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Department of Administration Purchasing Division 2019 Washington Street East Post Office Box 50130 Charleston, WV 25305-0130

State of West Virginia **Solicitation Response**

Proc Folder:	1644514			
Solicitation Description:	Martinsburg Readiness Center Design Commissioning Services			
Proc Type:	Central Purchase Order			
Solicitation Closes		Solicitation Response	Version	
2025-03-25 13:30		SR 0603 ESR03242500000005625	1	

VENDOR VS0000014074 CMTA INC					
Solicitation Number:	CEOI 0603 ADJ2500000019				
Total Bid:	0	Response Date:	2025-03-24	Response Time:	09:21:26
Comments:					

FOR INFORMATION CONTACT THE David H Pauline 304-558-0067 david.h.pauline@wv.gov	BUYER		
Vendor Signature X	FEIN#	DATE	
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Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1 Martinsburg Readiness Center Design Commissioning Services		Design			
Comm	Code Mar	nufacturer	Specifica	ation	Model #
811015	08				

Commodity Line Comments: No pricing is submitted at this time. Our EOI includes our qualifications to deliver the project.

Extended Description:

Provide professional architectural and engineering design services per the attached documentation.



Expression of Interest: Martinsburg Readiness Center Design Commissioning Services

March 25, 2025 | CMTA



March 25, 2025

David H. Pauline Senior Buyer, Purchasing Division 304-558-0067 | david.h.pauline@wv.gov

RE: Martinsburg Readiness Center Design Commissioning Services

Dear Mr. Pauline and Members of the Selection Committee:

We are excited about the opportunity to propose professional commissioning services for the Martinsburg Readiness Center. The following expression of interest highlights the expertise, experience, and approach that make CMTA an excellent partner to successfully deliver this project. Our approach is based on our review of the RFP dated March 10, 2025, and our discussions about the challenges and opportunities this project affords.

CMTA is a nationally recognized expert in high-performance MEP design and commissioning having extensive experience working for government clients. Our ideas to your team will be creative, proven, and grounded on data from our years of performance-based design success. CMTA is uniquely qualified to assist in making this project a success for several reasons:

- National Expertise CMTA brings the expertise of a 1100+ person national engineering firm with the responsiveness, accountability, and service of a local partner.
- Proven Past Performance While every project is unique, many of the challenges identified on this project are challenges we have solved on other projects. Our national commissioning team has a wealth of knowledge on similar project types including readiness centers. The proposed lead commissioning agent, Charles Jackson has a proven track record in the federal market sector.
- Financial Responsibility A significant portion of a building's life cycle cost is related to energy, and \$1 saved in energy can result in \$20 of additional revenue equivalent. CMTA's data driven approach provides unparalleled energy efficiency and first cost savings by ensuring all systems are optimally operating.
- Commissioning Integrity CMTA is the owner's eyes and ears. We understand the importance of commissioning and of performing regular photographic site observation reports because they allow us to identify construction issues before they become too costly and negatively impact the overall schedule. We also know that waiting until equipment start-up to perform the bulk of the commissioning activities is not beneficial to the owner or the success of the project.

We would be honored to work with your team on this project and hope you will not hesitate to reach out if you have any questions or need additional information about our approach.

Respectfully,

ander Ally

Paula Guffey, PE CMTA pguffey@cmta.com | 703.380.2117

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) Paula Guffey, Principal

(Address) 1687 Jefferson Street North, Unit 2, Suite 6

(Phone Number) / (Fax Number) 703-380-2117

(email address) pguffey@cmta.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

CMTA, Inc

(Company) Partet At

(Signature of Authorized Representative) Paula Guffey, Principal, 3/25/2025

(Printed Name and Title of Authorized Representative) (Date) 703.216.3668

(Phone Number) (Fax Number)

pguffey@cmta.com

(Email Address)

Firm Overview





A LEGENCE Company

The National Leader in Energy Efficiency

About Us

CMTA is a multi-specialty firm that focuses on building systems engineering – designing cost-effective, energy-efficient, high-performance buildings. We function as a trusted partner and guide for the owner and design team bringing energy reduction, decarbonization, and health and wellness goals to fruition. As CMTA strives to improve the built environment, we also invent products, set national goals, and work to transform the market to improve results for everyone. We define our innovative approach to engineering as **— Building Science Leadership.**

CMTA is uniquely qualified to deliver buildings optimized for performance, drastically reducing utility costs and maintenance issues. Our commissioned projects perform above and beyond those commissioned by others time and time again.

