

Capabilities Statement

February 2008



Chinook
Systems Inc.

Cx
Services

Document
Management

Quality
Assurance

Training
Facilitation

O&M
Services

QuiCx
Software

Introduction

Chinook Systems Inc. is an established commissioning consulting firm committed to supporting the successful delivery of construction projects. We specialize in LEED commissioning, project management, quality assurance, and maintenance management, all of which are critical components to “Bridging the Gap” between building design, construction and operations. Chinook systems acts as a liaison between the owner, contractors and consultants in an effort to facilitate winning projects.

The key to successful commissioning is to understand project ‘deliverables’ and then coordinate the commissioning requirements and activities accordingly. When a facility is ready for its intended use, there should be no mad scramble to execute functional testing, put together training and closeout information, and transition into operation of the facility.



The process of proper record keeping, document management and pre-planning for future operations is the heart of the unique project delivery software offered by Chinook. The QuiCx Project Delivery System (short for Quality In Commissioning) manages the commissioning, construction management, and quality assurance processes and provides for efficient methods of handling the mountain of paper that accompanies almost any project today.

Chinook Systems Inc. is a certified woman owned small business with over 40 years of combined specialized experience of commercial and government buildings, research laboratories, healthcare, and industrial facilities. Chinook Systems Inc. is a member of the Building Commissioning Association and have staff that are LEED Accredited Professionals, members of the Design Build Institute of America (DBIA), and certified under the Construction Quality Management (CQM) for Contractors program. We have provided commissioning services, including LEED requirements, to such Owners as the National Institute of Health, General Services Administration, Department of Defense -The Pentagon, the Smithsonian Institution, UCLA Medical Center, and Lockheed Martin Corporation. We also perform work internationally, having participated on projects in Canada, and Finland. Chinook Systems has the capability, and has successfully supported large, multi-year projects.

Chinook Systems Inc. has locations in Arlington, Virginia and Cocoa Beach, Florida.

Commissioning Services

Commissioning of Building Systems

Chinook Systems Inc. provides for the complete management of the commissioning process from conceptual planning and design development through to construction, turnover and operations. We have developed proven business processes and protocol to ensure the highest quality of execution.



Commissioning services are offered for:

- New construction
- Additions, renovations and historic preservation
- Retro commissioning of existing facilities

Our Clients include Owners, Construction Managers, and Contractors.

Chinook Systems Inc. specializes in providing both fundamental and additional commissioning requirements for LEED certification of facilities. We are also a member of the Building Commissioning Association.

Document Management

Document management is a vital part of project execution and key to proper planning and reducing risk. The successful closeout of a project and transition to operations hinges on timely delivery of accurate and complete document deliverables.



Document Management Services offered include:

- Workflow analysis
- Implementation of automated project control systems for contract administration including Drawings, Specifications, RFIs, Submittals, Change Orders
- Management of commissioning and closeout documentation
- Development and/or review of operations and maintenance manuals
- Preparation and/or review of record contract documents including CAD drawings

Chinook Systems implements measures to effectively manage changes to design, construction, and O&M documents and keeps all parties informed throughout each phase of the project.

Commissioning Services

Quality Assurance

The purpose of a Quality Assurance Program is to provide supervision of inspections and testing, to support proper installation of building systems. Chinook Systems Inc. can help to ensure compliance with contract documents and applicable codes and standards related to materials, equipment, and workmanship.

Our quality assurance services include:

- Development of specifications and plans
- Implementation and monitoring of QA Programs
- Management of inspection and testing documentation

Chinook Systems Inc. employees are certified under the U.S Army Corps of Engineers, Construction Quality Management (CQM) for Contractors program



Training Facilitation

Properly trained operation and maintenance personnel are critical to safe and efficient operations of any facility. Chinook Systems Inc. facilitates operator training by:

- Development and/or review of training plans
- Development and/or review of training materials and manuals
- Schedule coordination
- Videotaping of training sessions



Operation and Maintenance

Chinook Systems specializes in the analysis, setup, implementation, and auditing of operations and maintenance programs. Using risk management methodologies, we strive to develop practical programs that are cost effective, provide a high level of service, and realize short-term payback.

