



# Pennsylvania Department of General Services

Request for Quote

Fitzpatrick Hall Readiness Center—Renovation & Addition

Project No. DGS-C-0962-0041 PH1

TECHNICAL SUBMISSION



January 7, 2026

Paul Artale  
PA Department of General Services  
1800 Herr Street  
Harrisburg, PA 17103

RE: Fort Indiantown Gap, Fitzpatrick Hall Readiness Center Renovation & Addition  
Project No. DGS C-0962-0041 Phase 1

Dear Paul:

SitelogIQ Consulting Engineers, Inc., is pleased to submit our proposal to provide **commissioning agent services** for the Fitzpatrick Hall Readiness Center Renovation and Addition project at Fort Indiantown Gap. We appreciate the opportunity to continue our partnership with the Department of General Services and to support its mission of delivering safe, efficient, and enduring facilities across the Commonwealth.

Our team brings an extensive history of successful **commissioning experience with DGS**, with a particular focus on overseeing complex projects specifically for **the Department of Military and Veterans Affairs including Fort Indiantown Gap's Auditorium project**. We recognize the crucial importance of integrating innovative solutions that enhance building performance while addressing both current and future needs. We are committed to collaborating closely with your team to support the successful execution of this project.

As the commissioning agent, SitelogIQ will ensure that the building's mechanical, electrical, plumbing, life-safety, and control systems are properly designed, tested, and verified. Our team's approach emphasizes collaboration, proactive design-phase engagement, and precise documentation to confirm that each system performs as intended, supporting the long-term functionality and safety of this essential facility.

We are proud of our continued partnership with DGS and look forward to contributing to the success of this important project for Fort Indiantown Gap and the community it serves. Thank you for considering our submission.

Sincerely,

SITELOGIQ CONSULTING ENGINEERS, INC.



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



Rose Fetter  
Director, Internal Sales

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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

In 2018, the former Reynolds companies united with multiple industry-leading firms to establish SitelogIQ, a dedicated platform focused on creating sustainable, productive, and healthy indoor environments. This collaboration has empowered us to enhance our service offerings to clients across Pennsylvania, as well as neighboring markets, and expand our presence in the mid-Atlantic region.

Today, our team comprises a diverse group of architects and engineers who specialize in education, consulting, facility analysis, master planning, energy management, controls, lighting, estimation, construction management, and commissioning. We intentionally bring together a wealth of knowledge in education, facility management, design, and construction within a single organization.



### 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

# IN-HOUSE SERVICES

SitelogIQ is a versatile organization with a unified identity offering distinct services under individual trade names. This approach allows each service to stand out while maintaining a cohesive company image. The diversity of these entities—SitelogIQ Construction Management, SitelogIQ Consulting Engineers, and SitelogIQ Energy Services—forms the bedrock of the SitelogIQ organization, providing clients with access to a comprehensive suite of expertise and services under one roof. This integrated approach alleviates the complexities inherent in the building process, offering our clients streamlined solutions. At SitelogIQ, our vision is to be the go-to partner for all your building needs. Throughout our client relationships, we are committed to addressing every challenge promptly and effectively to deliver high-quality projects that consistently align with your requirements.



**SitelogIQ Consulting Engineers, Inc.** was established in 1999. We have been at the forefront of providing top-tier HVAC, mechanical, electrical, plumbing, and fire protection engineering design services, along with comprehensive building commissioning solutions. Our team of experienced engineers is dedicated to offering our clients practical, cost-efficient, and innovative design approaches for their facilities, whether it be a new construction project or a renovation endeavor.

Our commissioning services include new building commissioning, re-commissioning, retro-commissioning, system design, and verification. With a focus on precision and excellence, our building commissioning specialists guarantee optimal performance of your building systems through rigorous testing and inspection procedures. We collaborate closely with owners to ensure clear comprehension of all testing protocols and provide comprehensive training on all building systems and components for operational efficiency.

## Contractor Prior Experience

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**SitelogIQ Construction Management** has been delivering professional services and expertise since 1994 to a wide range of clients. Renowned as the leading K-12 building industry expert in Pennsylvania, our team excels in construction management, project planning, and team coordination, enabling Pennsylvania public school agencies to achieve their project objectives at the most competitive cost, while meeting program requirements and remaining on schedule.