Commissioning Services

- Commissioning (Cx)
- Commissioning for LEED Certification
- Retro-Commissioning (RCx)
- Monitoring-Based Commissioning (MBCx)
- Design / Application Review Services

- Building Envelope Commissioning (BECx)
- Building Envelope Air Tightness (Pressure) Testing & Thermography Services
- Energy Dashboards and Advanced sub-load metering services

1126+ Employees

50 Offices Nationwide

260 Professional Engineers

183 LEED APs

32 WELL APs

26

Commissioning Agents





Commissioning Overview

The intent of commissioning services is to verify and document that a facility and its systems and assemblies are planned, designed, installed, tested, operated, and maintained to meet the owner's project requirements and design engineers' expectations. This is accomplished by properly setting goals that enhance the project's outcome.

Today's building owners demand the management of complex building systems. We have extensive experience designing and developing complex systems and sequences, which is crucial to successful building operations and energy management strategies that outperform the competition.

Our proactive approach promotes that, in addition to the efforts performed by onsite superintendents, effective QA/QC measures are implemented. As a result, we often identify new opportunities—whether specific to brands of equipment or unique building considerations—that were not apparent before the construction phase.

We see ourselves as the owner's eyes and ears, an onsite representative helping orchestrate the systems' successful implementation. We realize that attention to detail and construction scheduling organization are keys to quality commissioning and have lasting impacts that are realized throughout the life of a facility.

Cx Differentiators

- Knowledge of complex energy saving sequences of operations of equipment.
- Sampling method. High-performance requires all units to be tested and trended.
- Hands-on engineering approach to issues resolution.
- Advanced trending techniques for performance optimization (7-day + trends).
- Active Construction Management role. Prioritize/Expedite construction schedule items critical to avoid delays.
- Detailed owner/facilities staff training and occupancy phase follow-up.
- Accessibility to clients throughout the Commissioning process (ex: calls after hours, weekends, etc.).
- Team members of diverse experience/knowledge backgrounds.
- Historical Performance Database / Benchmarking.



Our Approach



Commissioning Approach

CMTA takes a facilitator's approach to building commissioning. Commissioning should take a holistic approach reviewing how systems work together instead of running manufacturers' start-up programs on individual systems. Today's building owners demand the management of complex building systems. A consulting engineering and commissioning firm that understands these systems are crucial to successfully commencing building operations and energy management systems.

System Controls

CMTA has a thorough understanding of the importance of controls. Controls are vital in getting a building to operate per the specifications, engineering intent controls, industry best practices, and Owner preference, simultaneously and synergistically working together.

Our experienced controls team thoroughly understands all aspects of controls: from design and application engineering through installation and programming to verification, Owner operations, maintenance, and system evolution over time. Most importantly, our controls team completely understands controls in an integrated building systems context. The building systems must be understood, accounted for, and functional and operational status must be factored in where no detail can be ignored. The controls system is the binding agent for sustainable building system operation.

Optimization

We understand that each building and its operation is unique. There is an optimization of the building that needs to occur after the building is occupied in order for the building to properly perform.

Our team's unique understanding of building science allows us to commission buildings better. Our ability to troubleshoot known trouble points means that the owners we work for can feel confident that their building is operating at optimal levels and reducing utility costs. Based on our experience, we firmly support the International Energy Code requirement for commissioning.



