



8 Key Owner's Advocate Services



About the Author

John Dombrowski

PE, CCP, CPMP, HFDP, LEED AP



PROFILE

John Dombrowski is a senior engineer and certified commissioning agent with more than 32 years of experience in systems design, commissioning, and project management. Throughout his career, John has worked on a variety of committees working to change codes to improve healthcare environments. John has served on the FGI Guidelines for the Design and Construction of Healthcare Facilities Revision Taskforce since 1993 (1996, 2001, 2006, 2010 and 2014 Editions) and also currently serves on the ASHRAE Standard 170 (Ventilation for Healthcare Facilities) Committee and the ASHE Advocacy Advisory Committee. In addition to his work on committees, he wrote the Commissioning Chapter of the ASHE E-Learning program and recorded the session for ASHE's Webinar series on the ASHRAE 170 Ventilation Guidelines.

John is well versed in commissioning from planning through delivery and verification. His experience with designing engineering systems coupled with years of commissioning in healthcare facilities, enables John to successfully manage complex projects and deliver buildings that perform as they were designed to.

REGISTRATION/CERTIFICATION

Registered Professional Engineer in New York, Pennsylvania, and Ohio

LEED Accredited Professional

Certified Commissioning Professional (CCP)

Commissioning Process Management Professional (CPMP)

Healthcare Facility Design Professional (HFDP)

EDUCATION

Bachelor of Architectural Engineering, Pennsylvania State University

RECENT PROJECTS

Cleveland Clinic Brunswick

Commissioning Authority for the 38,000 sq.ft., 2-story emergency department expansion.

University of Pennsylvania, Presbyterian Health System
Commissioning Authority for the \$127 million, 9-story Penn Tower project which includes a new operation room suite and a patient tower.

Mount Nittany Medical Center

Commissioning Authority for multiple projects including a Shared Services (Data Center) project, a Cancer Center addition and a renovation project, an Emergency Department expansion and renovation project, a new Entrance A project, and a Perioperative Services Expansion project.

UPMC Hamot Medical Center

Commissioning Authority for New Women's Hospital, a five-story, 175,000 sq.ft. facility that will house the Labor Delivery and Recovery areas.

Butler Health System, New Patient Tower

Commissioning Authority for Commissioning Services for a new \$152 million, 200,000 sq.ft. seven-story patient tower.

UPMC Presbyterian Shadyside

Commissioning Authority for the Clinical Laboratory Building; the project includes approximately 130,000 gross sq.ft. and the project space includes 9 stories and a roof-top penthouse containing Clinical Laboratory and Research type spaces.

UPMC Children's Hospital of Pittsburgh

Commissioning Authority for the MRI #4 project and the Plaza 4 & 5 project.





People are not rowing in sync.

Have you had a recent project Commissioned and reaped questionable value?

- Did you almost have as many problems with your systems as you did with your previous projects that were *not* commissioned?
- Did your staff feel no more prepared than they've been in the past?

That's most likely because the Commissioning Agent didn't give you true **Owner's Advocate Services** and follow the **ASHE Health Facility Commissioning Guidelines*.

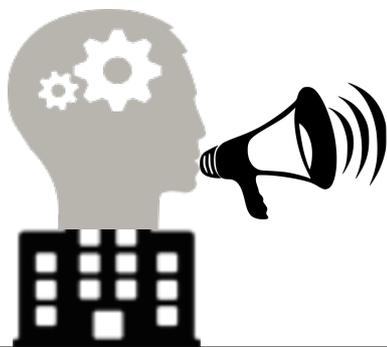
Let's take a look at the **8 Key Owner's Advocate Services** to ensure value in your next commissioning project.

*<http://www.ashe.org/projects/hfcg/>

#1 Develop Owner's Project Requirements

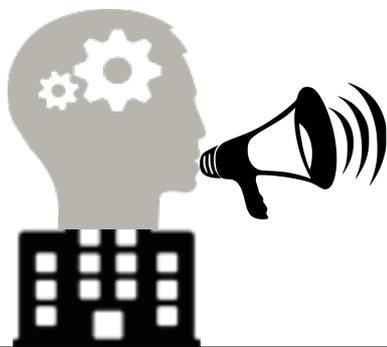
Early involvement to develop a good
**Owner's Project Requirement (OPR)*
that helps the team understand not just
the space planning needs up front, but
also the:

- Energy goals
- MEP requirements
- Maintenance staff needs.



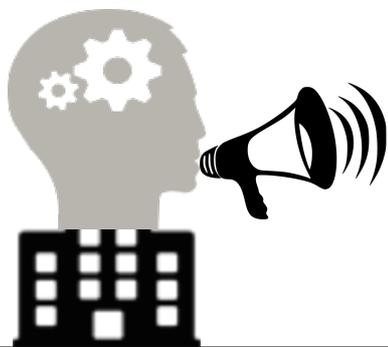
#2 Review Engineer's Basis of Design

Review the Engineer's Basis of Design to ensure the **engineers** are not only meeting the Owner's requirements, but also are considering the most energy efficient technology available that meets the Owner's maintenance staff's capabilities to maintain.



