



## Letter from the President

By Ray Smith (GHT Limited)

Greetings NCC Chapter Members! Let me start out by saying it is an honor and a privilege to serve as your chapter president. I pledge to do my best in this capacity. Our area encompasses the following states and cities therein;

- Pennsylvania
- West Virginia
- Delaware
- Maryland
- Virginia
- District of Columbia

Due to the size of our region, we are endeavoring to put on events in areas that allow you the opportunity to attend without excessive travel. Our event planning is ongoing and consists of some great events (listed on the next page of this newsletter).

As we all know, the national economy appears to be languishing. The connection between my comments on our area and the national economy is that based on a study presented at the recently held conference by the National Association for Industrial and Office Properties (NAIOP), our area appears to have five (5) of the top 16 cities projected for the best job growth in 2011 (#4; Northern Va., #6; Washington, DC, #13; Pittsburg, Pa., #14; Philadelphia, Pa., #15; Bethesda, MD). This essentially translates into the projection of a relatively healthy economic region wherein business growth = job growth = need for space = new construction = Cx and related services being needed. So take heart, and position yourselves to capitalize on the opportunities!

Our NCC website is admittedly being neglected. The reason for this is that we will be changing over to an AVECTRA based system, hopefully by next month. As soon as BCxA International has their website up and running, our NCC website can follow and be integrated into it, and updated. We apologize for the delay.

In closing, we hope you will enjoy the articles in this quarterly newsletter, and feel free to send us a brief email if you get the notion!

### Table of Contents

Letter from the President	1	2011 NCC-BCxA Event Schedule	2	Capitol City Meeet and Greet	3
New Face of Engineering	4	Shirlington Hilton Garden Inn	5	Commissioning Definitions	6
Ecobuild America	7	Volunteer Request	7	2011 Chapter Board Members	8

## 2011 NCC BCxA Event Schedule

Due to the size of our region, we are endeavoring to put on events in areas that allow you the opportunity to attend without excessive travel. Our events planning is ongoing, and consists of the following so far;

- 1<sup>st</sup> Quarter event; The Third Annual Meet-n-Greet in DC @ the Capitol City Brewery (just occurred as advertised on the next page and as described by Jeffrey Dukes on page four of this newsletter).
- 2<sup>nd</sup> Quarter, event #1; Cx discussion panelists at the April 13<sup>th</sup> NCC ASHRAE meeting.
- 2<sup>nd</sup> Quarter, event #2; University of Md., Baltimore Campus – Seminar on Commissioning and careers in the Commissioning field, on April 21.
- 3<sup>rd</sup> Quarter event; “Contractors Perspective” Cx seminar and forum discussion. Timeframe; September (date not set). Location TBD (possibly Pittsburg, Baltimore, or [your vote here]).
- 4<sup>th</sup> Quarter event; “Procurement and the OPR as related to Cx” seminar and forum discussion. Timeframe; December (date not set). Location TBD (possibly Philadelphia, DC, Baltimore, or [your vote here]).

If you would like to have an event put on near you, please email us and let us know!

Our contact information is on the back page of this newsletter.

**Sponsor an event or the NCC Chapter for a year, or serve on the BCA NCC Board and have your Co. logo included in the Newsletter!**



### Third Annual Meet & Greet

By Jeff Dukes (BRINJAC)

The 3rd Annual Meet & Greet was held on March 3, 2001 at the Capitol City Brewing Company in Washington DC. There were approximately twenty people in attendance, some familiar faces, and also many new faces.

It was a good night for some great commissioning related networking, starting out with a PowerPoint presentation by President Ray Smith. Then, he opened it up for general discussions which brought up topics ranging from Corporate Sponsorship, opportunities and the need for volunteers, and last but not least, new ideas to cover the needs of the membership at large.

In all, it was a very open meeting, served with appetizers and beverages. The 2011 BCA/NCC Board members would like to thank everyone for showing their support.



