

**MBO Inc.**

4830 Viewridge Ave, Suite A  
San Diego, CA 92123  
(858) 751-5702  
www.mbo1.com



# Santee Community Center

**Proposal #13616**

**Prepared for:**

Taylor Carrico  
**City of Santee**  
10601 Magnolia Ave.  
Santee, CA 92071  
tcarrico@cityofsantee.ca.gov

Proposal Issued  
**8.4.2025**

Proposal Valid For  
**90 Days**



# Cover Letter

Taylor Carrico

**City of Santee**

10601 Magnolia Ave.

Santee, CA 92071

tcarrico@cityofsantee.ca.gov

Subject: Request for Proposal – **Santee Community Center**

It is our pleasure to submit our response to the Request for Proposal for the Project Name project. Experience and professionalism are both hallmarks of MBO Inc. and we hope to be selected as the Commissioning Authority to provide the commissioning for this project.

MBO Inc. is a local commissioning firm that has been contributing to the overall success of projects for 16 years. We are a dynamic and high-spirited team of HVAC Engineers, Commissioning Agents and TAB Technicians. Our vision is to be the most progressive and recognized commissioning and balancing firm in San Diego, relentless in pursuing optimum systems performance, client satisfaction, and contributing to the world's vision for emission reduction. We believe in integrity, teamwork, continuous education, high-ethical standards, and investment in the latest technologies.

We are excited by the opportunity to work with Company to ensure that the project execution fully complete the Owner's Project Requirements, Basis of Design, and Design Documents.

We look forward to hearing from you soon.

Sincerely,

**Dawayne Trobaugh** – Principal

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Signature:

Date: 8.4.2025

Table of Articles

ARTICLE I – SCOPE OF SERVICES .....3

ARTICLE II – SYSTEMS TO BE COMMISSIONED .....3

ARTICLE III – TASKS AND PHASES.....3

ARTICLE IV – CONDITIONS AND EXCLUSIONS.....5

ARTICLE V – SCHEDULE OF VALUES – DELIVERABLES & BILLING.....6

ARTICLE VI – HOURLY & ADDITIONAL SERVICES.....6

ARTICLE VII – ACCEPTANCE.....7

ARTICLE VIII – APPENDIX A – COMPANY CERTIFICATIONS .....8

ARTICLE IX – APPENDIX B – PROJECT TEAM.....12



## ARTICLE I – SCOPE OF SERVICES

MBO proposes to verify the installation and perform the listed scope of services on all the systems mentioned below per **Title-24 and specification** commissioning requirements. Pricing was calculated from 100% Construction Documents dated 03/31/2025 and specifications dated July 11, 2025. Any changes to these documents that will affect MBO Inc.'s scope or volume of work will result in an additional service fee.

## ARTICLE II – SYSTEMS TO BE COMMISSIONED

The CxA will facilitate and ultimately oversee the Cx process for the following systems, including all components and controls:

- Building Envelope (Division 1)
  - Ensure OPR details performance expectations
- Plumbing (Division 22)
  - Electric Water Heaters
  - Circulating Pump
  - Mixing Valve
- Mechanical (Division 23)
  - Building Management Systems (BMS)
    - Point-to-Point Checkout Verification
    - Sequence of Operations Verification
    - Graphics, Trending, and Alarm Verification
  - Packaged AC Units (RTUs)
  - DX Split Systems
  - Energy Recovery Ventilators
  - VRF System
    - Condensing Units
    - Fan Coil Units
    - Branch Selectors
- General Exhaust Fans
- Air Terminal Units
  - VAVs
- Testing, Adjusting, and Balancing (TAB) (Lesser of 10% or 8 Hour work day)
- Electrical (Division 26)
  - Electrical Distribution (Coordination Study)
  - Switchgear, Panelboards & Transformers
  - Renewable Energy System – PV
  - Interior Lighting
  - Exterior Lighting
  - Lighting Controls
  - Emergency Power System
    - Generator
    - ATS
    - Electrical Distribution (Outlets)
- Irrigation System (Division 32)

## ARTICLE III – TASKS AND PHASES

### PRE-CONSTRUCTION PHASE

1. Collect Owner's Project Requirements (OPR) and Basis of Design (BOD) documentation from the responsible parties.
2. Review the OPR, BOD and Mechanical, Electrical and Plumbing drawings for "Commissionability"
3. Ensure Commissioning measures are shown in the construction documents.
4. Develop and maintain commissioning plan and activity list to outline the scope of commissioning, systems to be tested, project roles and responsibilities, and Cx schedule.
  - a. The Cx plan is a living document that is updated throughout the life of the project and will become the basis for the final commissioning report.
5. Develop commissioning specifications based on the systems included in the design and incorporate them into the construction documents.



