The Future of Commissioning: Introduction to An Interactive Afternoon of Developing Solutions

Panel Discussion:

Craig Hawkins, CxA, McKinstry
Ryan Lean, PE, LEED-AP, CCP, EBCP, CEA, Jaros, Baum & Bolles
Jesse Sycuro, PE, CEM, LEED-AP, McKinstry
What are some of the biggest challenges facing the future of commissioning?
and who is to provide the solutions and set the course for our industry?
Today… the next step to the future of Commissioning
Avoiding the Commodity Trap

What is needed to keep commissioning a professional service in response to regulatory, code, and other influences?

Virtual Cx vs. Boots on the Ground

How do we navigate the challenges and leverage the value of technology for commissioning?

Building the Cx Team

Who’s on your commissioning team and how do we ensure they are trained to do the job?
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“WHEN YOU ACT LIKE A COMMODITY, YOU’LL BE TREATED LIKE ONE”

Kevin Roberts, CEO of Saatchi & Saatchi
Avoiding the Commodity Trap

Commissioning In Codes
- Regulatory Requirements
- AHJ Qualifies CxA
- Cx Experience and Knowledge Base of AHJ
- Early Cx Timeline Issues
- Deliverable Impacts
Avoiding the Commodity Trap

Commissioning Certification
- Demonstration of Knowledge
- Not an Embellishment
- Professional Development Tool
- Value Added for Owner and Team
- Commitment to Excellence for Industry

NCBC 2015
Avoiding the Commodity Trap

Qualifications Based Selection
- Equipment/Systems Specific Experience
- Value versus Price
- Personality Compatibility

There will always be someone who says that they can do it cheaper...
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Early DDC - Honeywell Series 16 System 1969

Significant economic advantages through system integrity, ease of implementation, and modularity.

- Simplified Data Entry – reduces time to implement software
- System Support – advanced real-time operating system
- Control Analysis and Error Checks
- Operator Interface – complete overview… insuring high reliability
Virtual Cx vs. Boots on the Ground
Virtual Cx vs. Boots on the Ground
Virtual Cx vs. Boots on the Ground

Sustainability targets
Occupant comfort

"Retro-commissioning and persistence commissioning: two approaches to the same problem.”

EnergySMART 2012

Reduced budgets
Energy efficiency
Building reliability

NCBC 2015
Virtual Cx vs. Boots on the Ground

“Monitoring based commissioning technology has replaced the need for boots on the ground.”

MBCx Company President
- RealComm 2014

“Building analytics is replacing the need for commissioning.”

Property Management Firm Senior Staff
- Energy Managers Summit 2015

“Building and energy analytics… can result in a finite understanding of how under-commissioned the building is and how much money is being wasted.”

- IBCon Conference Agenda 2015
Virtual Cx vs. Boots on the Ground

Any Cx Provider that can be replaced by software should be.

-- NCBC, 2015
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Owners are more sophisticated purchasing Commissioning services

- Commissioning Teams Must Be
  - Qualified and Diverse
  - Specific to Project
  - Budget Friendly

Building the Cx Team
Building the Cx Team

Buildings are complicated
• Whole Building Commissioning
• One person can’t do it all
• Mixed staff of qualified personnel
Why can’t I find a CxA who has everything I’m looking for?

What training do I expect a CxA to have before I hire him or her?

What training can I offer to ensure future development of the next generation?
Building the Cx Team

Potential Team Members

New Graduates
Experienced CxAs
Experienced Technicians
Building Specialists
Experienced Contractors
Specialty Contractors
Operating Engineers

What Matters

Technical Experience
Communication
Client Interface
Salary Requirements
Project Management
Building the Cx Team
Building the Cx Team

Educate

Reward

Empower

Training
Building the Cx Team

Experienced CxA

New Graduate
Building the Cx Team

Experienced Technician

Experienced Specialist
Building the Cx Team
Avoiding the Commodity Trap

What is needed to keep commissioning a professional service in response to regulatory, code, and other influences?

Virtual Cx vs. Boots on the Ground

How do we navigate the value and challenges of technology in commissioning?

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Avoiding the Commodity Trap
Craig Hawkins
Salon C

Virtual Cx vs. Boots on the Ground
Jesse Sycuro
Salon B

Building the Cx Team
Ryan Lean
Salon D

Charrette 1  1:30 – 2:30PM
Charrette 2  2:45 – 3:30PM