

The Checklist

A Quarterly Journal of the Building Commissioning Association



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LETTER FROM THE PRESIDENT

Dear Members,

This year the BCA has focused on goals set by our Strategic Plan, including the use of a new and important concept – agility planning – to be able to act and react swiftly to market and industry changes that affect the commissioning profession, without changing course from our underlying long term objectives. 2014 so far has offered up a number of challenges to test our agility, and we are doing well. In July the BCA conducted a midyear evaluation of our progress in relation to the Strategic Plan. Here are the overall accomplishments and status in meeting our 2014 goals thus far:

Inspiring NCBC Event: As many of you know, the BCA had a hugely successful NCBC, our annual conference in May, at the Connecticut Convention Center. A special NCBC Checklist is available on the BCA website – [take a look](#). Presenter slides are also available for your use.

BCCB Accreditation: Working with the Building Commissioning Certification Board (BCCB) to gain accreditation for the Certified Commissioning Professional (CCP). We are in progress working on necessary policy and procedural changes identified in our eligibility gap analysis.

Professional Definition and Credentialing: Supporting the efforts of the National Institute of Building Science (NIBS) in their Commercial Workforce Credentialing Council (CWCC) and the Commissioning Leadership Council. BCA has been actively participating on the CWCC Advisory Board and providing subject matter experts to the Council who are drafting the necessary documents for the accreditation of the CCP.

Updating BCA Best Practices Documents: The BCA Best Practices Committee began the update process late in 2013 and is now close to finishing its updates.

Updating the Commissioning Handbook: An updated version of the Building Commissioning Handbook is in progress to include the most up-to-date information on all aspects of building commissioning and is expected to be published in 2015. The process was kicked off at the ASHRAE Conference in June with a BCA team including original author Rick Casault (in the meantime, the most recent version remains available on the BCA website).



On-Site Training, Technical Webinars and NCBC Education: Our Spring webinars were well attended, and the Fall webinar schedule is in place. New EBCx and NCCx On-Site Training is scheduled for late October and classes are now being planned for 2015.

BCA Scholarship Foundation: The Foundation, established to provide financial assistance to eligible commissioning providers and new entrants to the profession, is in process with IRS and the Foundation Board to finalize application for its non-profit status.

BCA International Growth Opportunities: We have been exploring international opportunities as a result of requests from commissioning providers outside of North America, and supporting development of our new chapters in South America – the Brazil Chapter and the Peru & Southern Cone Chapter.

What remains on our plate for this year, besides continuing to pursue the above? Here are two: (1) qualification-based selection of commissioning providers, and (2) building codes and standards! These are not small issues – they require participation and commitment from all providers to educate owners, project teams, local legislators, building code officials and others to ensure that commissioning does not slip into commodity status. Of course certification is important – it is an additional proof of qualification – but it is not a replacement for the knowledge, skills, abilities and specific experience that Owners need and seek.

October kicks off the 2014 Membership Drive. Let's work together to continue building the BCA and its increasing influence on positive changes the building community.

Also remember that November is BCA election month – it's time to start thinking about your Chapter board officers. Are you a potential candidate?

Moving to next year, NCBC planning for May in St. Louis, Missouri is in progress. There are refreshing changes to come – stay tuned for more about this in the fourth quarter Checklist! Also watch your NewsFlash emails for the Call for Abstracts announcement soon.

Sincerely,

Bill McMullen
President

Bill McMullen
BCA President 2014



REMIND ME:

Why BCCB Seeks Accreditation for Our CCP, and Why BCA Cares

By Liz Fischer, BCA Executive Director

I know you are busy with your day job – staying on top of the accreditation process is probably not on top of your list. Since pieces are starting to fall into place it's time for a refresher on how the forthcoming international commissioning accreditation standard will affect you. If you are a commissioning provider, or you hire them, you need to understand how this standard will be applied to our CCP certification and your business.

Drivers: Common Selection Standards, Established Qualifications

The 1st Quarter edition of [The Checklist](#) gave you an overview of the International Standard Organization and its ISO 17024-2012 standard, and how it applies to both the Building Commissioning Certification Board (BCCB) and our Certified Commissioning Professional (CCP) certification.

As you may recall the National Institute of Building Science (NIBS) and the US Department of Energy (DOE) partnered to create the Commercial Workforce Credentialing Council (CWCC). The CWCC's purpose is "to support the development of a skilled and qualified workforce to evaluate, commission, operate, and manage high-performing commercial buildings." The CWCC's goals include helping certifying bodies (e.g., the BCCB) to become accredited to the ISO-17024-2012 standard. These accredited certifications will then be the only ones recognized as qualified to contract for work on federal buildings.

