

Description:

The purpose of the section is to highlight the current applicable UMCP Design Standards for new construction building commissioning.

Related Sections:

- TBD

Effective Date:

July 10, 2009

Applicable Standards:

- TBD

General Requirements:

1. At the University of Maryland, Building Commissioning is an organized protocol through which the Prime Contractor demonstrates that all building systems are functional and operating in accordance with the A/E's design intent.
2. The University is the "Commissioning Authority". The intent is to improve communication between UM and the A/E and to minimize additional A/E involvement resulting from the University's Building Commissioning activity. The A/E prepares generic building commissioning documentation during the design phase, the "Test Engineer", a professional firm under contract to the Prime, prepares the site-specific commissioning plan, conducts the tests, and documents the results, and UM staff witnesses the acceptance tests.
3. A/E activity related to UM's Building Commissioning protocol includes:
 - During the design phase, respond to the Commissioning Authority as indicated below. Note that the design phase of the UM Building Commissioning process takes place on a parallel track with the routine UM document review. No additional meetings are foreseen as a result of the Building Commissioning protocol.
 - The development of the "Narrative of Design Intent." This document seeks to identify the design intent underlying the building systems which are to be tested. The University will review and approve the "Narrative of Design Intent". Observed performance, in accordance with the design intent, then becomes the "pass / fail" criteria for the related acceptance test.
 - Incorporate the "Narrative of Design Intent" into the contract documents. The "Narrative of Design Intent" is a part of a separate commissioning specification section.
 - Incorporate the University prepared, project specific listing of items to be tested into the contract documents.
 - Coordinate the building commission specification with the project specifications. The building commissioning specification incorporates the following key provisions:
 - The Prime Contractor is required to retain a Test Engineer, from a list of professionals prepared by the University. The Test Engineer produces the site-specific Commissioning Plan.
 - The Test Engineer organizes and conducts all on-site building commissioning activity, including acceptance testing, which is witnessed by UM staff. The Test Engineer also coordinates the Prime Contractor's efforts in the areas of Operator Training, As-built documentation, Operation and Maintenance Manual preparation.

- UM asks that the A/E respond to legitimate design-related questions of the Test Engineer and Commissioning Authority during the construction phase. Note that commissioning in the construction phase takes place on a parallel track with routine UM construction administration. The A/E is welcome at testing, but is not required to be present. No additional meetings during the construction phase are foreseen as a result of UM's building commissioning activity unless there are design-related issues.