**CONSTRUCTION PHASE** – Construction phase commissioning is intended to provide support and oversight during the construction process.

6. Conduct a commissioning scope / kick-off meeting to review roles and responsibilities and Cx activities and distribute meeting minutes.
7. Collect and review completed Start-up Checklists provided by installing contractor(s) applicable to the systems to be commissioned per the Cx plan.
  - a. Start-up Checklists provide confirmation to the CxA that the systems have been installed, started up, programmed, tested, and balanced, and that the team is ready to proceed with functional testing.
  - b. In general, contractors are responsible for filling out the checklists and providing them to the CxA.
  - c. Start-up checklists must be completed for all equipment, assemblies, and systems included in Cx scope. Sampling strategies are not utilized.
8. Conduct strategically timed commissioning progress meetings at critical project milestones as deemed necessary by the CxA and distribute meeting minutes.
9. Generate and maintain an issues log for deficiencies and deviations concerning the commissioned systems.
  - a. Documentation will include the status and responsible party for the correction or improvement actions.
10. Develop Functional Performance Test (FPT) scripts applicable to the systems to be commissioned in conjunction with the design team, general contractor, and/or installing contractors, per the Cx plan and specifications.
11. Perform functional performance testing applicable to the systems to be commissioned per Cx plan and specifications once all system components are energized, programmed, balanced, and otherwise ready for operation.
  - a. The CxA generally oversees the testing; the contractors execute the testing.
  - b. Sampling strategies may be implemented for multiple units of the same type with the same components and sequences.
  - c. The CxA is responsible for documenting the test results and maintaining the issues log, as well as tracking any deficiencies discovered and benefits identified through functional testing.
12. Review the Test & Balance report and verify a percentage of the work per the Cx plan and specifications.

**OCCUPANCY PHASE** – Occupancy phase commissioning is intended to provide continued support through the initial occupancy of the building.

13. Collect and review training documentation for content and completion per Cx plan and project documents.
14. Collect and review systems manual documentation for content and completion per Cx plan and project documents.
15. Complete and provide a digital copy of the Final Commissioning Report.

**Fig-1.1: Meeting Matrix**

|   | Host/Coordinate |
|---|-----------------|
| <b>Construction Cx Kick-Off Meeting</b> | <b>1</b>        |
| <b>Cx Progress Meetings</b>             | <b>Up to 5</b>  |
| <b>Controls Coordination Meeting</b>    | <b>1</b>        |

## ARTICLE IV – CONDITIONS AND EXCLUSIONS

- Bid documents received are 100% Construction Documents. This project meets the T-24 Commissioning requirements for section 120.8 (CEC) and 5.410.2 (CALGreen). T-24 Commissioning requires a review of the Owner's Project Requirements, Basis of Design and drawings at design phase. This project is beyond the Design Phase, and all reviews shall be performed on Construction Documents.
- Commissioning of equipment and systems, or otherwise providing services not specifically included in the scope of services above, is not included in this proposal and is subject to additional services and fees, including but not limited to:
  - Communication (**Specifications – Add Alt**)
    - Audiovisual Systems
    - Validation of the Audiovisual Systems – performed by others
  - Electric Safety, Security and Access Control (**Specifications – Add Alt**)
    - Electronic Intrusion Detection System
    - Video Surveillance Systems (cabling not included)
    - Access Control components (cabling not included)
  - Inspection services, quality control or quality assurance.
    - *It is the responsibility of the General Contractor to verify and ensure systems are installed per the design intent.*
- The CxA is not responsible for design concepts, design criteria, compliance with codes, design or general construction scheduling, cost estimating, or construction management.
- It is assumed that the A/E will provide adequate written design intent, basis of design and full sequences of operation for all equipment and systems for the O&M manuals and for the commissioning authority to use in writing functional tests. It is also assumed that the contractors will execute the functional testing of equipment; coordinated and documented by the commissioning authority, using forms provided by the commissioning authority.
- Code compliant and industry standard sampling strategies will be utilized on multiple like/typical systems and components (i.e.: Domestic Hot Water Fixtures, Lighting Control Devices, HVAC Control Points etc.). Sampling percentage is subject to increase as issues are encountered. Excessive failures may result in additional services with the responsible sub-contractor.
- MBO Inc. is committed to ensuring that all commissioned systems meet the Owners Project Requirements. However, the number of meetings where the CxA is present is not unlimited. Commissioning meetings will be scheduled on an as needed basis by the CxA. If the CxA is required to attend any meeting outside of those included in the scope of services, time will be billed at the appropriate hourly rates, plus travel where applicable.