Whether it's Construction Management Agency or Construction Management at Risk (on GESA projects), SitelogIQ Construction Management offers a team of estimators, project managers, schedulers, and on-site superintendents who ensure meticulous oversight of the construction phase. This comprehensive approach guarantees project success and timely completion.

**SitelogIQ Energy Services, Inc.** was founded in 2008 to offer strategic planning, innovative design, and efficient energy management solutions for organizations seeking to establish smarter and more sustainable work environments. In Pennsylvania, we partner with clients in the education sector to deliver superior quality projects at optimal cost-efficiency by leveraging overhead costs, effective project delivery, and value-driven outcomes. Our cost-effective approach to energy conservation involves identifying cutting-edge energy-saving technologies and practices, upgrading outdated equipment, reducing maintenance expenses and utility bills, and enhancing occupant comfort. Through impartial design and meticulous implementation, we tailor solutions to meet your specific requirements and ensure prudent allocation of resources.

At the core of our services is a commitment to enhancing facility performance and efficiency, enabling your organization to allocate financial resources toward core objectives rather than excessive utility expenses and facility maintenance costs. SitelogIQ Energy Services serves as a comprehensive energy solutions provider for our educational clients by offering solutions such as the Guaranteed Energy Services Act (GESA), a proven procurement method for renovation projects.

This seasoned team is dedicated to helping owners achieve their energy objectives, whether through customized energy initiatives that yield rapid returns or comprehensive facility upgrade projects designed to maximize impact. Our priority is to deliver top-tier projects of the highest quality at the most competitive cost to meet your energy efficiency goals effectively.

## Contractor Prior Experience

# UNIQUE QUALIFICATIONS

SitelogIQ offers the following unique qualities and benefits:

- ✦ **Diverse project commissioning experience** – With over 26 years of hands-on commissioning experience, our team brings a depth of knowledge that spans a wide array of MEP systems. We've successfully commissioned everything from cooling towers and chiller systems to air handling units, unit ventilators, and a variety of hot water heating systems as well as power and lighting to communications and safety and security systems. This extensive background allows us to anticipate challenges, streamline performance, and ensure systems are not only installed correctly but fine-tuned for long-term reliability and efficiency—delivering lasting value to our clients.
- ✦ **Experience with DMVA—Readiness Centers** – SitelogIQ has successful experience in providing building commissioning services to Pennsylvania Department of Military and Veterans Affairs projects, including National Guard Stryker Brigade Readiness Centers throughout the central region of Pennsylvania as part of a statewide program. The program involved the design and construction of 26 facilities at 22 sites, which included new construction and/or renovations. These facilities provide space for the training of troops and the maintenance and storage of military vehicles. Locations include Bradford, Carlisle, Chambersburg, Elizabethtown, Hanover, Huntingdon, Lebanon, Lewistown, Punxsutawney, South Mountain/Gettysburg, Williamsport, and York.
- ✦ **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.
- ✦ **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 PDS). The tracking of commissioning issues is continuous through the startup, testing and acceptance phases.

The following pages are projects similar in nature and scope to the Fitzpatrick Hall Readiness Center project in Lebanon County, Pennsylvania.

# Contractor Prior Experience

## Similar in Type

### OWNER

Department of General Services  
Anthony Flynn  
Design Project Manager  
717.787.7344  
[anflynn@pa.gov](mailto:anflynn@pa.gov)

### ARCHITECT

HHS DR

### 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 Type

### OWNER

Department of General Services  
Anthony Flynn  
Design Project Manager  
717.787.7344  
[anflynn@pa.gov](mailto: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 Type

### OWNER

PA Department of General Services  
Mark Guida  
Director of Capital Projects  
717.514.3669  
[mguida@pa.gov](mailto:mguida@pa.gov)

### ARCHITECT

Murray Associates, Architects, P.C.

