided building commissioning services for the heating, ventilation and air conditioning systems within the new, four-story, 114,500-square-foot facility, which replaced the existing county jail built in 1892.

Key features include a 170 precast concrete cells with 330 beds, flexible housing for easier classification and segregation of inmates, direct supervision management model with enhanced security and safety features, programming and treatment space for inmate rehabilitation, replica cell for in-house corrections officer training, design-incorporated sustainable features, and potential for future expansion of an additional 68 cells and 132 beds.



SECTION B

UNDERSTANDING PROJECT REQUIREMENTS



Understanding Project Requirements

The Commonwealth of Pennsylvania Department of General Services (DGS) is undertaking a critical infrastructure improvement project within the Pennsylvania State Capitol East Wing Parking Garage. The project includes the replacement of one existing 250,000 CFM garage exhaust fan and associated mechanical, electrical, controls, and structural systems serving the approximately 365,000-square-foot, two-level below-grade parking facility located beneath the Capitol East Wing. The project also includes replacement and integration of dampers, airflow sensors, variable frequency drives, garage carbon monoxide monitoring devices, building automation system interfaces, electrical distribution components, and associated support infrastructure. In addition, the project includes testing and balancing of the existing duct distribution system and selective repairs to supporting drainage and piping systems.

Critical Nature of the Ventilation System

SitelogIQ understands that the primary challenge associated with this project is not simply replacing equipment, but ensuring the continued reliability and performance of a life-safety-related ventilation system serving a large occupied parking structure within the Capitol Complex.

The existing garage ventilation system is responsible for maintaining acceptable air quality throughout the facility through the removal of vehicle exhaust contaminants and the management of carbon monoxide concentrations. Because the exhaust fan being replaced is one of two large-capacity fans serving the facility, commissioning activities must carefully evaluate system operation during normal, reduced-capacity, and emergency operating scenarios. Particular attention must be given to airflow performance, controls integration, sensor calibration, and system response under varying occupancy and environmental conditions.

Successful commissioning will verify that the replacement equipment operates as intended while maintaining compatibility with existing infrastructure and supporting the long-term operational goals of DGS Facilities.

Systems Integration and Operational Reliability

The project requires the successful integration of multiple interconnected systems including:

- ✦ Parking garage ventilation equipment and associated duct distribution systems
- ✦ Variable frequency drives and electrical power distribution systems
- ✦ Building automation and control systems
- ✦ Carbon monoxide sensing and monitoring systems
- ✦ Fire alarm and fire protection interfaces
- ✦ Airflow monitoring devices and control sequences

SitelogIQ recognizes that the greatest risk on projects of this nature occurs at the interface between systems rather than within individual pieces of equipment. As Commissioning Agent, we will focus on validating the complete operational sequence of the system—from sensor input through BAS response, VFD operation, damper positioning, airflow verification, alarm conditions, and emergency response modes.

Our commissioning process will verify not only that equipment functions individually, but that all systems communicate properly and operate as a coordinated ventilation strategy that supports occupant safety and facility operations.

Understanding Project Requirements

Design-Phase Commissioning Leadership

The RFQ emphasizes early CxA involvement in development of the Owner's Project Requirements (OPR), Commissioning Plan, Design Reviews, Commissioning Specifications, and Commissioning Matrix. SitelogIQ understands that these design-phase activities establish the foundation for successful project execution.

Working closely with DGS, the Design Professional, and facility personnel, we will facilitate development of measurable performance criteria related to airflow, controls functionality, maintainability, reliability, energy efficiency, and operational flexibility. Our design reviews will focus on constructability, controls integration, testing requirements, maintainability, and coordination between mechanical, electrical, structural, and controls disciplines.

Because this project involves significant interaction with existing systems, our design review process will place particular emphasis on identifying potential integration risks and operational impacts before construction begins.

Construction Phase Verification

During construction, SitelogIQ will function as an active member of the project team and DGS quality management program. We will perform submittal reviews, participate in construction meetings, conduct site observations, maintain commissioning issue logs, verify installation quality, and oversee pre-functional and functional performance testing.

