

Massachusetts School Building Authority

Deborah B. Goldberg, State Treasurer and Receiver-General

James MacDonald

Chief Executive Officer

Chairperson

John K. McCarthy

Executive Director

Commissioning Roundtable Closeout: Challenges & Successes



Construction Phase

- Training
- O&M Documentation Review
- T&M Support, Year 1
- Punchlist Completion Review
- CIL Update





Closeout Phase

- Final Report
 - Project Info
 - OPR Compliance
 - CIL
 - Recommendations
 - CxA Documentation
 - CM/GC Documentation





Post-Occupancy

- Seasonal/Deferred Testing
- 10-Month Review
- Cx Certificate of Completion



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Commissioning Roundtable Building Envelope Commissioning

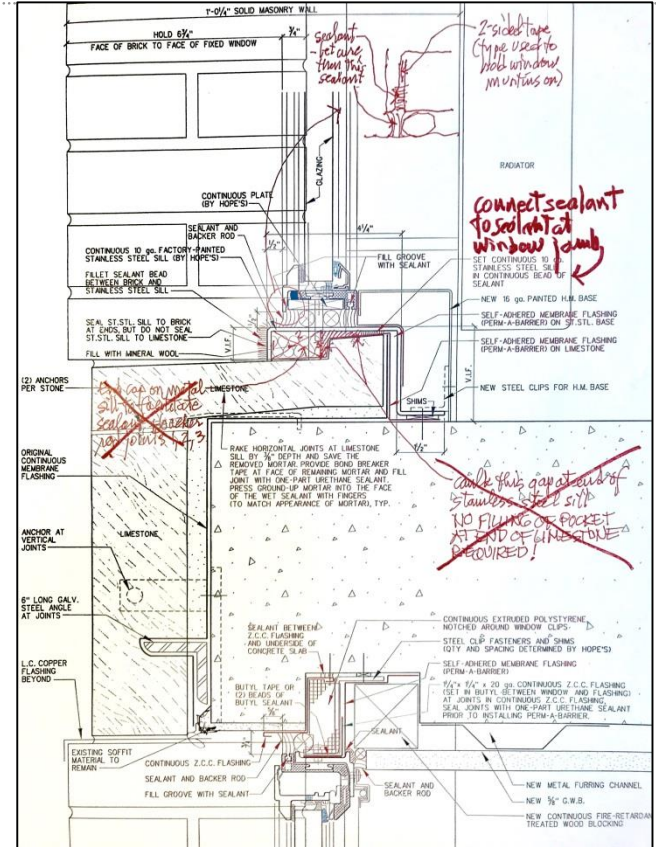


Outline of Peer Review Discussion

- How are comments on drawings provided?
- Is a review after designer's 60% submission needed?
- What do Cx Agents do when comments are not incorporated?
- Peer review of submittals
- Other topics; general discussion

How are comments on designer's drawings provided?

- As mark-ups on drawings, or
- As written comments describing the condition (how are comments like those at right described?), or
- As both?





Is a review after designer's 60% submission needed?

- Are comments from 35% usually incorporated?
- Are documents usually complete enough?



What should Cx Agents do when comments are not incorporated by the designer?

- Due to disagreement with comments?
- Due to lack of attention?



Peer review of contractor submittals

- Done in series or parallel with the designer?
- If in parallel, how are substitutions handled?
- Done as email comments when possible?
- No comment by just not acting?



Construction Observations and Field Performance Verification Testing

- Frequency
- Test type and appropriateness
- What happens when there are leaks?
- Process of signing off on modifications
- Tracking through completion and signing off on results (even if leakage still present?)



Questions and Discussion



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