

Form Title:	Commissioning Oversight Risk Assessment and Evaluation		
Document #:	COMM 301 01 RP1	Revision #:	6

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Portfolio	Portfolio Name	Date
34	Atlantic	July 14, 2017
Building ID	Building Name	
GOC00042	DANIEL J MACDONALD BUILDING	
Project #	Project Name	
R.056687.005	DANIEL J MACDONALD GOCB – MODERNIZATION PROJECT	

Projects Where Commissioning IS Required (Medium to High Risk Projects)	Applicable
New buildings/engineering assets	<input type="checkbox"/>
Special-purpose buildings	<input type="checkbox"/>
Projects with estimated costs exceeding \$2M	<input type="checkbox"/>
Projects with floor area exceeding 10,000 m ²	<input type="checkbox"/>
Fit-up Projects requiring replacement/upgrade of mechanical, electrical and architectural systems	<input checked="" type="checkbox"/>
Replacement/upgrade of mechanical and electrical equipment	<input type="checkbox"/>
Life-safety equipment replacement or upgrade	<input type="checkbox"/>
Major upgrades to heritage buildings	<input type="checkbox"/>
Upgrades to meet accessibility requirements	<input type="checkbox"/>
New building automation system (BAS) / component installation	<input type="checkbox"/>
New fire alarm system	<input type="checkbox"/>
Upgrade/replacement of building envelope	<input type="checkbox"/>
Upgrades to vertical/horizontal transportation systems	<input type="checkbox"/>
New roof membrane with existing roof-mounted electrical / mechanical equipment	<input type="checkbox"/>

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Projects Where Commissioning is NOT Required (Low Risk Projects)	Applicable
Office furniture upgrade	<input type="checkbox"/>
New carpets	<input type="checkbox"/>
New roof membrane – without roof mounted electrical/mechanical equipment	<input type="checkbox"/>
Fit-up work not requiring replacement/upgrade of mechanical, electrical and/or architectural systems	<input type="checkbox"/>
Minor Building envelope work	<input type="checkbox"/>
Interior painting	<input type="checkbox"/>
Routine maintenance work	<input type="checkbox"/>
Landscaping	<input type="checkbox"/>
Replacement of plumbing fixtures	<input type="checkbox"/>

The Commissioning Oversight Manager/Specialist assessment of the project based on the Project Managers Requirement Document, taking into consideration the project value, scope, size and technical complexity, either does or does not represent a high risk project which requires the addition of a Third Party Commissioning Agent.

Justification/comments as follows:

The PSPC Cx Manager has confirm that a 3rd Party Cx Agent will be engaged to work on this project which would have been a BGIS recommendation as well based of anticipated complexity of the building modernization project.

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Commissioning and Oversight services will be required on this project:	
Yes, there is a medium to high risk to the project, if commissioning oversight is not performed	<input checked="" type="checkbox"/>
No, there is a low risk to the project	<input type="checkbox"/>

The Commissioning Scope Of Work will be completed by:	
Design Consultant (Medium Risk)	<input type="checkbox"/>
Third Party Commissioning Agent (High Risk and require a Commissioning Plan)	<input checked="" type="checkbox"/>

BGIS Commissioning Oversight Manager	Signature
Daniel Desjardins	