Cloud-Based Commissioning and TAB

Looking for a better approach to organizing and accessing Start-Up, Commissioning (Cx) and TAB documentation? Perhaps something easier to use and manage? A fresh approach to building commissioning that enables coordination with the TAB team is emerging in our industry that has the potential to ease the frustrating ‘black hole’ effect that commissioning often seems to represent.

Cloud-based commissioning and TAB integration changes the game in a number of ways. For example, while the commissioning process remains the same, there is a degree of transparency that web-based commissioning can offer that did not exist before:

- Easy access to commissioning and TAB deliverables, including commitment dates
- Find out who champions the specific Cx documents for the commissioning team
- Cx Issues Log can be viewed on-line, in a PDF or spreadsheet format
- Commissioning Issue advisories are automatically e-mailed to responsible party(ies)
TAB reports may be Cloud-based for ease of review and comments with the construction and Commissioning team members.

Sub-Contractors test procedures, documents and results can also be cloud-based for ease and timely viewing of results.

Scheduling Milestones show main the commissioning events, including predecessors for the TAB effort.

Meeting minutes and other project related documents are stored in an easily accessible central location.

With Cloud-based Commissioning and TAB on board, much of the mystery surrounding managing the commissioning process seems to simply disappear.

The new generation of System Commissioning makes life easier for the CM/GC, Project Managers, MEP Coordinators, Sub-contractors, Designers or Owners. It accomplishes this through a set of organized web-based tools, which includes project management software geared specifically toward the commissioning process.

Commissioning-relevant documents are stored in a secure, central, collaborative environment. Project team members have access 24/7, and many software packages allow unlimited users. Issues Logs are kept on-line, eliminating the seemingly endless update delays that occur when passing documents back and forth via email.

Not all cloud-based commissioning packages are created equal, but a well-designed software package requires little to no training, making the transition to cloud-based commissioning easy, which in turn fuels high adoption rates.

While commissioning and TAB software has been around for 5 or 10 years, it was often viewed as clunky, expensive or only appropriate to utilize on the largest projects. The latest software, sometimes called Cx 2.0, represents a new generation of commissioning services, designed to improve the user experience and easy to use - even on the smallest projects.

Our experience using the Cloud Based Approach for Commissioning and TAB may save as much as $20,000 per project.

Mark Walter and Dale Davis
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The 2011 NEBB National Meeting was held in beautiful Savannah, Georgia. It was an Annual Meeting packed full of information, educational sessions as well as fun.

Two full days of technical and business sessions were held over the course of Thursday thru Saturday. Friday morning was the opportunity for all NEBB members and Annual Meeting participants to attend the Open Committee Meeting Sessions. These sessions allowed participants to ask questions of the NEBB National Committees. These National committees are comprised of NEBB volunteers whose expertise in their fields of TAB, S&V, Cleanroom, Fume Hood, BSC, and Building Envelope direct the future of training, testing and certification for NEBB.

This year a need for volunteerism was emphasized and requested from all NEBB members. Anyone interested in helping in any of our National committees can contact your local Chapter Coordinator for more information. See the next page for more pictures.

Once again, NEBB presented a check to ASHRAE Vice President William Bahnfleth for the ASHRAE Research Fund for $10,000, making NEBB a part of their Golden Circle.

Next year’s Annual Meeting will take place in Anaheim at the end of April 2012.
Chapter Attends National Annual Meeting

Savannah, Georgia

We had 8 members attend the Savannah Annual Meeting this year. Some of the highlights was the ‘Get Acquainted Party’ held on Thursday night where we got to take pictures with Forest Gump.

We walked the River Walk and enjoyed the cuisine at many of Savannah’s restaurants including Paula Dean’s Lady and Son Restaurant.
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DPR Construction is a unique technical builder with a passion for results. They have been ranked in the top 50 general contractors in the country over the last 10 years. They are a National Technical Commercial Building contractor and Construction Manager that has grown with their customers by delivering measurably more value. Whether it is a multi-million-dollar technical facility or a conference room renovation, they execute every project with relentless accountability. They listen to the customer goals, develop strategies based on your business needs and track their performance. We do everything we can to earn our customers trust and build great lasting relationships.

DPR Construction was founded in July 1990 by Doug Woods, Peter Nosler and Ron Davidowski, the D, the P and the R. The Redwood City Office is the Corporate Headquarters. Today they have 16 offices across 8 states with over 2,600 employees. DPR exists to build great things through four core values and beliefs: Integrity (we conduct all business with the highest standards of honesty and fairness; we can be trusted), Enjoyment (we believe work should be fun and intrinsically satisfying; if we are not enjoying ourselves, we are doing something wrong), Uniqueness (we must be different from and more progressive than all other construction companies; we stand for something) and Ever Forward (we believe in continual self-initiated change, improvement, learning and the advancement of standards for their own sake). Their mission is to be one of the most admired companies by the year 2030.