Special attention will be given to:

- ✦ Verification of airflow sensor installation and calibration
- ✦ VFD programming and operational testing
- ✦ BAS integration and sequence verification
- ✦ Damper operation and control response
- ✦ TAB coordination and airflow validation
- ✦ Emergency and alarm sequence testing
- ✦ Documentation of all functional performance testing activities

Through this process, SitelogIQ will provide DGS with documented assurance that the completed system performs in accordance with the OPR, Basis of Design, contract documents, and operational requirements.

Long-Term Performance and Maintainability

The ultimate measure of success for this project is not simply equipment replacement, but delivery of a reliable, maintainable, and fully documented ventilation system that supports the Capitol Complex for years to come.

SitelogIQ's commissioning approach emphasizes comprehensive documentation, operator training verification, systems manual development, seasonal testing, and warranty-phase follow-up. These activities provide DGS Facilities personnel with the information and tools necessary to operate, maintain, and troubleshoot the system effectively throughout its lifecycle.

Systems to be Commissioned

SitelogIQ understands that commissioning activities will focus on the systems identified within the RFQ and associated project documents, including the verification of proper installation, operation, integration, and performance of the following systems:

Understanding Project Requirements

Protective Systems

- ✦ Fire suppression systems
- ✦ Fire alarm systems
- ✦ New protective system control components and interfaces
- ✦ Integration with existing life safety systems
- ✦ Verification of programming and system interoperability

- ✦ Variable frequency drives (VFDs)
- ✦ Building automation system (BAS) interfaces
- ✦ Testing, adjusting, and balancing (TAB) coordination
- ✦ Verification of control sequences and operating setpoints
- ✦ Integration of new equipment and controls with existing infrastructure

HVAC Systems

- ✦ Garage ventilation equipment and associated distribution systems
- ✦ Exhaust fan replacement and associated dampers
- ✦ Airflow monitoring devices and sensors
- ✦ HVAC control systems

Electrical Systems

- ✦ Power distribution equipment
- ✦ Motor control and VFD power systems
- ✦ Controls and communications infrastructure
- ✦ Electrical testing associated with commissioned systems

SitelogIQ will verify that all commissioned systems perform in accordance with the Owner's Project Requirements (OPR), Basis of Design (BoD), contract documents, and operational objectives established by DGS.

Schedule Awareness

SitelogIQ understands the importance of supporting the project schedule and maintaining alignment with key project milestones identified in the RFQ. Our team has reviewed the anticipated project schedule and will allocate the resources necessary to support each commissioning activity throughout the design and construction phases. Key milestones include:

- ✦ Design Kickoff – May 14, 2026
- ✦ Design Development Submission – June 24, 2026
- ✦ CxA Onboarding Meeting – July 7, 2026
- ✦ Owner's Project Requirements Development – September 3, 2026
- ✦ Design Stage Cx Plan (Draft) – September 3, 2026
- ✦ Design Cx Specifications (Draft) – September 3, 2026
- ✦ Interim Construction Documents Submission – September 10, 2026
- ✦ Design Stage Cx Plan Complete – November 19, 2026
- ✦ Design Cx Specifications Complete – November 19, 2026
- ✦ Construction Documents Submission – November 26, 2026
- ✦ Design Complete – January 27, 2027
- ✦ Construction Start – July 10, 2027
- ✦ Construction Finish – July 3, 2028

SitelogIQ will develop and maintain commissioning activities that align with these milestones, ensuring timely completion of design reviews, commissioning specifications, installation verification, functional testing, training verification, and final documentation while supporting the overall project schedule.

SitelogIQ Value to the Project

SitelogIQ brings extensive experience commissioning complex mechanical systems, large-scale ventilation systems, building automation systems, electrical distribution systems, and life safety system interfaces for government and institutional facilities throughout Pennsylvania. Our ongoing commissioning work within the Pennsylvania Capitol Complex provides direct familiarity with DGS procedures, facility operations, stakeholder coordination, and the performance expectations associated with mission-critical Commonwealth facilities. This experience allows us to immediately contribute value and help ensure the successful delivery of this important infrastructure project.