Commissioning Members Socializing



Ray Smith (President) and Mike Bilecky (BRINJAC)



Gretchen Coleman and Ken Hahan  
(Former Board Members)



Jeff Dukes (Treasurer)  
and Ray Smith (President)



Wayne Williams (Newsletter)  
and Tony DiLeonardo  
(Vice and Regional Rep)

**NCC BCxA Board Member  
Tracey Jumper (Cornerstone Group  
Commissioning) Honored as  
New Face of Engineering 2011**

They are the best of the best — the next generation of engineers whose innovation, leadership skills, and commitment to excellence are helping to better our world and inspire young people to consider a career in engineering. Among them is our NCC BCA board member Tracey Nawrocki Jumper. Jumper, who works with Cornerstone Group Commissioning, Ltd., Wilkes-Barre, PA was recently named one of only 14 individuals (age 30 and younger) from across the country who are being honored as the New Faces of Engineering Class of 2011 by the National Engineers Week Foundation, which is a coalition of engineering societies, major corporations and government agencies. Jumper is an architectural engineer and commissioning specialist. She was nominated by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) for her work in commissioning, specifically for reducing energy use and costs while increasing patient comfort in healthcare buildings. Jumper is vice president and research promotion chair of the Anthracite Chapter of ASHRAE and currently the youngest member on the board of directors of the National Capital Chapter of the Building Commissioning Association.

"I am proud to represent young engineers, the commissioning industry, the BCA and ASHRAE, especially being nominated for my work across health care systems in multiple society chapters and regions. The biggest impact these organizations have had on my success is that the organization itself is a medium for improving life, providing a major platform for industry collaboration—across chapters, across regions, and across the globe," Jumper says. "This honor gives us young engineers a bigger voice for sharing our successes and strategies to benefit folks in our communities and across others. I hope that my story inspires other young engineers to spearhead their own initiatives for improving life through engineering."

In addition to being honored as one of the New Faces in engineering, Jumper was also invited to judge a national engineering competition in Washington, D.C. as part of National Engineers Week events celebrated from February 20-26, 2011. For the Future City Competition® National Finals, Jumper was invited to judge as part of a panel representing industry leadership that also included Tom Watson (Fellow ASHRAE and Chief Engineer for McQuay Int'l), Leland Melvin (Astronaut and Associate Administrator for Education for NASA), Andrea Palm (White House Senior Health Policy Advisor for the Domestic Policy Council), and William Swanson (Chair, National Engineers Week 2011 and CEO Raytheon Company).



From Left to Right are: Bill Swanson (CEO Raytheon), Andrea Palm (Whitehouse), Tom Watson (ASHRAE, Chief Engr McQuay), Tracey Jumper (Cornerstone Group Commissioning), and Leland Melvin (NASA).



National Engineers Week Presentation



Judges Panel

Photographer was K.R.R. Photography, Ltd. (Annapolis, MD).



**Commissioning of the Shirlington Hilton Garden Inn**

Arlington, VA

Reported By Mike Johnston (*BRINJAC*)

Brinjac provided LEED commissioning services (Basic and Enhanced) for a new 142-bed, 110,000 SF hotel. The project achieved LEED Silver accreditation. Design review services were performed on the DD, 65% CD and Bid Document submissions. The HVAC, lighting control and domestic hot water system were included. A Commissioning Plan was developed and presented at the Pre-Commissioning Meeting that was attended by the design team and the Contractors. During construction, the mechanical installation was periodically checked for compliance with LEED requirements. Performance Verification was conducted in both the heating and cooling seasons.



The picture above depicts a BC Controller that connects the refrigerant piping from the 16 individual room units to the outdoor unit.

### Commissioning of the Shirlington Hilton Garden Inn

(Continued from Previous Page)

As part of the Enhanced Commissioning Services, a near-end-of-warranty site visit was made to check on the HVAC systems to assure that previously observed problems had been corrected. In addition, a Re-Commissioning Manual was prepared for the Owner to guide them in the process of keeping the systems maintained and performing properly.

An interesting feature of the HVAC systems is the use of Mitsubishi Citi-Multi Units to heat and cool the guest rooms. A single outdoor unit serves up to 16 indoor units (1 per room), simultaneously providing heating and cooling to the individual rooms based on the requirements of the guest.



**Pictures of the  
Building Flush Test  
In Progress**



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### **Definition - ASHRAE Guideline 0, The Commissioning Process**

During the Pre-Design Phase, a Commissioning Team is formed to oversee, implement, and accomplish the Commissioning Process activities detailed in this guideline. Responsibility for leadership of the Commissioning Team should be defined and assigned at the beginning of the Pre-Design Phase. The term used for the person with overall responsibility for the Commissioning Process is "Commissioning Authority." The Commissioning Team members must be available for meetings, have the qualifications to contribute to the development of the Owner's Project Requirements, and have the authority to make decisions binding on the firms/constituencies they represent. Lines of authority and lines of communication in determining Commissioning Team members responsibilities shall be documented. The Commissioning Team composition must be based upon the scope of the Commissioning Process services established for the project.

