



EKFOX COMMISSIONING SERVICES

GROUNDED IN DESIGN FUNDAMENTALS

An all too common problem: The building isn't performing as intended...

Imagine you move into a new (or newly renovated) facility only to find that the building systems are not functioning properly. Your utility bills are much higher than anticipated and your workforce is constantly having to call the maintenance staff in to tweak the system. Overall, the productivity of your office begins to decline while your operating costs continue to rise. This is a common problem that is often solved by EKFox commissioning services.

EKFox's suite of commissioning services are grounded in 35 years of complex building design and problem-solving experience. Our vast knowledge of facility systems and design provides the perfect foundation for us to offer commissioning (Cx) services as a part of our portfolio. EKFox added commissioning to our offerings as a natural extension of our engineering services and to meet the needs of our clients. Additionally, the knowledge and experience we garner in the commissioning process provides excellent feedback into our design process – thereby continually improving our engineering designs.

EKFox is a certified commissioning company through the Associated Air Balance Council Commissioning Group (ACG) and we have certified Commissioning Authorities (CxA) on our staff and we participate on General Service Administration's O3FAC schedule 871-206. Depending on the situation, EKFox can tailor a specific commissioning package that will meet your needs.

THESE SERVICES MAY INCLUDE:

- Comprehensive Commissioning (*from design concept to project completion*)
- Construction Commissioning (*from construction award to project completion*)
- Recommissioning (*Cx of a previously commissioned facility*)
- Retro-commissioning (*Cx of a facility that has never been commissioned before*)
- Leadership in Energy and Environmental Design (LEED) Commissioning (*a requirement for LEED certification of a facility*)

ON AVERAGE, THE OPERATING COSTS OF A COMMISSIONED BUILDING RANGE FROM 8-20% BELOW THAT OF A NON-COMMISSIONED BUILDING

(<http://www.gsa.gov/portal/content/101961>)



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Effective commissioning is a systematic process that ensures facility systems function properly as designed. Commissioning includes design review, installation verification, proper system start-ups, functional performance tests, operations and maintenance (O&M) training, and complete documentation of the facility systems. Moreover, commissioning will enhance the quality assurance/quality control program (QA/QC) of your project.

THIS SYSTEMATIC PROCESS HAS BEEN KNOWN TO:

- Lower energy and operational costs
- Prolong the service life of existing equipment
- Improve indoor air quality
- Improve the productivity of the occupants
- Provide the O&M staff a better knowledge of how the facility functions
- Provide better documentation for future enhancements
- Improve the overall reliability of the facility

EKFOX PROJECTS

A FEW RECENT SUCCESSFUL PROJECTS



AEROSPACE COMPLEX, CHANTILLY, VA

EKFox served as the Commissioning Authority on this project consisting of Mechanical, Electrical, Plumbing and Life Safety (MEP) engineering services for a new east coast regional headquarters campus at the Westfield Business Park in Chantilly, Virginia. The scope of services includes concept development, facilities design, LEED Fundamental Commissioning, permitting, LEED design services and documentation, construction administration services, short circuit analysis/coordination, arc flash studies among others for a 680,000-SF corporate office campus and 685,000-SF parking garage (250,000-SF below grade). The campus is a multi-use facility comprised of a seven-story office tower, an eleven-story office tower, Visitor Center, upper and lower concourse areas including a Data Center, a full commercial kitchen, a 350-seat auditorium, gymnasium and a multipurpose room.



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BELVOIR CORPORATE CENTER, SPRINGFIELD, VA

EKFox provided commissioning services as well as building mechanical, electrical, and plumbing consulting engineering design services for the new \$29 million Belvoir Corporate Center. The project consists of two buildings each approximately 112,000 square feet, mirror images of each other. The project was designed with team members to receive a Silver LEEDs certification. The enhanced commissioning process were part of the LEEDs criteria in accordance with the US Green Building Council (USGBC).



POWER UPGRADES, JOINT BASE ANDREWS, MD

EKFox serves as the Commissioning Authority (CxA) on a \$17 million power upgrade project that replaces the aging substation equipment and primary distribution system on a critical Department of Defense installation. The project will remove and replace the majority of the existing equipment and building systems within two facilities on the base. This includes high, medium, and low voltage electrical systems. For the main substation, this also includes the exterior Medium Voltage (MV) electrical power equipment and distribution. The project also includes architectural; structural; heating, ventilation and air conditioning; plumbing, communication and fire detector/suppression systems within the two facilities.

Interested in hearing more?

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