



nerej

Cannon starts Building Systems Commissioning Consulting Services

November 17, 2009 - Construction Design & Engineering

Cannon Design has launched its new Building Systems Commissioning Consulting Services program.

As current economic concerns intensify, building owners' resources are also being stretched. These services will not only help maximize efficiencies, but also serve as a resource for improving existing buildings and new construction projects. This comprehensive and systematic process offers important quality assurance benefits for building owners, as they validate how the many requirements during design, construction, acceptance and project turnover are being met. In addition, with rising energy costs, professional engineering and analysis during the design and construction phases, reduces energy use and the buildings' impact on the environment.

"We continue to deepen our commitment to sustainability by expanding our services to include building commissioning," notes John Swift, PE, LEED, principal and engineering design leader with Cannon Design.

"For decades, we have designed buildings with the potential to be energy efficient, but they were often not operated most efficiently by the building owners. Now we have the capability to provide hands-on expertise that ensures that the buildings actually operate to expectations, while providing a healthy and comfortable environment," said Swift.

"Cannon Design elected to offer building commissioning services, in part, to achieve its firm-wide goal of excelling in project delivery," said Michael Eardley, PE, senior associate and commissioning team leader at Cannon Design. "One of the goals of the commissioning process is to deliver a project and building to the owner that functions efficiently, as intended, and as required by the owner."

"On any building project, the commissioning authority needs to be integrated into the activities of the design architects and engineers," said Anand Seth, PE, principal, Cannon Design. "By offering these services under the umbrella of Cannon Design, the process will promote close collaboration and increased communication, with the design team fully engaged in the commissioning process. And, a fully functional, effectively operating building is certainly a project objective."

The commissioning services offered include: New Building Commissioning, Existing Building Re-Commissioning, Existing Building Retro-Commissioning, LEED Specified Commissioning, and Ongoing Commissioning. Each type of commissioning involves many different tasks to meet the various needs of the client.

New Building Commissioning begins in the planning stages and continues through construction, acceptance, and the warranty period. Tasks include design review, functional performance testing, building operator training, operation and maintenance documentation, as well as post-occupancy monitoring.

Existing Building Re-Commissioning involves the same commissioning responsibilities as a new building, but applies to a facility already in operation. The owner's requirements are re-evaluated to identify necessary operational changes.

Another service offered is Existing Building Retro-Commissioning, which includes energy measurement, such as energy audit and survey of energy consumptive systems. The measures are accompanied by energy calculations to determine payback. These services are especially useful for buildings that are older in historic districts, in such dense locations as urban environments; LEED Specified Commissioning is a service that is required by the US Green Building Council's LEED rating system. Cannon Design's standard commissioning scope adheres to LEED requirements irrespective of LEED project goals.

The next phase in the evolution of commissioning is Ongoing Commissioning. Since complex building systems vary in performance over time, it is beneficial to monitor and document deficiencies and perform corrective measures continuously. Building automation systems, third party software, and engineering support are used to achieve this goal.

Cannon Design's commissioning team includes Eardley and Seth. Eardley develops, implements, and leads commissioning projects firm wide. His experience includes systems ranging from ground-source heat pump to under-floor air distribution, building envelope, and day-lighting control. Seth has over 30 years of experience in commissioning, designing, operating, and optimizing building systems for healthcare facilities, research laboratories, industrial plants, and educational institutions. He is a certified energy manager and certified plant engineer.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540