GET READY FOR NCBC
MAY 15–16

IN THIS ISSUE:
The Link Between the Energy Model and Client Satisfaction
The 2012 Strategic Plan Update
CCP Updates
BCA Adds Two New Chapters
In This Issue

Letter from the President ................................................................. 3
What Does It Take to Become a Qualified CxA? ......................... 4
What’s Wrong in This Picture? ....................................................... 5
The Link Between the Energy Model and Client Satisfaction .......... 6
LEADing the Charge in 2012: A Recap of the BCA Annual Leadership Conference .......... 8
Calling all “Building Commissioners” ........................................... 9
The 2012 Strategic Plan Update .................................................... 10
BCA Adds Two New Chapters ..................................................... 12
Member Spotlight ........................................................................ 14
IBOD Election Results .................................................................. 15
Members on the Move ................................................................. 15
Emeritus Status Approved by the International Board of Directors .......... 16
Jacob E. Schu Receives Emeritus Status .................................... 16
CCP & ACP Updates ................................................................ 17
Eastern Canadian Chapter Schedule .......................................... 18
What’s Going on With the Central Chapter? .............................. 18
BCA Spring EBCx Training—Not just for New Yorkers ............. 19
Marketing and Outreach Opportunities ...................................... 19

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Would you like to suggest a topic for The Checklist?
E-mail checklist@bcxa.org
Greetings,

As spring arrives I look back at the first three months of accomplishments for the BCA and honestly, I’m amazed. I have a number of exciting things to share with you that will continue to shape and nurture the growth of the association and propel us forward as we achieve the goals set forth in our strategic plan. From elections to the leadership conference (read about that on page 8) and the upcoming 20th National Conference on Building Commissioning (NCBC), the BCA is positioned to achieve many goals in 2012.

The first thing I’d like to share is that Liz Fischer has accepted the role of Executive Director of the association beginning April 2. Liz has been the Association Manager for more than five years and knows the association and the industry inside and out. In her new expanded role, Liz will work on furthering industry relations, securing additional resources to enable the BCA to advance our mission, as well as supporting the growth and vitality of our chapters. The BCA is still, at its heart, a volunteer organization and member contribution to our initiatives is paramount. With Liz taking on the role as full-time Executive Director, BCA will be able to better serve our members, the local chapters and be able to help the association continue to advance the commissioning industry. You’ll be hearing from Liz about the BCA’s direction through regular communications including The Checklist and also at this year’s NCBC.

Speaking of NCBC, we’re gearing up for a great program in Nashville this May 15-16. For the first year, ASHRAE has endorsed the conference and we have several sponsors who are supporting our efforts to create a top-notch educational event (check out the agenda here) and exhibit show. The Southeast Chapter will have an afternoon pre-conference program on May 14 on continuous commissioning technology tools, so as you make your travel arrangements consider arriving a little earlier on Monday to participate in this informative session.

BCA is also expanding its industry outreach through a liaison program. In order to better engage and influence the industry, the International Board has appointed liaisons to our partner organizations in the buildings industry. These include other associations such as ASHE, ASHRAE, IFMA, ASTM and USGBC. These liaisons will help to communicate the BCA’s goals, facilitate joint initiatives and maintain the active dialogue between organizations that are necessary in any partnership. Can you help to expand our liaison network? If you are actively involved with an organization that you feel the BCA should be more engaged, let me know.

Being engaged in the industry is a reason that many of us are BCA members and there isn’t a more important and exciting place to be engaged than at the regional or local level. At the Leadership Conference in February, chapters set their meeting agenda topics and plans for the year. Some recent chapter meetings include the Northeast Chapter’s Annual Northeast Commissioning Summit and the Northwest Chapter’s March meeting, which included a presentation on CxA safety and a case study by a local utility. Find out more about your chapter and upcoming events by joining your chapter’s group in the BCA Social Community. This on-line networking community is a great way to connect with those in your region and those across the country.

I look forward to seeing everyone at NCBC in May.

Sincerely,

Mark F. Miller, PE, CCP, CPMP, CEM, LEED AP
BCA President
What Does It Take to Become a Qualified CxA?

There has been much debate, discussion and discord in our association and industry around the question, “Should a Commissioning Authority (CxA) be a licensed PE?”

While this question is being asked, I’m not sure this is the real question that the commissioning industry should be addressing.

Rather, I suggest that the real question we, as an industry, are trying to answer is, what does it take to be a qualified CxA?

The BCA and the Building Commissioning Certification Board have outlined through the Certified Commissioning Professional (CCP) process that a provider has the following:

- Experience—recommendations from the owners where CxAs have completed successful projects.
- Education/knowledge—confirmed by completing the exam.

I believe we need to get to the next level of specificity. What are the knowledge, skills, abilities (KSAs), and core competencies that a CxA must possess to be successful?

We need to be in agreement with our membership and other industry stakeholders of the job tasks performed by the CxA.

BCA recently engaged in two separate processes to determine the job tasks, knowledge, skills, abilities and core competencies of a CxA.

The first process is through a partnership with PECI, California Energy Commission, NYSERDA, Northwest Energy Efficiency Alliance and others to create a national training for commissioning authorities and energy auditors.

The second is through an initiative by the National Renewable Energy Lab to determine job tasks and skills as they relate to commissioning as a profession.

A review of current information and position of the BCA will be presented and discussed at the National Conference on Building Commissioning (NCBC) on May 15 and 16 in Nashville, Tenn.

The results from the PECI work are now complete, and training is slated for launch in the fall of 2012. NREL’s results are out for public review, and the BCA has provided comment.

