

Benjamin A. Bartel, P.E., LEED AP
Principal Engineer

Biosketch

Mr. Bartel has over 14-years of experience providing engineering and energy consulting services throughout the United States. Mr. Bartel is a Partner in National Property Consulting Group, LLC (NPC) and currently serves as a Principal Engineer who has established a Chicago, Illinois, branch office. Mr. Bartel has considerable experience with Property Condition Assessments, specialty mechanical/electrical/plumbing assessments, Energy Audits, green or sustainable building consulting, construction loan monitoring/draw reviews, accessibility compliance assessments (ADA), and Phase I Environmental Site Assessments.

While attending Northern Illinois University, Mr. Bartel was a Maintenance Supervisor and performed multi-family building maintenance for over 600 housing units. His job duties included general building maintenance, plumbing, electrical, painting, landscaping, remodeling, roofing, and carpentry, as well as showing prospective tenants the properties.

Prior to graduation from Northern Illinois University with a Bachelor of Science in Mechanical Engineering in December of 2000, Mr. Bartel interned at American Engineering in Arlington Heights, IL. In his internship position, he conducted takeoffs from design documents and assembled proposals for construction of commercial HVAC systems, and helped design new HVAC systems to meet the client's heating and cooling needs.

Mr. Bartel began his professional career as a Staff Engineer working for MACTEC Engineering and Consulting, Inc. (formerly known as Law Engineering and Environmental Services), in February 2001. During his several years at MACTEC, he worked on various projects including property condition assessments, Phase I environmental site assessments, accessibility compliance assessments, and construction material testing.

Technical accomplishments as an Energy and Engineering Consultant include:

- Performed over 300 Property Condition Assessments,
- Performed over 50 Energy Audits
- Performed over 75 Phase I Environmental Site Assessments,
- Performed over 350 Accessibility Assessments.

Education

Bachelor of Science, Mechanical Engineering, Northern Illinois University, 2000.

Licenses/Registrations/Certifications

Professional Engineer – Illinois, License Number 062059981, Expires 11/30/2015

Leadership in Energy and Environmental Design (LEED) Green Building Rating System for Existing Buildings – Accredited Professional (LEED AP)

ASHRAE High-Performance Building Design Professional

Project Experience

The following summarizes highlights and typical projects with which Mr. Bartel has been involved.

SPECIALTY MECHANICAL, ELECTRICAL, PLUMBING (MEP) ASSESSMENTS

Mr. Bartel concentrated his expertise and performed a detailed assessment of the Mechanical, Electrical, Plumbing, Fire Protection/Life Safety, and Elevator portions of the following significant PCAs:

Renaissance O'Hare Hotel, Chicago, Illinois

A 15-story hotel with 362 guestrooms constructed in 2002.

Drake Hotel, Chicago, Illinois

A 14-story hotel with 535 guestrooms constructed in 1920.

Hyatt Regency Philadelphia at Penn's Landing

A 21-story hotel with 350 guestrooms and construction was reportedly completed in 2000.

Two Mellon, Pittsburg, Pennsylvania

A 12-story, 683,000 square foot office building constructed in 1917 with major renovations in 1985-87.

Two South Broadway, Aurora, Illinois

An 8-story, 46,680 square foot office building constructed in 1926.

300 South Wacker, Chicago, Illinois

A 35-story, 603,878 gross square foot office building constructed in 1972 with substantial renovations in 1991.

200 West Jackson, Chicago, Illinois

A 29-story 480,000 square foot office building that was constructed between 1969 and 1970.

One Financial Plaza, Minneapolis, Minnesota

A 27-story multi-tenant Class A office building constructed over two lower levels containing 393,902 rentable square feet. The building was constructed in 1960-61 with extensive renovations in 1991-93 and 1997-98.

Reston Office Building, Reston, Virginia

A 15-story, 209,805 gross square foot office building constructed in 1970.