7. **BlueRithm Cx Software** – This project will utilize a digital commissioning platform that helps coordinate, track, and keep the entire Cx team informed of status and documentation related to commissioning. This includes installation & startup checklists, design review and submittal review comments, issues logs and site observation reports, and other project specific documentation related to commissioning. Each team member associated with the project who is designated as the lead for their role will be assigned access to the software via electronic mail. It will be clear what “work items” are assigned to each team member. The CxA will provide all team members with access to information regarding the basic usages of the software and how to access, respond to issues and complete the assigned documentation along with other commissioning related items associated with the project.
8. **Schedule** – If construction is extended beyond 3 months of the original distributed construction schedule, the Consultant shall be entitled to an equitable adjustment in compensation.

## ARTICLE V – SCHEDULE OF VALUES – DELIVERABLES & BILLING

| Item # | Phase Description      | Percentage |
|--------|------------------------|------------|
| 1)     | Pre-Construction Phase | 36%        |
| 2)     | Construction Phase     | 52%        |
| 3)     | Acceptance Phase       | 12%        |

## ARTICLE VI – HOURLY & ADDITIONAL SERVICES

| Position                       | 6:00am - 4:00pm | Afterhours & Weekends |
|--------------------------------|-----------------|-----------------------|
| Principal                      | \$250           | \$375                 |
| Project Manager                | \$225           | \$335                 |
| Commissioning Authority (CxA)  | \$175           | \$260                 |
| Commissioning Technician (CxT) | \$125           | \$185                 |



## ARTICLE VII – ACCEPTANCE

Taylor Carrico  
**City of Santee**

10601 Magnolia Ave.  
Santee, CA 92071  
tcarrico@cityofsantee.ca.gov

Proposal Valid For  
**90 Days**

**Proposal Number**  
P13616

**Santee Community Center**

**INITIALS**

|                                      |           |       |
|--------------------------------------|-----------|-------|
| ■ Commissioning                      |           |       |
| ➤ Pre-Construction Phase             | \$ 13,390 | _____ |
| ➤ Construction Phase                 | \$ 19,770 | _____ |
| ➤ Occupancy Phase                    | \$ 4,550  | _____ |
| ■ Total:                             | \$ 37,710 | _____ |
| ■ Add Alt Systems per Specifications | \$ 6,420  | _____ |

If this proposal meets your approval, please sign and initial where noted, and return a copy to our office to serve as our authorization.

**Dawayne Trobaugh** – Principal

Name and Title:

Signature:

Date: 8.4.2025

Signature:

Date:



ARTICLE VIII – APPENDIX A –  
COMPANY CERTIFICATIONS





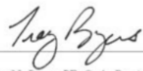
## *Annual Membership Certificate*

Awarded to  
**MBO Inc.**

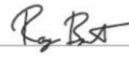
*as a member in good standing of the AABC Commissioning Group for the year*

# *2025*

*This company has met all requirements for membership and is entitled to all rights and privileges thereof. This certificate is renewable on an annual basis and expires December 31, 2025.*



Troy N. Byers, PE, CxA, President



Ray Bert, Executive Director

## *Annual Membership Certificate*

*awarded to*

**MBO Inc.**

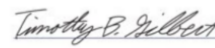
*As a member in good standing of the  
Energy Management Association for the year*

# *2025*

*This member has met all requirements for membership  
and is entitled to all rights and privileges of  
EMA Corporate Membership. This certificate is renewable  
on an annual basis and expires December 31, 2025.*



