



Pennsylvania Department of General Services

Request for Quote

West Chester University—Sturzebecker Health Science Center Renovations

Project No. DGS-C-0414-0072 PH1

TECHNICAL SUBMISSION





625 Clark Ave., Suite 20
King of Prussia, PA 19406
P: 717.238.5737

March 30, 2026

Cara Desert
PA Department of General Services
1800 Herr Street
Harrisburg, PA 17103

RE: West Chester University, Sturzebecker Health Sciences Center
Project No. DGS C-0414-0072 Phase 1

Dear Cara:

SitelogIQ is pleased to submit our qualifications in response to the Commonwealth of Pennsylvania Department of General Services (DGS) Request for Quote for Commissioning Agent (CxA) Services for the Sturzebecker Health Sciences Center renovation project at West Chester University.

We understand that this project represents a critical investment in modernizing a core academic facility to better support the University's health sciences programs while improving building performance, occupant comfort, and long-term operational efficiency. As a trusted partner to higher education institutions and public agencies across Pennsylvania, SitelogIQ brings the experience, technical expertise, and collaborative approach necessary to support DGS in achieving these objectives.

Our team has extensive experience commissioning complex higher education and institutional facilities, including large-scale renovations and system upgrades within active campus environments. We understand the importance of aligning design intent with operational outcomes and ensuring that all building systems—mechanical, electrical, plumbing, fire protection, and controls—are fully integrated, tested, and performing as intended.

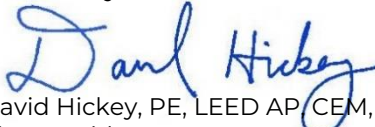
SitelogIQ approaches commissioning as a comprehensive quality assurance and risk mitigation process that spans design through post-occupancy. Our methodology emphasizes early engagement, rigorous design review, structured functional testing, and clear documentation to ensure successful project delivery. Just as importantly, we focus on long-term performance—equipping facility staff with the tools, training, and systems knowledge required to sustain building performance well beyond project completion.

With a strong presence in Pennsylvania and a long history of supporting DGS and PASSHE institutions, our team offers both local responsiveness and national expertise. We are committed to delivering a commissioning process that is thorough, proactive, and aligned with the Commonwealth's standards and expectations.

We appreciate the opportunity to be considered for this project and look forward to partnering with DGS and West Chester University to deliver a high-performing, resilient, and future-ready facility.

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

Who We Are

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

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

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

Our Mission

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

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

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

What We Do

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

Planning & Analysis

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

sitealogiq

Our Mission

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

Our Team

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

Accredited Member of



Contractor Prior Experience

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

Architecture, Engineering & Design

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

Construction & Program Management

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

Energy, Sustainability & Performance

- ✦ Energy audits and conservation measures

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

Financing & Implementation Tools

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

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

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

Contractor Prior Experience

Markets We Serve

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



**K-12
EDUCATION**



**HIGHER
EDUCATION**



HEALTHCARE



**STATE AND LOCAL
GOVERNMENT**



**COMMERCIAL
OFFICE**



**INDUSTRIAL &
MANUFACTURING**

Why Clients Choose SitelogIQ

- ✦ **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.

Contractor Prior Experience

- ✦ **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 OPR). The tracking of commissioning issues is continuous through the startup, testing and acceptance phases.

Our Commitment

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

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

The following pages are projects similar in nature and scope to the Sturzebecker Health Science Center renovation project at West Chester University in Chester County, Pennsylvania.

