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WV PURCHASING
DIVISION

State of West Virginia

CEOI 0211 GSD2000000005 Third Party Peer Review Building Four

June 22, 2020

P20-0443

Original



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FIRM OVERVIEW

Established in 1938, CJL Engineering is a full service, mechanical, electrical, plumbing, fire protection, and civil/ structural consulting engineering firm known for mastering the most challenging projects in the region. With offices in western Pennsylvania, eastern Ohio, northern West Virginia and Maryland, our super-regional focus has enabled us to become one of the preeminent MEP firms in the industry, proudly serving a wide range of specializations and clients.



Range of services:

- Analysis and concept
- Construction budgeting
- Building information modeling (BIM)
- Energy modeling
- Detailed construction documents
- Construction phase services
- Building commissioning



More than 160 personnel, including:

- 32 Professional Engineers
- 28 LEED® Accredited Professionals
- A Certified Energy Manager (CEM)
- Commissioning Process
- Management Professionals (CPMP)
- Building Energy Assessment Professionals (BEAP)
- Healthcare Facility Design Professional (HFDP) and Certified Healthcare Constructor (CHC)



A broad range of clients

- Green Buildings, Science, Laboratory and Research Facilities
- Healthcare - Hospitals, Urgent Care, Medical Centers and Labs
- Education - Colleges, Universities, Trade Schools, K-12
- Corporate, Commercial, Office Buildings
- Industrial - Light and Heavy Manufacturing, Warehousing
- Performing Arts Centers, Museums, Theaters and Libraries
- Government and Secure Facilities
- High Tech Buildings/ Mission Critical Data Centers
- Hotels, Ice Arenas and Sports Facilities
- Apartments, Dormitories and High Rise
- Central Plants, Energy Facilities and Utility Distribution Centers
- Historic and Adaptive Retrofit
- Master Planning and Design



Specialization

- HVAC Systems
- Electrical Systems
- Fire Detection and Protection
- Plumbing Design
- LEED® Green Building Design
- Commissioning
- Energy Modeling Solutions
- Civil / Structural Engineering
- Architectural Lighting and Controls
- Telecommunications
- Life Safety Systems
- Voice/Data/Audiovisual
- Security Systems
- Power System/Quality Evaluations
- Life Cycle Analyses
- Retrofit Evaluations
- REVIT® / BIM



SECTION 1

TEAM RESUMES





James M. Vizzini, P.E.
LEED® Accredited Professional
Partner | Mechanical Engineering

Contact Information

☎ 814.536.1651, ext. 112

✉ jvizzini@cjlengineering.com

PROFESSIONAL SUMMARY

James M. Vizzini is a Managing Partner of CJL Engineering. He started with the firm in 1992 and has over 27 years' experience. He is responsible for management decisions, overseeing current projects, and maintaining relationships with architect and clients. He has also served as a project engineer on numerous large chiller plant projects.

While at the Partner level, Jim maintains a close connection to all facets of his projects. His responsibilities continue to include on-site surveys; systems comparisons, scope determination, plan and specifications review as well as construction inspection. He also supervises HVAC systems design for various commercial and institutional projects, as well as schools (K-12), universities and health care facilities. These projects have ranged from large equipment replacement such as chillers, cooling towers, boilers and air handling units, entire HVAC systems design to district heating and cooling plants. Some of Jim's more noteworthy projects include:

REPRESENTATIVE PROJECTS

American Dream Mall, Ice Area Peer Review and Construction Administration, East Rutherford, NJ

Three PNC Plaza, LEED® Gold, Central Chilled Water Plant, Commissioning and Upgrade, Pittsburgh, PA

West Virginia Capitol Complex, State Office Building #3, LEED® Certified, Charleston, WV

West Virginia Capitol Complex, Boiler Plant Upgrade, Building #5, 6 and 30, Charleston, WV

Clearway Energy Center Uptown - Pittsburgh, UPMC Mercy, Pittsburgh, PA

Carnegie Museum of Natural History, 3,500-ton Chilled Water Plant Update, Pittsburgh, PA

Duquesne University Energy Center Chilled Water Plant Master Plan and Expansion, Pittsburgh, PA

Financial Institution Data Center, Central Chilled Water Plant, Pittsburgh, PA

BJC Data Center, Chilled Water Plant, St. Louis, MO

The Culinary Institute of America, Energy Consultant and Master Plan, Hyde Park, NY
Mt. Lebanon School District, Pittsburgh, PA

- Construction Logistics and Cost Estimate Study
- HVAC Cooling Addition - 9 Schools

Union Trust Building, LEED® Silver, Renovation/Retrofit of Historic Landmark, Pittsburgh, PA

UPMC Mercy Hospital 6000-Ton Central Plant Design, Pittsburgh, PA

- University of Pittsburgh, Pittsburgh, PA
- Upper Campus Chilled Water Plant and Steam Line Extension 5,100-Ton Plant
- Chevron Science Center Retrofit, Chilled Water Tie-In, 2,100-Ton
- McGowan Center HVAC Upgrades
- Hillman Library Renovation, Design and Construction Administration