### SIZE

20,000 SF

### SCHEDULE

February 2023—September 2024

### CONSTRUCTION COST ESTIMATE

\$8,500,000

### SYSTEMS COMMISSIONED

- ✦ Building Automation Systems
- ✦ Building Enclosure
- ✦ Fire Suppression/Alarm
- ✦ Plumbing
- ✦ HVAC
- ✦ Electrical
- ✦ Communication
- ✦ Safety/Security

## Fort Indiantown Gap New Auditorium

PA Department of General Services  
Annville, PA



This project is located at Fort Indiantown Gap, headquarters of the Pennsylvania National Guard, in Annville, Pennsylvania. The Department of Military and Veteran Affairs intends to obtain a master plan for a phased build-out multipurpose complex over approximately ten (10) acres located within Area 4, as well as design and construct a new multi-purpose auditorium.

Phase 1 will include a new auditorium of approximately 20,000 square feet, processing up to 500 soldiers within a one, possibly two-story building. DGS is utilizing Lean with Integrative Design process in order to deliver this project with higher levels of quality in less time. The project demands intensive collaboration, innovation, and enthusiasm between team members who will be held accountable to themselves and the team.

# Contractor Prior Experience

## Similar in Size

### OWNER

Department of General Services  
Erin McCulley  
717.346.5959  
[emcculley@pa.gov](mailto: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  
Lehigh, 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 Size

### OWNER

Cornwall-Lebanon School District

### CONSTRUCTION MANAGER

Fidevia

James Miler

717.625.3433

[jmiller@fiedvia.com](mailto:jmiller@fiedvia.com)

### ARCHITECT

Beers & Hoffman

### SIZE

31,000 SF

### SCHEDULE

December 2023—July 2025

### CONSTRUCTION COST

\$10,500,000

### SYSTEMS COMMISSIONED

- + Rooftop Units (RTU)
- + Hot Water Heating System
- + Ductless Split Cooling
- + Shutoff VAV Terminal Units
- + Fan Powered VAV Terminal Units
- + Exhaust Fans
- + Cabinet Unit Heaters
- + Domestic Hot Water Systems
- + Lighting Control Systems
- + Emergency Power Systems

## Falcon Connector Building

Cornwall-Lebanon School District  
Lebanon, PA



SitelogIQ was selected as the commissioning agent for the Falcon Connector, a new two-story facility within the Cornwall-Lebanon School District. This 31,000-square-foot building serves as a vital link between Cedar Crest Middle School and Cedar Crest High School, strategically designed to provide 22 additional classrooms. The first floor seamlessly connects to the middle school, while the second floor links to the high school, effectively maintaining separation between younger and older students.

The Falcon Connector will function as essential swing space during upcoming renovations for both the middle and high schools in 2025 through 2029. Our comprehensive commissioning services involved the meticulous testing and verification of all Mechanical, Electrical, and Plumbing (MEP) systems, ensuring they operate at peak performance and efficiency. We also commissioned the lighting systems to confirm they promote an energy-efficient and illuminating environment conducive to learning. Through our work, we aim to support the district's vision of providing a flexible, functional, and innovative educational space for students and staff.

# Contractor Prior Experience

## Similar in Size

### OWNER

Department of General Services  
John Wert  
Project Manager  
717.346.5948  
[johwert@pa.gov](mailto: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 Scope

### OWNER

Department of General Services  
David Jackson  
Construction Project Manager  
610.217.1462  
[davjackson@pa.gov](mailto: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 Scope

### OWNER

Northern Lebanon School District  
Mason Brehm  
Director of Buildings & Grounds  
717-865-2117  
[mbrehm@norleb.k12.pa.us](mailto:mbrehm@norleb.k12.pa.us)

### ARCHITECT

Crabtree, Rohrbaugh & Associates

### MEP ENGINEER

Moore Engineering

### SIZE

183,000 SF new construction

### SCHEDULE

February 2021—current

### CONSTRUCTION COST

\$44,000,000

### SYSTEMS COMMISSIONED

- ✦ Hot water heating including pumps/piping
- ✦ Air handling units
- ✦ Cabinet heaters
- ✦ Hot water unit heaters
- ✦ Kitchen hood make up air units
- ✦ Boilers
- ✦ Flue vent piping
- ✦ Water treatment
- ✦ Ductwork
- ✦ Diffusers, registers and grilles
- ✦ Exhaust fans
- ✦ Roof ventilators
- ✦ ATC controls
- ✦ Ductless split air conditioning
- ✦ VAV boxes and fan powered VAV boxes
- ✦ Electrical distribution
- ✦ Lighting fixtures and controls

## New Elementary School

Northern Lebanon School District  
Fredericksburg, PA



In the spring of 2020, the District worked with an architect to develop a district-wide feasibility study to identify options to address enrollments, both current and anticipated, and the physical conditions of all District buildings. After extensive analysis and recommendations, the NLSLSD School Board decided to undertake a new elementary school building to replace four existing elementary schools.