Cost Shifting

The life-cycle cost of high-performance buildings and systems will present itself as the obvious best choice during analysis and provide you with the best overall value. However, even in most cases, high-performance design can be accomplished with little, if any, additional first costs through cost shifting. For example, if we know that a building will have an excellent building envelope and includes envelope pressure testing, we can reduce our HVAC system sizing accordingly, shifting costs.





Occupant Wellness

CMTA's buildings are moving beyond energy efficiency and sustainability to lead the industry's focus on improving occupant health. Our team has a vast understanding of the building performance metrics and design strategies that enhance the built environment for occupant comfort and wellness. This knowledge allows us to successfully incorporate strategies to focus on the occupant's well-being while still maintaining budget and energy efficiency goals.

The International WELL Building Institute (IWBI), a public benefit corporation, is leading the movement to promote health and wellness in buildings. Their WELL Building Certification is the leading tool for advancing health and well-being in buildings globally. CMTA has embraced this new certification and has three buildings certified WELL Buildings, including our latest office building in Louisville, Kentucky. In addition, 22 of our staff engineers are WELL Accredited Professionals.





Building Envelope Commissioninng

The building envelope is critical to the energy performance of any building. Building Envelope Commissioning (BECx) is a quality-based process to determine the impact the envelope's performance has on a project's defined objectives, standards, and owner requirements.

As a national leader in high-performance, low-energy buildings, CMTA understands the importance of a tight building envelope concerning Indoor Air Quality (IAQ) and energy performance. As such, we started performing our envelope commissioning over the past five years and have commissioned over ~2.3 million square feet of building envelopes since.

Periodically for complex applications, CMTA augments our team with architectural specialists that excel in envelope design and construction to yield buildings with extremely low leakage rates (<0.15 cfm/sf). These team members provide design peer reviews of the architectural envelope, shop drawing reviews, and onsite inspections of the building envelope construction. This team and our proven process are vital to ensure a high-performance envelope.

One persistent myth is that BECx is solely for new construction, but it can also be applied to existing buildings. For example, many envelopes we test today were not constructed according to the design specification, and the result was that the building leaked air excessively.

As a result, much more energy was required to keep occupants comfortable than initially intended.

By reviewing the original design and submittal documentation, we evaluate the current performance of an existing building and conduct thermal scanning as well as water and air intrusion testing. If results show the envelope is not performing to the owner's standards, solutions can be implemented as part of an improvement plan.

By the Numbers

2.3M SF

Building Envelopes Commissioned to date

Envelope Leakage Rates

CMTA is comprised of specialists that excel in envelope design and construction to yield buildings with extremely low leakage rates (<0.15 cfm/sf).





Building Pressure Testing



All buildings leak. Some more than others. Infiltration is uncontrolled: unconditioned outside air enters a building through gaps, cracks, and openings in the exterior envelope and is caused by mechanically induced pressure differentials, wind and stack effect. Leaky buildings can create indoor air quality issues leading to temperature, humidity, condensation, mold and mildew complaints from the occupants and will lead to higher energy costs for the building owner. If envelope leaks are found that would result in moisture infiltration, and mold was to grow, it could have a major impact on the building occupants health.

To have a successful envelope, the Owner, Architect, Engineer and Contractor all have to be active stakeholders for raised awareness and accountability. A blower door pressure test is inexpensive in comparison to the total cost of the building (what was originally said: insurance compared to the total cost of a building). It provides a quick return on investment and will give the building owner peace of mind that air leakage is minimal for the building. Knowledge of testing requirements will make all team members raise their level of awareness to ensure success. The true performance of an envelope cannot be accurately confirmed without a building pressure test.

CMTA owns our blower door fan assemblies to provide building envelope air leakage testing services for clients (ASTME 1827). In conjunction with air leakage testing, CMTA also performs thermal imaging services in accordance with ISO 6781 to assist with detection of thermal anomalies in the envelope.





Continuous Commissioning

Retro Commissioning

Continuous commissioning, or monitoring-based commissioning, uses technology to mine savings from data from equipment and building systems. Continuous commissioning has proved to be a practical approach to delivering verifiable savings for building operators. Real-time monitoring of equipment uncovers faults and inefficiencies on an ongoing basis instead of periodically with traditional retro-commissioning.