National Cancer Institute - Fort Detrick Chiller Plant Master Plan and Expansion, Frederick, MD

West Virginia University, Oglebay Hall, Forensic Science Lab, LEED® Certified, Morgantown, WV

EDUCATION

1987 - Bachelor of Science
Mechanical Engineering Technology
University of Pittsburgh at Johnstown

SPECIALIZATIONS

Mechanical Engineering
District Heating and Cooling Plants
Ice Plant and Floor Design

REGISTERED PROFESSIONAL ENGINEER

West Virginia, Pennsylvania, Alabama, Delaware, District of Columbia, Maryland, Massachusetts, Nebraska, New Jersey, North Carolina, Virginia,

MEMBERSHIPS/ACTIVITIES

ASHRAE

U.S. Green Building Council (USGBC)
Building Commission, Diocese of Altoona-Johnstown, PA

Construction Specifying Engineer October, 2006 Featured in: "Full of Hot Air?" The Chevron Science Center Renovation, University of Pittsburgh

Presenter

International Association of Museum Facility Administrators Annual Conference (Carnegie Museum of Natural History, Chilled water plant Upgrade) Pittsburgh, PA - 2019

Energy and Education Conference (Geothermal Design) St. Francis University, Loretto, PA - 2009

Johnson Controls Leadership Conference, Potomac, MD (Consulting Engineers Business Strategies & Vendor Teaming) - 2012

KAPPA Conference, Bedford, PA - 2013

KAPPA Conference, Altoona, PA - 2017

6/22/2020

Search: Details

Name:	JAMES M. VIZZINI
WV Professional Engineer:	PE License Number: [REDACTED]
	PE License Status: Active
	PE Issue Date: 04/17/2000
	PE Expiration Date: 12/31/2020
Continuing Education Claim:	Qualifying Hours from Last Renewal or Reinstatement: 45.00
	Carryover Hours for Next Renewal: 15.00
	Last Renewal or Reinstatement Date*: 12/14/2018
WV Engineer Intern:	EI Certification Number:
	EI Issue Date:
Primary Address of Record:	
Primary Employer of Record:	CJL ENGINEERING 232 HORNER STREET JOHNSTOWN, PA 15902
	<p>* This date reflects the most recent license renewal (or reinstatement) date for this licensee. Continuing education hours earned prior to this date may not be used for future renewals.</p>

This data was retrieved on 6/22/2020.



Adam B. Hale, P.E.
Associate Principal | Mechanical Engineer

Contact Information

☎ 814.536.1651, ext. 139

✉ ahale@cjlengineering.com

PROFESSIONAL SUMMARY

Adam Hale is a Mechanical Engineer at CJL Engineering. He joined the firm in 2008 as an intern and became a full-time employee in 2010.

Adam is responsible for the design and specification of HVAC and other mechanical systems for educational, healthcare, commercial, and corporate clients. He surveys existing facilities and systems to confirm and evaluate their condition. He conducts engineering studies, establishes design criteria, and estimates project costs. He is also responsible for communicating project needs and requirements between owner, architect, engineer and client.

REPRESENTATIVE PROJECTS

- WVU Medicine, Children's Hospital, Morgantown WV
- WVU Medicine, Central Sterile Renovation, Morgantown, WV
- UPMC, Multiple Locations
 - UPMC East LEED® Silver, New Medical Center, Monroeville, PA
 - UPMC Hamot, Regional Center for Mother and Baby Health, Erie, PA
 - UPMC Hamot, New Patient Care Tower, Erie, PA (In-Design)
 - UPMC Passavant Pavilion, LEED® Silver, Expansion Pittsburgh
 - UPMC Presbyterian, Deconstruction & Redesign, Pittsburgh, PA
- Duke LifePoint, Conemaugh Health Systems, Johnstown, PA
 - East Hills Outpatient Center
 - Ebensburg Outpatient Center
 - Conemaugh Memorial, Steam Condensate Study
 - Conemaugh Memorial, Lab Pressure
 - Conemaugh Memorial, Plastics Department, Tenant Fit-out
 - Conemaugh Memorial, 'D' Building Infill Tower
- Meadville Medical Center, Vernon Place – Medical Office Building, Meadville, PA

