



## **Angel R. Guarniz, EIT, LEED AP Mechanical Engineer**

### ***EDUCATION***

Dartmouth College, BE, Mechanical Engineering and B.A., Engineering Sciences and Spanish

Mr. Guarniz is a Mechanical Engineer at CSI Engineering LLC with over 5 years of building HVAC systems experience, including site surveys, system assessment, building design, and construction administration. Mr. Guarniz has performed these services for K-12 schools, colleges, office buildings, a variety of municipal and transportation-related buildings and numerous other types of facilities.

### **RELEVANT EXPERIENCE**

#### **College Facilities**

##### ***MIT University Building 26, Cambridge, MA***

HVAC design and construction administration for the retrofit of three laboratory spaces for MIT University.

##### ***Tufts University Multipurpose Function Center, Medford, MA***

HVAC design and construction administration for the retrofit of a 9,000 square foot multipurpose function center for Tufts University.

##### ***Tufts University Sackler Building, Boston, MA***

HVAC design for renovations of an 8-story academic building including extensive site investigation and design of a new variable air volume distribution system.

##### ***Tufts University Arnold Building, Boston, MA***

MEP/FP engineering services for development of options, including schematic designs and cost estimates, for extensive renovations to this 8-story building on the Tufts Boston Campus.

##### ***Massachusetts State Firefighting Academy, Stow, MA***

Building systems design for expansion of the Massachusetts State Firefighting Academy, including sustainable systems design to achieve a LEED Gold rating. Work is focused on a new 42,000 SF administration building, 26,000 SF fire station, and 17,200 SF warehouse/shop building, and renovation of the existing 36,000 SF academy building.

#### **Education Facilities**

##### ***Boston Ballet, Boston, MA***

HVAC facility assessment of a 5-story ballet studio. Work included a site survey to determine the condition of the HVAC systems.

##### ***Worcester North High School, Worcester, MA***

MEP/FP engineering services for the design of a new 225,000 SF 4-story building. The system includes a two-pipe changeover system in addition to flat plate heat exchanger energy recovery units to supply fresh air into the classrooms.

##### ***Taunton Schools Building Addition/Renovation Project, Taunton, MA***

Mechanical engineering services for a new 63,500 SF middle school addition and phased renovations to the aging 461,500 SF high school. The New Parker Middle School addition features classrooms, cafeteria/auditorium, offices, a mechanical room, and complete air conditioning throughout the school.

***PS/IS 189, New York, Bronx, NY***

Complete MEP/FP systems design for a new, 110,000 SF, 4-story primary/intermediate school.

**Housing Facilities**

***6 Jenkins Court, Durham, NH***

This project consists of HVAC and Plumbing design of a new four-story building in downtown Durham, New Hampshire. The first story will contain three commercial spaces. The second and third stories will contain five apartments each, each containing six single-occupant bedrooms. The fourth story will be an attic space, designed for possible future expansion.

***Boston Housing Authority, Charlestown, MA***

Mechanical design for the replacement of five steam sectional boilers and the repair of three boilers at five boiler rooms for the Boston Housing Authority.

***Glenridge Senior Living, Atkinson, NH***

HVAC design for three new senior living apartment buildings.

***Barressi Heights, Bates Towers, & Bishop EID Elderly Housing, Fall River, MA***

HVAC renovations to existing Fall River Housing Authority elderly housing for the addition of ADA toilet rooms.

***Hyannis Hostel, Hyannis, MA***

HVAC design for the retrofit of three existing buildings being converted into hostel style buildings.

***The Tower at Carnegie Abbey, Narragansett Bay, RI***

HVAC design for a new, 220-foot tall, 22-story luxury condominium building. The Tower is comprised of 79 units, including a 2-story penthouse, with a total 200,000 square feet.

***Radisson Hotel Fitness Center Renovation, Boston, MA***

HVAC renovation for the Radisson Hotel Fitness Center Renovation project. The project includes a complete renovation of the existing pool HVAC system.

***Howard Hughes, Ashburn VA***

Building systems design for a new, 2-story conference housing facility comprised of 100 units, with a total 60,000 GSF. The building included about 12,000 SF of miscellaneous public facilities, including locker rooms, a fitness facility, a social lounge, a laundry, and a catering kitchen.