Contractor Prior Experience

Similar in Building Size

OWNER

Harrisburg University
Eric Darr
President
717-901-5111
edarr@harrisburgu.edu

ARCHITECT AND MEP ENGINEER

Stantec

SIZE

260,000 SF

SCHEDULE

December 2020—December 2022

CONSTRUCTION COST ESTIMATE

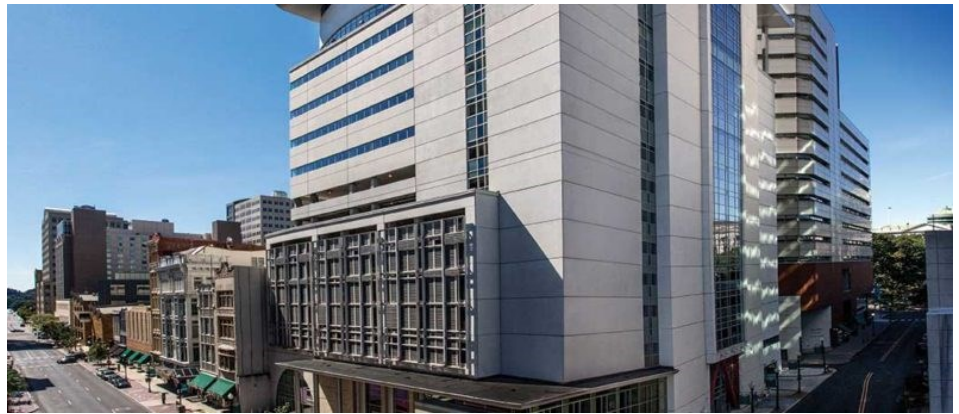
\$100,000,000

SYSTEMS COMMISSIONED

- ✦ Elevator Shaft Pressurization System
- ✦ HVAC
- ✦ Building Automation Systems
- ✦ Domestic Hot Water
- ✦ Laboratory Exhaust and Compressed Air
- ✦ Electrical and Lighting Controls
- ✦ Fire Suppression and Atrium Smoke Control

Health Sciences Building

Harrisburg University
Harrisburg, PA



The new, 12-story health science building contains 260,000 square feet of academic space and accommodates at least 1,000 new students in various healthcare programs, including nursing, pharmaceutical sciences, exercise sciences, and other allied health programs. It houses classrooms and training spaces for advanced manufacturing and interactive media programs, auditoriums, and student life and tutoring areas. It also features other areas such as Advanced Manufacturing and Interactive Media programs, in addition to auditoriums, student life, and tutoring areas.

Contractor Prior Experience

Similar in Building Size

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

Bristol Township School District
Mike Cox
Director of Operation and Maintenance
267.599.2355
mike.cox@bristoltwpsd.org

ARCHITECT

SCHRADERGROUP

MEP ENGINEER

Snyder Hoffman Associates

SIZE

7,000 SF demo
119,000 SF renovation
38,000 SF addition

SCHEDULE

February 2021—December 2022

CONSTRUCTION COST

\$43,864,509 to date

SYSTEMS COMMISSIONED

- ✦ Building automation
- ✦ Heat pump condenser loop
- ✦ Boilers and pumps
- ✦ Rooftop units
- ✦ Energy recovery ventilators
- ✦ VAV terminal units
- ✦ Horizontal water source heat pumps
- ✦ Classroom WSHP unit ventilators
- ✦ Makeup air units
- ✦ Exhaust fans
- ✦ Ductless AC units
- ✦ Terminal hot water heating units
- ✦ Terminal electrical heating units
- ✦ Domestic hot water systems
- ✦ Lighting and lighting controls

Benjamin Franklin Middle School

Bristol Township School District
Levittown, PA



In 2020, as part of its facilities plan, the Bristol Township School District announced plans to convert a former school-turned-administration building on Mill Creek Road into a new middle school, replacing the aging Franklin D. Roosevelt Middle School on Veterans Highway (Route 413).

SitelogIQ Consulting Engineers provided commissioning services for the HVAC, plumbing, and electrical systems of the 156,000-square-foot facility. Major upgrades included a new main entrance and administrative suite, a two-story classroom wing, and expanded cafeteria and kitchen. The remainder of the existing building underwent a full architectural and systems renovation.

The STEAM/Media Center saw a complete interior and structural demolition, followed by new construction. Additional renovations included upgraded finishes and systems in all classrooms and support spaces, full kitchen equipment replacement, a renovated and expanded cafeteria, an updated media center, auditorium enhancements, partial window replacement, and a new roof.

Contractor Prior Experience

Similar in Building Type

OWNER

PA Department of General Services
Cara Desert
Project Manager
717.787.9059
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
Colleen Edlund
Project Manager, Office of Facilities
Management
412.383.5982
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 Type

Ephrata Community Hospital

WellSpan
Ephrata, PA

OWNER

WellSpan
David Weaver
Senior Project Manager
717.733.0311
dweaver6@wellspan.org

MEP ENGINEER

Barton Associates

SIZE

50,000 SF

SCHEDULE

April 2015—October 2016

CONSTRUCTION COST

\$47,000,000

SYSTEMS COMMISSIONED

- ✦ Boilers
- ✦ Remote terminal units
- ✦ Air terminal units
- ✦ Humidifiers
- ✦ Exhaust fans
- ✦ Building automation and automatic temperature control



