

The Checklist

A Quarterly Journal of the Building Commissioning Association



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BC&ATM Building Commissioning Association

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LETTER FROM THE PRESIDENT



Bill McMullen
BCA President 2014

Dear Members,

According to Merriam-Webster, community is “a unified body of individuals, as a body of persons of common and especially professional interests scattered through a larger society.” BCA members may be dispersed across the Americas, but we are linked as a community in our professional philosophy and personal investments in quality in building performance.

This year we are challenged to take big steps together in expanding our advocacy of the commissioning profession and building communication among peers in and outside the BCA. A primary goal for this year, and always, is to drive the practice in all areas of whole building commissioning, existing and new. Where and when does this take place? It happens at the ground level, within our chapters and regions where we are most deeply involved. It happens when we talk to each other and share the knowledge that makes the BCA a truly “unified body of individuals.”

The doors of advocacy have opened wider for commissioning in the past few months, with Liz Fischer, Mark Miller, myself and other BCA members engaging with the building community through the DOE-funded, NIBS-guided Commercial Workforce Credentialing Council (CWCC) discussions. Now it’s time for all of us in the BCA community to start participating as well. The door is open for conversations about credentials; BCCB-Certified Commissioning Professionals (CCPs) and certification requirements; training needs and programs; and action to advocate for quality building commissioning – locally in chapter meetings and with our associates.

Last year we learned of the approaching federal proviso for ISO/ANSI-approved certifications. Now is the realization of the design of the CCP. We are at a point in history when it’s time to realize the value of the structure of the CCP via the BCCB and it’s up to all of us to follow through. However we personally feel about certifications for commissioning, now is the time to act to ensure that providers and other stakeholders have a certification that matches our commitment to high performance and consistency.

The fact that the government has entered the game, and is influencing our industry through funding and compliance at large agencies, means that we must meet the short term challenges this year – or we may have to settle for a certification level none of us agree with. This year, we need to work harder as a community to facilitate and financially support the BCCB in achieving ISO/ANSI certification approval.

We need to face the fact that fundraising is an important part of supporting the association to make things happen in our areas of focus – best practices, professional development, advocacy and certification. Fundraising happens best through the people you know, the investments you believe in, and issues your audience cares about. I urge you to let me know what you need in order to develop a meaningful local campaign in your chapter or region.

There may be only 5,000 or so commissioning providers in the Americas – this profession is still small but it’s an important segment of the most important ongoing growth industry in the world. One way to ensure the building industry increases its reliance on the value of commissioning is to build liaisons and grow partnerships. We should all, as the BCA community, be actively contributing to the knowledge of other institutions and organizations focused on design, construction and performance, supporting policies for consistency, and helping to advance building science.

So, it’s time for NCBC, to be held May 19-21 at the Connecticut Conference Center and Science Museum. Speaking of building science, that’s the theme of this year’s event. NCBC and the museum will take it to a new level, with fun and serious activities... and if last year’s Annual Dinner is any indication, building “stories” may be raised to new heights! I hope to see you there!

Sincerely,


Bill McMullen
President

Are You an Advocate for Commissioning?

By Liz Fischer, BCA Executive Director

Have you ever told people (outside of your workplace) that you do commissioning, and they look at you and tilt their head as if they're asking, "What language are you speaking?" I often find it's easier to say I work for an association of smart people trying to make buildings work better, and more energy efficiently. They seem to understand that.

One of my roles is to advocate on behalf of BCA members and the commissioning profession. The BCA took steps last year in becoming a strong advocate for members: first, by taking a role on the national Commercial Workforce Credentialing Council (CWCC) advisory board and on its task force; plus, through the National Institute of Building Sciences our past President Mark Miller, current President Bill McMullen, and I all serve on the Commissioning Leadership Council. This group's purpose is "to advance the performance of buildings through the use of whole building and building system commissioning through education and training, public outreach, publications, and knowledge sharing."

Through liaison organizations, BCA members worked on the International Accreditation Service (IAS) AC476 committee to help shape their accreditation for commissioning certifications. We had two liaisons at ASTM to help with the Building Enclosure Commissioning Certification Committee to ensure that these programs don't stray from the Essential Attributes and Best Practices of the BCA. We also had liaisons to ASHRAE on the Building Performance Alliance group and American Institute of Architects.

