



CONCORD ATLANTIC ENGINEERS, INC.  
Bayport One, Suite 501 • 8025 Black Horse Pike • West Atlantic City, New Jersey 08232  
Ph: 609-272-9620 • Fax: 609-272-8945 • Email: cae@concordatlantic.net

**SOLICITATION FOR PROPOSALS**

**FOR**

**DESIGN PROFESSIONAL SERVICES**

**HEATING VENTILATION AIR CONDITIONING REPLACEMENT**

**VENTNOR CITY MUNICIPAL BUILDING**

**FEBRUARY 2013**

**VENTNOR FILE #2013-V8**

**Submission By:**

**Concord Atlantic Engineers, Inc.**

**Bayport One, Suite 501**

**8025 Black Horse Pike**

**Albert F. Patroni, CPE, CEM**

**President**



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March 27, 2013

Mr. Charles Sabatini, P.E.  
Ventnor City Municipal Engineer  
Ventnor City Municipal Building  
6201 Atlantic Avenue  
Ventnor City, NJ 08406

Re: Ventnor City Municipal Building  
Heating Ventilation Air Conditioning System  
Replacement  
SFP #2013-V8-2

Dear Charles:

Enclosed is Concord Atlantic Engineers, Inc.'s response to the City of Ventnor's Solicitation for Proposal for SFP #2013-V8, issued February 2013, for Design Professional Services Heating Ventilation Air Conditioning Replacement at Ventnor City Municipal Building, City of Ventnor, Atlantic County, New Jersey.

Thank you for considering our team for this significant project.

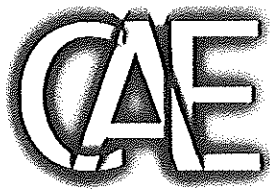
Sincerely,  
Concord Atlantic Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Albert F. Patroni'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Albert F. Patroni, C.P.E., C.E.M.  
President

AFP/el  
Enc.

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CONCORD ATLANTIC ENGINEERS, INC. was established in 1997 as a N.J. consulting engineering service corporation, practicing in mechanical and electrical disciplines.

Our commitment to quality service, client satisfaction and cost effective designs has gained Concord an unparalleled reputation for developing reliable, serviceable and state of the art systems for commercial, educational, governmental, institutional and hotel casino projects.

Concord's diversified staff, with more than 125 combined years of experience, spans a period from 1971 to the present, with building projects completed throughout the United States.

This diversity of talent and experience sets us apart from our peers.

Many of our staff have coupled their engineering education with "hands on" experience at the facility operational level, including:

Professional Engineers (P.E.)	(5)
Engineering Designers/Technicians	(6)
Administrative/Clerical	(2)

As a result of this experience, our staff is inherently capable of preparing "big picture" designs, i.e. designs which consider not only cost effectiveness, but quality, efficient, serviceable equipment and systems--systems which are harmonious with the architecture and structure and which reliably serve the clients present and future needs.

Technical support is provided utilizing state of the art AUTOCAD systems with local and wide area technology, seamlessly integrated between the Concord companies, and various members of the project team.

The combined technical resources of the Concord Companies exceed 75 personnel with offices located in West Atlantic City, N.J., and Voorhees, N.J.

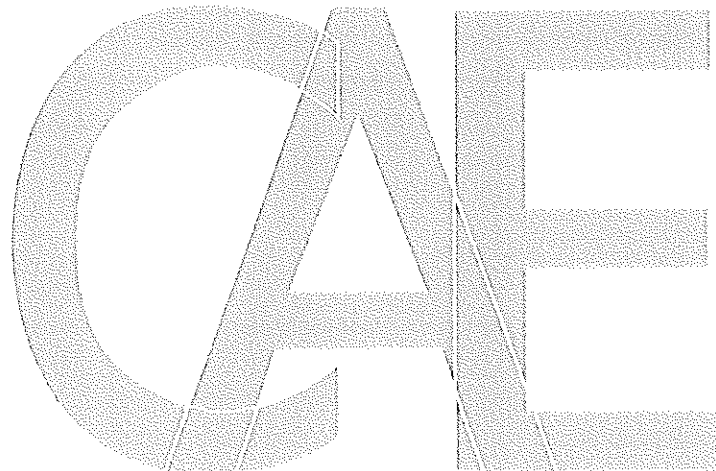
Our affiliated firm, Concord Engineering Group, Inc. located in Voorhees, N.J., has provided similar mechanical and electrical engineering services since 1987. In addition to CEG's diverse client base, CEG also provides support engineering for the Atlantic City office.

Concord Atlantic Engineers, Inc. completes a minimum of 200 casino, commercial, educational and institutional related projects annually.

CAE has completed design work encompassing over \$300 million dollars in construction work in the past five years.

Generally, much of our work is "fast track" or geared to "design-build" activities. We are well adapted and flexible to partial designs, "long lead" design support and react quickly to the dynamics of fast paced construction.

Our formal Quality Assurance Program, coupled with extensive years of experience, result in quality, constructable projects. Additionally, our Peer Review Program is utilized on larger projects.





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We are pleased to submit our proposal for professional mechanical and electrical consultation and engineering services in response to SFP #2013-V8-2 and Addendums #1 and #2 for the subject facility.

