

P-115 MAIL PROCESSING FACILITY

Dimensions Construction, Inc.



Project Key Facts

- ◎ New 24,000 SF Facility
- ◎ 3 Air Handler Units (20-25 ton)
- ◎ 45 ton Chiller
- ◎ 2 Mini Split units for Telecom and AV room
- ◎ 2 Boiler system for heating hot water supply
- ◎ LonWorks DDC system controls
- ◎ Gas Water Heater
- ◎ Lighting Control Systems

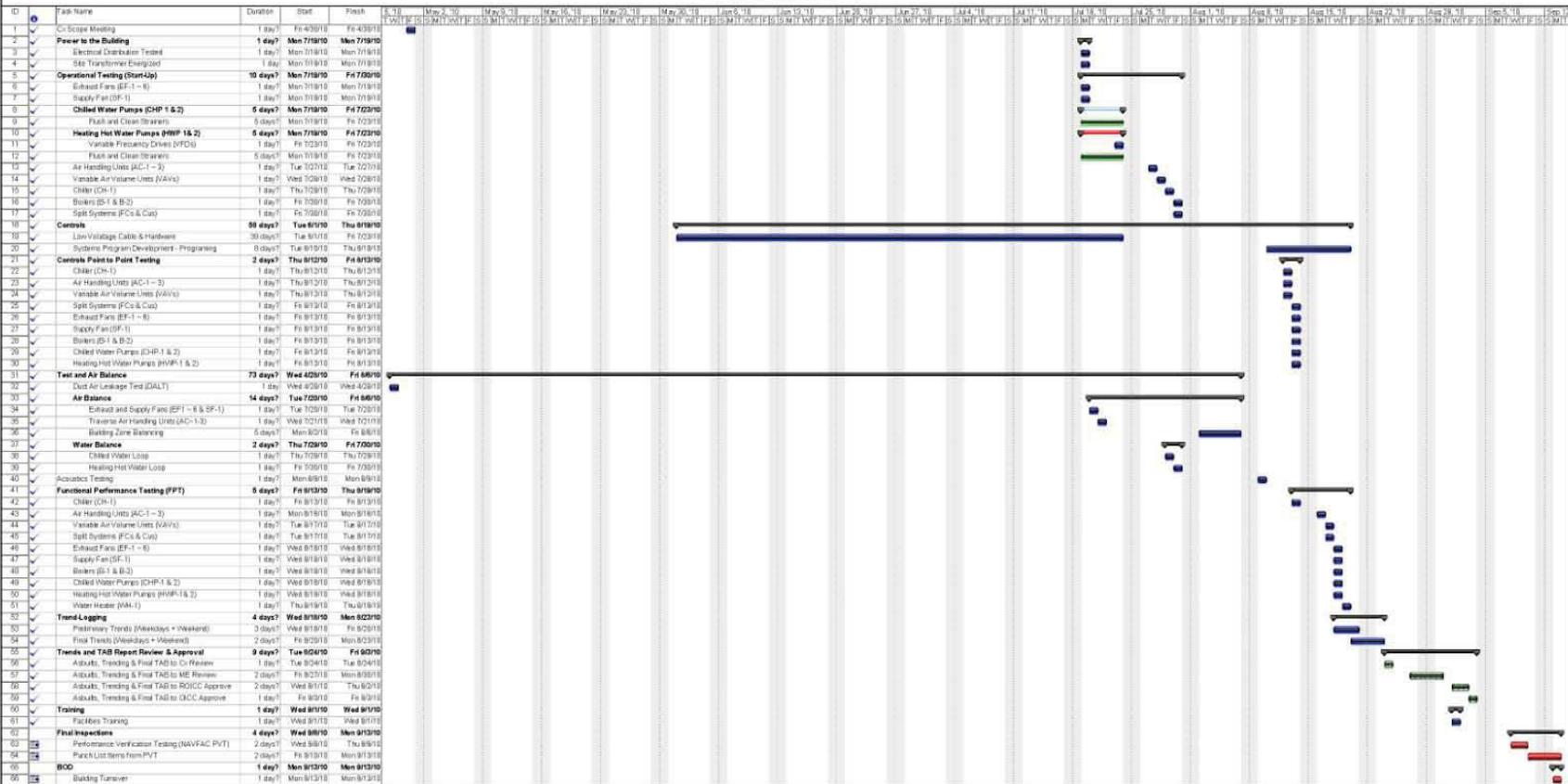
Project Commissioning Facts

- ① Fundamental Commissioning
- ① Non-AWEMS project

Keys to proper scheduling

- ⦿ Discuss a realistic game plan with the Commissioning agent
- ⦿ Process at P-115 started 5 months prior to final PVT
- ⦿ Allow as much time as possible for trades to perform
- ⦿ Start Early – plan for the worst
(P-115 4 internal team meetings, 8 official commissioning meetings)