Where do you fit? Advocacy always starts at the grassroots level. Your job as a member is to advocate for your profession and the commissioning process to ensure the quality of your buildings. As President McMullen said

in his opening letter, our chapters and regions are where we can most often meet in small groups and address local issues. The BCA's ten Chapters in North America and two provisional chapters in South America are implementing webinars, local meetings and training opportunities for members and non-members. This is your opportunity to learn from some of the brightest in the industry and to help mentor new professionals.

Commissioning is one of the fastest growing fields in the built environment. We need members to help ensure the BCA Best Practices and Essential Attributes are included in new trainings, codes, standards and guidelines. As new policies come online it will be important for members to stay on top of the changes and help to educate others in the building community. Advocacy also means helping clients and building owners understand the value of commissioning, the deliverables from a commissioning project – and also what commissioning is not.

Looking to the future of the BCA and the commissioning profession, there will be significant opportunities for the Association to take an active role locally, nationally, and even internationally as we continue maximizing the value of building commissioning. So, the next time someone asks you about commissioning or the BCA, what will you say? Do you have an elevator speech they will understand?

Are you ready to advocate for your profession? To paraphrase the legendary Arthur Ashe, "From what we get we can make a living; what we give makes a life."

Join the many BCA members who advocate for commissioning daily. Just say yes.

Cx Through the Architect Lens

By Diana Bjornskov

I heard someone describe a fundamental difference between the roles of architects and commissioning providers like this: “commissioning providers would make terrible architects: pass/fail is not a creative design perspective.”

On the other hand, pass/fail is a measure of design quality and performance.

In fact, architects and commissioning providers agree a lot these days as they progress from earlier, somewhat confrontational positions to a meeting of the minds. Theoretically, everyone agrees that there’s a benefit to having Cx providers engaged early in the design process. Everyone agrees that Cx providers should act as third parties in representing the Owner – not only to protect the Owner, but also to keep the boundaries between design, construction and performance liability clearly documented. Also, now that building and energy performance requirements are increasingly legislated, rather than “encouraged,” architects and Cx providers agree that everyone needs to understand the intended function and deliverables, and that multi-skilled teams are especially necessary to deliver high-performance buildings.

In Their Own Words...

I talked with architects about their perspective on the role of Cx in projects, and the value that each profession brings to the other. Their overall positive attitude was refreshing. Here are some observations about Cx from architects, looking through their own lens:

Michael Chelednik, AIA
Senior Airport Terminal Architect
URS Corporation

"Architects coordinate many different consultants, and they do it well. It isn't a one-man show, all the specialties must be coordinated."

THIRD PARTY: STILL A DEBATE

Architects’ definition: If you have liability for design or construction, you are not a third party.

- About half of the Owners that we work for say the Cx provider should be a third party, and about half disagree because they don’t perceive a conflict of interest. “Some owners want a single point of communication and want designers to be accountable for documenting success,” says HDR’s Lloyd Ramsey, Vice President and Program Director for Intelligent Facility Solutions. “The Veterans Administration says you can’t do Cx if you design it, but the Army Corps of Engineers are the reverse. Both are federal agencies, but they serve different market segments and have different viewpoints.”
- HDR regularly integrates Cx into its own projects early in design, and about one-third of their Cx work is external, marketed as a separate third party service unrelated to internal architecture, engineering and construction teams.

COMMISSIONING “AUTHORITY” OR “PARTNER”?

- Architects and Cx providers should be reporting directly to the owner, but separately. Often they are engaged by the same owner but on two separate contracts.
- Owners, designers, Cx providers and contractors all need to understand deliverables – Cx providers are on the team to demonstrate in writing how everyone can succeed and understand what success looks like. Everyone on the project team should be in the same boat and pulling toward the same destination.
- It’s important to ensure that the Basis of Design, Owners Project Requirements and Construction Documents (BOD/OPR/CDs) all line up before construction starts. If not, there could be a good reason, and the team needs to get in lock step. That’s a commissioning job.
- Validation of design through functional checks demonstrates that model and drawings were done through construction, and function as intended.
- Cx providers are not design police. Their primary responsibility to the owner and the design team is to demonstrate success in the project.



