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DESIGN-PHASE COMMISSIONING PROCESS

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ONLINE TRAINING BY KRISHNAJI PAWAR

LEED AP(BD+C),GSAS CGP,GCP,ISO 14001

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MODULE 2

Commissioning Meetings & BOD

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Learning Objectives

- Introduction & Design Phase Overview
- Commissioning Meetings
- Predesign Conference
- Basis of Design (BOD)
- Systems Typically Commissioned
- Prepare a commissioning plan.
- Prepare specifications:
- Pre-Bid Conference
- Project Manual Review
- Commissioning Design Review
- Value Engineering
- Risk Management
- Design Commissioning Report

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INTRODUCTION

- After predesign comes the schematic design phase.
- Assuming that the owner's commissioning authority was fully involved in predesign, the CxA knows exactly what the owner wants from the project and can help the design phase go well.
- Before talking about design details, it's important to know how the commissioning authority and the design professional work together.
- The CxA's job is to help the design professional come up with the best system design for the project and make sure that the DP's preferred design concepts meet all of the owner's project requirements for performance.
- During design, keep in mind the two main ideas of the owner's building commissioning quality assurance process: Quality is made sure of by the group that gives the order.
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COMMISSIONING MEETINGS

The commissioning provider (CxP) leads design phase commissioning meetings with the owner's representative and design team. They summarize the Commissioning Specification and Commissioning Plan, update OPR or CFR and BoD before construction, and include pre-installation meetings to meet technical requirements.Team meetings during design may cover:

- Design phase commissioning begins
- Owner/occupant/end-user interviews
- OPR or CFR review and update
- Basic Design Development
- Development of commissioning specs.
- Develop commissioning plan
- System Manual Outline
- Value engineering.
- Commissioning Design Review results and follow-up
- Finishing design commissioning report



PREDESIGN CONFERENCE





- The owner must request and organize a predesign conference before the schematic design phase to start the project and create the best environment for all participants.
- The CxA should give a formal presentation to the design team because this may be the design professional's first time with a rigorous building commissioning program.
- To ensure sustainable operation and meet project requirements, the building commissioning program should begin with a detailed discussion of the quality assurance process from predesign to warranty period.
- A discussion of the CxA's quality assurance versus the DP's quality control is crucial.
- The CxA assists the DP with commissioning drawings and specifications and provides guidance as needed.

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BASIS OF DESIGN (BOD)

- Although the design team creates the BoD, the owner, CxP, and design team are stakeholders.
- In addition to being an objective advocate for the owner, the CxP needs a good BoD. Understanding the BoD helps the CxP write the Cx Plan, which details checklists, testing, and other commissioning activities.
- The basis of design (BoD) has always been essential to design success.
- The BoD document should be created early in the design process as a draft that will be refined throughout.
- The design professional develops and ensures OPR compliance of the BoD. Each formal design review period, the CxA validates BoD data against the owner's project requirements to ensure all requirements are met.



THE BASIS OF DESIGN (BOD)+

- The BoD summarizes the design team's process to develop a project that meets the OPR or CFR.
- As an objective advocate for the owner, the CxP should check that the BoD demonstrates the design team's thorough understanding of the owner's objectives and expectations.
- The BoD must also align with the design team's project specifications and drawings.
- As the CxP develops the Commissioning Specification and reviews the Project Manual during the Design Phase, the CxP should cross-reference both with the BoD and the OPR or CFR.
- Consistency across all of these documents is important to ensure that the construction team works with construction contract documents that accurately reflect the OPR or CFR.



SYSTEMS TYPICALLY COMMISSIONED

- The owner should also consider commissioning building systems that are not typically included in the scope of commissioning services but that are critically important to facility operations.
- The CxP may help the owner identify these systems and explain the importance of commissioning them.
- Components of these crucial systems often connect to other systems, which makes them excellent candidates for commissioning, because the CxP has to first observe and test performance of each individual system, and then observe and test performance of the integrated systems.
- The equipment and systems to be commissioned are listed and described in the Owner's Project Requirements (OPR).



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