- West Virginia Capitol Complex, Building 5, 6 and 30, Steam Upgrade, Charleston, WV
- West Virginia University, Morgantown, WV
 - Puskar Center Performance Dining Facility
 - New Business and Economics Building (In-Design)
- UPMC Lemieux Sports Complex, Penguins New Dual Rink Training Facility, Cranberry, PA
- The Pennsylvania State University, Behrend – Knowledge Park, Advanced Manufacturing and Innovation Center, Erie, PA
- Cambria County War Memorial Arena, Ice Rink Floor Replacement / Hockeyville HVAC Coordination, Johnstown, PA
- Stoneham Arena, Rink Refrigeration and Floor Renovation, Stoneham, MA
- St. Francis University, Loretto, PA
 - New Science Center and Vivarium
 - Degol Field house Renovation
 - Sullivan Hall Renovation
- CamTran Operations Center, Johnstown, PA
- One PNC Tower - 14th Floor Renovations, Pittsburgh, PA
- Autodesk, Inc. Tenant Fit-Out, Bakery Square Business Complex, Pittsburgh, PA
- University of Pittsburgh, Salk Hall Renovation, Pittsburgh, PA
- Southwestern Veterans Center, Pittsburgh, PA

EDUCATION

University of Pittsburgh at Johnstown, Johnstown, PA
Bachelor of Science
Mechanical Engineering Technology
2010

SPECIALIZATIONS

Mechanical Engineering
HVAC Design
Facility Analysis
Master Planning
On-site Troubleshooting

REGISTERED PROFESSIONAL ENGINEER

West Virginia, Pennsylvania

MEMBERSHIPS / CERTIFICATES

ASHRAE
ASHRAE HFDP (Healthcare Facility Design Professional)
ASHE

Search: Details

Name:	ADAM BRIAN HALE
WV Professional Engineer:	PE License Number: [REDACTED]
	PE License Status: Active
	PE Issue Date: 03/25/2019
	PE Expiration Date: 12/31/2020
Continuing Education Claim:	Qualifying Hours from Last Renewal or Reinstatement:
	Carryover Hours for Next Renewal:
	Last Renewal or Reinstatement Date*:
WV Engineer Intern:	EI Certification Number:
	EI Issue Date:
Primary Address of Record:	
Primary Employer of Record:	CJL ENGINEERING 232 HORNER STREET JOHNSTOWN, PA 15902
	<p>* This date reflects the most recent license renewal (or reinstatement) date for this licensee. Continuing education hours earned prior to this date may not be used for future renewals.</p>

This data was retrieved on 6/22/2020.



Don Valenti, Sr. Commissioning Agent
Principal | Technical Manager

Contact Information

☎ 412.262.1220, ext. 232

✉ dvalenti@cjlengineering.com

PROFESSIONAL SUMMARY

Don Valenti is a Principal and Senior Commissioning Agent with over 10 years of experience that includes projects in healthcare, commercial, institutional and industrial. He has over 20 years of experience as an accomplished Project Manager with extensive construction and operations management knowledge. Don is well-versed in collaboration and in building diverse relationships, with a proven ability to lead projects from concept to completion.

Don is responsible for directing CJL's commissioning program. He is focused on the execution of each phase of the commissioning project process, service delivery, as well as client satisfaction. He communicates the commissioning requirements of new construction, renovations, and existing buildings to the Owner, Architect, Engineer and Contractor.

He also manages CJL's Retro and Re-Commissioning efforts, which are performed post occupancy. Retro Commissioning is done in order to assess, document and proceed with revisions to existing systems for increased efficiencies, reduced operating expenses and to ascertain remaining life-cycle of systems. Re-Commissioning occurs after a major change of use or is carried out on a regular basis to help validate that the building use and performance still conforms to the Owner's requirements.

REPRESENTATIVE PROJECTS

- WVU Medicine, Morgantown, WV
 - New Children's Hospital
 - Southeast Tower Commissioning
 - Atrium & Infill, Morgantown, WV
 - Ruby Hospital Cancer Research Center
 - Ruby Hospital Inpatient Pharmacy
 - WVU Cancer Institute Renovation
 - Ruby Hospital 5th Floor OR Expansion
- Butler VA, Hospital and Ambulatory Care, Butler, PA
- Children's Hospital, Pittsburgh, PA
- UPMC Mercy Mechanical Infrastructure/ Clearway, Pittsburgh, PA
- UPMC East, LEED Silver® Hospital, Monroeville, PA
- UPMC Erie, Chartwell Pharmacy Design Review, Erie, PA
- St. Clair Hospital, Pittsburgh, PA
 - Central Utility Building
 - Ambulatory Care Center
 - Pharmacy Renovation, Commissioning

- John G. Rangos Research Center, Pittsburgh, PA
- Meritus Health, John R. Marsh Cancer Center, Pharmacy USP Upgrade, Hagerstown, MD
- Akron Children's Hospital at Beeghly Medical Park, Medical Office Building, Boardman, OH
- Conemaugh Health Systems, Conemaugh Molecular Lab Renovations, Johnstown, PA
- Clearway Energy Center, Pittsburgh - Uptown, PA
- Frick Park Environmental Center, Pittsburgh, PA
- Chatham University, Eden Hall Campus, Gibsonia, PA
- Carnegie Mellon University, Pittsburgh, PA
 - Hammerschlag Hall, Steam
 - Hamburg Hall
 - Scott Hall
- Robert Morris University, School of Nursing, Pittsburgh, PA

