Commissioning Agreements and Specifications

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Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.
This seminar explores the many commissioning tasks to differentiate the requirements for each participant in the project delivery process, to identify the relationships of the various participants with each other, and to determine how best to document those commissioning tasks in commissioning services agreements.
At the end of this session, participants will be able to:

1. Determine which Commissioning tasks belong in the Construction Contract Documents and which belong in the Owner - Commissioning Authority Contract Documents
2. Define the relationship between the CxA and Owner and CxA and Construction Contractor
3. Organize Commissioning tasks into a comprehensive service agreement
4. Coordinate the commissioning task requirements to be performed by the construction contractor and commissioning authority
Commissioning Tasks – Who does What?

- **Service Agreement Development Objectives**
  - Comprehensively and concisely articulate what you will do *(deliverable)*, when you will do it, and how and when you will be paid
  - Avoid encroachment on duties and responsibilities *(and liabilities)* of other participants
Commissioning Tasks – Who does What?

- **Project Delivery Participants**
  - Owner
  - Architect/Engineer (A/E)
  - Commissioning Authority (CxA)
  - Contractor (general, subs, & lower-tier subs)
Commissioning Tasks – Who does What?

- **Project Delivery Types**
  - Design-Bid-Build
  - Design/Build
  - Construction Management
  - Owner/Builder
Commissioning Tasks – Who does What?

• Guidelines are organized by project delivery phase
  • Predesign
  • Design
  • Bidding and Negotiating
  • Construction
  • Occupancy and Operation
Commissioning Tasks – Who does What?

• **Guidelines are organized by project delivery phase**
  • Predesign
  • Design
  • Bidding and Negotiating
  • **Construction**
  • Occupancy and Operation
Tripartite Relationship

Owner

Design Contract

A/E

Third-Party Obligations

Contractor

Construction Contract
Tripartite Relationship

Owner

Design Contract

A/E

General Conditions
Third-Party Obligations

Contractor

Construction Contract
With CxA Added

Owner

A/E

CxA

Contractor
Two sets of Procurement and Contract Requirements

**Commissioning Contr. Docs.**
- Procurement & Contract Rqmts for CxA
- Specs for CxA

**Construction Contr. Docs.**
- Procurement & Contr Rqmts for Const
- Specs for Const
Commissioning
Contract Documents

- Form of Agreement
- Conditions of the Contract
- Division 1 General Requirements
- Divisions 2-49 Specifications

DRAWINGS
M1
Coordination of Requirements

• Study agreements of other participants
  • Compare deliverables
  • Identify and eliminate duplications and overlaps
  • Identify and fill in gaps
    • Carefully study commissioning guidelines
  • Negotiate adjustments in tasks and fees
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