TIME TO VOTE

IT’S BCA ELECTION SEASON!
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Dear Members,

It seems like 2015 has hurtled by like a Mars rocket. We’ve been hard at work planning and delivering NCBC, updating BCA policies and procedures, working with the Building Commissioning Certification Board (BCCB) to complete ANSI credentialing accreditation documents for the Certified Commissioning Professional (CCP), finishing the update to BCA New Construction Best Practices, soon to be released. And more.

NCBC in St. Louis (“Gateway to the Future of Commissioning”) was literally a home run, starting with the Annual Meeting and Dinner, an exclusive event held on the spectacular playing field at Busch Stadium, home of the St. Louis Cardinals. We brought back the Benner Award, given to Jerry Kettler for his years of dedicated service to the commissioning profession. In addition to learning sessions, attendees participated in three commissioning “charrettes,” a new format for NCBC, which allowed the audience to prioritize industry concerns and put together suggestions for action within the building community and in regulatory jurisdictions. For a full description of NCBC activities, click here. Individual speaker presentations are available for free download on the BCA website within the NCBC agenda 2015, Day 1 and Day 2.

On-Site Training. Building Enclosure, New Construction and Existing Building Commissioning on-site multi-day training programs are scheduled this Fall. Don’t miss the opportunity to share or take advantage of these programs in your region. Schedule details are listed on page 12, register online.

Technical Webinars. Our Spring webinars were well attended, and Fall webinars are filling up. Schedule details are listed on page 12, register online.

BCA Scholarship Foundation. All documents have been filed with the IRS and the state to establish the The Foundation as a 501.c.3 nonprofit organization, allowing for tax-deductible contributions to this important professional development arm of the BCA.

Membership. The 2015 Membership Drive is underway. Let’s work together to continue building the BCA and its increasing influence on positive changes the building community.

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

NCBC 2016. Lastly, mark your calendars and make plans to learn, teach and share knowledge in 2016! NCBC is scheduled for May 16-18 at Indian Wells Resort in Southern California. The Call for Presenters announcement will be coming your way soon.

Be sure to allow a little time to enjoy the colors and flavors of autumn and this beautiful harvest season!

Sincerely,

Bill McMullen
President
It’s that time of year again! Not Halloween (although we do love that holiday at the office and some of you are even familiar with my Flying Monkeys). Not even football.

It’s election season! Don’t groan. The best part about BCA elections is that there are no TV commercials, no direct mail, no candidate bashing, and no lobbying groups spending big bucks to get their contender elected to office.

We encourage a more thoughtful approach to choosing our representatives, whether they are running for a Chapter Board position or the International Board of Directors. This fall, Chapters and the International Board are seeking Board Members. Also, the Association is looking for Committee Chairs and Volunteers.

BCA volunteer work is a gratifying activity and a great networking experience, especially because you’re contributing to the profession in which you make your living. Right now is the time to consider giving back by giving your time to actively support the mission and recognition of the BCA. Here are some general job descriptions for positions up for election or appointment in November:

CHAPTER OR INTERNATIONAL BOARD OF DIRECTORS

Whether you are interested in joining the Chapter Board or the International Board there are few key things to consider. When you serve on a Board you are fiscally responsible for the Association. Activities include:

- Creating and overseeing budgets, ensuring adequate financial resources, and protecting assets.
- Contributing to effective planning that reviews and sets the organization’s strategic direction, including the mission, vision, and goals.
- Evaluating programs and member benefits.

COMMITTEE VOLUNTEERS – CHAIRS AND MEMBERS

BCA Committees are currently being redesigned with new charters and new positions. Chair positions will be appointed by the Board of Directors. Both voting and non-voting volunteer positions are available. Following are the BCA’s international volunteer committees. To see the full Committee Charters and Application to sit on the Committee please visit the website.

Education and Training Committee (ETC) Advises staff in the direction and guidance on the long-term education and training goals and objectives of the association. A major role for the committee will be to establish and maintain the organization’s core curriculum and relate this curriculum to the industry recognized building commissioning job task analysis. The instructional design of the core curriculum shall focus primarily on addressing the educational needs of commissioning professionals to develop and advance their careers.