Anna Kosova, Executive Director



Timothy B. Gilbert, PE, CxA, EMP, EMA President







## Firm Certification

**MBO, INC.**

**HAS MET ALL REQUIREMENTS FOR NEBB CERTIFIED  
STATUS IN THE FOLLOWING DISCIPLINE**

***Sound and Vibration Measurement***

3306

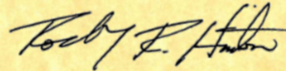
NEBB Certification Number

December 31, 2025

Expiration Date



NEBB President



NEBB President-Elect



ARTICLE IX – APPENDIX B –  
PROJECT TEAM



## Dawayne Trobaugh | President | Project Executive

**ACG Certified Commissioning Authority**

**Energy Management Professional (EMP)**

**NEBB Professional Commissioning Authority – TAB Technician**

**Years of Experience: 24 Years**



Dawayne is a NEBB Professional with certifications in Building Systems Commissioning and Air and Hydronic Environmental Systems Balancing. His experience as a NEBB Certified Professional has provided a thorough understanding of HVAC systems which has prepared him to be an effective Commissioning Authority. As a Commissioning Authority, Mr. Trobaugh has concentrated his efforts on obtaining the knowledge and the practical experience of testing, troubleshooting, analyzing, and optimizing the operation of building mechanical systems of all types and sizes. Dawayne's experience and understanding of the Commissioning process serve him well to organize and lead commissioning teams as a Commissioning Authority.

### Education, Certifications & Training

- Central Michigan University – Bachelor of Science (1994)
- ACG CxA – AABC Commissioning Group (2023)
- Energy Management Professional (EMP) (2023)
- NEBB Certified Professional:
  - Whole Building Technical Commissioning of New Construction (2011-Present)
  - Testing, Adjusting, & Balancing (2011-Present)
  - Fume Hood Performance Testing (2018-Present)
  - Certified Cleanroom Performance Technician (2018-Present)
- AC & Refrigeration Certification (2006)
- Carrier Certified technical Development Program (2005)
- Trane AC Commercial Services 1 Certification (2005)
- SDG&E Ten Steps of HVAC Commissioning Certification (2005)
- SDG&E DDC Open Systems Certification

### Commissioning Authority Experience

- Cal Poly Canyon Village, San Luis Obispo, CA (LEED Cx)
- Sony North American Headquarters, San Diego, CA (LEED Cx)
- General Atomics Building 14, Poway, CA (Cx)
- San Diego Public Office Building, San Diego CA (LEED Cx)
- Sempra Energy Tower, San Diego, CA (CALGreen Cx)
- Quality of Life Package 4, Camp Pendleton, CA, (LEED Cx)
- USD Manchester Hall, San Diego, CA (LEED/T24 Cx)
- UCSD Medical Office Building, San Diego, CA (Cx)
- San Diego County Operations Center, San Diego, CA (LEED Cx)
- Century Regional Detention Facility, Lynwood, CA (RCx)
- Palomar South Education Center, San Marcos, CA (Cx)
- Quidel (Various Projects), Carlsbad, CA (Cx)
- VA Residential Care Facility, Chula Vista, CA (RCx)
- P1090 (Various Projects), Camp Pendleton, CA (Cx)
- CUE (Various Projects), San Diego, CA (Cx)
- Palomar Health Outpatient Surgery Center, Poway, CA (Cx)
- CUBIC Campus, San Diego, CA (Cx)





*hereby certifies that*

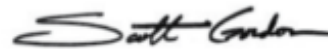
*Dawayne Trobaugh, EMP, CxA*

*MBO Inc.*

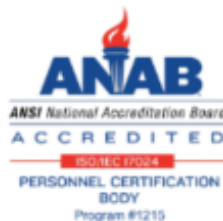
*has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG*

## **Certified Commissioning Authority**

*Registration number: 423-2092 . This certificate, valid effective 1/1/2025 and expiring on 12/31/2025 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.*



Scott A. Gordon, PE, CxA  
Certification Council Chair



Ray Bert  
ACG Executive Director

*This certificate is the sole property of ACG and must be returned upon request.*



hereby certifies that


**Dawayne Trobaugh, CxA, EMP**  
MBO Inc.

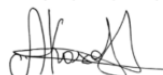
*has demonstrated the technical, managerial, financial, and communications knowledge required to plan and implement energy management, and passed the necessary examination to be awarded this certificate in recognition of his qualifications as an EMA*