Continuous commissioning combines real-time data collection with automated analysis techniques to uncover anomalies. Unfortunately, many operational teams resist raw data, however sophisticated, because they need more time, skills, and/or budget to take action on the information.

More recent continuous commissioning programs have focused on delivering specific, actionable insights to enable building operators to benefit from constant commissioning without changing their usual roles and responsibilities. Retro-commissioning is a process to improve the efficiency of an existing building's equipment and systems. It can often resolve problems during design or construction or address problems that have developed throughout the building's life as equipment has aged or as building usage has changed. Retro-commissioning involves a systemic evaluation of opportunities to improve energy-using systems. To illustrate, if the same process were applied to a car, mechanics would adjust the settings, controls, components, and engine design based on how the owner drives. Commercial buildings frequently undergo operational and occupancy changes that challenge the mechanical, electrical, and control systems, hindering optimal performance. In today's complex buildings, systems are highly interactive, with sophisticated controls that can create a trickle-down effect on building operations - minor problems have significant effects on performance. As a result, buildings can experience performance degradation over time.



Design Application Review Services

We understand that the architect and engineer team are responsible for the design; however, we have found that projects often benefit from independent reviews when they produce constructive suggestions for consideration. As part of our involvement, we perform a detailed review of the construction documents (drawings and specifications) as they are produced, mainly from constructibility, operability, and maintainability perspectives.

The design-phase commissioning process begins with our team's thorough evaluation of the Owner's Project Requirements (OPR). Following this, we engage in a meeting with the project owner and the design team to confirm the validity of the OPR. The fully vetted OPR establishes the framework for reviewing both the design documents and construction documents for compliance with the owner's written expectations. Following this, we review the Owner's Project Requirements and construction documents, before confirming that the Commissioning Specifications detailed within the construction documents are in line with the needs of the owner.



Cx for LEED Certification

Commissioning holds a significant role in achieving Leadership in Energy and Environmental Design (LEED) certification, a globally recognized symbol of sustainability achievement. It ensures that the building's systems are designed, installed, and calibrated to operate as intended, leading to optimized energy efficiency and minimized environmental impact, both of which are key components of LEED ratings. Consequently, commissioning can directly influence the number of points a project receives under the LEED rating system, potentially elevating the certification level. Commissioning fosters optimal building performance over time, validating and maintaining the long-term sustainability credentials that the LEED certification represents. Therefore, commissioning is not merely a compliance exercise but an integral part of the journey towards sustainable building practices and LEED Certification.

We take pride in our ability to assist clients in achieving LEED certification and sustainability goals through energy-conscious system selection, renewable energy source implementation, and advanced control techniques. When paired with a rigorous commissioning effort, this results in performance achievements rarely seen in the industry.

Achieving Certifications

Although third-party building certifications are not a goal for every project or owner, our success in guiding projects through the process of achieving certifications is another way we can quantify our effectiveness as a leader in sustainability.



146 LEED Certified 24 Platinum; 97 Gold +100 Designed to Standard



4 WELL Certified 1 Platinum; 2 Gold



887+ ENERGY STAR 550 projects scoring over 75



Our Team





Paula Guffey

Principal

Profile Role

Principal-in-Charge

Bio

Paula is a Principal and Electrical Engineer at CMTA. She brings nearly 40 years of multi-disciplinary electrical and mechanical design experience, working on both new construction and renovation projects. She has significant experience in governmental, higher education, industrial, institutional, pharmaceutical, multifamily, commercial, hazardous, power generation and health care facilities.