SECTION C

GEOGRAPHIC LOCATION



Geographic Location

Our commissioning services for this project, including support during the design and construction phases, will be provided from our Harrisburg office located at:

3300 N. 3rd Street, Harrisburg, PA 17110

This office is **3 miles** from the Pennsylvania State Capitol

This staffing model is consistent with our approach on numerous DGS projects across the Commonwealth, as well as during the pre-design and design phases of this same project. All travel time is fully accounted for in our proposed hours and fee structure. Our construction phase cost proposal identifies travel costs under the line item for reimbursables per the cost proposal template.





SECTION D

PROJECT WORK PLAN



Project Work Plan

I. Include a high-level summary that shows all the tasks and deliverables to complete the project. Explain your approach to deliverables.

Below we have outlined the detailed description of our **proposed project approach** SitelogIQ will employ in providing mechanical, electrical, and plumbing systems commissioning services for the East Wing Parking Garage project at the Pennsylvania State Capitol in Dauphin County, Pennsylvania.

Design Phase Responsibilities

- ★ **Owner's Project Requirements (OPR)** – SitelogIQ will work with the DGS Design Project Manager, Design Professional, and the Client Agency facilities maintenance staff to 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)** – A written document that outlines the overall process, organization, responsibilities, schedule, allocation of resources, and documentation requirements of the Commissioning Process to verify and document that the design, construction, and operation of the facility meet the owner's project requirements (OPR) will be provided.
- ★ **Design Review** – SitelogIQ will provide review and comments of the Professional's design documents and Basis of Design (BoD) narrative for compliance with the Owner's Project Requirements. The Design Review will include back-check of Commissioning Design Review Comments at subsequent Design submission. SitelogIQ will attend and participate in each Design Review Conference following each Design submission. Design reviews for three submissions are included.
- ★ **Commissioning Specifications** – SitelogIQ will develop Commissioning Specifications for all systems/assemblies being commissioned for inclusion within the Project Construction Documents.

Construction Phase Responsibilities

- ★ **Submittal Review** – Our team will identify and review Contractor submittals applicable to systems/assemblies being commissioned, identify issues that might result in rework or change orders, and verify the following: a) conformance with OPR and BoD, b) achievement of operations and maintenance requirements, c) enablement of performance testing. All submittal reviews and correspondence will take place in Trimble (formerly eBuilder).
- ★ **Initial Job Conference** – SitelogIQ will attend Initial Job Conference (IJC) to be introduced to Contractors and all members of the construction team and setup project communications. SitelogIQ will ensure commissioning activities are incorporated into the Master Construction Schedule, submittals requiring CxA review are identified and the process is understood for review and comments to be provided to the Design Professional for their action.
- ★ **Job Construction Meetings** – SitelogIQ will attend regular bi-weekly job construction meetings as necessary to ensure the systems are properly installed, operated and tested, and are functioning correctly to meet the design intent. Our team will discuss upcoming Cx activities and contractor requirements at each meeting.

