



Commissioning

CEMS Engineering | Architecture offers a comprehensive range of design solutions to satisfy even the most diverse commissioning program requirements. From concept to completion, this team of planning, design, and construction experts works with clients to make visions become reality.

Our philosophy of a holistic, collaborative, and integrated approach brings together all the necessary disciplines from the beginning to the end of a successful project. The CEMS office is viewed as a “communal workroom” for the collaborative efforts of all team members including the client, contractor, and consultants. An aesthetically pleasing exterior, attractive interior, functional floor plan, and a thoughtful combination of building systems are the cornerstones of a quality facility.

CEMS develops designs that incorporate cost-effective solutions, while addressing sustainable architecture and engineering practices that are good for both the client and the community.

Services Include:

- + Architecture
- + Structural Engineering
- + Civil Engineering
- + Mechanical Engineering
- + Electrical Engineering
- + Fire Protection Engineering
- + Commissioning Services
- + Master Planning
- + LEED Consultation
- + Program management
- + Facility and project programming
- + Request for Proposal (RFP) development
- + Space planning and utilization studies
- + Site planning and analysis
- + Feasibility Studies
- + Building permit drawings
- + Code review/consultation
- + GIS

CEMS Engineering, Inc.

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Nexton Office Building Summerville, SC

The first completed space in Nexton's first Class A office building has been awarded Four Globes, the highest level of certification under the Green Building Initiative's new Green Globes® for Sustainable Interiors rating system. Home to MWV Community Development and Land Management, the 21,000-square foot interior commissioned by CEMS provides technologically advanced office and support space on the fourth floor of the 100,000-square foot office building. The space incorporates a wide variety of sustainable design strategies including daylighting, energy monitoring and reporting, low-flow plumbing fixtures, natural materials with significant recycled content, HVAC systems zoned for occupant control, and a high-performance building



Retro-Commissioning of Multiple Facilities Joint Base Charleston, SC

CEMS provided mechanical and electrical services for the Retro-commissioning of 50 buildings at Joint Base Charleston. Retro-commissioning (RCx), or existing building commissioning, is a systematic investigation process for improving and optimizing a building's operation and maintenance. It is typically an independent process that focuses on the building's energy using equipment such as the HVAC and other mechanical equipment, lighting equipment, and related controls. Its primary focus is to optimize the building systems via tune-up activities, improved operation and maintenance (O&M), and diagnostic testing.



TBC Distribution Foreign Trading Zone Summerville, SC

CEMS performed enhanced commissioning on this 1.1 million SF Distribution Center located in Summerville, SC. This was based on LEED 3.0, which included performing a design review of the construction drawings and specifications. The enhanced commissioning agent EnCxA back-checked the review comments in the subsequent design submission. Fundamental commissioning was done by another commissioning agent (CxA). The EnCxA reviewed all documentation produced by the fundamental CxA, including the commissioning plan, commissioning report, pre-functional and functional tests, owner's project requirements (OPR), and the basis of design (BOD).



Enhanced Commissioning for NCO Academy Fort Bragg, NC

CEMS performed enhanced commissioning in accordance with LEED 3.0 to include design and construction phase activities for the 130,176 SF NCO Academy that included classrooms, special training spaces, instructor preparation spaces and a mass assembly auditorium. Necessary support facilities included a 400 person transient barracks, parking areas, training equipment storage, and communications. In preparation for the new structures, the existing site has been cleared of the circa 1941 structures .