I. The Team

- A. Concord Atlantic Engineers, Inc. (CAE) is a West Atlantic City, N.J. based professional mechanical, electrical and energy engineering firm specializing in commercial, government, gaming/hospitality and institutional projects.

CAE was established in 1997 and is affiliated with Concord Engineering Group, Inc. (CEG) located in Voorhees, N.J. CEG provides similar MEP services specializing in Power, Industry and Energy consulting.

CAE is licensed in 14 states and offers the combined resources of more than 75 Engineers, Technicians and support personnel.

From small private offices to large courtrooms, the spaces in governmental facilities serve a variety of purposes and therefore have a number of diverse requirements. With years of experience in engineering for municipal buildings, correctional facilities, public safety buildings, and other governmental facilities, Concord Atlantic Engineers, Inc. has the knowledge and the expertise to address the special needs of each of these facilities.

In addition to our experience in engineering, we have a thorough understanding of the issues faced by governmental entities when they prepare to build a new facility or renovate an existing structure. We know that when a public entity commits to building or renovating a facility, that facility must be designed and built to last. Moreover, the building must be energy-efficient in order to minimize operating costs. We keep this requirement in mind as we prepare our design, considering the potential for future renovations, expansions or other changes, and allowing the building to grow and adapt to the needs of the community it serves.

Our professional team of resources includes the following:

**B. Czar Engineering (Structural)**

**PROFESSIONAL EXPERIENCE**

1993 – Present	Czar Engineering, L.L.C., Egg Harbor Township, N.J. – Principal Engineer
1986 – 1993	E.P. Ryan Associates, Pleasantville, N.J. - Principal Engineer
1983 – 1986	E.P. Ryan Associates, Pleasantville, N.J. - Structural Engineer
1981 – 1986	University of Missouri – Rolla, Rolla, MO. – Engineering Technician
1978 – 1981	Larkin & Associates Consulting Engineers, Kansas City, MO. – Engineering Technician

**PROFESSIONAL REGISTRATION**

Registered Professional Engineer in New Jersey, Maryland, and Pennsylvania

**EDUCATION**

University of Missouri – Rolla, Rolla, Missouri

- Bachelor of Science in Civil Engineering, 1983

**PROFESSIONAL SUMMARY**

- Structural design as principal and sole proprietor on public and private projects in New Jersey, Pennsylvania, Maryland and New York. Single source coordination and management of consulting engineering design firm during all phases of project design and construction.
- Building envelope investigation, design and project management on private, public, commercial and historic structures.
- Contract administration and project management.
- Forensic analysis and litigation specialist in structural engineering.

**PROFESSIONAL ASSOCIATIONS**

- American Society of Civil Engineers
- Structural Engineering Institute
- New Jersey Society of Professional Engineers
- American Concrete Institute
- American Institute of Steel Construction
- Prestressed Concrete Institute
- National Roofing Contractors Association
- American Welding Society
- Construction Specifications Institute

C. William McLees Architecture, LLC

William McLees draws on 20 years of experience in the industry with a variety of building types. In his previous tenure at an internationally recognized design firm, Bill developed an impressive cadre of work from commercial, retail and hospitality projects to multi-family residential and resort construction for a list of fortune 500 clients. This broad base of experience coupled with a commitment to client service and product quality allows WMA to effectively deliver on projects of various scales.

**Licensing/Registrations:**

New Jersey License AI14054

California License C29108

Pennsylvania License RA403479

New York License 033812-1

Maryland License 16923

Delaware License S50007445

Nevada License (inactive) 6727

NCARB certified 54130

**Education:**

Bachelors of Architecture (B.Arch) 1993

New Jersey Institute of Technology

**Associations:**

American Institute of Architects

US Green Building Council

Ocean City Chamber of Commerce

Somers Point Business Association

Greater Wildwoods Chamber of Commerce

**Awards/Recognitions:**

1999 IMI, Honorable Mention

Boys and Girls Club of Atlantic City In association with SOSH Architects

2003 IMI, Honorable Mention

Wildwood Pacific and Rio Grande Avenue Street Improvements In association with SOSH Architects and Remington Vernick and Walberg

2007 NJ AIA, Merit Award

Cooper River Boathouse *In association with SOSH Architects*

D. **Arthur Ponzio & Associates, LLC**

Arthur W. Ponzio Co. & Associates, Inc. was originally founded in Atlantic City in the year 1950, establishing its corporate office at 216 South New Hampshire Avenue, in the Inlet section of the City. The Company has continuously maintained its office in the City of Atlantic City, and in 1980 a move was made to the present corporate address at 400 North Dover Avenue, in the Chelsea Heights section of the City.

The Company is the oldest established civil engineering, land surveying and professional planning firm located within the City of Atlantic City, having been in business for the past fifty years.