Project Work Plan

- ✦ **Commissioning Meetings** – We will hold regularly scheduled jobsite commissioning meetings with all project stakeholders to review important aspects of equipment, HVAC system, and controls system installation. We will review and document necessary installation details, system testing procedures, and documentation requirements, along with keeping meeting minutes and including them in the commissioning report.
- ✦ **Construction Observation and Testing** – SitelogIQ will verify that the performance of the systems/assemblies being commissioned, as installed, meet the OPR, sustainability criteria, BoD, and contract documents. We will furnish test procedures and checklists prior to equipment installation; produce a pre-functional test for each test (test procedures shall list the entities responsible for executing each test); and provide installation inspections. We will direct, witness, and document tests; and 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 developed and published prior to every job conference.
- ✦ **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 checklists, verification checklists, and 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 will be updated throughout the life of the building.
- ✦ **Installation Verification Inspection** – SitelogIQ will inspect and approve or reject remediation of all installed systems and components to be commissioned and will require all installation practices meet manufacturer's installation instructions, all applicable codes, and the project requirements.
- ✦ **Pre-Functional and Functional Performance Testing** – Our team will witness the first of each product installed manufacturer's startup, approve or reject and require remediation of the startup of all same products on the project, confirm 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, as well as confirm proper operation of all control sequences for each season operation, and document in commissioning report.
- ✦ **Training Plans and Records** – Our team will review, pre-approve, and verify training of the Client Agency personnel by the Contractor, to operate and maintain systems/assemblies being commissioned. We will verify and include training plan, training materials, and records in final systems manual.
- ✦ **End of Warranty Commissioning Report** – SitelogIQ will provide post-occupancy operation commissioning, including incomplete, delayed, and seasonal testing, as well as warranty issues. Post-occupancy operations shall begin at substantial completion and shall continue through to the end of the warranty and will ensure dates are included on the master project schedule.

Project Work Plan

- Preliminary and Final Commissioning 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. This report includes the completed commissioning matrix, 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 a summary of the performance of commissioned systems.

Our commissioning schedule, below, outlines the construction and training phase timelines of the project to ensure a systematic and efficient approach. This draft schedule will be reviewed with the design team and owner prior to finalizing. It serves as a roadmap to guide our team and stakeholders through the successful execution and completion of the commissioning process.

II. Indicate all resources needed to complete the assignment including staff assignments, consultants, and reimbursables.

SitelogIQ Consulting Engineers, Inc. Draft Cx Activity Schedule - East Wing Garage - Exhaust Fan Replacement and Associated Work												
Phase / Task	2027				2028				2029			
	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
CxA Onboarding												
Design Phase												
OPR Workshop	X											
Final OPR	X											
Review Design Professional's BOD	X											
Develop Commissioning Plan	X	X										
Coordinate Commissioning Related Work	X	X	X									
Perform Design Reviews & Document Comments	X	X	X									
Back-Check Design Review Comments	X	X	X									
Write Commissioning Specifications	X	X										
Commissioning Matrix			X									
Construction Phase												
Schedule Commissioning Orientation Meeting					X							
Coordinate & Direct Commissioning Process & Work					X	X	X	X	X			
Organize and Conduct Commissioning Meetings					X		X	X	X			
Revise Commissioning Plan as Needed								X	X			
Review Contractor Submittals					X	X	X	X	X			
Attend Job Conference Meetings and Perform Site Visits					X	X	X	X	X			
Write and Distribute Pre-Functional Checklists						X						
Review Completion of Pre-Functional Checklists								X	X			
Write Functional Testing Procedures							X					
Review Equipment Start-Up								X	X			
Direct and Document Functional Testing								X	X			
Maintain Cx Issues and Resolution Log								X	X			
Review Training Plans and Records									X			
Training and Documentation Phase												
Verify and Report on Training										X		
Develop a Systems Manual										X		
Prepare Final Commissioning Report										X		
Review Outstanding Commissioning Issues										X		
Assemble and Turn Over all Final Commissioning Documents										X		
Recommend Acceptance to Client										X		
Lessons Learned Workshop												X
Near-Warranty End Period Review and Warranty Period / Seasonal Testing Commissioning Report												X

Project Work Plan

SitelogIQ will perform all mechanical/electrical/plumbing systems commissioning activities with our respective personnel. Staff assignments are indicated on the organizational chart in Section E. While there are no reimbursables during the pre-design phase, there will be reimbursable expenses during the construction phase as referenced on our fee sheet in our Cost Proposal.

III. Note inefficiencies or risks to successful implementation, and any planning efforts to mitigate issues such as travel distance, schedule conflicts and required coordination.

SitelogIQ has no scheduling conflicts associated with performing the commissioning requirements of this project. As noted in Section C, we will perform all work out of our Harrisburg office given the proximity to your project in Dauphin County.

IV. Indicate the anticipated number of hours required for completion of the work described in the Scope of Work (Attachment A).