No doubt, there is a lot of information to review. While some are quick to position themselves on either side of the PE debate, getting agreement with all the industry stakeholders on CxA qualifications will take time.

Once there is industry agreement on the job task analysis with the knowledge, skills, abilities and core competencies of the commissioning profession, the requirement of professional licensure can more readily be determined.

State licensure boards will have more information on which to base decisions, and ultimately our industry will move in a more productive direction.

A review of current information and position of the BCA will be presented and discussed at the National Conference on Building Commissioning (NCBC) on May 15 and 16 in Nashville, Tenn. I hope you will join us there to discuss this important issue.

Mark Miller, PE, CCP, CPMP, CEM, LEED AP, is the president of the BCA. He has more than 20 years of experience in facility-related services and is a principal and director of client services at Strategic Building Solutions.
What’s Wrong in This Picture?

ANALYSIS ON PAGE 22

Photo courtesy of Kevin Griesemer
The Link Between the Energy Model and Client Satisfaction

By Cristian Harbaugh and Paul Petrilli

A significant amount of effort is invested in the development of a building energy model, which too often, after systems have been selected and the LEED EAc3 credits have been determined, is buried in a long forgotten report.

The energy model can be the ultimate expression of how the basis of design provides for the owner’s project requirements, yet too often this information is never shared with the commissioning authority.

Through our experience in providing energy modeling, design and commissioning services for numerous LEED projects since 2000, we have routinely discovered that many strategies integrated into the energy model are never conveyed in the construction documents and never become integrated into the building automation systems controlling our buildings.

UNDERSTANDING THE OPR’S INFLUENCE ON THE ENERGY MODEL

For a commissioning authority, being brought into a project in the conceptual phase is a rare opportunity. Most commissioning providers today have accepted the responsibility of assisting the owner with developing the OPR—sometimes through an OPR workshop, but more often by interviewing individual stakeholders and developing a draft OPR. Through several iterations, a final document is approved. While the OPR identifies the energy efficiency and sustainability goals, too often it just lists “achieve energy cost savings of 30 percent above ASHRAE 90.1” or “obtain 5 LEED EAp1 credits.”

It is imperative that these requirements be clearly defined and provided to the design engineers and energy modeler early in the process. Additionally, the engineer/energy modeler must read the OPR to incorporate the intended use and occupancy requirements into the model.

The commissioning authority’s review of the energy model during the design phase is a critical step often overlooked. At this phase of the design, it is important that the commissioning provider review the operational criteria, and consider:

• Do occupancy schedules, setback temperatures and ventilation rates meet OPR requirements?

• Does the energy model include domestic water heating systems and specifically reduce hot water consumption due to low-flow fixtures?

• Has owner-furnished task lighting been accounted for?

• Have the HVAC system features been included and correctly modeled?

As the commissioning provider, we were asked to participate in a value engineering activity following the completion of design development for a project that was over budget. One of the systems in question was the daylight and dimming controls for the gymnasium facility that provided youth activities. When the construction manager indicated that a large amount of savings could be achieved by eliminating this system, the design team indicated that it was required to achieve the desired LEED points. However, we pointed out that the OPR clearly stated that the gymnasium was only used for after-school activities when the weather turns colder. The energy modeler was showing savings from daylight harvesting because he modeled the gymnasium as having an 8 a.m. to 10 p.m. use, year round. After revising the energy model to reflect the OPR, the systems demonstrated very little cost savings, did not result in any additional LEED points and were deleted from the project.

Other items often overlooked are of much less impact, but require detailed knowledge of the owner project requirements and usage.

• Does the terminal equipment in areas such as vestibules and loading docks operate per after-hour operations schedules, or simply based on the building occupancy schedule?
Do fans cycle to meet load, or remain continually on during occupied times?

How are fans controlled during unoccupied times?

Questions of this detail are often understood by the commissioning provider and must be coordinated with the OPR to provide the owner with a realistic picture of the building’s life-cycle cost.

ENERGY MODELING ITEMS TO BE AWARE OF DURING CONSTRUCTION AND OCCUPANCY

Recently, we completed commissioning a large government facility that achieved LEED certification. The project incorporated energy recovery on all air-handling units, two high-efficiency centrifugal chillers with variable frequency drives and constant primary flow, variable secondary flow, distribution. As with most chiller plant design, the control specifications required a chiller plant optimization, but did not provide any specific algorithms to be used. In fact, the design specified a standard sequence that simply starts and stops chillers based on the system demand. The project was submitted through the LEED On-Line process as a single, construction phase submission without providing the energy modeling report to us.

The GBCI review questioned the large reduction in cooling energy. The design engineer responded that the chillers were at their highest efficiency when operating between 30 to 70 percent capacity and the plant controls were set up to stage a second chiller on when the load approached 70 percent.

This control strategy was not identified in the basis of design, nor was it specified and programmed by the BAS contractor, as it only existed in the energy model.

The actual system performance was not going to achieve the savings identified in the energy model. Working with the engineer and the BAS contractor, we were able to implement the modeled algorithm and deliver the client savings closer to what was projected.

IN CONCLUSION

The link between the energy model and commissioning requires the experience of a broad team of professionals, including engineers, TAB technicians, controls technicians and experienced installers. Energy modeling resides in the realm of engineering, and yields the best results when incorporated fully into the design and commissioning process.

The commissioning agent should always request a copy of the energy modeling report in all cases. Our experience has shown this leads to the best overall client satisfaction. ■

Cristian Harbaugh, EIT, LEED BD+C, is a graduate of the University of Pittsburgh at Johnstown. He has more than eight years of commissioning experience and an additional six years of design experience. Cris is the past chair of the BCA’s Standards Committee.

