



# Pennsylvania Department of General Services

Request for Quote

Thaddeus Stevens College of Technology—Residence Halls Renovations

Project No. DGS-C-0417-0053 PH2

TECHNICAL SUBMISSION



January 15, 2026

Marcin Szkotak  
PA Department of General Services  
1800 Herr Street  
Harrisburg, PA 17103

RE: Thaddeus Stevens College of Technology, Residence Halls Renovations  
Project No. DGS C-0417-0053 Phase 2

Dear Marcin:

SitelogIQ Consulting Engineers, Inc., is pleased to submit our proposal to provide **commissioning agent services** for the Residence Halls Renovation project at Thaddeus Stevens College of Technology. 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.

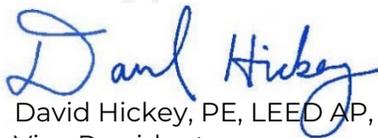
Our team brings an extensive history of successful **commissioning experience with DGS**, with a particular focus on overseeing complex renovation projects. We recognize the crucial importance of integrating innovative solutions that enhance building performance while addressing both current and future 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 to meet the **Owner's Project Requirements (OPR)**. 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 Thaddeus Stevens College of Technology 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.



# sitelogiq

## 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.

Architecture and Engineering Design	Long Term Facility Maintenance	Funding Support		Environmental Assessment
Asset Condition Analysis	Safety and Security	Construction and Project Management	Grants, Incentives and Rebates	
Hybrid Construction		Enrollment, Capacity and Grade Configuration	Indoor Air Quality Assessment	Lighting
	Commissioning	Energy Benchmarking	Cost Estimating	Training

**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

**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.

Our seasoned team is dedicated to helping you achieve your 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.

With a steadfast focus on educational clients, we have cultivated a deep understanding of the specific concerns, constraints, and evolving landscape of today's public education sector. We acknowledge that classroom designs should be as unique as the students they serve, emphasizing flexibility and adaptability. SitelogIQ redefines the landscape of facility management and construction, offering innovative solutions for a dynamic educational environment. By choosing SitelogIQ for your building solutions, you secure a long-term partnership dedicated to the success and sustainability of your facilities.

## Contractor Prior Experience

# BUILDING ENVELOPE COMMISSIONING EXPERIENCE

SitelogIQ recognized early on that we did not have the expertise on-hand with our staff to handle the rigor of properly commissioning a building enclosure system and has formed a close partnership with **Sustainable Building Partners (SBP)**. Sustainable Building Partners is a fully-integrated interdisciplinary firm offering building professionals and end-users precise energy efficiency and sustainable solutions for new and existing assets. SBP will draw from extensive project experience to provide cost effective and timely investment grade solutions tailored to meet the needs of each individual project and client. SBP's goal is to provide full circle solutions addressing maintenance, reliability, durability, life cycle, and sustained energy performance.

Sustainable Building Partners offers *Building Enclosure* services inclusive of interface coordination, FPTs, and other pre and post occupancy services to help ensure the delivery and sustained operation of high-performance building enclosures expected by facility owners. SBP provides BECx services with a skilled eye for energy performance, maintainability, functionality, and overall operational feasibility. SBP staff builds a solid rapport with the GC and relevant sub- contractors to ensure issues are identified and addressed as part of the overall quality assurance process.

## UNIQUE QUALIFICATIONS

SitelogIQ offers the following unique qualities and benefits:

- ✦ **Successful Higher Education Project Experience** – We have developed a reputation within the educational market as a firm that achieves excellent results for our clients. Our projects, as previously detailed, show our commitment to the higher education market and our ability to provide quality services as demonstrated by the longevity of many of our clients.
- ✦ **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.
- ✦ **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.

## Contractor Prior Experience

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- ✦ **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.

The following pages are projects similar in nature and scope to the Residence Halls renovation at Thaddeus Stevens College of Technology in Lancaster County, Pennsylvania.

# Contractor Prior Experience

## Similar in Building Type

### OWNER

PA Department of General Services  
Danay Vargas  
717.787.6984  
[dvargas@pa.gov](mailto:dvargas@pa.gov)

### ARCHITECT

Marotta/Main Architects

### SIZE

20,000 SF

### SCHEDULE

November 2022—December 2023

### CONSTRUCTION COST ESTIMATE

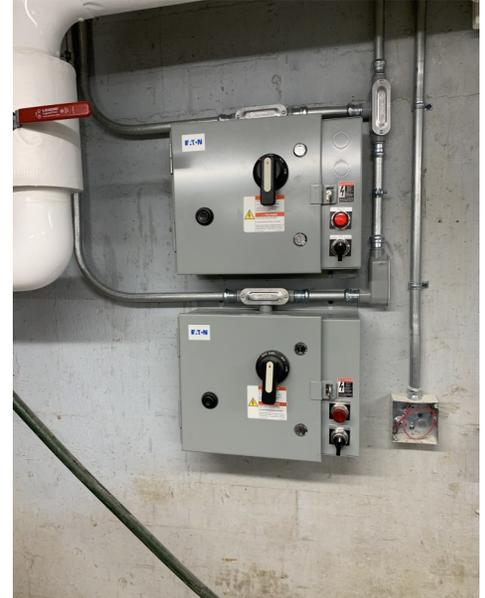
\$4,000,000

### SYSTEMS COMMISSIONED

- ✦ Rooftop units
- ✦ Variable air volume terminal boxes
- ✦ Steam to hot water heat exchangers
- ✦ Hot water circulating pumps
- ✦ Exhaust fans
- ✦ Unit heaters
- ✦ Cabinet unit heaters
- ✦ Air cleaner units
- ✦ Ductless AC units
- ✦ HVAC controls
- ✦ Domestic hot water
- ✦ Electrical power distribution
- ✦ Lighting and control
- ✦ Emergency lighting
- ✦ Fire alarm

## Leonard Building

Thaddeus Stevens College of Technology  
Lancaster, PA



Thaddeus Stevens College of Technology is a premier, residential, two-year, accredited technical college that prepares students for skilled employment in a diverse, ever-changing workforce. Founded in 1905 with 15 students, Thaddeus Stevens College has grown to more than 1,300 students and 24 high-skill, high-wage technical programs.