The anticipated **MEP commissioning** hours for the **design phase** of the work will be **66 hours** and during the **construction phase** will be **127 hours**.



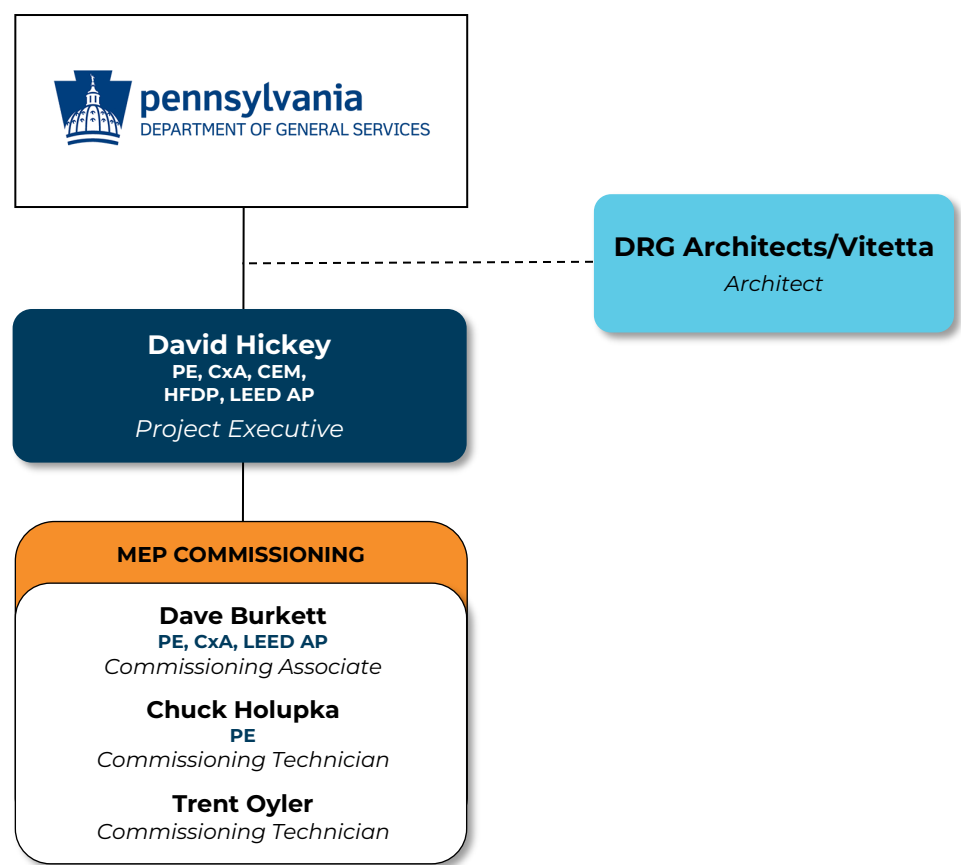
SECTION E

CONTRACTOR PERSONNEL AND QUALIFICATIONS



Contractor Personnel and Qualifications

Design and construction commissioning principles for the previous mentioned projects will be applied to the commissioning process for the East Wing Parking Garage project at the Pennsylvania State Capitol in Dauphin County, Pennsylvania. 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 various systems identified in the RFP. 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.



Contractor Personnel and Qualifications



David Hickey

PE, LEED AP, CEM, HFDP, CxA, CCP
Project Executive

EDUCATION

Bachelor of Architectural Engineering,
Mechanical Emphasis, Pennsylvania
State University

CERTIFICATIONS / REGISTRATIONS

Professional Engineer: PA, VA, WV
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

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.

