SPECIALTY ENGINEERING

STATEMENT OF QUALIFICATIONS

April 24, 2024

SPECIALTY ENGINEERING
DBA MyAirBalance.Com
TACLA 018884C, TBPE#F1621
2114 E. WmJB Pkwy, Suite A
Bryan, Tx 77802
April 24, 2024
(979)774-0355

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1. QUALIFICATIONS

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STATEMENT OF INTEREST AND QUALIFICATIONS

By virtue of this statement of qualifications, Specialty Engineering respectfully submits it's interest in the performance of Test, Adjust and Balance services for College Station ISD. Specialty Engineering is certified by The National Environmental Balancing Bureau (NEBB) to perform balancing of air and hydronic systems as wells as sound and vibration testing. Specialty Engineering is also registered with the State of Texas Board of Professional Engineers to provide engineering services. Certification by these two agencies in addition to our long history of quality service to State of Texas Institutions and commercial entities exemplifies our interest and commitment to our clients and our profession.

As a certified member of the National Environmental Balancing Bureau our clients are assured Specialty Engineering has a good reputation, a staff that is highly trained and experienced in the field of Test, Adjust and Balance of HVAC systems, and is in possession of calibrated instrumentation required to perform the service to the NEBB standards. Note that all NEBB certified firms are examined and qualified annual basis. All supervisors of those firms are thoroughly screened, tested, and annually educated by NEBB to obtain and maintain their certifications.

Registration with the Texas State Board of Professional Engineers assures our clients a qualified and competent engineering staff is present and accepting the engineering responsibility for the work that is performed. All registered professional engineers are educated, tested, screened, interned and annually re-educated in order to obtain and maintain the status of a registered professional engineer.

Finally our central location in the City of Bryan, Texas allows us rapid access to College Station ISD facilities. This reduces our cost of services, provides for rapid response to project needs and generally facilitates successful and timely completion of projects.

AVAILABILITY AND COMMITMENT

Specialty Engineering is available for any Test, Adjust and Balance project that it is allowed to compete for. Once granted a project, Specialty Engineering will provide the equipment, supervision and staffing required to successfully and timely complete the project.

HISTORY

Specialty Engineering was established in 1993 by T. Darlene and Joseph C. Dieckert to service

the needs of public and private entities as an independent and impartial provider of HVAC Controls Commissioning and Test Adjust and Balance Services. It quicky obtained NEBB certification and as a Woman Owned Historically Underutilized Business (HUB) and has subsequently grown to include a staff of six(6) full time and several part time employees. Specialty Engineering supports new and renovated commercial, institutional, and industrial clients. The company initially obtained projects due to the contacts and expertise of Joseph C. Dieckert. Now on our 30th year, Specialty Engineering has obtained a substantial clientele and has successfully completed over 1000 projects with a few projects consisting of dozens of buildings spanning more than a year per project.

2. ABILITY TO PROVIDE IDIQ TAB SERVICES

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2.1 COMPANY INFORMATION
SPECIALTY ENGINEERING
2114 E. WMJ BRYAN PKWY, SUITE A
BRYAN, TX. 77802

IN BUSINESS FOR 30 YEARS

TEXAS PARTNERSHIP

EMPLOYEES:

ADMINISTRATIVE	1
ENGINEER	1
TAB TECHNICIANS	4

2.2 SPECIALTY ENGINEERING IS NOT FOR SALE.

2.3 SPECIALTY ENGINEERING HAS NEVER BEEN SUED.

2.4 SPECIALTY ENGINEERING HAS NEVER BEEN IN DEFAULT ON ANY FINANCIAL AGREEMENT.

2.5. SPECIALTY ENGINEERING HAS NO RELATIONSHIP BY RELATIVE, BUSINESS ASSOCIATE, CAPITAL FUNDING AGREEMENT, OR ANY OTHER SUCH KINSHIP WITH ANY OWNER EMPLOYEE, OFFICER, OR REGENT OF THE TEXAS STATE UNIVERSITY SYSTEM.

