

The background of the entire image is a deep blue night sky filled with numerous small, bright white stars. In the lower half of the image, a city skyline is visible, with several tall skyscrapers illuminated with warm yellow and orange lights. The buildings are silhouetted against the starry sky. The text 'we welcome to' is written in a white, cursive script font, positioned in the center of the image, overlapping the city skyline. Below this, the words 'BEYOND SMART CITIES' are written in a large, bold, white, sans-serif font, also centered and overlapping the city skyline. The overall composition suggests a futuristic or high-tech theme.

we welcome to
BEYOND SMART CITIES

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
5

Selection of the Design Professional & Agreement

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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?



INTRODUCTION

- In the past, the predesign phase of a new building project was probably the least formal, at least in the sense that it is an important part of the quality assurance program as a whole.
- The planning phase of a new building project is often not given enough attention.
- As soon as owners understand how important it is to create a comprehensive quality assurance program for building commissioning, they will also understand how important it is to create a predesign process.
- In previous classes in this course, we've talked about the benefits of commissioning for the owner, the design professional, and the contractor, who are the main people involved in the process.
- It is also important to realize that getting the commissioning authority involved early in the predesign or design phases of a project, instead of just during construction, is more valuable.

SELECTION OF THE DESIGN PROFESSIONAL

- Before, during, or after completion of the predesign phase, different owners choose the design professional.
- Many owners have already established a procedure for selecting the DP.
- However, experience has shown that defining the DP's role in the context of the owner's project requirements results in better selections.
- The CxA can help formulate selection criteria that emphasize the DP's capacity to deliver a project that meets the owner's project specifications.



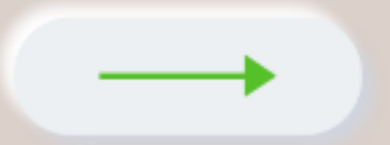
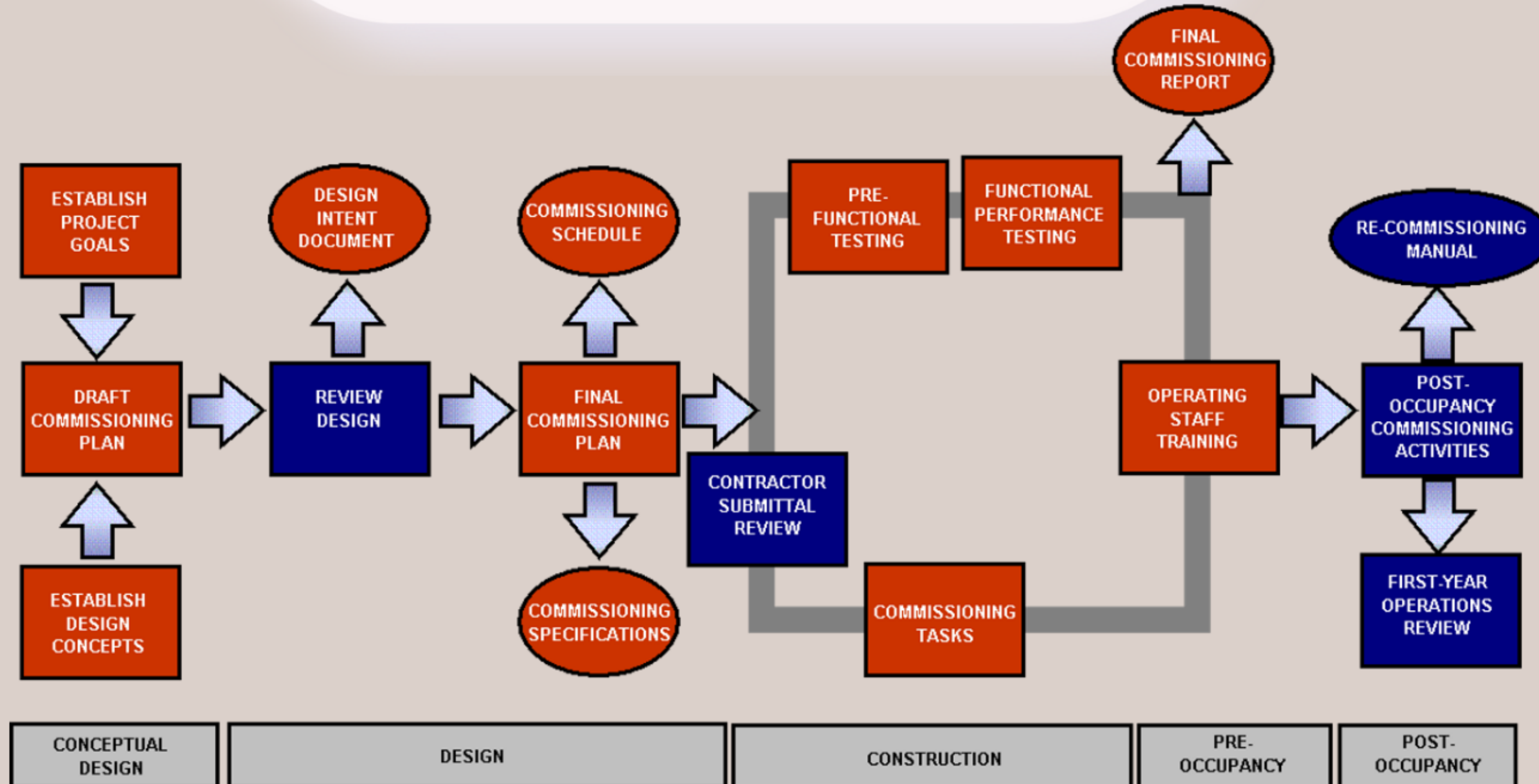
DESIGN PROFESSIONAL AGREEMENT