Education

B.S., Electrical Engineering, West Virginia Institute of Technology, 1991

Registrations

Licensed Professional Engineer: VA (#0402036691), MD (#24418), WV (# 014357)

14 Years with firm 40 Years experience



Select Project Examples

West Virginia Federal Center

- Charleston, West Virginia
- Cooling Tower Renovation
- MEP Systems Assessment
- Equipment Replacement – RTU, Switchboard, Chiller

Federal Bureau of Investigations

Quantico, Virginia

- FBI Classrooms
- Supplemental HVAC

GSA - U.S. Customs & Border Protection

Washington DC Metro Area

Office of Information Technology

- 445,000 SF Interior Fitout
- Cost: \$125M

GSA - Department of Homeland Security

Washington, DC

- Office of Inspector General
- 88,000 SF Renovation
- LEED Silver
- Cost: \$13M

U.S. Department of Treasury

Washington, DC

Bureau of Engraving & Printing

- New Wiping Solution Recycling Plant
- Cost: \$12M

U.S. Department of Health & Human Services, National Institutes of Health *Bethesda, Maryland*

Rockledge Centre Tenant Improvements

- 500,000 SF Renovation
- LEED Certified
- Cost: \$90M



Profile Role

Lead Commissioning Authority / Project Manager

Bio

With previous experience as an electrical engineer and project manager, Brent has designed electrical and mechanical systems for a broad range of projects, including, but not limited to, K-12 and higher education, healthcare & senior living, historic preservation, business complexes, and critical use facilities. He has worked on the full range of projects, including small complex renovations to campus distribution systems. The employment of a commissioning engineer such as Brent is a pro-active method of improving system performance before problems arise.

Education

- B.S., Electrical Engineering, University of Louisville Speed Scientific School, 2017
- B.S., Electronic Engineering Technology & Computer Engineering Technology, University of Dayton, 2005

Registrations

Certified Commissioning Agent, AABC/ACG

7 Years with firm 21 Years experience



Brent Leinenbach

Commissioning Group Leader

Select Project Examples

Louisville Regional Airport Authority, International Airport

Louisville, Kentucky Rental Car Relocation (Parking Garage & Site) Cx AARF Building - Construction Phase Cx Services SDF Airfield Electrical Vault Improvement CA & Cx Task Order #1C Commissioning ES Task Order 2A (Landside Terminal) - CA & Cx Active Secure Renovations Cx MEP Infrastructure Upgrades Cx

Tunnel Renovations Commissioning

US Army Corps of Engineers - Louisville District

Louisville, Kentucky Louisville District COE Renovation Flight Crew Equipment Addition & Renovation B207 Peterson SFB Co

Crane Naval Surface Warfare Center Assessment

Crane, Indiana Assessment Building 41 HVAC

Dayton Convention Center Retro-Commissioning Dayton, Ohio

Lexington Convention Center Commissioning *Lexington, Kentucky*

Commonwealth of Kentucky Frankfort, Kentucky

Capitol Mechanical Electrical Upgrade Phase 1 Cx

Transit Authority of River City

Louisville, Kentucky Union Station Bus Storage Building HVAC



Profile Role

Commissioning Authority

Bio

Charles brings 20 years of project management, commissioning and electrical engineering experience. He is exceptionally skilled in the systematic and documented commissioning processes to ensure mission-critical facility infrastructure systems perform efficiently and operate as designed. He also has a wealth of experience perfomring reviews to ensure compliance with client criteria, codes, standards, local regulations, and company policies/procedures.

Education

 B.S., Electrical Engineering, Drexel University, 2005

Registrations

- Licensed Professional Engineer: MD # 53544
- Project Management Institute Project Management Professional (PMP)
- Certified Commissioning Authority (CxA)
- Association of Energy Engineers (AEE) Certified Energy Manager (CEM)
- International Code Council (ICC) Electrical Plans Reviewer
- LEED AP BD+C

3 Years with firm 20 Years experience



Charles Jackson

PE, PMP, CxA, CEM, LEED AP BD+C

Commissioning Authority / Electrical Engineer

Select Project Examples

North Carolina National Guard

Morganton, North Carolina

New Morganton Regional Readiness Center

 Commissioning of HVAC, plumbing, electrical, distribution and renewable energy systems

Washington Headquarters Service (WHS)