Project Experience

Pennsylvania Department of General Services, Harrisburg, PA

Fayette County Jail, Uniontown, PA

Pennsylvania Housing Finance Agency, Harrisburg, PA

Carnegie Library of Pittsburgh, Pittsburgh, PA

Benton Area School District, Benton, PA

Blackhawk School District, Beaver Falls, PA

Clarion-Limestone Area School District, Strattanville, PA

Cornwall-Lebanon School District, Lebanon, PA

Eastern York School District, Wrightsville, PA

Grove City Area School District, Grove City, PA

Hanover Public School District, Hanover, PA

Lower Merion School District, Ardmore, PA

Manheim Township School District, Lancaster, PA

Montgomery County Intermediate Unit, Norristown, PA

Mount Pleasant Area School District, Mount Pleasant, PA

North Hills School District, Pittsburgh, PA

Northern Lebanon School District, Fredericksburg, PA

Owen J. Roberts School District, Pottstown, PA

Peters Township School District, McMurray, PA

Shippensburg Area School District, Shippensburg, PA

Slippery Rock Area School District, Slippery Rock, PA

South Williamsport Area School District, South Williamsport, PA

Twin Valley School District, Elverson, PA

Upper Darby School District, Drexel Hill, PA

Warrior Run School District, Turbotville, PA

Wyoming Valley West School District, Kingston, PA

Contractor Personnel and Qualifications



Dave Burkett

PE, LEED AP, CxA
Commissioning Associate

EDUCATION

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

CERTIFICATIONS/REGISTRATIONS

Professional Engineer: PA, MD
LEED Accredited Professional, 2004
Certified Commissioning Authority
(CxA), AABC Commissioning Group,
2016

With over 39 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 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.**

Project Experience

Pennsylvania Department of General Services, Harrisburg, PA

Fayette County Jail, Uniontown, PA
Berks Nature, Reading, PA
Lansdale Borough, Lansdale, PA
Pennsylvania Department of Corrections,
Elizabethtown, PA
Pennsylvania State Education Department,
Harrisburg, PA
Pennsylvania Turnpike Commission,
Harrisburg, PA
Bishop McDevitt High School, Harrisburg,
PA
Blackhawk School District, Beaver Falls, PA
Bristol Township School District, Levittown,
PA
Centennial School District, Warminster, PA
Central Bucks School District, Doylestown,
PA
Cornwall-Lebanon School District,
Lebanon, PA
Danville Area School District, Danville, PA
Elizabethtown Area School District,
Elizabethtown, PA
Franklin Regional School District,
Murrysville, PA
Grove City Area School District, Grove City,
PA
Juniata County School District, Mifflintown,
PA
Lancaster City School District, Lancaster,
PA
Lancaster Country Day School, Lancaster,
PA
Lower Merion School District, Ardmore, PA
Manheim Township School District,
Lancaster, PA
Marple Newtown School District, Newtown
Square, PA
Montoursville Area School District,

Montoursville, PA
Northern Lebanon School District,
Fredericksburg, PA
Owen J. Roberts School District, Pottstown,
PA
Oxford Area School District, Oxford, PA
Pennsbury School District, Fallsington, PA
Peters Township School District, McMurray,
PA
Phoenixville Area School District,
Phoenixville, PA
Pottstown School District, Pottstown, PA
Schuylkill Intermediate Unit, Mar Lin, PA
Shikellamy School District, Sunbury, PA
Shippensburg Area School District,
Shippensburg, PA
Slippery Rock School District, Slippery
Rock, PA
Southeast Delco School District, Folcroft,
PA
State College Area School District, State
College, PA
Wallingford Swarthmore School District,
Wallingford, PA
Warrior Run School District, Turbotville, PA
Western Wayne School District, Lake Ariel,
PA
Warrior Run School District, Turbotville, PA
Warwick School District, Lititz, PA
Williamsport Area School District,
Williamsport, PA
York City School District, York, PA

Contractor Personnel and Qualifications



Charles Holupka

PE
Commissioning Technician

EDUCATION

Bachelor of Science, Electrical
Engineering, Pennsylvania State
University
Associate of Science, Electrical
Engineering Technology,
Pennsylvania State University

CERTIFICATIONS / REGISTRATIONS

Professional Engineer: PA

AWARDS

Pennsylvania Facilities Manager's
Association's 2017 Manager of the Year
for the design of the Pennsylvania
Turnpike's EZPass Customer Service
Center and Violation Processing
Center
National Associated Builders and
Contractors 2001 Award of Excellence
Keystone Chapter of the Associated
Builders and Contractor's Award of
Excellence in Electrical Design
Philadelphia Chapter of Illuminating
Engineering Society of North
America's International Illumination
Design Award for Controlled
Mountain Tunnel Lighting

Chuck is a seasoned electrical engineer and commissioning technician with over 40 years of experience in lighting design and electrical distribution systems for new construction, renovations, and ongoing maintenance. A licensed Professional Engineer in Electrical Engineering, with a proven track record in designing electrical power and control systems, developing technical specifications, and ensuring code compliance.