Professional Development Committee (PDC) The Professional Development Committee (PDC) advises staff in the selection of topics and speakers for webinars and other specific events where BCA has been invited to deliver a presentation. Committee activities may include developing and/or reviewing BCA presentations for Chapter and other specific events. This committee will collaborate with the Education and Training Committee (ETC) to develop appropriate content topics based on the BCA core curriculum as it relates to commissioning professionals and other building industry stakeholders.

Best Practices Committee (BPC) Maintains and develops best practice documents as directed by the Board of Directors. Additionally, they will be responsible for all peer review of technical articles for the BCA e-newsletter THE CHECKLIST and coordinate BCA’s comments on the public review of all standards, guidelines and building codes. The members shall advise staff on topics related to the profession of and the practice of commissioning, the construction industry, and other built environment issues as they relate to the practice of commissioning. To help the staff assure the accuracy and consistency in the content of materials with not only the mission of the Association but the technical standards of the industry.
**Marketing.** The Marketing Committee shall advise staff related to promoting the profession of commissioning to building owners, the construction industry, public policy makers, and other stakeholders in the built environment. To help the staff assure the accuracy and consistency in the content of materials with not only the mission of the Association but the technical standards of the industry.

**Membership.** Creates and manages the program for member development and retention, recommends criteria and conditions for membership, and develops products and services that add value to BCA membership.

**Conference Development Committee (CDC).** The NCBC committee’s primary responsibilities will be to advise staff on topics and speakers for the conference and additional responsibilities will be to provide input to staff for the development of the theme, selection of location, sponsors, exhibitors, and other events to be held in conjunction with NCBC. This committee will collaborate with the Education and Training Committee (ETC) to develop appropriate content topics based on the BCA core curriculum as it relates to commissioning professionals and other building industry stakeholders. The committee also will assist the staff to assure the accuracy and consistency in the content of instructional materials to the BCA mission and Best Practices of the Association and the technical standards of the industry.

If you are interested in volunteering for a committee please review the new committee charters and volunteer application.

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NEW ASHRAE GUIDELINE 0.2-2015:
CX FOR EXISTING BUILDING SYSTEMS AND ASSEMBLIES

ASHRAE has announced its newly published Guideline 0.2-2015, Commissioning Process for Existing Building Systems and Assemblies, which outlines a systematic quality-oriented process that improves the performance and sustainability of existing facilities. This roadmap includes planning, assessing, investigating, implementing, verifying and documenting performance to meet operational requirements.

According to ASHRAE’s announcement on September 29th, “the step-by-step document guides owners and facility managers through the process of ensuring optimum effectiveness from their facility for the lowest investment and provides the tools to ensure those benefits last for the life of the building.”

Guideline 0.2 is intended for use by owners, facility decision makers and commissioning providers who are seeking to achieve goals as identified in the owner’s “current facility requirements.” It expands on the commissioning principles developed in ASHRAE Guideline 0, including 10 sections that explain recommended steps to apply the existing building commissioning process.

The Guideline includes 23 annexes that explain how the process steps can be organized into a comprehensive set of activities and commissioning documents, including flow charts, costs/benefits information, RFQ and team selection information, and guidance on preparing various commissioning reports. Many of the annexes include links to example documents prepared for actual projects.

ASHRAE also is working on these other guidelines related to commissioning:

- Guideline 1.2P, The Commissioning Process for Existing HVAC&R Systems
- Guideline 1.3P, Building Operation and Maintenance Training for the HVAC&R Commissioning Process
- Guideline 0.2-2015 can be ordered from www.ashrae.org/bookstore.

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.
DROPPING THE BALL ON ENERGY EFFICIENCY:
DESIGN VERSUS CONTROL

By Eric T. Truelove, PE, GGA, LEED AP BD&C

As a Commissioning Authority and HVAC Designer, I frequently have to deal with the issues that occur when HVAC control sequences are handed-off to a controls contractor for implementation in the field. All too often, the sequences are ignored and packaged control sequences are implemented instead. One mismatch in particular occurred when I moved my office to a new building. The people in this building were complaining about being too cold. The HVAC consisted of variable volume rooftop units connected to hot water reheat coils and a complete building automation system (BAS). When I signed-on to the BAS, the problem immediately showed up. Outdoor air dampers on the rooftop units were modulating open (economizing) in order to bring the supply air temperature down to 55°F (12.8°C) even though it was the middle of the winter and close to freezing outside. Some of the rooftops were even trying to run their packaged condensing units to drive the supply air down to this temperature. I could hear the compressors switching on and, within a minute, switching off with a loud thud since it was too cold outside to have them operate causing them to trip off on a safety. This was making spaces too cold for comfort, wasting energy, and shortening the life of the compressors. So, I disabled the compressors and set the outdoor air dampers so they delivered only the air volume required by ASHRAE Standard 621. Everyone became comfortable.