**KEY PERSONNEL**

**Arthur W. Ponzio, Jr.**

**Position in the firm:**  
President

**Professional Licenses:**  
Licensed New Jersey Professional Planner (1983)  
Licensed New Jersey Professional Land Surveyor (1982)

**Education:**  
Atlantic City Public School System  
Atlantic City High School  
Drexel University  
Continuing educational courses in Planning and Land Surveying  
Civil Engineering/Business

**Daniel J. Ponzio Sr.**

**Position in the firm:**  
Vice-President

**Professional License:**  
Licensed New Jersey Land Surveyor (1993)



**Education:**

Atlantic City Public School System  
Atlantic City High School  
Atlantic City Community College  
Rutgers University  
Continuing educational courses in Planning and Land Surveying  
Civil Engineering/Business

**Jon J. Barnhart**

**Position in the firm:**

Vice-President – Engineering

Licensed Professional Engineer (2002)

Licensed Professional Planner (2004)

**Education:**

Linwood Public School System  
Mainland Regional High School  
Clemson University  
Civil Engineering

**Thomas Dase**

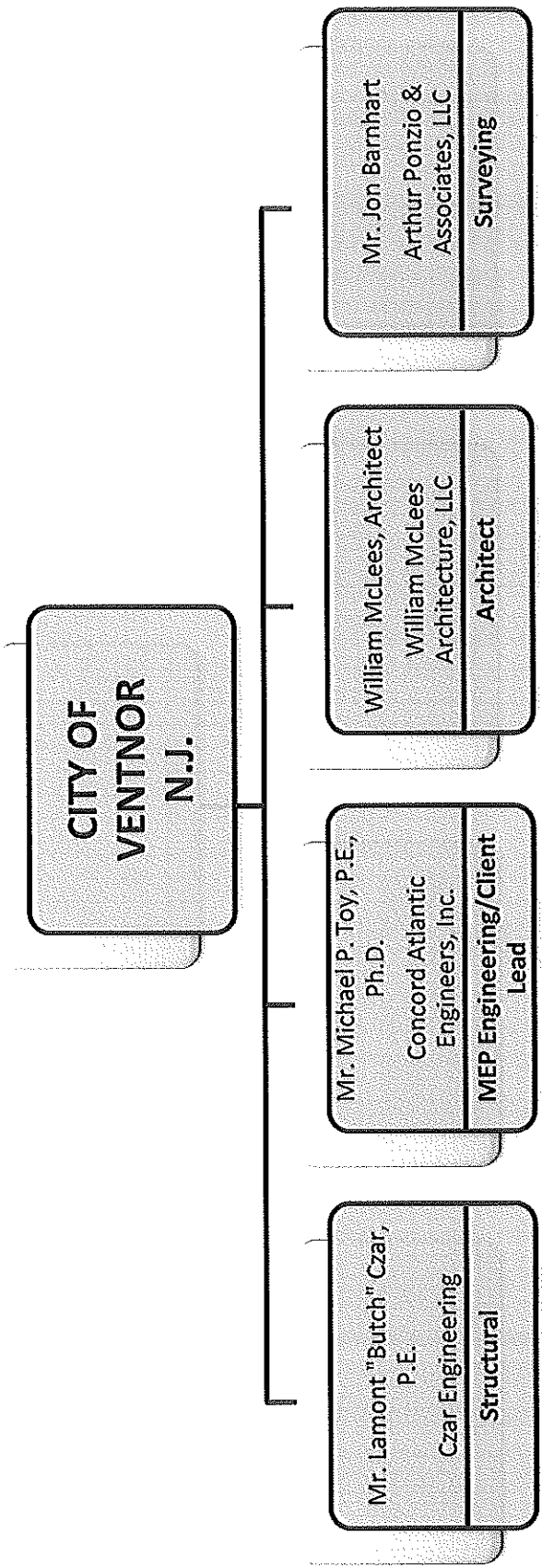
**Position in the firm:**

Project Manager

New Jersey Professional Engineer (2010)

**Education:**

Galloway Schools  
Absegami High School  
Drexel University – Engineering



## Ventnor Municipal Building HVAC Improvements

### Team Organization Chart

March 2013



## Statement of Qualifications

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### Municipal/Government

#### Atlantic City Housing Authority, Atlantic City, N.J.

Mechanical and electrical engineering study and "needs assessment" report on existing conditions and required building code upgrades to various Housing Authority owned facilities.

#### Atlantic County Building Energy Study, Atlantic City, N.J.

Mechanical and electrical engineering design and construction administration services for County owned buildings' energy efficiency HVAC and lighting upgrades.

#### Ocean City Public Library, Ocean City, N.J.

Mechanical, plumbing, electrical and fire alarm engineering design and construction administration services for the expansion and renovations of the existing City owned and operated public library facility. Work included replacement of all existing mechanical systems serving the original building and interfacing the new engineering systems into the two story expansion.

#### Ocean City Community Center, Ocean City, N.J.

Mechanical, plumbing, electrical and fire alarm engineering design and construction administration services for the expansion and renovations of the existing City owned and operated community center. Work included the replacement of all existing mechanical systems serving the original building and interfacing new engineering systems into the two story expansion which included a new senior citizen services building, new fitness center and renovations to existing locker rooms, fitness center, daycare area and aquatic pool area.

#### New Atlantic County Criminal Court Complex, Hamilton Township, N.J.

Mechanical, plumbing, electrical and fire protection systems design and construction administration services for new County owned Courthouse, Sheriff's and Prosecutor's complex.

#### Atlantic County Justice Facility, Mays Landing, N.J.

Electrical and mechanical engineering design services for conversion of diesel emergency generator to natural gas.