DOE's initial goals were to create a qualified workforce and decrease the confusion in the market about the numerous certifications currently available. The BCA has been working together with many other groups and subject matter experts on this goal, and we believe this to be a positive approach to developing an accredited certification.

Where We Stand

The BCCB and the BCA have always believed that accreditation to an international standard like ISO 17024 is our ultimate goal for the CCP certification. In 2012 the BCA Board of Directors developed a white paper on [Commissioning Provider Qualifications and Certification](#) to outline the reasons we believe accreditation is important. In the U.S., this accreditation is granted by the American National Standards Institute (ANSI), which many of you are familiar with from the codes and standards world. As the BCA continues to grow internationally, having an internationally recognized accredited certification will make it easy for governments and firms in other countries to accept our CCP certification.

What We're Doing

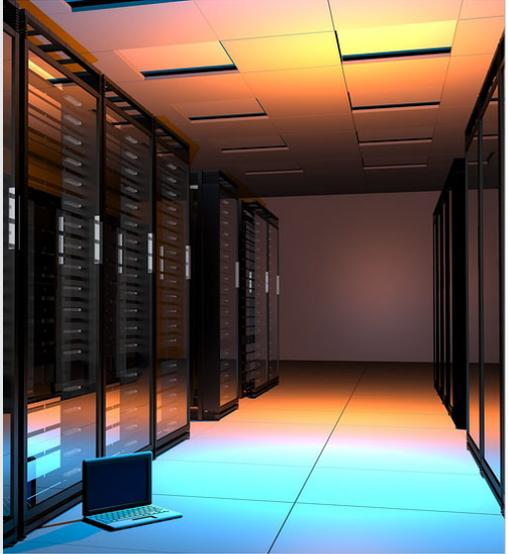
We are now one year into the workforce certification process. The CWCC and the BCA have accomplished much. The CWCC, working with subject matter experts, developed the Job Task Analysis (JTAs) and the Knowledge Skills and Abilities (KSAs) which have now gone through a public review process. Last month the CWCC started developing the certification "scheme," or requirements. The scheme includes the JTA, required competence, abilities, code of conduct, experience requirements, education, and criteria for certification and recertification. The final scheme should be completed in late December 2014. Our staff has also been working to update all of our policies, procedures and governance documents to comply with the revised standard including development of a management plan for these documents.



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Financial Implications

The BCA and BCCB set a lofty goal to complete all necessary updates to our certification program in order to be accredited by the first quarter of 2015. This meant a one-time increase in BCA sponsorship goals for this year. We did not get to our fundraising goal this year so we will be continuing our efforts in 2015.

Thank You, Sponsors!

We want to thank our many sponsors who did contribute to help us achieve accreditation. I'm proud to announce that our most recent sponsor is the Northwest Energy Efficiency Alliance (NEEA) – the BCA's very first funder, helping to establish the Association and to start the BCCB. NEEA has graciously sponsored this project this year for \$25,000. Additionally, the BCA Northwest Chapter donated \$10,000 to this project this last quarter. They are showing support to both their chapter membership and the professionals who value certification. **Thank you!**

What's Next?

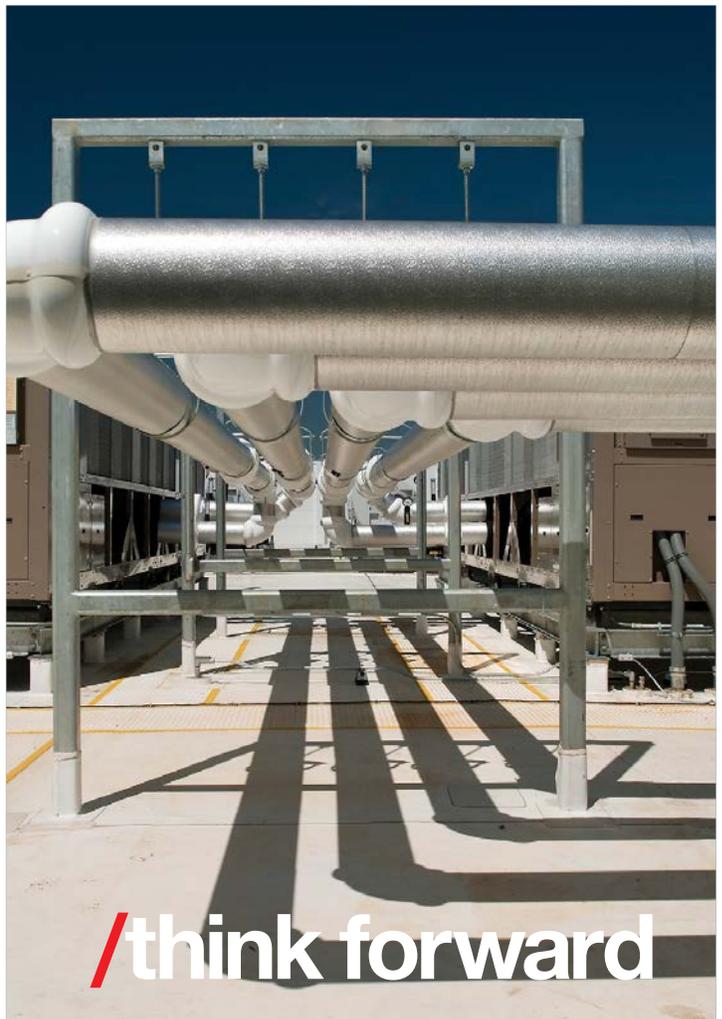
Much of what we have to do now is dependent on the final scheme to be published by the CWCC in December. The ANSI application process is complicated and lengthy. There is still a lot to complete for this process and I do believe it will prove worth the investment.