STANDARD PRACTICE

I followed up with the controls contractor for this building. His firm is one of the major controls contractors in the country. He explained to me that this was standard practice in the industry and was done so a warm room, like an IT room, would receive constant cooling regardless of the time of year. I explained to him that an IT room or any room that requires year-round cooling should be on a dedicated air handling system. It made no sense to drive the supply air temperature down to 55°F (12.8°C) and force all of the reheat coils to work overtime just to satisfy one room connected to a system. That not only wastes energy, but it can easily surpass the reheat coils design capacities since HVAC designers, in most cases, are not assuming they will be getting 55°F (12.8°C) supply air sent to the reheat coils during the winter. This cooled supply air when combined with heat losses in the spaces can easily surpass the heating capacity of the system.

Unfortunately, it turns out this controls contractor was right at least about this being a common practice in the controls industry. I have since worked with a second major controls contractor on a multi-story office building who was doing the same thing and a third major controls contractor who was doing this with a school. In each case, they told me it was common practice even though it was clearly unnecessary, wasted reheat energy, and generated comfort complaints. They were making people uncomfortable while trying to heat the great outdoors and costing the owners a lot of money. So, I turned to my peers to see if they had any insights.

I started a blog on a Commissioning Authority web site and, sure enough, based on numerous responses from my peers this is widespread practice throughout the controls industry. Even when HVAC designers clearly indicate the supply air temperature can float during the heating season, controls contractors program the system to deliver 55°F (12.8°C) supply air regardless of whether cooling is needed or not. I believe this problem comes from controls contractors, who are typically not HVAC designers, seeing 55°F (12.8°C) entered into HVAC schedules wherever supply air temperature is specified and thinking this is a value that must be maintained by the air handling equipment year-round. For most buildings, this value is only important during the cooling season because of dehumidification requirements.
DEHUMIDIFICATION

Since space cooling became popular over the past half-century, HVAC designers have had to wrestle with the dilemma of energy use. Cooling requires energy and if you cool below the dew point temperature of the air, you have to extract an additional 1,000 Btu (1-Million Joules) from each pound of water vapor to make it condense out of the air (dehumidification). So, the issue became one of how low do we have to go to get the comfort conditions we want. According to ASHRAE Standard 55, most individuals feel comfortable when the relative humidity is between 30 and 60%. For typical building spaces, with indoor temperature being held between 70 and 76°F (22.2 and 24.4°C), the upper threshold of 60% relative humidity is not exceeded if the HVAC designer delivers air with a dew point temperature of 55°F (12.8°C). That was the reason why this temperature was widely adopted by the HVAC design profession. However, is this still required during the heating season when the outdoor air dew point temperature is below 55°F (12.8°C)? For most spaces the answer is no. The only time dehumidification might be required during the heating season is when you have a high level of humidity being generated indoors. Natatoriums are examples of this. But, the vast majority of spaces will automatically have a relative humidity well below 60% during the heating season and no need exists for cooling supply air to 55°F (12.8°C). Such over-cooling leads to comfort complaints and wasted energy from reheat.

WASTED ENERGY

The amount of energy being wasted due to this common practice is staggering. Let’s just take one example where a 100,000 cfm (47,195 liter per second) air handling unit is controlled in this manner:

If this air handling unit is mixing 72°F (22.2°C) return air with 15%, 32°F (0°C) outdoor air, the mixed air temperature becomes 66°F (19°C). This mixed air temperature is still sufficient to do a lot of sensible cooling, if needed. However, if this air is cooled further to 55°F (12.8°C) by introducing more outdoor air (economizer) and no cooling is required in the spaces served, the added reheat energy (qs) becomes:

\[
qs = 1.10Qs\Delta T = 1.21 \text{ Million Btuh (355 kiloWatts)}
\]

This is an enormous amount of energy to be throwing away and it is occurring at an outdoor air temperature of just 32°F (0°C). In our area of the Midwest, we have winter temperatures that drop below that for weeks at a time. How much wasted energy can be attributed to this standard practice if it is occurring in hundreds of thousands of commercial buildings throughout the United States? Based on the responses I have received from three independent controls contractors who are doing an enormous amount of the HVAC control work across the country, I believe the energy and financial waste is considerable.

