

SECTION 01 31 13.91 COMMISSIONING COORDINATION

PART 1 - GENERAL

1.01 COMMISSIONING

This project will have selected building systems commissioned by an independent third party Commissioning Agent (“CxA”), contracted by the Owner. The CxA will document installation and performance of the selected systems for the project. The Contractor and applicable subcontractors are members of the commissioning team and will facilitate the completion of the commissioning process. The equipment and systems to be commissioned and the commissioning process, which the Contractor is responsible to execute, is defined in Section 01 91 13, General Commissioning Requirements. Roles and responsibilities of each Commissioning Team member are also defined in Section 01 91 13. If applicable, specific division responsibilities may be found in Section 22 08 00 – Commissioning of Plumbing, Section 23 08 00 – Commissioning of HVAC or Section 26 08 00 – Commissioning of Electrical.

1.02 MEMBERS OF THE COMMISSIONING TEAM:

- A.** Commissioning Agent: The Owner will provide the services of a qualified CxA. The responsibilities of the CxA are defined in Section 01 91 00 13.. The CxA coordinates the commissioning process, develops a functional testing plan and documents the performance of each system.
- B.** Owner or Owner’s Representative: Designated representative for the Owner with authority to approve the commissioning plan and implementation and accept field conditions if required.
- C.** Contractor: Facilitates the completion of the commissioning plan and its integration into the construction process, including coordination of the subcontractor responsibilities. Coordinates training and system startup with the Owner.
- D.** Designer: Provides all documents to the CxA, performs construction observations, sharing the results, and coordinates resolution of system deficiencies identified during construction.
- E.** Facility manager or plant operator: Participates in the commissioning tasks and performance testing, reviews the operating and maintenance documentation and attends applicable training.
- F.** Test and Balance Contractor: The Contractor shall provide the services of a qualified Test and Balance Contractor, as specified in Section 23 08 00, who will be subject to approval or rejection by Owner.
- G.** Controls Contractor: The Controls Contractor as specified in Section 23 08 00, will be subject to approval or rejection by Owner.
- H.** Other installing contractors or equipment suppliers that may be involved in the commissioning process.

END OF SECTION

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