Cx Through the Architect Lens (cont.)

POST-OCCUPANCY Cx

- HDR Architects advocate sharing lessons learned in high performance, as broadly as possible. They follow up a year later, closing the loop on specially developed tools, collecting data and documenting project success. They go back to correct seasonal deficiencies that can only be tested during seasonal operation.
- Collecting real data allows Owners to derive the real benefit of uploading information into the project management or asset management system; that's how they get the full benefit of the Cx process.

ARCHITECTS BRING VALUE TO Cx PROVIDERS

- On a large project, architects bring the strength to pull everything together.
- Architects have to know enough about everything, including paperwork, while working directly with owner from Day One and hiring the rest of the team. Architects develop the program.
- By making sure the whole team, including Cx providers, understands the program, it's a baby step to help develop the OPR.

**Steven J. Riojas, AIA, LEED AP - Senior Vice President
Director, Science + Technology Program
HDR Architecture, Inc.**

"Engaging a commissioning provider early is as important as having a construction manager on the project as soon as possible, as part of an integrated team. Everyone needs to understand systems, controls, and how a building will be operated."

Cx PROVIDERS BRING VALUE TO ARCHITECTS

- Commissioning can make the design better – not just how it looks, but how it functions. For example, it's possible, according to one architect, that commissioning review (BECx or others) could have spotted the now-infamous 5-Star, LEED® Gold Vdara Hotel & Spa "death ray" design in Las Vegas, Nevada, where guests suffered third degree burns due to the concave shape and solar orientation of the building (the problem has been mitigated).
- Commissioning helps architects be better architects, and provides the opportunity to calibrate Owners' intentions and performance requirements through the OPR.
- Commissioning validates success and provides important feedback on design and constructability, new materials and calculations. It's very objective: there are certain requirements, a process, and documentation that delivery occurs as it should – showing that the design results in success as intended.
- Commissioning makes the building evolve better and be more sustainable; when Owners work with a successful team, they will work with that team again.

Cx Through the Architect Lens (cont.)

Lloyd Ramsey, CET, CEM, CEA, LEED AP BD+C
Vice President
Program Director, Intelligent Facility Solutions
HDR Architecture, Inc.

"Successful building commissioning is truly a team effort; it requires active participation of every member on the project team, from the owner and consultants all the way through to the contractors... without this effort, it is almost impossible to deliver high performance buildings that impact our environment in a positive manner... I expect to see even more focus on the commissioning process in the future, and I hope this leads to even better buildings."

What does the AIA have to say?

The American Institute of Architects is the largest association representing architects worldwide. In the past few years they have begun to take special note of commissioning as a resource for design and overall project success. Its Committee on the Environment (COTE) is clearly focused on high performance in buildings. AIA recently published a report reviewing how architecture affects project outcome well beyond design, featuring commissioning as a significant driver for success. The report, **"Realizing Next-Generation Green,"** features several case studies, each including a section on commissioning and the effect of a collaborative team on post-occupancy operation. Here are three excerpts from that report:

NREL Research Support Facility **Commissioning and Collaborative Operations.**

"The team learned the importance of planning for systems not to work and budgeting for it. This is particularly important in net zero energy projects. It is essential to budget for commissioning beyond the current industry standard and to budget for continuous metering. Metering data and energy models can be used to fine-tune operations targets. Any additional commissioning requirements should be clearly defined in the RFP. If building systems are not performing as intended, then the financial benefits of any initial investments are reduced."

Lewis Integrative Science Building, **University of Oregon** **Commissioning and Aftercare.**

"The team found it essential to provide sufficient funding for thorough commissioning and aftercare, particularly in highly technical buildings. As is true of many projects, there were several problems in the programming of the building management system [BMS], requiring a collaborative de-bugging effort between the engineers and the BMS programmer... Skipping commissioning and aftercare, the owner noted, renders useless all of the upfront investment in energy efficiency."

