

ARCHIBUS® Capital Project Management COMMISSIONING

Collect, coordinate and share building information to identify and correct design/build issues prior to occupancy

Reports & Summary Tables:

- Commissioning Project Scoreboard
- Commissioning Project Closeout Console
- Manage Commissioning Project Pipeline
- Manage Commissioning Checklists
- Equipment Assessments by Classification Level
- Highlight Floor Plans with Commissioning Issues
- Equipment Details
- Equipment by Warranty
- Equipment by Insurance Policy

Plus Many More...

Building owners are often hindered by the lack of effective and efficient communication during the design, construction and commissioning stages, resulting in unnecessary costs and operational inefficiencies. The ARCHIBUS Commissioning application helps solve this problem by capturing and coordinating graphic and non-graphic data – including Building Information Modeling (BIM), as-builts, shop drawings, maintenance manuals, space, and equipment information – in one central repository. The application makes all data elements searchable and accessible for viewing using a Web browser or a mobile device. And the application correlates all the information to confirm a facility and its systems meet the as-designed specifications. ARCHIBUS Commissioning also helps lower the costs associated with claims and corrective actions, as well as optimize downstream building system performance.

BENEFITS

- Summarizes all capital planning activity in a consistent format to prioritize programs and projects, coordinate activities, and budget resources
- Develops a centralized methodology to efficiently manage capital projects across multiple departments and sites
- Enables “what-if” planning to reduce business interruption and cost overruns
- Integrates condition assessment, capital budgeting, and project management functions to better allocate budget and resources for complete end-to-end planning

| Equipment Code | Equipment Standard | Legend | Asset ID | Equipment Use | Building Code | Floor Code | Room Code | Division Code | Department Code | Employee Name | Classification Code |
|----------------|--------------------|--------|----------|------------------|---------------|------------|-----------|---------------|-----------------|---------------|---------------------|
| NC25-001 | KOSKA-LOBBY | | | Office Equipment | NC25 | 01 | 1100 | | | | |
| NC25-002 | KOSKA-CONFERENCE | | | Office Equipment | NC25 | 01 | 1105 | | | | |
| NC25-003 | KOSKA-CONFERENCE | | | Office Equipment | NC25 | 01 | 1105 | | | | |
| NC25-004 | KOSKA-CONFERENCE | | | Office Equipment | NC25 | 01 | 1117 | | | | |

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Streamline the Commissioning Process

By conservative estimates, a properly commissioned building costs 8% less to operate than a noncommissioned one. But the commissioning process can often be highly resource-intensive and error-prone. For example Revit, Navisworks, COBie, preventive maintenance, space/occupancy and other information cannot be easily accessed, updated, shared and consolidated in a consistent format. ARCHIBUS Commissioning provides the seamless link in collecting, coordinating, and sharing critical information to verify that a new facility meets specifications and that an established facility is maintained cost-efficiently throughout its lifecycle.

- Verify that a building has been completed as designed, lowering construction risk
- Generate verification documentation that HVAC and safety systems work to specifications, reducing liability
- Ensure effective handoffs of building systems to reduce operational costs and extend their useful life
- Use handoff information to insure that move-in and operational activities proceed smoothly on the first day of occupancy
- Improve building occupant productivity and satisfaction by shortening the turnover period

Identify and Correct Problems Early

Based on ASHRAE experience, a good commissioning process can result in a reduction of construction-related claims from 2-20%. ARCHIBUS Commissioning assists in discovering flaws in design or construction before the owner accepts the building. Doing so helps avoid blame-shifting between the owner, designer, and construction contractor. Once a building has been handed off, commissioning also helps anticipate and address subsequent occupancy and maintenance issues to ensure operating efficiency and optimize the work environment for occupants.

- Gain early insight with BIM and change any design/construction discrepancies to avoid costly changes after construction
- Reduce errors by enforcing validation according to the approved BIM Execution Plan
- Determine missing items or tasks, at a glance, with scorecards that color code the status of documentation submissions
- Speed field verification with automatically-generated checklists so field-service personnel can confirm – rather than re-enter – information and/or readings

Reduce Post-Occupancy Maintenance Costs

According to BOMA cost data in the US, commissioning a new building can achieve preventive maintenance savings ranging from 15-35%. ARCHIBUS Commissioning provides the information bridge to ensure the proper deployment of complex building systems and maintenance practices. The end-result is fewer start-up issues and maintenance errors/omissions providing seamless information transfers using Web Services.

- Benchmark design against actual performance and remaining equipment life to improve “repair versus replace” and future specification decisions
- Reduce field survey and repair downtime with accurate commissioning information and complete asset inventory data
- Decrease the effort required to deploy equipment and train staff using electronic hand-off of preventive maintenance procedures and steps

Optimize Downstream Building Performance

During the 30-year lifecycle of a building, only about 25% is attributed to design/construction expense. The remaining 75% is operational cost, so lowering it has the largest impact on overall lifecycle cost savings. According to a California Commissioning Collaborative study, up to 11% in energy savings can be achieved with commissioning. ARCHIBUS Commissioning provides the tools to support energy and operational cost savings at newly constructed buildings as well as during recommissioning of existing buildings.

- Setup and maintain heating, chillers, and other equipment properly to reduce on-going energy consumption
- Establish an effective preventive maintenance regimen that markedly extends equipment life
- Set in place accurate and timely delivery of equipment maintenance procedures and warranty policies to ensure systems operate as designed