Paul Petrilli, PE, LEED BD+C, CPMP, is a graduate of Pennsylvania State University. He has a combined 25 years of design, energy modeling and commissioning experience. Paul is a member of ASHRAE TC 7.9, Building Commissioning.
LEADing the Charge in 2012: A Recap of the BCA Annual Leadership Conference

At the beginning of February, chapter leaders, committee leaders and international board members convened at the Hilton Walt Disney World in sunny Orlando, Florida, for two and a half days of education, planning and networking at the annual leadership conference.

The conference began Thursday, Feb. 2, with an all-day meeting of the international board. This working session is one of the few opportunities that the board has to meet in person to refine the strategic plan (related story, page 10), review policies and elect new officers.

That evening, attendees convened for an outdoor reception followed by dinner and the annual presentation, which reviews the general business of the association. The BCA ended the year on a strong note, taking in a larger than anticipated number of renewals, increasing sponsorship and continuing its success with the webinar series.

Newly re-elected President Mark Miller (officer election results, page 15) announced the theme for 2012: L.E.A.D.

Leading by example
Engaging all members
Advancing professional development
Determining BCA’s future

Miller explained the significance of each letter in the acronym and noted how LEAD represents the overall BCA mission and goals for 2012. No matter your position within the association, embodying these ideas is the first step to success. Strong leaders foster strong chapters and committees, who will in turn lead the association to great new accomplishments. The evening culminated with permanent charter presentations to the newest chapters: California (Bradley Brooks, president) and Western Canada (Josh Watts, president.)

Friday morning began with a lively presentation from Dave Sternberg, a non-profit consultant from Loring, Sternberg & Associates with expertise in fundraising and board governance. Attendees discussed the challenges faced by mid-sized industry associations, such as the BCA, and ways to turn these challenges into opportunities. One aspect of a thriving chapter is an active, productive board, and Sternberg stressed the importance of building a board that will produce results for the chapter. Sternberg's session was thought-provoking, often funny and sometimes unsettling, but conference evaluations reported that Sternberg was a conference favorite, and there were requests to bring him back in 2013.

A majority of the afternoon was dedicated to chapter planning time. Liz Fischer, BCA association manager, introduced a calendar of important dates pertinent to chapter management. To assist chapters in their quarterly event planning, Fischer also offered a series of meeting themes that could be used. Everyone welcomed this time to brainstorm, organize and work together to create action plans for the year.

When the work was done, the fun began! Attendees were treated to a Cuban-style meal at Bongo’s Restaurant in Downtown Disney. Some donned colorful island-style attire, which contributed to the festive mood of the group. Afterwards, delegates danced, strolled around Downtown Disney and enjoyed the warm evening with colleagues and friends.

continued on p. 20
Calling all “Building Commissioners”

Okay, that is a little joke. You may or may not know this, but part of being on the board of directors for the Central Chapter means attending the BCA leadership conference that took place in sunny Orlando, Florida, in early February.

The conference included a seminar with Dave Sternberg, who is an expert on nonprofit association organizations, such as the BCA. He was not, however, a commissioning expert, nor did he know our industry in great detail. He passed around handouts with the erroneous title, “Building Commissioners’ Association.” I personally found this very funny, because when I recently went into my son’s first grade classroom for a parent/teacher conference, I was informed that my son had told the class “my daddy is a building commissioner.”

Dave spent several hours going over issues related to fostering and building a good board of directors and organization. During his session, he asked, “What do you and your members get out of their membership to the BCA?” It was a question that really resonated with me. Taking the easy road, I thought of the answer for myself first and it came down to three simple words: fun, energetic, and motivating.

Fun—I just spent three days with the Central Chapter Board of Directors, the BCA International Board of Directors (IBOD), and the chairpersons for all the major committees within the BCA. These people include colleagues, peers and other local commissioning providers who are my competitors, and all of whom I call my friends. Now, don’t get the wrong idea: there was no golf, tennis or sitting at the poolside bar. It was actually 10-plus hours a day of conference and workshop activities with the best and brightest commissioning people in our industry—and, yes, I call that fun!

Energetic—The leadership conference is where the Central Chapter board gets to hear what is going on with the IBOD, all the committees and other chapters. All I can say is, WOW! This organization is full of energetic people! There is way too much for me to write about to explain all the things the BCA is doing around the world. Through hearing and seeing what is going on, you really feel like you are part of something bigger than just your own little day-to-day world, and that we are making strides to change and move this industry forward!

Motivating—This was my fourth leadership conference, and the one thing I can say with certainty is that through the hard work, the fun and the energy of listening to all the things going on within the BCA, it is certainly a very motivating experience. The central chapter board met numerous times outside of the conference program to discuss and plan how to continue growing the chapter. It is with that motivation that we are trying new ways to connect with our members and planning a central chapter event at NCBC and two regional events this year!

continued on p. 21
THE 2012 STRATEGIC PLAN UPDATE
Designing the BCA’s Future

By Liz Fischer

The Building Commissioning Association’s mission is to guide the building commissioning industry through advancing best practices, education, and promoting the benefits of building commissioning. —2010–2015 Strategic Plan, Version 2012

This mission guides our organization, and is the foundation of our 2010-2015 Strategic Plan. At this year’s leadership conference in Orlando, the International Board of Directors spent a day evaluating and refocusing the goals and strategies of this document. Five main goals have been developed for this plan:

1. Provide opportunities to educate the industry on the BCA Best Practices, technical advancements and initiatives within the building industry.

2. Develop a comprehensive, whole-building commissioning manual based on the BCA’s Best Practices to improve the consistency and quality of the commissioning industry.

3. Create a culture within the association that demonstrates the value of commissioning to all building industry stakeholders, including owners and operators.