Edith Green – Wendell Wyatt Federal Building **Commissioning and Integrated Approach.**

"The benefits of the integrated approach on process performance were clear, as the team was able to achieve its scheduling and sustainability goals through successful implementation of a more efficient delivery strategy. Additionally, the team was able to generate enough unspent contingency funds to provide post-construction, contractor-led training sessions with facilities managers. As well as easing the transition from contractor to facilities manager, this training phase supplemented commissioning work, revealing additional operations problems, which could then be quickly resolved before the building was fully occupied."



Cx Through the Architect Lens (cont.)

The truth is, the roles of architects and Cx providers are fundamentally different, and to perform their primary functions each needs a direct report to the owner. Architects bring an understanding of the design process and deliverables related to project success. Commissioning providers bring an understanding of the testing process and deliverables to make sure that the deliverables perform as intended.

It's in both their interests to do well as a team – especially since, as architect Emilio Ambasz once said, "When an architect is asked what his best building is, he usually answers, 'The next one.'"

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NOTEWORTHY CHAPTER NEWS

Eastern Canada Chapter

Join us for the BCA Member breakfast meeting from 7:30am to 9am on **Friday May 30th** at the Holiday Inn, 2565 Argentia Road, Mississauga, Ontario. Cost is \$25, seating first-come, first-served. Topic: Critical Industry Update.

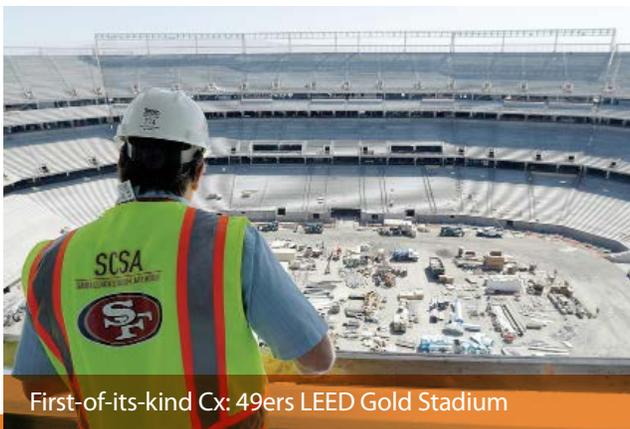
California Chapter

Getting ready for game day:

Lessons Learned: Commissioning the first LEED Gold NFL stadium. Many parts and pieces must come together for “Game Day” to function appropriately, not the least of which are the MEP systems. The California Chapter Members Meeting webinar will focus on a variety of challenges turned into opportunities through the experience of commissioning the first LEED Gold NFL stadium. Insight about measurement and verification, ownership engagement, effective coordination, influence on the building automation system (BAS), and the infamous “super flush” will demonstrate how this world-class facility will act as an asset for the 49ers organization and the City of Santa Clara for the next 50 years.

California Chapter BCA Members meeting registration available soon for this webinar on **June 11, 2014** at 12:00 Noon PDT.

www.bcxachapters.org/california/events.html.



First-of-its-kind Cx: 49ers LEED Gold Stadium

National Capital Chapter

Friday, April 25th marked the date for the National Capital Chapter’s world renowned NCCBCA Design Phase Cx event at the Architectural Testing corporate campus in York, Pennsylvania. Look for our summary in the next Checklist!



(Left to Right) John Villani, President Central Chapter; A.J. Speicher, Board Member National Capital Chapter, National Capital Board; Tracey Jumper, President National Capital Chapter; John Runkle, Board Member National Capital Chapter



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Central USA Chapter

What's new with the Central Chapter? Well it's not exactly new, we are now in our second year of including a Cx "Tech Talk" as part of our monthly webinars. If this is new to you and you have never participated, these are monthly meetings on the 3rd Tuesday, at 11:30 CST. The webinar lasts one hour and has 30 to 45 minutes dedicated to the "Tech Talk" of the month.

