

CEDAR FALLS COMMUNITY SCHOOL DISTRICT



New High School Building Commissioning Selection
September 14, 2020

What is Building Commissioning?

- Building commissioning is a professional service that delivers buildings that meet the owners project requirements and are likely to have fewer design and construction changes during construction, be more energy efficient, and have reduced operation and maintenance (O&M) costs.
- Source – <https://www.archtoolbox.com/materials-systems/sustainability/guide-to-building-commissioning.html>



Process

- Request for proposals (RFP's) were divided into two categories:
 - HVAC system commissioning
 - Building envelope system commissioning



HVAC Systems Commissioning

- Systems commissioning services include:
 - Heating, ventilation, air-conditioning (HVAC) systems and controls
 - Electrical power and lighting systems
 - Gas systems
 - Domestic hot water systems
 - Fire Protection Systems
- All laboratory and field testing requirements and field mockup(s) for specific materials, systems and assemblies as per RFP requirements
- Selection process consisted of submitting Request for Proposals (RFP). The review team consisted of design team members from Modus Engineering, Story Construction and the District.
- Two firms were interviewed by the review team for final recommendation to the Board.



HVAC Systems Commissioning

- A total of five bid proposals were received
 - Cornerstone, Des Moines, Iowa \$178,460.00
 - IMEG Corp., Rock Island, Illinois \$156,500.00
 - KFI Engineers, St. Paul, Minnesota \$193,750.00
 - Systems Management, Waukee, Iowa \$162,500.00
 - Systemworks, West Des Moines, Iowa \$150,000.00
- Recommendation
 - Systemworks, West Des Moines, Iowa \$150,000.00
 - Cost for this service is included within the overall new HS budget



Building Envelope Commissioning

- **Systems commissioning services include:**

- Exterior curtain wall, storefront, entrance systems
- Windows
- Exterior sheathing including air, vapor, thermal and moisture barriers
- Exterior masonry systems
- Metal panel systems
- Exterior precast systems
- Roof system materials, waterproofing, penetrations, blocking/curbs, etc.
- Skylights
- Louvers
- Flashing, trim and roof penetrations
- Exterior doors including overhead and specialty doors
- Sealants and building movement joints
- Below grade waterproofing
- Slab on grade floors



Building Envelope Commissioning

- Two bid proposals were received
 - Resource Building Envelope Specialists, Pierce City, Missouri \$106,845.00
 - WJE , Northbrook, Illinois \$177,000.00
- Recommendation
 - Resource Building Envelope Specialists, Pierce City, Missouri \$106,845.00
 - Cost for this service is included within the overall new HS budget



Questions?