2.6 SPECIALTY ENGINEERING HAS NEVER HAD AN INSURANCE CLAIM ARISING FROM LIABILITY OR PROFESSIONAL MALPRACTICE.

3. PERSONNEL

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We have determined TAB projects operate the most efficiently if the team is headed by a competent project manager who manages one or more teams of balancers consisting of a lead technician and a helper. The following resumes consist of the project manager Joseph C. Dieckert followed by several lead technicians. The project manager would attend the weekly meetings and would serve as the primary client point of contact. He would coordinate the project by delegating what needs to be done when and where.

Joseph C. Dieckert leads all projects throughout its entirety with the other teams being brought in as necessary. Small projects may be delegated to one lead technician if a simple project not requiring any engineering expertise but Joseph is responsible for and review the final balance report and balance methodology.

Specialty Engineering generally does not use sub-contractors.

RESUMES

The resumes for key individuals are as follows::

JOSEPH C. DIECKERT, P.E.
General Partner /Principal Engineer

Mr . Dieckert is Licensed, Certified and Responsible for complete systems balancing and commissioning for all types of HVAC systems. Has conducted air quality, energy utilization and operating cost studies for all types of buildings and complexes. Has conducted performance tests on air handlers, fans, duct systems, hydronic systems, chillers, boilers, compressors, pump and laboratories. Has handled lead MEP design responsibilities for many types of facilities.

Mr. Dieckert also has 25 years experience in all phases of electrical and control engineering for industrial, manufacturing, commercial and municipal facilities, including design engineering, project engineering, project planning, project coordination and system commissioning. Hands-on field experience includes construction monitoring and start-up assistance of electrical, control and HVAC systems. Mr. Dieckert is an engineer with a wide background covering all areas of electrical, controls and HVAC systems development and implementation.

EDUCATION
B.S., Electrical Engineering, Texas A&M University, 1983
Mechanical Engineering Graduate Studies, Texas A&M University
Numerous NEBB Certification Seminars and Courses
Numerous Electrical Continuing Education Courses
Numerous Mechanical Continuing Education Courses

PROFESSIONAL LICENSES AND MEMBERSHIPS
Registered Professional Engineer, Texas & Colorado
Texas Class A Mechanical License TACLA018884C
National Environmental Balancing Bureau Certified TAB Supervisor #3128
NEBB Certified Sound and Vibration Testing Supervisor
NEBB Certified Commissioning Supervisor
NEBB Certified Retro-Commissioning Supervisor
NEBB Certified Clean Room Testing Supervisor
Licensed Master Electrician, Sate of Texas & Colorado

PUBLICATIONS
"On-Site Chiller Testing," ASHRAE Journal, April, 1990; Dr. Swiki A. Anderson and Joseph C. Dieckert
Building MEP designs, commissioning and engineering studies too numerous to list.

PATENT
Nonlinear Laboratory Airflow Control System, No. 5,205,783

DANIEL ALVARADO
Sr. Technician

Mr. Alvarado is a skilled HVAC balancing technician. He is also proficient in commissioning HVAC controls, primary and secondary air flow systems and constant and variable volume hydronic systems. He has 28 years experience as an air and water balancing technician.

Recent Projects as Lead Technician and/or Supervisor
Texas Transportation Institute, Rellis Campus, Bryan, Tx.
ITDC Building Rellis Campus, Bryan, Tx.
Music Activities Center, TAMU Main Campus, College Station, Tx.
Corps Dorms, TAMU Main Campus, College Station, Tx.
Chemistry Complex, TAMU Main Campus, College Station, Tx.
Prairie View Capital Improvements, TAMU Prairie View
Brazos County Courthouse, Bryan, Tx.
Re-Purpose Warehouse, College Station ISD, College Station, Tx
Rellis Infrastructure Project, Rellis Campus, Bryan, Tx.
CSISD Technology Building, College Station ISD, College Station, Tx
Baylor Hospital, Dallas, Tx.
Baylor Hospital, Grapevine, Tx.
American Airlines, Ft. Worth, Tx.
Alcon Labs, Ft. Worth, Tx.
Presbyterian Hospital, Allen, Tx.
Geneva Pharmaceuticals, Broomfield, Co
Quest Diagnostics, Boulder, Co
Lockhead Martin, Boulder, Co
Battle Command Facility, Ft. Riley, Ks
Hale Barracks, Ft. Riley, Ks
Rooks Co. Hospital, Plainville, Ks.
Sedgwick Co. Juvenile Detention, Wichita, Ks
Lincoln Elementary School, McPherson, Ks
Heartland Hospital, St. Joseph, Mo.
Garden Park Elementary, St. Joseph, Mo.
Oak Grove Elementary, St. Joseph, Mo.
Allen Co. Regional Hospital, Iola, Ks
VA Medical Center, Kansas City, Mo
MS&T College, Rolla, Mo
Double Tree Hotel, Columbia, Mo