What, you might ask, is a "Tech Talk"? It's a PowerPoint presentation covering a specific task, device or piece of equipment that we commonly find in commissioning projects. The "Tech Talk" explains the equipment/device, what to look for in the design phase, construction phase and how to test it during functional performance testing. These are small, hands-on presentations with lots of pictures to explain "How To" commission the equipment. We now include videos of actual field testing on pieces of equipment where possible. We have covered subjects like freezestats, static pressure safety devices, VAV boxes, etc., and actual case studies of real project Cx including hospital operating rooms, Existing Building Cx (EBCx or Retro-Cx), chiller plant Cx, and more.

These meetings are aimed around lunch time (Central Chapter time) and are short, informal and informative. We encourage participants to use the webinar question box to ask about issues, and we open the participant's microphone to discuss with the presenter if possible.

We will be taking May off to attend NCBC, but will be back on June 17th with a "Tech Talk" on Building Envelope Cx (BECx) by one of our chapter members.

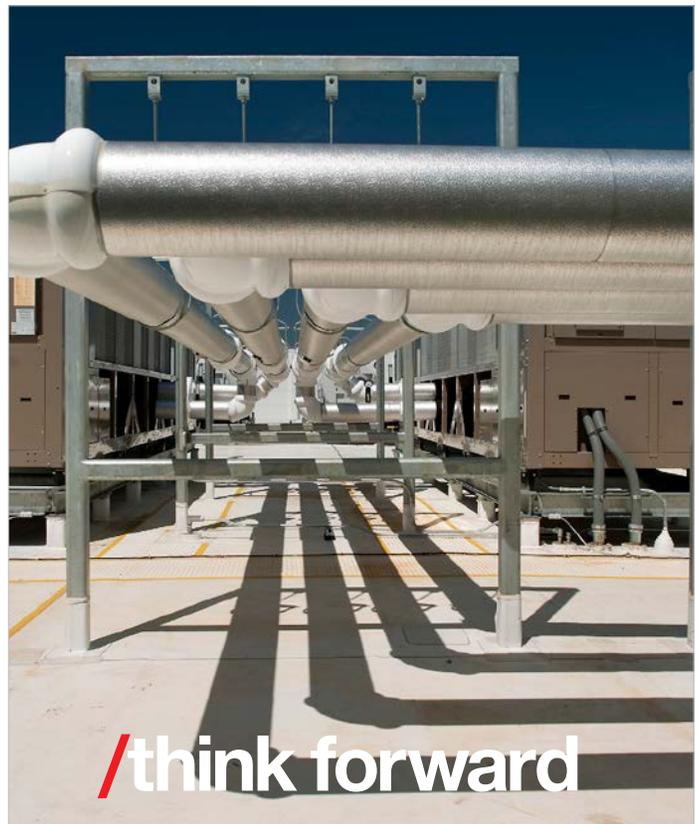
So, what is new? Jeff Conner is coordinating and reaching out to our South American provisional chapters to get them dialed into these webinars to start participating and enjoying the lessons learned and sharing with the BCA!

If you are interested in attending, please contact John Villani at jvillani@grummanbutkus.com or Dave Guberud at dguberud@ringdu.com for login information.

In the meantime, feel free to check out these recent **Tech Talks**:

- <http://youtu.be/ON2M8ypQ1SQ>
- <http://youtu.be/W0jEkzulMF0>

Happy Commissioning - from the Central Chapter!



As of January 1, 2014, PageSouthernlandPage 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.

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NEW CCF CREDENTIAL TAKES OFF!

By Rosemary DiCandilo, CSBA, LEED AP



As you may remember, to better serve members and the industry, the Building Commissioning Certification Board (BCCB) recently released the new Certified Commissioning Firm (CCF) credential.

We have seen rapid uptake of this program with the increased impetus in the building commissioning industry for firms, as well as practitioners, to hold a credential. In a short time, we already have 15 Certified Commissioning Firms and one organization completing their application.

This new certification demonstrates your organization meets the highest quality standards for professional commissioning. Organizations that hold the CCF designation stand out among competitors and can experience the following benefits:

- **Verification of expertise by an independent third party to prove demonstrated skills**
- **Enhanced professional credibility**
- **Greater project opportunities**

Consider how a CCF certification could help propel your business to greater success. Visit the CCF page for details at www.bcxa.org/certification. Questions regarding all BCA certifications (ACP, CCP and CCF) should be directed to Rosemary DiCandilo at rdicandilo@bcxa.org.

