Andrew Reid & Partners

The Construction Process | Commissioning
Andrew Reid & Partners

- David Lake – Managing Director
- AR&P formed in 1970
- Specialist commissioning and design consultancy
- Presently have engineers engaged across UK and Europe in the commissioning of highly complex, critical systems.

- Our purpose is to help building owners, occupants, building and engineering designers and other serious minded parties within the construction industry to obtain a fully satisfactory practical working outcome from Mechanical and Electrical services systems.
Today

• What is commissioning?
• Just how complicated can it get?
• Typical Process
• Common Problems
• Options and Guidance
Commissioning

What is commissioning?
• The process of commissioning brings installation from a level of completion through to full working order.

That should be straightforward?
• Yes, but it is not straightforward at all.
Typical Process

Timeline:

- Preparation
- Design
- Pre-construction
- Construction
- Commissioning of the Engineering Services
- Pre-hand
- Initial occupation
- Post occupancy
Levels of Commissioning

Commissioning activities in construction period:

• Level 1 Factory Acceptance Testing
• Level 2 Static Testing
• Level 3 System Commissioning
• Level 4 Co-ordinated Commissioning
• Level 5 Integrated Testing
What can go wrong?

- Insufficient time allowed in the construction program for commissioning activities
- The compression of the commissioning program due to slippage in the completion of installation
- Design and installation errors
- Inadequate planning and ownership of the commissioning process, leading to unwillingness to comply with the agreed commissioning plan due to time / cost restraints
- Low commissioning skill levels within the project team
- Unplanned - individual components / systems commissioned in isolation and not coordinated to integrate all parts into one operating system
- Contractual conflict
Options and Guidance

Appointing the commissioning manager

- Appointment by main or sub-contractor
- Appointment by the management contractor or construction manager
- Direct professional appointment to the client

Guidance

- The client should appoint the commissioning manager / validation engineer independent of the contract to look after their interest of commissioning their building
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Thank you for listening