### Energy Management Professional (EMP)

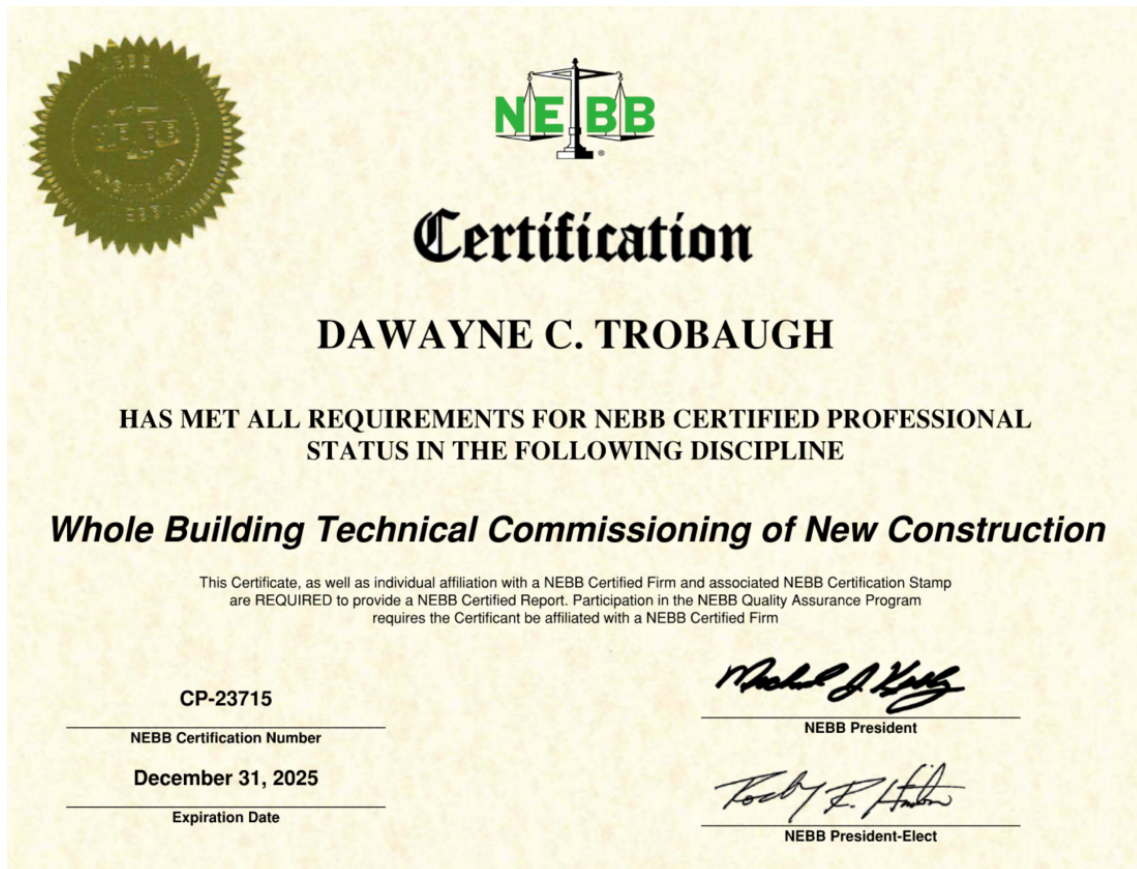
This registration number 523-E129 and this certificate, valid effective 1/01/2025 and expiring on 12/31/2025, are renewable on an annual basis upon meeting all requirements for maintaining EMP certification.



  
Gretchen A. Coleman, PE, CxA, EMP, EMA Certification Council Chair

  
Anna Kosova, Executive Director

*This certificate is the sole property of EMA and must be returned upon request.*





# Certification

**DAWAYNE C. TROBAUGH**

**HAS MET ALL REQUIREMENTS FOR NEBB CERTIFIED PROFESSIONAL  
STATUS IN THE FOLLOWING DISCIPLINE**

***Testing, Adjusting and Balancing of Environmental Systems***

This Certificate, as well as individual affiliation with a NEBB Certified Firm and associated NEBB Certification Stamp are REQUIRED to provide a NEBB Certified Report. Participation in the NEBB Quality Assurance Program requires the Certificant be affiliated with a NEBB Certified Firm

**CP-23715**

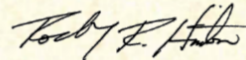
NEBB Certification Number

**December 31, 2025**

Expiration Date



NEBB President



NEBB President-Elect



# Certification

**DAWAYNE C. TROBAUGH**

**HAS MET ALL REQUIREMENTS FOR NEBB CERTIFIED PROFESSIONAL  
STATUS IN THE FOLLOWING DISCIPLINE**

***Fume Hood Performance Testing***


This Certificate, as well as individual affiliation with a NEBB Certified Firm and associated NEBB Certification Stamp are REQUIRED to provide a NEBB Certified Report. Participation in the NEBB Quality Assurance Program requires the Certificant be affiliated with a NEBB Certified Firm

