

PART 1 - GENERAL

- 1.1 SUMMARY .1 Section Includes:
- .1 General requirements relating to commissioning of project's components and systems, specifying general requirements to PV of components, equipment, sub-systems, systems, and integrated systems.
 - .2 Acronyms:
 - .1 BMM - Building Management Manual.
 - .2 Cx - Commissioning.
 - .3 EMCS - Energy Monitoring and Control Systems.
 - .4 O&M - Operation and Maintenance.
 - .5 PI - Product Information.
 - .6 PV - Performance Verification.
 - .7 TAB - Testing, Adjusting and Balancing.
- 1.2 GENERAL .1 Cx is a planned program of tests, procedures and checks carried out systematically on systems and integrated systems of the finished Project. Cx is performed after systems and integrated systems are completely installed, functional and Contractor's Performance Verification responsibilities have been completed and approved. Objectives:
- .1 Verify installed equipment, systems and integrated systems operate in accordance with contract documents and design criteria and intent.
 - .2 Ensure appropriate documentation is compiled into the BMM.
 - .3 Effectively train O&M staff.
- .2 Contractor assists in Cx process, operating equipment and systems, troubleshooting and making adjustments as required.
- .1 Systems to be operated at full capacity under various modes to determine if they function correctly and consistently at peak efficiency. Systems to be interactively with each other as intended in accordance with Contract Documents and design criteria.
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| 1.2 GENERAL
(Cont'd) | .2 (Cont'd)
.2 During these checks, adjustments to be made to enhance performance to meet environmental or user requirements.

.3 Design Criteria: as per Departmental Representative requirements or determined by designer. To meet Project functional and operational requirements. |
| 1.3 COMMISSIONING
OVERVIEW | .1 Cx to be a line item of Contractor's cost breakdown.

.2 Cx activities supplement field quality and testing procedures described in relevant technical sections.

.3 Cx is conducted in concert with activities performed during stage of project delivery. Cx identifies issues in Planning and Design stages which are addressed during Construction and Cx stages to ensure the installed systems are proven to operate satisfactorily under weather, environmental and occupancy conditions to meet functional and operational requirements. Cx activities includes transfer of critical knowledge to facility operational personnel.

.4 Departmental Representative will issue Interim Acceptance Certificate when:
.1 Completed Cx documentation has been received, reviewed for suitability and approved by Departmental Representative.
.2 Equipment, components and systems have been commissioned.
.3 O&M training has been completed. |
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1.4 NON-CONFORMANCE .1
TO PERFORMANCE
VERIFICATION
REQUIREMENTS

Should equipment, system components, and associated controls be incorrectly installed or malfunction during Cx, correct deficiencies, re-verify equipment and components within the unfunctional system, including related systems as deemed required by Departmental Representative, to ensure effective performance.

.2 Costs for corrective work, additional tests, inspections, to determine acceptability and proper performance of such items to be borne by Contractor. Above costs to be in form of progress payment reductions or hold-back assessments.

1.5 PRE-CX REVIEW .1

Before Construction:

.1 Review contract documents, confirm by writing to Departmental Representative.

.1 Adequacy of provisions for Cx.

.2 Aspects of design and installation pertinent to success of Cx.

.2 During Construction:

.1 Co-ordinate provision, location and installation of provisions for Cx.

.3 Before start of Cx:

.1 Ensure installation of related components, equipment, sub-systems, systems is complete.

.2 Fully understand Cx requirements and procedures.

.3 Have Cx documentation shelf-ready.

.4 Understand completely design criteria and intent and special features.

.5 Submit complete start-up documentation to Departmental Representative.

.6 Ensure systems have been cleaned thoroughly.

.7 Complete TAB procedures on systems, submit TAB reports to Departmental Representative for review and approval.

.8 Ensure "As-Built" system schematics are available.

1.5 PRE-CX REVIEW .4 Inform Departmental Representative in writing
(Cont'd) of discrepancies and deficiencies on finished
works.

1.6 CONFLICTS .1 Report conflicts between requirements of this
section and other sections to Departmental
Representative before start-up and obtain
clarification.

.2 Failure to report conflict and obtain
clarification will result in application of
most stringent requirement.

1.7 ACTION AND .1 Submittals: in accordance with Section
INFORMATIONAL 01 33 00 - Submittal Procedures.
.1 Request in writing to Departmental
Representative for changes to submittals and
obtain written approval at least 4 weeks prior
to start of Cx.
.2 Submit proposed Cx procedures to
Departmental Representative where not
specified and obtain written approval at least
4 weeks prior to start of Cx.
.3 Provide additional documentation
relating to Cx process required by
Departmental Representative.