Training and Certifications
AABC Certified Test and Balance Engineer
Texas State Technical School, HVAC Certificate
NEBB Certified Technician, Air and Water

GAVIN NORTON
Technician

Mr Norton is a skilled HVAC balancing technician. He is also proficient in commissioning Siemens terminal unit controllers, primary and secondary air flow systems and constant and variable volume hydronic systems. He has more than three years of "hand on" mechanical and controls experience. He has been an employee of Specialty Engineering for 3 years.

Recent Projects as TAB Technician
Texas Transportation Institute, Rellis Campus, Bryan, Tx.
ITDC Building Rellis Campus, Bryan, Tx.
Music Activities Center, TAMU Main Campus, College Station, Tx.
Corps Dorms, TAMU Main Campus, College Station, Tx.
Chemistry Complex, TAMU Main Campus, College Station, Tx.
Prairie View Capital Improvements, TAMU Prairie View
CHI St. Joseph Hospital, Bryan, Tx.
Evans Library, TAMU Main Campus, College Station, Tx.
Library Facility, Rellis Campus, Bryan, Tx.
Nuclear Science Facility, TAMU Main Campus, College Station, Tx.
LJR Library, College Station, Tx.
Morgan Stanley Office, Bryan, Tx.
Halbouty Lab Space, TAMU Main Campus, College Station, Tx.
San Jacinto River Authority, San Jacinto, Tx.
Walton Hall, TAMU Main Campus, College Station, Tx.
Mosher Hall, TAMU Main Campus, College Station, Tx.
Reed Arena Conference Rooms, TAMU Main Campus, College Station, Tx.
Andrews Orthodontics Office, Bryan, Tx.
Roserock/CamWest Multi Story Building, Bryan, Tx.
Equine Nutrition Facility, TAMU Main Campus, College Station, Tx.
BSMB Building, TAMU Main Campus, College Station, Tx.
Board of Reagents, TAMU Main Campus, College Station, Tx.
Accent Foods Office, Bryan, Tx. 77802
Pizza Hut, Huntsville, Tx.
Blinn Ag Building, Brenham, Tx.
Federal Express, College Station, Tx
Costa Vida Restaurant, College Station, Tx.
Centeq, Bay C, TAMU Main Campus, College Station, Tx.
Hagler Bujilding, TAMU Main Campus, College Station, Tx.
Kyle Field West, TAMU Main Campus, College Station, Tx.
Sola Salon, Bryan, Tx. 77802
Brazos Transit, Bryan, Tx. 77802

Training
National Environmental Balancing Bureau Technician Training

DANIEL BARRETT
Tab Technician

Mr. Barrett is a skilled HVAC balancing and repair technician. He is proficient in commissioning HVAC controls, primary and secondary air flow systems and constant and variable volume hydronic systems. He has 15 years experience as an HVAC and repair technician.

Recent Projects as a TAB Troubleshooting and Controls Technician
TAMU Thompson Hall, College Station ,Tx
TAMU Langford Architecture Building, College Station, Tx.
TAMU Mitchell Physics Building, College Station, Tx.
TAMU Halbouty Geosciences Building, College Station, Tx.
TAMU Reynolds Medical Sciences Building, College Station, Tx.
TAMU Blocker Building, College Station, Tx.
TAMU Melbern G. Glasscock Building, College Station, Tx.
TAMU Emerging Technologies Building, College Station, Tx.
TAMU Liberal Arts and Arts & Humanities Building, College Station, Tx.
TAMU Academic Building, College Station, Tx.
TAMU Veterinary Medical Sciences Building, College Station, Tx.
TAMU Borlaug Center for Southern Crop Improvement, College Station, Tx.
TAMU Memorial Student Center, College Station, Tx.
TAMU Horticulture/Forest Science Building, College Station, Tx.
TAMU Rudder Tower, College Station, Tx.
TAMU Reed-McDonald Building, College Station, Tx.
TAMU CE Office Building, College Station, Tx.
TAMU Veterinary Research Building, College Station, Tx.
TAMU Henderson Hall, College Station, Tx.
TAMU Evans Library, College Station, Tx.
TAMU Poultry Sci Nutrition & Phys., College Station, Tx.
TAMU Coke Building, College Station, Tx.
TAMU Military Sciences Building, College Station, Tx.