Arlington, Virginia

Classified & Unclassified LEED Enhanced Commissioning

Code Enforcement Services

Pentagon Renovation Program

- Commissioning & Technical Writing
- Multi-year 6,500,000 SF Renovation, Wedges 2-5 & Ancillary Projects

NAVFAC

Washington, DC

- Utility Assessment and Improvement
- Commissioning for new 18MW Utility Plant

USACE South

Fort Meade, Maryland

Utility Plant

- Design Review and Commissioning Services
- Replacement of 44,000 SF Existing Occupied Generator Plant

EPG - Water Tank and Pump House

Fort Belvoir, Virginia

- Engineering Design Review and Commissioning

GSA

- New Immigration Customs and Enforcement Facility
- Commissioning for Two-Story ICE facility

Fort Benning Army Community Hospital

Fort Benning, Georgia

- Commissioning and electrical for 745,000 SF new facility

Performance Data





Morganton Regional Readiness Center

US Army, North Carolina National Guard | Morganton, North Carolina

In 2017, the North Carolina National Guard received \$23.33 million from the \$2 billion Connect NC bond package to renovate the old Western Youth Institution for a National Guard training facility. The vision for the new regional training center is to provide quicker response to state emergencies and improve readiness for military deployments.

During the planning phase, it was determined that it would cost more to renovate the 16-story existing detention center and bring it up to current building codes than to demolish it and build a new facility. The new center would also be more energy efficient than renovating the 1972 structure.

The new Morganton Regional Readiness Center consists of three buildings- a 66,000 SF Regional Readiness Center, an 8,000 SF General Purpose Training Bay and a 4,000 SF Unheated Storage Building. The center feastures two wings connecting that include an assembly hall, offices, meeting areas, locker rooms, a fitness area, classrooms, storage and support areas. The site also includes a footprint for a future helipad and a solar power field.

Systems commissioned:

- Mechanical, including HVAC&R equipment and controls
- Plumbing, including domestic hot water systems, pumps and controls
- Electrical, including service, distribution, lighting and controls, including daylighting controls
- Renewable energy systems

Project at a Glance

Cost: \$25,000,000 Size: 66,000 SF Completed: 2023







Sower 300 State Office Building

Commonwealth of Kentucky | Frankfort, Kentucky

The Commonwealth of Kentucky approached CMTA in request to design and construct a five-story, 365,000 square foot state office building in Frankfort, Kentucky. Energy-saving strategies were provided throughout the entire state office building. These included an improved building envelope, 100% LED lighting, high-efficiency water cooled chillers, HVAC system commissioning services, and high efficiency condensing boilers. The building automation system was used to develop efficient control strategies to drive energy usage down even farther. This process can only be done by truly understanding the building occupancy and the intended use.

Traditionally, buildings with the four pipe VAV systems operate at 50 to 75 EUI. This facility performed at 28 EUI with an astounding \$0.60 Energy Cost Index (ECI).

Project at a Glance

Size: 365,000 Square Feet Cost: \$55,000,000 Completed: 2016 – LEED Silver





Northern Regional Recreation Center

Mecklenburg County Parks + Recreation | Cornelius, North Carolina

This project effort consists of commissioning the mechanical (HVAC) and select electrical and plumbing systems for this new 85,000 SF community recreation center. The facility includes a gymnasium, a leisure pool, a lap pool, fitness areas, and a community center. The building's mechanical systems were designed to provide the most energy efficient and serviceable systems for a facility owned and operated by the county for the long term future.

CMTA provided fundamental and enhanced commissioning services from Design through Occupancy and Operations. Systems commissioned included: Building automation system (BAS), Air-cooled chiller system, Heating hot water system, heating water distribution and boilers, pumps and other equipment, Air handling units and air distribution(with FA integration), Pool Dehumidification Units (with FA integration), VAV and Fan-powered units Terminal Units, Exhaust, relief fans (with FA integration), Hot water unit heaters, Split DX Systems, Domestic hot water (DHW) systems, Elevator sump pumps, Lighting controls (with BAS integration), Emergency Power generator and associated ATS, and Fire Pump.