To be clear, certification is only part of the story; it can never replace the need for a qualifications-based selection process that includes an individual's or firm's experience, overall qualifications, specialties needed for the job and, of course, integrity. This is a message we must continue to tell owners and other end-users.

Leadership Opportunity

The good news is that accreditation, certification and commissioning workforce training issues are coming to the forefront because owners and end-users are paying attention because they expect quality delivery and well-performing projects. This is an opportunity for us, the BCA, to show our leadership and our desire to improve the quality and quantity of excellent commissioning providers available through an industry-vetted, established and understood qualifications-based selection process.

Please watch for the **CWCC public review survey**, and when it comes to you please provide your feedback!



As of January 1, 2014, PageSoutherlandPage is known simply as Page. We will continue to do business under our legal name, Page Southerland Page, Inc., but our new brand represents the transition to an incoming new generation of leadership and the continuing evolution of our 116-year-old firm. We are the same firm, the same people, and we are still dedicated to our clients and will continue to commit to them the same level of quality service, dedicated work ethic and professional excellence as we always have.

Page/commissioning

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What OWNERS and PROVIDERS Should Know (About Each Other)

By Diana Bjornskov

Earlier this year, the BCA surveyed two different building community groups about their perceptions and results of commissioning – one directed at a wide range of large and small commissioning provider firms (Providers) in North America, and one directed at owners and decision-making managers of large portfolios (Owners) of higher education, hospital and government facilities. Altogether 189 portfolio Owners, with properties ranging from 15 to hundreds of buildings and more than 16 million square feet, responded across the same regions as Providers.

Several topics intersect between the two surveys: (1) Owners’ perception of quality commissioning, Providers’ quest for Owners who understand how quality commissioning is accomplished and what it achieves; (2) Owners’ drivers for commissioning and Providers’ view of market drivers; and (3) Owners’ concern for project cost vs. Providers’ concern for a cost-effective performance outcome.

Owners

Owners were asked about the greatest challenges they face in commissioning across their portfolios. Some of the challenges they described are internal within their own organizations. Other challenges they placed squarely on provider quality – thoroughness, consistency, responsiveness and accountability, as well as experience and understanding of specific building types. The Owners’ survey indicates their most challenging commissioning issues are distributed as follows:

OWNER ISSUE	PERCENTAGE	DESCRIPTION
Quality	27%	Provider thoroughness, skill, experience, responsiveness, accountability, consistency/ standardization, understanding of building types
Time/Schedule	20%	Early engagement, time available, speed to complete, proper scheduling, milestone identification
Cost	17%	Capital asset budget and expense, project cost, escalation, value engineering
Project Teamwork	10%	Communication, coordination, integration, team input & cooperation, contractor engagement, volume of work prohibits adequate participation
Operations Staffing	8%	Internal engagement, not enough staffing for commissioning & operations personnel
Monitoring	5%	Post-occupancy building automation and energy management system monitoring, monitoring-based commissioning (MBCx)
EBCx Funding	5%	Funding available to retrocommission poorly performing buildings and systems
Management	4%	Management buy-in, justification, viewpoint, education
Complexity	3%	Project management, complex systems and controls, scheduling, design
Energy Use	1%	Energy efficiency “first” attitude overrides other commissioning concerns

Although more than one-fourth of Owners indicate that quality delivery of commissioning services is a problem, an equal number (25%) of portfolio Owners said they rarely or never include Owner’s Project Requirements (OPR) in projects, and 41% say they do not require or request Providers to be certified in the commissioning profession.