The “New Shop Building,” as it was known as in 1949, was built as a one-story brick building. During the 1970s the name was changed to the Leonard Building. Today, it serves the specialized program of heating, ventilation, air conditioning-refrigeration for the College.

As one of the most outdated buildings on campus, the Leonard Building was in dire need of upgrades including the building envelope, electrical, plumbing, and HVAC systems to comply with current codes. The interior of the facility was renovated to provide increased instructional space.

SitelogIQ was hired to commission all the HVAC, electrical and plumbing systems throughout the building.

# Contractor Prior Experience

## Similar in Building Type

### OWNER

PA Department of General Services  
Cara Desert  
Project Manager  
717.787.9059  
[cdesert@pa.gov](mailto:cdesert@pa.gov)

### ARCHITECT

MKSD, LLC

### SIZE

79,000 SF

### SCHEDULE

April 2025—Current

### CONSTRUCTION COST

\$32,000,000

### SYSTEMS COMMISSIONED

- ✦ Hot water heating (boilers, pumps, controls)
- ✦ Chilled water cooling (chiller, pumps, controls)
- ✦ Rooftop units
- ✦ Existing gym air handling units.
- ✦ Natatorium HVAC unit
- ✦ Variable refrigerant flow units
- ✦ Variable air volume terminal boxes
- ✦ Constant air volume terminal boxes
- ✦ Ductless AC units
- ✦ Exhaust fans
- ✦ Supply fans
- ✦ Unit heaters
- ✦ Electric unit heaters
- ✦ HVAC controls
- ✦ Domestic hot water (water heater, pump, mixing valve)
- ✦ Elevator sump pumps

## Keystone Hall

Kutztown University  
Kutztown, PA



The Keystone Hall Phase 1 project involves comprehensive lifecycle upgrades to a 79,000-square-foot academic and athletic facility, including major improvements to HVAC, dehumidification, electrical service, fire protection, plumbing, and building automation systems, along with significant interior renovations and code upgrades. As the Commissioning Agent, our role is to serve as an integral part of the Department of General Services' quality management program, ensuring that building systems are designed, installed, tested, and operated in accordance with the Owner's Project Requirements (OPR), Basis of Design, and applicable codes and standards.

Commissioning services will span both the design and construction phases. During design, we will facilitate the OPR workshop, develop the Commissioning Plan, perform detailed design and BoD reviews, and prepare commissioning specifications for inclusion in the construction documents. Throughout construction, our team will conduct submittal reviews, attend construction and commissioning meetings, perform site observations, oversee pre-functional and functional performance testing, manage the issues and resolution log, and verify contractor-led training of facility staff. Systems to be commissioned include plumbing and domestic hot water systems, HVAC and pool mechanical systems, and building automation and controls, including metering and alarms.

# Contractor Prior Experience

## Similar in Building Type

### OWNER

University of Pittsburgh  
Al Agostinelli  
Senior Manager  
412.624.0190  
aaa34@pitt.edu

### ARCHITECT

GBBN Architects

### MEP ENGINEER

CJL Engineering

### SIZE

248,000 SF

### SCHEDULE

September 2017—Current

### CONSTRUCTION COST

\$20,000,000

### SYSTEMS COMMISSIONED

- ✦ Automatic temperature control
- ✦ Exhaust fans
- ✦ Supply air terminal units
- ✦ Lab exhaust air tracking boxes
- ✦ Air handling units
- ✦ Hot water pumps
- ✦ Chilled water pumps
- ✦ Electrical distribution panels
- ✦ Lighting controls

## Hillman Library

University of Pittsburgh  
Pittsburgh, PA



The Hillman Library is a four-phase project to renovate and build an addition. The existing 248,000 SF, five-story building was built in 1968. The multi-phased renovations will bring the building into full compliance with the UCC and transform it into a LEED certified “library of the future” that operates 24/7.

While phases 1 and 2 are complete, the project includes complete building-wide infrastructure replacement, including all new fire suppression, mechanical and electrical systems, and architectural interior renovations. Phase 1 concentrated on exterior and interior infrastructure work in the basement, penthouse, and 30,000 SF on the 4th floor. Phase 2 encompassed 30,000 SF on the 3rd floor, including a rare books room. Phase 4 includes the renovation of the ground floor, the construction of an entry atrium at the northeast corner of the structure, the construction of a new stair from the ground floor to level 1 and from level 1 to level two, the renovation of bathrooms at all levels, the introduction of a new elevator with 6 stops (basement through level 4).

# Contractor Prior Experience

## Similar in Building Size

### OWNER

PA Department of General Services  
Cara Desert  
717.787.9059  
[cdesert@pa.gov](mailto:cdesert@pa.gov)

### ARCHITECT

Hord Coplan Macht, Inc.

### ENGINEER

WFT Engineering

### SIZE

30,000 SF

### SCHEDULE

September 2022—August 2024

### CONSTRUCTION COST ESTIMATE

\$8,700,000

### SYSTEMS COMMISSIONED

- ✦ Boilers / chillers
- ✦ Pumps
- ✦ Controls
- ✦ Fuel (gas and oil)
- ✦ Air handling units
- ✦ Variable air volume terminal boxes
- ✦ Ductless AC nits
- ✦ Exhaust fans
- ✦ Unit heaters
- ✦ Cabinet unit heaters
- ✦ Wall heaters
- ✦ Baseboard radiation
- ✦ HVAC controls
- ✦ Water heater
- ✦ Mixing valve
- ✦ Sewage ejector pumps
- ✦ Storm water pumps
- ✦ Sump pumps
- ✦ Fire protection
- ✦ Electrical power distribution
- ✦ Lighting and controls
- ✦ Fire alarm
- ✦ Technology and security