Training and Certifications
HVAC Service Technician, Blinn College
Air Conditioning Technology, San Jacinto College
Plumbing Apprentice Training, Associated Builders and Contractors
Weimar College, Weimar California, 1981-1983
Emergency Response Training, 1991

DONN NORTON
TAB Technician

Mr. Norton is a skilled HVAC balancing and repair technician. He is proficient in commissioning HVAC controls, primary and secondary air flow systems and constant and variable volume hydronic systems. He has 30 years experience as an HVAC and repair technician.

Recent Projects as a TAB Troubleshooting and Controls Technician
TAMU Thompson Hall, College Station ,Tx
TAMU Langford Architecture Building, College Station, Tx.
TAMU Mitchell Physics Building, College Station, Tx.
TAMU Halbouty Geosciences Building, College Station, Tx.
TAMU Reynolds Medical Sciences Building, College Station, Tx.
TAMU Blocker Building, College Station, Tx.
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TAMU Reed-McDonald Building, College Station, Tx.
TAMU CE Office Building, College Station, Tx.
TAMU Veterinary Research Building, College Station, Tx.
TAMU Henderson Hall, College Station, Tx.
TAMU Evans Library, College Station, Tx.
TAMU Poultry Sci Nutrition & Phys., College Station, Tx.
TAMU Coke Building, College Station, Tx.
TAMU Military Sciences Building, College Station, Tx.

Training and Certifications
Railroad Commission of Texas LP Gas certified
State of Texas AC & Refrigeration registered technician
Esco Institute EPA Universal Certified

4. REPRESENTATIVE PROJECTS FOR IDIQ PROJECTS

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TEXAS TRANSPIRATION INSTITUTE STATE HEADQUARTERS

Located at the Texas A&M University Rellis Bryan, Tx. Campus, This project consists of office and research spaces. Work included Test, Adjust & Balance and HVAC Controls Commissioning..
Total Cost for All Phases = $250,000.00
Project Size = 130,,000sf
The project was primarily the responsibility of Joseph C. Dieckert. The owner's liaison was Project Manager Andrew Lange, P.E., andrew.lange@tamus.edu, Cell 254.718.7937.

TEXAS A&M UNIVERSITY SATELLITE UTILITY PLANT 3 EXPANSION

Satellite Utility Chiller Plant #3 Expansion, College Station Tx.
Test, Adjust & Balance
Project Size = Two new 3500 Ton Centrifugal Chillers and Cooling Total
Cost for All Phases=$40,000.00
We provided TAB of all air and water systems including vibration testing on all equipment greater than 10 HIP.. This project is an example of our expertise in large chiller plants. The project was primarily the responsibility of Joseph C. Dieckert. The owner's liaison was senior mechanical inspector Edward Hoelscher. He may be reached at (979) 244-7003 and eddiejoe@tamus.edu. We have had over a 30 year relationship with this Texas A&M University.

TAMIU ADDITION OF INSTRUCTIONAL & SUPPORT SPACE

This project is located at the TAMUI campus in Laredo, Tx. It consists of a new laboratory, classroom and office spaces and a separate police station(Support).
Our responsibilities included Test, Adjust & Balance and Controls Commissioning also HVAC design consultation for the police(support) building.
Total Cost for All Phases = $234,600.00
Project Size = New Laboratory, Classroom and Office Building(110,000sf) and Separate police Station(18,000.00)
The project was the responsibility of Joseph C. Dieckert. The owner's liaison was Jacobo Morales, Construction Manager with AGCM, jmorales@agcm.com, Cell:(956) 313-4438.