Cx Providers

In response to a question about challenges, Providers listed their three most important factors for ensuring performance as

- Continuous team engagement by the Owner, design and construction teams and Provider
- A thorough OPR to document needs and expectations, and
- Functional testing.

Many indicated that Owners and design teams don’t always see commissioning as a quality assurance process, or they see commissioning as a “cost with no perceived benchmarks.” According to many respondents, Owners often don’t realize how important design phase commissioning is, or don’t recognize that Cx is a valuable asset to ensuring the building will operate as intended.

Providers are challenged by issues like increasingly complex and differing building systems and controls, and by mixed signals from Owners. For example, when asked, “On a scale of 1-5, how important is post-occupancy commissioning in your business?” a full 41% of Providers said it is considered only somewhat important or not important at all – on the other hand, 49% said that Owners are asking for persistence of savings, which would be measured or optimized through post-occupancy commissioning. Providers also cited these increasing challenges:

- Improved business activity (i.e., although beneficial, growth is a challenge)
- Continued budget stress on new construction

Cx Providers (cont.)

- More emphasis on infrastructure issues, such as: IT
- Campus or multi-building utility delivery
- On site power or combined heat and power

Survey Comparison

The two surveys were not designed to correlate. They differed in purpose, yet several interesting and related themes surfaced by comparing the two. A mutual understanding of three particular issues and how they affect Owners and Providers would better serve the interests of both: quality of Cx services, communication and building performance.

1. Quality of Commissioning Services

DOWNSIDE CONCLUSION: Owners are often confused about the role of Providers, and can be frustrated by the quality of work they expect commissioning to provide, while Providers are often hampered by Owners' lack of participation or commitment to the commissioning process.

UPSIDE SOLUTION: Time and again we hear that "educating Owners" is one of the most important solutions to reduce or avoid the disconnects that occur between Owners and Providers, but what kind of education? In addition to consistent advocacy and messaging about the success of commissioning, here are several topics that should be addressed more formally:

1. What commissioning is – and is not
2. How to conduct a qualifications-based selection process
3. What the OPR can/should do to facilitate on-time, on-budget, decreased-risk, team-based project delivery
4. Why a comprehensive, whole-building commissioning approach to integrated systems and energy efficiency increases project success
5. What certification means and how the CCP works for Owners

Here are examples of quality challenges faced by both Owners and Providers. **In Their Own Words...**

OWNERS' Quality Challenges

- Skill and experience of commissioning professionals.
- Thoroughness of overall Cx efforts across all phases of project life cycle on consistent basis, with early involvement of staff for training a close second.
- Not all agents perform at the same level or have comparable expertise. Most Cx providers don't have staff that come from HVAC controls companies and do not have knowledge on programming codes. Also, a lot of Cx providers don't have staff that come from the building operations side; hence, don't have building operating experience.
- Expertise of companies dealing with old buildings that have old systems with poor or no documentation.
- Ensuring the commissioning agent takes an active role in QA (rather than simply going down the list of things we give them)
- The number of non-qualified technical commissioning firms that have grown due to the LEED process. The LEED commissioning process has significantly impacted the industry.

PROVIDERS' Quality Challenges

- Ability for an owner to evaluate commissioning agents on qualifications and not just price.
- Not allowed to participate in a thorough design and delivery process.
- Owners' lack of knowledge about the benefits of including our team early on in the process. In the end they wish we were involved earlier.
- A widely held misconception [by Owners] regarding the depth of technical knowledge that exists among the design team with regard to building science and fully integrated, whole-building performance.
- Control systems with ongoing commissioning abilities and digital integration of various building systems will change the scope and methods for commissioning in the future and the skill set of the commissioning provider.
- Continuing education requirements to maintain certification as Cx service providers will be critical if the Cx industry/profession is to keep up with advances.
- Understanding new systems and technologies, how they should be integrated and tested and, more importantly, how test standards and methodologies should be applied to those systems and proper interpretation of test results will continue to be critical.

What owners and providers should know (cont.)

Survey Comparison (cont.)

2. Communication and Teamwork

DOWNSIDE CONCLUSION: Providers are expected to work with Owner project team members at many levels of the project's organization and/or are often are limited to less-than-adequate participation. Owners generally work with the design team and – if at all – only one lead Provider.

UPSIDE SOLUTION: Full project team engagement and Owner recognition that Provider involvement throughout the project, are imperative from the start. Integrated teamwork is an opportunity for all project members to both teach and learn. It is useful to document project team members' agreement and commitment to schedule and milestones at the beginning. When LEED certification is a goal (and architects often provide LEED consulting services), Providers should be LEED-Accredited and should work with architects early on to be in lock-step toward achieving that goal. For large projects, architects are often the closest advisor to the client, writing the specs, and holding the systems design team contracts; using the OPR, Providers can help ensure the inclusion of other project members (MEP, contractors, operations personnel) in a timely way.