## Lombardo School of Business

Millersville University  
Millersville, PA

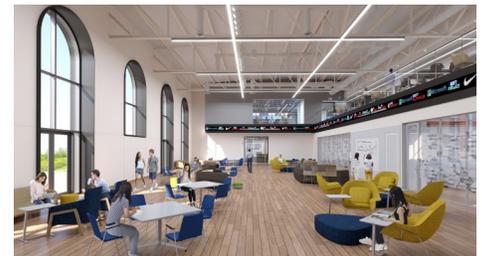


The Lombardo College of Business is relocating to Brooks Hall, a historic building constructed in 1938 that previously served as an athletics venue until its closure in the Spring of 2017. With its

gymnasium, pool, classrooms, offices, and locker rooms, Brooks Hall was a central hub for university athletics. The three-story, 30,000 square foot building features a lower level mechanical floor with stone foundation walls, concrete footers and steel columns, while its exterior showcases elegant limestone and brick walls.

Now this iconic space is undergoing remarkable transformation into a cutting-edge school of business. The renovated building will offer professional and community event spaces, serving as a dynamic center for faculty, students, entrepreneurs, businesses, and government agencies. Notable features include a modern glass atrium lobby, a versatile ‘innovation court’ area designed to adapt to evolving needs, seven classrooms, a business lab, incubator spaces, study areas, the Dean’s office suite, meeting rooms, a student lounge, a museum space, and various support facilities. Additionally, a new mezzanine level has been added over the original basketball court, preserving historic elements like the basketball gym floor and arched exterior windows.

To ensure the seamless operation of the new HVAC, electrical and plumbing systems in this LEAN project, SitelogIQ has been enlisted to provide building commissioning services.



# Contractor Prior Experience

## Similar in Building Size

### OWNER

PA Department of General Services  
Cara Desert  
Design Project Manager  
717.787.9059  
[cdesert@pa.gov](mailto:cdesert@pa.gov)

### ARCHITECT

Strada Architecture, LLC

### SIZE

82,665 SF renovation

### SCHEDULE

January 2021—April 2024

### CONSTRUCTION COST

\$18,300,000

### SYSTEMS COMMISSIONED

- ✦ Packaged rooftop units
- ✦ Steam heating
- ✦ Parallel fan powered VAV boxes
- ✦ VAV boxes
- ✦ Exhaust fans
- ✦ Electric wall heater
- ✦ Electric ceiling heaters
- ✦ Electric baseboard heaters
- ✦ HVAC controls
- ✦ Electrical
- ✦ Security
- ✦ Fire alarm and detection

## Student Success Center Renovation

Slippery Rock University  
Slippery Rock, PA



In lieu of building a new student center, the University opted to renovate the existing Union Building. However, the Union had not seen any significant life-cycle maintenance investments within the building over the past decade and many of its building systems were at or near the end of their useful lives.

SitelogIQ was hired by the DGS to provide commissioning services for the life-cycle renovation, which will provide a fully accessible quality centralized location for transactional student services and related experiential student services.

Replacement of the entire building's HVAC system includes chiller and associated pumps, heating hot water pumps, steam-to-hot water heat exchangers, air handling units, ductwork/dampers, associated piping (heating/chilled water), terminal units, diffusers, and new air handling units, all of which be commissioned.

# Contractor Prior Experience

## Similar in Building Size

### OWNER

University of Pittsburgh  
Colleen Edlund  
Project Manager, Office of Facilities  
Management  
412.383.5982  
[cae69@pitt.edu](mailto:cae69@pitt.edu)

### ARCHITECT

MCF Architecture

### SIZE

33,085 SF

### SCHEDULE

September 2021—November 2022

### CONSTRUCTION COST

\$20,000,000

### SYSTEMS COMMISSIONED

- ✦ Boilers, pumps and controls
- ✦ Rooftop units
- ✦ Terminal boxes
- ✦ Air valves (supply, return & exhaust)
- ✦ Ductless AC units
- ✦ Unit heaters
- ✦ Cabinet unit heaters
- ✦ Convector
- ✦ Fume exhaust
- ✦ Exhaust
- ✦ Building automation and control system
- ✦ TAB work
- ✦ Lighting controls
- ✦ Exterior lighting controls
- ✦ Daylight dimming controls
- ✦ Lighting occupancy sensors
- ✦ Emergency power generator
- ✦ Heaters, circulation pumps, mixing valves
- ✦ Sump pumps
- ✦ Automatic fixture control
- ✦ Emergency eye wash and shower
- ✦ Fire and life safety
- ✦ Fire alarm
- ✦ Fire protection
- ✦ Fire smoke dampers
- ✦ Lab air compressor

## Life Sciences Building

University of Pittsburgh  
Greensburg, PA



The new Life Sciences Building for the University of Pittsburgh spans almost 35,000 SF and visually connects to the main entrance of the Greensburg campus. The facility addresses a significant gap in academic offerings in the Westmoreland County region, enabling the program to adapt to the evolving needs of the health care community.



The building features modern furnishings and technology, such as state-of-the-art simulation labs, a skills lab, biology labs, and anatomy and physiology classrooms, which will help shape students to earn four-year degrees.

The updated space requirements will adhere to the standards set by the American College of Nurses. The nursing curriculum will be consistent across three: Pitt-Oakland, Pitt-Greensburg, and Pitt-Johnstown. It will incorporate clinical rounds starting in the sophomore year and rotations across various disciplines to provide essential experience.

The project also incorporated sustainable features to align with modern environmental standards. The building is oriented to safeguard mature trees and enhance proximity to promote daylight harvesting. Additionally, water reduction strategies and energy-efficient systems were implemented to ensure the project's sustainability.