**Municipal Facilities**

***Seabrook Recreation Center AC Project, Seabrook, NH***

This project includes design for a new cooling only 30 ton rooftop unit, fabric ductwork for air distribution and controls that integrate with the existing system.

***State Police Facility, Medford, MA***

HVAC design for the renovation of the State Police Barracks in Medford, MA.

***EMS Facility, Colebrook, NH***

HVAC design for a new Emergency Services building in New Hampshire. Design included an energy recovery unit, make up air unit for the garage, fan coil units for the offices and radiant heating for the entire area.

***GSA US Citizenship and Immigration Services, Bedford, NH***

HVAC design for a new two story Immigration building in New Hampshire, including sustainable systems design to achieve a LEED Silver rating.

***Emanuel Celler Courthouse, Brooklyn, NY***

Building systems design and renovation for a 284,000 SF structure that houses 11 federal district courtrooms, magistrate hearing rooms, court support facilities, the United States Marshals Service, United States Attorney's Office, and other tenants

**Transportation Facilities**

***Plaza de Convalecencia Parking Facility, San Juan Puerto Rico***

HVAC design for the renovation of a 4-story parking facility.

**Industrial Facilities**

***Koch Membrane Systems, Inc., Wilmington, MA***

Provided HVAC design scope of work specifications for HVAC renovations.

**Commercial**

***The Balsams Hotel, NH***

Renovations to the existing theater and basement offices. This project included a full mechanical and electrical design of the basement level of the existing Balsams Hotel. A 200 seat theater with stage, a waiting area for the theater, two large offices/function areas, new toilet rooms, etc. The mechanical system were upgrade to meet present day codes, including five energy recovery units, air conditioning, and steam to hot water converters.

***Baying Communications, Portsmouth, NH***

HVAC design for a new two story addition totaling 14,000 square feet to an existing office building.

***NDN Realty Trust, Meredith, NH***

HVAC design for a new 10,000 square foot, three-story office building.

***Amos Wash & Dry, Portsmouth, NH***

HVAC design for the renovations to the Amos Wash & Dry Laundromat.

***TNT Fireworks, Londonderry, NH***

HVAC design for a new fireworks retail store fit out.

***The TJX Companies, Inc., Various Locations***

Provided studies and HVAC designs for various new TJX facilities.

***Apollo Theater, New York, NY***

MEP/FP work for 51,000 SF Apollo Theater, a 2,400-seat performing arts center. Project included expansion of lobby space and supporting public facilities, as well as code and handicapped access upgrades. Renovated existing building systems to make them ADA compliant.

***Brooklyn Atlantic Yards, Brooklyn Arena, Brooklyn, NY***

Building systems design for a new, 2.5 million SF complex, including a 20,000-seat professional sports arena and four towers for residential and hotel use.

**Restaurants**

***Alma Nove Restaurant, Hingham, MA***

HVAC design for a new 3,300 square foot restaurant within the Hingham Shipyard development.

***RiRa Irish Pub, Portsmouth, NH***

HVAC design for a new 8,500 square foot restaurant in Portsmouth, NH.

***Aquitaine Restaurant, Dedham, MA***

HVAC design for a new 3,800 square foot restaurant within the Legacy Place Mall in Dedham, MA.

***Metropolitan Club Restaurant, Dedham, MA***

HVAC design for a new 6,000 square foot restaurant within the Legacy Place Mall in Dedham, MA.

***J.P. Licks, Dedham, MA***

HVAC design for a new 1,600 square foot ice cream parlor within the Legacy Place Mall in Dedham, MA.

***Temptations Café, Brookline, MA***

HVAC design for a new 1,500 square foot café in Brookline, MA.

**Banks**

***Salem Co-operative Bank, Methuen, MA***

HVAC design for a new 3,000 square foot bank.

***Riverbank, Methuen, MA***

HVAC design for a new 3,000 square foot bank.

***Riverbank, Lawrence, MA***

HVAC design for a new 2,000 square foot bank.

***Provident Bank, Exeter, NH***

HVAC design for a new single story bank.

***Riverbank, Derry, NH***

HVAC design for a new 3,000 SF bank.

**Other**

***St. Agatha's Catholic Church Lower Level Renovations, Milton, MA***

MEP survey, design, and construction administration for the renovation of the lower level of the Church building. Work included HVAC design, renovations to existing boiler plant and heating systems, and a new attic ventilation system.