WellSpan hired SitelogIQ to commission the HVAC system at Ephrata Community Hospital for their new healthcare pavilion. The north addition, adjacent to the existing day surgery, increases the total number of operating rooms from nine to ten, adding centralized surgical facilities, staff lounge, men's and women's locker rooms, equipment storage, and offers shell space for future physician offices. The expansion also included PACU bays, nurses stations, bariatric recovery room, isolation recovery room, pre- and post-op rooms, OR control room, bronchoscopy/endoscopy operating room, laser eye room, IT MDF room, and administrative and support offices.

Contractor Prior Experience

Similar in Building Scope

OWNER

PA Department of General Services
Cara Desert
Design Project Manager
717.787.9059
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 Scope

OWNER

PA Department of General Services
Cara Desert
717.787.9059
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

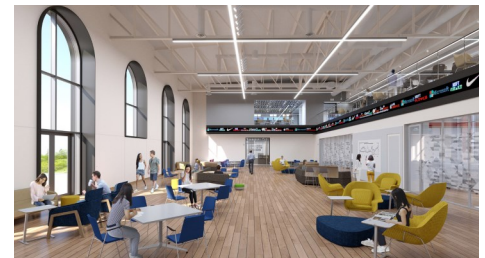
- ✦ Boilers / chillers
- ✦ Pumps
- ✦ Controls
- ✦ Fuel (gas and oil)
- ✦ Air handling units
- ✦ Variable air volume terminal boxes
- ✦ Ductless AC nits
- ✦ Exhaust fans
- ✦ Unit heaters
- ✦ Cabinet unit heaters
- ✦ Wall heaters
- ✦ Baseboard radiation
- ✦ HVAC controls
- ✦ Water heater
- ✦ Mixing valve
- ✦ 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 Scope

OWNER

PA Department of General Services
Danay Vargas
717.787.6984
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.



SECTION B

UNDERSTANDING PROJECT REQUIREMENTS



Understanding Project Requirements

Project Understanding

SitelogIQ understands that the Commonwealth of Pennsylvania, Department of General Services (DGS), in partnership with West Chester University, is undertaking a comprehensive interior renovation of the Sturzebecker Health Sciences Center—a 190,540 SF academic facility that supports critical health sciences programs including kinesiology, sports medicine, and human performance.

Originally constructed in 1970 and incrementally upgraded over time, the facility now requires a coordinated, life-cycle-focused modernization to address aging infrastructure, evolving program demands, and performance deficiencies. This project represents not only a renovation effort, but a strategic reinvestment in a core academic asset to improve building performance, occupant experience, and long-term operational efficiency.



Commissioning as a Quality Assurance and Risk Mitigation Tool

We recognize that the Commissioning Agent (CxA) serves as a critical extension of DGS's quality management program—responsible for validating that all building systems are designed, installed, tested, and operated in alignment with the Owner's Project Requirements (OPR), Basis of Design (BoD), and applicable codes and standards.

Given the complexity of renovating an occupied or partially occupied higher education facility, commissioning plays a central role in:

- ✦ Reducing risk associated with system integration and sequencing
- ✦ Ensuring constructability and minimizing rework during construction
- ✦ Verifying that systems perform as intended under real operating conditions
- ✦ Supporting a smooth transition to operations through training and documentation

SitelogIQ views commissioning not as a discrete task, but as a continuous, data-driven process spanning design through post-occupancy.

Complexity of Systems and Integration Requirements

This project includes commissioning of a wide range of interconnected systems, including HVAC, plumbing, fire protection, electrical distribution, lighting controls, and building automation systems (BAS).

The integration of these systems—particularly within an existing facility—requires:

- ✦ Careful coordination between design intent and field installation
- ✦ Verification of control sequences and interoperability across systems
- ✦ Functional performance testing under varying operational scenarios
- ✦ Alignment of mechanical, electrical, and control strategies to support energy efficiency and occupant comfort

Understanding Project Requirements

Our experience demonstrates that the greatest project risks often occur at system interfaces. SitelogIQ's commissioning approach prioritizes early identification of these interfaces and proactive coordination to ensure seamless system integration.