“The BCA and its members are made up of forward-thinking people that are dedicated to the promulgation of best commissioning practices. Our firm, ACSI, uses the BCA’s publications to train our engineers and our clients regularly. ACSI first joined the BCA in 1999.

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 ACSI, founded in 1980



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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.



- **C.E.S. Engineering, Ltd.**, www.cesgroup.ca, Burnaby, BC, Canada
- **Heery International**, www.heery.com, Atlanta, GA
- **Page Southerland Page, Inc.** <http://pagethink.com>, Houston, Texas
- **System Works LLC**, www.systemworksllc.com, West Des Moines, IA
- **Working Buildings, LLC**, www.workingbuildings.com, Atlanta, GA



- **Joel Bell, PE, LEED AP ID+C, Plans Examiner**, GHT Limited, Arlington, VA
- **Bob Danielson, LEED AP, CxA**, Morrissey Engineering, Omaha, NE
- **Michael Dooley, PE, LEED AP, OSHA 10, CEM**, AKF Engineering, Wilton, CT
- **Shane H. Nault, PE, CEM, CxA, LEED AP BD+C**, Building EnergetiCx, Charlotte, NC
- **Monier Madison Ouabira, CEM, DIPM, MPM, DCA, CxA**, Cannon Design, Boston, MA
- **Cameron C. Welbig, PE, LEED AP**, Burns & McDonnell, St. Louis Park, MN



- **Rick DeMarinis, PE**, CTA, Inc., Helena, MT
- **Justin Harder, PE, CPMP**, Facilities Management Solutions, San Diego, CA
- **Ben Johnson, LEED AP BD+C**, Edmondson Engineers PA, Durham, NC
- **Titus Monroe Prater, PE**, Core States Group, Rogers, AR
- **Ryan Stephen Sutkowski**, Greenman-Pedersen, Inc., Scranton, PA

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.





TREASA SWECK, PE, CCP BCCB 10-YEAR ANNIVERSARY

Unlike many providers, Treasa Sweck started her commissioning career directly out of college. She was hired by a consulting firm in Orange County, California right around the time that the first LEED® Guideline – remember 2.0? – was published. She started out doing energy audits but within a year was commissioning for LEED, a major part of her energy efficiency work. Over the next three years more than half of her work involved commissioning Class A office buildings in the Los Angeles area.

In 2004 Treasa earned her P.E. license and joined the fledgling BCA. Having already achieved the required level of experience, she applied for and passed the BCCB's Certified Commissioning Professional exam as soon as it was available.

"It was great to have the certification available and be recognized as someone who had both the experience and the ability to pass that rigorous test," says Treasa. "Some certifications are so easy to get, you just pay and they arrive in the mail."

Treasa found that having the CCP helped when she and her husband decided to move to Seattle. Having the BCA as an organization helped her get to know other commissioning providers, and certification helped to make the transition – not only from one location to another, but also transitioning into highrise residential in addition to her commercial work.

"In my mix of projects I usually work for owners who build one or two buildings; they don't always have the experience to understand commissioning. For example, if I'm not engaged early enough, it's hard to have a meaningful conversation about 'enhanced commissioning' because the opportunity for that may have passed. That can be a frustrating conversation." She does have clients who call early in design and ask her to participate in predesign meetings.

Although most of Treasa's work is in new construction at this point, she says she's interested in shifting her focus to commissioning existing buildings where she'll be able to engage with clients and problem solving that is not tied to a construction schedule.

In addition to managing her own firm, Treasa has worked with Washington State on transitioning the commissioning portion of the energy code to IECC and sorting out what the language really requires in terms of the spirit vs. the letter of the law. "There are a lot of grey areas, but it's worthwhile in terms of understanding how the public process works."

Treasa talked about commissioning certification. "I've thought about other certifications, but I don't see any reason for it. BCA has a good process and gives my resume the strength it needs. So far it doesn't seem necessary to do anything else. My clients, especially in the Northwest, request CCP certification, and some large clients require it. Beyond that you get extra points in proposals if you have a CCP. I'd say about half of my clients ask for it – those outside the Northwest are less advanced, but California and Washington really understand this stuff."