**CP-23715**

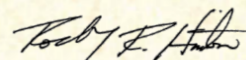
NEBB Certification Number

**December 31, 2025**

Expiration Date

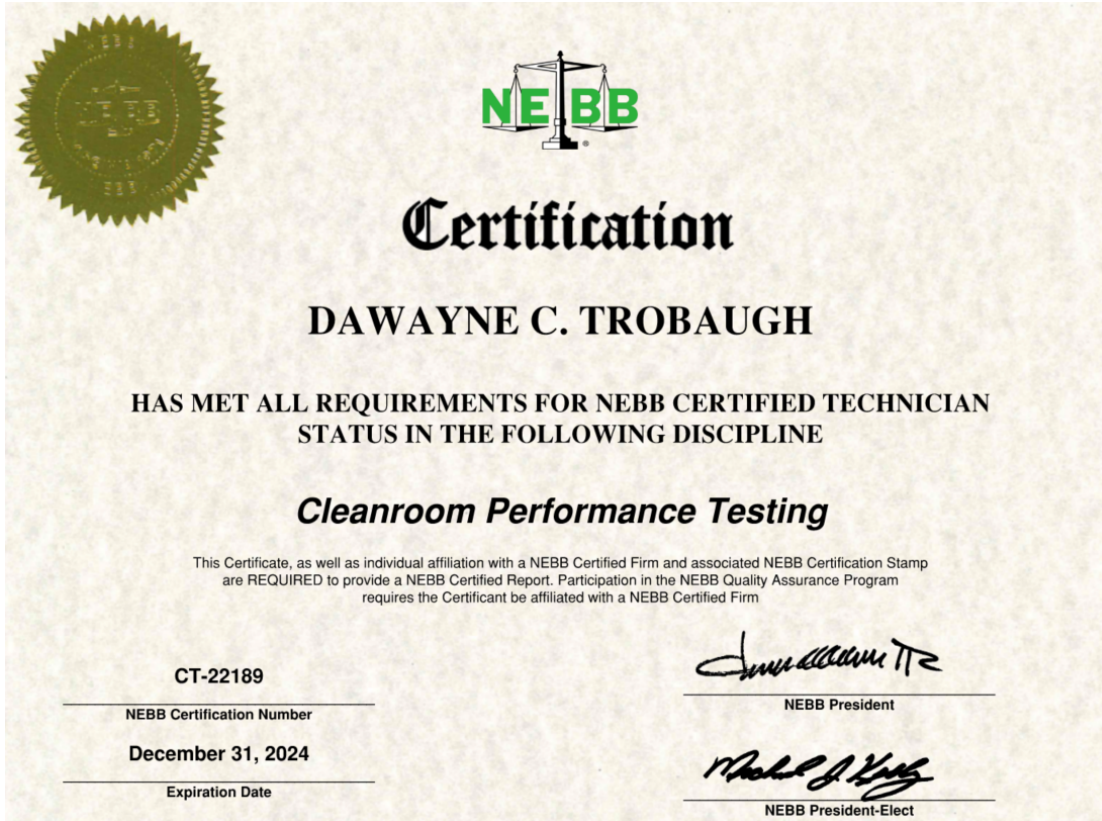


NEBB President



NEBB President-Elect









Butch Beach | **Project Manager**  
**ACG Certified Commissioning Authority (CxA)**  
**ABAA Licensed Auditor**  
**ITC Certified Level II Thermographer**  
**LEED AP**



Butch is an ACG Cx Authority and NEBB Qualified Professional, specializing in Building Systems Commissioning, Retro-Commissioning, Sound & Vibration, and Testing & Balance, with more than 27 years of industry experience. His deep expertise in HVAC systems and operations, honed through extensive hands-on work in commissioning and test & balance, positions him as a standout in troubleshooting, analyzing, and optimizing building mechanical and control systems. Butch also brings extensive experience in commissioning building envelope and air barrier systems, established while serving as an air barrier quality control inspector and testing agent. His greatest strength lies in his skillful and efficient leadership of commissioning teams throughout the construction and commissioning process, consistently delivering on the owner's project and performance objectives.