OWNERS' Communication & Teamwork Challenges

- Getting staff to assist and get more involved in the commissioning process.
- Having all deficient issues addressed through Project Manager
- We hire third party Cx and TAB firms and they sometimes do not compare final results, with the TAB firm lagging behind and making changes not captured in Cx report.
- Getting the general contractor and the commissioning agent to incorporate commissioning milestones and events into the master construction schedule.
- Making sure the contractor allows time for commissioning in the schedule and doesn't cut into it when running late at the end.
- Cooperation from the MEP design professionals and contractors with the commissioning agent.

PROVIDERS' Communication & Teamwork Challenges

- Not having the ability to provide critical input to the owner and design team when the owner's project requirements are addressed.
- Having an engaged and "tough" Owner who will command the design and construction team to do what I ask them.
- Aligning client expectations/needs, designed performance, and actual operational performance.
- Consistently "nagging" contractors to provide a quality product... low bid doesn't cause high quality. Aligning client expectations/needs, designed performance, and actual operational performance.
- Design and construction team (and Owner) buy-in and participation in the Cx Process
- Project management collaboration platforms that manage communications, actions and documents for the entire project team from design, construction, commissioning through occupancy (i.e. building integration modeling like BIM 360)
- With staff turnover and manpower issues on project sites, a consistent face that represents the owner that will document the successes of the project will be an important part of turning over a successful building.





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Survey Comparison (cont.)

3. Building Performance

DOWNSIDE CONCLUSION:

Owners are not always able to meet the commissioning goals and performance requirements they envision for their existing and new buildings. Providers identified some of the most important factors for ensuring building performance.

UPSIDE SOLUTION: Successful building performance is measured in both technical and experiential ways, starting with building turnover and ongoing after project delivery. A comprehensive commissioning schedule that includes operator training and post-occupancy commissioning to "tweak" the systems allows for managing the building under true operating conditions. Monitoring-based commissioning (MBCx) is increasingly used to test systems integration and optimize performance over time.

CONTINUED ON PAGE 10.

OWNERS' Building Performance Challenges

- Facilities are not in use during commissioning so the system tests are not carried out under true operating conditions.
- For existing buildings, there are a lot of factors leading to performance degradation, including re-purposing, operator error, insufficient preventative maintenance, etc. Older buildings and cost to bring them up to performance standards and efficiency are a challenge.
- Buildings are so complex that it is difficult to review all of the systems effectively.
- For new projects, the typical commissioning program verifies performance to design, but does not do a good job of optimizing performance to the occupied state.

PROVIDERS' Building Performance Challenges

- There will be more pressure to perform commissioning remotely. On the flip side, the new technology like optimization routines, learning routines, FDD software, etc require a greater human presence during turnover to fine-tune the systems under normal occupancy patterns and communicate the features to building occupants.
- Technology will drive a shift to persistence testing and increase post occupancy monitoring of performance..
- Our single most important factor for building performance is well specified, implemented and commissioned BAS control logic.
- More complicated controls for mechanical and lighting equipment will require greater levels of rigor during commissioning, require higher quality of Provider (and ultimately drive up cost).
- More control integration between systems and equipment. 3-D BIM in design, commissioning & operations.

WHAT OWNERS AND PROVIDERS SHOULD KNOW (cont.)

Conclusion: What Owners and Providers Must Do

Here are ten recommendations for Owners and Providers to plan and implement the project process and achieve building performance:

1. Solicit/select/win work based on relevant and specific qualifications
2. Engage Provider in time to work with design team
3. Make time to create the Owner's Project Requirements together
4. Be involved in the project – early and often
5. Define clear expectations for all participants in the project
6. Ensure project managers support the Cx process and milestones while managing construction
7. Document integrated project team commitments
8. Focus on building optimization/performance in resolving construction issues
9. Train operations staff well
10. Verify operation through ongoing or periodic monitoring (MBCx) and occupant inquiries

Commissioning Firms

TAKE NOTE!

The BCA invites you to show your commitment to best practices by becoming a Certified Commissioning Firm (CCF) today!

The **CCF Program** is off to a great start! In less than a year almost 20 firms already have the CCF credential, showing their commitment to excellence in the built environment. Help your firm win work with a firm-level certification featuring the trusted name of the BCA behind it. The CCF shows that you:

- Can prove your industry leadership
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- Provide the highest quality services to your clients

Eligibility

Firms applying for the CCF must:

- Have provided commissioning services for a minimum of 24 consecutive months
- Employ at least one **BCA Certified Commissioning Professional (CCP)**
- Provide three complete project and client references

For an Application and details, please visit [Certified Commissioning Firm - BCA](#).

