



Chris Sylvia, MBA, CMVP

Vice President, Commissioning & Construction



Background

For the past 18 years, Mr. Sylvia has operated as a project manager/construction manager where he was required to properly procure and coordinate multiple sub-contractors to achieve the owner's project timeline. Mr. Sylvia's education, Masters of Business Administration, properly prepared him to successfully orchestrate projects of all forms while maintaining the focus on ensuring project quality, developing and sustaining communication channels with all parties and to systematically achieve the desired goals of all concerned parties.

Mr. Sylvia's responsibilities include assembling the Cx team, detailed construction documentation review, developing Cx plans, Cx meeting coordination, developing functional performance test forms and criteria, procurement, construction management, onsite installation review, functional performance testing, facilitating the controls, evaluation and modification with all contractors, detailed review of O&M manuals and procedures, review and participation in operator training, and systematic verification of energy efficient operation of the building automation systems.

Education

MBA in Business Administration, BS in International Business and Economics

Professional Licenses & Certifications

Certified Measurement & Verification Professional (CMVP) via (AEE), NJ HAZMAT Tech

Select Project Experience

Mr. Sylvia served (s) as Project Manager/Procurement Manager for the following projects:

- **Hackensack University Medical Center, Hackensack, NJ**
Commissioning Project Manager for the Central Utility Plant Project (\$100Million) which is a new Central Utility Plant serving Chilled Water, Steam, and Emergency Power for the entire hospital complex. Mr. Sylvia is also serving as the Commissioning Project Manager for the new Pavilion Tower (\$725M) which is a nine-story expansion to the existing hospital offering 24 new operating rooms, 50 beds for Orthopedic Care, and Expanded Critical Care. The entire project is expected to be complete in 2022 with the CUP coming online in the spring of 2020.
- **FMC Tower, Philadelphia, PA**
The \$370 million FMC Tower at Cira Centre South will be the sixth tallest office building in Philadelphia at 47 stories, 650 feet tall and will consist of approximately 830,000 rentable square feet. Operational efficiencies include: highly efficient column-free floor plates, LEED Silver design, and high performance, next generation building systems. With Mr. Sylvia as Project Manager, Concord is performing LEED-enhanced and fundamental commissioning for the building.
- **Lancaster General Hospital, Energy Center, Lancaster, PA**
Project Manager for Construction Phase and Warranty Phase Commissioning Services. The project included 3.5 MW of Combined Heat and Power delivering 19,000lbs/hr of steam to the existing hospital. The project also included 1000 tons of chilled water delivered by a steam turbine driven chiller and 4MW of Diesel Generators. Concord Engineering guided the project through the startup/testing phase through owner delivery consistently coordinating all aspects of the process providing the hospital with peace of mind considering the hospital remained in operation during construction.
- **Lancaster General Hospital, Frederick Street Tower, Lancaster, PA**
Chris served as the project manager for the new Frederick Street Tower at Lancaster General Hospital. The new tower is 155,000ft² providing 142 patient beds, new surgical suites and lab space. The new tower is being constructed in multiple phases as renovations are occurring in the connections points of the new tower. Concord Engineering was brought onto the project early during the design phase and will be present through post construction. The scope of service includes

full building commissioning.

- **Villanova University Distributed Generation and CHP Project, Villanova, PA**

As Senior Construction Manager, Mr. Sylvia managed the Engineer Procure Construct (EPC) contract. The project included (2) 2MW Natural Gas Engines and (1) 2MW CHP Engine capable of delivering 3400lbs/hr of steam. The generators operate as distributed generation assets providing power to the campus during peak hours offering economic benefit to the owner. Concord Engineering designed the entire system and managed the construction through turnover.

- **Delaware State University Applied Optical Research Building, Dover, DE**

Mr. Sylvia is Project Manager for the new 69,000 square foot Applied Optical Research Building will address space requirements for future growth of the optical programs and the addition of new programs and faculty while remedying the inadequacies of the current facilities related to the nature of optical research. Concord Engineering was hired to perform Fundamental and Enhanced Commissioning services to assist the project with the achievement of a LEED Silver certification. The commissioning scope of the project includes; HVAC and Controls, Domestic Hot Water Generation, Electrical Distribution, Emergency Generator and ATS, and Life Safety Systems. The project was completed June of 2015.

- **Rutgers/DEVCO Projects, New Brunswick, NJ**

Concord Engineering is providing LEED Fundamental and Enhanced Commissioning Services for the three new buildings being developed by DEVCO as part of the Public Private Partnership (P3). The three new buildings include the Academic Building, Honors College and Lot 8. Mr. Sylvia's Project Management includes; HVAC and building controls, building envelope, domestic hot water systems, day-lighting and lighting controls, standby generator and automatic transfer switch, and main electrical switchgear.

- **PSE&G Clifton and East Orange GAS – ECM Design Building, Clifton and East Orange, NJ**

Chris served as the overall project manager for the Design/Build Energy Conservation Measures (ECMs) for the two sites. The ECMs included lighting upgrades, new boilers, new domestic hot water heaters and new pumps. Concord designed the project and managed the execution through the construction and closeout process.

- **Rutgers University Chemistry and Chemical Biology Building, New Brunswick NJ**

Project Manager responsible for Cx design reviews, Cx plan, as well as construction installation and functional checks of this state of the art chemistry laboratory building containing laser microscopes, nuclear magnetic resonance labs, as well as a variety of wet labs with a heavy concentration of fume hoods. The building will be LEED certified.

- **Prince George County Schools, MD various locations**

Project Manager for commissioning various elementary, middle and high schools totaling 76 buildings. Concord specifically performed commissioning services on the buildings' heating and cooling controls systems. The system components commissioned included boilers, pumps, chillers and rooftop air handlers. The goals of the commissioning efforts were to confirm the operation of the systems with regard to energy savings.

- **Delaware Joint Armed Forces Reserve Center, New Castle, DE**

Project Manager for a full HVAC assessment of the building including performing retro-commissioning on all of the building's HVAC equipment. Through the analysis, Concord was able to identify operational shortfalls and assist the center with the correction of the issues. In addition, Concord was able to determine that the building's original design capacity fell short of the building loads leading to most of the comfort complaints.