

A Closer Look at Commissioning



Verify your building's systems
are working as intended
with the SustainabiliTEAM™.

HEALTH CARE | HIGHER EDUCATION | INDUSTRIAL
RETAIL | COMMERCIAL | OFFICE BUILDINGS | MANUFACTURING

Your building was created with bricks, mortar, and big expectations.

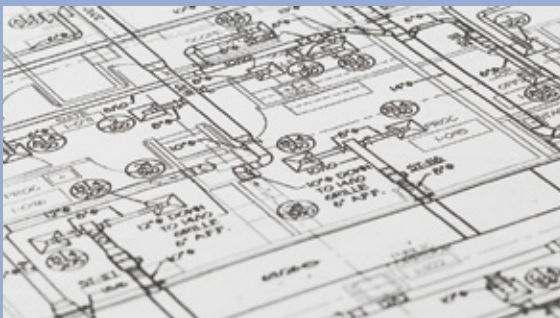
Our commissioning services put an advocate on your side. Erdman Anthony's SustainabiliTEAM™ is dedicated to helping you get everything you expect from your building—at every stage of development.

Keep your building's assets working for you, not against you.

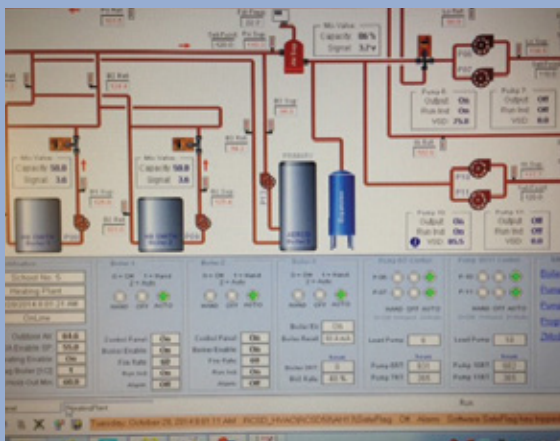
Commissioning puts an extra set of eyes and ears on the ground—on your behalf—via regular site observations.



Erdman Anthony can verify whether design documents meet your requirements.



We review your systems in action to verify that they operate as intended.



Today's buildings are more sophisticated than ever before and are designed and built with systems and technologies that, when working together properly, can effectively drive greater building efficiency, performance, and occupant comfort and productivity. A single glitch or missed alarm can easily upset the delicate working balance of your building, affecting its performance and the long-term cost of your investment.

We are your dedicated advocate.

Commissioning services from Erdman Anthony **provide you with a quality-assurance process to verify that critical systems in your building operate properly and as you intended.** As your dedicated advocate, we can provide you and your team with assistance at every stage of your project.

Design-Phase Commissioning Services:

- **Help create better design and bid packages** that match your requirements for the building
- **Identify errors early**, limiting complex and expensive redesign work
- **Reduce RFIs** and change orders, keeping costs and delays under control

Construction-Phase Commissioning Services:

- **Provide documented verifications** and assessments that help confirm the project is meeting the original design requirements
- **Provide an owner's perspective** regarding potential Operations and Maintenance (O&M) issues
- **Put an extra set of eyes and ears on the ground—on your behalf**—via regular site observations and witnessing field tests

Acceptance-Phase Commissioning Services:

- **Provide testing of building equipment systems** and log/track deficiencies until corrected in order to document that systems are operating as designed
- **Help deliver design performance and reliability**, resulting in less downtime
- **Can help reduce overall building maintenance** and troubleshooting costs
- **Help increase client and occupant satisfaction**, which improves productivity and repeat business



Enhance Energy Savings and Efficiency

Proactive steps used in commissioning, such as witnessing equipment installations, using infrared technology, and verifying control settings and operating sequences, can assist in maximizing energy efficiency. **Reduced energy costs can also increase your building's net operating income and boost its appraised value.**

Lower Life-Cycle Costs

With Erdman Anthony's commissioning services, **your building can begin its life cycle at optimal productivity** and maintain its integrity for years to come. For you, this means fewer cost impacts in the future, more satisfied occupants, and a healthier bottom line.

