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CONSTRUCTION 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 7

Construction Phase CxA Activities

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CONSTRUCTION PHASE COMMISSIONING PROCESS OVERVIEW

The construction phase commissioning process involves installation, start-up, functional testing, documentation, and training to ensure standardized operation of equipment, systems, and assemblies, providing performance benchmarks and acceptance criteria.

Learning Objectives

- Introduction
- Construction Phase CxA Activities
- Building Automation System (BAS):
- Lighting Controls:
- Emergency Power Systems:
- Developing Functional Performance Tests (FPT's)
- Training
- Integrated Systems Testing

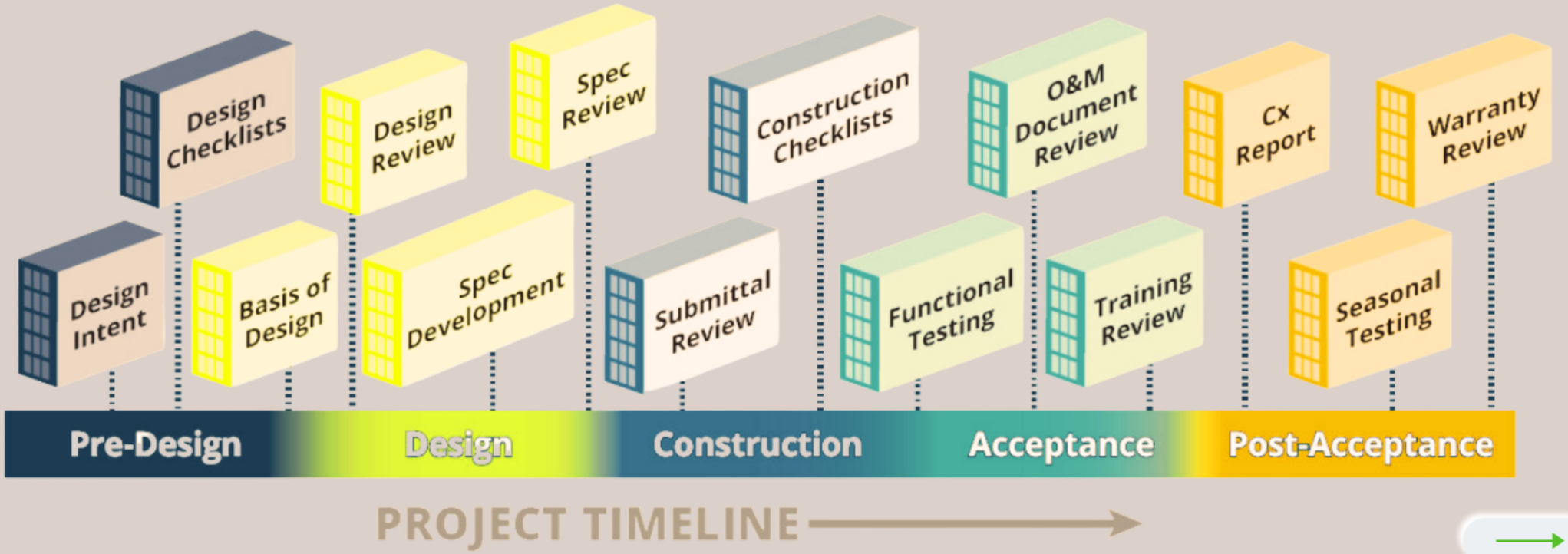
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INTRODUCTION

- The Commissioning Provider (CxP) leads building systems commissioning, but the Commissioning Team is essential.
- CxP lead or facilitates Cx Team.
- The CxP, owner or owner's representative, O&M staff, selected design and construction team members, occupants, end users, and other building staff or contractors make up the Cx Team.
- The CxP and construction team must work closely together and communicate with the owner and design team to ensure a successful building systems commissioning paradigm.
- The CxP should identify commissioning activities that require extensive party cooperation.
- Keeping the commissioning schedule on track requires integrating construction management and administration programs with building systems commissioning.

CONSTRUCTION PHASE CXA ACTIVITIES

Commissioning Activities



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01. The Cx Plan, BOD, and OPR updates reflect the original creators' project changes.

02. Each project should be evaluated and, when sufficiently advantageous to the success of the project, utilize electronic and cloud-based CX management processes.

03. Integrate the commissioning schedule into the construction schedule.

04. Conduct a construction phase commissioning kick-off meeting.

05. Review submittals.

06. Hold construction phase control integration meetings.



07. Develop a master list of commissioned equipment, systems, and assemblies.

08. Develop a list of special requirements..

09. Complete development of project-specific construction checklists.

10. Develop functional testing procedures and test data forms.

11. Maintain an issue log.

12. Conduct regularly scheduled commissioning coordination meetings.



13. Construction Checklists.

14 Conduct regularly scheduled site visits.

15. Assist the project team with the resolution of issues. The commissioning provider provides constructive input for the resolution of system deficiencies.

16. Review start-up reports.

17. CxP reviews requests for information and changes orders .

18. Review the Testing, Adjusting,and Balancing (TAB) plan and report.s.



19. Confirm functional test readiness.
20. Coordinate, execute, and document functional testing.
21. CxP reviews contractor-as-built documents, warranties, and O&M manuals.
22. Compile the Construction Phase Commissioning Report.
23. Finish preparing the Systems Operations Guide.
24. Prepare the commissioning record.
25. Assemble the contractor's project turnover documentation.



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26.VERIFY THE TRAINING OF THE OWNER, O&M PERSONNEL, AND END USERS.



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