Our services that support this effort include:

- Data collection and development of equipment inventories
- Development of building specific operating procedures, maintenance tasks, and schedules
- Development of property management agreements and maintenance service contracts
- Assessments of facility maintenance programs
- Implementation of computerized maintenance management systems (CMMS)



Products

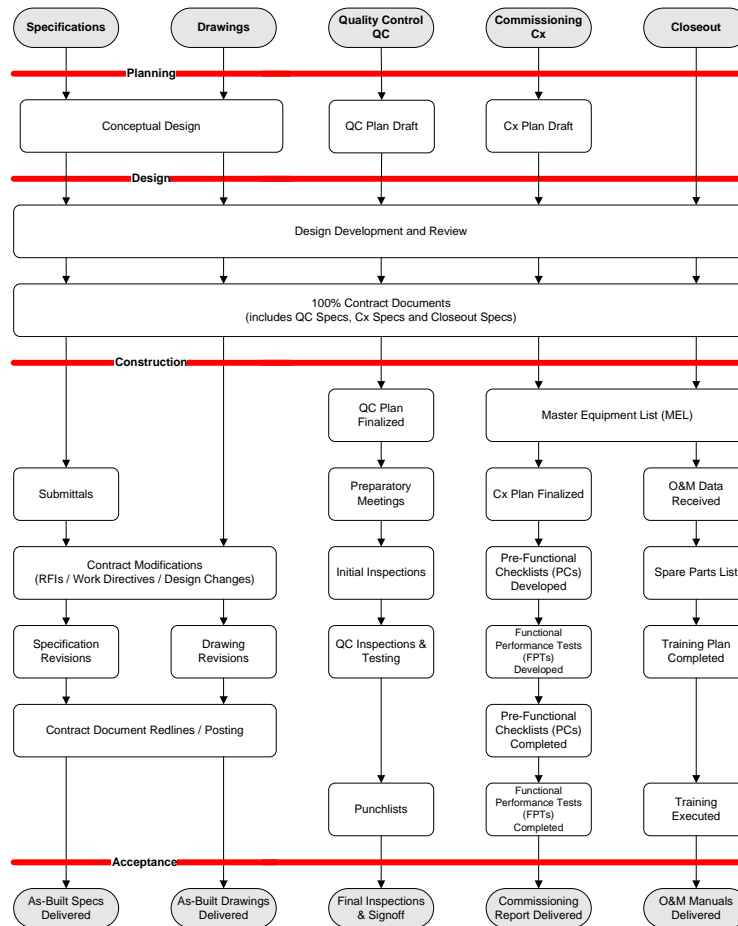


The QuiCx Project Delivery System

Both private industry and government are continually evolving in an attempt to achieve efficiencies in project delivery. Chinook Systems Inc. offers the QuiCx Project Delivery System to meet this industry need. Our comprehensive web-based tool enables our clients to effectively manage their project requirements.

The QuiCx Project Delivery System has been designed from an Owner requirements perspective. It manages and tracks contract and commissioning data transition from design through construction and closeout, into operations and maintenance. QuiCx is a tool that is easy to use, and follows the logical way of conducting business. It was designed with the philosophy of accomplishing a task in “3 clicks or less”. The system is collaborative and customizable to meet project specific requirements and special needs of our clients.

Chinook offers deployment of the QuiCx Project Delivery System in both an internet hosted and client server environment.



Commissioning Services Matrix

The following table displays a summary of the services Chinook Systems Inc. has provided on a representative sample of projects.

	Pentagon Renovation Program	Smithsonian Institution – Old Patent Office	Evolved Expendable Launch Vehicle Project	Potomac Yard North & South Buildings	Asbury Park High School and Middle School	Sutter Medical Center, Sacramento	BWI Airport – Terminal A/B Expansion	Lockheed Martin—Stonegate II Project	Rocky Mountain Laboratories (RML)	NOAA Satellite Operations Facility	UCLA Westwood Replacement Hospital	Decatur House Museum	B.F. Saul—Tysons Park Place II
Commissioning – New Construction			X	X		X		X	X	X			X
Commissioning – Reno/Retro/Assessment	X	X			X						X	X	
MEP Coordination / Start-up	X	X	X	X	X			X		X			X
Quality Assurance	X	X	X	X	X	X	X	X	X	X	X	X	X
Training Facilitation	X	X	X			X		X		X		X	X
Record Documents/Drawings	X	X	X			X		X	X				
O&M Manual Review / Preparation	X	X	X	X				X		X			X
Maintenance Management	X	X	X			X		X			X		
Spare Parts and Inventory Mgmt		X	X			X		X					
LEED Project	X			X	X					X			X

Notable Projects

Government / Institutional



Pentagon Renovation Project Wedges 2-5, Arlington VA

Value: \$700 million
Owner: US Department of Defense

The Pentagon Renovation Wedges 2-5 is a phased design/build renovation of 4 million square feet of space in the Pentagon. Scope includes removal of all hazardous materials, replacement of all building systems, addition of new elevators and escalators and installation of new security and telecommunications systems. Project completion is scheduled for 2010.
LEED Silver Project



Old Patent Office Building – Historic Preservation, Washington, D.C.

