



Systems Commissioned:

- Central station air-handling units (AHUs)
- Energy recovery systems
- Chilled water systems
- Condenser water systems
- Emergency power
- Uninterruptible power supply / critical power (UPS)
- Lighting controls
- Green roof
- Elevators
- Testing, adjusting, and balancing (TAB)

Commissioned: Q4 2018

Honors:

LEED Gold Certification
 2019 ULI Philadelphia Willard G. "Bill" Rouse III Award for Excellence

**3675 Market Street (uCity Square)
 Philadelphia, PA**

3675 Market forms the cornerstone of uCity Square, a mixed-use science complex in West Philadelphia. The new 355,000-sf facility includes Class A flexible wet labs, computational labs, offices, and street-level retail, along with coworking areas, a restaurant, and Quorum, a two-story, 15,000-sf gathering space and conference center on the second level. The building features a thermally enhanced curtain wall building envelope, green roof, and high-performance HVAC, which contributed to its LEED Gold certification.

PrecisCx provided paperless LEED Core and Shell Commissioning services for the new 12-story building, concurrently as the tenant fit out (TI) work was being completed. PrecisCx worked with the construction manager and subcontractors for the TI scope to limit the impact of their activities on testing, and to assure that commissioning was substantially complete before any TI systems were started. PrecisCx used CxAlloy for communication and management of field observation reports, design reviews, equipment checklists, functional tests, and issues logs. Completion of core and shell commissioning allowed the TI work to be finished with fully commissioned systems, while allowing the building owners to control and modify the HVAC system as needed to support the TI floors. The project earned both LEED Gold certification and a ULI Philadelphia Rouse Award for Excellence.



Project Reference

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Project Data

Size: 340,000 square feet
 Category: Office/Laboratory
 Scope: New Construction
 Type: Paperless LEED Core and Shell Commissioning
 Cost: \$161.2 million

PrecisCx Team

Principal in Charge: Kari Donovan, PE, CxA
 Project Manager: Harry Koons, LEED AP, CxA
 CQV Engineer: Lauren Kachnycz
 CQV Engineer: Stephen Obermeier
 CQV Engineer: Robert Tarlo