P-115 Mail Processing Center Commissioning Schedule



Date: 20190802 PM: AM

Task █ Critical Task █ Progress █ Milestone █ Summary █ Project Summary █ External Task █ External Milestone █ Deadline █

Key Meetings for the Commissioning Process

- ◎ Internal Meetings (*Construction, testing, and design team only*)

On site project team meetings (Government Included)

- ◎ Initial Scope Meeting
- ◎ Sequence of Operations Meeting
- ◎ PVT Plan Meeting
- ◎ Final meeting prior to Government PVT

- Discuss outstanding issues openly at meetings
- Maintain a comprehensive log for issue resolution




COMMISSIONING ISSUES LOG

PROJECT: P-115 Mail Processing Center DATE: 07/12/2010 - 09/16/2010
 CUSTOMER: Dimensions Construction Cx AUTHORITY: Alberto Mata

ITEM	DATE	DRAWING	DISCIPLINE	LOCATION	ISSUE	RESPONSE	RESPONSE DATE
001	06/07/2010	M-0.4 D1	MC	MY	CHP-1,2: Design calls out for 5 HP motors. 3HP motors are installed.	Resolved	07/12/2010
002	06/07/2010	M-1.1	CC	BLDG.	VAV 2-3: Flow Cross tubing is incomplete	Resolved	07/12/2010
003	06/07/2010	M-1.1	CC	BLDG.	VAV 2-8: Control box is covering the VAV tag.	Resolved	07/12/2010
004	06/07/2010	M-2.1	MC	BLDG.	Several VAV's on the second floor are labeled wrong. Ensure final TAG numbers are correct.	Resolved	07/12/2010
005	06/07/2010	M-1.1/2.1	MC	BLDG.	Ensure that mechanical piping will be labeled according to specifications. Per ANSI/ASME A13.1 2007.	All labels will be changed.	07/12/2010
006	06/18/2010	M-0.5	MC	MR	Updated shop drawings required for HHW Boiler installation.	Shop Dwgs. Received	07/14/2010
007	07/12/2010	M-0.5	MC	MR	B-1 & B-2: Boiler manual shutdown at the entrance required.	Installed	07/14/2010
008	07/14/2010	M-0.5	MC	MR	NEMA 12 cabinets required.	NEAL: Cabinets Provided	07/14/2010
009	08/18/2010	M-2.1	MC	MM	AHU-1&2: Ambient-Insufficient CFM from SA.	Resolved	08/17/2010
010	08/18/2010	M-2.1	MC	MM	AHUs: SA flow sensors need to be relocated.	Resolved	08/19/2010
011	08/25/2010	M-0.4 D1	MC	MM	CH-1: LON card not available yet.	Resolved	08/27/2010
012	08/30/2010	M-2.1	MC	MM	OSA Flow stations read flow inside the units therefore the reading is not an accurate reading.	EBTRON: Onsite Support Provided	08/31/2010
013	08/30/2010	M-0.4 D1	CC	MY	CH-1: SNVT not accepted for chilled water setpoint.	Resolved	08/31/2010
014	08/30/2010	M-2.1	CC	MM	AHUs: Air flow stations not reading correctly.	Countywide notified. EBTRON: Onsite Support Provided	08/31/2010
015	08/30/2010	M-0.4 D1	CC	MY	CHP-1,2 & HWP-1&2: Countywide mechanical removed impellers to trim them.	Resolved	08/31/2010

Effective Testing during the Commissioning process

Prior to Government PVT

- ⦿ Everyone needs to be on the same page!!
- ⦿ Ensure all startup checklists are complete
- ⦿ Ensure Government personnel have witnessed individual tests (DALT,Boilers,etc)
- ⦿ Commissioning Agent has completed functional testing and verified all system tests
- ⦿ Agent simulates worst case scenario's in the system

Government PVT

- ⦿ Do Not Schedule this if all systems are not ready!!
- ⦿ Make sure the Government has the TAB report, trending data, current As-Built drawings
- ⦿ Make sure all required personnel are on site to answer questions
- ⦿ Follow the PVT Plan

Owner Involvement

- ⦿ Upper Management needs to be involved in the project
- ⦿ Management needs to provide answers quickly to the team
- ⦿ Government PVT team to attend as many on site meetings as possible
- ⦿ Welcome Government PVT team site visits
 - discuss comments in depth