

17th NATIONAL CONFERENCE ON BUILDING COMMISSIONING



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Hand-off From New to Existing: How can the Commissioning Team Set the Stage for Effective Long-Term Building Operation?

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AIA Quality Assurance



Learning Objectives

- 1. Discuss the importance of careful attention to continuity in the hand-off from design and construction through operations.**
- 2. Discuss benefits and effective ways of making an effective transition from design through construction into occupancy**
- 2. Describe effective ways to present information in the project systems manual to the building operating staff**
- 3. Review how formal training sessions can greatly facilitate turnover of a new building, improve the efficiency of operation during the first months of owner operation, and set the stage for long-term systems operation in accordance with the original design intent**







Island Hospital : Anacortes, WA







Recommendations

What we would do again

- Strong owner & design team commitment
- Fully engaged hospital staff
- Cx agent on board during design process
- Cx plan & requirements integrated into CDs
- Dedicate time in construction schedule for staff training
- Cx agent engaged in as-built verification
- Cx scope included a systems manual and post occupancy review
- Cx coordination meeting at initiation of construction

Things to include next time

- Provide more focus on owner training
- Heavier engagement of Cx agent during as-built review
- Detailed MEP closeout schedule to include line item for each FPT and training activity
- Dedicate time in construction schedule for staff training
- Minimize or eliminate cross over of move-in and completion of Cx
- Ensure owner's expectations of Cx are documented clearly
- Close feedback loop to the design team more comprehensively

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Thank you

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