In his current role as a commissioning technician, he brings deep technical expertise to **electrical commissioning design reviews and functional performance testing**, ensuring systems operate as intended and meet project requirements. Recognized for his meticulous attention to detail, collaborative approach, and commitment to delivering high-quality, reliable electrical solutions.

Project Experience

Pennsylvania Department of General Services, Harrisburg, PA

Allegheny Tunnel, Somerset County—Lighting, Substation Replacement and Generator Replacement
Blue Mountain Tunnel, Franklin County, PA—Lighting System Upgrade and Transformer Replacement
Harrisburg University of Science & Technology, Harrisburg, PA
Hempfield Area School District, Greensburg, PA
Kittatinny Mountain Tunnel, Franklin County, PA—Lighting System Upgrade and Transformer Replacement
Lehigh Tunnel, Lehigh County, PA—Lighting
NASA Space Shuttle Launch Pad, Kennedy Space Center, Merritt Island, FL
Nuclear Regulatory Commission, Rockville, MD—Nuclear Power Plants
Pennsylvania Turnpike, Harrisburg, PA—Administration Building, Industrial Park Building, along with miscellaneous projects
Tuscarora Mountain Tunnel, Huntingdon County, PA—Lighting System Upgrade and Transformer Replacement
Belle Vernon Area School District, Belle Vernon, PA
Bellefonte Area School District, Bellefonte, PA
Bensalem Township School District, Bensalem, PA
Bristol Township School District, Levittown, PA
Cornwall-Lebanon School District, Lebanon, PA
Milton Area School District, Milton, PA
North Hills School District, Pittsburgh, PA
Northern Lebanon School District, Fredericksburg, PA
Peters Township School District, McMurray, PA
Shippensburg Area School District, Shippensburg, PA
South Williamsport Area School District, South Williamsport, PA
Twin Valley School District, Elverson, PA
University of Pittsburgh, Pittsburgh, PA
Upper Darby School District, Upper Darby, PA
Wyoming Valley West School District, Kingston, PA

Contractor Personnel and Qualifications



Trent Oyler

EIT, Electrical Engineer / Commissioning Technician

EDUCATION

Bachelor of Science, Electrical Engineering, Pennsylvania State University

CERTIFICATIONS

Engineer-in-Training Certification, 2023

Trent Oyler joins SitelogIQ as an Electrical Engineer and Commissioning Technician, previously interning with us in the summer of 2022. He is a Penn State Harrisburg graduate and earned Dean's list every semester.

As an Electrical Engineer, Trent is responsible for electrical design for power, lighting, fire alarm, security, and telecommunications systems for educational and commercial facilities.

As Commissioning Technician, Trent is **responsible for witnessing equipment start-up by the contractors, reviewing contractor submittals, conducting functional testing, and assembling the commissioning report and systems manual.**

Project Experience

Pennsylvania Department of General Services, Harrisburg, PA

Belle Vernon Area School District, Belle Vernon, PA
Bristol Borough School District, Bristol, PA
Clarion-Limestone Area School District, Strattanville, PA
Extra Mile Foundation, Pittsburgh, PA
Montgomery County Public Schools, Rockville, MD
Mount Carmel Area School District, Mount Carmel, PA
Mount Pleasant Area School District, Mount Pleasant, PA
Neshaminy School District, Langhorne, PA
North Hills School District, Pittsburgh, PA
Northern Lebanon School District, Fredericksburg, PA
Pennridge School District, Perkasio, PA
Shippensburg Area School District, Shippensburg, PA
South Williamsport Area School District, South Williamsport, PA
Twin Valley School District, Elverson, PA
University of Pittsburgh, Pittsburgh, PA
Upper Darby School District, Drexel Hill, PA
Wyoming Valley West School District, Kingston, PA



Annual Membership Certificate

Awarded to

SiteLogIQ

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

2026

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, 2026.