SitelogIQ was hired to provide commissioning services for a new, 183,000 square foot, K-6 elementary school with a PDE capacity of 1275 students and district administrative offices. The building will house seven classrooms per grade level for grades 1st-6th and eight classrooms for kindergarten. The design incorporates an additional flex classroom to handle larger 'bubble' grade sizes. The classrooms will be constructed in three, two-story classroom wings with each grade being located on its own level.

The new school building will better address the safety and security of students and staff, educational programming, physical plant, and staffing at the current elementary school buildings. Once the building is complete, the District's intent is to transition all grades K-6 students to the new building.

# Contractor Prior Experience

## Similar in Scope

### 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.



SECTION B

# UNDERSTANDING PROJECT REQUIREMENTS



# Understanding Project Requirements

## Project Understanding

The Department of General Services (DGS), is undertaking the Fitzpatrick Hall Readiness Center renovation and addition project at Fort Indiantown Gap, located in Lebanon County.

The project scope includes:

- ✦ Renovating, replacing, and modernizing plumbing, mechanical, and electrical systems
- ✦ Upgrading the building envelope including but not limited to doors, windows and roof
- ✦ Conducting a comprehensive space analysis and implementing targeted renovations and upgrades to meet the operational requirements of the PA Army National Guard and its occupying units
- ✦ Constructing a new building addition to provide additional space in full compliance with authorized allocations and operational requirements
- ✦ Renovating and upgrading existing spaces to meet current National Guard program requirements (1390/1391)
- ✦ Paving existing and/or adding additional paved parking area and possibly modifying existing fencing



This project will deliver upgraded facilities and expanded space that comply with current codes and standards, supporting administrative, logistical, training, operational, and mission-critical activities. Key program elements include new or enhanced multipurpose training areas, secure vault storage, restrooms, a learning center, maintenance training spaces, and unit storage.

## Relevant Experience

SitelogIQ has successfully provided commissioning services for two comparable DGS projects:

- ✦ **Hermitage Readiness Center** (new construction): SitelogIQ was provided comprehensive MEP (Mechanical, Electrical, and Plumbing) and building envelope commissioning services throughout the project ensuring all systems functioned cohesively and effectively, contributing to the overall performance and resilience of the facility. We collaborated closely with DGS, the Client Agency, the Professional, and Contractors to ensure systems were fully tested before occupancy.
- ✦ **New Castle Readiness Center:** This project involved delivering 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 prioritized 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.

# Understanding Project Requirements

These projects have equipped us with deep knowledge of Readiness Center-specific MEP requirements and the nuances of commissioning in active military institutions.

## Commissioning Agent (CxA) Role and Responsibilities

As the CxA, SitelogIQ will ensure that all commissioned systems meet the Project Development Study (PDS), applicable codes, and long-term performance goals. Our responsibilities span all project phases:

- ✦ **Design:** Review design documents and Basis of Design (BoD) for alignment with the PDS. Develop a Commissioning Plan and specifications.
- ✦ **Construction:** Conduct submittal reviews, site observations, and functional performance testing. Maintain an Issues and Resolutions Log and lead commissioning meetings.
- ✦ **Post-Construction:** Deliver a comprehensive Systems Manual, verify seasonal performance, and support warranty-phase commissioning.

## System Integration and Long-Term Performance

SitelogIQ emphasizes **seamless integration** of modern HVAC and fire alarm control systems. Our approach ensures:

- ✦ **Interoperability** with the Building Management System, enabling centralized monitoring and control.
- ✦ **Resilient system design**, with redundancy and flexibility to adapt to future upgrades or operational changes.
- ✦ **Lifecycle-focused commissioning**, ensuring that systems are not only functional at turnover but optimized for durability, energy efficiency, and ease of maintenance.
- ✦ **Training and documentation** that empower facility staff to operate and maintain systems effectively, reducing long-term operational risk.