EDUCATION

- B.A., Electromechanical Technology, Weber State College - 1978
- Weapons Controls Systems/ Aircraft Electronics, US Air Force/Lowery Air Force Base

SPECIALIZATIONS

Commissioning

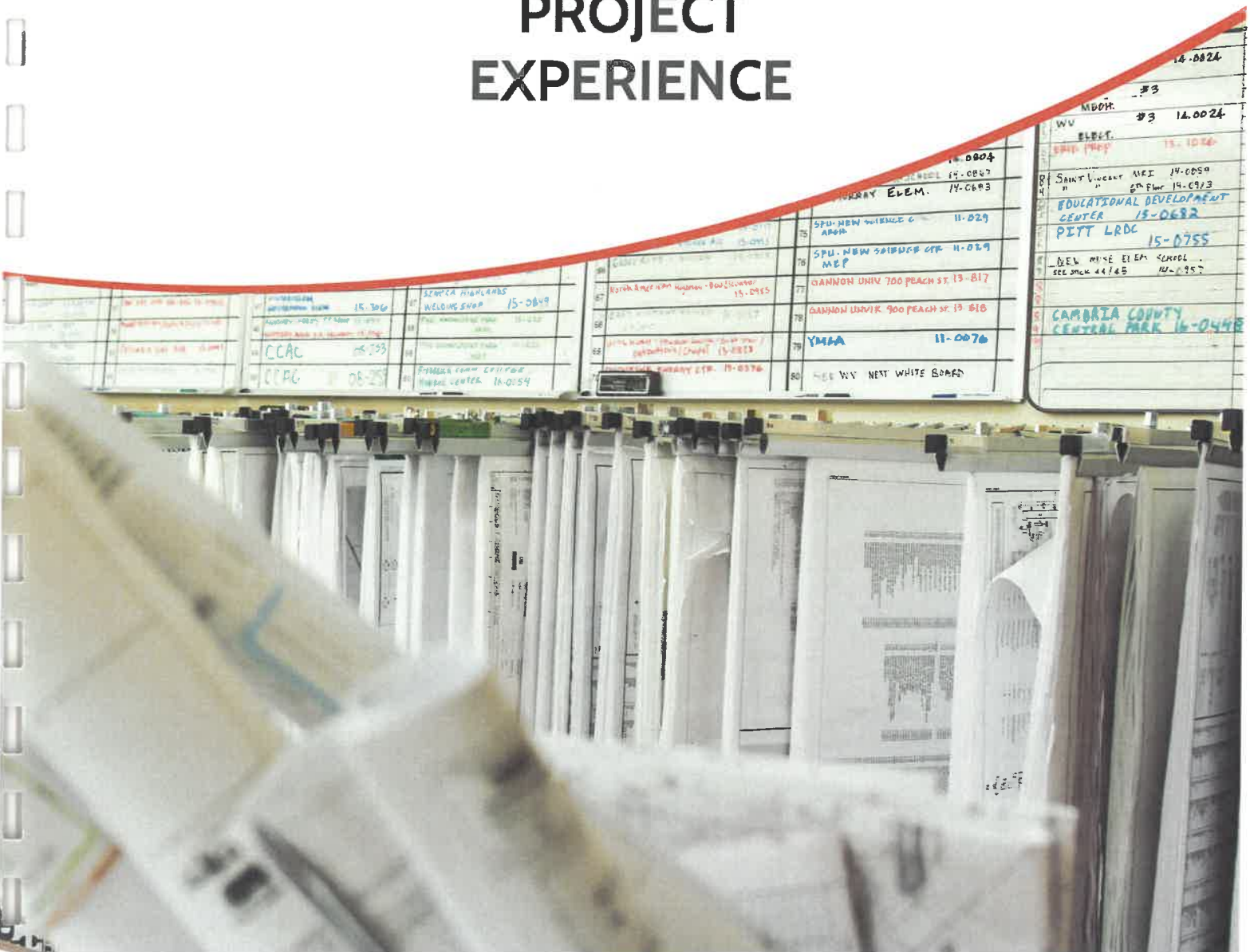
MEMBERSHIPS/ACTIVITIES

- BICSI Technician
- NICET Level I Electrical Power Testing

- University of Pittsburgh, McGowan Center HVAC Upgrades, Pittsburgh, PA
- Bucknell University, Commissioning, Lewisburg, PA
- The Tower at PNC Plaza, Pittsburgh, PA
- McKnight Realty Highline Building, Pittsburgh, PA
- Dominion Office Building, LEED® Commissioning, Delmont, PA
- Union Trust Building, Buchanan, Ingersoll & Rooney, Pittsburgh, PA
- Ollie at Baumhaus, 5522 Baum Boulevard, Commissioning, Pittsburgh, PA
- Thomas Jefferson High School, Jefferson Hills, PA
- East Liberty Presbyterian Church, Pittsburgh, PA
- Bechtel, Oil Gas & Chemical Franklin Lab Building, Monaca, PA
- Flu-Gas Desulfurization Unit, Homer City Generating Station, Homer City, PA