Value: \$200 million
Owner: Smithsonian Institution

The Smithsonian American Art Museum and the National Portrait Gallery project was a historic preservation of the third oldest building in Washington D.C. It included new mechanical, electrical, telecom, plumbing, security, fire alarm, and fire protection systems. The interior was modified to include galleries, office, retail, and support spaces for the museum as well as laboratories.



NOAA Satellite Operations Facility, Suitland, MD

Value: \$62M
Owner: National Oceanic & Atmospheric Administration

The facility houses the National Environmental Satellite, Data and Information Services (NESDIS) Satellite Operations and Data Processing Centers. The design consists of a three-story tower with an antenna to house the satellite operations and computer center, and a high-tech office.
LEED Silver Project

Notable Projects

Healthcare / Schools

UCLA Medical Center – Westwood Replacement Hospital

Value: \$1 billion

Owner: UCLA Medical Center

The new Hospital will consist of 525 patient beds, including both high-acuity and intensive care, and 65 observation beds. Among the functions to be included in the hospital are the Mattel Children's Hospital, the Neuro Psychiatric Hospital, Women's Services, Diagnostics and Treatment, and Faculty Offices. Support Services include pharmacy, clinical labs, the food service kitchen for patients and cafeteria, and central loading dock.



Sutter Medical Center, Sacramento

Value: \$400 million

Owner: Sutter Medical Center

The Sutter Medical Center urban village project includes a new Anderson Lucchetti Women's and Children's Center and comprehensive renovation of Sutter General Hospital and the Sutter Cancer Center. The overall project also features 32 new residential units; neighborhood-serving retail, restaurants and commercial space; a community parking garage; a new theater complex for the B Street Theatre and the Children's Theatre of California; and partnership facility-sharing relationships with Trinity Cathedral and other project partners.



Asbury Park High School and Middle School Additions and Alterations, Asbury Park, NJ

Value: \$17M & \$19M

Owner: NJ Schools Construction Corporation

Asbury Park Middle School Project consisted of a 87,480 sq. ft. renovation & 50,825 sq. ft. expansion. Asbury Park High School Project consisted of a 127,430 sq. ft. renovation and 57,305 sq. ft. expansion.

LEED Certified Projects



Notable Projects

Industrial / Airport / Secure Facilities

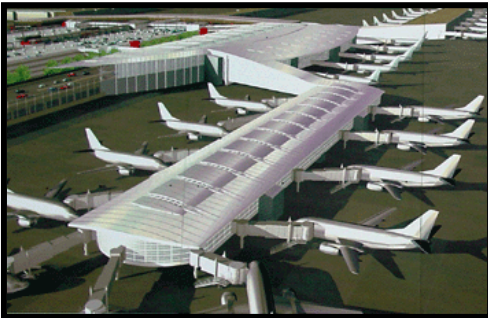


Evolved Expendable Launch Vehicle (EELV) Launch Complex 41, Cape Canaveral, Florida

Value: \$300 million
Owner: Lockheed Martin Astronautics

This design-build construction project consisted of multiple industrial and commercial facilities, including the vehicle integration facility, launch complex, mobile launch platform and space flight operations center. The project was design to support Lockheed Martins heavy lift vehicle, the ATLAS V rocket.

Terminal A/B Expansion – BWI Airport, Maryland



Value: \$150 million
Owner: Maryland Aviation Authority

The Terminal A/B Expansion Project involved the demolition of the existing Pier B connector, construction of a two story concourse B connector, a two story terminal addition with a mezzanine and concessions area, a two story concourse A connector, and a two story concourse A. A total of 26 new gates have been established. The work included civil, structural, architectural, mechanical, electrical, and baggage handling systems.

Stonegate II– Lockheed Martin, Chantilly, Virginia



Value: \$25 million
Owner: OPUS East. LLC

Stonegate II is a 140,635 square foot Class A office building located in the largest and most prestigious office park in Fairfax County, Virginia. The Property is 100 percent leased to Lockheed Martin, the nations largest defense and government contractors. With over 118,000 square feet of Sensitive Compartmented Information Facility (SCIF) space (85 percent of the Property), Stonegate II provides Lockheed Martin with a secure work environment.