#### Mays Landing Historic County Complex, Mays Landing, N.J.

Mechanical, plumbing, electrical and fire protection design services for restoration and renovations to the County's historic administration building. Project includes the replacement with new of most existing mechanical and electrical systems and installing a new fire suppression system.

#### New Boathouse Facility, Mays Landing, N.J.

Mechanical, plumbing and electrical engineering design and construction administration services for a new county owned and operated boating facility.

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**New Cape May County Public Library, Sea Isle City, N.J.**

Mechanical, plumbing, electrical and fire alarm engineering design and construction administration services for a new County owned and operated public library facility which replaced the previous outdated library building.

**Cape May County Public Library, Petersburg, N.J.**

Mechanical, plumbing, electrical and fire alarm engineering design and construction administration services for the replacement of all existing mechanical, electrical and fire alarm systems serving the existing County owned and operated public library facility.

**Cape May County Public Library, Villas, N.J.**

Mechanical, plumbing, electrical and fire alarm engineering design and construction administration services for the replacement of all existing mechanical, electrical and fire alarm systems serving the existing County owned and operated public library facility.

**New Atlantic City Public Safety Building, Atlantic City, NJ**

Mechanical, Plumbing, electrical and fire protection engineering design and construction administration services for new city police and Public Safety Services Facility. (Work performed while employed by L. Robert Kimball and Associates, Pleasantville, NJ)

**Dennis Township Municipal Building, Dennis Township, NJ**

Mechanical, plumbing, electrical and fire alarm engineering design and construction administration services for renovations of the City's existing municipal building. Work included extensive upgrades to existing mechanical systems serving the facility.

**Ventnor City Historic Municipal Building, Ventnor, NJ**

Mechanical and electrical engineering study and "needs assessment" report on existing conditions and required upgrades to the City owned building's mechanical and electrical systems.

**Ventnor City Community Complex, Ventnor, NJ**

Mechanical engineering study and "needs assessment" report on existing conditions and required upgrades and/or repairs to the City owned building's mechanical systems.



#### Gloucester County College, Sewell, NJ

CEG was the Engineer of Record for Phase 1 (60,000 sq. ft.) of a multi-facility geothermal retrofit. The project utilizes heat recovery, variable speed drives and microprocessor - based building controls remote monitored for energy conservation. Project was financed as part of a district wide energy performance contract.

#### Community College of Philadelphia, Philadelphia, PA

CEG was the Engineer of record for the College wide energy conservation projects, including lighting, retrofit, power factor correction and chilled water system improvements for five (5) campus buildings on the main campus.

CEG was the Engineer of Record for the renovation of the West Godfrey Avenue campus.

#### Pennsylvania College of Optometry, Philadelphia, PA

CEG performed a facility evaluation of all buildings in the North Philadelphia campus. Areas of evaluation included heating, ventilation and air conditioning systems, electric power distribution and lighting systems, plumbing and fire protection systems

#### Montclair State University, Montclair, NJ

CEG performed a facility evaluation of all buildings on campus. Areas of evaluation included heating, ventilation and air conditioning systems, electric power distribution and lighting systems.

#### Camden County College, Blackwood, NJ

CEG is currently designing mechanical renovations for the college.

#### Atlantic Cape Community College - Caremes Restaurant Addition, Mays Landing, NJ

Plumbing, HVAC, Electrical and Fire Protection engineering design and construction administration services for an 800 sq. ft. "sunroom" dining addition to the existing culinary restaurant.



**150 North 13th Street**

Mechanical and electrical study and report for conversion of former warehouse building to condominium hotel.

**Mays Landing Country Club, Mays Landing, NJ**

Plumbing, HVAC and electrical design and construction administration services for major renovation to clubhouse building.

**South Jersey Plaza, Folsom, NJ**

HVAC consultation/design for chiller retrofit and HVAC improvements in office areas.

**H.G. Rosin Sr. Center, Atlantic City, N.J.**

Plumbing, HVAC, electrical and fire suppression systems design and construction administration services for new older adult services center.

**Youth Build Facility, Atlantic City, NJ**

Plumbing, HVAC, electrical and fire suppression systems design for conversion of factory/warehouse facility for vocational training use.

**Tom's Garden & Christmas Center, Egg Harbor Twp., NJ**

Plumbing, HVAC and electrical design and construction administration services for new greenhouse and retail facility.

**Boys and Girls Club, Atlantic City, NJ**

Plumbing, HVAC, electrical and fire suppression system design and construction administration services a new 15,000 sq.ft. facility for the Boys and Girls Club of America.

**Boardwalk Bank Renovations, Linwood, NJ**

Mechanical and electrical engineering services for renovations to an existing banking facility.

**Tannen Towers, Atlantic City, NJ**

Plumbing, HVAC, Electrical, Fire Suppression engineering of conversion of high rise condominium facility to a four-star hotel



**US Realty Multi-Use Parking Facility, AC, NJ**

Preparation of Plumbing, HVAC, electrical and fire protection plans and specifications for a mixed use, high rise parking facility consisting of 500 parking spaces (5-story open), Retail space and Office space.

**Studio 6 Renovations Atlantic City, NJ**

Preparation of Plumbing, HVAC, electrical and fire protection plans and specifications for construction of approximately 2,300 sq. ft. of area above an existing single story building, new/renovated air conditioning system for 2<sup>nd</sup> floor area.