CONCLUSION

The HVAC industry has become increasingly complex and we have adapted by developing many specialties, particularly when it comes to controls. Unfortunately, this can create instances in which someone takes the work of one professional and, not understanding their underlying logic, simply introduces their own logic based on their understanding of their systems and equipment. I believe this misunderstanding between HVAC designers and controls contractors, considered common practice, is one glaring example of the consequences of this disconnect.

Controls contractors who program these systems don’t write computer code, they simply implement canned software subroutines by linking them through the BAS. Apparently, many controls contractors do not have the subroutines in place that can easily reset supply air temperature to prevent this unnecessary waste of resources. Alternately, they may not know when or how to use the subroutines, but just assume the 55°F (12.8°C) supply air temperature has some significance beyond being necessary for providing dehumidification during the cooling season.

Reinhard Seidl serves on the Advisory Board of the California Commissioning Collaborative. He responded to my blog and referenced California Energy Code 4 which does not allow this common practice used by the controls industry. Since all of the major controls contractors I referenced work in California, I recommend the controls industry circulate this requirement to their people in the field along with an explanation as to why it should be implemented on most projects.

ABOUT THE AUTHOR:

Eric Truelove has been a consultant in the energy and construction industries since 1989. His specialties include green building design, sustainable development, life-cycle cost analyses, technical communications, and building commissioning. He is Director of Sustainable Design Services at H&H Energy Services based in Madison, Wisconsin. Eric can be reached by email at etruelove@hhenergyservices.com or by phone at 608-273-4464.
CALIFORNIA’S TITLE 24, PART 6: CLOSE ON THE HEELS OF 2016

Every three years, California’s Building Energy Efficiency Standards – Title 24, Part 6 – are revised to meet stringent energy efficiency goals. On a parallel path, the state’s energy efficiency strategies become more ambitious, while the state’s population grows, resources diminish and technologies to harness efficiency proliferate.

The most recent update of the Standards (2013) was delayed until July 2014 because the necessary public domain software for the 2013 Standards lacked the necessary user follow-through capabilities, and training on tools and compliance forms to ensure adoption was scattered at best. The Energy Commission has now created nonresidential Energy Standards presentations based on 2013 Standards, available on its website:
http://www.energy.ca.gov/title24/training/

• Solid Foundation of the Energy Standards
• Acceptance Testing
• Envelope Overview
• Cool Roofs
• Nonresidential Alterations Overview
• Nonresidential Compliance Documents
• Nonresidential Indoor Lighting

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WHAT SHOULD COMMISSIONING PROVIDERS KNOW ABOUT TITLE 24-2016?

For the first time in 2013, commissioning is required for all new nonresidential buildings over 10,000 square feet. “Certificate(s) of Compliance for Building Commissioning form must be signed by the owner/owner’s representative; architect, engineer or designer of record, and the commissioning coordinator and submitted for approval by the enforcement agency.”

The 2016 Standards, which become effective on January 1, 2017, include commissioning compliance forms that were revised in May from the 2013 version, and include:

1. Design Review Kickoff. Form NRCC-CXR-01-E
2. Commissioning Construction Documents – General. Form NRCC-CXR-02-E
5. Commissioning Design Review Signature Page (must be signed by owner’s design representative AND commissioning provider. Form NRCC-CXR-05-E

These five approved 2016 commissioning compliance forms and forms pertaining to building systems are available here: http://www.energy.ca.gov/title24/2013standards/nonres_compliance_forms/NRCC/

Other new compliance form revisions are focused on smart thermostats and alternative efficiency measures (NRCC-SRA-01), and lighting and controls for people moving equipment (NRCC-PRC-13: elevators, escalators and moving walkways), and acceptance testing. Electrical power distribution system installation and lighting acceptance testing documents (NRCC-ELC-01, NRCI-ELC-01 and NRCA-LTO-02) have been “heavily revised from 2013” and should be reviewed by providers.

