

New Mixed Use Building
82 NW 5th Ave. – West Settlers Building

SECTION 019113 - GENERAL COMMISSIONING REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.
- B. OPR and BoD documentation are included by reference for information only.

1.2 SUMMARY

- A. Section includes general requirements that apply to implementation of commissioning without regard to specific systems, assemblies, or components.
- B. Related Sections:
 - 1. Division 01 Section "Facilities Exterior Enclosure Commissioning" for commissioning process activities for building exterior enclosure, roof, and foundation systems, assemblies, equipment, and components.
 - 2. Division 01 Section "Interiors Commissioning" for commissioning process activities for building interiors construction, stairways, and finish systems and assemblies.
 - 3. Division 14 Section "Commissioning of Conveying Equipment" for commissioning process activities for conveying systems, assemblies, equipment, and components.
 - 4. Division 22 Section "Commissioning of Plumbing" for commissioning process activities for plumbing systems, assemblies, equipment, and components.
 - 5. Division 23 Section "Commissioning of HVAC" for commissioning process activities for HVAC&R systems, assemblies, equipment, and components.
 - 6. Division 25 Section "Commissioning of Integrated Automation" for commissioning process activities for integrated automation systems, assemblies, equipment, and components.
 - 7. Division 26 Section "Commissioning of Electrical Systems" for commissioning process activities for electrical systems, assemblies, equipment, and components.
 - 8. Division 27 Section "Commissioning of Communications" for commissioning process activities for communications systems, assemblies, equipment, and components.
 - 9. Division 28 Section "Commissioning of Electronic Safety and Security" for commissioning process activities for electronic safety and security systems, assemblies, equipment, and components.

1.3 DEFINITIONS

- A. BoD: Basis of Design. A document that records concepts, calculations, decisions, and product selections used to meet the OPR and to satisfy applicable regulatory requirements, standards, and guidelines. The document includes both narrative descriptions and lists of individual items that support the design process.
- B. Commissioning Plan: A document that outlines the organization, schedule, allocation of resources, and documentation requirements of the commissioning process.
- C. CxA: Commissioning Authority.

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82 NW 5th Ave. – West Settlers Building

- D. OPR: Owner's Project Requirements. A document that details the functional requirements of a project and the expectations of how it will be used and operated. These include Project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information.
- E. Systems, Subsystems, Equipment, and Components: Where these terms are used together or separately, they shall mean "as-built" systems, subsystems, equipment, and components.

1.4 COMMISSIONING TEAM

- A. Members Appointed by Contractor(s): Individuals, each having the authority to act on behalf of the entity he or she represents, explicitly organized to implement the commissioning process through coordinated action. The commissioning team shall consist of, but not be limited to, representatives of Contractor, including Project superintendent and subcontractors, installers, suppliers, and specialists deemed appropriate by the CxA.
- B. Members Appointed by Owner:
 - 1. CxA: The designated person, company, or entity that plans, schedules, and coordinates the commissioning team to implement the commissioning process. Owner will engage the CxA under a separate contract.
 - 2. Representatives of the facility user and operation and maintenance personnel.
 - 3. Architect and engineering design professionals.

1.5 OWNER'S RESPONSIBILITIES

- A. Provide the OPR documentation to the CxA and Contractor for information and use.
- B. Assign operation and maintenance personnel and schedule them to participate in commissioning team activities.
- C. Provide the BoD documentation, prepared by Architect and approved by Owner, to the CxA and Contractor for use in developing the commissioning plan, systems manual, and operation and maintenance training plan.

1.6 CONTRACTOR'S RESPONSIBILITIES

- A. Contractor shall assign representatives with expertise and authority to act on its behalf and shall schedule them to participate in and perform commissioning process activities including, but not limited to, the following:
 - 1. Cooperate with the CxA for resolution of issues recorded in the Issues Log.
 - 2. Attend commissioning team meetings held on a biweekly basis.
 - 3. Integrate and coordinate commissioning process activities with construction schedule.
 - 4. Review and accept construction checklists provided by the CxA.
 - 5. Complete electronic construction checklists as Work is completed and provide to the Commissioning Authority on a weekly basis.
 - 6. Review and accept commissioning process test procedures provided by the Commissioning Authority.
 - 7. Complete commissioning process test procedures.

1.7 CxA'S RESPONSIBILITIES

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- A. Organize and lead the commissioning team.
- B. Provide commissioning plan.
- C. Convene commissioning team meetings.
- D. Verify the execution of commissioning process activities using random sampling. The sampling rate may vary from 1 to 100 percent. Verification will include, but is not limited to, equipment submittals, construction checklists, training, operating and maintenance data, tests, and test reports to verify compliance with the OPR. When a random sample does not meet the requirement, the CxA will report the failure in the Issues Log.
- E. Witness systems, assemblies, equipment, and component startup.
- F. Compile test data, inspection reports, and certificates; include them in the systems manual and commissioning process report.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 019113