**Esthetica Salon/Spa, Northfield, NJ (Design Phase)**

Preparation of Plumbing, HVAC and electrical plans and specifications for the construction of approximately 5,000 sq. ft. of retail-type "fit-out" for a salon and spa.

**16<sup>TH</sup>/Locust Jewish Federation Building, Philadelphia, PA (Design Phase)**

Plumbing, HVAC, electrical and fire suppression system documentation for conversion of existing 22 story high rise office building to hotel/condominiums, mixed use facility.

**Day Care Center, Atlantic City, NJ (Proposed)**

Preparation of Plumbing, HVAC, electrical and fire protection plans and specifications for the construction of approximately 11,000 sq. ft. of new mixed use day care center.

**Quality Tire & Muffler, Barnegat, NJ**

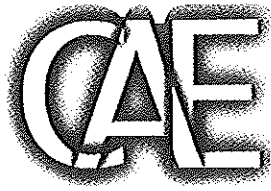
Preparation of Mechanical and electrical construction documents for an approximate 7,260 sq. ft. 6 bay, motor vehicle maintenance facility.

**1 S. Jersey Plaza HVAC Improvements (S.J. Energy)**

Replacement of the boiler, chiller, pumps and cooling tower in the "1979" facility. Preparation of mechanical and electrical construction documents.

**Atlantic City Boardwalk Convention Center Energy Transfer Station**

Preparation of design sketches for re-work of condensate piping, preparation of fiber optic cable routing plan, for new steam and chilled water energy transfer station to replace existing boiler/chiller plant.



ACCC Air Curtains, Mays Landing, NJ

Preparation of construction documents for the installation of electric air curtain units on four (4) existing loading area doorways at the Atlantic City Convention Center.

Sea Oaks Country Club

Preparation of mechanical construction documents for new 25,000 sq. ft. Clubhouse and 5,000 sq. ft. Community Center on a new golf course.

Atlantic City Linen Supply Company, Atlantic City, NJ

Project consisted of a "mixed use" laundry facility. Preparation of mechanical and electrical construction documents for laundry process piping and office areas.

20 S. Tennessee Avenue, Atlantic City, NJ

Preparation of mechanical and electrical construction documents for renovations to an existing 3 story mixed use facility to accommodate the Institute of Human Development.





**A.C. Hilton Casino/Hotel Fire Alarm System Replacement**

Design and construction administration services for fire alarm system replacement/upgrade for hotel & casino areas.

**Borgata – Thermal Energy Plant, Atlantic City, NJ**

Assisting the Owner in selecting a potential thermal energy plant constructor and energy supplier. Preparation of a Request for Proposal. Engineer of Record (CEG) for 25 million energy plant.

**Borgata/Mirage Project – Le Jardin Energy Evaluation**

Preparation of an "Integrated Energy Service" proposal for selecting a potential thermal or electric energy plant developer and supplier.

**Charles Town Races, West Virginia (Design Phase)**

Preparation of plumbing, HVAC, electrical and fire suppression plans and specifications for all renovations and expansions from 2000 to present, including gaming and support spaces.

**Trump “Casbah” Lounge**

Conversion of the existing "All Star Café" into the Casbah Lounge. Preparation of Mechanical and Electrical Construction Documents and construction administration services.

**Foxwood's Casino/Hotel Nifty 50's**

Plumbing, HVAC, electrical and fire suppression design for "Nifty 50's" theming revisions in existing casino space.

**Hollywood Casino/Hotel, Tunica, Miss.**

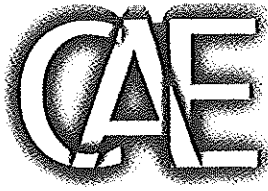
Feasibility study and report, HVAC design and construction for various HVAC improvements throughout low rise public areas.

**Resorts Casino/Hotel – Baccarat Pit**

Plumbing, HVAC, electrical and fire suppression casino theming revision, including new Baccarat Pit, Asian Lounge and Restaurant.

**Resorts Casino/Hotel - Fire Alarm**

Fire alarm systems replacement/upgrade for ADA conformance in "low rise" building.



**Resorts Casino/Hotel - No. Carolina Ave. Bdwk. Façade**

Electrical design and construction administration for new exterior façade, landscaping and porte cochere.

**Resorts Casino/Hotel – Simulcast Slots**

Electrical engineering/design services for new slot area on gaming floor.

**Resorts Casino/Hotel – Expansion Project**

Mechanical/Electrical Engineer of Record for major hotel and casino expansion and renovation of existing hotel facilities. New 90 million hotel tower and public area expansion.

**Resorts Casino/Hotel – VIP Lounge**

Plumbing, HVAC, electric and fire suppression systems design and construction administration for “High Roller” club.

**Resorts Casino/Hotel – Dealers Training Area Renovations**

Plumbing, HVAC, electrical and fire suppression systems design for new dealers training facility within former locker room area.

**Sands Casino/Hotel – Integrated Energy**

Energy performance contract for existing hotel/casino including: lighting retrofit and central plant HVAC upgrade.

**Sands Casino Hotel Expansion (Master Planning)**

Preparation of Mechanical and Electrical Construction Documents for major hotel and casino expansion, including: 10,000 S.F. Casino, 250 Hotel Rooms, Bus Depot, Public Lobby/Atrium, Meeting Rooms, Simulcast re-location, etc.

