



Letter from the President

By Ray Smith (GHT Limited)

Greetings Readers! In this quarter's newsletter, we offer articles on the Annual Meet and Greet in Washington DC, the NFM&T event in Baltimore, the new BCA ACP certification, and the 2012 BCA Leadership retreat in Orlando, Fla. . Also, please consider attending the upcoming NCBC in Nashville, Tennessee, to be held May 15th and 16th. Contacts and business opportunities abound at this event.

As the election season heats up, so does the weather. We all hope the economy heats up also (in a good way), but financial analysts and forecasters seem to be painting a picture of a languishing economy (not getting worse, but not getting better either), at least thru the fall. Applying this forecast to the CxA services sector, I think this is more of a problem for the business that (as part of its portfolio of services) provides CxA services, than for the CxA professionals themselves. The reason I say this is that most of the Service providers (business representatives) that I've interviewed are diversified, and provide an array of building related services. The CxA studio/department staff within the business tends to be fairly competent, versatile, and profitable, thus making themselves more valuable to the business, and thus less likely to be on the chopping block should staff reductions become necessary for business survival. Of course, if the individual is highly compensated, this may not hold true.

In closing, we hope you have a safe, productive, and enjoyable summer.

Very truly yours,
Ray

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2012 NCBC

May 15 & 16 in Nashville, Tenn.



“Twenty years ago when NCBC began, the goal was to make commissioning “business as usual” throughout the commercial building industry. Our efforts have paid off! Many states such as New York and California are requiring commissioning for their new and existing buildings, there is published data touting the benefits of the commissioning process and many industry codes, such as the IGCC, now include aspects of commissioning.

As our industry continues to grow and change, so does the NCBC. For the second year, the conference is being co-produced by the Building Commissioning Association, the commissioning industry’s professional association. And, for the first time, we’ve been endorsed by ASHRAE. These important partnerships propel NCBC towards what’s next for commissioning, beyond business as usual.

There are several reasons to attend NCBC this year. You’ll attend technical sessions that address what’s new in commissioning, you’ll gain a greater understanding of new tools, products, and services at our exhibitor show and you’ll network with the best in the business.

Whether you purchase commissioning services or provide them, this conference is a must-attend. Be a part of the next 20 years – register today!”

To register, visit BCxA.org, click on “Events”, and near the bottom of the page click on “NCBC 2012”

Building Commissioning Annual Meet & Greet

Reported by Wayne Williams and Ray Smith

Thursday, March 29th at 6pm the National Capitol Chapter of the Building Commissioning Association presented an overview of our 2012 agenda and goals to members attending. This year we look to increase membership, continue to conduct educational seminars, and in general provide events that are informative as well as arenas for professional networking. The event was held (as in years past) at the Capitol City Brewing Company in Washington DC and sponsored this year by Liberty Engineering and GHT Limited Consulting Engineers. Complimentary hors d'oeuvres and beverages were enjoyed while Ray Smith presented. All were reminded of the pending 20th National Conference on Building Commissioning in Nashville, Tenn. on May 15 & 16. We also learned how the Building Commissioning Association continues to bolster and improve alliances with other groups such as ASHRAE. Standards for commissioning and healthcare were discussed. We also discussed ongoing efforts trying to reach out to architects, and present on commissioning best practices (technologies, code requirements, and trends in industry).

Last year we'd had several successful events and this year we intend to do the same. Per information (on the previous page of this newsletter) the May 4th event included a tour of a fire test chamber and "we for sure blew something up!" Future events are being planned and likely include Virginia Beach after Labor Day. So if anyone knows an exciting place - feel free place let the NCC BCxA Board know your suggestions or ideas!



Construction Cranes visible from Capitol City



Light Hearted Conversation

NCC BCxA Board Welcomes Event Input

The Board welcomes any input from members regarding events such as this one. We would like feedback - whether it is where to hold an event, what sort of informative material to be presented, or anything to help the evolution of local BCA Chapter events.



Overview by Ray Smith



Complimentary hors d'oeuvres and beverages.

National Facilities Management and Technology – Arctic Facilities Commissioning

Reported by Wayne Williams PE, CCP, CFM

At this year's event in Baltimore on March 13th thru the 15th the facility manager, Michael Abels, discussed his ongoing work the past 30 years at the Toolik Field Station in Alaska. His projects included many unique criteria (and commissioning efforts). Michael had a very good presentation style starting with a few funny things about Alaska such as "No he does not know Sarah Palin" and then a reference to his hobby (martial arts). He then explained how Toolik Station came into being way back with the construction of the Trans-Alaska Pipeline (TAPS) in 1975. Per Michael, "Material had to be brought in by cat trains (caterpillars and sleds) which brought material up to Prudhoe Bay while building the Dalton highway bridge. Other materials for what then was the start of the Toolik construction camp were sometimes brought in by C-130 airplanes which landed on an ice airstrip. The first facilities were tents and modules for the camp 380 miles north of Fairbanks (2 days of travel at 15 mph on rough roads) In 1978 the site consisted of travel trailers and tents. At that time 10 then 20 people then were working on programs. Over the years the facility grew. Much was built with donated materials as it was not salvaged as it was too expensive to remove from the remote Alaska site. Finally 13 modular's were bought for 2 thousand dollars apiece; 10ft x 85ft Atcos from Alberta Canada. The site had a single 30 kw generator and sauna on the lake. Deliveries arrived on 10th, 20th and 30th of every month (day names don't matter up North). The truck drives no matter the day as far as possible on road and then park the truck and haul materials the remainder of the way with snowmobiles and sleds.

