



Alabama Department of Environmental Management Design and Construction Commissioning Authority (CxA) Project Dates:



About the Facility:

The Alabama Department of Environmental Management (ADEM) located in Birmingham, AL was challenged with air balance issues within the original structure. The existing infrastructure was older. There were issues within the original structure, design of the lab, and how air moved throughout the space, from supply to exhaust. As a result, ADEM completely renovated the space.

The project represented commissioning for a new building consisting of roughly 8,000 square feet of office space, 5,000 square feet of laboratory space, an open metal building of roughly 2,500 square feet for storage. SEA's effort involved design and construction commissioning of the new HVAC equipment for the new lab. During both the design and construction phases, our team worked to ensure that the new system functioned properly within its space.

During the design phase we did this by identifying issues with the original design and making sure they were not repeated with the new design. During the construction phase, we identified issues that would have led to the brand-new lab having the same problems that it did before the renovation.

Not only did we identify the issues, but we also worked with the contractor to make sure that each of them was corrected.

Primary Objectives:

1. SEA was contracted to represent the owner's interests when interacting with the design team and construction contractors.
2. As Commissioning Authority, SEA compiled and administered all commissioning test data, inspection reports and certificates into a final report in addition to the assigned commissioning team reviews.

Point of Contacts:

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ADEM – State of AL Architect & Project Manager (Assigned Agencies)



Auburn University – Hood McPherson Bldg.
Commissioning Authority – Renovation (RCx)
Project Dates: 2023 - ongoing



About the Facility:

It is the restoration of a historic building in downtown Birmingham, AL. Auburn University will utilize this unique building as a tool for graduate students studying Architecture. Birmingham is a location that many graduate students land in after graduation, so this will allow for the students to gain experience in the city, useful networking opportunities, as well as a different learning environment as they complete their degree.

Systems to be Commissioned:

- Makeup air Unit
- Energy Recovery Unit
- Mini Split System
- Outdoor Heat Pumps (VRF)
- Indoor Heat Pumps (VRF)
- Exhaust Fan
- Electric Heater
- Lighting Control System (ADD1)

Scope of Work:

- Construction Document Review
- Submittal Review
- Commissioning Plan Documentation
- Testing, Adjusting, and Balancing (TAB) Report Review and Verification
- Contractor Equipment Start-up Review
- Pre-functional Checklist/Functional Test Procedure Development
- Periodic site observation visits/Cx Meetings and reports
- Functional Performance Testing and Documentation Close-out
- Training and O&M - Ensure owner training to a satisfactory level as well as review O&M documentation.
- Producing a Cumulative Deficiency Report
- Produce a Final Commissioning Report

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Auburn University Montgomery – Science Laboratory Commissioning Authority – Renovation (RCx) Project Dates: 2023 - ongoing



About the Facility:

The project will renovate a two-story, 57,000-square-foot building. The renovation will provide a new lobby and commons area, biology and chemistry labs, research labs, lab support and prep spaces, Engaged and Active Student Learning (EASL) classroom spaces, and faculty offices. The project also supports exterior envelope improvements, and a new landscape and parking area.

Systems to be Commissioned:

- HVAC and Controls including exhaust/fume hood systems.
- Testing of these systems include installation inspection, sensor and device calibration, safety checks, and sequence of operation verification.
- Equipment:
 - Air handling Units (VAV)
 - Boilers and Chillers
 - Exhaust Terminal Units, Fans, Fan Coil Units
 - Outdoor Heat Pumps, Pumps
 - Rooftop Units, Supply Terminal Units, Unit Heaters

Scope of Work:

- Construction Document Review
- Mechanical Submittal Review
- Commissioning Plan Documentation
- Commissioning Coordination Meetings
- Testing, Adjusting, and Balancing (TAB) Report Review and Verification
- Contractor equipment start-up review
- Pre-functional Checklist/Functional Test Procedure Development
- Periodic site observation visits/Cx Meetings and reports
- Functional Performance Testing and Documentation Close-out
- Training and O&M
- Producing a Cumulative Deficiency Report
- Produce a Final Commissioning Report

Point of Contact:

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