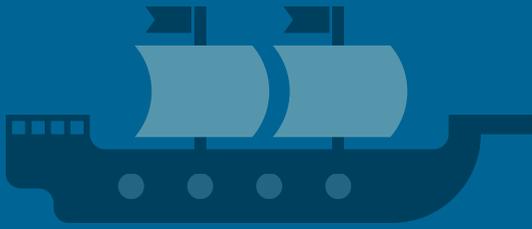


101

HEALTHY

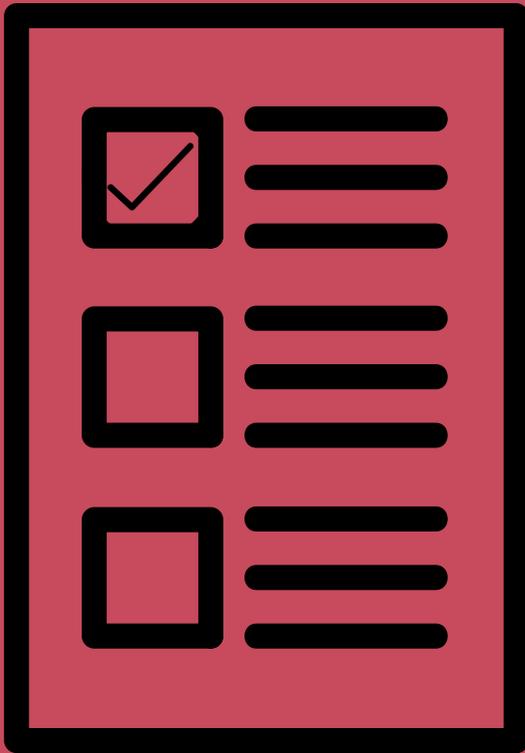
**HEALTH FACILITY
COMMISSIONING**

an owner's overview



NAVY ORIGIN

Commissioning is a term used by the U.S. Navy, which “commissioned” ships prior to sending them out to sea. Ships would often not see land for months after they were launched, so the Navy wanted to verify that all of the systems were operating properly and that the crew was extensively trained in the operation and maintenance of the systems before leaving port. Healthcare facility commissioning is essentially the same process: Verifying that the critical mechanical and electrical systems—on which many lives rely—are operating properly and that the staff is well trained prior to the building being occupied.



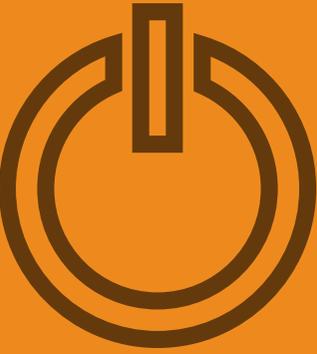
PURPOSE

In an ideal world, commissioning wouldn't be needed because facilities would only use good quality contractors with plenty of time and money to install proper equipment and check their work before the space is occupied. The maintenance staff would be well trained on how to operate the systems to their peak efficiency. But because of the fast-paced, cost-conscious world we live in and because building systems are becoming ever more complex, often times a newly-built facility is not operating as it was designed. Commissioning ensures that buildings perform as expected, and the process pays for itself in savings.

Cost Saving **BENEFITS**



Increased operational efficiency



Reduced energy usage

Improved occupant care & experience





\$1 of energy saved



||

\$20



revenue



*Based on a 5% profit margin for a standard healthcare facility

GUIDELINES



ASHE created the *Health Facility Commissioning Guidelines* to help meet the owner's project requirements (OPR). It addresses:

- Project energy efficiency goals
- Design review process
- Utility Management Plan (UMP) development
- Operations & maintenance staff training
- M+V of actual energy performance per goal



The 2014 Edition of the FGI Guidelines provides clarification of minimum requirements & best practices for healthcare facility commissioning.



AVOID

COMMON

PITFALLS

A red triangular warning sign with a thick red border. Inside the triangle, there is a gray gear with a red center and a red exclamation mark above it.



VALUE LOSS

In order to reap full value of money spent, the commissioning work must be integrated into the various systems of the project. Since healthcare facilities are held to very strict codes and standards--stringent air change, temperature, and pressure requirements--the commissioning agent must have extensive, up-to-date standards and code knowledge. Healthcare facilities are facing increasing competition and pressure from insurance companies to cut costs. Reaping full value from commissioning--cost savings and increased performance--is even more imperative for owners.



TIME CRUNCH

As the owner, you are the champion for commissioning activities from start to finish. Per the ASHE process, every project phase includes Commissioning activities (e.g. identification and documentation of OPR during Design phase). Setting this precedent early with all members of the project team, will help avoid incompleteness of commissioning activities in time crunches. It will also help detect problems early, saving time later in the project.



LACK OF TRAINING

Once your hospital is built and your "ship is ready to sail", your next challenge is operating it! Due to the complexity of the systems, training your operations and maintenance staff is crucial... Your role, is to confirm the commissioning agent and contractors have budgeted adequate training time for your staff. Additionally, if not already provided, you should require specific reference materials for each system.

TELL ME MORE

101

HEALTHY
HEALTH FACILITY
COMMISSIONING

an owner's overview

