



# NEW BUILDING SYSTEMS COMMISSIONING

**PROJECT LOCATION:** Cade Museum – Gainesville, Florida  
**EXPERIENCE OF:** Mitchell Gulledge Engineering, Inc.  
**ROLE IN PROJECT:** Commissioning Authority

## CONSTRUCTION COST/METHOD

\$10,000,000  
Construction Manager

## COMPLETION DATE

December 2017

## PROJECT STAFFING

**Cx Principal:**  
Andrew Mitchell, PE, CxA  
**Primary CxA:**  
Ark Szczurowski, PE, CxA  
**Project Manager:**  
Andrew Mitchell, PE, CxA  
**Mechanical Lead:**  
Ark Szczurowski, PE, CxA  
**Electrical Lead:**  
Andy McCaddin, PE

## PROJECT OWNER

Cade Museum  
Stephanie Bailes, Executive Director  
204 S. Main St.  
Gainesville, FL 32601

## BUILDER

Oelrich Construction, Inc.  
Matthew Marino  
275 NW 137<sup>th</sup> Drive, Suite A

## PROJECT ARCHITECT

GWWO, Inc.  
Linda Durand  
800 Wyman Park Dr., Suite 300  
Baltimore, MD 21211



## PROJECT SUMMARY:

The Cade Museum is a 21,000 SF building that is the first phase of a planned 45,000 SF museum. The museum is designed to house creativity and learning exhibits in order to enhance the innovation of the surrounding communities. The building design is an eye-catching Fibonacci spiral built with unique materials. The building is designed to be a flexible space that will house multiple exhibits for years to come and may be expanded as part of the master plan.

Mitchell Gulledge Engineering provided the Building Commissioning services for the construction of this facility. Scope of services included: Design Document technical review, construction submittal reviews, inspection and coordination and documentation of onsite testing and verification of 100% of the building HVAC and lighting control systems. During the construction phase, Mitchell Gulledge Engineering attended project site meetings, reviewed Contractor’s shop drawings and submittals, generated testing plans and observed system testing, as well as provide onsite observations of the Contractor’s work. Mitchell Gulledge Engineering performed acceptance phase testing of all systems and provided final commissioning documents, including review of closeout documents, and warranties at the end of the project.

The Cade Museum project was a creatively designed building that is purpose-built for innovation, inspiration, and education. Our experience on the Cade Museum project has strengthen our ability to commission systems serving special collections and exhibits which require the utilization of the latest technology and controls. The creative environment and teamwork mentality fostered a unique building style that resulted in many positive lessons learned. The commissioning process included Mitchell Gulledge Engineering involvement in owner decisions pertaining to the flexibility and future use of the building. Mitchell Gulledge Engineering provided guidance on how systems should be installed in order to allow for the best use for future possible installations. Mitchell Gulledge Engineering worked with the construction manager during every step of the commissioning process to ensure that the project schedule was not delayed. Kickoff meetings, pre-functional checklist, and functional test documents were issued at the appropriate times to enhance the ability of the subcontractors to complete their work. All project testing was highly coordinated with a flexible schedule to ensure that the commissioning effort did not negatively affect the project schedule.

