

## Six Easy Tips for Completing Commissioning on Schedule

Commissioning is often compressed at the end of the project, lumped in with start-up, TAB and move-in. How do you avoid schedule compression? Well, it's not always easy but we have found that the best way to get a team on schedule is to:

- 1. Promote the Pre-Requisites:** Help them understand the pre-requisites required before Cx can start. This can range from things like power to the BMS panel, TAB being complete, programming being finished.
- 2. Set Priorities Together:** Help the team prioritize. For example, if most of the HVAC equipment is in the basement - then ask the GC and the electrician to coordinate getting power to that part of the building first. If you do this right, you will likely improve team relationships.
- 3. Sooner not Later:** Help them understand that BMS control panels need power sooner, not later. If the panels are late getting power, then a lot of check-out and validation tasks get delayed. If you can't get permanent power, ask for temporary power.
- 4. Program Ahead:** Require the BMS contractor to prove that their programming is done ahead of time - versus they don't start working on it until they show up for start-up and commissioning.
- 5. Program per SOO:** Verify with the BMS contractor - ahead of time - that they are programming the job per the APPROVED control sequences of operation (SOO), versus 'the programmer is doing it the way he always does.'
- 6. Phase the Cx:** Try not to be overly insistent that EVERYthing is ready before the Cx guy shows up. Be willing to work in phases, particularly when a job is behind schedule. You'll be seen as a team player, and will tend to get far better cooperation.