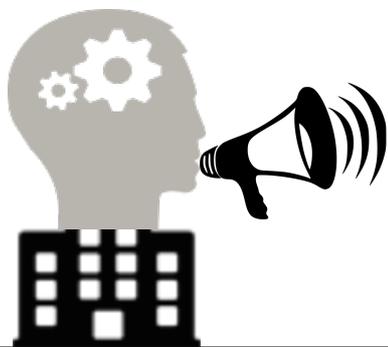
#3 Review Design Documents

Review the design documents to ensure the **design team** is meeting the Owner's requirements with their design and providing proper accessibility for maintenance of the systems.



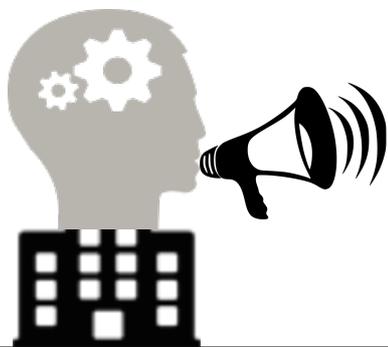
#4 Review Equipment Submittals

Review the equipment submittal to ensure the **contractors** are providing the proper equipment to meet your needs.



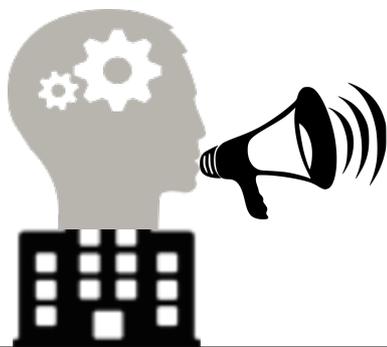
#5 Test Equipment with Staff

Properly test the equipment and invite your **operations and maintenance staff** to participate in the testing. The hands-on experience with the systems during testing, ensures greater staff competency of systems once completed.



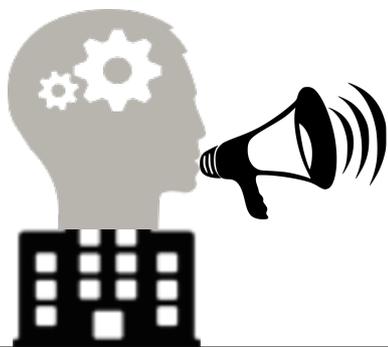
#6 Develop Training Agenda Early

Develop a training agenda for your staff, early in the project and review with your **maintenance staff** to confirm thoroughness, addressing ALL their concerns and needs. Confirm completion of training.



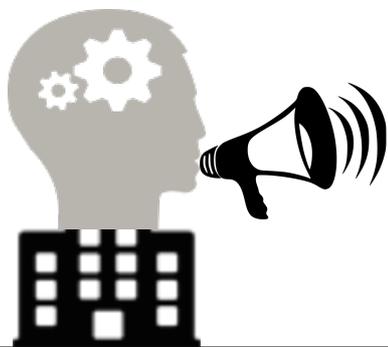
#7 Confirm Training Documentation

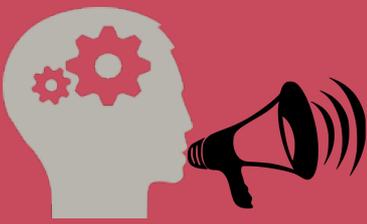
Confirm that your staff is provided with user-friendly documentation so that they are prepared to take the controls of the “ship”, once the contractors make their departure.



#8 Configure Trending Of Systems

Configure trending of the systems over the first year. Facilitate means to accurately measure the results to ensure, once construction is complete, the systems continue to perform as expected. Follow up with you if/when issues are found.





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#3 Review Design Documents

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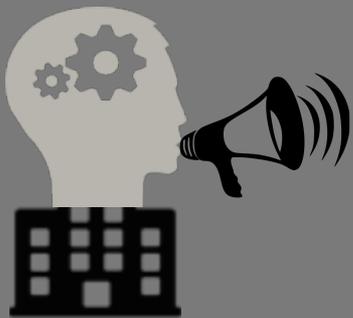
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Contact us



Commissioning 201

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Mazzetti makes the world a better place by creating better environments. We drive the future of infrastructure through **research and policy**. We help clients **plan** forward-looking infrastructure investments and access creative ways to **finance** them. And we produce transformational engineering solutions through **project and post-project delivery**.

With foresight, we help our clients build for the future.
With *foursight*, we bring visions to life.