All current Title 24-2013 nonresidential compliance forms are available at http://www.energy.ca.gov/title24/2013standards/nonres_compliance_forms/.

HOW IS TITLE 24 CHANGING THE CX PROFESSION?

Title 24 is good for providers in that it creates more work for the commissioning profession. However, according to one California CxP, Title 24 is affecting the quality and credibility of commissioning providers. For example, some confusion is caused by new and continuing changes in compliance requirements – e.g., just when everyone “gets it” and the system looks like it’s beginning to work, it changes. In addition, Title 24 is causing other professions, such as smaller design firms, to claim they are providers without having the experience or understanding of the process, because they can claim the revenue for “check-the-boxes” commissioning.
T-24 REQUIRED COMMISSIONING COMPLIANCE:

“What’s being asked for at plan check and prior to occupancy is inconsistent from one jurisdiction to another. We make sure we complete all documentation whether or not it’s requested by the plan checker and/or inspector. We keep them on file in our office and also provide a copy to our client as part of our close-out package.”

Charles Hutchinson, LEED AP / CxA / CCP
Associate, Commissioning Manager
chutchinson@tk1sc.com

Beyond that, the jurisdiction and the building community are not all familiar with Title 24 requirements. For example, if the client doesn’t flag commissioning documentation in the initial paperwork, the project may go well into the construction phase before someone realizes that Title 24 requires commissioning to have started during design.

The addition of a new layer of “Acceptance Test Technicians,” (ATTs) trained and certified by an Energy Commission-approved Acceptance Test Technician Certification Provider (ATTCP) has caused confusion. ATTs may or may not understand the commissioning process, and the requirement for their certified signature at final inspection causes owners and developers to wonder, “why do I need to pay for commissioning if I have to retain an ATT” who, by the way, may be anyone from an electrician to a controls or HVAC contractor, to a PE or a (certified) commissioning professional.

What effect has the requirement for certified ATTs had on commissioning? According to the Energy Commission, ATTs conduct required tests, submit results and certificates to enforcement agencies. On the mechanical engineering side, commissioning providers who work with the design and construction team through a project cannot be the project’s ATT because of the conflict of interest. Electricians are getting ATT-certified to do lighting, but if an electrical contractor doesn’t have the ATT certification they hire one who does, adding another layer to the team and cost; if there is no certified ATT, the signed paperwork may not be submitted. Furthermore, as one provider said, “It appears contractors don’t think they have to fill in the Acceptance Test forms if commissioning is part of the project.”

Many commissioning providers believe that Title 24 contributes to commoditizing the profession. The Standards do not include details on qualifications or selection procedures that can underscore the value of professional services – not only commissioning, but others who must comply with the rulings as well. Increasingly costly energy efficiency oversight and reporting requirements cause owners and developers to examine first cost only, in order to keep project costs reasonable. The minority who look at qualifications along with cost, such as universities; government; hospitals; pharmaceutical facilities & labs, understand the value of commissioning.

At the big picture level, commissioning is only one aspect of Title 24’s multi-faceted pattern of sustainability. It will be important to participate in the conversation, making a case in upcoming cycles for commissioning as a strong asset in helping to achieve California’s goals. There are costs, and there are savings. According to the adopted resolution, the 2016 Standards will reduce the energy use of typical new buildings by around 25 percent compared to buildings constructed under the current standards. The Energy Commission estimates average increases in construction costs of about $33,650 for a 15,000 square foot commercial building. In 2017, buildings constructed and retrofitted pursuant to the 2016 Standards are projected to have a statewide cost of an additional $1 billion to build or retrofit but a savings of over $4 billion in initial, maintenance and energy costs over 30 years, and over 100 million gallons of water annually. Title 24 will prevail, and it will change the scope of work for commissioning providers and other building professionals in California every three years (or so), You can count on it.
CX TRAINING & WORKSHOPS

For program details and to sign up for BCA workshops and webinars, go to http://www.bcxa.org/training/classes/

