

Presented by:

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LEARNING OBJECTIVES:

- Overview of commissioning process
- High level industrial controls understanding
- Understanding of a controls factory acceptance test
- How to incorporate into project schedule
- Discussion of benefits

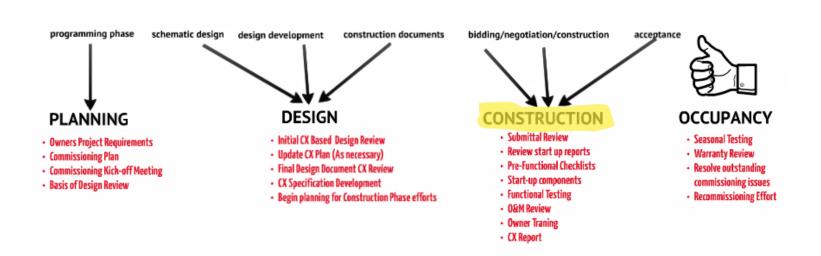






COMMISSIONING PROCESS OVERVIEW

COMMISSIONING PROCESS: OVERVIEW



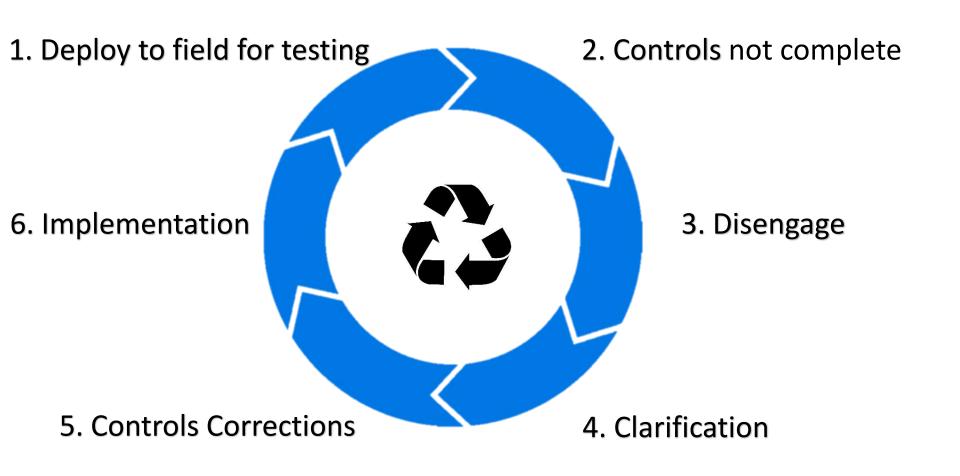
- Process that establishes the plant performance as designed
- Means to verify AND DOCUMENT a system's performance
- Identify construction anomalies and provide SOLUTIONS
- Creates a benchmark used for future retuning

COMMISSIONING PROCESS: WHY COMMISSION?

- More complex MEP systems
- Identifies systems that are unfinished
- Completes building turnover
- Tests sequencing for efficiency
- Provides long term performance insight