## Value to the Project

SitelogIQ will serve as a key partner in the Department's quality management program, ensuring:

- ✦ Optimizing available funding by strategically modifying sections of the existing building and site to efficiently meet unit-specific administrative, training, operational, and mission requirements
- ✦ Upgrading and modernizing the existing facility and systems to enhance functionality, address deficiencies, and deliver an energy-efficient, comfortable environment
- ✦ Fostering stakeholder engagement and accountability by ensuring consistent participation through regular meetings, active input, and inclusive representation
- ✦ Compliance with sustainability and preservation goals
- ✦ Smooth integration of new systems into an active, public museum environment

All documentation and communication will be managed through Trimble, in accordance with the 2017 DGS Project Procedure Manual (Section 1314 – Commissioning).

# Understanding Project Requirements

## Systems to be Commissioned

- ✦ Protective systems including fire alarm systems and fire alarm system interface with the HVAC system
- ✦ Heating, Ventilating, Air Conditioning and Refrigeration Systems (HVAC) including heat generation, refrigeration, ventilation, and HVAC controls

## Schedule Awareness

We understand the following project milestones:

- ✦ **CxA Onboarding Meeting** – February 4, 2026
- ✦ **CD Submittal Date to DGS** – February 18, 2026
- ✦ **Design Complete** – June 8, 2026 (brief pause for bidding in next federal fiscal year)
- ✦ **Construction Start** – November 11, 2026
- ✦ **Construction Finish** – March 25, 2028





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 Headquarters located at:

**3300 N. 3rd Street, Harrisburg, PA, PA 17110**

This office is less than **25 miles** from Fort Indiantown Gap

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 Fitzpatrick Hall Readiness Center Renovation and Addition project at Fort Indiantown Gap in Lebanon County, Pennsylvania.

### Design Phase Responsibilities

- ✦ **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 Project Development Study (PDS) 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 Project Development Study (PDS). The Design Review will include back-check of Commissioning Design Review Comments at subsequent Design submission. SitelogIQ understands that this project only has one design review.
- ✦ **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 PDS 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).
- ✦ **Job Construction Meetings** – SitelogIQ 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** – We will hold regularly scheduled job construction 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 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.

## Project Work Plan

- ✦ **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 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.
- ✦ **Pre-Functional and Functional Performance Testing** – Our team 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, 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 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 period.
- ✦ **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 local jurisdiction requirements. This report includes 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, on the following page, 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.

# Project Work Plan

SitelogIQ Consulting Engineers, Inc.													
Draft Cx Activity Schedule - Renovation of Fitzpatrick Hall at Fort Indiantown Gap													
Phase / Task	2026				2027				2028				2029
	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
<b>CxA Onboarding</b>	X												
<b>Design Phase</b>													
Develop Commissioning Plan	X												
Coordinate Commissioning Related Work	X	X											
Perform Design Reviews & Document Comments	X	X											
Back-Check Design Review Comments	X	X											
Write Commissioning Specifications	X												
<b>Construction Phase</b>													
Schedule Commissioning Orientation Meeting				X									
Coordinate & Direct Commissioning Process & Work				X	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				
Perform Site Visits							X	X	X				
Write and Distribute Pre-Functional Checklists				X	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	X				
<b>Training and Documentation Phase</b>													
Review O&M Manuals									X				
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				
Seasonal Functional Testing											X		
Lessons Learned Workshop													X
Near-Warranty End Period Review and Warranty Period / Seasonal Testing Commissioning Report													X

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

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 Lebanon 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 **22 hours** and during the **construction phase** will be **173 hours**.