4. Build a strong network of chapters that can advocate the association’s goals and foster knowledge and agreement among the industry stakeholders.

5. Support the Building Commissioning Certification Board in its efforts build a strong certification program and deliver it to market.

Each year, the board evaluates the Strategic Plan based on information gained in the past year. This information comes to the board in many ways, including membership surveys, industry stakeholder meetings and the boards’ own business experience. Each of the goals in the plan has strategies and tactics that the board has developed to implement the plan. This year, the board has prioritized the strategies for each goal in the following way.

TRAINING AND EDUCATION
Create strong training and education programs for CxAs. This strategy is the center of the association’s mission. For the past three years, our successful webinar series has grown and continues to draw attendees from all aspects of the green building industry. The BCA also partners with many other entities to deliver these programs. In the third quarter of 2011 the BCA, with support from NYSERDA and the New York Mayor’s Office, developed a three-day class on existing building commissioning that will be made available for additional educational opportunities within the chapters in the second quarter of 2012. We continue our long-standing partnership with the University of Wisconsin on the five-day new construction class that is delivered twice a year. And, over the last 15 months, we have partnered with PECI, U.S. Department of Energy, New York State Energy Research and Development Authority, California Energy Commission, Northwest Energy Efficiency Alliance, the California Commissioning Collaborative and others to build a comprehensive training program for commissioning providers and energy auditors that will be deployed in the third quarter of 2012.

Improve member awareness of education opportunities. We want members to know about all education opportunities that benefit the commissioning industry, but we also want to make sure our industry stakeholders are aware of those opportunities. A planned website redesign will provide a more robust educational calendar, and we will include a regular section in The Checklist for upcoming events.

Support chapter educational events. Providing chapters with quality training materials, like the existing building commissioning three-day class, as well as a strong speakers bureau, will help chapters build training that both engages and educates members. Look for more information on the speakers bureau in the second quarter of 2012.
**BEST PRACTICES**

**Update the BCA/APP A Commissioning Handbook.** In 1996, we partnered with The Association of Higher Education Facilities Officers (which uses the acronym APPA) and John Heinz to create the handbook. In 2004, Heinz and Rick Casault worked with several other members to revise this handbook. With the release of the BCA’s Best Practices documents, APPA has asked us to take the lead once again to revise this important handbook and work together to create a handbook the whole industry can use.

**OUTREACH**

**Foster chapter outreach activities.** Helping chapters succeed in building quality events and trainings this year will be a strong focus for the BCA staff. Chapters will be reaching out to other associations to co-locate events.

**Increase credibility and visibility of BCA and our products and services.** In 2011, we formalized a new role within the association: the BCA Liaison. Liaisons play a major role in our outreach activities as they act as a conduit of information to/from the BCA to important industry stakeholders such as ASHE, ASHRAE, USGBC and others. Additionally, liaisons carve communication pathways between the BCA and these entities as well the membership at large. Our website now has a social network component and our objective is to expand the use of this valuable tool with membership. The promotion of our webinars and best practice documents will get a boost as we expand our use of the social community. There is also a planned refresh/redesign of our website that will capitalize on the new interactivity and social community, but also provide a more user-friendly, easy-to-navigate layout to help you more quickly locate resources and information.

**CHAPTER**

**Foster an increase in local chapter activity.** Chapters are formed for the benefit of the BCA to provide grassroots development and inform the BCA about new trends. By developing a presence at a local level the association can also better serve the members in furthering individuals’ professional advancements in the building commissioning industry. Over the last three years the association has added three new chapters: Texas, California and Western Canada (related story, page 12). As our membership continues to grow, so will our chapters. The addition of chapters in each region will create a more local presence and add member benefit in the form of education, industry networking and advancement of the commissioning industry. Many of our chapters this year are building opportunities to include local college students. The industry needs more qualified providers, and the best place to find them is in the engineering programs of our colleges and universities. There really is no better time than now to get involved with your local chapter to learn, connect and build your business.

**CERTIFICATION**

**Increase the value of the BCA certification programs to the industry.** Last year, the Building Commissioning Certification Board added a new certification. The Associated Commissioning Professional (ACP) was designed as a stepping stone to the ultimate certification of Certified Commissioning Professional (CCP). This certification allows individuals the opportunity to demonstrate their knowledge of commissioning while they work to gain the experience needed for the full CCP. This year, the BCCB will be evaluating a firm certification.

**Develop a strong certification marketing plan.** Although those closely associated with the CCP believe it is the strongest certification in the market, many others don’t realize its value. A solid marketing plan will fine-tune messaging to owners on the value of the CCP and encourage providers wanting to demonstrate their expertise to seek certification. BCA certified providers demonstrate skills and abilities in the entire commissioning process, not a singular section, and this important differentiation from other certifications needs to be publicized.

The BCA has a lot of work ahead. Our goals will advance our industry, but current resources are limited. Your membership and sponsorship dollars will help us to deliver these plans, but we need you to help in other ways as well. Volunteers are the backbone of the association, and even one hour of time makes an impact to a chapter or committee and, ultimately, the entire commissioning industry.

Please let me know how you can help deliver on these important goals.

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_Liz Fischer is the association manager of the BCA._
The annual BCA leadership conference, held in Orlando, Florida, in February, saw two more chapters receive their charters. Both the Western Canada Chapter and California Chapter are now official, after successfully completing periods as provisional chapters. These additions to the overall association follow the creation of a Texas Chapter in 2010.

“The chapter came about when myself and a few members decided that it made sense to have more local representation rather than all of Canada being run out of Toronto,” said Western Canada Chapter President Josh Watts in an e-mail. “I passed around the petition and got the required number of members signed up.”