Improve Your Operations and Maintenance Efforts

The feedback and oversight provided by commissioning services can improve accessibility to key information for easier maintenance, troubleshooting, and diagnostics. More importantly, they can **help verify that building documentation is complete, systems manuals are clear and accurate**, and your personnel is thoroughly trained. So if maintenance is needed, the process will be fast and cost-efficient.

Improve Occupant Comfort

Proper regulation of temperature, humidity, noise, and air-contaminants determined by commissioning services can **minimize the problems and expense that stem from an uncomfortable or unsafe building.**

A healthy and safe environment also means your occupants can be more productive in their daily activities, with fewer complaints and turnover.

Existing-Building Commissioning Services

Over time, a building's performance can falter. To adapt to changing occupant needs, buildings often need a helping hand to adjust to new requirements while maintaining efficiency and reliability. We review current performance goals, assess actual conditions, and provide recommendations for improvements. We will consult with you to meet your particular needs.

Did You Know?

For a typical new building project, commissioning identifies an average of 45 issues of noncompliance.*

10%	15%	40%	5%	30%
ARE	ARE	ARE	ARE	ARE
ENERGY	OCCUPANT	O&M	RELATED TO	OTHER
RELATED	RELATED	RELATED	EQUIPMENT LIFE	ISSUES

*Noncompliant with contract documents or owner's requirements. Source: Lawrence Berkeley National Laboratory

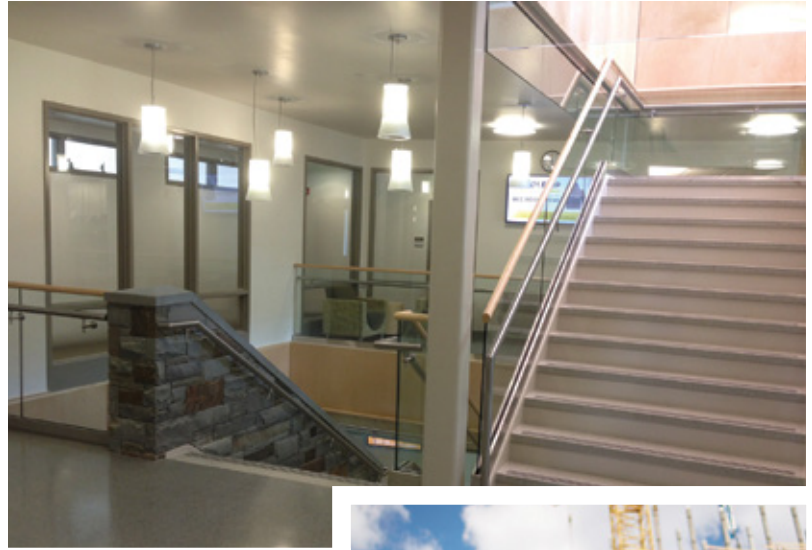
Ongoing Commissioning Services

To verify the long-term performance of your new or existing-building system, Erdman Anthony uses cloud-based software to extract data from your controls. We will alert you to new or lingering problems, help you prioritize needed repairs or corrections, and provide cost and energy feedback on the benefits of correcting these issues.



Complex systems can be tremendous assets to your facility—or a maintenance headache if not set up correctly.

Erdman Anthony is also a contracted consultant for NYSERDA's FlexTech Program, a building initiative for existing buildings that offers a wide range of flexible, cost-shared technical services to help organizations in New York state make informed energy decisions, including retrocommissioning services. Ask us about the ways FlexTech could help you realize more energy savings.



Put the SustainabiliTEAM to Work for You

Erdman Anthony has a long-standing commitment to sustainable and energy-efficient design. Our SustainabiliTEAM brings together engineering designers, energy consultants, and commissioning professionals for a comprehensive approach to sustainable design and the operation of buildings.

From new facility design to improving operations through commissioning, from energy studies to audits, we use a custom approach to achieve optimal solutions in quality and sustainability. Save energy and money with Erdman Anthony's SustainabiliTEAM.



Help your building perform as intended.

To learn more about our experience in commissioning and Erdman Anthony's SustainabiliTEAM, visit www.erdmananthony.com/Energy.

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Accreditations



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