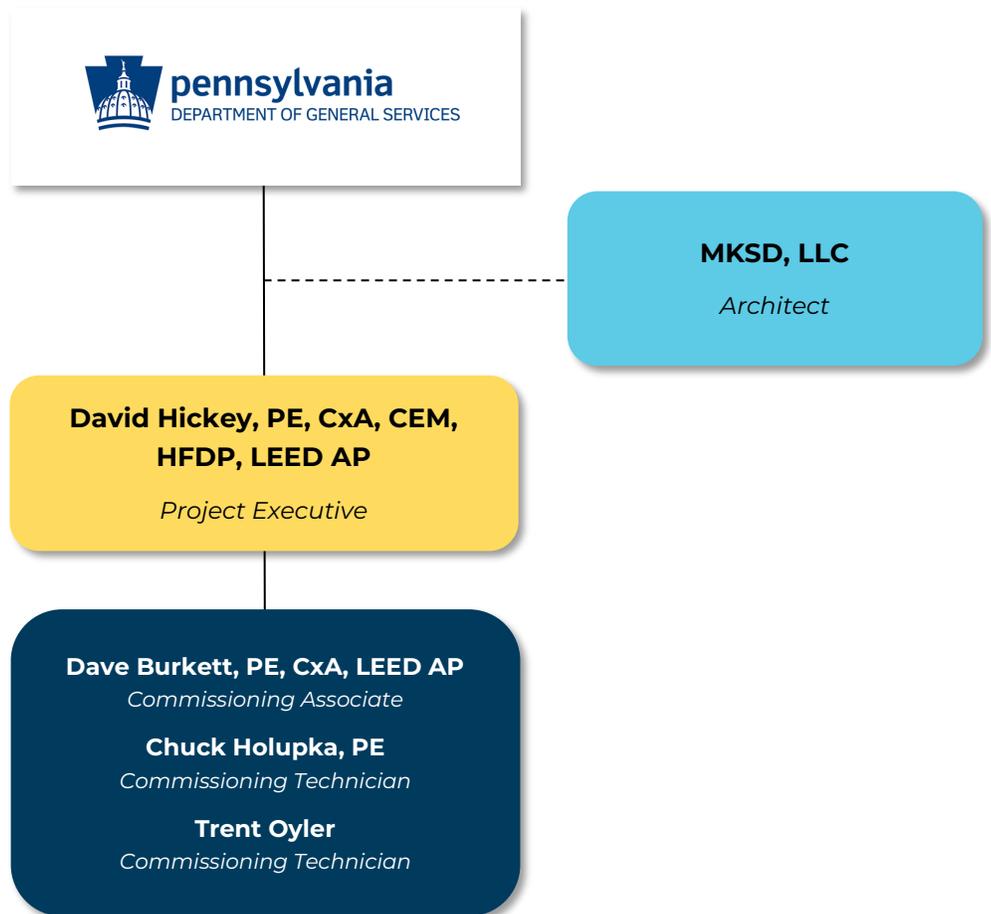
SECTION E

# 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 Fitzpatrick Hall Readiness Center Renovation and Addition project at Fort Indiantown Gap in Lebanon 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, Perkasie, 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*

# **2025**

*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, 2025.*

A handwritten signature in blue ink that reads 'Troy Byers'.

Troy N. Byers, PE, CxA, *President*

A handwritten signature in blue ink that reads 'Ray Bert'.

Ray Bert, *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 1/1/2025 and expiring on 12/31/2025 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.



Scott Gordon

Scott A. Gordon, PE, CxA
Certification Council Chair

Ray Bert

Ray Bert
ACG Executive Director



RECOGNIZED PROGRAM

MEETS U.S. DEPARTMENT OF ENERGY GUIDELINES



ANSI National Accreditation Board

ACCREDITED

ISO/IEC 17024

PERSONNEL CERTIFICATION BODY

Program #1215



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 1/1/2025 and expiring on 12/31/2025 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.*



Scott A. Gordon, PE, CxA  
Certification Council Chair

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 BCCB is accredited by ANSI to the ANSI/ISO/IEC 17024:2012 standard. Registration number: 1191

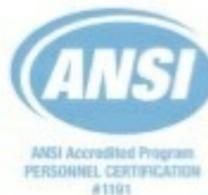
FOR DEMONSTRATING A HIGH LEVEL OF COMPETENCE AND EXPERIENCE FOR THE BUILDING COMMISSIONING PROCESS BY SUCCESSFULLY COMPLETING AN EXAMINATION, DOCUMENTING PROFESSIONAL AND EDUCATION ACHIEVEMENTS AND FULFILLING PRESCRIBED STANDARDS OF PERFORMANCE AND CONDUCT REQUIRED FOR CCP.



PRESIDENT



CERTIFICATION DIRECTOR



EXPIRES ON 03/31/2026

CCP # 549





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

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**CHARLES MICHAEL HOLUPKA**

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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



*Arion R. Claggett*

Acting Commissioner Arion R. Claggett

*Charles M. Holupka*

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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