Higher Education Environment Considerations

We understand the unique challenges associated with higher education facilities, including:

- ✦ Diverse and specialized program spaces (labs, athletic areas, classrooms)
- ✦ Extended operating hours and variable occupancy patterns
- ✦ Sensitivity to indoor environmental quality, particularly in health sciences environments
- ✦ The need to minimize disruption to ongoing campus operations

Our portfolio reflects extensive experience in higher education commissioning, including large-scale renovations and complex system replacements, reinforcing our ability to deliver successful outcomes in active campus environments.

Design-Phase Leadership and Early Engagement

The RFQ emphasizes early CxA involvement in developing the OPR, Commissioning Plan, and design reviews.

SitelogIQ fully supports this approach and understands that the foundation for project success is established during design.

We will:

- ✦ Facilitate a structured OPR workshop to align stakeholders on performance goals, energy targets, and operational expectations
- ✦ Perform detailed design and BoD reviews to ensure clarity, completeness, and alignment with project objectives
- ✦ Develop commissioning specifications that clearly define contractor responsibilities and testing requirements

This early engagement reduces downstream risk, improves bid quality, and ensures that commissioning is fully embedded in the construction process.

Construction Phase Execution and Verification

During construction, SitelogIQ will focus on active verification and documentation of system performance through:

- ✦ Submittal reviews to confirm alignment with OPR and BoD
- ✦ Regular site observations and participation in construction and commissioning meetings
- ✦ Development and execution of pre-functional and functional performance testing procedures
- ✦ Real-time issue tracking through a structured issues and resolution log

We understand that commissioning during construction is both technical and collaborative—requiring strong communication with contractors, design professionals, and DGS to maintain project momentum

Understanding Project Requirements

while ensuring quality outcomes.

Long-Term Performance and Operational Readiness

A key objective of this project is to deliver a facility that performs reliably well beyond project closeout. The inclusion of systems manuals, training verification, and post-occupancy commissioning reflects DGS's commitment to long-term performance.

SitelogIQ's approach emphasizes:

- ✦ Development of a comprehensive Systems Manual that supports ongoing operations
- ✦ Verification of staff training to ensure proper system use and maintenance
- ✦ Post-occupancy engagement through warranty-phase commissioning
- ✦ Documentation that enables continuous optimization over the building lifecycle

Our broader organizational expertise in energy performance, facility optimization, and lifecycle planning allows us to extend value beyond commissioning—helping owners sustain performance and reduce operating costs over time.

SitelogIQ Value to the Project

SitelogIQ brings a fully integrated perspective—combining commissioning expertise with deep knowledge of building systems, energy performance, and higher education environments. Our experience delivering commissioning services across projects ranging from renovations to large-scale new construction ensures we can effectively support this project's complexity and scale.

We understand that success for this project is defined not only by completing commissioning activities, but by delivering a high-performing, reliable, and maintainable facility that supports West Chester University's mission for decades to come.

Systems to be Commissioned

- ✦ Protective including fire suppression and fire alarm
- ✦ Plumbing including domestic hot water
- ✦ Heating, Ventilating, Air Conditioning and Refrigeration (HVAC) including heat generation, refrigeration, ventilation, and HVAC controls, pool ventilation equipment
- ✦ Electrical including power distribution, lighting and controls (BAS), and emergency generator

Schedule Awareness

We understand the following project milestones:

- ✦ **CxA Onboarding Meeting** – April 27, 2026
- ✦ **Owner's Project Requirements Development** – May 15, 2026
- ✦ **Design Complete** – May 29, 2026
- ✦ **Construction Start** – January 3, 2027
- ✦ **Construction Finish** – December 29, 2029