SECTION 2

SIMILAR PROJECT EXPERIENCE



16-0824
#3
MDDH #3 12.0024
WV ELEC. 15-1026
SPU NEW SCIENCE C 11-029
SPU NEW SCIENCE C 11-029
MEP
GANNON UNIV 700 PEACH ST. 13-817
GANNON UNIV 900 PEACH ST. 13-818
YMCA 11-0076
WV NEST WHITE BOARD
SANIT VACCANT MEI 14-0059
6th Floor 15-0913
EDUCATIONAL DEVELOPMENT CENTER 15-0682
PITT LRDC 15-0755
WV MINE ELEM SCHOOL 12-1957
SEE SPEC 44/45
CAMBERIA COUNTY CENTRAL PARK 16-0448

PEER / CONSTRUCTABILITY REVIEWS

CJL Engineering provides Constructability / Peer Reviews of Design and Bid Documents before they are publicly released to help reduce inconsistencies; this consists of verifying references, reviewing material compatibility and proper uses, reviewing documents for constructability, and code compliance. CJL Engineering identifies design deficiencies in mechanical, electrical and plumbing systems that would have drastic cost impacts if found during construction. Our review is conducted in a logical, systematic method with a documentation full report.

UPMC Hamot, Erie Chartwell Pharmacy Relocation, Erie, PA

CJL completed a review for the UPMC Hamot Chartwell Pharmacy Relocation project per the request of UPMC Hamot for the mechanical system design.



- Provided drawings and specifications review comments
- Reviewed the air handling unit design
- Provided design correction recommendations
- Reviewed the pharmacy workflow design

West Virginia University Medical Center, Children's Hospital, Morgantown, WV

This project consists of a new 9-story building of approximately 267,000 SF.



- Heating, ventilation and air conditioning
- Electrical including power, emergency power and lighting

American Dream Meadowlands, Ice Arena

Peer Review & Construction Administration, East Rutherford, NJ



THE PROJECT

CJL was contracted to provide peer review and construction administration services in support of the American Dream Ice Arena. The American Dream will feature 3 million square feet of retail, dining and entertainment, including more than 450 stores and restaurants.

The facility includes an NHL sized indoor ice skating rink, amusement park with a 300-foot tall observation wheel, a 16-story indoor ski slope, the largest indoor water park in North America, Angry Birds miniature golf course and the New Jersey Hall of Fame.

CJL DESIGN SOLUTIONS

- Worked on the HVAC and ice rink refrigeration system.
- Reviewed the design drawings and provided comments to ensure the engineering and layout of the system meet the Owners requirements.
- Reviewed shop drawings submitted by the contractor.
- Provided field review during the course of construction.
- Provided construction administration services to ensure the controls and operation of the systems is as per design.

CJL Engineering

Pittsburgh | Johnstown | Youngstown | Frederick | Erie | Morgantown
P: 412.262.1220 | cjlengineering.com

Three PNC Plaza

LEED® Commissioning and Peer Review, Pittsburgh, PA



THE PROJECT

CJL Engineering provided LEED® Commissioning services for Three PNC Plaza. This \$210 million mixed-use, 652,000 SF, 23-story high-rise is located in downtown Pittsburgh. The project has been designed to achieve US Green Building Council LEED® Silver Certification.

The tower is comprised of 290,000 SF of office space, including 180,000SF headquarters offices for Reed Smith law firm; a 185-room Fairmont Hotel; high-end retail shops, a restaurant; 10-story, 30-unit luxury condominium, and 330 underground parking spaces.

CJL DESIGN SOLUTIONS

- Provided full-time on-site MEP construction services/owner's representation. Extensive ongoing MEP systems peer review.
- Green elements include both green and recycled construction materials, daylighting and high-efficiency lighting, water conservation, heating and cooling systems
- High performance LED lighting design and evaluation, including mock-up testing
- High-performance Indoor Air Quality
- Provided tenant fit-out services and base building system upgrades for PNC and Reed Smith office floors, including UPS and UV hood exhaust
- Coordination and extensive testing of mechanical/electrical Building Automation Systems (BAS) equipment, Fire Alarm System, smoke/fire dampers and Hotel Energy Management. Installation, pre-functional testing procedures for offices, the hotel and individual condominiums
- Functional performance testing and troubleshooting for HVAC, electrical normal and emergency power, plumbing and BAS.
- Developed detailed metering and sub-metering masterplan; detailed checkout and testing.
- Engineered energy and performance upgrades to the central plant, BAS sequences of operation, hotel, and condominium HVAC systems