“We have in one way just drawn new lines,” said Watts. “But we have also allowed local representation to raise interest and awareness to entice more members to join up and take an active role.”

During a meeting in Nov., 2009, Southwest Chapter board members decided that due to the large geographical area of the chapter it needed to break up into smaller pieces, California Chapter President Bradley Brooks said in an e-mail. At the time, the chapter comprised California, Nevada, Utah, New Mexico, Texas and Oklahoma. As Texas and California had the membership necessary to form new chapters, members decided that Texas would form a Chapter in 2010 and California would follow in 2011.

In California, chapter organizers say they now are able to offer more local and regional activities that will better attract new members. Chapter organizers say they will now be able to serve members on a more local level and hold meetings in the places where members are located, in Northern and Southern California.

The Western Canada Chapter is starting life with 41 members, while 84 members have signed on in California.

GOALS
Short term goals in Western Canada are for each board member to recruit three more members, and each member to recruit one more member to bring the total number to 65 over the next year. Watts said he would also like the chapter to raise enough money to bring the entire board to the leadership convention to renew everyone’s excitement and drive to push on with what is in effect their second day job. Long term, the chapter would like to hold two successful commissioning summits every year, one on new construction and one on retro-commissioning.

Short term goals in California include holding four meetings, increasing membership, increasing chapter revenue, developing a website and increasing member participation in the chapter.

Long term goals include securing sponsorship for meetings, holding regular meetings, becoming financially stable and serving the membership.

EVENTS
The new chapters began planning events during the leadership conference. Western Canada likely will hold a pub night four times a year across several major cities, including Vancouver, Edmonton, Calgary, Saskatoon, Regina and Winnipeg, to boost the membership and to get industry professionals talking.

“We hope to have good representation at NCBC and plan a dinner with whoever can make it down,” Watts said. “Looking out a bit more than a year, we would like to hold an
existing building commissioning summit in March of next year using the planning tools and info we have gathered from the Northeast Chapter who has held many quite successfully.”

“The California Chapter is planning to have two meetings in Southern and Northern California this year, and a meeting in San Francisco in November at GreenBuild,” Brooks said.

INTERNATIONAL EXPANSION
The creation of a Western Canada Chapter represents a significant international expansion of the BCA.

“I think international expansion is a great idea,” Watts said. “Not only do we have a lot to learn from the rest of the world when it comes to commissioning, but in many aspects we have much to teach as well. As a somewhat newer industry, the world can benefit from the many lessons learned. Our international board has some of the industry leaders representing our interests, and I believe they have done the industry as a whole, as well as the BCA, a great justice.”

ADVICE FOR STARTING A NEW CHAPTER
Start looking for potential board members and officers now, Watts said.

Being both a board member and a member in general can open up many opportunities to network and help push the commissioning industry forward, he added.

WESTERN CANADA CHAPTER BOARD OF DIRECTORS

President: Josh Watts
Stantec Performance Engineering

Vice President: Kevin Thurston
Thurston Engineering Services

Secretary: Phil Dompierre
Integrated Designs Inc.

Treasurer: Michael Rijavec
Alberta Health Services

CALIFORNIA CHAPTER BOARD OF DIRECTORS

President: Bradley Brooks
PECI

Vice President: Harold Hougham
R&A Engineering Solutions, Inc.

Secretary: Ciro Russo
ARCADIS

Treasurer: Bill Carmody
L&H Airco
with Todd Cole

Home city and state: Midland, NC

Employer: Eaton Corporation

Position: Project Manager

BCA member since: 2007

Years practicing commissioning: 5

You’re the first person to be awarded the ACP, which is the BCA’s new commissioning certification. But before we get into that, let’s begin by talking about how you got involved with commissioning. What drew you to this line of work?

I started my career in the HVAC field in 1983 while serving on active duty in the United States Navy. I learned that shortcuts usually resulted in system inefficiency or compromised equipment longevity, and saw these approaches as the compromises to sound practice they were and bad business in general.

Fast-forward 24 years to 2007, and still in the HVAC industry, I had seen a lack of attention to detail become commonplace, and I was reaching the point where I was tired of seeing energy dollars wasted day after day and customers receiving far less than what they were paying for. Call it fate or just plain good fortune, I was contacted by EMC Engineers and asked if I would be interested in talking with them about working as a commissioning engineer. I saw the opportunity to finally start making a difference in the industry, and that led me to where I am today.

What’s your area of focus in the field of commissioning?

I primarily concentrate on HVAC systems and chilled water plants, which encompasses pre-design engagement with clients and design teams, design, construction, acceptance and warranty-phase follow-up.

What’s your biggest accomplishment as a commissioning professional?

It’s hard to point to a single project and say “that’s the one,” but two distinct things do come to mind. First, looking back at the five short years I have been in the commissioning industry and seeing my involvement contribute to systems performing like they were meant to perform gives me a tremendous sense of accomplishment. Second, I view earning the ACP credential as an accomplishment that validates the time I have spent in the commissioning industry and seeing my involvement in the development of final commissioning reports has been handled by in-office staff using data and field reports I generate on-site. This was a missing piece of the puzzle that made the ACP credential the logical choice for me.

Why did you choose the ACP?

In part, because I perform the bulk of my work in the field away from a formal office setting, the development of final commissioning reports has been handled by in-office staff using data and field reports I generate on-site. Having experience developing final commissioning reports is essential to sit for the CCP exam. Since the reports are generated by others, I technically haven’t developed them myself. I believe it would be a stretch to claim otherwise. One of my short-term goals here at Eaton is to generate reports for my next couple of projects, then submit the requirements for the CCP credential next.