Project at a Glance

Completion: 2020 Size: 53,165 SF Cost: \$46.5M Project Type: New Build – Zero Energy

– LEED Silver





Kentucky International Convention Center

Commonwealth of Kentucky | Louisville, Kentucky

CMTA was hired to perform commissioning on the 900,000 SF renovation/addition to the Kentucky International Convention Center located in downtown Louisville. Commissioning services were provided from design development through construction and post-construction.

The project renovated and expanded the KICC by creating an additional 230,000 square feet of contiguous exhibit hall space. The ballroom was relocated and expanded, the kitchen relocated, meeting rooms renovated and enhanced, mechanical and electrical systems upgraded, elevators and escalators renovated and replaced and modifications to the existing skywalk system were completed. CMTA's responsibilities included design commissioning, creation of commissioning specifications and review of design documents.

CMTA reviewed the construction documents and provided written submittal reviews to the team with commissioning activities incorporated into the construction schedule. The TAB report was reviewed, installation observed, mechanical and electrical systems monitored as they are installed and commissioning meetings were held throughout construction. O&M training was conducted and a final commissioning report was completed. As an added quality assurance measure, CMTA requested read only access to the Building Automation System during the ten month period following substantial completion to analyze energy usage.

Project at a Glance

Cost: \$180,000,000 Size: 230,000 SF Addition; 900,000 SF Commissioned Completed: 2018 LEED Silver





Union County Sheriff's Office Expansion

Union County Government | Monroe, North Carolina

This project was accomplished over two phases and consisted of a 45,000 SF building addition and a 17,000 SF renovation. The office building houses the administrative and operational offices for the Union County Sheriff's Office and features a crime lab that benefits law enforcement in Union County and surrounding counties and several other spaces for a variety of uses. Commissioning services are consistent with Section C408 of the 2018 North Carolina Energy Conservation Code. Systems commissioned included the chilled water system, air handling units, VFDs, terminal units, heat pumps, fans, split systems, electric heater, DDC controls, TAB work, service water heating systems, lighting and lighting controls, electrical power distribution, electrical equipment testing, security system, generator

Project at a Glance

Cost: \$25,000,000 Size: 62,000 SF Completed: 2023





VA Community Based Outpatient Clinic (CBOC)

USACE Louisville, Department of Veterans Affairs | Fort Knox, Kentucky

For this new outpatient clinic located on the Ft. Knox military installation, CMTA served as engineer of record for MEP/FP, Technology and Communications, Security Systems, Envelope and Commissioning Oversight services. *In addition to Commissioning oversight, CMTA Cx team provided building envelope pressurization testing services, which yielded an envelope leakage rate of approximately .050 cmf/SF.*

The new 18,093 SF outpatient clinic includes space for primary care, mental health, social work, telehealth, nutrition, and pharmacy consultation services for over 6,500 Veterans in the region. The facility is located on a 4.1-acre site and will provide 112 parking new parking spaces with new site utilities, lighting, and walk ways.

The design team followed the requirements in the 35% Design-Build RFP package to generate 100% Construction Drawings, which included the complex task of deconflicting and ensuring compliance with multiple criteria to include: VA Design Guidance, USACE Louisville Military Design Guide, Ft Knox Installation Design Guide and UFC's required by the Military Health System. CMTA challenged the initial building system design parameters listed in the RFP package for the benefit of the Government; ensuring that the HVAC equipment was sized correctly and saving over \$100,000 which was reinvested into other building improvements with a direct impact on the Veteran experience. This facility is anticipated to exceed UFC 1-200-02 by utilizing 40% less energy than ASHRAE 90.1 2013.

Project at a Glance

Size: 18,093 Square Feet Cost: \$8,755,435 Completed: 2020



Let's Talk.

Paula Guffey Principal in Charge PGuffey@cmta.com 703.216.3668

Brent Leinenbach CxA BLeinenbach@cmta.com 502.380.2117