- The design professional's contract with the owner is recognized as a professional services agreement.
- Nevertheless, regardless of the format adopted, two modifications are essential to the success of the commissioning program.
- First, the agreement must clearly identify requirements for the design professional in developing the commissioning-related construction documents and in participating throughout the construction phase of the commissioning process.
- Either way, the design professional must be under contract for the services required to produce a quality set of commissioning documents that will be integrated into the construction documents.
- In addition, the DP's agreement must clarify the role of the CA in the commissioning process so the DP will understand the CxA relationship to their work on the project.
- The second modification is to include an attachment to the agreement that clearly identifies the owner's project requirements for design review submittals.

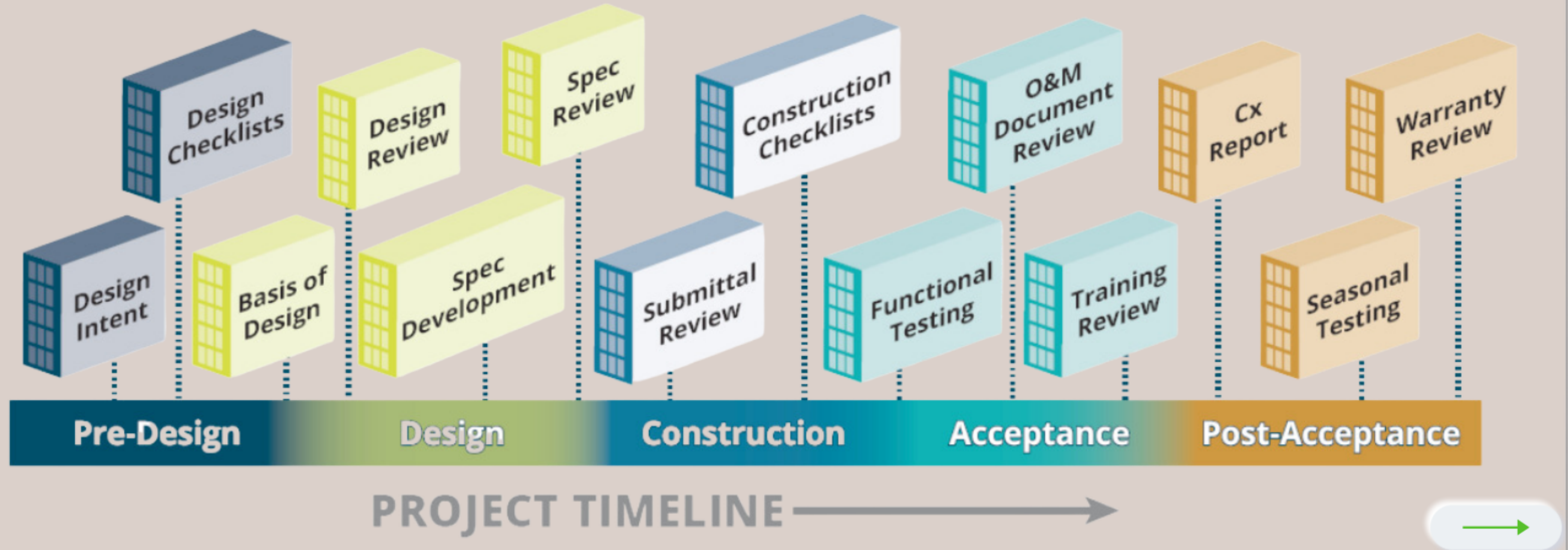


Phases of Commissioning





Commissioning Activities





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THANK YOU

