

PM WORLD TODAY – PM TIPS & TECHNIQUES – MARCH 2009

Basic Guidelines for Commissioning  
Scheduling of Public Buildings

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The article is meant to set some basic principles when construction projects enter the final turn to completion and to provide some basic guidelines and industry approaches.

In today's dynamic construction world when final deliverable is not anymore a simple architectural accomplishment but rather a live occupational blend of state of the art equipment and facilities fitted into modern urban standard the project manager needs a team which synergistically to complete the project on time, within the authorized budget and with the specified level of quality.

The Planning phase that encompass the systematic approach of procedures and processes to pave the road for the Execution should entails some allowance for the Commissioning planning as well.

For many projects within the construction sector the commissioning planning starts as early as possible during the project planning phase for several good reasons:

- structuring the commissioning team and setting the right time for their arrival to the site
- establishing the communication plan for the commissioning period and clear settlement of the disciplines point of contact with the Project Manager as well as the way of reporting
- assessment of the potential costs when confronted with the total project cost
- calling for a special attention when health and safety precautions are to be placed for the case of equipment commissioning, start up, testing
- appoint performance testing crews with calibrated instruments

There is no special requirement for the scheduling apart from the project time schedule but since the commissioning crew (technicians, operators etc.) travels from place to place on different projects the exact dates of mobilization for the commissioning personnel, vendor's technical assistance, consultants and other technical support must be known well in advance.

In almost every instance one of the important stakeholder regulatory Bodies, Government, City Hall needs a preview of the commissioning schedule or a plan envisaging the systems going live in the building to schedule their inspection as well.

The complexity of commissioning phase rests in all above and the stage could be treated as subproject within the large project conducted by the project manager.

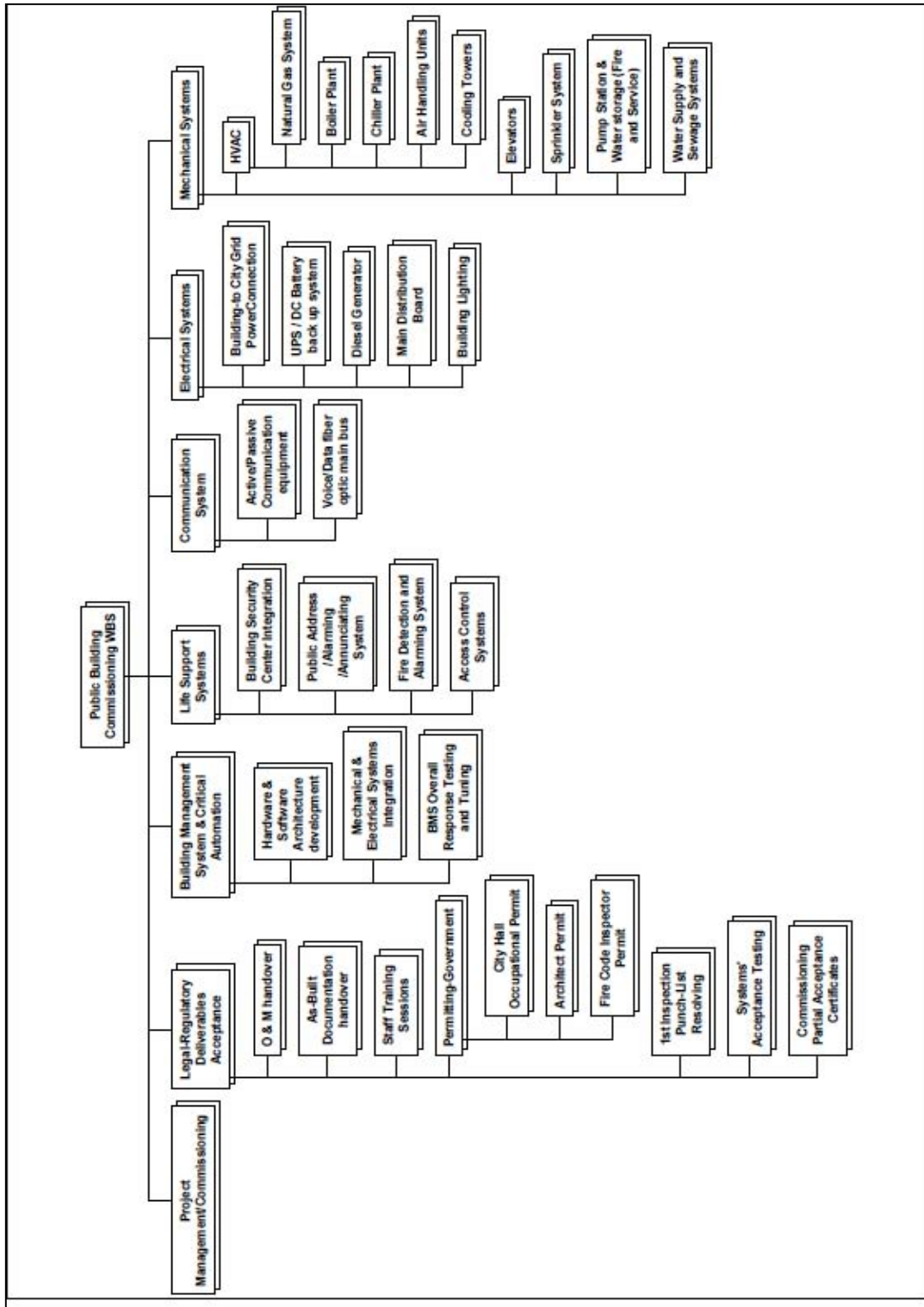
As a rule the commissioning organizational structure lays below the construction manager to whom it reports which in return reports to the project/site manager.

