

Building Commissioning in the Department of State

Who is Best Suited to Manage
This Process?

What is Commissioning?

The systematic process of ensuring that a building's complex array of infrastructure and systems is designed, installed, and tested to perform according to the design intent and the *building owner's operational needs*.

The commissioning of new buildings will be most effective when considered throughout the planning stages and as early as schematic design.

OBO Commissioning Methods

Three Methods Currently in Use:

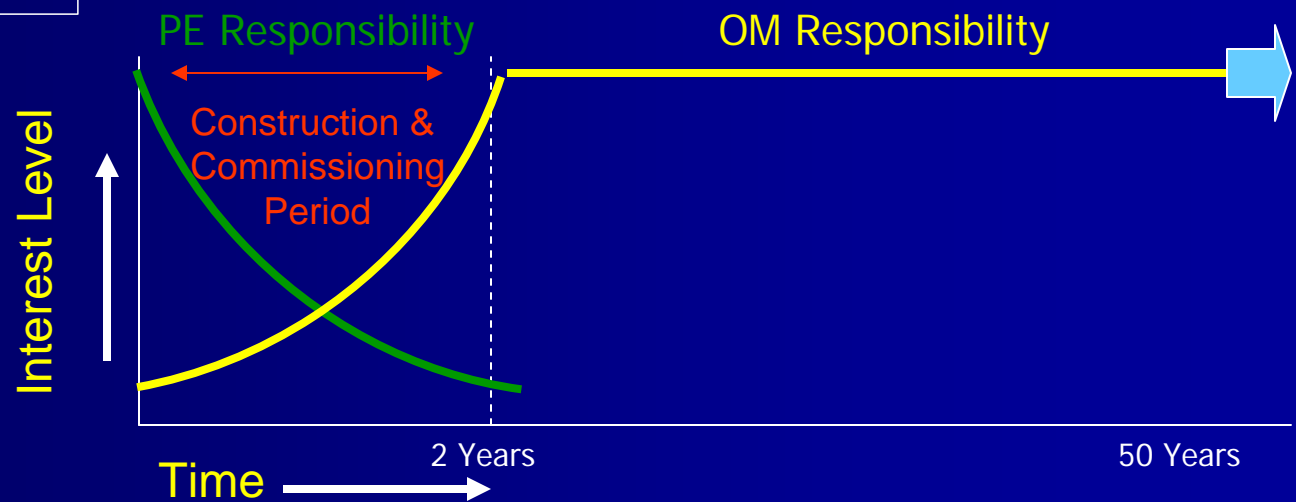
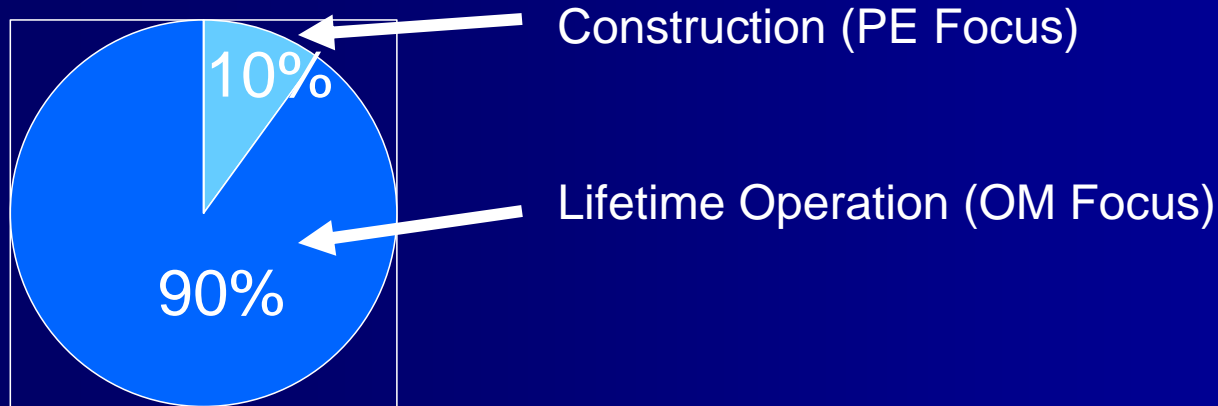
- Total Building Commissioning
 - Currently done by PE/Contractor
- System Reliability/Functional Testing
 - O&M Responsibility
- Re-Commissioning
 - O&M Responsibility

Importance of Commissioning

- Ensuring Effective Turnover
 - Training & Familiarization
 - Staffing
 - As Built Drawings, O&M Manuals, Tools & Parts
 - A Fully Functional NEC Ready for Use
- Controlling Operations and Maintenance Costs
- Optimizing Life Cycle of Building

Commissioning Perspectives I

Total Life Cycle Costs



Commissioning Perspectives II

Highest Priority:

PE

- Complete Building On-Time & Within Budget
- Keep *Construction* Costs Low
- Secondary Goal

O&M

- Maintain & Operate Building Over Its Lifetime in an Efficient Manner
- Keep *Operating* Costs Low
- Primary Goal

Interest In Long Term Operational Success:

***Any Problems
Not Solved Here***



***Must Be Solved
and Paid for Here***

Conclusion

- Commissioning is a Team Effort
 - Design (DE)
 - Construction (PE)
 - Operations (OM)
- Commissioning Needs to be Independent of Vested Interests
 - Settle Disagreements Regarding Functionality, Responsibility, and Interpretation of Contract Specifications
- Management of Commissioning Process Should Rest with *OM*
 - Office with Most at Stake
 - Office with Most Interest in Long Term Success