



SEBESTA  
BLOMBERG

PROVIDING SUSTAINABLE TECHNICAL  
AND BUSINESS SOLUTIONS

## COMMISSIONING

### Delivering High Performance Buildings

#### DELIVERING HIGH PERFORMANCE BUILDINGS

At Sebesta Blomberg, commissioning is a process that delivers results. By combining our expertise in building systems design and operation with superior communication skills, we have proven our ability to draw all parties in a construction project together to focus on delivering performance at the building occupant level. Beyond construction, sustaining the superior results achieved in commissioning is the focus of our operator training programs. By effectively transferring knowledge, utilizing the skills of our Commissioning Agents and in-house professional trainers, we can assist you in building a trained staff that can both sustain and enhance the effectiveness of your building operations. From project concept to on-going operations, our team of engineers, facility managers and operations technicians can support your organization in delivering and sustaining high performance buildings. ●

#### MEETING YOUR UNIQUE REQUIREMENTS

Since every building owner deals with their unique set of financial and operating performance goals, we have developed an effective process to help you identify and tailor a commissioning program to your specific project goals and opportunities. With over 20 years of experience in commissioning all building types, we collaborate with your team to identify the specific needs of your organization and the most effective use of your available funds to maximize your return, both in terms of cost and occupant satisfaction. Our disciplined process of Discovery, Review, Testing and Knowledge Transfer allows us to focus our energies on the technical challenges that you face in delivering high performance buildings. Our proven process of communication, testing protocols and training allows the entire commissioning team to focus on completion of your project. ●

#### AREAS OF EXPERTISE

- **Design Intent Documents (DIDs):** Facilitation and development of Design Intent Documentation, including Owner Project Requirements (OPR) and Basis of Design (BOD) Documentation. With years of building operations experience, we can assist your team in understanding their needs and effectively communicating these to your design team. Finally, we provide you with the expertise to confirm that all parties to the design have the same understanding of your project goals.
- **Commissioning Plan:** Development of specific documentation that clearly communicates responsibilities to all parties to the process.
- **Commissioning Specifications:** Development of this document defines the requirements of commissioning in the contract documents including the scope of work, roles and responsibilities, documentation, execution of acceptance procedures, operating and maintenance manuals and training.
- **Design Reviews:** Review of the drawings and specifications prepared by the design team to confirm that the design is consistent with OPR and BOD. Reviews focus on commissionability, functionality, maintainability and best practices.
- **Acceptance Procedures:** System Readiness Checks (SRCs) are developed to assure systems are ready for testing. Functional Test Procedures (FPTs) are developed to confirm system operations according to the contract documents, OPR and BOD.
- **Training:** Project specific and general knowledge transfer to your operations team to assure that the results of your projects can be sustained over the long term.
- **Warranty Reviews:** Review after 10 months to confirm that systems are running as intended and resolving any remaining commissioning related issues.
- **Retro-Commissioning:** Commissioning of existing buildings, utilizing much of the same process of new buildings, to increase overall system performance.