"The CCF credential is valuable because most of us would like to see all of our engineers, at a minimum at the project manager level, certified. The CCF credential shows that the whole firm is engaged in best practices."

John Deal Founder and President of ACSL

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PECI/BCA Hands-On Training Hits the Mark

By Eliot Crowe, PECI

This month, PECI and the BCA are hosting their second Commissioning Authority lab. Students will gather in Sacramento, CA late in September to put into practice all they've learned from the 38-hour online training portion of the program.

We're excited to be introducing new hands-on exercises. The most recent lab session in February earned rave reviews from students and, as always, we listen to students' suggestions for ways to improve their experience. Not surprisingly, students enjoyed the hands-on exercises (such as functional performance testing, sensor calibration) more than the more cerebral activities (such as drawing and spec review). We've cut back on the written work a bit, and added new exercises such as an economizer performance analysis activity.

The NCBC 2014 Town Hall Survey results confirm the need for the comprehensive Commissioning Authority Training Program developed by PECI and BCA. Beyond training on the commissioning process, survey findings included:

- 60% said that new employees in the commissioning industry need training on building science and systems analysis.
- 60% said their firms have no formal internal training process.
- Almost 70% cited lack of time or budget for travel as a barrier to getting trained.

These results reaffirm the benefits of our Program which goes beyond the commissioning process, diving deep into building science and systems analysis. The Program allows students to earn credit for the online on-demand segment, thus limiting travel to attending an intensive hands-on lab segment.

While travel time and budget can be a barrier for students, the commissioning lab portion of the Program has proven very popular – there is no substitute for hands-on experience. Our lab is designed to offer the right information and experience for both relatively new entrants looking to gain experience quickly, and also experienced individuals joining the commissioning industry from another field. Getting a head start towards earning the BCA's Associate Commissioning Professional (ACP) credential or Certified Commissioning Professional (CCP) is an added motivator.

We've had high demand for this training from the Northeast, so next on the Program agenda is finding a suitable location in the New York area. We are pursuing leads, and expect to have a location ready to host our first Northeast lab in the spring of 2015. We're also looking to expand the lab offering to incorporate exercises on boilers and heating systems, which will be of special interest to commissioning authorities operating in the Northeast.

Striking the right balance for training content is tricky. The importance of flexibility and responsiveness was one of the big lessons learned from the first lab, and we're excited to bring our experience and new activities into the second lab. After all, the lab isn't about checking boxes and completing exercises; it's a week-long dialog between expert instructors and students who are intent on achieving highly effective performance in their commissioning field

We are pleased to announce that the Sacramento lab in September will feature lead instructor and commissioning professional Lia Webster, PE, and Ryan Stroupe who heads the Pacific Energy Center's own commissioning training. Ryan will lead an OPR development workshop.

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HAVE YOU HEARD?

BCA MEMBERSHIP DRIVE BEGINS OCTOBER 1ST

October is Membership month! This year it's more important than ever to recruit new members to the BCA. Why? Because we are a strong influential voice and the commissioning-only organization advocating for our profession as new codes, standards, certification requirements and accreditation proceedings are being developed at local, national and international regulatory discussion tables.

As BCA President McMullen said in his first quarter Checklist letter, "This year I hope to foster increasing communication within and beyond our Association that showcases the BCA's industry knowledge and experience, and deepens our connections with other organizations and peers in the building community."

This is happening on a scale even larger than expected, and to make sure commissioning providers end up with the profession we all respect – and expect – we want BCA members to participate in developing the coming generation of practice-related protocols and policies.



BCA Fall WEBINAR SERIES

Sign up now for the 2014 fall webinars of your choice here.

- **October 15** – *Achieving Healthy and Smart Buildings Using Monitoring Based Commissioning*
- **October 29** – *Commissioning the Integrated Building*
- **November 12** – *Intelligent BIM Data for Improved Commissioning*
- **December 3** – *Effective Building Enclosure Functional Performance Testing*

GET READY...

For BCA Elections in November.

November is election month for the BCA's Chapter Board Members and the International Board of Directors. Please stay in touch with your Chapter colleagues, and make sure to vote!



ST. LOUIS, MISSOURI MAY 18-20, 2015
GATEWAY TO THE FUTURE OF COMMISSIONING

Next year's conference is scheduled for May 18-20th in St. Louis, Missouri — Gateway to the West, home of Blues on the Mississippi, and ESPN Magazine's pick as the "Ultimate Sports City." Hosted by the BCA's Central Chapter, NCBC will be yet another illuminating and memorable event. The BCA will issue a Call for Abstracts for NCBC 2015 shortly. Acceptance is competitive, so please be prepared to submit your work before the deadline. Stay tuned for more upcoming announcements including the location for the ever popular Annual Dinner and Meeting!