Notable Projects

Office Buildings / Laboratories

Tyson's Park Place II, McLean, Virginia

Value: \$105 million
Owner: B.F. Saul Companies

This 312,000 square foot, Class A office building will achieve Gold status under the LEED-NC 2.2 guidelines. Chinook Systems is providing construction and warranty phase commissioning services directly for the owner. Construction is expected to be completed in October 2008.



Rocky Mountain Laboratory

Value: \$66.5 million
Owner: National Institute of Health

RML's new 105,000 sqft Integrated Research Facility, slated for occupancy in 2007, will be the first NIH facility of its kind to house BSL-2, BSL-3, and BSL-4 laboratory space in one building along with administrative offices and conference rooms. The facility will enable researchers to study priority pathogens in the area of biodefense – labeled as Category A, B, or C agents by the Centers for Disease Control and Prevention (CDC)



Key Personnel

To capitalize on its strategic advantages, Chinook Systems has assembled a team of experienced and highly dedicated professionals. These individuals possess the skills and spirit necessary for long term success of the company and our clients.

Wanda Lenkewich, LEED^{AP} is the President of Chinook Systems Inc. and a LEED accredited professional with 18 years experience in mechanical design, construction, commissioning, and operations of laboratory, hospital, educational, commercial, industrial, and government facilities. She has been involved in many projects of varying degree in size and complexity and is especially committed to successful delivery of large, complex, multi-phased projects. Wanda has acted as a Commissioning Authority for Owners, Construction Management firms, Engineering firms, General Contractors, and Design-Builders through all project phases. She also specializes in the implementation of commissioning information management systems, construction management systems, and computerized maintenance management programs. Wanda developed the QuiCx Project Delivery System, a comprehensive web based database application that is being offered commercially by Chinook Systems Inc. as a tool to manage Commissioning and Construction Management processes, records, and documents. Wanda has conducted commissioning and project management seminars for corporations and at national conferences and is a member of the Building Commissioning Association (BCA) and the Design Build Institute of America (DBIA).

Derek De Jesús is Chinook Systems Inc. Commissioning Manager and an electrical commissioning specialist. He sits on the Board of Directors and serves as the Secretary for the National Capitol Chapter of the Building Commissioning Association. Derek provides project management and site services for Chinooks projects and is also involved in business development and client relations. He is an expert in medium voltage power systems, lighting control, power distribution and emergency power systems with over 9 years experience in commissioning as well as electrical building design. Derek has conducted design and submittal reviews, development of pre-functional checklists and functional performance test procedures, equipment verification testing, training facilitation, and operations and maintenance manual review. He also has an in-depth knowledge of mechanical and controls systems required for validation and integration of multi-disciplinary systems. His design experience plays a crucial role in identifying problems before and during construction. Derek has been security cleared to Secret.

Andrew Silver, E.I.T, LEED^{AP} is an accomplished Mechanical Engineer. He has over 12 years of expertise in Building Commissioning, HVAC design and computerized maintenance and management systems. Andrew has a thorough understanding of the architectural and engineering industry with in depth knowledge of general building construction and HVAC controls. He has performed mechanical design, load calculations and CADD document production of several projects encompassing central plant design, commercial office buildings, retail spaces, pharmaceutical, research and education projects and has also acted as a commissioning agent for clients during programming, design, construction, and warranty phases of projects. Andrew has conducted design and submittal reviews, development of pre-functional checklists and functional performance test procedures, equipment verification testing, systems training and completion and acceptance of operations and maintenance manuals. He has also performed conditions surveys of new and existing HVAC equipment and has been responsible for verification of existing conditions and documents and performing systems lifecycle assessments. Andrew maintains secret security clearance.

Key Personnel

Joseph E. Gunter Jr. is Chinook Systems Inc. Document Management Supervisor providing administration and coordination of Chinook Systems overall document management program. He is responsible for the oversight of scanning, cataloging, and indexing of construction drawings/documents for quality assurance purposes. He interacts on a regular basis with the clients to ensure that their program requirements are being met.

Sorange Paredes-Smith is Chinook Systems Inc. Document Management Coordinator responsible for managing, scheduling, and delivering construction documentation. She provides scanning, management and tracking of drawings, specifications, requests for information (RFI's), design changes, test reports, schedules, vendor data, etc. as they relate to the successful delivery of Chinook's commissioning and construction administration services.

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