### Education, Certifications & Training

- Infrared Thermographer Level II Certification (2017)
- ABAA Auditor Training (2017)
- ACG Commissioning Authority (CxA) Certification (2015)
- NEBB Retro Commissioning (RCx) Certified Professional (2013)
- NEBB Sound & Vibration (S&V) Certified Professional (2012)
- NEBB Air & Hydronic (TAB) Certified Professional (2012)
- NEBB Building Sys Commissioning (BSC) Certified Professional (2011)
- LEED AP (2011)
- UCSD HVAC Systems Design Course (2002)
- UCSD HVAC Design Direct Digital Control Course (2002)
- UCSD HVAC Design Calculations Course (2001)
- A.A. Degree Chaminade University (1995)

### Commissioning Authority Experience

- Jamul Hotel – Jamul, CA
- Vista High School Buildings T & S - Vista, CA
- Makena Murrieta MOB – Murrieta, CA
- P777 DESIL Facility – NBVC Point Mugu, CA
- P918 Close Quarters Combat Facility – NBC Coronado, CA
- 2021- P921 LOGSU – NBC Coronado, CA
- P892/964 SOF Seal Team 1 & 3 – NBC Coronado, CA
- P889/890 SOF Seal Team 5 & 7 – NBC Coronado, CA
- P797/P893 SOF SAO Facilities – NBC Coronado, CA
- P920 LOGSU – NBC Coronado Silver Strand, CA
- Satellite Earth Terminal Station Facility– Camp Roberts, CA
- 797/P893 SOF SAO Facilities – NBC Coronado, CA



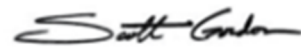
hereby certifies that

**Earl E. Beach, CxA**  
GreenCAL Air Barrier & Commissioning LLC

has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG

### Certified Commissioning Authority

Registration number: 515-1315 . This certificate, valid effective 1/1/2025 and expiring on 12/31/2025 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.

Scott A. Gordon, PE, CxA  
Certification Council Chair



Ray Bert  
ACG Executive Director



This certificate is the sole property of ACG and must be returned upon request.

## ABAA Certified Field Auditor



**Earl Beach**

### Auditor #

10235

### Company

GreenCAL Air Barrier &  
Commissioning LLC

### Effective:

January 1, 2024

### Expires:

December 31, 2025



CERTIFIED FIELD AUDITOR



**abaa** air barrier  
association of  
america



Certification #:

144657145

# LEVEL II

## CERTIFIED THERMOGRAPHER

THIS CERTIFIES THAT

Earl Beach

HAS ATTENDED THE COURSE AND PASSED THE PRACTICAL AND FINAL EXAMS THUS  
MEETING THE REQUIREMENTS FOR INFRARED TRAINING CENTER CERTIFICATION

ISSUE DATE: 02/14/2023

EXPIRATION DATE: 02/14/2027

  
Certified Instructor

Infrared Training Center  
www.infraredtraining.com

24 ITC CERTIFICATION  
RENEWAL CREDITS

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## GREEN BUILDING CERTIFICATION INSTITUTE

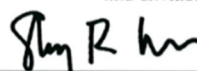
HEREBY CERTIFIES THAT

Earl Beach

HAS ACHIEVED THE DESIGNATION OF

**LEED® ACCREDITED PROFESSIONAL**

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE  
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY  
AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

  
Chairman

June 23, 2009  
Date Issued

  
Peter Templeton, President

Printed on 50% bamboo fibers / 50% post-consumer fibers with vegetable based inks.



Peter Garcia | Vice President | Commissioning Authority

**ACG Certified Commissioning Authority**

**NEBB Certified Technician**

**Years of Experience: 12 Years**



Peter has been working in the HVAC industry since 2011. Peter's Experience in the HVAC industry has been driven by building systems commissioning and testing, adjusting, and balancing. Peter has quickly become a leader at MBO and now serves as a testing, adjusting and balancing supervisor. Peter also serves as a Commissioning Authority with experience in HVAC controls, TAB verification, domestic hot water, and lighting controls.

### Education, Certifications & Training

- NEBB Certified Technician (2017-Present)
- ACG Certified Commissioning Authority (2020-Present)

### Commissioning Authority Experience

- St. Paul's Sr. Housing, San Diego, CA (Cx)
- Quality of Life Package 4, Camp Pendleton, CA, (LEED Cx)
- USD Manchester Hall, San Diego, CA (LEED/T24 Cx)
- USD School of Business (Knauss & Olin Hall), San Diego, CA (Cx)
- Boardwalk Campus, San Diego, CA (Cx)
- Quidel (Various Projects), Carlsbad, CA (Cx)
- VA Residential Care Facility, Chula Vista, CA (RCx)
- West Covina MOB, West Covina, CA (Cx)
- Palomar Health Outpatient Surgery Center, Poway, CA (Cx)
- Tule River Casino, Porterville, CA (Cx)
- CUBIC Campus, San Diego, CA (Cx)





*hereby certifies that*

*Peter M. Garcia, CxA*

**MBO Inc.**

*has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG*

## **Certified Commissioning Authority**

Registration number: 521-1929 . This certificate, valid effective 1/1/2025  
and expiring on 12/31/2025 , is renewable on an annual basis  
upon meeting all requirements noted in the CxA Candidate Handbook.