One College Park, Indianapolis, Indiana

A 7-story, Class A office building containing 148,305 gross square feet constructed in 1986.

Mondrian Hotel – West Hollywood, California

A hotel with 237 guestrooms built around 1959 and converted to hotel in 1984.

Grand Hotel Minneapolis

A 15-story hotel with 140 guestrooms originally constructed in 1912 with renovations in 2000.

Westin Minneapolis

An 11-story hotel with 214 guestrooms originally constructed as a bank in 1942 and converted to hotel in 2008.

ENERGY AUDITS

Mr. Bartel has significant experience performing over 50 Energy Audits. Properties assessed include affordable housing, hotels and entire municipalities. The audits included a physical inspection of the property, collecting and analyzing utility costs, and providing energy conservation measures (ECM's) based on simple payback analyses. A sample of the projects and size ranges are as follows:

Lupica Tower – Cleveland, Ohio

278-unit elderly development in an eight-story building, constructed in 1968

Council Gardens I and II – Cleveland Heights, Ohio

122-unit elderly development in nine buildings including a four-story building, constructed 1968

Lourexis Apartments – Cleveland, Ohio

70-unit elderly development in a five-story building, constructed in 1989

Wedgewood Village Apartments – Columbus, Ohio

868-unit apartment complex with 79 buildings, constructed in 1950 (renovated 1998)

Fay Apartments – Cincinnati, Ohio

703-unit apartment complex with 90 buildings, constructed in 1960-62

JW Marriott San Francisco Union Square

A 21-story hotel with 337 guestrooms constructed around 1987

San Diego Marriott La Jolla

A 14-story hotel with 360 guestrooms constructed around 1985

Oceana Apartments – Oceana, West Virginia

100-unit apartment complex with 12 buildings, constructed in 1981

Stow Kent Gardens Apartments – Kent, Ohio

85-unit multi-family and senior housing complex with 5 buildings, constructed in 1982

Colonial Village Apartments – Marietta, Ohio

45-unit multi-family complex with 6 buildings, constructed in 1981

Wilmington Green Apartments – Wilmington, Ohio

72-unit apartment complex with 11 buildings, constructed in 1981

Locust Ridge Apartments – Dry Ridge, Kentucky

72-unit multi-family complex with 6 buildings

PROPERTY CONDITION ASSESSMENTS

General

Mr. Bartel has extensive experience performing Property Condition Assessments (PCAs). Properties assessed include retail, office, apartment complexes, industrial warehouses, hotels, and movie theaters. Mr. Bartel has extensive experience performing PCAs for properties ranging in size from 8,000 square feet to over 750,000 square feet. Mr. Bartel has performed PCAs throughout the country, including downtown high-rise office or hotel buildings in major cities such as San Francisco, Los Angeles, San Diego, Boston, Atlanta, Indianapolis, Minneapolis, Philadelphia, and Chicago. Significant PCAs performed by Mr. Bartel include the following:

600 West Jackson, Chicago, Illinois - The subject property was developed around 1911 with an 8-story, 113,632-square foot (excluding basement) building located west of the Chicago Loop. The building was designed by world-renowned architect Daniel H. Burnham and was constructed for the Otis Elevator Company to house their administrative offices and technical functions. The building has been converted to an office use, but is one of the few remaining examples of an industrial structure designed by D.H. Burnham and Company.

HUD Mark-to-Market Green Physical Condition Assessments – Mr. Bartel has participated in numerous apartment building Green PCA projects as part of the HUD/OAHP's Mark-to-Market program, which in October 2007 modified the scope of work to a "Green" Property Condition Assessment. A Green PCA is a traditional PCA that identifies required repairs and replacements for deferred maintenance or necessary during the reserve term; however, the Green PCA estimates costs using both "traditional" and "green" principles, and provides comments of the financial and other benefits of the green alternatives. The Green PCAs also included Energy Audits. The apartment complexes ranged in size from 40 to over 800 units.