ITDC AND INFRASTRUCTURE PROJECT(BCDC RESEARCH INTEGRATION CENTER)

Now known ans the BCDC Research Integration Center, Texas A&M University Rellis Camps, Bryan, Tx. This project consists of a New Laboratory, Classroom and Office Building. Work included Test, Adjust & Balance and HVAC controls commissioning.
Total Cost for All Phases = $189,000.00
Project Size = 100,000sf
The project was primarily the responsibility of Joseph C. Dieckert. The owner's liaison was Project Manager Justin Lorance, jlorance@tamus.edu, Cell 832.795.4099.

MUSIC ACTIVITIES CENTER

Located at the Texas A&M University College Station Campus, This project consists of music class, practice and performance spaces.. Work included Test, Adjust & Balance, vibration and sound testing.
Total Cost for All Phases = $117,000.00
Project Size = 70,000sf
The project was primarily the responsibility of Joseph C. Dieckert. The owner's liaison was Project Manager Justin Lorance, jlorance@tamus.edu, Cell 832.795.4099.

TEXAS A&M UNIVERSITY AND TAMU HEALTH SCIENCE CENTER

New and existing facilities Texas State Wide - Twelve Years
Controls Maintenance, Air/Water Re-Balance, Controls Commissioning and Inspections

Total Cost for All Phases=$4,250,000.00
Project Size = Aproximately500 buildings and plants of new and existing construction.
We provided controls maintenance, controls commissioning, air and water re-balance and facility inspections with the primary goal of improving comfort and the secondary goal being a reduction of energy consumption. The owner's liaisons were Jim Riley, Executive Director for Utilities and Energy Services(979-220-9000), Les Williams, Director for Utilities and Energy Services(979-255-4384), Homer Bruner, Assistant Director for Utilities and Energy Services(979-777-5896) and Richard Hubacek, Manager of Utilities & Energy Services(979-571-8911,rhubacek@tamu.edu). They may be contacted at their respective cell phone numbers listed after their job titles. This project was primarily the responsibility of Joseph C. Dieckert. This project was also managed by a dozen other employees, some that are no longer employed by Specialty Engineering. This project is an example of a range of services offered by Specialty Engineering for a higher education institution complete with central plants and nearly every type of HVAC system ever constructed.

5. BEST PRACTICES

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Specialty Engineering has learned through the years the conditions that must exist and the procedures that must be in place in order for a building to be timely constructed and the systems sorted out so they function properly. The TAB industry has evolved in the last two decades to allow the TAB contractor's knowledge and expertise to most effectively accomplish these goals and Specialty Engineering has evolved with it. The following items Specialty Engineering considers best practices:

- ✓ No Conflicts of Interest - Specialty Engineering avoids any condition that could create a conflict of interest. It has no affiliation with any other engineering firm or contractor other than any mutual respect that we may have gained through the years. This condition allows Specialty Engineering to be impartial with its discovery and reporting. All technicians know they are to report what their instruments tell them and to report any condition that should be rectified related to the successful completion and operation of the facility.
- ✓ Initial TAB Engineering Review - Specialty Engineering prefers to be involved early in the design phase of any project to impart any wisdom that we have gained in an effort to ward off any disasters in the making. Many engineers simply do not have the practical experience we have. For instance it is one thing to calculate the theoretical duct pressure loss and quite another to implement a working system. This review is generally performed even if not funded so we will be aware of and so we can notify concerned parties any potential problems detrimental to our work.
- ✓ Project Observation Commination - Specialty Engineering utilizes a custom computerized database system to manage the volume of punch list items generated in its projects tracking the problem and the responsible party. We voluntarily customize it as project needs arise. Technicians are requested to update this daily to facilitate current correct project communication. Printouts of these are distributed via email as requested and discussed at weekly progress meetings after review by the project manager.
- ✓ Project Data Reporting - Specialty Engineering utilizes a multi-user computerized database reporting system. Technicians are requested to update this daily to facilitate current correct project communication. Printouts of these are distributed via email as requested after review by the project manager. This facilitates the timely dissemination of final or pre-balance information for analysis by the engineer, the contractor and the equipment suppliers.
- ✓ Final Sequence Analysis - Specialty Engineer has adopted a policy of checking the final operating sequences. We have found many times the specified and/or the implemented sequence do not function appropriately. This is usually due to the inexperience of the engineer in good control practice and the reluctance of the controls contractor to do other than what was specified. This condition invariably leads to future operational problems. Detection and resolution of these problems is greatly facilitated if a graphical controls interface is specified.
- ✓ Quality of Workmanship - Specialty Engineering makes every effort to provide a stress free working environment. We resist pressure from General Contractors to "rush" our technicians through a project so they can meet their deadlines. Achieving good system