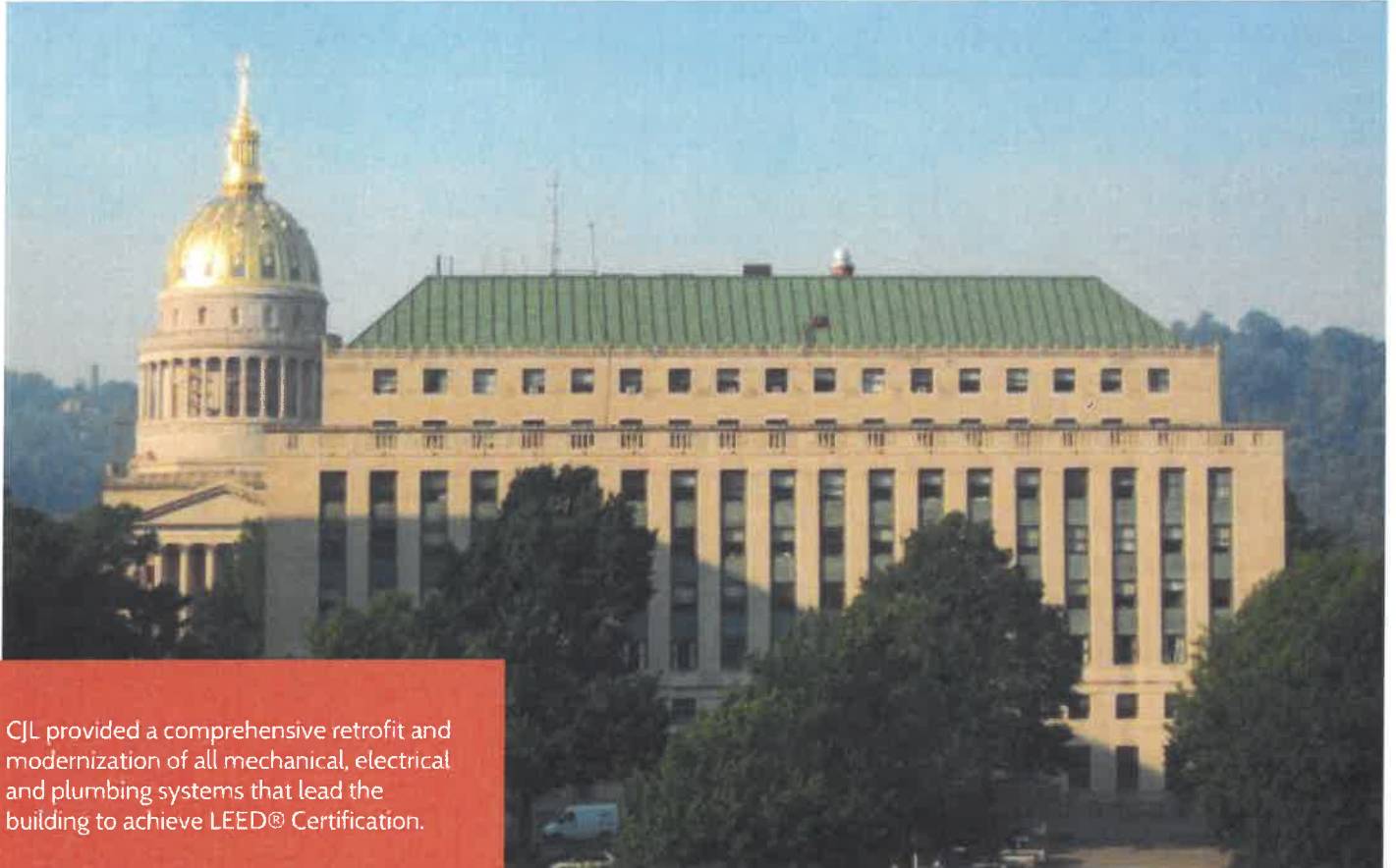
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State Office Building #3, LEED® Certified

West Virginia Capitol Complex, Charleston, WV



CJL provided a comprehensive retrofit and modernization of all mechanical, electrical and plumbing systems that lead the building to achieve LEED® Certification.

THE PROJECT

The West Virginia State Office Building #3 is a 235,000 sf 10-story limestone-faced structure that is part of the Capitol Complex in Charleston, WV. Built in the early 1950's the structure houses a number of different state offices. The building required a comprehensive retrofit and upgrade of all mechanical, electrical and plumbing systems. Following its architectural and engineering retrofit, the building achieved LEED® Certification.