Treasa went on to talk about encouraging a more cohesive approach to a single commissioning process that all the organizations could agree to accept. "Some years ago, after the CCP was developed, there were people trying to unify the commissioning industry, getting organizations and practitioners to get along. It seems like that effort didn't really pan out, and it's disheartening that we have so many certifications; I'm sure they're not all necessary. It's confusing, there are too many cooks in the kitchen. It seems like that work is still needed..."

Treasa is well-connected to her clients, her work and the political and legislative environment that surrounds it these days, but she and her husband also recently started a family. "Two young children, a 3 and a 1 year old, take a lot of time ... I spend most of my free time either playing with or talking about children. But I also can't get away from work – it's my sanity!"

HAVE YOU HEARD?



ED FAIRCLOTH RETIRES FROM BCA BOARD

Ed Faircloth has a hard time retiring. He retired from work in 2012, and then went back to managing major projects in 2013. But he says he can't do everything all the time (really, Ed? Why not?) After long and deep consideration, Ed submitted his letter of resignation from the International Board in early April, effective immediately. So, the BCA must pause, take a breath and unwillingly accept his resignation. We pay heartfelt tribute to his years of service as the first President of the Southwest Chapter, International Board Member 2006-2014, International Board President 2008-2010, and serving on the Administration Committee, Marketing and Outreach Committee and the Membership Services Committee.

Ed became BCA member #374 when he joined, after attending the 2003 NCBC conference. He will continue as a local member and has agreed to remain active on the Board of Directors for the new BCA Scholarship Foundation, so his influence on the future of commissioning will continue for some time to come.

Thanks, Ed.

See Ed's profile in The Checklist,
<http://www.bcxa.org/wp-content/pdf/Checklist-Q3-2012.pdf>.

NCBC

Wednesday "UN-Conventional" Events LUNCH SPECIAL!

Join us for lunch at NCBC (Wednesday) to learn more about the challenges and opportunities that face our industry. Our moderators will provide a summary of the anonymous survey conducted through a BCA Newsflash link just weeks before the conference. We will expand on the results with thoughts from a panel of industry

- **BCA President Bill McMullen** recently joined Dewberry, the premier architecture, engineering and consulting firm, as Business Unit Manager, Dewberry Energy Solutions in Raleigh, North Carolina.
- **National Capital Chapter BCA President Tracey Jumper** recently joined SmartWatt Energy, a unique energy efficiency firm which specializes in providing turnkey solutions for utility, commercial and industrial clients, as Project Director - Integrated Solutions Group/Mid-Atlantic Region, at the regional office in Scranton, Pennsylvania.

professionals. These findings will help us better understand and explore opportunities to guide our future related to:

1. **Discovering new trends in commissioning (Cx) market and practice, and their effects on the role of Cx providers.**
2. **Uncovering knowledge and training that should take center stage to improve building performance.**
3. **Developing the pathway for Cx provider engagement and leadership.**

Survey topics included a variety of questions, digging into drivers for change, project teams and processes, owner engagement, tools and technology, education and training, certification, high performance buildings, and "the economy." Thanks to respondents, many opinions, experiences and preferences have been gathered and analyzed to guide an up-to-the minute Town Hall session with a panel of owners, providers and commissioning advocates ready to answer your questions and contribute to your discussion of issues that matter to Cx providers and the building community right now.

NCBC 2014 | Town Hall Session

Every few years NCBC looks to attendees to help us understand the trends and issues that impact commissioning professionals and practices. As a follow-up to the Luncheon Special, this year we ask you to help define what matters most to our industry and discuss what's on the strategic road ahead. This lively, facilitated Town Hall Session will help us build a vision and clear a pathway for the future of commissioning based on the many challenges that owners, architects, engineers, and building performance stakeholders are facing on technical, energy, and policymaking fronts. We ask that you and your colleagues take center stage in voicing your opinions and using your experience to build a better professional environment for commissioning and the building community.

