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PRE-DESIGN-PHASE COMMISSIONING PROCESS

ONLINE PROFESSIONAL COURSES LED BY THE WORLD'S TOP SPECIALISTS

ONLINE TRAINING BY KRISHNAJI PAWAR

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

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MODULE 1

Introduction and Course Outline

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PRE-DESIGN-PHASE COMMISSIONING PROCESS OVERVIEW

The predesign phase of a new building project is likely to have had the least formality in the past, as it is essential to the quality assurance program. The predesign phase of new building projects is often neglected. Owners often start informally developing their ideas and considering construction costs before hiring a design professional to continue the process.



WELCOME TO BEYOND SMART CITIES

Beyond Smart Cities is the world's 1st Green Technology Marketplace, connecting millions of Sustainability Specialists, Green Building Specialists, Energy Specialists, Commissioning Specialists, Environment Specialists, Health & Safety Specialists, Fire Safety Specialists, Climate Change Specialists & Green Products/Technology Manufacturers with independent talent around the globe.

Our mission is to build and support a global community of experts with the highest professional standards in sustainability, green building, energy, commissioning, environment, health & safety, fire safety, climate change, GHG accounting, carbon auditing, and GHG emissions management.

Learning Objectives

- Introduction
- Benefits of Early CxA Participation
- Selecting the Commissioning Authority
- The Advertisement
- Owner's Project Requirements (OPR)
- Commissioning Plan
- Communications Plan
- Project Budget
- Commissioning Authority Agreement
- Selection of the Design Professional & Agreement
- Pre-Design Phase Overview
- Commissioning Meetings
- Which building systems are to be commissioned?

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INTRODUCTION

- Multiple-facility owners analyze and document new building objectives better.
- Some have procedures to do this, but they may not be as refined as a comprehensive building commissioning quality assurance program.
- After realizing the importance of a comprehensive building and commissioning quality assurance program, owners will realize the importance of predesign.
- Commissioning benefits the owner, design professional, and contractor, as discussed in previous lectures.
- Involving the commissioning authority early in predesign or design, rather than only during construction, is also important.

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BRIEF ABOUT ME

Krishnaji PAWAR

CEO & FOUNDER



Krishnaji Pawar is founder and CEO of Beyond Smart Cities. Before being named CEO in January 2020, Krishnaji held leadership roles at Beyond Smart Cities in both Sustainability ,Energy & Environmental Consultancy.

Specialized in developing sustainable design strategies for Green Building Certification Systems (LEED, GSAS, etc.), Energy & Water Conservation, Commissioning, Environmental Impact Assessment & Environmental Management Systems.

Currently responsible for 3,787 million square feet Green Building /Energy modeling Consulting since January 2008 in UAE, India and Qatar.



DEFINITION AND PURPOSES OF COMMISSIONING



Commissioning is a process - a systematic process of ensuring that a building performs in accordance with the design intent, contract documents, and the owner's operational needs.

Commissioning Review. The commissioning review is a collaborative review of the design professionals design documents for items pertaining to the following: owner's project requirements; basis of design; operability and maintainability (O&M) including documentation; functionality; training; energy efficiency, control systems' sequence of operations including building automation system features; commissioning specifications and the ability to functionally test the systems. This review is not a holistic "peer" review.

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Basis of Design (BOD):The documentation by the design team of the primary thought processes and assumptions behind design decisions that are made to meet the Owner's Project Requirements. The BOD describes the assumptions used for sizing and selection of systems (i.e. codes, standards, operating conditions, design conditions, weather data, interior environmental criteria, other pertinent design assumptions, etc.).

Owner’s Project Requirements (OPR). A written document that details the requirements of a project and the expectations of how it will function. These include project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information.

Adjusting: The varying of system flows by partial- ly closing balancing devices, such as dampers and valves, and varying fan speeds to achieve optimum system operating conditions within design and in- stallation limitations.

Balancing: The methodical proportioning of air and hydronic flows through the system mains, branches, and terminal devices using acceptable procedures to achieve the specified airflow or hydronic flow within installation, testing and design limitations.

Testing: The use of specialized and calibrated instru- ments to measure parameters such as temperature, pressure, vapor flow, airflow, fluid flow, fluid quan- tities, rotational speed, electrical characteristics, velocity, sound and vibration level, air and hydronic quantities, and other data in order to determine per- formance, operation, or function.

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