# Contractor Prior Experience

## Similar in Building Scope

### OWNER

Department of General Services  
Paul Hadginske, PE  
Retired Design Project Manager

### MEP ENGINEER

Arris Engineering

### SIZE

N/A (Central Boiler Plant replacement)

### SCHEDULE

June 2022—April 2023 (design phase only)

### CONSTRUCTION COST

\$1,000,000

### SYSTEMS COMMISSIONED

- + Heat generation
- + Ventilation
- + HVAC controls
- + Power distribution
- + Lighting
- + Lighting controls
- + Emergency generator

## Elizabethtown Training Academy

Department of General Services  
Harrisburg, PA



The Department of Corrections Training Academy facility in Elizabethtown, Pennsylvania—the former State Hospital for Crippled Children—dates back to 1929. Heated by steam using the existing, original coal boilers are obsolete and are in limited use status. Heat is currently provided by a trailer mounted boiler and is powered by natural gas with fuel oil as back-up. Cooling of the facility buildings is provided by a combination of DX, chilled water, and window units.

Many of the site utilities at the Training Academy are original to the facility and require significant repairs to restore full operation, specifically, the domestic water/fire protection site piping. Similarly, many of the HVAC systems are original to the buildings. Some HVAC systems within Elder Hall have been recently upgraded, however some systems, all controls, and the HVAC in other buildings, are old, and some require significant repairs/replacement due to age, being obsolete, no longer supported, lacking in centralized control/automation, and approaching planned end-of life.

SitelogIQ Consulting Engineers is commissioning the HVAC and electrical systems.

# Contractor Prior Experience

## Similar in Building Scope

### OWNER

Department of General Services  
Andres Perez  
Project Manager  
717.787.7096  
[andreperetz@pa.gov](mailto:andreperetz@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 Scope

### OWNER

Department of General Services  
Joseph Imperiolo, Sr.  
Project Manager  
717.836.2485  
[jimperioli@pa.gov](mailto:jimperioli@pa.gov)

### MEP ENGINEER

Martin Rogers Engineering Consultants

### SCHEDULE

November 2018—April 2023

### CONSTRUCTION COST

\$7,000,000

### SYSTEMS COMMISSIONED

- ✦ Air handling units
- ✦ Rooftop units
- ✦ Energy recovery units
- ✦ Makeup air units
- ✦ Fan coil units
- ✦ Heat exchanger
- ✦ Pumps/VFDs
- ✦ Ceiling exhaust fans
- ✦ Exhaust fans
- ✦ Building management
- ✦ Fire alarm
- ✦ Fire suppression

## Danville State Hospital

Department of General Services  
Danville, PA



Danville State Hospital was built in 1872. The hospital transitioned over the years from providing care to the mentally ill, to a long term care facility for the elderly, to a long term psychiatric facility. Today, the hospital provides active treatment for various services including medical, nursing, occupational therapy, vocational adjustment services, therapeutic recreation, social workers, psychology, and chaplaincy. The renovations consisted of a complete removal of the existing HVAC systems and the installation of a new system, while the Admissions Building required extensive renovations to all systems to meet current code requirements.

SitelogIQ provided reviews of completed pre-functional checklists; installation inspections, witnessed equipment startup, maintained commissioning issue and resolution log, verified and oversaw training; and functional testing for the HVAC, select plumbing and select electrical systems.

SitelogIQ will return 10 months after substantial completion and meet with DGS and the Client Agency to discuss the operation of the commissioned systems. We will identify and document outstanding issues to ensure all were addressed by the contractors under the one year warranty.



SECTION B

# UNDERSTANDING PROJECT REQUIREMENTS



# Understanding Project Requirements

## Project Understanding

The Department of General Services (DGS), is undertaking the Residence Halls renovation project at Thaddeus Stevens College of Technology, located in Lancaster County.

The project scope focuses on revitalizing Bourne and Metzger Halls through upgraded finishes and enhanced mechanical, electrical, emergency power, plumbing, and fire protection systems. These improvements aim to modernize the facilities while making minor layout modifications to accommodate several residence hall director suites. Renovations at Brenner Hall will be more targeted, concentrating on updating fire protection panels, security systems, and energy-monitoring components to align with current campus standards.

The project scope includes:

### Bourne and Metzger Halls

- ✦ Refreshing interior finishes throughout the buildings
- ✦ Implementing selective layout modifications to add residence director suites and enhanced communal spaces
- ✦ Completing comprehensive HVAC system upgrades
- ✦ Replacing all plumbing systems
- ✦ Installing new energy-efficient windows (pending historic-preservation review)
- ✦ Adding new emergency power generation capability

### Brenner Hall

- ✦ Upgrading fire alarm systems
- ✦ Improve security control systems
- ✦ Enhance energy-monitoring infrastructure

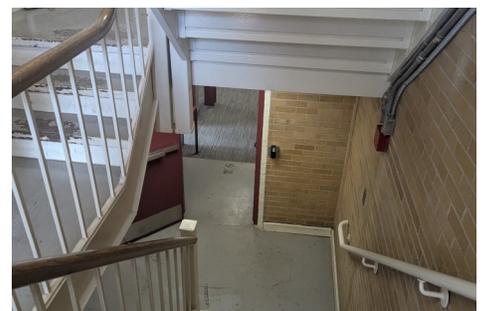
### Project Priorities and Compliance

- ✦ Emphasis will be placed on cost-effective modernization and long-term life-cycle savings
- ✦ Focus on improving operational efficiency
- ✦ Compliance with Executive Order 2019-01 requiring a minimum 10% reduction in energy consumption
- ✦ LEED and other third-party certifications will not be pursued

## Relevant Experience

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

- ✦ **Leonard Building, Thaddeus Stevens College of Technology:** SitelogIQ provided comprehensive MEP (Mechanical, Electrical, and Plumbing) commissioning services throughout the project



## Understanding Project Requirements

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.

- ✦ **Student Success Center Renovation, Slippery Rock University:** SitelogIQ was hired by the DGS to provide commissioning services for the life-cycle renovation, which will provide a fully accessible quality centralized location for transactional student services and related experiential student services.