WELCOME, NEW CERTIFICANTS!

The BCA congratulates the following individuals on achieving the Certified Commissioning Professional (CCP), Associate Commissioning Professional (ACP) and Certified Commissioning Firm (CCF) designation.



- **Baumann Consulting**, www.baumann-us.com, Washington, DC
- **Heery International**, www.heery.com, Atlanta, GA
- **Keithly Barber Associates (KBA)**, www.keithlybarber.com, Burien, WA
- **MMM Group Limited**, www.mmmgrouplimited.com, Ontario, Canada
- **System Works LLC**, www.systemworksllc.com, West Des Moines, IA
- **Working Buildings, LLC**, www.workingbuildings.com, Atlanta, GA



- **Ronald Todd Cole, CCP**, Sebesta, Inc., Charlotte, NC
- **Derek De Jesus, CxA, LEED AP**, KJWW Engineering Consultants, Chicago, IL
- **Joel Desroches, CxA, CPMP, 6 Interprovincial SIAST Licenses**
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- **Robert "Henry" Ford, AFE, CAPM**, Primary Integration Solutions, Palm Coast, FL
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- **Brian Barnes, LEED AP, Asbestos and Lead Inspector, Level 1 Infrared Thermographer**
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- **Joel Bell, ACP, PE, LEED AP ID+C**, GHT Limited, Arlington, VA
- **Jeremy Bromley**, Keithly Barber Associates, Burien, WA
- **Christopher Kennedy, E.I.T.**, Farah and Sons, Inc., Indianapolis, IN
- **Pamela Mendez, LEED AP ID+C**, WSP, New York, NY
- **Gary Pabst, Master Mechanical License, Master Gas License, Univ. Ref. Cert.**,
Smith Seckman Reid, Inc., Lisle, IL
- **Mathew Sadoff, E.I.T., 3rd A/E, NBC TAB Supervisor, OSHA 10, EPA Universal Technician**,
AKF Group LLP, Portchester, NY
- **Joseph Semeniuk, PE-M HI, FPE CA, PE-M CA, PE-M Guam, FPE Guam, LEED AP, CDT**,
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These individuals join the ranks of the most qualified commissioning providers in the industry. Way to Go! The CCP exam is online and available at more than 200 testing sites. To apply, review the Candidate Bulletin and download the application at www.bcxa.org/certification.

Not sure if you are qualified? Send us your questions at rdicandilo@bcxa.org or call the BCA Hotline at 877.666.2292.

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- Dennis E. Anderson, CCP
System Commissioning Consultants, Inc., Damascus, OR
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Btu Engineers, Los Angeles, CA
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Brinjac Engineering, MD, VA, CD, PA, NJ, DE, WV
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- Rebecca Ellis, P.E., LEED AP BD+C, CCP, CPMP, Cxa
Questions & Solutions Engineering, Inc., Chaska, MN
- Michael C. English, PE, CCP, LEED AP
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- Ron Mesaros, PE, CCP, CEM, Aramark, Philadelphia, PA
- Mark F. Miller, CCP, Strategic Building Solutions, LLC, Madison, CT
- Duane S. Pinnix, PE, CCP, RMF Engineering, Inc., Baltimore, MD
- Richard J. Polak, CEM, CCP, LEED AP, Wendel, Amherst, NY
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- Larry Ross, CCP, CPE, Erickson Living, Baltimore, MD
- Gary Short, CCP, Sys-tek, Blue Springs, MO
- Treasa Sweek, CCP, Sweek Consulting Engineers, Seattle, WA
- Piotr Sosniak, CCP, Wayne, NJ
- Bryan W. Welsh, CCP, Welsh Associates, Auburn, WA
- Evan Wyner, CCP, Strategic Building Solutions, LLC, Madison, CT

NOTEWORTHY

CHAPTER NEWS

■ Texas Chapter

The Texas Chapter BCA **Existing Building Commissioning Summit** takes place **September 19, 2014**.

■ SERBCA Fall - Webinar:

BAS Control Strategies for Achieving Energy Savings in Buildings Thursday, October 9, 2014 - 12:30-1:00pm (EDT).

■ NE Chapter

The Northeast Chapter **Annual Commissioning Summit** will be on **October 14, 2014**. Check in with the Chapter for more details on this event, or [visit online](#).

■ Central Chapter

The BCA Central Chapter **Monthly Meeting** via Webinar takes place on the third Tuesday of every month. Check the events calendar for monthly agendas and tech topics to be covered.