1.8 COMMISSIONING .1 Departmental Representative to review and
DOCUMENTATION approve Cx documentation.

.2 Provide completed and approved Cx
documentation to Departmental Representative.

1.9 COMMISSIONING .1 Provide Cx schedule as part of construction
SCHEDULE schedule.

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| <u>1.9 COMMISSIONING
SCHEDULE
(Cont'd)</u> | .2 | Provide adequate time for Cx activities prescribed in technical sections and commissioning sections including: <ul style="list-style-type: none">.1 Approval of Cx reports..2 Verification of reported results..3 Repairs, retesting, re-commissioning, re-verification..4 Training. |
| <u>1.10 STARTING AND
TESTING</u> | .1 | Contractor assumes liabilities and costs for inspections. Including disassembly and re-assembly after approval, starting, testing and adjusting, including supply of testing equipment. |
| <u>1.11 WITNESSING OF
STARTING AND
TESTING</u> | .1 | Provide 14 days notice prior to commencement. |
| | .2 | Departmental Representative to witness start-up and testing. |
| | .3 | Contractor's Cx Agent to be present at tests performed and documented by sub-trades, suppliers and equipment manufacturers. |
| <u>1.12 MANUFACTURER'S
INVOLVEMENT</u> | .1 | Obtain manufacturers installation, start-up and operations instructions prior to start-up of components, equipment and systems and review with Departmental Representative. <ul style="list-style-type: none">.1 Compare completed installation with manufacturer's published data, record discrepancies, and review with manufacturer..2 Modify procedures detrimental to equipment performance and review same with manufacturer before start-up. |
| | .2 | Integrity of warranties: <ul style="list-style-type: none">.1 Use manufacturer's trained start-up personnel where required to maintain integrity of warranty..2 Verify with manufacturer that testing as specified will not void warranties. |
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- 1.12 MANUFACTURER'S INVOLVEMENT (Cont'd) .3 Qualifications of manufacturer's personnel:
.1 Experienced in design, installation and operation of equipment and systems.
.2 Ability to interpret test results accurately.
.3 To report results in clear, concise, logical manner.
- 1.13 PROCEDURES .1 Verify that equipment and systems are complete, clean, and operating in normal and safe manner prior to conducting start-up, testing and Cx.
- .2 Conduct start-up and testing in following distinct phases:
.1 Included in delivery and installation:
.1 Verification of conformity to specification and approved shop drawings.
.2 Visual inspection of quality of installation.
.2 Start-up: follow accepted start-up procedures.
.3 Operational testing: document equipment performance.
.4 System PV: include repetition of tests after correcting deficiencies.
.5 Post-substantial performance verification: to include fine-tuning.
- .3 Correct deficiencies and obtain approval from Departmental Representative after distinct phases have been completed and before commencing next phase.
- .4 Document require tests on approved PV forms.
- .5 Failure to follow accepted start-up procedures will result in re-evaluation of equipment by an independent testing agency selected by Departmental Representative. If results reveal that equipment start-up was not in accordance with requirements, and resulted in damage to equipment, implement following:
.1 Minor equipment/systems: implement corrective measures approved by Departmental Representative.
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- 1.13 PROCEDURES .5 (Cont'd)
- (Cont'd)
- .2 Major equipment/systems: if evaluation report concludes that damage is minor, implement corrective measures approved by Departmental Representative.
 - .3 If evaluation report concludes that major damage has occurred, Departmental Representative shall reject equipment.
 - .1 Rejected equipment to be remove from site and replace with new.
 - .2 Subject new equipment/systems to specified start-up procedures.
- 1.14 START-UP .1 Assemble start-up documentation and submit to
DOCUMENTATION Departmental Representative for approval before commencement of commissioning.
- .2 Start-up documentation to include:
 - .1 Pre-start-up inspection reports.
 - .2 Signed installation/start-up check lists.
 - .3 Start-up reports,
 - .4 Step-by-step description of complete start-up procedures, to permit Departmental Representative to repeat start-up at any time.
- 1.15 OPERATION AND .1 After start-up, operate and maintain
MAINTENANCE OF equipment and systems as directed by
EQUIPMENT AND equipment/system manufacturer.
SYSTEMS
- .2 With assistance of manufacturer develop written maintenance program and submit Departmental Representative for approval before implementation.
 - .3 Operate and maintain systems for length of time required for commissioning to be completed.
 - .4 After completion of commissioning, operate and maintain systems until issuance of certificate of interim acceptance.
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1.16 TEST RESULTS .1 If start-up, testing and/or PV produce unacceptable results, repair, replace or repeat specified starting and/or PV procedures until acceptable results are achieved.