These projects have equipped us with deep knowledge of university-specific MEP and Building Envelope requirements and the nuances of commissioning in active educational institutions.

### Commissioning Agent (CxA) Role and Responsibilities

As the CxA, SitelogIQ will ensure that all commissioned systems meet the Owner's Project Requirements (OPR), applicable codes, and long-term performance goals. Our responsibilities span all project phases:

- ✦ **Design:** Facilitate OPR workshops to define performance benchmarks, sustainability goals, and maintenance expectations. Review design documents and Basis of Design (BoD) for alignment with OPR. 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:

- ✦ Developing a welcoming, thoughtfully designed, and highly functional environment that emphasizes comfort, privacy, and ease of use for both students and staff.
- ✦ Assisting Thaddeus Stevens College with utilizing the project's design and construction methodology into its trade curriculum, using it as a practical instructional resource. All proposed

# Understanding Project Requirements

modifications will reflect industry best practices to ensure the project serves as a high quality, real world learning tool for students.

- ✦ Facilitating prompt and efficient property renovations that minimize operational disruptions and ensuring construction schedules are strategically coordinated with occupancy transitions to allow for seamless changeovers aligned with the academic calendar.
- ✦ Prioritizing cost-effective renovation strategies while upholding a strong commitment to quality. Modernization initiatives should be guided by comprehensive life-cycle cost analyses, emphasizing energy-efficient solutions and warranty benefits to ensure long-term operational reliability and sustainable maintenance.
- ✦ Emphasizing campus-wide uniformity in renovation projects to streamline maintenance operations and enhance interoperability, fostering a cohesive and economically sustainable infrastructure.

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

## Systems to be Commissioned

- ✦ Building Assembly Systems including Building Shell modifications
- ✦ Protective Systems including Fire Suppression and Fire Alarm Systems
- ✦ Plumbing Systems including Domestic Hot Water Systems
- ✦ Heating, Ventilating, Air Conditioning and Refrigeration Systems (HVAC) including Heat Generation, Refrigeration, Ventilation, and HVAC Control Systems
- ✦ Electrical Systems including Power Distribution, Lighting, and Controls, and Emergency Generator Systems
- ✦ Communications Systems including Voice/Data and Sound/Video Systems
- ✦ Electronic Safety and Security Systems including Security, Alarm, and Detection Systems

## Schedule Awareness

We understand the following project milestones:

- ✦ **CxA Onboarding Meeting** – February 10, 2026
- ✦ **Design Kickoff** – February 15, 2026
- ✦ **Owner’s Project Requirements Development** – March 27, 2026
- ✦ **Design Complete** – December 3, 2026
- ✦ **Construction Start** – August 26, 2027
- ✦ **Construction Finish** – October 10, 2028





SECTION C

# GEOGRAPHIC LOCATION



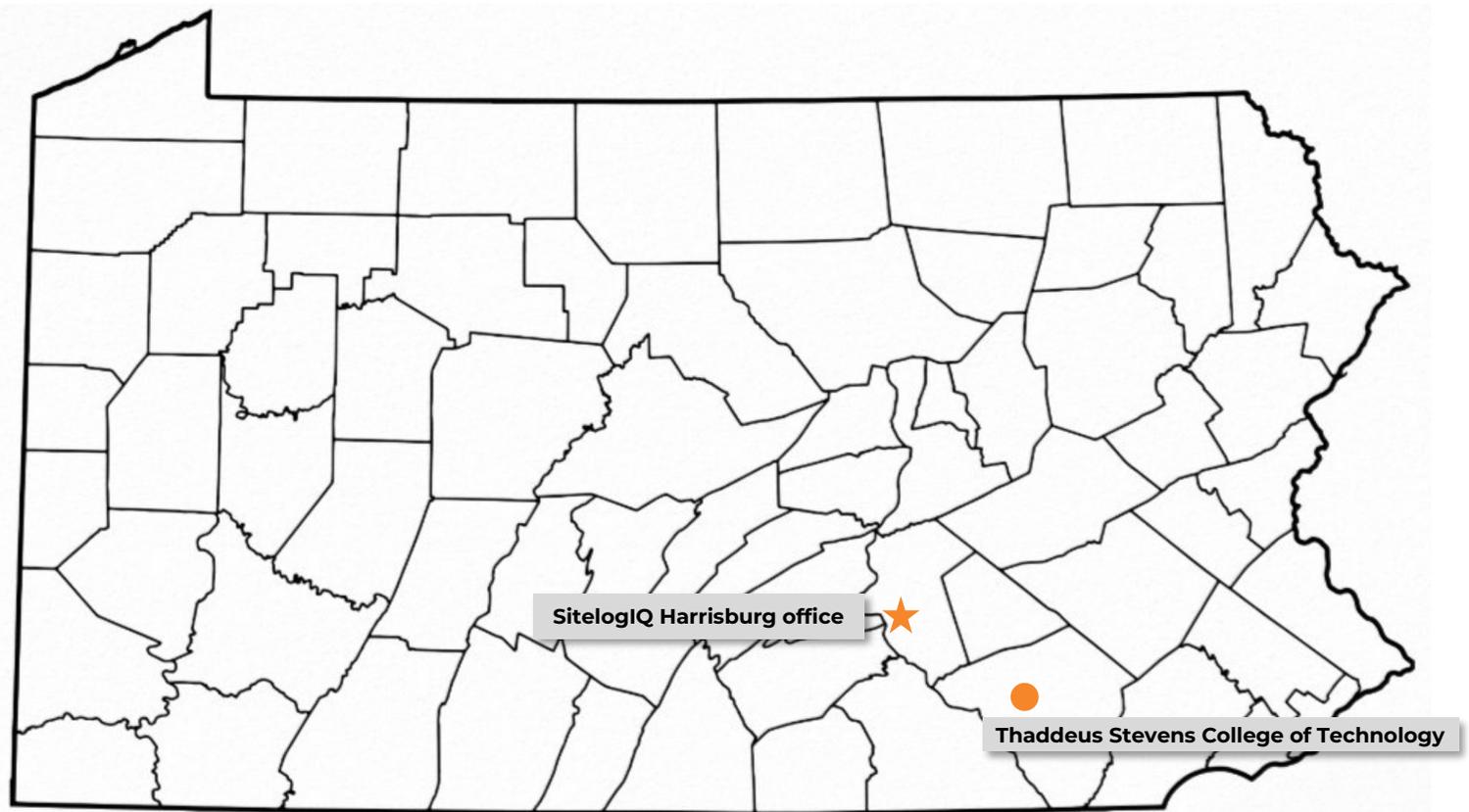
## Geographic Location

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 **45 miles** from Thaddeus Stevens College of Technology