"In the 1990s we built a dining hall. All conduits and stuff is exposed. Nothing is in walls as it will freeze. Metal exterior siding. check screws once a year to make sure there tight from freeze thaw cycle. Then we built a meeting trailer, and then biology labs (dry lab and wet lab) were added. This was a 24ft x60 ft with an EPDM roof (tested to ensure no leaks) and oil heat. The labs were added to allow analysis to occur in the field so if a correction is needed it can be redone in the field and you don't lose a year waiting for the next opportunity to test. The lab includes Fume Hoods, fridgerator's, computers, etc Construction cost of approximately 800 dollars per square foot. We added a generator inside one of the facilities, but found (commissioning by complaint) the generator needed to be pulled after a year as it shook the building. This had an exterior marine engine 12kw with ATS to switch power to whole camp or one bldg. We use #1 diesel cause of cold. no #2 ever in tank as it will gel up. Right now using 120,000 gallons of oil per year. Gen sets burn 2 gallons per hour (and try not to use). There was a small siphon spill of oil on site. Cleaned up 1,000 gallon spill to "zero detect level" so in the future no one claims spill. Presently we have a generator building with Cummins 165s used in camp. For plumbing rather than an outhouse we built an in-house (for use inside in winter). We use a 12,000 gallon tank added for holding. Outhouse with suck truck uses 3% of budget - about 85,000 bucks per year (Estimate if 1% is 30,000 dollars it appears this site facility budget may be 3,000,000 per year). In winter no showers as to much potential for freeze damage. Overall we use 5.5 gpm per day - way below 3rd world usage. Way before LEED we were conserving water and living with very heavy water conservation as the norm on this site. (In the US lower 48 states water consumption averages 69 gallons per day). Up to this point 1 sink per 80 people, but we did construct next building which was a shower module. We drilled for water vertically and could not find liquid water - all was frozen. Then found a thaw bulb under the lake so drilled at an angle and got water and ran a circ line in artic pipe. "Arctic Pipe" has two conduits for phone lines etc. The camp exterior water circ line has a "Red warning light to indicate heat trace is on" and so we can see all is well on cold dark Arctic days and nights.

We love ADA ramps. They are great as we are forever sliding and hauling things in and out of buildings While sliding things in and out we found narrow doors are no good. Prefer double doors and wide doors. While working we find snow is like sand so keep bottom of building clear so snow will blow thru and also keep building up off of perma-frost. Then more modules built during the good years when exchange rate was 1.6 per US dollar with Canada. Good value. We also recently built a lecture hall and a kitchen of 5 million dollars with accelerated schedule which got crazy. Started in April, moved snow, planar site level and then installed erector set foundation with each point on wooden base and adjustable screw jacks then a deep floor system with chaseways. leveled one a week and now once a month. grease trap in utilidor. fly insulated panels in went with 10" walls. Inside traditional metal studs and all "stuff" is up in penthouse. There are challenges of winter operations. When it is colder than -30 there is no reason to work. Plus being 130 miles north to Prudhow for nearest medical, safety is important. We have policies on snowmobiles etc."

For more information (and pictures presented) see project jukebox at University of Alaska
http://jukebox.uaf.edu/haul_road/htm/photo_abels.htm or <http://toolik.alaska.edu/>

Building Commissioning Associate Certification is now available

Associate Certification is now available. This is new to the Building Commissioning Association.

The ACP designation is created for those who are on the path to become a CCP but do not yet have the education and experience required to achieve that certification. It is the mark of a dedicated and goal-oriented commissioning professional, the benefits of this accreditation include:

- A competitive advantage
- Professional growth and development
- Enhanced professional credibility

To earn the ACP designation, participants must complete an application that is reviewed by the Building Commissioning Certification Board , and pass a comprehensive two-hour examination.

To be eligible for certification you must:

have a high school diploma, GED, or higher-level degree; and

have a minimum of one (1) year of building related experience depending on education level achieved.

Thanks Again to Radius and Façade for sponsoring BCxA 2011 Fall Event



<http://www.radiusystemsllc.com>

Radius is a full service provider of HVAC and Lighting Control Systems, and Indoor Environmental Quality systems and services, and Security Systems in the mid-Atlantic region. We are an action-oriented, results driven organization dedicated to providing innovative automation/control solutions. We seek to do business with building owners, engineering firms, ESCOs, and construction firms that are interested in long term high performance systems that maximize energy and operationally efficiency.



