

CHELSEA GROUP, LTD.

CONSULTANTS IN BUILDING SCIENCE

HONOLULU



CHICAGO



PHOENIX

COMPANY OVERVIEW

Chelsea Group provides engineering, architectural, and industrial hygiene consulting services to the owners of commercial and institutional buildings. We specialize in building science: we fix broken buildings and help prevent them from breaking.

Our asset optimization programs help building owners and property managers enhance the quality of engineering services delivered at their properties, providing a potential for a net reduction in operating and capital expenditure costs, whether in one building or across an entire portfolio. We've helped our clients with improvement programs that put them on the path to sustainability reflected in awards such as US EPA ENERGY STAR and LEED certification.

Chelsea Group has helped clients recover from floods and fires, solve mold problems, and recover from construction defects. We offer rapid response with multi-disciplinary teams that can address a wide range of challenges in existing buildings. Chelsea Group's teams focus on integrated solutions that get buildings back up and running quickly, cost-effectively, and with sufficient documentation.

CORE SKILLS AND OFFERINGS

Since its inception in 1990, Chelsea Group has developed a combination of core skills in engineering, architecture, and industrial hygiene and a supporting network made up of leading national experts in a variety of aspects of building science. As a result, the company is well qualified to offer assessments, engineering design, project management, and measurement and verification services in the following applications:

- **Sustainability**: The Chelsea Group Sustainable Building Operations Program is about bringing buildings up to contemporary expectations of indoor environmental quality, efficient use of natural resources, and minimization of all kinds of waste. The system includes benchmarking for key sustainability parameters, providing guidance on opportunities to enhance sustainable operations. Chelsea Group assists clients in achieving recognition sustainable building operations through US Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification. Chelsea Group works on existing buildings and all types of new construction, providing assessment, organization, and professional services to achieve LEED certification. In addition, Chelsea Group assists clients in the overall greening of their corporate operations, regardless of participation in the LEED program.

- **Asset Optimization**: The Chelsea Group Midsource Engineering Program is about protecting and enhancing the physical asset value of commercial and institutional real estate. The system includes benchmarking for key parameters of physical asset condition and the needed documentation of the asset for on-going assessment of value. Chelsea Group assists in Property Condition Assessments (PCAs) useful in property acquisition, offering mechanical, electrical, plumbing (MEP), energy efficiency, indoor air quality (IAQ), and moisture and mold specialties. On an on-going basis, Chelsea Group offers capital planning and budgeting assistance to property managers, and support to building engineers in overseeing and commissioning projects. When problems occur in a building, Chelsea Group offers help in developing solutions, overseeing corrective actions, verifying results, and helping plan preventive measures to avoid future occurrences. Support with documentation for insurance recovery and forensic evidence is often part of such work.
- **Disaster Recovery**: The Chelsea Group Disaster Preparedness and Response Program is about protecting the health and safety of occupants and the value of the physical asset for commercial and institutional properties during and following natural and man-made disasters. The system includes a preliminary assessment tool for determining disaster response capabilities, such as the ability to shelter in place, and the ability of the facility to recover from an event. Chelsea Group provides Hazard Vulnerability Assessments (HVAs) for assistance in planning for and upgrading facilities in anticipation of disaster events. When disasters occur, large or small, Chelsea Group provides a response team to assist in the recovery of the building, including documenting the impacts, overseeing remediation workers, resolving technical issues that arise, and documenting and verifying recovery. Forensic assessments by Chelsea Group are also often part of financial recovery from government assistance and insurance programs.

IMPORTANT PROJECTS

Chelsea Group has a long history of successful projects in all of the services it offers. Some recent highlights include the following projects:

- **World Trade Center #7**, New York, New York: Developed a Construction Indoor Air Quality (IAQ) Management Plan as part of the team led by Tishman Construction
- Ali'i Place, Honolulu, Hawaii: Asset optimization planning and services for a large office complex, including capital budget planning, engineering assistance for energy conservation measures and utility rebates
- **Louisiana State University** (LSU) Health Sciences Center campus, New Orleans, Louisiana: Assessment, biological and chemical sampling, building structure analysis, and remediation verification following Hurricane Katrina

- [Morgan Stanley](#), portfolio of 160 properties throughout the US: Assessment, improved energy use and costs, Energy Star ranking and Labeling, and certification of a select group of its buildings under USGBC LEED-EB
- [Midwest office complex](#), Columbus, Ohio: Engineering assistance in review and implementation of their 5-year capital expense budget
- [The University of Hawaii at Manoa](#): Remediation management and verification of clean-up following a flash flood on October 30, 2004 that damaged 40 buildings
- [The Contemporary Arts Center](#), New Orleans, Louisiana: Assessment, remediation design, and verification of clean-up following Hurricane Katrina
- [University Center Dorm](#), Chicago, Illinois: Assessment, remediation design, and verification of recovery of fan-coils units that were exposed to rain and a flood caused by a broken water-line
- [Midwest chemical laboratory](#), Buffalo Grove, Illinois: Resolution of a mold problem in a high-tech building

CORPORATE INFORMATION

Chelsea Group was created in 1990 by George Benda, who serves as its Chief Executive Officer. David Munn, PE, is Chief Technical Officer of the company. Alexis Dattilo is the Director of National Account. Kevin Chock (Hawaii and Pacific region), Terry Gorski (Eastern region), and Chris Munn (Western region), serve as the Regional Technical Managers. Patricia Benda serves as the company's Chief Administrative Officer.

Chelsea Group is an Illinois corporation with offices in Chicago, Phoenix, and Honolulu. Administrative support is based in Maunaloa, Hawai'i. Statements of insurance, banking references, and client references are available on request.

Chelsea Group is a corporate member of the US Green Buildings Council and the Indoor Air Quality Association (IAQA). Chelsea Group team members are active in the American Society of Heating, Refrigerating, and Air-conditioning Engineers (ASHRAE), the American Industrial Hygiene Association (AIHA), the Association of Energy Engineers (AEE), the Association of Higher Education Facility Officers (APPA), and the Building Owners and Managers Association (BOMA), among others.