EXPERIENCE: COMMISSIONING

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Overview: Commissioning

The EP commissioning (Cx) department provides a broad array of commissioning and related services to clients in a range of industry sectors.

Led by Director of Commissioning and 30-year certified professional Rick Dale, the EP commissioning department focuses on delivering comprehensive project verification and documentation services for facilities and systems. In each instance, the goal is to not only ensure that the Owner's Project Requirements are met, but also that opportunities for efficiencies and longevity are realized, and overall project performance satisfaction is obtained.

EP's four-phase process for commissioning (pre-design, design, construction and occupancy and operations) ensures that it meets ASHRAE guidelines and the owner's expectations with meticulous fulfillment.

Commissioning services include work for:

- New construction
- LEED fundamental and enhanced commissioning
- Existing buildings
- Facility energy optimization
- Facility assessments

LIFE TIME FITNESS // Life Time Fitness Architecture // Multiple locations

CATHOLIC CHARITIES / HIGHER GROUND & DOROTHY DAY PLACE // St. Paul, Minn.

Commissioning: Process Overview

1. PRE-DESIGN PHASE
- Select a commissioning lead
- Pre-Design Phase commissioning meeting
- Assist in developing the Owner's Project Requirements (OPR)
- Develop initial commissioning plan

2. DESIGN PHASE
- Design Phase commissioning meeting (if Pre-Design meeting did not occur)
- Assist in development of or review of the Basis of Design (BOD)
- Perform commissioning-focused design review
- Update commissioning plan
- Develop commissioning requirements for the specification
- Begin planning and development of the pre-functional and functional performance testing documents, systems manual and training requirements
- Initial commissioning issues log

3. CONSTRUCTION PHASE
- Construction Phase kick-off meeting
- Conduct periodic site observations
- Review submittals, monitor development of shop and coordination drawings
- Review O&M manuals
- Perform ongoing construction observation
- Perform installation verification checks
- Perform functional testing
- Perform diagnostic monitoring
- Develop commissioning report and systems manual
- Develop recommissioning plan
- Verify and review training of owner's staff
- Update ongoing commissioning issues log

4. OCCUPANCY AND OPERATIONS PHASE
- Review operations and maintenance documents
- Perform seasonal/deferred testing
- Perform near warranty-end review
- Finalize commissioning issues log

Services Provided:

- Commissioning plans, reports and documentation generation
- LEED Fundamental and Enhanced
- Pre-functional installation verifications
- Functional operational testing of building systems and equipment
- Review of commissioned systems for maintainability and serviceability
- Post-occupancy and warranty reviews

- Risk-based commissioning of facility systems requiring validation
- Clean room commissioning
- Complete system integration of facility equipment
- Schedule coordination
- Warranty review
- Data center assessment
- Thermal imaging

RICK DALE, CCP, CxTS
Director of Commissioning
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- 30+ years' experience in facilities operation and maintenance
- Certified Commissioning Professional (CCP)
- Member of Building Commissioning Association (BCxA)

SAMPLE PROJECT HISTORY:

EP's commissioning expertise extends across industries and around the globe and across industry sectors:

- Multi-Family Housing
- Park and Community Spaces
- Fitness and Health Clubs
- Church and Worship Spaces
- Corporate and Office
- Public and Municipal Buildings

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Ready? *Let's get started.*

LET'S CONNECT