



○ AUTUMN/WINTER | ○ 2020

Newsletter of the
Commissioning Specialists Association
PROFICIENT PROFESSIONAL COMMISSIONING

In this edition of Index:

- JULES' NEWS
- CHAIRMAN'S SAY
- And more...

**CSA 30TH ANNIVERSARY
AUTUMN/WINTER 2020**

ALL CSA SOCIAL MEDIA #CSAHORSHAM



**Recognising and Rewarding
Commissioning Excellence**

It's your chance to prove to peers, clients and competitors that you're at the top of your game!

THE CATEGORIES

- Project of the Year
- Commissioning Management Award
- Product Innovation of the Year
- Commissioning Provider of the Year
- Investment in Training Award
- Student of the Year
- Engineer of the Year

PLEASE MAKE YOUR NOMINATIONS NOW!!!

**CSA GALA AWARDS 2021
10TH JUNE 2021 AT
THE TOWER HOTEL, ST. KATHERINE'S WAY LONDON**

2021 EVENT CALENDAR

NOMINATIONS
OPEN

**NOMINATIONS
CLOSE**
2nd April 2021

**JUDGING
SESSION**
28th April 2021

**FINALISTS
ANNOUNCED**
5th May 2021

**WINNERS
ANNOUNCED**
10th June 2021

NEW MEMBERS We would like to welcome the following new members to the Association.

CORPORATE: Procommhs Limited, Global Commissioning Management & Software Limited, Logi-Tek (UK) Ltd, Commissioning Management Solutions Ltd, Prime Environmental Services Ltd, Fulcom Ltd, Aquarius Commissioning, Coldstream Commissioning Limited.

ASSOCIATE: Anthony Wellard Airtight Testing Scotland Ltd, Jedi Balancing Middle East, Al Ghazal Cont. & General Maintenance Llc, David Mccune.

INDIVIDUAL: Louis Birbeck, Jack Friend, Luke Cook, Richard Cornforth, Ciaran Doherty, Jake Mccully, Matt Johnson, Taylor Harrington, Josh Holden, Tony Black, David Moore, Sulayman Sawaneh, David Kinkead, Anthony Whitehouse, Neil Heminsley, Sean Bellingham, Robin Gibbond, Scott Cowan, Paul Cook, Adam Brayk, Jean Pierre Cloete, Sam Duke, Sam Herbert, Ryan Simms, Zain Abideen, Ross Alenxander, Marley Davis, Daniel Connor, Dev Anand Pillai, Dossan Hi Kennedy, Aike Palagawad, Dheeraj Kumar Verma, Yahia Mosa Ahmed Alhabib, Amr Ahmed Eloufy, Khayed Sayed Fathy Fail.

INDIVIDUAL ASSOCIATE: Nikolay Kolev.



Jules' News

Hi everyone welcome to the Autumn/Winter Edition of Index. Firstly I hope you are all well and keeping safe. These are definitely difficult times for us all.

2020 is the CSA's 30TH ANNIVERSARY

– such a shame we haven't been able to celebrate it!!



It has so far, been an extraordinary year for us all – Covid has really affected everyone's lives and has brought with it very stressful times. The CSA office kept running throughout the "lock down" where myself, Jo, Tracey and Alan were able to work from home and I managed to keep everything ticking along smoothly without too much disruption and still is going well.

Annual Report and Nomination form has gone out to all members.

We had an Annual General Meeting via TEAMS on 9th December 2020 where the Annual Report and Financial accounts were discussed and approved. Minutes of the AGM will be circulated to all CSA members. Disappointingly, we had to cancel this year's Gala Awards again due to the Pandemic and this is now taking place on **10th June 2021** (fingers crossed!!) – so please book your tickets and make your Nominations now as it really will be great to see you all after all this time!

CSA "Making Buildings Work" Seminar – unfortunately this has now had to be postponed again – and we hope to reschedule this for March 2022.

Remembering Clive Woollard

Born: 7th April 1962 – Passed: 27th April 2020

It is with great sadness that I am writing this, and I feel my words cannot do justice to what Clive meant to his family, friends and work colleagues over the years.

Tragically in April this year, Clive passed away after a short illness.

Clive started in the industry in 1986 with Commtech Ltd, where he worked on a variety of projects such as Canary Wharf Tower and various GSK sites in the UK as well as the Petronas Towers in Kuala Lumpur.

From 2006 to 2013, Clive moved over to client side and worked as a Senior HVAC Technical Support Manager for JCI before moving on to become an Associate Energy Consultant. Here he gained valuable experience working at a variety of sites in London and all over the South of England.

In 2013 Clive came to work with us at Airtech Premier Ltd, where he headed up our Pharmaceutical Division. We all miss him greatly and even now cannot believe he has gone.



Distance Learning Courses A, B & C

Well Done to those listed below who have recently passed the DLC tests.