operation dictates each system is thoroughly examined. More technicians are added as apposed to forcing any single technician to "hurry" through his work. It is in this way that we promote the best quality of workmanship in our technicians. Our technicians take pride in their work. They know they are making a difference. They also know the concerns they voice via the "Project Observation" reporting method will be addressed.

PHILOSOPHY

The most critical issue for a successful project is the proper commissioning of the HVAC controls systems. No properly tested, adjusted and balanced system will perform as intended without the proper operation of the controls. Other issues may be important but are secondary in our experience. Specialty Engineering overcomes this issue by providing controls commissioning to some degree on all Test, Adjust and Balance projects. Secondary issues include the proper application of the instrumentation used to take measurements, the willingness of the testing firm to facilitate problem resolution and the knowledge, experience and integrity of the workers performing the work. In addition it is always a challenge to identify and convince the responsible party that certain actions must be taken.

Our philosophy in overcoming the above is:

1. Dissemination of the punch list items to the appropriate parties for resolution in a timely manner both engineering and construction related: Our strategy for overcoming this challenge is to provide weekly punch lists as the project progresses to inform our liaison as soon as the problems are identified. We also copy this information to whoever we feel are the appropriate parties if given permission by our liaison.
2. Obtaining resolution to problems identified: Punch list item resolution is often delayed by difficulties in determining the appropriate responsible party, ie. everyone "points the finger" at someone else or it is simply not clear who is the responsible party. This is the most time consuming problem we encounter during our work. Our strategy for overcoming this challenge is to clearly identify the problem in writing, state who we believe to be the responsible party if not clear, propose a reasonable solution engineering or otherwise and to make ourselves available for meetings and field demonstrations of the problem if required. Another strategy we use is to actually resolve the problem ourselves if we feel it is the most expedient course of action.
3. Successfully combining the practical with the theoretical: There is probably no greater administrative challenge than this. We are generally limited in our ability to ward off problems caused by the impractical application of engineering solutions on projects. We have, however, achieved the training and certifications required to provide design phase commissioning services should the opportunity present itself on UT projects. The ever increasing need for better energy efficiency, longevity, reliability, maintainability and performance dictates we never cease improving.

TECHNICAL COMPETENCE

Utilizing our technical competence, we have identified and assisted in resolution of problems associated with construction methods and materials by other project team members as follows:

HEALTH SCIENCE CENTER
Approximately two thousand installation and control issues were identified creating a conflict between us, the engineer, the controls contractor and the mechanical contractor. These items were rectified at our direction with the knowledge and blessings of the engineer. We consider the TAB contractor the most valuable part of the project team in this phase and we do our best to facilitate the proper resolutions to any problems discovered.

TEXAS TRANSPORTATION INSTITUTE STATE HEADQUARTERS
Similarly we found several hundred installation and control issues that created a conflict between us, the engineer, the controls contractor and the mechanical contractor. These items were rectified at our direction with the knowledge and blessings of the engineer. We consider the TAB contractor the most valuable part of the project team in this phase and we do our best to facilitate the proper resolutions to any problems discovered

SATELLITE UTILITY #3 EXPANSION
This project was unique in that some existing equipment was tested by Speciality Engineering after relocation. These existing and new items were vibration tested. Many discrepancies were found requiring repair and/or modifications to the new and existing pumps. Lacking the required maximum vibration levels in the project specifications, Industry standards determined by Specialty Engineering were used to determine vibration standards the contractor was required to meet.