CJL DESIGN SOLUTIONS

- All existing MEP equipment was replaced with new systems and the building was brought up to meet current code requirements
- Heating and cooling systems were connected to the existing campus wide steam and chilled water systems
- New electrical service and equipment were provided to serve the building including a new emergency generator
- All new plumbing systems, including new fixtures, were installed
- Fire protection systems were installed for a fully sprinklered building with a new fire pump located in the basement
- The building is LEED® Certified

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WVU Medicine, Ruby Memorial Hospital Southeast Tower, Commissioning Services, Morgantown, WV



THE PROJECT

The new Southeast Tower and addition is an extension of the existing Ruby Memorial Hospital in Morgantown, WV. The building provides conference rooms and training rooms on Level 1, patient beds and support space on Levels 3, 5, 8, 9 and 10 and shell space on Levels 2, 4, 6 and 7. The new Tower itself has 10 floors totaling approximately 400,000 sf.

CJL DESIGN SOLUTIONS

- CJL developed a list of suggested value engineering items. Our review focused on suggestions to reduce first cost with potentially limited impact to efficiency, operations, access, maintenance and constructibility.
- CJL developed a commissioning plan document that encompassed the design, construction and operation phases. The plan included both pre-functional checklists and functional performance tests that the contractor and CJL used during systems review. The commissioning plan additionally included a summary report for the Owners records.
- Developed an enhanced start-up and initial systems checkout plan with contractors for selected equipment.
- Coordinated and directed the commissioning activities in a logical, sequential and efficient manner using consistent protocols, clear and regular communications and consultations with all necessary parties, frequently updated time lines and schedules and technical expertise.
- Reviewed O&M manuals submitted by the subcontractors to make sure that the manuals include sufficient information for the Owner to maintain and operate the systems after the subcontractors demobilize and left the job site.
- Coordinated and supervised required seasonal or deferred testing and deficiency corrections and provided the final testing documentation for the commissioning record and O&M manuals.

CJL Engineering

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Scott Hall, Commissioning Services

Carnegie Mellon University, Pittsburgh, PA



THE PROJECT

CJL Engineering provided LEED® Fundamental Commissioning (CX) Services for the new 105,000 sf. Nano-Bio Energy Technologies Building on the Carnegie Mellon University Campus. Scott Hall houses a state of the art nanofabrication facility, the Biomedical Engineering Department, CMU's Energy Futures Institute and a 10,000 sf. state of the art Clean Room.

CJL DESIGN SOLUTIONS

Design Phase

- Developed a draft design-phase CX plan.
- Coordinated the commissioning work during design.
- Developed full commissioning specifications for all commissioned equipment. Coordinated this with the architect and engineers to integrate the commissioning specifications into the overall project specification package.
- Coordinated a controls integration meeting where the electrical and mechanical engineers, owner's representative, and the commissioning provider discussed integration issues between equipment, systems and

disciplines to ensure that integration issues and responsibilities were clearly described in the specifications.

Construction Phase and Warranty Period

- Coordinated and directed the commissioning activities in a logical, sequential and efficient manner using consistent protocols and forms, centralized documentation, clear and regular communications and consultations with all necessary parties, frequently updated time-lines and schedules and technical expertise.
- Coordinated the CX work with the contractor and construction manager, to

ensure that CX activities were being incorporated into the master schedule.

- Performed the following pre-functional tasks:
 - Witnessed HVAC piping pressure test and flushing and any ductwork testing and cleaning sufficient to be confident that proper procedures were followed. Included testing documentation in the CX Record.
 - Documented construction checklist completion and documented systems startup.
 - Approved air and water systems balancing.

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The Culinary Institute of America

Energy Consultant and Master Plan, Hyde Park, NY



CJL provided energy modeling calculations and Return-On-Investment data to help the owner decide on the most effective and efficient path to take to mitigate current and future energy costs.

THE PROJECT

The Culinary Institute of America (CIA) is a private, not-for-profit college that dedicates itself to providing its students with the world's best professional culinary education. CJL Engineering was contracted directly by CIA as the Prime Professional to evaluate and provide their school with a "long term" view of their facility and to act as the owner's representative to identify Energy Conservation Measures and to develop an RFP for ESCO Contractors to bid. Gross construction costs were estimated to be \$8-\$10 million.

CJL DESIGN SOLUTIONS

- Identified and inventoried the condition of equipment and systems, remaining life expectancy of equipment and systems, replacement potential, upgrade/ efficiency improvement potential.
- Provided a due diligence report indicating short term and long term upgrade recommendations regarding existing MEP equipment. Developed a modeled energy load profile to reconcile current annual utility bills against existing HVAC systems.
- Assisted CIA to determine if any of the recommended replacement projects have energy savings potential that could be addressed in an ESCO fashion.
- Provided estimates of probable construction costs. Developed RFP for potential ESCO. Conducted a Pre-proposal Conference at the CIA with the ESCO's to review the RFP and to walk the site with them. CJL acted as 3rd Party Professional to selected ESCO.
- The Institute's intense energy usage has permitted CJL to identify significant ECM's that will reduce current and future energy consumption whether an ESCO contract is the method or if they self-fund the improvements.

