




Play nice
 "Dealing with" your commissioning authority

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AIA Quality Assurance

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Learning Objectives

- Identify the minimum program requirements for commissioning schools.
- Comprehensively review commissioning authority qualifications.
- Integrate commissioning activities into the design, construction, and post-occupancy phases of a project.
- Improve the value of commissioning on future projects by synergizing the relationship between the design team and the commissioning authority.

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Has this ever happened to you?

- Owner, architect, engineer, and commissioning authority



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Your panel

Keith Johnson	Paul Johnson	Jeff Yirak
		
Architect	Engineer	Commissioning Authority

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What is Commissioning?

- A quality assurance process that helps ensure as-built systems operate per the design and Owner's expectation.

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How do you apply the commissioning process to a K-12 new construction project?

- Early engagement
- Design-phase services
- Construction-phase services
- Close-out, turnover, follow-up

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LEED for Schools

- Fundamental Commissioning prerequisite
- Enhanced Commissioning
 - Up to 2 credits
 - 3rd party CxA
 - Design reviews, post occupancy

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WSSP

- Fundamental Commissioning prerequisite
- Enhanced Commissioning
 - Up to 3 points
 - 3rd party CxA
 - Design reviews, post occupancy

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SEED

- Oregon state buildings and higher-ed
- 3rd party not required
- Verification

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What are some of the challenges faced by the commissioning authority?

- Late involvement
- Maintaining schedule
- No “authority”

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How can the architect help overcome these challenges?

- Act fairly and responsibly
- Get the CxA on-board early



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How can the engineer help overcome these challenges?

- Open-minded realist
- Advocate for commissioning
- Communicate

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What makes a good CxA?

- Current knowledge
- Construction experience
- “Tolerant”
- Personable, good communicator
- Attentive and observant

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How does the CxA help during design?

- Constructability reviews
- Finds solutions; continuous QC

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How does the CxA help during construction?

- Compliance with design intent
- Systematic approach to testing
- Follows-up on issues
- Keeps design team engaged

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Commissioning Program Timeline

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The takeaway

- Start early
- Collaborate and communicate
- Enable and empower each other

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Thank you

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