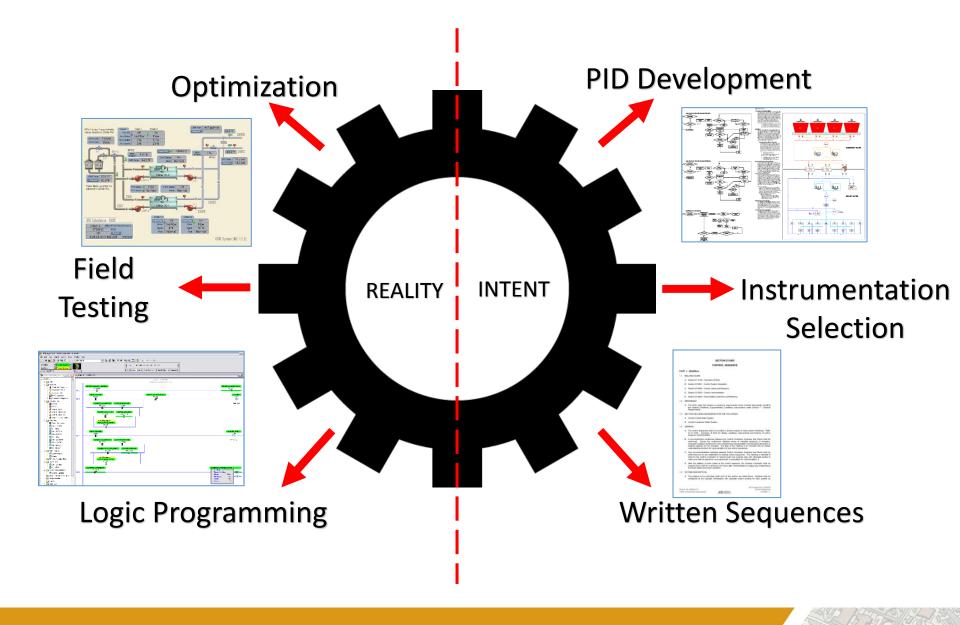


COMMISSIONING PROCESS: CONTROLS FIELD TESTING CYCLE



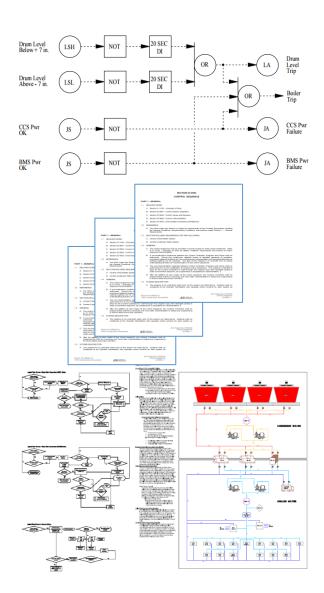
CONTROLS OVERVIEW

CONTROLS OVERVIEW: EVOLUTION



CONTROLS OVERVIEW: TYPES OF DESIGN

- SAMA (Scientific Apparatus Makers Association)
 - Pro: Best design layout for programming
 - Con: Difficult to understand
- Written control sequences:
 - Pro: Easy to understand
 - Con: Interpretation and logic difficult to program
- Combination of both:
 - Pro: Easy to program and understand
 - Con: Costly to incorporate and takes high level design



CONTROLS OVERVIEW: DIFFERENT TYPES OF LOGIC

Function Block Diagrams

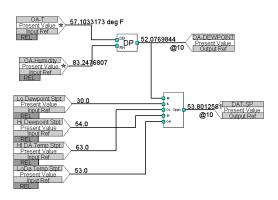
 A graphical depiction of process flow using simple and complex interconnecting blocks. Mainly used in DDC, DCS and BAS systems.

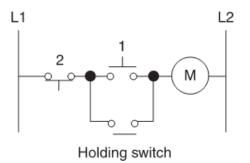
Ladder logic

 A graphical depiction of a process with rungs of logic, similar to the relay ladder logic schemes. Mainly used in PLC's.

Structured Text

• A high-level, text based language such as BASIC, C, or PASCAL.





CONTROLS OVERVIEW: CONSTRUCTION CHALLENGES

- Systems not completed at time of performance testing
- Controls sequences not clear or interpreted correctly
- Design changes to make field corrections
- Controls schedule compressed during construction
- Written sequence ambiguity
- Delayed owner move-in
- Repeated functional testing effort in the field
- Pressure to accept systems before operational issues are resolved

CONTROLS FACTORY ACCEPTANCE TESTING

CONTROLS FACTORY ACCEPTANCE TEST (FAT):



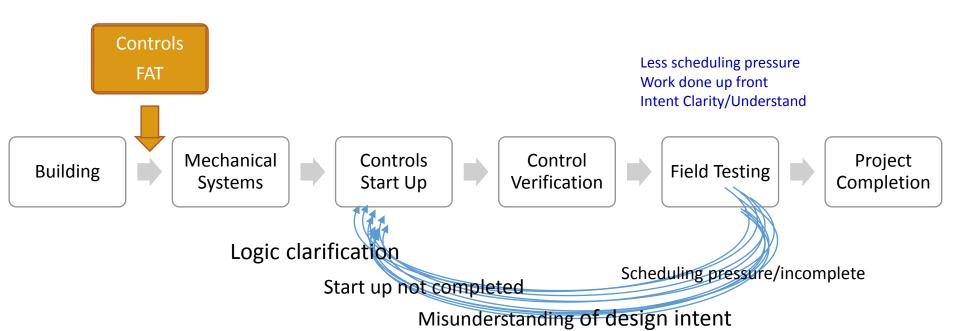






- Understanding of defined performance
- Meets plant's unique requirements
- Streamlines field testing and integration
- Verifies reliability and availability
- Clear vision and path forward for CX: Functional Testing
- Execution of logic testing in a CONTROLLED ENVIRONMENT

CONTROLS FAT: SCHEDULE IMPACT

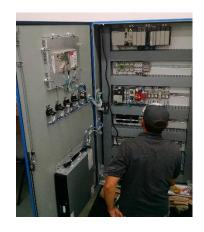


CONTROLS FAT: PROJECT INTEGRATION

- Provide detailed COMMISSIONING SPECIFICATIONS
 - Controls FAT should be lead by your commissioning engineer
- Create and develop testing scripts early in the PROCESS
- Develop relationship with controls contractor that will work with you
- Execute FAT early in construction
- Stakeholder involvement crucial for success:
 - Commissioning Engineer
 - Controls Design Engineer
 - Facility Operator
- CHANGE THE PROCESS PARADIGM



CONTROLS FAT: COMMON ISSUES REVEALED







- Redundancy requirements of the plant
- Alarm configuration and levels undefined
- Logic and goals for the facility not aligned
- Sequence of operation incomplete
- Continuity between graphics and existing campus graphics
- Set point and alarm (trigger) points do not align with design
- Default "canned" controls are still in place and not modified

CONTROLS FAT: BENEFITS





- Control logic clarification occurs early in project
- Stakeholders present for clarification
- System readiness
- No surprises after installation or during functional testing
- Reduce schedule pressure

QUESTIONS?

