ACTION ITEM: Commissioning Agent Selection for Academic Classroom and Office Building

BACKGROUND INFORMATION:

This item is for selection of a commissioning firm for the New Academic Classroom and Office Building.

Project Budget: $47,466,934

The Commissioning Agent will work closely with the selected architect, O’Brien Atkins Associates of Research Triangle Park, and CM@Risk, to conduct design reviews to confirm that the Owners Project Requirements and the building’s Basis of Design are being adhered to. During construction the Commissioning Agent will review submittals and perform installation inspections, systems performance testing and evaluation, complete a summary commissioning report, and develop a systems manual for commissioned systems.

The project was advertised on the North Carolina-General Administration website and fifteen (15) letters of interest were received. One (1) Letter of Interest was received from a local firm. The list was narrowed to a short list of six (6) firms for review of presentation and qualifications. The following is a list of those firms:

- McCracken & Lopez, PA
- Commissioning WorCx
- System WorCx, PLLC
- Affiliated Engineers East, PC
- Elm Engineering, Inc.
- RMF Engineering, Inc.

Charlotte, NC
Jamestown, NC
Charlotte, NC
Chapel Hill, NC
Charlotte, NC
Durham, NC

The firm of McCracken & Lopez, PA, is recommended as the commissioning agent because:
1. Ability to communicate with contractor team.
2. Knowledge of University maintenance requirements and systems integration.
3. Proven performance on University projects.

RECOMMENDED ACTION:

That the Board of Trustees of The University of North Carolina at Greensboro approve the firm of McCracken & Lopez, PA, Charlotte, NC as the commissioning agent for the Academic Classroom and Office Building project.

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Reade Taylor
Vice Chancellor for Business Affairs