



STATEMENT OF QUALIFICATIONS

Chelsea Group, dedicated to the art of building science. Providing practical solutions for existing buildings by applying science and technology since 1990.

Our Vision

Chelsea Group delivers building science through environmentally conscious engineering, embodying the highest professional and ethical values, to address the evolving needs of our clients, their buildings, the community, and our planet.

Award-winning Projects

- Association of Energy Engineers (AEE) *Energy Project of The Year* in both 2015 and 2016 for Region V, which includes the US West Coast
- LEED Certification for more than 20 buildings totaling more than 14 million square feet
- ENERGY STAR™ Certification for over 300 client properties throughout the US, including Hawaii

Our Offerings

Assessment: Chelsea Group provides condition, performance, and risk assessments of existing buildings

- Property Condition Assessments (PCAs) in transactions and capital planning, ASTM E2018-08 compliant
- Energy and Power Assessments
 - RETScreen Professional energy audit program
 - Helioscope solar assessment program
 - Hawaii Energy compliant
- Indoor Air Quality
 - IBEAM
 - CO₂, VOC, mold measurements
- Advanced diagnostics
 - Robotics and remote imaging
 - IR scanning
 - Multi-gas and thermal measurements
- Living Assessments, with ongoing capital planning and risk evaluations

Design: Chelsea Group's design team offers premier quality in both creative solutions and quality of drawings, specifications, and related construction documents

- Advanced design technology
 - 3D and BIM in Autodesk® Revit®
 - 3D Laser Point Cloud scanning
- Central Plant
 - Maglev centrifugal chillers
 - Maglev air-cooled chillers
 - Variable primary loop CHW systems
 - Primary/secondary loop systems
 - Fully variable integrated controls
 - Complete building automation systems (BAS)

- Airside
 - Fan Array systems, AHUs, and unitary systems
 - VAV and demand control ventilation
 - Pressure relationship management
 - Critical spaces (e.g., operating rooms and labs)
- Compliance with codes, standards, and industry practice
 - City and County zoning and regulations
 - ASHRAE standards, (e.g., 62, 55, 90, 170, 188)
 - The Joint Commission for health care projects

Construction Project Management: The Chelsea Group construction project management team specializes in construction sequencing, scheduling to minimize operational impacts, and meeting exacting standards for seamless occupancy of completed projects

- Advanced sequence of construction and project staging
 - Uninterrupted service during construction
 - Critical space protections
- Procurement management to client standards
- On-site management, coordination, and documentation

Commissioning (Cx): Chelsea Group Cx agents work from assessments through design and construction, then verify success with functional performance testing on projects we commission

- Commissioning plan, Owner's Project Requirements (OPR), and Basis of Design (BOD)
- Functional Performance Testing
 - Airflow and hydronic flow measurement technology
 - kW and amp meters, instantaneous and logging
- Retrocommissioning
- Continuous commissioning for LEED
- Central plant retrocommissioning and ongoing performance monitoring

Sustainability and Performance Certification: Chelsea Group provides both one-time and ongoing support for performance measurement and certification under global programs such as LEED and national programs such as ENERGY STAR

- LEED New Construction Certification
- LEED for Existing Buildings Certification
- ENERGY STAR certification

Our Credentials

- Licensed Professional Engineers (PE) – Three (3)
- Certified Energy Managers (CEM) – Three (3)
- Certified Building Commissioning Professional – One (1)
- LEED Accredited Professional (AP) – Two (2)