Currently DPR Construction has two NEBB Certified Professionals in their ranks. Bill Jeffrey and Gordon Yu are both Building Systems Commissioning (BSC) certified. Bill Jeffrey became first became NEBB Test & Balance certified in 1994 and then BSC certified in 1999. Bill originally received his AS Degree in A/C Technology at Del Mar Tech in Corpus Christi after which he worked for GE in their Air Conditioning Research/Testing Lab for 2 years. After 2 ½ years of military service Bill worked six years for Chenault & Brady in Houston, Texas as a design engineer before relocating to California. In California he worked for Westcon Associates and then Practicon Associates for 17 years as a mechanical consulting engineer. Bill then made the decision to leave engineering and to go into Commissioning. He went to work at ACCU Balance as a Project Manager which is where he learned the balancing and commissioning end of the business. After two years he went to work for Therma, managed the Balancing Department and Energy Logics BAS Controls Company providing Marketing and Estimating. While working for Therma he became NEBB TAB and Cleanroom Certified.

In 1996 he opened Pyramid Balancing with a partner and worked as a consultant to DPR Construction providing MEP Coordinating and Commissioning Services. In 1999 he got his BSC NEBB certification. Finally in 2000 Bill left Pyramid and went to work full-time for DPR Construction as an MEP Coordinator and Commissioning Authority. His responsibilities are to provide assistance in design, pre-construction and construction providing constructability reviews, coordination, field quality control, start-up and commissioning, turnover and owners training. Bill is currently NEBB certified in Building System Commissioning and a LEED-AP.

Over the last 20 years as a design mechanical engineer, Bill found that while working on projects, there was a need to have a quality assurance aspect to the construction industry, especially with the more technical projects. He decided to get in-
volved in commissioning of mechanical, piping, controls and electrical systems. In order to achieve this, he found that the NEBB certification was one of the best and most respected in the industry, so decided to become a NEBB Certified Professional. This has enabled him to learn more, stay current with the changes in the industry and get involved in making our industry better.

Gordon Yu attained his Electrical Engineering degree in Taiwan. After graduation in 1976 he re-located to the United States and worked for an environmental control and energy management systems company for 6 years. In 1982 he opened a test and balance company, ACCU Balance with a partner. Gordon became NEBB TAB certified in 1990 and then attained his BSC and Sound & Vibration Certification. In 2005 he closed his firm and went to work for DPR Construction in 2006 as an MEP Coordinator. Currently Gordon has his NEBB BSC certification active.

Their NEBB BSC Certification differentiates DPR Construction from the other General Contractor Firms that are constructing technical buildings. DPR Construction’s approach to projects offers their customers a more technical approach not only in their expertise in constructing technical projects but with their pro-active dedication, they insure that when the project is completed and turned over, DPR has provided their best in construction and project management to meet all their customer needs.

DPR Construction has worked on numerous Technical projects over their 20 years of business. DPR has targeted their core market projects including Advanced Technology (Mission Critical, Entertainment and Microelectronics Projects), Life Sciences, Corporate Offices, Healthcare and Higher Education.

One of these projects that has recently been completed and commissioned by Bill Jeffrey is the Clif Bar & Company facility in Emeryville. The project is currently seeking a LEED Platinum certification from the USGBC and has many Green aspects in the project including recycled products in the existing warehouse, lighting controls, solar thermal water heating system and the newly completed “Photovoltaic System” including 1968 photovoltaic “smart” solar panels that provides power to the facility and also power back to the PG&E grid, when available.

A NEBB Certified Firm and NEBB Certified Professional provides quality and integrity that the projects are balanced and commissioned properly to insure the owner and user they receive the best possible project when it is turned over at completion.
NEBB Certified Projects Must Be Manned By Certified Personnel
Starting January 1st

In May 2009, the NEBB Board established a requirement that all NEBB Certified Projects starting January 1, 2012, shall be manned on-site, at minimum, by a NEBB Certified Professional or a NEBB Certified Technician to provide project supervision.

A Certified Firm may use any combination of manpower, including multiple non-certified technicians. However, it must designate and deploy on-site for each project either a NEBB Certified Professional or NEBB Certified Technician.

If your firm has not complied with this requirement, you must contact your local Chapter immediately to get your Technicians tested and certified to avoid disciplinary action by NEBB National.

2011 Firm Recertification Is Now Due

All firms and Certified Professionals have been notified by the Chapter that your 2011 recertification is due this year.

Your Form C, instrument pictures, instrument calibration certs, manufacturer’s cut sheets and reports are now due into the Chapter.

Any questions on this, please contact the Chapter Coordinator at 510/386-1270 or via email at akearns@nocalhawaiinebb.org.

Follow us on Facebook at Northern Calif Hawaii NEBB.
Upcoming Events

NEBB Certified Professional Written/Practical Exam
March 17, 2012, 8:00 a.m.—1:00 p.m., San Leandro, CA
Contact the Chapter to sign up, akearns@nocalhawaiinebb.org

Northern California/Hawaii NEBB Chapter Re-certification Seminar
February 24, 2012, Napa Valley, California
Marriott Napa Valley Hotel and Spa
Contact the Chapter to sign up, akearns@nocalhawaiinebb.org

NEBB National Annual Meeting
April 26-28, 2012, Anaheim, California
Conference Registration Open December 15, 2011
Contact NEBB National

NEBB Technician Exam
On Demand Basis
Contact the Chapter to sign up, akearns@nocalhawaiinebb.org

Northern California/Hawaii NEBB

39899 Balentine Drive
Suite 200
Newark, CA 94560

Phone: 510-386-1270
Fax: 510-438-6853
E-mail: akearns@nocalhawaiinebb.org