



## K-12 FBC COMMISSIONING

**PROJECT LOCATION:** ACPS Irby Elementary School Bldg 1 – Gainesville, Florida  
**EXPERIENCE OF:** Mitchell Gulledge Engineering, Inc.  
**ROLE IN PROJECT:** Commissioning Authority

### CONSTRUCTION COST/METHOD

\$749,000  
 Construction Manager

### COMPLETION DATE

August 2020

### PROJECT STAFFING

**Cx Principal:**  
 Andrew Mitchell, PE, CxA  
**Primary CxA:**  
 Evelyn Dicks, PE, CxA

### PROJECT OWNER

School Board of Alachua County  
 Dennis Griffith  
 3700 NE 53<sup>rd</sup> Ave  
 Gainesville, FL 32609

### BUILDER

Scorpio.  
 Ryan Stroh  
 3911 W. Newberry Road  
 Gainesville, FL 32607

### PROJECT ARCHITECT

Kail Partners  
 Danny Kail  
 PO Box 359055  
 Gainesville, FL 32635

### PROJECT ENGINEER

H2Engineering, Inc.  
 114 East 5<sup>th</sup> Ave.  
 Tallahassee, FL 32303

### PROJECT CxA

Mitchell Gulledge Engineering, Inc.  
 Andrew Mitchell, PE, CxA  
 210 SW 4<sup>th</sup> Ave  
 Gainesville, FL 32601  
 352.745.3991  
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### PROJECT SUMMARY:

This project consisted of renovating the existing HVAC systems in Building 1 at Irby Elementary School for Alachua County Public Schools. Building 1 is an existing 40,000 SF building that includes classrooms, a media center, library, and administrative offices. Mitchell Gulledge Engineering was contracted to provide Florida Building Code commissioning services for this renovation effort. The commissioned scope of work systems included 13 new split-system AHUs, 2 split-system dedicated outside air systems, bipolar ion generators, programmable thermostats, duct-mounted electric reheat coils, and the lighting control systems for new corridor lighting. Mitchell Gulledge Engineering developed a commissioning plan, conducted functional performance testing, and developed preliminary and final commissioning reports. These services were provided in accordance with the 2017 Florida Building Code Energy Conservation Section C408 for system commissioning.

The Irby Elementary School Building 1 Renovation Commissioning is a perfect project example of our team’s ability to scale commissioning services to meet the project’s requirements and satisfy the specific end goals of the building owner. Many projects require this level of versatility due to the degree of variances in scope, budget, schedule, and owner’s project requirements. Additionally, this project had a tight construction schedule time-frame and required close coordination with the construction team. Our team coordinated commissioning efforts far in advance to ensure all representatives were on site and available to assist with the commissioning effort. We also responded within a two-hour window to conduct the necessary re-testing efforts to ensure all systems were functional and 100% ready for the return of students and teachers come fall semester. This level of coordination effort and flexibility was critical in keeping the commissioning and construction schedule on track and facilitated a better means of open dialogue when troubleshooting problems that arose during functional testing.