Why did you decide to become certified?

While I was deployed to Afghanistan as a Navy reservist, Eaton Corporation acquired EMC Engineers. I knew that one way to bring more value to Eaton as a provider of commissioning services would be through obtaining commissioning certification through the BCA. I thought that if I could utilize my spare time to study for certification, the time would be put to good use.

Do you think certification is important to the practice of commissioning in general?

Certification is extremely important, and coupling it with well-rounded field experience brings the highest continued on p. 20
IBOD Election Results

Meet your new officers of the International Board of Directors. These officers were elected during the BCA Leadership Conference, held in February. Directors are elected every three years, and officers are elected yearly.

**MARK MILLER, PRESIDENT**
Mark Miller, PE, CCP, CPMP, CEM, LEED AP, has more than 20 years of experience in facility-related services, including energy management, building commissioning, mechanical- and performance-based contracting and project management. He was the founding president of the Northeast Chapter of the BCA. He also serves as chair of the Building Commissioning Association’s Retrocommissioning Credentials Committee and as a member of ASHRAE’s Retrocommissioning Guidelines Committee. He is a principal and director of client services at Strategic Building Solutions.

**BILL McMULLEN, VICE PRESIDENT**
Bill McMullen, CFM, LEED AP, is a regional vice president for Eaton Corporation. He has been the principal commissioning authority on more than 25 projects in the Southeast United States, and also has many years of experience in building automation and controls, system integration and building maintenance. He sits on the North Carolina Commissioning Committee and is an instructor North Carolina State University.

**BRUCE PITTS, TREASURER**
Bruce has more than 35 years of experience in commissioning, design and project management. His commissioning experience encompasses new construction and upgrades in both public and private sectors. Bruce directs the building commissioning services provided by Wood Harbinger. Bruce has served on the School Facilities Technical Advisory Committee for the State of Washington, representing the BCA. He is serving on the Building Commissioning Association Board of Directors as the Northwest Regional Representative, and he is the co-chair of the task force that wrote the BCA New Construction Building Commissioning Best Practice.

**MIKE CHELEDNIK, SECRETARY**
Michael Chelednik, AIA is employed with URS and is currently working as the program manager on the LaGuardia Airport Redevelopment Program. He is responsible for the terminal and sustainable design. “I think 2012 will be an important growth year for the BCA and am looking forward to serving our members,” Chelednik said.

Members on the Move


Jonathan Vaughan, CEM, LEED AP has been promoted to Vice President | Director of Commissioning Services at Page Southerland Page. Vaughan is the Southwest Regional Representative to the BCA International Board of Directors. Vaughan joined Page Southerland Page in 2005.
Emeritus Status Approved by the International Board of Directors

The Administration Committee, acting by request of members who have retired or are about to retire from full-time work, requested a motion for Emeritus Status rate for members in good standing from the board of directors at the January conference call. The motion passed unanimously.

Emeritus status is a special status for BCA members who have retired from full-time work. The BCA would like to honor these special individuals for their time and commitment to the industry, and for their involvement in the BCA. International and chapter dues are waived for approved Emeritus Status members. The emeritus rate relates to the annual stewardship goals for the BCA. Through volunteer hours, emeritus status members will be able to increase outreach, assist in program planning and support the efforts of their home chapters. The main benefit is increased volunteer capacity to accomplish BCA goals at the international and regional levels.

Criteria for this status include membership for at least three years in the BCA, a recommendation by a current or previous chapter or committee and active participation in the BCA. Those receiving emeritus status will commit to at least 20 volunteer hours throughout the course of the year.

The initial application form may be filled out by the candidate requesting emeritus status or by an individual nominating the candidate. If the application is filled out by the candidate, a reference is provided. The Administration Committee will review all submitted applications and an Administration Committee member will contact the reference.

Emeritus status is in effect only for the calendar year in which it is granted. Candidates must reapply by Sept. 15 of each calendar year using the Emeritus Status Reapplication Form. Documentation of the minimum 20 hours of volunteer service must be provided. Provisions are made if the minimum 20 hours is not completed until Dec. 31 of each year. The Administration Committee will review in November and notify the candidate by Dec. 15.

Applications and additional information are available on the BCA web site. If you have any questions, contact Michael Chelednik at michael.chelednik@urs.com.

Jacob E. Schu became the first person to receive the BCA’s new emeritus status after the Administrative Committee approved his application in February.

Schu joined the BCA in 2003. He was the Director of Commissioning Services for Vanguard Commissioning Services in Tonawanda, New York. He attended numerous commissioning seminars and became interested in forming the BCA Northeast Chapter. He volunteered to serve in the BCA Northeast Chapter Steering Committee in 2005 and assisted in developing the original business plan, bylaws and articles of incorporation. The Northeast Chapter received its provisional charter at the 2005 NCBC in New York City.

Schu was elected the Northeast Chapter’s first treasurer and organized and implemented the initial treasury, applied for and received IRS approval as a 501(c)(6) organization and assisted in producing the Northeast Chapter’s signature summits and other fundraising events.

He produced the original Northeast Chapter website.