New City Center, Chicago, Illinois

This assessment was performed to help the non-profit client decide whether New City Center can be rehabilitated and maintained as a community center including a pre-school and childcare facility. The subject property was developed around 1917 with a three-story triangular-shaped building comprising approximately 30,000-square feet.

Arlington Heights Office Building, Illinois - A 5-story plus basement fully sprinklered office building with a floor plate area of approximately 10,302 square feet constructed around 1975.

1811 House, Manchester Village, Vermont - The subject property was developed with a two-story, Bed and Breakfast establishment with ten guestrooms. Also located on the property is a separate structure, referred to as the Cottage, which is 1½-stories and contains three guestrooms. The original portion of the 1811 House was reportedly built circa 1775 with a two-story addition around 1790 and another addition in 1811. The Cottage was reportedly constructed around 1941 as a single-story residential structure and was renovated and converted into the three guestrooms near 1981. In addition to the ten guestrooms in the 1811 House, the first floor includes a library, sitting room, dining room, Pub (which serves the general public), kitchen, office, laundry room, and Owner's Apartment. The 1811 House is reportedly listed in the National Register of Historic Places.

TRAINING/CERTIFICATES

- ASHRAE HVAC&R Basics Seminar, September-November 2004
- Change Orders in Illinois, Lorman Education Services Seminar, September 2004
- Evaluation and Rehabilitation of Pavements, University of Wisconsin Madison, November 2004
- ADA Accessibility Seminar, the Illinois Accessibility Code and how it relates to the Federal Americans with Disabilities Act, November 2004
- Low Slope Roofing Systems, University of Wisconsin Madison, December 2004
- Suspended Access Safety Training compliant with the City of Chicago, February 2005
- Mechanical Ventilation and Conditioning Systems Seminar, Building Research Council, School of Architecture, University of Illinois at Urbana-Champaign, March 2005
- Fire Alarm Systems in Chicago, Seminar by SimplexGrinnell, 2005
- Design of Brick Veneer Systems, ASCE Web Seminar, 2005
- Illinois Professional Engineering Practice: Regulations and Professional Conduct Seminar, April 2005
- Complying with Requirements of ASHRAE Standard 62.1-2004, ASHRAE Learning Institute, January 2006
- Compliance with ASHRAE Standard 90.1-2004 HVAC/Mechanical, ASHRAE Learning Institute, January 2006
- Building Codes in Illinois, Lorman Education Services Seminar, February 2006
- The Excellence Edge: New Strategies for Creating Extraordinary Results Seminar, April 2006
- Water Entry Prevention and Moisture Control in Buildings – Roofing Systems, Exterior Walls and Foundations, University of Wisconsin Madison, September 2006
- Fire Codes, Standards, and Best Practices for Hotels Seminar, June 2008
- ASHRAE Energy Management in New and Existing Buildings Seminar, January 2009
- ASHRAE Basics of Proposed Standard on High-Performance Green Buildings Seminar, January 2009
- Fundamentals of Sustainable Buildings and High Performance Systems Design, ASHRAE eLearning Institute (short courses), April 2009
 - The Basics of Sustainable Design
 - Energy Conservation
 - Commissioning
 - Building Controls

EMPLOYMENT HISTORY

- February 2007 to present – Principal Engineer, National Property Consulting Group, LLC, Gilberts (Chicago), Illinois
- September 2004 to February 2007 - Engineering Associate, LM Consultants, Inc., Vernon Hills, Illinois
- February 2001 to March 2004 – Staff Engineer, MACTEC Engineering and Consulting, Inc. (formerly known as Law Engineering and Environmental Services, Inc.), Chicago, Illinois
- May 1998 to February 2001 – Maintenance Supervisor, Pittsley Realty, DeKalb, Illinois
- May 2000 to August 2000 – Engineering Intern, American Engineering, Arlington Heights, Illinois