UAA ConocoPhillips Integrated Science Building Re-commissioning Project Information Item

Construction of the Conoco Phillips Integrated Science Building (130,000 gsf) was completed in 2009. The building is very complex in terms of architectural, structural, civil, mechanical and electrical components. Since the building has been operating for nearly five years, some systems changes have occurred and this is a good opportunity to dial in the building. The intention of this re-commissioning project is to reevaluate building performance to: 1) provide a safe healthy facility for occupants, 2) improve energy performance, 3) reduce operating costs, and 4) improve orientation and user needs. The re-commissioning does not include modifications or suggestions of modifications to building uses but compares current performance to the as designed performance criteria.

In mid-2013, remaining project funds were identified and reserved for re-commissioning work. In November 2013, an initial meeting was held with representatives from PDC, Inc. Engineers, UAA Facilities Maintenance and Operations (FMO) staff, and UAA Facilities Planning and Construction (FP&C) to discuss scope of work and schedule. The contract was executed with PDC Inc. Engineers on December 23, 2013

The basic scope of work included planning, investigation and reporting. Systems that will be commissioned included ventilation systems, heating/cooling systems, heat recovery systems, humidification systems, domestic hot water systems, lab water systems, lighting/lighting control/exit lighting, security systems, heat trace and the generator. Systems that will not be commissioned include fire alarm, telecom, and elevator systems. PDC may recommend minor additional control strategies to improve efficiency not included in the original design.

FP&C provided PDC, Inc. Engineers with facility design drawings, specifications and operations/maintenance manuals for review. On January 7, 2014 a site visit was held with the building manager, project manager, maintenance staff, and consultants/subcontractors (controls, air balancing) for a coordination meeting and walkthrough of the facility.

On March 3, 2014 PDC began testing systems and collecting operational data. This process of testing systems and collecting data took PDC Engineers approximately two weeks. During data collection PDC also made adjustments to systems, which sub-consultant Alaska Air Balancing has completed pressure mapping/balancing.

The energy audit was completed in Late June 2014. The draft report was submitted to UAA for review on July 20, 2014. The report is currently being reviewed by UAA Facilities staff and a review meeting will be held in mid-August 2014 to discuss the report. Finalization of the report and response to recommendations is expected by late August 2014. Final report on this project will be made at the December 2014 meeting.