

# Spotlight

A publication of Spotts, Stevens and McCoy



SPOTTS | STEVENS | MCCOY

APRIL 2022

## Our work touches everyday life.

From the water you drink to the air you breathe to the buildings and communities where you live, work and play.

Spotts, Stevens and McCoy is a family-owned regional engineering, environmental, and surveying firm serving local and global clients. We engineer solutions for a better world. Our work touches everyday life; from the water you drink, to the air you breathe, to the buildings and communities where you live, work and play.

### EXPERTISE

- Building Engineering
- Site and Civil Engineering
- Survey, Data Capture and Modeling
- Water and Wastewater Engineering
- Construction Phase Services



### FUNDING OPPORTUNITY

## Rural Energy for America Program

### Energy Audit & Renewable Energy Development Assistance Grants

Program Period | Open for Fiscal Year 2023 Applications due January 31, 2023

#### What does this program do?

Provides grants for energy audits and renewable energy development assistance (REDA) to eligible agricultural producers and rural small businesses. This program helps promote American energy independence by increasing the private sector supply of renewable energy and decreasing the demand for energy through energy efficiency improvements. Over time, these investments can also help lower energy

#### Who may apply for this program?

- State and local governments.
- Federally-recognized tribes.
- A land-grant college or university or other institutions of higher education.
- Rural electric cooperatives.

#### How may funds be used?

The assistance must be provided to agricultural producers and rural small businesses located in eligible rural areas.

Assistance provided must consist of:

- Energy audits.
- Renewable energy technical assistance.
- Renewable energy site assessments.

**USDA Rural Development** Together, America Prospers  
U.S. DEPARTMENT OF AGRICULTURE

### Rural Energy for America Program (REAP) Energy Audit and Renewable Energy Development Assistance Grants

**What does this program do?**  
Provides grants for energy audits and renewable energy development assistance (REDA) to eligible agricultural producers and rural small businesses. This program helps promote American energy independence by increasing the private sector supply of renewable energy and decreasing the demand for energy through energy efficiency improvements. Over time, these investments can also help lower energy costs for small businesses and agricultural producers.

**What are eligible projects?**  
Grants are provided for:  
• Energy audits  
• Renewable energy technical assistance  
• Renewable energy site assessments  
Rural small businesses must be located in eligible rural areas. However, this restriction does not apply to agricultural producers.

**How may funds be used?**  
Grant funds may be used for:  
• Salaries directly related to the project  
• Travel expenses directly related to conducting energy audits or renewable energy development assistance  
• Office supplies (e.g., paper, pens, file folders)  
• Administrative expenses, up to a maximum of 5 percent of the grant, which include but are not limited to:  
- Utilities  
- Office space  
- Office and other project-related equipment operating expenses  
Funds may not be used for:  
• Pay for construction-related activities  
• Purchase or lease equipment  
• Pay any judgment or debt owed to the U.S. Government

**Who may apply for this program?**  
• State, Tribal, or local government entities  
• Land-grant colleges or universities, or other higher education institutions  
• Rural electric cooperatives  
• Public power entity Resource Conservation and Development (RCAD) Councils

**Who can answer questions?**  
Contact your State Rural Development Energy Coordinator.

**What governs this program?**  
• Basic Program – 7 CFR 4280, Subpart B  
• This program is authorized by Title IX of the Agricultural Act of 2018 (2018 Farm Bill)

NOTE: Because citations and other information may be subject to change, please always consult the program instructions listed in the section above titled "What Governs This Program?" You may also contact your local office for assistance. You will find additional forms, resources, and program information at [rd.usda.gov](http://rd.usda.gov). USDA is an equal opportunity provider, employer, and lender.  
Last Updated December 2019

[DOWNLOAD THE FACT SHEET](#)

### FOR MORE INFORMATION

Rural Energy for America Program Energy Audit & Renewable Energy Development Assistance Grants in Pennsylvania | Rural Development ([usda.gov](http://usda.gov))

Here to help: Energy & Sustainability Services

Paul Spiegel, PE, LEED AP | [paul.spiegel@ssmgroup.com](mailto:paul.spiegel@ssmgroup.com)

## Project Profile: Indoor Growing Facility

SSM provided innovative and energy-efficient solutions for an indoor cultivation and processing facility. The project involved working closely with the Process Engineer, Owner Team and Contractor to maximize cultivation density, provide precise temperature, humidity and lighting controls while maximizing energy-saving opportunities. Core and shell by others; SSM provided design engineering and construction phase assistance for the \$7M fit-out of the pre-engineered secure facility.