**Sands Casino Hotel, Atlantic City, NJ**

Pacific Avenue Expansion

Preparation of Plumbing, HVAC, electrical and fire suppression demolition plans and specifications showing new Porte Cochere, expanded casino area and Porte Cochere entrance, office “fit-out”.

**Sands Casino Hotel – High Roller Suite Renovations**

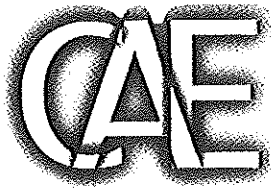
Preparation of plumbing, HVAC, electrical plans and specifications and Construction Administration Services. Demolition of the existing "Hollywood" and "British" suites located on the 21<sup>st</sup> floor and re-development of each into new suites.

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**Showboat Casino/Hotel – Corridor Expansion**

HVAC, electrical and fire suppression design and construction administration services for corridor expansion and theming upgrade.

**Showboat Casino/Hotel-Hotel Tower**

Plumbing, HVAC, Electrical and Fire Protection design for new 110 million, 500 room hotel tower, lobby and public spaces.

**Northern Quest Casino, Spokane, WV**

Value engineering study/report for design build contractor. Schematic design to improve air quality in existing facility.

**Tropicana Resort “RDE”**

Mechanical, Electrical Engineer for new 220 million hotel, shopping mall, parking facility.

**Tropicana Hotel/Casino, 7th Avenue**

HVAC, electrical and fire suppression systems design and construction administration services for new "high roller" slot area.

**Tropicana Hotel/Casino**

Preparation of an "Integrated Energy Services" proposal for selecting a potential thermal or electric energy plant developer and supplier.

**Tropicana, West Tower Service Lobby-HVAC Improvements**

Preparation of mechanical plans and specifications and construction administration services for HVAC improvements in the West Tower building service lobby area, as well as replacement of the existing "split system" air to air heat pump unit serving the housekeeping area.

**Trump Marina Casino/Hotel, Atlantic City, NJ**

Mechanical and electrical engineering design and construction administration services for a 5,000 square foot casino expansion.

**Tropicana “Retail, Dining, Entertainment” Expansion, Atlantic City, NJ**

HVAC, Electrical, Plumbing and Fire Suppression Systems Design and Construction Administration services related to “The Quarter” project, a \$225 Million expansion, housing over (40) tenants, covering (14) acres.



**Resorts Expansion, Atlantic City, NJ**

HVAC, Electrical, Plumbing and Fire Suppression Systems Design and Construction Administration services related to the construction of a new 357 room, 42 suite hotel tower with 10,000 square feet casino expansion.

**Hollywood Slots at Bangor, ME**

Construction of a new 116,000 sq. ft., 2-story gaming and entertainment facility and 1,500 car, 4-story parking garage.

**Hollywood Casino at Penn National Race Course, Grantville, PA**

Construction of a new 116,000 sq. ft., multi-story gaming and entertainment facility and 1,500 car, 4-story parking garage.

**Charles Town Races and Slots, Charles Town, WV**

**Part I**

- Construction of a new 63,000 sq. ft. shell-space for casino space for future theming/fit-out.
- Construction of a new 6 level "Open" parking structure.
- Relocation of the existing incoming primary electrical service, as the existing location is situated beneath the area of the proposed expansion.
- Development of additional emergency generator capacity and associated 4,160 volt power distribution.

**Part II**

- Relocation of Area II slot machines into new Area V.
- Documentation of Area V HVAC distribution ductwork.
- Coordination of Area V ladder tray required of low voltage systems design.
- Branch circuit design of decorative lighting and miscellaneous theming items.



**Cape May County Jail, Cape May Court House, NJ**

Construction of a 52 cell, 2-level, modular, pre-cast building addition to the existing jail facility, new mechanical and electrical central plant (having two (2) chillers and new boilers) to serve the addition and to serve the existing jail facility, renovations to (7) existing housing "pods", including but not limited to plumbing fixtures, HVAC, lighting and fire protection systems, replacement of the existing fire suppression systems and upgrade of the electrical service (entire complex) and installation of a new emergency generator (for entire complex).

**Atlantic County Justice Facility, Mays Landing, NJ**

Study and report on indoor air quality at existing "Boot Camp".

**Harborfields, Egg Harbor City, NJ**

HVAC engineering design for HVAC upgrades in detention areas.

**Design and Construction administrative services for the following have been performed by CAE employees while employed by L. Robert Kimball, Architects & Engineers:**

**A.C. Public Safety Building, NJ**

Plumbing\HVAC\Electrical plans and specifications for a new +/- 50,000 sq. ft. multi-story, Public Safety/Police Facility.

**Atlantic County Justice Facility, Mays Landing, NJ**

Upgrade of the existing heating and air conditioning system. Replacement of numerous hot water/chilled water rooftop AHU's with natural gas operated AHU's.

**Erie County Prison, PA**

Design-build for a lease prison in association with Dick Enterprises, Inc. Facility has a capacity of 3,000 inmates and had a construction budget over \$200 million.

**New Allegheny County Jail, Pittsburgh, PA**

A new design/build \$140 million dollar high-rise correctional facility in a restrictive urban setting; in association with Dick Corporation.