SECTION C

GEOGRAPHIC LOCATION



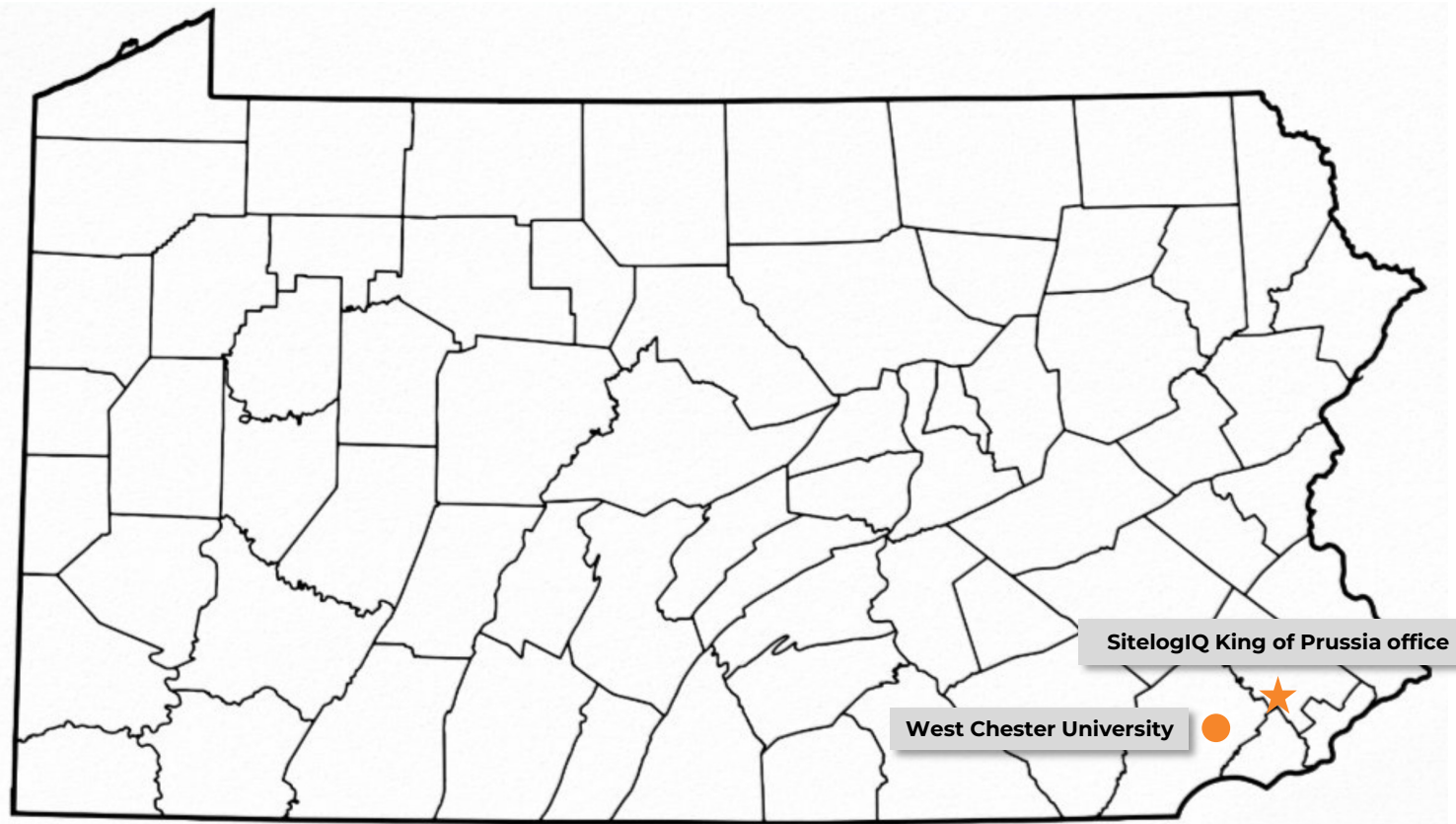
Geographic Location

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

625 Clark Ave., Suite 20, King of Prussia, PA, PA 19406

This office is **21 miles** from West Chester University

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 Sturzebecker Health Science Center renovation project at West Chester University in Chester 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 - Health Science Athletic Building - West Chester University														
Phase / Task	2026				2027				2028				2029	
	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
CxA Onboarding	X													
Design Phase														
OPR Workshop	X													
Final OPR	X													
Review Design Professional's BOD	X													
Develop Commissioning Plan	X	X												
Coordinate Commissioning Related Work	X	X	X	X										
Perform Design Reviews & Document Comments	X	X	X	X										
Back-Check Design Review Comments		X	X	X										
Write Commissioning Specifications		X												
Construction Phase														
Schedule Commissioning Orientation Meeting				X										
Coordinate & Direct Commissioning Process & Work				X	X	X	X	X	X	X	X	X	X	X
Organize and Conduct Commissioning Meetings						X		X		X	X	X	X	X
Revise Commissioning Plan as Needed				X	X									
Review Contractor Submittals								X	X	X	X	X		
Perform Site Visits							X		X		X		X	X
Write and Distribute Pre-Functional Checklists					X									
Review Completion of Pre-Functional Checklists													X	X
Write Functional Testing Procedures								X						
Review Equipment Start-Up														X
Direct and Document Functional Testing														X
Maintain Cx Issues and Resolution Log													X	X
Training and Documentation Phase														
Review O&M Manuals														
Verify and Report on Training														
Develop a Systems Manual														
Prepare Final Commissioning Report														
Review Outstanding Commissioning Issues														
Assemble and Turn Over all Final Commissioning Documents														
Recommend Acceptance to Client														
Seasonal Functional Testing														
Lessons Learned Workshop														
Near-Warranty End Period Review and Warranty Period / Seasonal Testing Commissioning Report														