The details of the facility: 40,000 SF growing facility with provisions for expansion of systems to serve 80,000 SF.

**Energy Modeling for Cost-Benefit Analysis** | Quantified the anticipated energy savings to be realized by designing and installing a central chiller plant and custom-designed air handling equipment, and lighting, versus conventional rooftop equipment. In response to the Energy Modeling results, the client elected to proceed with an SSM custom design.

**Mechanical Design** | Design of HVAC system including custom design of fan coil units for heat/cooling recovery to minimize load on the central plant. Design of 1,000 ton central chiller plant using heat recovery chillers and fluid coolers. Design of 1,400 MBH Boiler Plant

**Electrical Design** | Design of two 2,500 KVA power distribution systems including 750 KW emergency generator

**Energy Incentive Documentation** | Reviewed custom energy rebates and incentives available through Power Company, and prepared support documentation to seek and apply for energy incentives.



## Engineering for Buildings

It takes a lot to make and market a product. It also takes a lot to assure regulatory compliance as well as address needs such as increased capacity, routine maintenance and facility expansion. That's why manufacturers of everything from chocolate to steel turn to SSM when it comes time to secure prime locations, plan more efficient warehouses and distribution centers, conduct feasibility studies, upgrade utilities and building systems, improve traffic flow and expand operations. By taking the lead on the facilities engineering side, we enable manufacturers to focus more on their core business.

Whether it's a specific mechanical or electrical project or a vision for a new building, we start by knowing the challenge inside out. We understand the intricacies of each task, and how multiple disciplines ultimately need to work together to achieve the best possible results. The breadth and depth of SSM's facilities engineering resources guarantee an integrated approach. We do a lot of listening, too. Working with owners, architects, agents, and process engineers to understand the goals, needs, budgets, and unique considerations. Add our penchant for innovative thinking to the picture, and you'll find SSM to be the best single-source solution for any facilities engineering challenge. No matter how many facets.

From ground up solutions to retrofit and reuse, we bring the team and technology to ensure the result you envision. We are leaders in the use of High Definition Scanning (HDS) and Building Information Modeling (BIM) technology to streamline the process end-to-end, from planning and design through construction. And we do it with a passion for a sustainable built environment and economic operational performance. Workflow planning for occupied spaces is also an SSM strong suit. So if being "down" during renovation isn't an option, you have definitely found your solution here.

If there's one thing you should know about SSM - it's that we never shy away from a challenge. In fact, it's what we do best. We take pride in the success of our clients. We do a lot of listening to appreciate the needs, the goals, and the vision. We take responsibility for making those dreams a reality. For structures big and small, to organizations large and growing - we want you to know that we've got you covered.



## Marika Selzler, named Tune-Up Specialist for City of Philadelphia

Marika Selzler, EIT, ENV SP, CEM has been approved as a Tune-Up Specialist by the City of Philadelphia's Office of Sustainability.

The City of Philadelphia's newly implemented Building Energy Performance Policy (BEEP) requires a "tune-up specialist" lead all tune-up assessments and sign-off on all tune-up reports submitted to the City's Office of Sustainability (OOS). Individuals must be a Professional Engineer (PE) license or Certified Energy Manager (CEM) certification and have at least 7 years of combined educational and professional experience with commercial building operations and/or building energy management.