The Town Hall is always a rousing, all-hands event with vigorous discussion and bold outcomes for the industry. **Don't miss this closing session!**

MEMBER SPOTLIGHT: Gerard (Gerry) Hazel

GERRY HAZEL is a new and already-active member of the BCA. He got involved with building commissioning because, over thirty years working with contractors as a service-oriented plumbing and HVAC supplier for the construction industry, he had "seen it all" in terms of quality of construction across a wide range of projects, capabilities and installation issues.

"In my position," he says, "I often saw a disconnect between what was designed and what was installed. Owners weren't always getting what they thought they were getting. I read about commissioning and I thought, this would bridge the gap. In the supply business you do what you can to encourage best practices, but you are more of a spectator. I got directly involved in 2006 when I sold my business."

Gerry got more than just "involved." He is a LEED AP – BD&C & O&M, an ASHRAE HBDP (High-performance Building Design Professional) and an ASHRAE CPMP (Commissioning Process Management Professional). He has worked on about 35 LEED projects including LEED for Existing Buildings, New Construction, Core and Shell and Commercial Interiors.

Gerry joined M&E Engineers three years ago as a Sustainable Building Consultant in Somerville, New Jersey, where he works with M&E clients on schools, college campuses and major statewide projects, among others. M&E provides services in support of design, construction and operation, including LEED process management and consulting, commissioning, retrocommissioning, energy modeling and sustainable building operations programs. Gerry's favorite kind of project is any one that's technically challenging with a team that's in synch and on board with the commissioning process.

Along with Gerry's individual membership in the Northeast Chapter, M&E is a corporate member of the BCA. "As part of developing the commissioning

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MEMBER SPOTLIGHT
Gerard Hazel (cont.)

services aspect of our business, it's important to be aligned with an association that supports what we do. It's important to put that BCA Member Company logo on proposals, and it demonstrates our commitment to support an organization that supports us." Personally, Gerry says it helps to be able to network with other providers and take advantage of BCA resources.

Gerry was elected to the BCA Northeast Chapter Board after his first BCA meeting in Springfield, Massachusetts. He won, as he describes it, "in a landslide – our principal wrote me in, I voted for myself and won in a landslide of two." He says he didn't have specific expectations, but he wanted to support the organization. As a previous USGBC-New Jersey Chapter member, speaker and educator, he was co-chair of that organization's Speakers Bureau. Upon joining the BCA, he made it clear that he'd like to help the association wherever there was a need; he recently became the NE Chapter Chair of the BCA Membership Committee.

"I find that there are a lot of the same membership issues as other professional associations: what do you do to make it attractive for members to join, how do you welcome, engage and retain people. I want to help develop answers to those questions. I feel strongly that there's more than just the 'value proposition' – if people believe in the mission, they should support the organization that supports them. It's important that we put that idea in peoples' heads – it's not just dollars and cents... I've done a lot of speaking and have spent a lot of time in the exhibit booth, and there were times when volunteers would show up and there was nothing for them to do, so they disappeared. Engagement is critical to retention and renewal. I see my role as helping to communicate to new members why it's important to join, and identify ways to get and keep people engaged."

Gerry feels it makes a difference how and why you come into an organization. He says the BCA should be the preeminent, most credible organization, and that it's important to develop and maintain that status – not as a competitor, but by representing well what the commissioning industry really is and does. The main reason to join, he says, is to maintain and grow the association's standing in the industry by being the most credible supporting industry organization.

For example, being public with what the BCA is doing to further industry understanding in the design & construction marketplace. "That's the reason we joined. Yes, there's good networking, but we also want owners and people who hire commissioning providers to understand what commissioning is all about; to get the message to prospective clients...help us be who we are, and better, and build respect for the industry."

Gerry is also a musician and songwriter. He plays acoustic guitar with his girlfriend and musical partner, Olga. Their music isn't easy to describe – maybe somewhere in the range of folk and rock, but hard to label. "We try to play music with a positive message," he says. "We hope that if we're having a good time playing it the audience will have a good time listening."

Gerry, the BCA wants you to know that as long as you are playing, we are listening!

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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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