The two exhibits below are tentatively meant to outline a Work Breakdown Structure for a project commissioning phase, judged as subproject, and to set the basis for a communication line among the various interested parts in connection with the building commissioning.

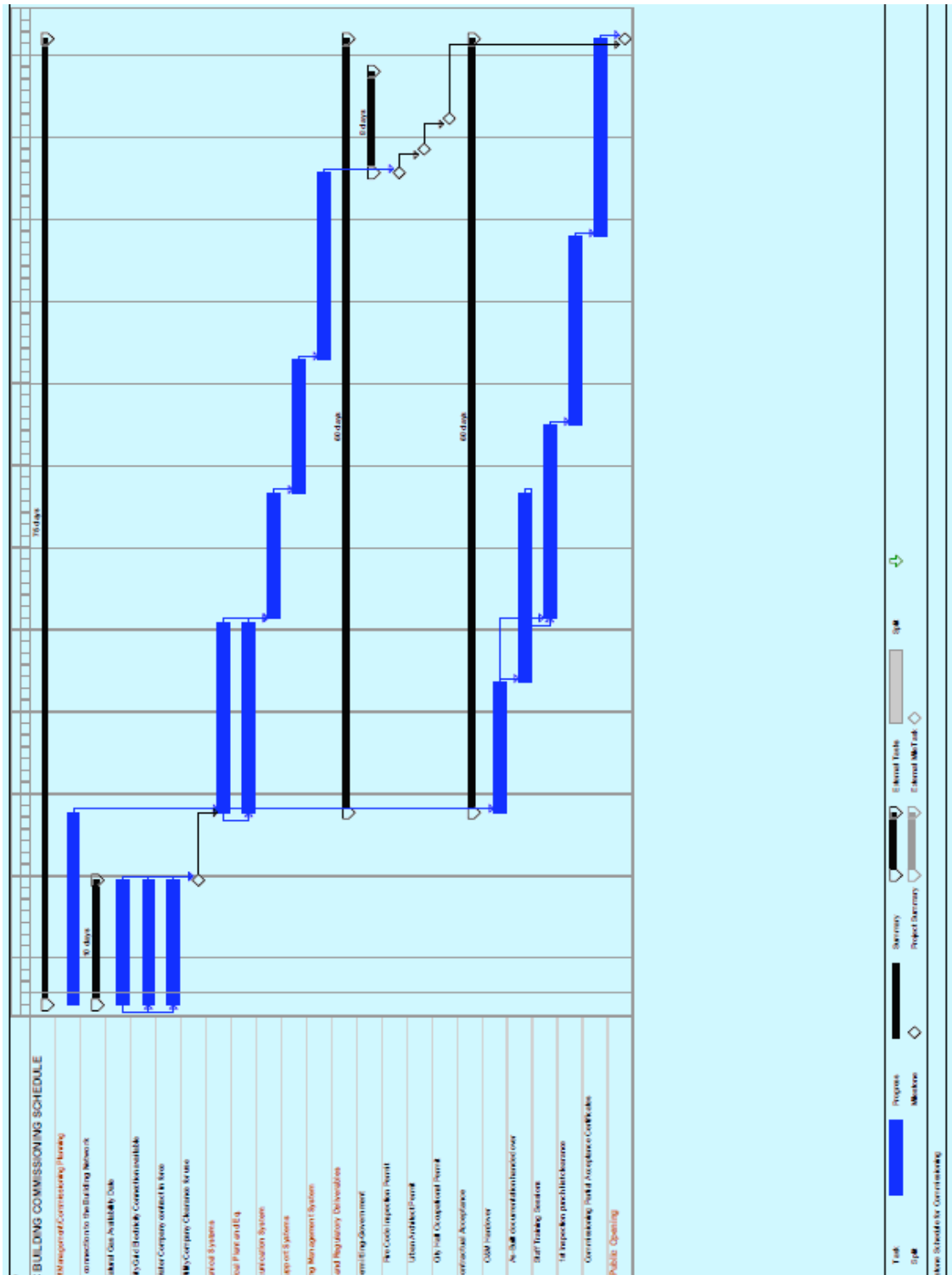
Starting from the outlined WBS the project manager could plan the team formation, disciplines and positions to be filled as well as their relationships across the lines.

The Milestone Schedule is aimed to set a frame in terms of possible dependencies and sequencing of certain activities with no relation to resources to be allocated or consequently to the durations of specific tasks.

Project Managers within the construction, energy, utility projects might need such basic documents in their planning phase when the well known project management plan is developed.



Work Breakdown Structure



Sample: Milestone Schedule

## About the Author



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