### **Definition - ASHRAE Green Guide**

There are several schools of thought about what the CA should focus on during a design review. Two of them are presented below;

1. The first is to look only for commission-ability of the systems; that is, to only identify design elements that prevent functional testing, and similar "show stoppers". One example would be inaccessible battery posts in a UPS system, preventing thermographic scanning for termination hot spots. Design reviews that only assess commission-ability provide valuable information and address how a system would be tested to verify commissioned system performance.
2. The second type of commissioning is more comprehensive, beginning prior to design; it combines peer review to assess the design, a constructability review to minimize potential change orders, a quality control review that identifies possibly confusing or conflicting information in the contract documents, a value engineering review that does not compromise the serviceability or performance of a facility, and possible alternatives the design team should consider beyond commission-ability. This form of commissioning is generally considered to provide the greatest benefit, albeit at the greatest first cost.

## Ecobuild America Conference

The Ecobuild America Conference was held from December 6 through December 10, 2010 at the Washington Convention Center in Washington, DC. For several thousand attendees, the event offered educational sessions in sustainable design strategies, materials, case studies and much more. Representing the National Capital Chapter of the Building Commissioning Association, Tony DiLeonardo, a board member of the NCC, was invited as a moderator for one of the sessions: “How to perform Cost-Effective Building Tune-Ups”.



Ecobuild America Conference

This session included views, case studies and thoughts on building tune-ups from the retro-commissioning and continuous commissioning process, led by two experts on the subject. Both speakers discussed the steps involved in the processes, focusing on the investigation and persistence phases of these commissioning processes. The speakers also utilized the BCA’s Best Practices for Existing Buildings Commissioning in educating the attendees. The presentations invoked some great questions from the attendees--and discussion which took the 90 minute session well into overtime.

Based on attendee feedback, the event proved to be worthwhile for increasing interest in both the Building Commissioning Association and Building Commissioning itself.

## We Need Volunteers!

*Participate · Build Your Resume · Get Published · Enhance Your Commissioning Industry Network*

Opportunities for:

- Publication of short and medium length articles in regional and national publications
- Support logistics and marketing for regional events
- Participate in National trade conference booth on behalf of the BCA
- Openings in Membership, Events and Communications Committees
- Business development and fundraising opportunities

Contact an NCC-BCxA Board Member for further information!

## Your BCA National Capital 2011 Chapter Board Members

The following individuals consider it a pleasure to serve you as board members. Feel free to contact any one of them for information on committee work, events or what it means to be a board member.

Ray Smith  
BCA NCC President  
GHT Limited  
<http://www.ghtltd.com/>

Tony DiLeonardo  
BCA NCC Vice-President and  
Regional Representative  
WFW Engineering  
<http://www.wfweng.com/>

Jeff Dukes  
BCA NCC Treasurer  
Brinjac Engineering  
<http://www.brinjac.com/>

Wayne Williams  
BCA NCC Secretary and  
Newsletter Layout Editor  
Architect of the Capitol  
<http://www.aoc.gov>

Tracey Jumper, Cornerstone  
BCA NCC Membership Committee  
<http://www.cornerstoneltd.net/>

Jim Givens  
BCA NCC Communications  
RMF Engineering  
<http://www.rmf.com/>

Rob Strickler  
BCA NCC Web Site  
Engineering  
<http://www.google.com/>

Gretchen Coleman  
BCA NCC Newsletter Editor  
Gretchen Coleman Commissioning  
Group, LLC

### SPONSORSHIP Requests

Our chapter can use your sponsorship. Send off a check to our treasurer, Jeff Dukes, to become a Corporate Sponsor. Please send your checks made out to the National Capital Chapter of the BCA to: Jeff Dukes, NCC Treasurer at Brinjac Engineering Inc. 8618 Westwood Center Drive Suite 305 Vienna, VA 22182-2222

**RMF ENGINEERING, INC.**



**Sponsor an Event or Serve on  
the NCC BCA Board and  
Have your Logo include in this  
newsletter!**