**Northumberland County Prison, PA**

Design-build for a lease prison in association with Dick Enterprises, Inc. Facility has a capacity of 3,000 inmates and had a construction budget over \$200 million

**South Woods State Prison, Bridgeton, NJ**

A new design-build \$200 million state correctional facility covering 85 acres, including 28 buildings and housing 3000 inmates; in association with Perini Corporation.



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## TECHNICAL APPROACH

The work of the project shall include the design and preparation of bid construction documents for the replacement of the existing Heating, Ventilation and Air Conditioning (HVAC) systems serving the Ventnor City Municipal Building.

Significant portions of the existing HVAC systems were damaged as a result of flooding from the 2012 Hurricane Sandy event. Portable heating and ventilation systems have been temporarily providing heating and ventilation to the building, and are anticipated to be continued until the new HVAC systems are installed. These temporary systems are anticipated to be modified as necessary to include air conditioning during the 2013 summer cooling season.

We shall inspect and survey the Ventnor Municipal Building's existing mechanical systems and associated electrical and fire alarm systems. We shall identify what (if any) existing mechanical equipment, devices, piping and appurtenances, are in sufficiently good condition that they can be reutilized and provide an expectant useful service life of a minimum of 20 years.

We shall evaluate the various options available to relocate all mechanical equipment to new locations inside the building at higher elevations than the site's FEMA advisory base flood elevation. Options to be explored shall include relocating all centralized mechanical equipment such as boilers, hydronic pumps, chillers, cooling tower, condensing units, etc., to new locations at FEMA approved elevations, such as a new mechanical room located on the 2<sup>nd</sup> floor in the unused north meeting room, or relocating them to the building's attic. Each option will likely require architectural and structural modifications to the building.

We shall also evaluate the option of flood proofing a portion of the existing basement in a manner which allows the code-compliant reinstallation of new mechanical systems in the basement. This would require architecturally and structurally sealing a dedicated mechanical area in the basement up to the FEMA advisory baseline flood elevation. Please note that this is an allowable option as listed in the State adopted International Mechanical Code.

We also intend to evaluate various options for the replacement of the mechanical systems presently serving the building. The building has been most recently served by a centralized basement steam boiler system with a steam condensate receiver, steam to heating hot water heat exchanger, water-cooled electric chiller, indoor closed circuit cooler, pumps, automatic controls, 2-pipe hydronic piping loop, steam and steam condensate piping, control valves, air separator, etc.

The building office spaces are served by 2-pipe, heating and cooling fan coil units which are at the end of their useful service lives and should be replaced with new. The 2<sup>nd</sup> floor commission/court room is heated by steam radiators and cooled by split system DX air conditioning units located in the attic. The public areas are heated by steam radiators, and typically are not directly air conditioned.

We will evaluate both mechanical and natural ventilation options for the systems which provide outdoor air to the occupied portions of the building. We will also evaluate the various options for terminal heating and cooling of the various spaces in the building. We will, at minimum, evaluate the feasibility of installing either two or four piped, floor mounted console fan coil units, floor mounted console water-source heat pumps or a centralized ducted variable air volume (VAV) system with hydronic preheat and cooling coils.

During the preliminary schematic design phase, we shall present a minimum of three (3) HVAC design schemes which will include construction budgets and estimated owning and operating cost studies for each scheme. All associated architectural, structural, site, electrical, plumbing and fire protection work necessary to support the proposed HVAC work shall also be included. We will then offer our recommendations as to which scheme the City should accept.

All proposed HVAC design schemes shall be developed in a manner that allows the continued occupancy of the building by City staff and the public throughout construction.

Once we have received confirmation from the City as to an approved design approach, we will then prepare formal construction drawings and technical specifications which will be utilized to publicly bid this project.



## Ventnor City Municipal Building

### HVAC System Replacement

SFP #2013-V8-2

#### I. Fee Schedule

Surveys/Owner Meetings	\$ 8,500.00
Schematic Design & Presentation	\$23,250.00
Construction Documents	\$40,250.00
Bidding/Award	\$ 4,250.00
Construction Administration/Project Meetings	\$16,750.00
<b>Total Fee</b>	<b>\$91,000.00</b>
Reimbursable Expenses (printing, travel, etc.) Lump Sum	\$ 2,500.00
<b>Grand Total Fee</b>	<b>\$95,500.00</b>

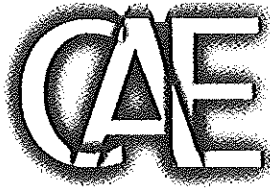
#### II. Excluded Services

- A. Fire sprinkler systems design.
- B. Owning/operating cost studies or reports.
- C. "Value engineering" plan revisions after completion of final bid documents.
- D. Detailed construction cost estimates or guarantees of mechanical/electrical, structural or architectural construction costs.