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 services and building envelope commissioning services for the Residence Halls Renovation project at Thaddeus Stevens College of Technology in Lancaster 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.
- ✦ **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).
- ✦ **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 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.

## Project Work Plan

- ✦ **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.
- ✦ **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.
- ✦ **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 OPR and local jurisdiction. 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 - Renovations to Residence Halls - Thaddeus Stevens College of Technology

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	Qtr 2	Qtr 3
<b>CxA Onboarding</b>	X														
<b>Design Phase</b>															
OPR Workshop	X														
Final OPR	X														
Review Design Professional's BOD	X														
Develop Commissioning Plan		X	X	X											
Coordinate Commissioning Related Work	X	X	X	X											
Perform Design Reviews & Document Comments		X	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	X			
Organize and Conduct Commissioning Meetings							X					X	X		
Revise Commissioning Plan as Needed								X	X	X					
Review Contractor Submittals								X	X	X	X				
Perform Site Visits								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			
<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 and building envelopment 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 Lancaster 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 **54 hours** and during the **construction phase** will be **242 hours**. The anticipated **building envelope commissioning** hours for the design phase of the work will be **41 hours** and during the construction phase will be **101 hours**.



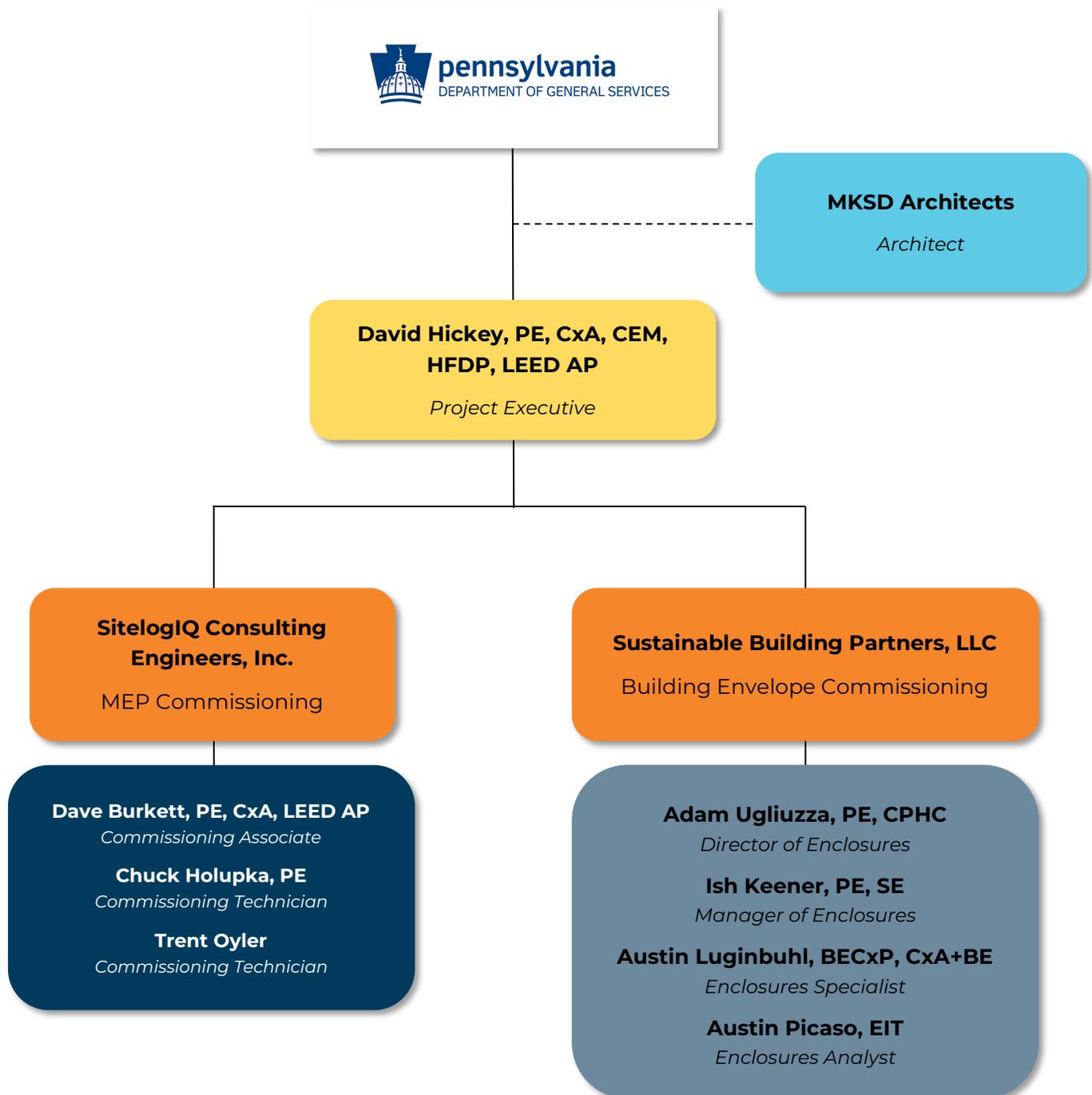
SECTION E

# 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 Residence Halls Renovation project at Thaddeus Stevens College of Technology in Lancaster 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