A stylized, handwritten signature in dark blue ink, appearing to read 'MG', is positioned above a horizontal line.

Mark Gelfo, P.E., CxA, EMP, *President*

A stylized, handwritten signature in dark blue ink, appearing to read 'Ray Bert', is positioned above a horizontal line.

Ray Bert, *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 effective 1/1/2026
and expiring on 12/31/2026 , is renewable on an annual basis
upon meeting all requirements noted in the CxA Candidate Handbook.*



A handwritten signature in black ink, reading 'Scott Gordon'.

Scott A. Gordon, PE, CxA
Certification Council Chair

A handwritten signature in black ink, reading 'Ray Bert'.

Ray Bert
ACG Executive Director





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 effective 1/1/2026
and expiring on 12/31/2026 , is renewable on an annual basis
upon meeting all requirements noted in the CxA Candidate Handbook.*



A handwritten signature in black ink, reading 'Scott Gordon'.

Scott A. Gordon, PE, CxA
Certification Council Chair

A handwritten signature in black ink, reading 'Ray Bert'.

Ray Bert
ACG Executive Director





Commonwealth of Pennsylvania- Department of State Bureau of Professional and Occupational Affairs



Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA

DAVID HARRY HICKEY

License Number : PE055820E Initial License Date : 02/08/2000 Expiration Date : 09/30/2027
License Type : Professional Engineer License Status as of 9/13/2025 : Active
Issued By : State Registration Board for Professional Engineers, Land Surveyors and Geologists
Address : 4 WAGNER CIRCLE, HUMMELSTOWN, PA 17036



Arion R. Claggett

Acting Commissioner Arion R. Claggett

David Hickey

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

202509121275

Building Commissioning Certification Board

CONFERRED UPON

David H Hickey

THE DESIGNATION OF

Certified Commissioning Professional (CCP)

The CCP certification is an ANSI National Accreditation Board (ANAB) Accreditation under the ANSI/ISO/IEC 17024:2012 Standard. Registration #: 1191

FOR DEMONSTRATING A HIGH LEVEL OF COMPETENCE AND EXPERIENCE FOR THE BUILDING COMMISSIONING PROCESS BY SUCCESSFULLY COMPLETING AN EXAMINATION, DOCUMENTING PROFESSIONAL AND EDUCATION ACHIEVEMENTS AND FULFILLING PRESCRIBED STANDARDS OF PERFORMANCE AND CONDUCT REQUIRED FOR CCP.



PRESIDENT



CERTIFICATION DIRECTOR



ISSUE DATE 04/01/2026

EXPIRES ON 03/31/2029

CCP # 549



To verify the authenticity of this certificate, visit the BCCB online registry at bccbonline.org/ccp



Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs



Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA

DAVID M BURKETT

License Number : PE039051E Initial License Date : 07/21/1989 Expiration Date : 09/30/2027
License Type : Professional Engineer License Status as of 8/24/2025 : Active
Issued By : State Registration Board for Professional Engineers, Land Surveyors and Geologists
Address : 2936 MAYFRED LANE, CAMP HILL, PA 17011



Arion R. Claggett

Acting Commissioner Arion R. Claggett

David M. Burkett

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

20250823106



Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA



CHARLES MICHAEL HOLUPKA

License Number : PE046589E Initial License Date : 08/14/1996 Expiration Date : 09/30/2027
License Type : Professional Engineer License Status as of 9/9/2025 : Active
Issued By : State Registration Board for Professional Engineers, Land
Surveyors and Geologists
Address : 1928 LAUREL GLEN DRIVE, HARRISBURG, PA 17110



Acting Commissioner Arion R. Claggett

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

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