<http://facadegroup.com/>

The Façade Group are building enclosure and detailing specialists who value artistry and performance in equal measure. Our multi-disciplinary experts assist clients in achieving their design goals through elegantly crafted details and practical, innovative, cost-effective facade solutions. The facade is the emotive first contact point of a building—the expression reflected out to the community. We understand, however, that the exterior enclosure is more than just a facade—it must be durable, provide shelter from the environment and comfort for the occupants. The Façade Group supports your project team in creating building enclosures of integrity. We provide consulting, documentation and verification services to improve a buildings performance while expressing its beauty simultaneously.



Dinner at Bongo's



Much good discussion

BCA Leadership Retreat Orlando, FL

The Leadership Retreat for International Board members and all Chapter Board members was held February 2 through February 4, 2012. This is an annual event where all board members from the International Board of Directors (IBOD) and the officers of each chapter (over 50 delegates from across North America) discuss the organization's budget, strategic plan, and overall review of the past year and the future of the BCA. New BCA chapters include Western Canada, Texas, and California.

On the first day, the IBOD performed a detailed review of the budget, membership status, organizational growth, upcoming events/webinars, certification, and best practices. Specifically, we discussed the value of membership and how to reach out to providers, owners, and contractors to increase membership. We also discussed sponsorships and associated benefits.

In the evening, all Chapter Officers arrived for the welcome reception and dinner. After dinner, a brief presentation was given summarizing financial information, the BCA theme for the year, new chapter formation (California), and the strategic plan to be discussed on the next day.



Describing theme for 2012

Theme for 2012

Leading by Example

Engaging all members

Advancing Professional Development

Determining BCA's Future

BCA National Capital Chapter Sponsors

***The 2012 NCC BCxA Board thanks
GHT and Liberty Engineering
for sponsoring the Meet and Greet Event!***

More Information on Commissioning Process

(per ASHRAE Guideline 0)

7.2.2 Pre-bid Conference

7.2.2.1 Time should be allotted during the pre-bid conference for the Commissioning Team to alert bidders to Commissioning Process requirements with which they may not be familiar.

7.2.3 Coordinate Owner's Representative Participation

7.2.3.1 Coordinate and schedule participation of Owner's representatives in Commissioning Process activities. Owner representatives may vary from one activity to another, both in number and in the specific individuals. It is important for Owner's representatives to participate in Commissioning Team meetings, review of commissioning process reports, discussions of changes to the Owner's Project Requirements, and staff and occupant training. Other Commissioning Process activities in which Owner's representatives typically participate include reviewing submittals and witnessing testing.

7.2.4. Update Owner's Project Requirements

7.2.4.1 Changes to the Owner's Project Requirements during bidding and the Construction Phase may be initiated as the result of Owner-directed changes to the Owner's Project Requirements or design/construction process-initiated changes to the Construction Documents.

7.2.4.2 When the Owner initiates a change to the Owner's Project Requirements, the design shall be modified and reviewed as necessary to meet the change in the Owner's Project Requirements.

7.2.4.3 When the Owner considers changes initiated through the design/construction process, the Commissioning Team should review the proposed changes to determine if they compromise the Owners Project Requirements, paying special attention to the functional impacts of value management proposals. If the Owner chooses to initiate a change after reviewing the Commissioning Team's comments, the Owner's Project Requirements must be update as necessary to match the change.

7.2.5 Update the Commissioning Plan

7.2.5.1 Update the Commissioning Plan to include new or revised descriptions of Commissioning Process activities during the Construction Phase. Incorporate the following:

- a) Test procedures and data forms developed during the Construction Phase
- b) Refinement and integration of Commissioning Process activities in the construction schedule.
- c) Roles and responsibilities of the Commissioning Team during the Construction Phase, including the identification of new team members.
- d) Identification of specialists responsible fro accomplishing Commissioning Process activities for specific systems and assemblies.
- e) Changes to the communication channels and procedures to be used during the Construction Phase.

Your BCA National Capital 2012 Chapter Board Members

The following individuals consider it a pleasure to serve you as board members. Feel free to contact any one of them for information on committee work, events or what it means to be a NCC BCxA board member.

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www.brookswright.com

RMF ENGINEERING, INC.



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Have your Logo include in this
newsletter!**



Architectural Testing



We Need Volunteers!

Participate · Build Your Resume · Get Published · Enhance Your Commissioning Industry Network
Opportunities for:

- Publication of short and medium length articles in regional and national publications
- Support logistics and marketing for regional events
- Participate in National trade conference booth on behalf of the BCA
- Openings in Membership, Events and Communications Committees
- Business development and fundraising opportunities

Contact an NCC-BCxA Board Member for further information