Scott A. Gordon, PE, CxA  
Certification Council Chair

Ray Bert  
ACG Executive Director

*This certificate is the sole property of ACG and must be returned upon request.*



# Certification

**PETER MICHAEL GARCIA**

**HAS MET ALL REQUIREMENTS FOR NEBB CERTIFIED TECHNICIAN  
STATUS IN THE FOLLOWING DISCIPLINE**

***Testing, Adjusting and Balancing of Environmental Systems***

This Certificate, as well as individual affiliation with a NEBB Certified Firm and associated NEBB Certification Stamp  
are REQUIRED to provide a NEBB Certified Report. Participation in the NEBB Quality Assurance Program  
requires the Certificant be affiliated with a NEBB Certified Firm

**CT-21848**

NEBB Certification Number

**December 31, 2025**

Expiration Date

NEBB President

NEBB President-Elect

## Juan Serna | Project Manager | Commissioning Authority

**ACG Certified Commissioning Authority**

**Years of Experience: 26 Years**



Juan has been a professional in the HVAC industry since 1996, with a specialty in the installation, troubleshooting, and test and balance processes associated with today's HVAC and HVAC Controls systems and strategies. Juan's background makes him a valuable member of the team during the operational performance testing and functional performance testing phases of the commissioning process. Juan has been certified as an ACG CxA since 2015, a NEBB Certified TAB technician from 2010-2020, E.P.A. Universal Technician, General Journeyman Electrician from 2004 -2007, and has completed the OSHA 10-Hour Training Course. His experience and involvement in a wide range of projects, including residential, commercial, and federal/military, allows him to be an effective team member for all projects ranging from simple office building T.I.'s to advanced critical validated laboratories.

### Education, Certifications & Training

- NEBB Certified Technician Phoenix, AZ (2010-2020)
- San Diego City College – AIRE Program (2002-2003)
- EPA Universal Certification (2000-Present)
- ACG Certified Commissioning Authority (2015-Present)

### Commissioning Authority Experience

- P-545 Yuma North & South Hangers, Yuma, AZ (Cx)
- YMCA Copley-Price Family, San Diego, CA (LEED Cx)
- Mt. Miguel Covenant Village, Spring Valley, CA (Cx)
- San Diego Private Office Building (FBI), San Diego CA (LEED Cx)
- Sempra Energy Towers Headquarters, San Diego CA (CALGreen Cx)
- Torrey Pines High School, San Diego CA (Cx)
- Petco Headquarters, San Diego CA (Cx)
- Viejas Tower Expansion, San Diego CA (Cx)
- Department of Veterans Affairs, Sepulveda, CA (RCx – Cx)
- St. Paul's Sr. Housing, San Diego, CA (Cx)
- Zeiss Innovation Center, Dublin, CA (Cx)
- Scripps Mercy College, San Diego, CA (Cx)
- Omniome TI, San Diego, CA (Cx)
- Rady's Children Hospital Cerebral Palsy Center, San Diego, CA (Cx)
- Zentalis TI, San Diego, CA (Cx)
- Exact Sciences, San Diego, CA (Cx)
- Harvey Mudd College – McGregor Computer Science Center, Claremont, CA
- Crownair Aviation, San Diego, CA (Cx)
- Illumina (Various Projects), San Diego, CA (Cx)
- USD School of Business (Knauss & Olin Hall), San Diego, CA (Cx)
- Boardwalk Campus, San Diego, CA (Cx)
- West Covina MOB, West Covina, CA (Cx)
- Tule River Casino, Porterville, CA (Cx)
- G2SD (Google), San Diego, CA (Cx)



hereby certifies that

*Juan L. Serna, CxA*

MBO Inc.

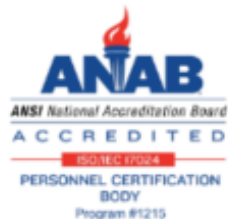
*has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG*

## **Certified Commissioning Authority**

Registration number: 315-1300 . This certificate, valid effective 1/1/2025  
and expiring on 12/31/2025 , is renewable on an annual basis  
upon meeting all requirements noted in the CxA Candidate Handbook.



Scott A. Gordon, PE, CxA  
Certification Council Chair



Ray Bert  
ACG Executive Director

*This certificate is the sole property of ACG and must be returned upon request.*