FALL WORKSHOPS 2015

NEW CONSTRUCTION COMMISSIONING

This class is qualified for 16 AIA/CES learning units

October 27-28, 2015
Location: Fairmont Hotel
900 W Georgia Street
Vancouver, BC V6C 2W6 Canada

November 2-3, 2015
Location: UNC Charlotte Center City
320 East Ninth Street
Charlotte, NC 28202

November 4-5, 2015
Location: UNC Charlotte Center City
320 East Ninth Street
Charlotte, NC 28202

December 1-2, 2015
Location: Glumac Los Angeles Offices
707 Wilshire Blvd., 23rd Floor
Los Angeles, CA 90017

EXISTING BUILDING COMMISSIONING

This class is qualified for 16 AIA/CES learning units

December 3-4, 2015
Location: Glumac Los Angeles Offices
707 Wilshire Blvd., 23rd Floor
Los Angeles, CA 90017

BUILDING ENCLOSURE CX IN PRACTICE

December 9-11, 2015
Location: Glumac Los Angeles Offices
707 Wilshire Blvd., 23rd Floor
Los Angeles, CA 90017

This 3 Day Building Enclosure Commissioning (BECx) training session will be delivered in two 1 ½ day sessions to provide attendees optimum exposure to their interest in the practice of BECx from the design phase process through the construction phase.

FALL AND WINTER WEBINARS

October 20, 2015
Effectively Communicate Project Issues through the Commissioning Issue Log
Presented by: Craig Hawkins, CCP

November 17, 2015
Presented by: Gretchen Coleman, PE, CCP, CxA, EMP and Tracey Jumper, LEED AP BD+C

December 15, 2015
Maximizing the Value of Design Document Review
Presented by: Bruce Pitts, CPMP, CSBA, LEED AP

IT’S TIME TO RECOMMISSION THE CONSTRUCTION INDUSTRY

The construction industry is in trouble. We work in an industry filled with silos where long-term results are sacrificed to maintain the status quo. It’s a big reason why productivity has lagged in the construction industry. We don’t need minor procedural tweaks in how we conduct our business—we need a top-to-bottom shake-up to keep up with the evolving demands of our clients, who need builders able to wring predictable outcomes out of all the complexity. Fortunately, there’s a sector of the construction industry already laser-focused on outcomes: the commissioning profession. Read the full article: http://www.csemag.com/single-article/its-time-to-recommission-the-construction-industry/cabb7c6c17ef09bc92dc4ae90f3e540.html

HAVE YOU HEARD?

BCA IN THE NEWS

QBS: QUALIFICATIONS VS. COST BASED SELECTION

“Qualifications-based selection (QBS) avoids the pitfalls of low-bid and other cost-based selection methods by focusing on the owner’s vision and scope, and negotiating price based on a comprehensive understanding of project scope and deliverables. QBS makes it easier to bring in projects on time, within budget, with a minimum of changes and discordance during design and construction. Commissioning professionals are getting on board, learning the process, and educating clients.” Read the full article: http://www.csemag.com/single-article/qbs-qualifications-versus-cost-based-selection/c9abe6761fe751cd467b4c89a2717f.html

COMMISSIONING GIANTS

“Commissioning professionals (CxPs) can be defined as technical analysts, bloodhounds, and diagnosticians working to connect ideas and project teams to future buildings and systems. The Building Commissioning Association (BCA) surveyed commissioning professionals who are “giants” in their field due to their advocacy in educational and industry support on behalf their profession.” Read the full article: http://www.csemag.com/single-article/2015-commissioning-giants/777c816029ba3ce2caf7b0a7dcbc895d.html
CCP APPLICATION DISCOUNTS EXTENDED TO 12/31/15

With the newly updated Certified Commissioning Professional (CCP) application procedure, achieving the respected CCP credential is now more convenient than ever before for qualified candidates! Due to the popular demand, the application special rate is being extended to December 31, 2015.

The Building Commissioning Certification Board (BCCB) also has updated the Policies and Procedures Manual that governs the BCCB and the newly updated Certified Commissioning Program. The new policies affect all current and future CCPs. They ensure a program that uses the most up-to-date best practices in the credentialing industry and complies with international certification standards. All current and pending CCPs should review this document closely for any changes that could affect them.

Additionally, updates to the Candidate Handbook and Application have been made and are now posted on the website. Please use these new versions when submitting your applications. The primary policy change is the time in which candidates have to complete their exam and the number of times they may retake their exam should they fail the first time.