### Adam Ugliuzza

PE, CPHC  
Director of Building Enclosures

#### EDUCATION

Bachelor of Science, Civil Engineering,  
Syracuse University

#### CERTIFICATIONS/REGISTRATIONS

Professional Engineer: NY  
Infrared Thermographer: Level II  
Certification  
Passive House Institute, Certified Passive  
Consultant

#### PROFESSIONAL AFFILIATIONS

Air Barrier Association of America (ABAA)

- Board Member
- ABAA Chair; Terminations Transitions and Flashings Task Group
- ABAA Co-Chair - Whole Building Airtightness Testing Task Group

Passive House Institute US (PHUS)  
Construction Owners Association of America (COAA)  
United States Green Building Council (USGBC)

Adam brings 16 years of engineering experience focusing on building science and the building enclosure construction industry. Discipline expertise includes building enclosure consulting and commissioning services for new and existing construction, in addition to forensic investigations to determine root cause of building performance issues. He also brings industry leading expertise in large building whole building airtightness testing, which is at the forefront of high-performance building construction. Adam continues to work on projects across the United States and abroad providing professional building enclosure consultation in both the residential and commercial space for all types of construction, ranging from multi-family wood/timber framed buildings to high performance institutional/healthcare facilities to high-rise construction. Through this experience, Adam brings a unique approach to building enclosure consulting and testing, concentrating on enclosure interface coordination in design and construction phases of the project that overlays a holistic approach, critical to achieving high performance building construction; the goal to help ensure all the materials, systems, and assemblies are properly connected to provide continuous environmental control. His extensive testing knowledge allows him to be deliberate and methodical in his approach to interweaving functional testing to verify performance.

#### Project Experience

George Mason University, Institute for Digital Innovation & Parking Facility, Arlington, VA  
Harrisburg University, Health Sciences Building, Harrisburg, PA  
Johns Hopkins University

- Suburban Hospital, Bethesda, MD
- Applied Physics Lab, Building 201, Laurel, MD

Pennsylvania State University

- West 1 Engineering Building, University Park, PA
- West 2 Engineering Building, University Park, PA
- Osmund Physics Building, University Park, PA
- Liberal Arts Research and Teaching Building, University Park, PA
- Henning Replacement, University Park, PA
- Chemical Engineering and Biomedical Engineering Building, University Park, PA

Reagan Airport

- Secure Nation Hall, Washington DC
- New North Concourse, Washington DC

University of Maryland Medical System, UMUH, Aberdeen, MD  
University of Pittsburgh Medical Center

- Mercy Hospital, Pittsburgh, PA
- Recreation and Wellness Center, Pittsburgh, PA

Washington DC, Senate Underground Garage, Washington, DC  
University of Maryland Capital Regional Medical Center, Largo, MD  
UMMS, Midtown Campus, Baltimore, MD



### Ish Keener

PE, SE  
Manager of Enclosures

#### EDUCATION

Master of Science Civil Engineering:  
Structural Design, Missouri University  
of Science & Technology  
Bachelor of Science, Civil Engineering:  
Structures, Penn State University

#### CERTIFICATIONS/REGISTRATIONS

Professional Engineer: PA, FL  
Structural Engineer: IL  
Infrared Thermographer: Level II  
Certification

#### PROFESSIONAL AFFILIATIONS

Building Commissioning Association,  
2023 Mid Atlantic President

Ish is a licensed structural and professional engineer with over 13 years of experience focusing on the design, analysis, assessment, and remediation of enclosure and structural systems for new and existing buildings. Discipline expertise and management includes building enclosure consulting and commissioning services for new and existing construction, in addition to enclosure/structural forensic investigations to determine root cause of building performance issues and failures. Ish also brings industry leading expertise in large building whole building airtightness testing, which is at the forefront of high-performance building construction. Ish consults on a wide variety of project types, from multi-family residential to high-end lab research centers, for building Owners, Architects, and Builders alike. Through this experience, Ish brings a unique approach to building enclosure consulting and testing that aims to bring building function through team collaboration and quality practices.

#### Project Experience

Penn State Health, Hampden Medical Center, Enola, PA—Building Enclosure Commissioning (BECx) for a 300,000 SF, multi-story hospital

Johns Hopkins, APL Building 14, Laurel, MD—Building Enclosure Commissioning (BECx) for a 211,000 SF facility that includes high bays, electronic laboratories, advanced technology, and general office space

Elizabethtown College, Sports, Fitness and Wellness Center, Elizabethtown, PA—Building Enclosure Commissioning (BECx) for a 78,000 SF facility that includes an indoor track, basketball courts, fitness/wellness space, locker rooms, sports medicine rooms, and multi-purpose rooms

Penn State, James Building Replacement, University Park, PA—Building Enclosure Commissioning (BECx) for a \$53 million project that includes co-working facilities, event space, and offices

University of Maryland, E.A. Fernandez IDEA Factory, College Park, MD—Building Enclosure Commissioning (BECx) for a 60,000 SF facility that includes open workspaces for students



## Austin Luginbuhl

BECxA, CxA+BE  
Enclosures Specialist

### EDUCATION

Bachelor of Arts, Engineering Studies,  
Lafayette College

### CERTIFICATIONS/REGISTRATIONS

Building Enclosure Commissioning  
Authority  
ABAA Certified Field Auditor  
Level II Thermographer (Infraspection  
Institute)

### PROFESSIONAL AFFILIATIONS

Building Commissioning Association  
Air Barrier Association of America

Austin brings nine years of experience in quality control and construction project management on commercial construction projects, including extensive experience in building enclosure construction and design. Discipline expertise and management includes building enclosure consulting and commissioning services for new and existing construction. With a diverse background and professional exposure to many facets of the development and construction industry, Austin brings a unique set of skills and perspectives to the Building Enclosures Group at Sustainable Building Partners. Austin also brings industry leading experience in large building whole building airtightness testing, which is at the forefront of high-performance building construction. Austin consults on a wide variety of project types, from multi-family residential to high-end lab research centers, for building Owners, Architects, and Builders alike. Through his experiences, Austin brings a unique approach to building enclosure consulting and testing that aims to bring building function through team collaboration and quality practices.

