



# Fayette County Public Schools

## Executive Summary Fayette County Public Schools Board Meeting Agenda Item

**MEETING:** Regular

**DATE:** July 28, 2025

**TOPIC:** Approval of Commissioning Agent Agreement for the Construction of the New Henry Clay High School BG# 24-279

**PREPARED BY:** Myron Thompson, Chief Operating Officer @ 422-0383

**Recommended Action on:** 7/28/2025  
Consent Item

**Superintendent Prior Approval:** No

**Recommendation/Motion:** Authorize the Superintendent to execute a contract with Zerhusen Holten Commissioning, LLC in the amount of \$183,690.00 (One Hundred Eighty-three Thousand, Six Hundred Ninety Dollars) to perform the commissioning services outlined below, subject to review/approval of the FCPS General Counsel.

**Background/Rationale:** Even when new building systems are installed properly, the question remains whether these systems are performing at the optimal and most energy-efficient levels. Building commissioning attempts to ensure that the building's mechanical/electrical systems and components not only meet Owner's operational objectives but are also conserving resources and cost. Similar to Special Inspections, the use of Facility Commissioning has grown rapidly in the past few years and is part of the building code requirements of the 2012 International Energy Conservation Code (IECC) and the 90.1-2010 American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE). The project engineer has provided a written scope of work for the fundamental commissioning (related to HVAC and lighting control systems) required by IECC for this project.

Request for Proposal #51-25 was sent to four (4) companies and four (4) proposals were received for this project. Based on the design team's analysis of the proposal received, Zerhusen Holten Commissioning, LLC appears to have met all of the project scope of work criteria and has submitted an acceptable and cost-efficient proposal. The total anticipated value of the services needed for the project requires the approval of the Board.

Contractor	Proposal Amount
1. ZH Commissioning	\$183,690.00
2. Facility Commissioning Group	\$239,860.00
3. CMTA	\$251,650.00
4. Paladin	\$282,000.00

**Strategic Priority:**

- ☒ Student Achievement    ☐ Unity, Belonging & Student Efficacy  
☐ Highly Effective & Culturally Responsive Workforce  
☐ Stakeholder Engagement & Outreach    ☒ Organizational Health & Efficiency

**Data Considerations:** District Facility Plan

**Policy:** 01.11 – Powers and Duties of the Board

**Fiscal Impact:**

**Fund**  
Construction 360

**Org. Code**  
0393610

**Project Code**  
24279

**Object Code**  
0349

**Attachments(s):**

**Contract**