DLC A - David Moore, Ulas Turk, Callum Shadwell, Danny Lawless, Richard Cornforth, Robert Morris-Eyton, James Richards, Jonathan Hunt, Amendra Signh, Kyle Dumcan, David Hammond, Corey Melville, Arthur Penaia, Ben Weathelley

DLC B - Blake Farrell, Ben McLoughlin, James Rush, Tom Brown, Anthony Byron

DLC C - Ben Greenland, Patrick Barry

GRADE 5 PASSES

***Congratulations to those listed
who passed the GRADE 5 THESIS***

SEAN CONNOR

LEE NICHOLS

JOHN HARRISON



CSA GCC CHAPTER

I officially took over the reigns of CSA GCC Chairman in August 2020 from Lee Smith and would like to take this opportunity to thank Lee for all his efforts as GCC Chairman. I am Managing Partner with CORE Emirates based in Dubai. Soubhi Chawaf, T&C Technology LLC has taken the role as GCC Vice Chairman.

We now have 7 confirmed committee members as per the recipients listed below.

I would also like to take this opportunity to welcome Andy Bray of CML to the committee. Andy will replace Daniel Wood moving forward. For anyone who doesn't know Andy, he's been around **forever** lol, so looking forward to some valuable input.



- Lee Hewitt – Chairman
- Soubhi Chawaf – Vice Chairman
- Martin Williamson – Corp. Member
- Ian F. Brown – Corp. Member
- Mohamed Saber – Corp. Member
- Jhun Lachica – Corp. Member
- Andrew Bray – Corp. Member

Our duties are focused on “Raising the CSA Profile” – Looking at initiatives such as webinars, podcasts etc., to get the CSA GCC name out there. Co Hosting with CIOB, CIBSE, EGBC and magazines. Also the preparation of what we've termed an “idiots guide to commissioning” – A simple pictorial presentation that we can present to a targeted audience.

The above team is focused heavily on the CSA path of development. Currently it only caters for Mechanical. We have done a lot of work to include Electrical applicants, moreover we have drilled into the detail of the “onboarding” process together with suggested fee alterations to cater for this market. Additionally there is a consideration to use an E Learning platform to take exams (during covid) that can also be expanded in terms of its capabilities. This has been presented to me and I will arrange a full committee presentation once a few pre requisites have been closed out

Now that the committee is “refreshed” in terms of members and duties the maximum number for our team is 12. Taking into consideration the criteria, if there's anyone else you think can add value to our team please send me your candidates.

Lastly the below link is from the UK. Two things, 1 – we aim to do something similar, and 2 – in the drop down menu there is a link to the “speakers” – Contained in there is a short Bio for everyone involved. We will follow the same writing style and send a link to respective company websites that I can insert in to the updated website and LinkedIn.

<https://www.csa-conference.co.uk/programme>

**Lee Hewitt – CSA GCC Chairman
& Managing Partner, Core Emirates**



Recognising and Rewarding Commissioning Excellence

It's your chance to prove to peers, clients and competitors that you're at the top of your game!

Following the huge success of past CSA Awards Ceremonies, 2021 will again see the sector come together in celebrating the wonderful achievements of commissioning businesses, large and small, on 10th June at The Tower Hotel, St Katherine's Way, London.

If you or your company have something to shout about these awards provide the perfect platform to get your accomplishments noticed.

Check out the categories opposite and see which ones you will be entering! Entry is easy, completely free of charge and you can submit as many nominations as you like. Just visit www.csa-awards.co.uk to complete an online entry form... and if selected as a Finalist, enjoy some fantastic publicity as we count down to the Gala Awards Ceremony.

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Ashford

BSRIA
Instrument Solutions



MEDIACONTROL
MANAGEMENT

MBS
MODERN BUILDING SERVICES

RED
A company of **QINGDAO**

VEXO

www.csa-awards.co.uk

Organised by **Touchwave** on behalf of **CSA**



Chairman's Say



Well what can we say about the last year? Covid and the impending withdrawal agreement or lack thereof due to Brexit has meant that the last ten months have been tumultuous to say the least. However, the Association continues to support its members, given our foundation of hard work and sheer effort of the past 30 years and this year has been one where support has been paramount.

Despite the upheaval, we have continued to grow and increase our membership both individual and corporate. A hearty thanks must be given to Julie, Jo, and Tracey without whose sterling support, we would no doubt have faltered. Alan Cram, the Treasurer and every member of our committees and the sub-committees must also receive praise for their tireless work. Sincerely thanks to all.

The annual CSA Awards Gala Dinner and Ceremony were sadly cancelled this year and hopefully will be reinstated in 2021. Protecting our people is of utmost importance to the association and something we will never compromise on, however, it is great to know that continued socialising and non-face to face meetings have been carrying on over Zoom and Skype etc. In these challenging times maintaining personal relationships in the industry is critical to our mental wellbeing; knowing that your colleagues and friends have your back helps us to survive the uncharted territory in which we find ourselves.

When considering the coming year, it is incredibly difficult to predict the effects of the political decisions made prior and how we will tackle them. I would love to be able to say that there is a firm plan for the next twelve months but that simply is not the case. The Japanese have an analogy of being like the bamboo cane as it grows; epitomising strength and flexibility, and this is entirely how I see the industry having to be from now on. Manufacture, supply, staff, and projects in general will have to adopt a flexibility previously unseen in business as a whole due to the legal ramifications of Brexit and the social effects of Covid.