Recertification requirements are also changing for current CCPs. Visit [link](http://www.bcxa.org/certification/certified-commissioning-professional/) to check your recertification requirements.

If you have any questions pertaining to the CCP certification or any of the BCCB certifications please contact the BCCB offices at 971.245.6068.

YOUR TECHNICAL ARTICLES – PUBLISH HERE!

This issue of The Checklist contains a technical article authored by an industry contributor. The Checklist is your quarterly journal to keep up on news, features and people who contribute to the advancement of the BCA, the commissioning profession and the building industry. We’re always on the lookout for thoughtful, well written articles and case studies that solve problems or illuminate innovative aspects of commissioning. If you have written or published an article that may interest Checklist readers, please contact Diana Bjornskov at dbjornskov@bcxa.org.

BCA MEMBERSHIP:
WIN THE 2015 NEW MEMBER AWARD!

During our annual Fall Membership Drive, names of all BCA members who join BCA for the first time between October 1 and December 31 will be entered into a random drawing for a $100 Visa gift card. Do your part to bring your colleagues into the BCA network!

NEW CORPORATE BCA MEMBERS

The BCA is grateful and proud to announce our newest Corporate Members!

AESG
Brady Trane Service, Inc.
CDML
Commtech Commissioning Services
Cosentini MCFM
Ditec Engenharia e Consultoria
HughCx LLC
KCI Technologies, Inc.
LCS LINK
McKissack & McKissack
Opresnik Engineering Consultants Inc.
Parsons Brinckerhoff
SES Consulting Inc.
Twenty / Twenty Engineering & Inspections
Twin Bridge Building Services

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CCP/ACP/CCF CONGRATULATIONS

NEW CCFS


RENEWING CCFS

- MMM Group Limited, www.mmmgrouplimited.com, Thornhill, ON Canada

NEW CCPS

- Steven L. Angle, The Weidt Group, Albany, NY
- Jeremy J. Carroll, System Works LLC, West Des Moines, IA
- Derek Cheung, Isotherm Engineering Ltd., Toronto, Ontario, Canada
- Andrew Cooper, Commissioning Solutions, Fargo, ND
- Kevin Day, MBP, Raleigh, NC
- Craig D Flatley, Indoor Air Control, Brampton, ON, Canada
- Gregory Scott Garrison, Brinjac Engineering, Vienna, VA
- Josh Gentry, Estes, McClure & Associates, Inc., Dallas, Austin, Houston, TX
- Dwight L. Gray, Engineering Economics, Inc., Portland, OR
- Bradley Greeff, McDonough Bolyard Peck, Fairfax, VA
- Janelle H. Griffin, Dewberry Engineers, Raleigh, NC
- Gary A. Hagan, CMTA Engineering Consultants, Louisville, KY
- Justin Harder, Turner FMS, San Diego, CA
- Danny L. Haughn, Hanson Professional Services, Inc., Orlando, FL
- L. Scott Henderson, Akana, Bellevue, WA
- Boz Van Houten, Oregon Health & Science University, Portland, OR
- Braydon B. Ireland, C&S Companies, Syracuse, NY
- Marc Jach, Primera Engineers, Chicago, IL
- Alan Jagentenfl, HDR Architects Inc, Portland, OR
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In 2011, we interviewed BCA member Tracey Jumper, who had just been recognized by the National Engineers Week Foundation as one of only 14 people to be honored by New Faces in Engineering as an up-and-coming building professional. At that time, we asked Tracey, “where do you see yourself in 10 years?” She replied that she’d like to own a commissioning company.

Ten years? Try three … In the meantime Tracey did become principal in a commissioning company, Keystone Commissioning Group, Ltd. She also became President of the BCA’s National Capital Chapter and Mid-Atlantic Region, Vice President and then President of the Anthracite Chapter of ASHRAE, a speaker and Town Hall host at the National Conference on Building Commissioning, and has taken her career as a an architectural engineer to new heights in both commissioning and energy efficiency. Now a Project Director for SmartWatt Energy, Tracey oversees all retrocommissioning projects in the Mid-Atlantic Region and leads the company’s commissioning consulting services.