### Forensic and Existing Construction Experience

Hurricane Damage Inspections, Fort Myers, FL  
Penn State University, Deike Building Enclosure Upgrades, University Park, PA  
Hershey Hotel, Hershey PA  
Eurofins Laboratory, Lancaster, PA  
Thaddeus Stevens College, Lancaster, PA  
University of Pittsburg Medical Center, Lititz, PA  
Brightview South River, Edgewater, MD  
Penn State University, Scranton Building Enclosure Upgrades, Dunmore, PA

### New Construction Experience

Penn State University, West 1 Engineering Building, University Park, PA  
Penn State University, West 2 Engineering Building, University Park, PA  
Penn State University, Osmond Physics Building, University Park, PA  
Penn State University, Liberal Arts Building, University Park, PA  
2000 Arch Street, Philadelphia, PA  
University of Maryland, IDEA Factory, College Park, MD

Villanova University, Center for Engineering Education and Research, Villanova, PA  
Lehigh Valley Health Network Oncology Center, Hazelton, PA

### Whole Building Airtightness Testing Experience

Amazon HQ2 - North + South Towers , Arlington, VA  
Penn State University, West 2 Engineering Building, University Park, PA  
MassBay Community College Nursing Center, Wellesley, MA  
Muhlenberg College Fahy Commons - Allentown, PA  
Teterboro Airport Air Traffic Control Tower - Terboro, NJ  
Douglas MacArthur Elementary School - Alexandria, VA  
Harrisburg University of Science and Technology - Harrisburg, PA  
Federal Courthouse - Harrisburg, PA



## Austin Picaso

EIT  
Enclosures Analyst

### EDUCATION

Bachelor of Science, Civil Engineering,  
York College of Pennsylvania

### CERTIFICATIONS/REGISTRATIONS

Engineer in Training (E.I.T.) - Pennsylvania  
Infraspection Institute Certified Infrared  
Thermographer - Level 1  
OSHA 30-Hour Construction Safety and  
Health

### PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (ASCE)

Austin Picaso joined SBP in October 2024 as an Enclosure Analyst. Following his graduation from York College in 2023, Austin immediately entered the building enclosures commissioning, consulting, and testing world. Since then, he has worked on multiple projects for The Pennsylvania State University, both main and commonwealth campuses, encompassing a variety of scopes, including LEED V.4 Enhanced Building Enclosure Commissioning (BECx), water intrusion investigation, and field performance testing. He has also assisted with and/or led eight Whole Building and Compartmentalized Airtightness Tests for various commercial and educational projects. His skill set will help support SBP's Building Enclosures group.

### Project Experience

The Pennsylvania State University, University Park Campus, PA

- ✦ Engineering West 1 (ECoRE) BECx
- ✦ Susan Welch Liberal Arts Building (SWLAB) BECx
- ✦ Osmond Physics Laboratory and New Physics Building BECx
- ✦ Lasch Football Building

The Pennsylvania State University, Commonwealth Campuses

- ✦ Scranton Nursing Library BECx
- ✦ Harrisburg Library

Family Life Academy Charter School (FLACS IV), Bronx, NY —Whole Building Airtightness Testing

NYPD 40th Precinct Police Station, Bronx, NY—Whole Building Airtightness Testing



# *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 handwritten signature in blue ink, appearing to read 'MCG', written over a horizontal line.

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

A handwritten signature in blue ink, appearing to read 'Ray Bert', written over 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.



Signature of Scott A. Gordon

Scott A. Gordon, PE, CxA
Certification Council Chair

Signature of 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.



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

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# 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



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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



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*The University of the State of New York  
Education Department  
Office of the Professions*

**REGISTRATION CERTIFICATE**

*Do not accept a copy of this certificate*

License Number: 090611-01

Certificate Number: 2530922



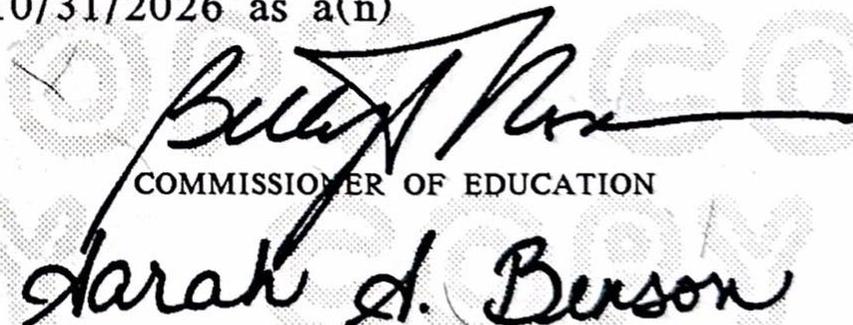
UGLIUZZA ADAM STEVEN  
909 WOODLAND DRIVE  
LEMOYNE PA 17043-0000

is registered to practice in New York State through 10/31/2026 as a(n)  
**PROFESSIONAL ENGINEER**

LICENSEE/REGISTRANT

  
EXECUTIVE SECRETARY

COMMISSIONER OF EDUCATION

  
DEPUTY COMMISSIONER  
FOR THE PROFESSIONS

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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

**DARWIN ISHMAEL KEENER**

License Number : PE085700 Initial License Date : 12/12/2016 Expiration Date : 09/30/2027  
License Type : Professional Engineer License Status as of 9/2/2025 : Active  
Issued By : State Registration Board for Professional Engineers, Land Surveyors and Geologists  
Address : 549 NORTHLAWN DRIVE, 1760 Lancaster, PA 17603



Acting Commissioner Arion R. Claggett

Signature of Licensee



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