- E. Environmental consulting and/or design services, including work to remediate mold, asbestos, PCB's, oil, lead based paint, etc.
- F. Studies or filing for energy grant funds, if applicable.
- G. Testing, adjusting or balancing of existing mechanical or electrical systems.
- H. Preparation of "as-built" drawings.
- I. HVAC systems "commissioning" services.
- J. Payment of plan review/permit fees.
- K. Project management services during Construction. It is our understanding that the City's Municipal Engineer will be performing these services. However, Concord Atlantic Engineers, Inc., will provide customary construction administration services which includes attendance at project's pre-bid meeting, review and comment upon receipt of bids, recommendation for award, shop drawing reviews, attendance at routine job site meetings, observation of completed work as required, final visual inspection of work, preparation and issuance of final punch list and review of project's close-out documents.

If Client wishes Engineer to perform the above exclusions, Client shall so advise Engineer in writing and Engineer shall perform such services in accordance with the enclosed "2013 Hourly Rate Schedule," or as otherwise agreed upon.



Michael P. Toy, P.E., Ph.D.

Senior Project Manager

Michael P. Toy, P.E., Ph.D. has broad and extensive experience in a wide range of mechanical projects from initial design development, construction documents and regulatory approvals through construction. He is responsible for design, management and coordination of the various disciplines necessary to provide efficient, cost effective and state-of-the-art mechanical solutions for the client. Mr. Toy has previous experience as a consulting engineer in industry and a project engineer for mechanical/electrical technology development firms. Most recently he served as Municipal Engineer for the City of Atlantic City, New Jersey where he was responsible for the project management of all City building and infrastructure capital improvement projects.

**Showboat Casino Hotel, Atlantic City, NJ** – Engineer of record for expansion and renovations of existing hotel and casino facilities including New Orleans Hotel Tower Expansion, Premiere Lite Hotel Tower Expansion, Casino/Baccarat Pit expansion, Fire Alarm Improvements, Asian Restaurant, Bistro, Starbuck's, Deli Restaurant, Front Desk Relocation, Boardwalk Façade, Guest Rooms and VIP Lounge.

**Sun International – Resorts Hotel/Casino, Atlantic City, NJ** – Engineer of Record for expansion and renovations of existing hotel and casino facilities including Rendezvous Hotel Expansion, Haddon Hall guestroom renovations, central plant upgrades, casino expansions and modifications.

**Flanders Hotel, Ocean City, NJ** – Engineer of Record for Plumbing, HVAC, electrical and fire suppression system design and construction administration services for conversion of existing 200 room hotel to a 90 suite condominium hotel facility with new penthouse suites.

**Sovereign Avenue School, Atlantic City, NJ.** - Engineer of Record for Plumbing, HVAC, Electrical and Fire Protection systems for new \$13 million elementary school.

**Mainland Regional High School, Linwood, NJ** – Engineer of Record for Plumbing, HVAC, Electrical and Fire Protections systems for \$7 million expansion of high school.

### Education

Ph.D. Mechanical Engineering  
*Drexel University*

M. S. Mechanical Engineering  
*Drexel University*

B.S. Mechanical Engineering  
*Drexel University*

### Registrations

Professional Engineer – NJ, PA

# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406  
Tel. # 609-823-7900 Fax # 609-823-8032

## ADDENDUM

### TO ALL BIDDERS OF THE

### HEATING VENTILATION AIR CONDITIONING REPLACEMENT

### VENTNOR CITY MUNICIPAL BUILDING

### CITY OF VENTNOR

### ATLANTIC COUNTY, NEW JERSEY

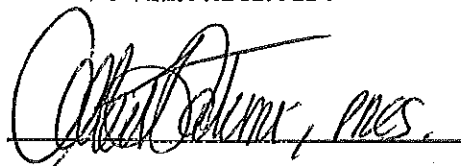
### ADDENDUM NO. 1

You are hereby notified the original bid documents of the Heating Ventilation Air Conditioning Replacement of the above captioned project has been modified and an addendum has been issued to express the meaning of the plans and bid documents and that the conditions and documents set forth in said addendum are to be original contract documents.

#### I. Addendum No. 1

1. The bid documents have been changed and new documents have been issued.
2. The plans remain the same.
3. The bid opening date has been changed from Thursday, March 14, 2013, at 11:00 AM, prevailing time to Wednesday, March 27, 2013, at 11:00 AM, prevailing time.

PLEASE SIGN AND RETURN BY FAX THAT ADDENDUM HAS BEEN RECEIVED:



Signature

CONCORD ATLANTIC ENGINEERS

Company

3/11/13

Date

**ADDENDUM**  
**TO ALL BIDDERS OF THE**  
**HEATING VENTILATION AIR CONDITIONING REPLACEMENT**  
**VENTNOR CITY MUNICIPAL BUILDING**  
**CITY OF VENTNOR**  
**ATLANTIC COUNTY, NEW JERSEY**

**ADDENDUM NO. 2**

You are hereby notified the original bid documents of the Heating Ventilation Air Conditioning Replacement of the above captioned project has been modified and an addendum has been issued to express the meaning of the plans and bid documents and that the conditions and documents set forth in said addendum are to be original contract documents.

**I. Addendum No. 2**

1. The Plan Sheet 2 has been revised to remove Estimate of Quantities Items # 2 & #3.

**PLEASE SIGN AND RETURN BY FAX THAT ADDENDUM HAS BEEN RECEIVED:**

  
 \_\_\_\_\_  
 Signature

CONCORD ATLANTIC ENGINEERS,  
 \_\_\_\_\_  
 Company

3/11/13

\_\_\_\_\_  
 Date