His term as the Northeast Chapter treasurer ended in 2008, but he continues to be involved with the chapter. The chapter website is maintained and updated by Schu at no cost.

continued on p. 20
CCP™ & ACP Updates

The BCA congratulates the following individuals on achieving the Certified Commissioning Professional (CCP) and Associate Commissioning Professional (ACP) designation:

**CCP**

Jeremy Braithwaite, PE, CCP, LEED AP
Eaton Energy Solutions, Inc.
Lakewood, CO

Doug Chamberlin, PE, CCP, LEED AP
EnerNOC, Inc
Pleasanton, CA

Robert Chronic, PE, CCP, LEED AP
Eaton Energy Solutions
Gainesville, FL

Kevin D. David, CCP
Meng Analysis
Seattle, WA

John Kokko, P.Eng, CCP, LEED AP BD+C
Enermodal Engineering Ltd.
Kitchener, Ontario

Matthew Malinosky, PE, CCP
Questions & Solutions Engineering
Chaska, MN

Manus McDevitt, PE, CCP, LEED AP, HPBDP, CPMP
Sustainable Engineering Group LLC
Madison, WI

Scott Talbot, CCP, LEED AP BD+C
SystemWorks LLC
Indianola, IA

Andrew Tranovich, PE, CCP, LEED AP
Enovit, Inc
San Francisco, CA

Louis Vogel, PE, CCP, LEED AP
Taitem Engineering
Ithaca, NY

Wayne T. Williams, PE, CCP
Architect of the Capitol
Washington, DC

Dan Calabrese, PE, ACP, QCxP
Arsee Engineers, Inc.
Fishers, IN

Ronald Todd Cole, ACP
Eaton Energy Solutions Group, Inc.
Raleigh, NC

Ken Echin, ACP
Engineering Economics, Inc.
Golden CO

Anthony Franks, PE, ACP
Ebert & Baumann Consulting Engineers, Inc.
Washington, DC

Jeanine Grochowski, ACP
Consulting Engineering Services, Inc.
Middletown, CT

These individuals join the ranks of some of the most qualified commissioning providers in the industry. Way to go!

The CCP exam is online and available at more than 200 testing sites. To apply, review the Candidate Bulletin and download the application at [www.bit.ly/bcxacertification](http://www.bit.ly/bcxacertification).

Not sure if you are qualified? Send us your questions at [certification@bcxa.org](mailto:certification@bcxa.org) or call the BCA Hotline at (877) 666-2292.

Building Better Commissioning Providers

Raising the bar in professional standards, the CCP designation is the mark of a dedicated and goal-oriented professional. It offers employers and building owners tangible evidence of an individual's desire to excel in the building commissioning industry.

Competitive Advantage

Staying abreast of the ever-changing commissioning industry is a responsibility that cannot be ignored.

Professional Recognition

The CCP designation will set you apart as someone with the commitment, dedication and knowledge to succeed.

Visit the BCA website to check your eligibility.
What’s Going on With the Central Chapter?

MONTHLY MEETINGS
The Central Chapter is making a big, technological leap and moving from a monthly conference call to a monthly Go-To-Meeting web-based meeting presentation. Meetings have also moved to a new date and time. They are now on the third Tuesdays of each month at 11:30 a.m. Central/12:30 p.m. Eastern.

One new and exciting thing the chapter has added to the meetings is a “Tech Talk” section for 20 to 30 minutes during which members discuss a commissioning-related topic. Stay tuned for next month’s topic on ASHRAE’s new existing building commissioning guideline.

Please join these calls, and be on the lookout for e-mails from the BCA and the Central Chapter Secretary Dave Guberud. If you have a topic you would like to share, please let contract Guberud at dguberud@ringdu.com.

EVENTS
NCBC—The Central Chapter will have a social meet and greet event at NCBC and our annual business meeting.

St. Louis & Chicago events—The Central Chapter is in the planning stages of two events for this fall in the St. Louis and Chicago areas. If you are interested in helping, please contact Kevin Griesemer or David Lewis for the St. Louis event and John Villani or Jim Boyanchek for the Chicago event.

VOLUNTEERS NEEDED
The Central Chapter needs help in many areas and is looking for members for the following committees:

- Website
- Event planning
- Membership
- Sponsorship

FACEBOOK FOR THE BCA AND CENTRAL CHAPTER?
Well not exactly, but the BCA has launched its own version of social networking. It can be found by clicking on the Social Community link on the BCA website.

Once logged into the Social Community section, look for your chapter group. Request to join this group, and you will get access to all that is going on with your chapter! Questions or problems logging in, please contact websiteadmin@bcka.org.
BCA Spring EBCx Training—Not just for New Yorkers

Last fall, the BCA teamed up with NYSERDA and the New York City Mayor’s Office to develop a comprehensive existing building commissioning training that answered the need to educate additional providers in the New York area. However, this training is drawing attendees from all over the northeast region and internationally. These attendees are looking to hone their skills and gain experience needed to pursue certification.

“This three-day training is a benefit to anyone interested in learning about the existing building commissioning process, and is a great value for building owners/manager and commissioning business owners who want to train staff unfamiliar with commissioning existing buildings and the new Local Laws,” said Mark Miller, president of the BCA international board and one of the instructors.

Responses from evaluations of the past sessions have been very positive. Here’s what people are saying about the BCA’s Existing Building Commissioning Training:

• “The class as a whole was a great experience.”
• “The information on the local NY laws was very valuable.”
• “Excellent instructors! Very well taught!”
• “The knowledge of the instructors was impressive.”
• “The shared experiences and real-world examples were beneficial.”
• “The small class size gave me the opportunity to really interact with the instructors.”

Have you reserved your spot yet? Training is only available through May, so don’t miss this opportunity to gain valuable skills in EBCx. Attendees receive comprehensive instruction on the existing building commissioning process, hands-on experience with calculations and benchmarking, as well as other class exercises. You’ll leave this class better prepared to apply for the Associate Commissioning Professional (ACP) or Certified Commissioning Professional (CCP) certifications. And if you live or do business in NYSERDA’s SBC service territory or demonstrate active participation in a NYSERDA or utility program funded by the SBC or EEPS, you’ll receive a $400 discount off the $1,200 tuition.

Space is limited in each class so register today!