- **WHERE:** Go-To-Meeting Conference Call
- **WHEN:** October 21, 2014
- **TIME:** 11:30am (Central)
- **PRICE:** FREE!

■ Western Canadian Chapter

National Conference on Building and Facility Operations

- **WHERE:** Fairmont Hotel Vancouver
900 West Georgia Street
Vancouver, BC
- **WHEN:** October 14-15, 2014
- **PRICE:** \$100.00 BCA Members
\$125.00 Non-BCA Members



SPOTLIGHT:

EVAN WYNER, CCP: BCCB 10-YEAR ANNIVERSARY

Evan Wyner was among the initial members of the BCA Northeast Chapter and the first group to become Certified Commissioning Professionals. Hired by Facilities Resource Management (FRM) after graduating with a mechanical engineering degree from the University of Massachusetts–Amherst, he was quickly indoctrinated into the closely connected worlds of energy management and building operations. Due to FRM's hands-on approach to energy management and operations, Evan's team was often tasked with testing new buildings prior to occupancy and, as the commissioning industry developed on the East Coast, commissioning new buildings.

Shortly after joining Strategic Building Solutions (SBS) in 1999, Evan was tasked with leading and developing their commissioning team. He participated in an early commissioning course led by Chuck Dorgan at New York University, and when the first official CCP certification exam was held, he was among the early adopters and earned his CCP. As the BCA developed its best practices, he participated on the New Building and Existing Building Best Practices committees, and the CCP test review committee.

A strong supporter of the CCP, Evan feels it brought credibility to the commissioning industry because it was the only certification focused on the process. Following the premise that commissioning is a management process that requires technical expertise, field experience, and operational know-how, he continues, the CCP was focused on making sure that everyone was following the same steps, applying the same process, and providing a consistent product. As the marketplace now begins to focus on commissioning providers with specific expertise, the CCP retains its relevance as the hallmark of overall process excellence.

Evan is a commissioning provider at Strategic Building Solutions, serving as their Director in the New York City office and the Healthcare group. Major initiatives there include multiple projects with New York-Presbyterian Hospital and many projects with clients in the financial services, retail, and residential marketplaces. After New York City enacted Local Laws requiring benchmarking and retro-commissioning of the entire existing building stock, Evan developed and taught 3-day interactive retro-commissioning classes for Owners, facility managers, operating engineers, and commissioning providers along with BCA past-presidents Michael English and Mark Miller, Saverio Grosso, and other BCA members.

The most significant challenges for commissioning providers right now, according to Evan, are both technical and business related.

- On the technical side, the resurgence of super-efficient buildings challenges providers with new systems, higher levels of system integration, and increasing impact from building enclosure performance.
- From the business perspective, services are increasingly being commoditized, with the some Owners requiring unit-pricing to commission various pieces of equipment. This not only drives down pricing, but it also devalues the service as commissioning providers are pushed to limit their focus to specific items.



Evan suggests that the way to meet both of these challenges is through education: increased technical education for our providers and increased commissioning education to building Owners and managers. While annual events like the NCBC provide opportunities to those that can travel, there is a need for more regional opportunities, consistent representation of the best practices by providers to Owners, and better integration into the building operations industry. Evan does his part by consistently representing the NBCx and EBCx Best Practices as the standard of practice with his clients and encourages others to do the same.

For newcomers entering the field, Evan recommends that they have a good understanding of building operations with some hands-on experience. He looks for people that enjoy building and tinkering because they have an understanding of what effort is required to maintain a piece of equipment, what amount of access it really takes to turn a wrench above a ceiling, what can be done blindly without looking, and what requires being able to get access with both eyes and hands. A strong technical background is also very important to allow providers to be able to understand all systems and discuss them in an intelligent manner. With today's easy access to manuals and on-line data, there is no reason for providers to be unfamiliar with a system or piece of equipment.

The father of four children – 3 boys with one entering college, and 1 girl – Evan is a busy man. He is as committed to family and community life as he is to his work. He is a lifelong Boy Scout who has served as a Scoutmaster and achieved the highest level as an Eagle Scout. He is very involved with his children's lives, is a Past-President of his temple, and is President of the Board of Ezra Academy, a private Jewish day school. He likes "tinkering" and is always fixing or repairing something at his house or friends' houses.

Evan's greatest aspiration?

"Not to work quite so much ..."

Well, good luck with that, Evan. I could be wrong, but it doesn't sound like you're wired that way just at the moment.



ABOUT BCA

The Building Commissioning Association is dedicated to professional development and industry advocacy for best practices in learning, doing, teaching and maintaining the highest standards for the building commissioning process to achieve persistent, efficient building performance. Learn more at www.bcx.org.



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