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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 3

Owner's Project Requirements (OPR)



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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

- The predesign phase of a new building project is likely to have had the least formality in the past, at least formality in the sense that it is a crucial component of the larger quality assurance program.
- Frequently, the predesign phase of a new construction project is neglected.
- As soon as owners recognize the value of developing a comprehensive quality assurance program for building commissioning, they will recognize the significance of developing a predesign procedure.
- Previous lectures in this course have discussed the benefits of commissioning for the principal participants in the process, including the owner, design professional, and contractor.
- Involving the commissioning authority early in the predesign or design phases of the project, as opposed to only during construction, is also crucial.



OWNER'S PROJECT REQUIREMENTS (OPR) [DESIGN INTENT DOCUMENT]



- Set Goals for Performance:
  - Energy Performance
  - Environmental Performance
  - Comfort
  - Operating Cost
- Determine how Performance vs. Goals is to be Measured

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OWNER’S PROJECT REQUIREMENTS (OPR)+



- The simpler owner's project requirements are replacing this terminology.terminology (OPR).
- When complete, the PR outlines a project's functional requirements and expected use and operation.
- After commissioning, the owner can set the project's quality assurance benchmark with the commissioning authority's help.
- The building commissioning quality program is based on process and discipline.
- The owner, the commissioning authority, the owner's operations and maintenance staff, and the facility's users should all contribute to the OPR process.
- The predesign programming team benefits from a design professional who has already been chosen.
- The process needs a leader with a positive attitude toward process and discipline and a track record.
- The owner must be careful when choosing a CxA who will introduce this discipline.
- Distribution of an outline or draft OPR before the second workshop may boost productivity.
- After surveys, interviews, and workshops, the conclusion An OPR document begins with a skilled analytical writer organizing and recording the project's most important considerations.

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VERIFY THAT OWNER'S REQUIREMENTS ARE ACHIEVED



- in Design
  - –Verification of Goals in Documents
  - –Coordination between Design Disciplines
- in Construction
  - –Procurement of Equipment and Materials
  - –Installation
- at Start-Up and Testing
- in Operations

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THANK YOU