MARKETING
AND OUTREACH
OPPORTUNITIES

Increase the visibility of the BCA

The BCA Marketing and Outreach Committee is looking for members willing to share new ideas, leverage technology and contribute time towards promoting the activities and relationships of the BCA. Authors, speakers, doers and planners alike are asked to join our group of enthusiastic members. Please contact Sheri Adams or Candice Rogers, if interested.

BCA Announces 2012 Liaisons

The following people have been selected by the BCA board of directors to foster relationships and conversation with key industry stakeholders:

Mark Miller—ASHRAE*
Michael Chelednik—AIA*
Ed Faircloth—USGBC*
Tim Staley—ASHE*
John Runkle—ASTM
John Whitfield—7x24

The BCA is reviewing candidates for additional liaison positions. If you are interested, please contact Candice Rogers.

*Continuing 2011 position
“LEADing the Charge in 2012”
continued from p. 8

Chapter recaps were the focus of Saturday morning as representatives from each chapter outlined their plans for the year. For many, attendance at the 2012 National Conference on Building Commissioning (NCBC) was a must. The BCA is poised to assume full ownership of this conference in 2013, and the entire association recognizes the importance of this annual event. The Central Chapter and the Northeast Chapter each contributed $2,500 towards the 2012 NCBC. The Southeast Chapter instituted a friendly rivalry by contributing $2,501 and encouraged other chapters to follow suit.

This is a critical year for the BCA as the association assumes new responsibilities, increased growth and greater acknowledgement within the green building industry. But it’s also an exciting time to be a part of the BCA. Delegates left the conference with renewed enthusiasm, solid action plans, new awareness and education to LEAD the association to the next level.

“Member Spotlight”
continued from p. 14

level of quality to the project. I also believe that simply reading books and studying potential examination questions for the sole purpose of obtaining the designation is of little value in the real-world application of commissioning.

What tips would you give to people who are seeking certification?
Don’t rush things. There is no substitute for time and experience. Trying to “microwave it” won’t get you where you need to be. Your clients deserve better than just a few letters to the right of your name—they deserve real understanding and commitment to the principles and knowledge of the subject matter. Don’t just assume you know the information you think will be on the test, really dig in and learn through multiple avenues. When you are confident you have the real skills necessary, don’t hesitate—take the exam. You will be glad you did.

What are your short- and long-term goals in the field of commissioning?
My primary short-term goal is to advance my certification from an ACP to a CCP. My long-term goal is to bring much more of the retro-commissioning process to bear in United States military facilities to help control operating and maintenance costs, and to be part of the solution that begins to provide soldiers, sailors, Marines, airmen, and Coast Guardsmen with healthy, comfortable and secure facilities in which to live.

Is there anything else that you would like to add?
Many thanks to my employer—Eaton Corporation—for providing an environment where commissioning work is valued and understood, and to the BCA for recognizing the need to develop the ACP credential to recognize the value newer commissioning team members bring to the industry.

Thank you for talking with The Checklist. One last thing—what’s the weirdest thing you’ve ever found in a building?
A small wooden wedge jammed into a contactor to keep an air handler fan running would have to be at the top of the list. I later found out that a couple of the maintenance staff tasked with maintaining building comfort had been coming by each morning and evening and putting the wedge in or taking it out—the human thermostat concept at its finest!
So, now for the hard question: What do you get out of the BCA? Maybe it’s simple: your name or your firm’s name on the BCA website or the ability list your membership on your resume when going after projects. Or maybe it’s access to forms, templates and guidelines from the BCA website.

These are the simple and tangible items that come to mind, but what about those intangible items that inspire me—fun, energetic and motivating? Do you get that, too?

Like everyone reading this, both I and the directors on the Central Chapter board have full time jobs, families and other life demands. But the fun, energetic and motivating aspects of the BCA are available to everyone, and there is one simple way to experience it: GET INVOLVED. Try starting small. In the Central Chapter, I’ve asked members to just join us consistently for our monthly Go-To-Meeting webinar conference calls (third Tuesday of every month, 11:30 a.m. Central/12:30 p.m. Eastern). Then, consider other ways to get involved with your local chapter. I’ve asked Central Chapter members to host a monthly tech talk about a commissioning subject they feel is important. Or, get involved in a committee, like education, best practices or marketing and outreach, or something that is of an interest to you personally.

We already know you have some interest in commissioning since you are a member of the BCA. The next question is what do you like to do? And is there a way to leverage that interest or skill into one of the BCA’s many facets?

Your chapter board looks forward to meeting each and every one of you and sharing the passion you have for this industry, having some fun, and hopefully getting you energetic and motivated to take the next step to get more involved with the BCA.

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John D. Villani is the president of the BCA Central Chapter.
Answer: We finally found a use for those 100 pound dumbbells! And can someone please provide the TAB report for this motor pump configuration—those pulley sizes look a little odd. We’re glad to see the scrub brush nearby to keep the mechanical room nice and clean, or at least dirt and debris away from the electrical cord used to run the motor—that’s not a code violation is it? What’s great is that we have a hose bib right above the motor to wash things down if they get dirty—maybe that’s why the scrub brush is nearby.

Thanks to John Villani for his analysis of this situation.

NCBC Turns 20! Join us May 15–16 in Nashville

For the past 20 years, NCBC unites energy efficiency and sustainable building design experts with construction and operations industry professionals to discuss the latest trends and technologies that make commercial buildings work properly and efficiently.

This year is no different. Join us for informative sessions, a pre-conference program on continuous Cx technology, and learn what’s new in the marketplace at our exhibitor event.

Learn more and register at www.peci.org/ncbc

Exhibitor space is still available.