



Commissioning Services

Part of the ComEd Solutions PortfolioSM



Boost Your Business' Performance with Building Commissioning

Whether you're expanding operations with new building construction; retrofitting the old to make way for the new; or trying to verify that you're getting maximum performance out of your existing systems – commissioning can potentially add considerable value to your building and produce energy savings for your business.

Service Summary

Building Commissioning in Brief

If your business is typical, you're spending more on building systems than ever before to maximize operational efficiency – and provide your tenants or employees with safe, productive and comfortable working environments. Commissioning is a

comprehensive quality assurance process that ensures you're getting your money's worth. Overseen by a qualified commissioning authority, this systematic, thoroughly documented and collaborative process ensures your facility's system components are designed, installed, functionally tested, and capable of operating at peak performance throughout their lifecycle.

Approximating the Costs of Building Commissioning

Although methods for measuring costs and savings associated with commissioning vary by project, you can roughly estimate your costs by multiplying the construction costs of the equipment being commissioned by two to five percent. Commissioning costs for institutions with complex systems infrastructure, such as hospitals and labs, are usually closer to the higher end of this range. Schools and office buildings usually fall toward the lower end.

A Good Time to Commission

Although the best time to commission a building is during the planning stages of a new construction or retrofit project, commissioning can be done anytime within an existing structure – especially if you or your tenants are experiencing problems. Commissioning new facilities during the design and construction phases helps avoid many common building problems before they begin. Additionally, commissioning new construction promotes smoother turnover and operator training – and can reduce time, costly change orders, and contractor callbacks.

Benefit from Energy Efficiency, Cost Savings and Much More

As a tool you can use to ensure building systems are functioning properly and meeting occupants' needs, commissioning may help you realize the following benefits:

- Enhanced energy efficiency and cost savings
- Increased tenant satisfaction and productivity over the long-term
- Improved indoor air quality (IAQ) and decreased potential for building-owner liability related to IAQ issues
- Reduced operating and maintenance costs, and equipment replacement expenses
- Increased profit margin for building owners and enhanced overall building value

To learn more about commissioning, call your ComEd Account Manager or 1-877-4-ComEd-1 (1-877-426-6331).

Is Commissioning Right for Your Business?

We invite you to take the quiz below. If you find that you're answering "yes" to one or more of the following questions, you may want to consider commissioning to elevate your facility's performance, improve your tenants' comfort, and reduce your operating costs.

- Do tenants or employees in your building complain about being too warm or too cold?
- Are employees often absent because of illness?
- Do certain building systems and equipment repeatedly malfunction?
- Is indoor air quality a concern for your company?
- Do maintenance costs seem excessive, or have they risen abruptly?
- Does your building perform differently than it was designed to perform?
- Has the building's usage changed since it was built?
- Are the actual savings and performance from recent building upgrades lower than expected?

Commissioning with ComEd

From front-end planning through construction and into the warranty period, our technical experts will partner with you to achieve your short and long-term goals for exceptional building performance. As your commissioning authority, ComEd will add value by:

- Defining and documenting the design intent
- Performing quality verification of design and construction
- Witnessing the verification of functional performance testing
- Developing a detailed system manual for the life of the building
- Ensuring operating and maintenance personnel are well trained
- Staying with you through at least the first year of occupancy

Technical Building Services from ComEd

Your business can count on ComEd for reliable energy delivery services – and for a full range of value-added consulting and technical services. To help you realize exceptional performance from your facilities and value that boosts your bottom line, we've assembled a team of engineering professionals who are experts in the fields of HVAC, controls, monitoring, and commissioning. Whether you need assistance with a specific equipment requirement or a commissioning authority to ensure the quality of your entire project, we will work closely with you to deliver services tailored to your unique needs.

To discuss how you might be able to enhance the performance and overall value of your investment through commissioning, call your ComEd Account Manager or 1-877-4-ComEd-1 (1-877-426-6331) today.

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