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 King of Prussia office given the proximity to your project in Chester 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 **38 hours** and during the **construction phase** will be **456 hours**.



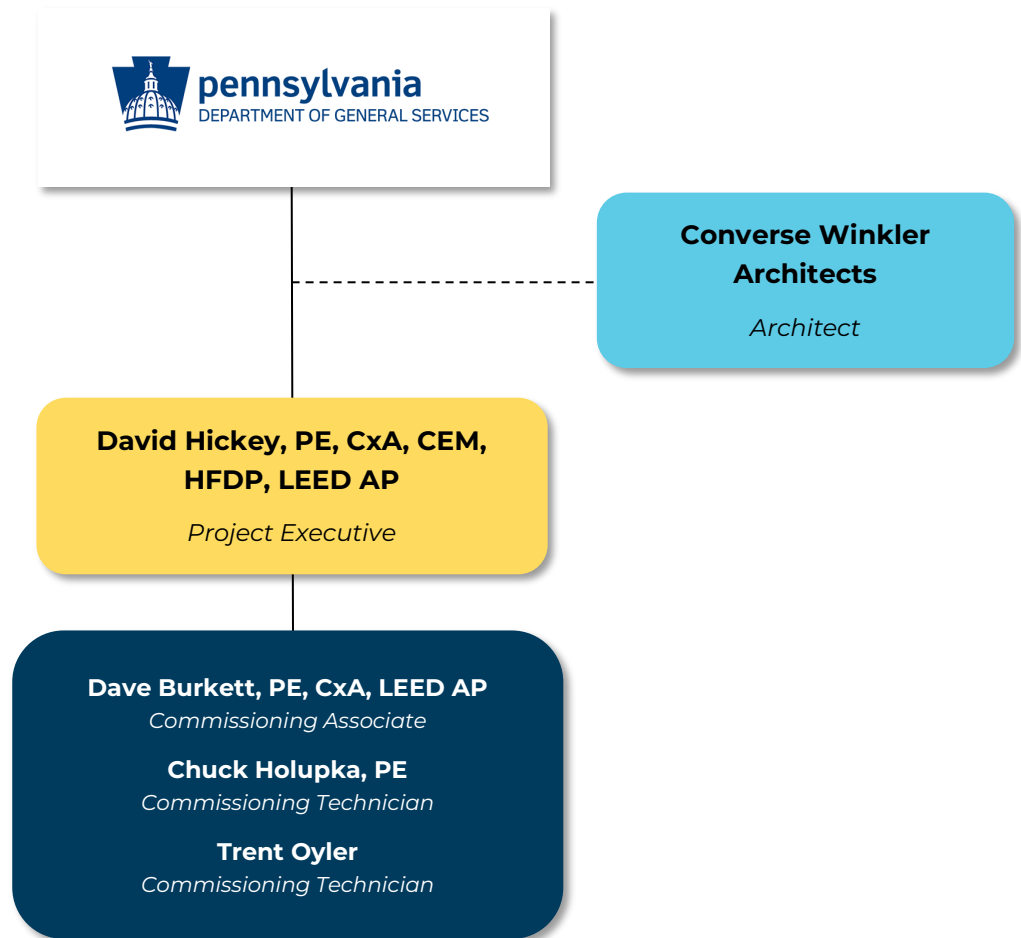
SECTION E

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 Sturzebecker Health Science Center renovation project at West Chester University in Chester 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

SitelogIQ

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
SitelogIQ

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
SitelogIQ

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

SitelogIQ

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

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'.

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

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

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

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

CHARLES MICHAEL HOLUPKA

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



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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