.2 Provide manpower and materials, assume costs for re-commissioning.

1.17 START OF COMMISSIONING .1 Notify Departmental Representative at least 14 days prior to start of Cx.

.2 Start Cx after elements affecting start-up and performance verification of systems have been completed.

1.18 INSTRUMENTS / EQUIPMENT .1 Submit to Departmental Representative for review and approval:
.1 Complete list of instruments proposed to be used.
.2 Listed data including, serial number, current calibration certificate, calibration date, calibration expiry date and calibration accuracy.

.2 Provide the following equipment as required:
.1 2-way radios.
.2 Ladders.
.3 Equipment as required to complete work.

1.19 COMMISSIONING PERFORMANCE VERIFICATION .1 Carry out Cx:
.1 Under actual or accepted simulated operating conditions, over entire operating range, in all modes.
.2 On independent systems and interacting systems.

.2 Cx procedures to be repeatable and reported results are to be verifiable.

.3 Follow equipment manufacturer's operating instructions.

1.19 COMMISSIONING .4 EMCS trending to be available as supporting
PERFORMANCE documentation for performance verification.
VERIFICATION
(Cont'd)

1.20 WITNESSING .1 Departmental Representative to witness
COMMISSIONING activities and verify results.

1.21 EXTENT OF .1 Number and location of verification points to
VERIFICATION be at discretion of Departmental
Representative.

.2 Conduct tests repeated during verification
under same conditions as original tests, using
same test equipment, instrumentation.

.3 Review and repeat commissioning of systems if
inconsistencies found in more than 20% of
reported results.

.4 Perform additional commissioning until
results are acceptable to Departmental
Representative.

1.22 REPEAT .1 Assume costs incurred by Departmental
VERIFICATIONS Representative for third and subsequent
verifications where:

.1 Verification of reported results fail to
receive Departmental Representative's
approval.

.2 Repetition of second verification again
fails to receive approval.

.3 Departmental Representative deems
Contractor's request for second verification
was premature.

- 1.23 SUNDRY CHECKS
AND ADJUSTMENTS .1 Make adjustments and changes which become
apparent as Cx proceeds.
- .2 Perform static and operational checks as
applicable and as required.
- 1.24 DEFICIENCIES,
FAULTS, DEFECTS .1 Correct deficiencies found during start-up
and Cx to satisfaction of Departmental
Representative.
- .2 Report problems, faults or defects affecting
Cx to Departmental Representative in writing.
Stop Cx until problems are rectified. Proceed
with written approval from Departmental
Representative.
- 1.25 COMPLETION OF
COMMISSIONING .1 Upon completion of Cx leave systems in normal
operating mode.
- .2 Except for warranty and seasonal verification
activities specified in Cx specifications,
complete Cx prior to issuance of Interim
Certificate of Completion.
- .3 Cx to be considered complete when contract Cx
deliverables have been submitted and accepted
by Departmental Representative.
- 1.26 ACTIVITIES
UPON COMPLETION OF
COMMISSIONING .1 When changes are made to baseline components
or system settings established during Cx
process, provide updated Cx form for affected
item.
- 1.27 TRAINING .1 Departmental Representative and Operation and
Maintenance personnel to be trained during
commissioning process.
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- 1.28 MAINTENANCE
MATERIALS, SPARE
PARTS, SPECIAL
TOOLS .1 Supply, deliver, and document maintenance
materials, spare parts, and special tools as
specified in contract.
- 1.29 OCCUPANCY .1 Cooperate fully with Departmental
Representative during stages of acceptance and
occupancy of facility.
- 1.30 INSTALLED
INSTRUMENTATION .1 Use instruments installed under Contract for
TAB and PV if:
.1 Accuracy complies with these
specifications.
.2 Calibration certificates have been
deposited with Departmental Representative.
- .2 Calibrated EMCS sensors may be used to obtain
performance data provided that sensor
calibration has been completed and accepted.
- 1.31 OWNER'S
PERFORMANCE TESTING .1 Performance testing of equipment or system by
Departmental Representative will not relieve
Contractor from compliance with specified
start-up and testing procedures.

PART 2 - PRODUCTS

- 2.1 NOT USED .1 Not Used.
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NORTHWEST ATLANTIC FISHERIES	GENERAL COMMISSIONING	Section 01 91 13
CENTRE (NAFC)	(CX) REQUIREMENTS	Page 12
COOLING & VENTILATION		
RENOVATIONS FOR POD G10		2018-06-08
PROJECT. R.999102.002		

PART 3 - EXECUTION

3.1 NOT USED .1 Not Used.

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