How does all this happen to one so young? Tracey credits many for seeing her potential – including her mother, Terry Capitano, who “dragged” her to college visits, landing her in the A/E department at Penn State where she eventually focused on mechanical engineering – and also her own drive to get out from behind a design desk and spend more time in the field. As a recent graduate, a newcomer to the building community, and a woman in a field dominated by men not in suits, Tracey hung out on her firm’s project sites with veteran engineers whenever possible, listening to their raw evaluations and reviews of building systems (i.e., “Well, this is where ya screwed up here!”).

Scouted out by a company that had originally rejected her, Tracey joined a large A/E/C company, originally to do design and energy modeling. “A lot of the high profile project was very secretive, with really stringent energy performance requirements.” But energy modeling was frustrating and kept her at a desk, so she “took a chance blindly” when they offered her the quality control part of the job, investigating functionality and end-user issues. They called it Cx Specialist position, although they didn’t know where to put the Cx group because it crossed through all project phases.

As luck would have it, Tracey had a great mentor who left the company and left all his lead commissioning responsibilities to her and a colleague. This was a big challenge that launched her into a lead Cx provider role with a hospital customer in Michigan on a quarter million dollar commissioning contract. When the Owners heard that Tracey would take over the commissioning role, she says, “they sat in the meeting and said we don’t know if we want to do commissioning.”Thus began Tracey’s job as an educator, showing owners what they do get for their money. She took the responsibility for educating owners from then on about commissioning, the importance of recording and documenting during the project. As it turned out, at the end of that project there was a plumbing sewage system problem. Since everything else had been tested during commissioning, the problem was easily discovered and fixed.

These days at SmartWatt, Tracey says she has a new perspective working only in existing buildings. “I’ve been working with national accounts and global sustainability managers…we do energy improvements across the board, meaning we see controls that are 20 years old, where the systems have been rebuilt so many times they need total revamping and renovation. Other times, we go in just after a major renovation and retrocommission controls upgrades and new schemas. SmartWatt’s market is energy driven.”

Tracey also finds that “industrial and large commercial opportunities are huge, where owners often haven’t matched the systems with current facility requirements. Often we have to understand the industrial process and facility use before we can test and improve their systems.”

As far as having enough providers available to do the work of commissioning, Tracey believes the first criteria are not necessarily the technical pieces. The ability to put boots on the ground and concurrently do the owner education and representation is more important with commissioning than with engineering. “They’ve gotta be fearless, they need to be sure of themselves, when to bring up an issue, and coordinate the resolution. They can come from the Penn State-type background of programs, like mine – structural, mechanical, lighting/electrical, cross-engineering programs that are coordinated with systems and trades. When I graduated there were about 14 such programs across the country, now there may be more.”

Tracey finds networking to be one of the most worthwhile aspects of BCA membership. “It’s possible to have direct access to founders of the BCA and leaders / pioneers of the modern commissioning process. Now I’m getting to do webinars and I want to be part of the direct outreach. With the BCA, you have the ability to influence change through training sessions, meet-and-greet opportunities, and even at a larger scale. I don’t think all members know how accessible that is, and I can help facilitate that now.”

Tracey spends her free time with her husband David and their dog, Tangent. Much of that time is at “The Mediocre Golf Association,” of which they are proud members.
TRIBUTE TO J.R. ANDERSON

We are saddened to report that one of the BCA’s most active members, J.R. Anderson, passed away at his home in late September. J.R. was a dedicated participant and mentor in advancing the commissioning profession across the building community. From his student days at Georgia Tech through many years of service as a provider, a leader on ASHRAE engineering and commissioning-focused committees (including Guideline 0-2005), avid contributor to the BCA, especially the Best Practices Committee, J.R.’s technical acumen was recognized throughout the industry.

More than that, he was a wonderful man. “I have known him for a few decades,” says Karl Stum, Chair of the Best Practices Committee. “He was always considerate, kind and respectful of other’s opinions. Since the development of a New Construction Commissioning Reference Guide was begun two years ago he has been the most active member of the committee. He was at nearly every conference call for the last two years. He would take assignments willingly and volunteer often. He was continually attending conferences and trainings and was always eager to share what he had learned with us.”

J.R. will be missed, and he will not be forgotten.
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.bcxa.org.

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