CJL Engineering

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PROJECT REFERENCE:

Evin Lederman, Director of Facilities
The Culinary Institute of America
845.451.1205
Evin.Lederman@culinary.edu

PNC Tower

HVAC and Electrical Systems Retrofit, Cleveland, OH



THE PROJECT

CJL Engineering designed a major fire alarm and building automation system retrofit at PNC Center, Cleveland, OH. The tower was formerly known as National City Center.

A new state-of-the-art, fully addressable fire alarm system (FAS) was installed in parallel with the existing system, and switched over during a crucial weekend cut-over process.

The building automation system (BAS) replacement included the addition of smoke dampers to bring the 35-story shaft construction up to current code compliance. The new smoke dampers and existing fire dampers were commissioned to ensure proper closure and operation during a smoke or fire event.

The new BAS was also installed in parallel with the existing system prior to a multi-weekend cut-over. The new BAS includes optimized sequence of operations for energy-efficiency, up-to-date chiller interface controls, chilled water plant kW/ton monitoring and system, integration with fire alarm system and security system, color-graphics for building engineer's interface.

CJL DESIGN SOLUTIONS

- 1,000,000 sf. with 5-story connecting atrium
- 10 central station air-handling units with interior cooling-only VAV
- New VAV boxes and VAV control upgrades
- Eight-stage high rise air-handling unit system
- Three centrifugal chiller central plant (2,280- tons)
- Shaft level fire/smoke damper replacement and control re-sequencing
- Individual floor level static pressure control to offset stack effect
- Three hot water converter systems for perimeter radiation control, new pumps, valves and new fire command center
- Coordination with new emergency generator
- Shaft and floor level control for smoke evacuation and floor pressurization system
- Full-time CJL commissioning agent on-site for contractor coordination and project management

CJL Engineering

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Statewide Commissioning Agent (CxA)

Pennsylvania Department of General Services



THE PROJECT

The PA Department of General Services (DGS) has awarded CJL Engineering with a 5 year contract (No. DGS 2018-SWCA) for commissioning. DGS requires Commissioning Agent services for certain Public Works project in various areas of the Commonwealth.

COMMISSIONING PROCESS

- Review of the design documents to assure system integration and quality
- Development of a detailed commissioning plan
- Development of commissioning specifications
- Review of submittals
- Monitoring of the contractors installations
- Following installation, thorough and systematic MEP Systems and Building Automation Systems (BAS) and Controls performance testing to insure proper component operation, data point calibration, controls sequencing, and systems interactive operation
- Identification and resolution of MEP system deficiencies
- Monitoring of corrective measures and systems retesting
- Review of Operation and Maintenance manuals
- Monitoring and supervision of MEP systems training for building staff
- Development of a final commissioning report to document system performance and compliance with design intent
- Post-occupancy evaluation

CJL Engineering

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Phipps Conservatory, Exhibit Staging Center Commissioning and Renovation, Pittsburgh, PA



CJL provided commissioning services on the systems by undergoing quality assurance processes to verify the systems operate as intended.

THE PROJECT

The Exhibit Staging Center (ESC) project is a rehabilitation of a one-story warehouse and garage structure. The existing 6,250 sf warehouse building, and 3,225 sf garage included a wellness studio and facilities carpentry/prop shop/office space. The total hard construction cost of the project was preliminarily estimated at \$2,500,000. Goals for the project include achieving Living Building Challenge V3 Certification and LEED V4 Platinum Certification. This project will complete the development of a Living Campus and is expected to be in complete harmony with the rest of the site, perform at net positive standards, and be aesthetically pleasing.

CJL DESIGN SOLUTIONS

- Systems include ground connected radiant heating/cooling slabs
- Ground coupled air-source heat pumps
- Geothermal well field
- Natural ventilation
- Rainwater harvesting system
- Greywater systems for plant irrigation
- Hot water heating system
- Integrated building automation and control system
- AC/DC power distribution
- Photovoltaic solar arrays
- Direct digital control system for lighting
- Daylight harvesting and control
- Commissioning services for Exhibits

PROJECT REFERENCE

Jason Wirick
Director of Facilities & Sustainability
Phipps Conservatory
412.315.0680
jwirick@phipps.conservatory.org

CJL Engineering

Pittsburgh | Johnstown | Youngstown | Frederick | Erie | Morgantown
P: 412.262.1220 | cjlengineering.com

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD2000000005

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

CJL Engineering

Company

Mark F. Sotinsky

Authorized Signature

6/22/20

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.

Revised 6/8/2012

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

ALL CONTRACTS: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: CJL Engineering

Authorized Signature: Mark F. Sotisky

Date: 6-22-20

State of Pennsylvania

County of CAMBRIA, to-wit:

Taken, subscribed, and sworn to before me this 22 day of June, 2020.

My Commission expires AUGUST 15, 2021.

AFFIX SEAL HERE

NOTARY PUBLIC

Brenda A. Szelony

Purchasing Affidavit (Revised 01/19/2018)