### TUNE-UP SPECIALISTS:

Paul Spiegel, PE, LEED AP Director, Energy and Sustainability Services

Benjamin Pressman, PE BESM Project Mechanical Engineer

Marika Selzler, EIT, ENV AP, CEM Energy Analyst

## City of Philadelphia Building Energy Performance Regulation

The City of Philadelphia recently implemented regulations pertaining to the Building Energy Performance Policy. The goal of the Policy is to increase tenant comfort while decreasing energy costs and carbon emissions. The City anticipates implementation of the Policy will reduce carbon pollution by nearly 200,000 metric tons. The policy focuses on improving building performance by identifying non-capital improvements to the operations and maintenance of existing systems. Industrial processes or specialized equipment are excluded.

### IMPACTED

**Owners of any non-residential building with at least 50,000 SF of floor space.**

- Mixed-use buildings in any mixed-use zoning classification with non-residential use greater than 50,000 SF.
- Industrial and manufacturing facilities.
- Temporary lodgings including hotels, motels, and short-term rental.

### HOW TO COMPLY

**Buildings must comply every 5 years from their compliance date.**

- Conduct a tune-up or apply for an exemption

**WHAT IS A BUILDING TUNE-UP?** An assessment of existing base building systems and corrective actions to bring the systems up to a state of good repair.

- Billing Analysis
- Assessment of Elements: HVAC Operations and Controls, Lighting System Assessment, Building System Maintenance and Repairs, Domestic Hot Water and Water usage, Building Envelope
- Determination and implementation of corrective actions
- Post-implementation Assessment
- Final tune-up Report

**WHO CAN PERFORM THE INSPECTION?** A qualified tune-up specialist.

This specialist must be a third-party to the building— unless a large portfolio, then in-house or contracted service providers may complete the corrective actions, however, the final tune-up report must be verified and signed by the qualified tune-up specialist.

### TIMELINE: Upcoming Deadlines

- 100,000-200,000 SF September 30, 2022
- 70,000-100,000 SF September 30, 2023
- 50,000-70,000 SF September 30, 2024

**Here to help: Energy & Sustainability Services**

Paul Spiegel, PE, LEED AP | [paul.spiegel@ssmgroup.com](mailto:paul.spiegel@ssmgroup.com)

## Staff News

## Opportunities at SSM - join the team!

Visit [ssmgroup.com](http://ssmgroup.com) for more information about these opportunities:

- **Mechanical Engineer** with experience in the design of HVAC, process piping and plumbing systems in industrial, commercial, and R&D type facilities.
- **Senior Electrical Designer** with 10+ years of experience to perform design, survey and drafting of power distribution, lighting, and fire alarm and telecommunication systems for Industrial, Commercial, Educational, Pharmaceutical and Research and Development Laboratory applications.
- **CAD Designer - Civil Engineering** with responsibilities including design and layout of civil, water, wastewater, and environmental engineering projects.
- **Land Development Project Engineer** with strengths in stormwater management design and permitting; basic AutoCAD Civil3D design capability; and experience presenting plans at public meetings.
- **Senior Municipal Engineer** with experience in municipal engineering and a background in Stormwater management and traffic/transportation.
- **Survey Crew Chief** with technical and crew chief experience to perform all aspects of site and boundary reconnaissance, construction stakeout, and boundary, topographic, roadway and as-built surveys.
- **Graduate Water/Wastewater Engineer** to work with a multi-disciplinary team to help local and regional public and private sector clients to solve infrastructure challenges.



WELCOME TO THE TEAM

### Brian Hockley, PLS | Director, Surveying and Data Capture

SSM welcomes **Brian Hockley, PLS** to the Civil Engineering Division as Director of Surveying and Data Capture for the firm. In this role he will be responsible for directing all aspects of the department including management of the staff, applications of technology, and QA/QC on all surveying projects.

Hockley brings over 24 years of surveying and leadership experience to the firm. He is a licensed Professional Land Surveyor in Pennsylvania and a 1994 graduate of The Pennsylvania State University with a degree in Engineering & Surveying Technology.

## Where we've been this month



### PA-AWWA Annual Conference

Serena DiMagno, Special Environmental Consultant, was presented with the Samuel S. Baxter Award for outstanding personal service in the water supply field and in commemoration of leadership in the development of safe public water system facilities, the advancement of improved water supply practices and the promotion of a water works industry of high esteem and service to AWWA.

## Where we'll be

PA-AWWA NE District and WWOAP Eastern Section 2022 Spring Meeting: May 5

EPWPCOA Plant Tour at Upper Montgomery Joint Authority: May 20

APMM 2022 Annual Conference: May 23-25

PennTec - PWEA Annual Technical Conference: June 5-8

BCW&SA - CELG Annual Conference: July 27

C E L E B R A T I N G



## Celebrating the Stories that Made Us

This year, SSM celebrates its 90th anniversary in business. Follow along through our newsletter and through social media as we share 90 stories for 90 years. Stories - just like these - that demonstrate where we came from, and how we got here.

### PRETZEL BOWL GAME

In 1950, Walter E. Spotts Company, originated the Pretzel Bowl Game during his tenure as Potentate of the Rajah Shrine Temple. The games benefit the Shrine in Philadelphia for children. This year, the 33rd Annual Football Game will be held on Saturday, October 29th in Shirk Stadium at Albright College in Reading. Albright College will be playing Moravian College and Shrine groups from all over the mid-Atlantic area will be performing at half-time.



## Pretzel Bowl

In 1950, Walter Spotts started the Pretzel Bowl Game during his tenure as Potentate of the Rajah Shrine Temple. The Pretzel Bowl originated as a fundraiser for the Shriners hospitals for Children and continues to be an annual event.

Walter E. Spotts is the namesake for Spotts in Spotts, Stevens and McCoy. From 1932 to 1961, Mr. Spotts served as Owner and President of Walter E. Spotts and Associates. During these years, the firm provided consulting engineering services for nearly 40 municipalities. In 1961, the company incorporated into the firm of Spotts Engineering Associates, Inc. and later merged with Stevens and McCoy, Inc. in 1970.

Hosted at Albright College, the Pretzel Bowl has continued for more than 70 years. The annual football game generates funds to be donated to the Shriner's Hospitals for Children.

## Open House for Lab Completion

On April 20th, 21st, 22nd, and 23rd of 1981, SSM hosted an Open House at the Wyomissing Office to note the completion of our new analytical laboratory. Clients, prospective clients, business associates and contacts and friends were all invited. The SSM team "showed off" our new facility as well as our existing services and offices.

The in-house analytical laboratory was opened in 1981 to provide high technology services in the industrial waste, hazardous waste, toxic substance, industrial hygiene, and micro-biology areas. It complemented the environmental engineering services as well as provided independent service to industry, utilities, municipalities, and private individuals.





## Lehigh Valley

Our Lehigh Valley presence is 48 years strong. In 1974, SSM purchased a small firm named Russel E. Neal. Working out of his house with 3 employees, R.E. Neal represented many of the southern Carbon County and northern Lehigh/Northampton County municipalities and performed many of the property surveys and land development in the area. SSM continues to represent one of those municipalities, Walnutport Borough, for which R.E. Neal was the engineer since the early 1950's. In 1974, SSM opened a new office on Rte. 443 in Lehighton and kept the R.E. Neal employees on staff.

In 1986, the office grew and moved to a new location in Whitehall Township near Rte. 145. In 2007 we grew to 25 employees and moved to an office plaza in Bethlehem.

Our next office move was to our current location in the Roma Office Building in South Whitehall Township.

Over the years our buildings changed, but our Lehigh Valley presence has continued to be an integral piece of our growth and a representation of the many communities we are proud to serve.

## Did you know:

SSM's geographic reach extends to four office locations in Pennsylvania.



Wyomissing, PA



Lehigh Valley, PA



Lancaster, PA



West Chester, PA

Continue to follow along on our 90 Stories for 90 Years series to learn more about each of our office locations and how they began.