The CSA will continue to support the membership with facing these challenges as they arise and I have no doubt that the members will do the same for each other. Collaboration and cooperation have never been more necessary than now and I know that I have fostered this kind of energy both inside and outside of the association and that my peers shall do the same.

Communication is, as ever, key to constructive continuation and I encourage and invite all to keep open channels of communication in all aspects of their business. Take care of the mental and physical health and wellbeing of yourselves and your colleagues, and know that the CSA's door is open to all for resources in the success and survival of every member and their company. With an attitude open to going with the flow, adapting and overcoming, and maintaining strength and flexibility, 2021 can be a fine year for all.

Commissioning is the Pursuit of Truth

In a recent article, I used story structure to look at the death and re-birth of sustainability.

In this article, I want to use the concept of story to look at the following idea:

We can deliver better performing buildings *when* we are more truthful.

For 40 years, I have worked in the incredible industry of construction.

When I look at the amazing projects I have been involved with, there is one thing I wish there was more of – Truth.

Truth about capability, truth about risks, truth about cost, truth about programme, truth about quality, truth in meetings, truth in reporting, and truth in post-project reviews.



Of all the disciplines that I have worked with over the last four decades, I think that commissioning professionals are the greatest truth-tellers. I believe this is because they are confronted with the truth more than anyone else.

Let's examine this by first establishing what

commissioning is and how it needs to be put into practice on a construction project.

Commissioning is a quality assurance process that delivers better performing buildings.

These buildings are:

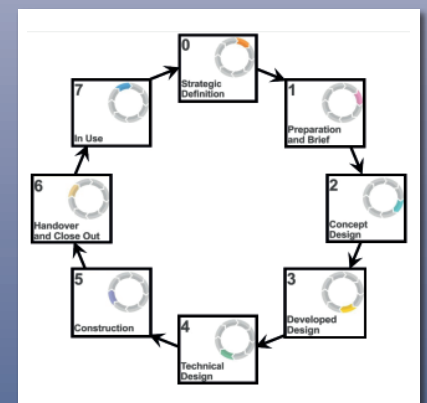
- Operationally-ready at handover
- Proven to perform to suit their required purpose
- Function efficiently and effectively in the long-term

Furthermore, if correctly executed, the commissioning process helps clients and their construction project teams to meet their wider objectives of profitable, safe delivery, on time and on cost.



This quality-focused process called commissioning starts pre-design and finishes post-handover.

It is important to understand that the commissioning process is not a separate process from the delivery process that a client and its construction project team normally goes through.



On the left, is a diagram that shows the RIBA Plan of Work. This is most common way that UK construction projects are divided into their different stages of delivery. This is the commissioning process.

This quality-focused process demands one key thing from a client and any team that delivers a building for it – the integration of specific commissioning-focused activities at each project stage.

Commissioning is not just a set of physical actions that take place on site.

Only two of the 8 stages of the commissioning process take place on site; construction and handover & close-out.



The hands-on, technical, performance validation activities that take place on site do require very specific skills. However, these are a completely different set of skills from those required to establish the commissioning process at the outset and manage its implementation at each project stage.

To consistently deliver the correctly performing buildings that everyone desires, these site-based, validation activities need undertaken within the context of an overall commissioning process that sets them up correctly during pre-design and design.



A successfully executed commissioning process is a team endeavour.

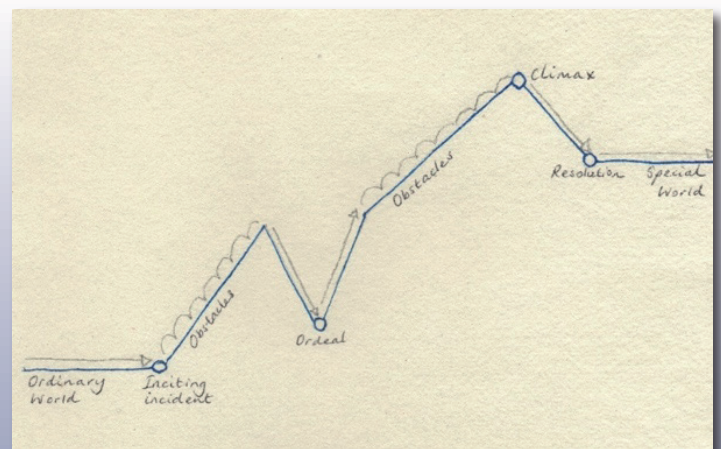
A construction project team and its client need to have shared ownership of, and be accountable for, a correctly executed commissioning process.

Only then can the right briefing, commercial, contractual, design, specification, programming and procurement decisions be made that will lead the project team, in a controlled manner, to the delivery of a correctly performing building.

A commissioning specialist is not able to, and should never be asked to, make a building work properly in isolation from the wider project team.

Let's now turn our attention away from commissioning and look at construction projects as stories.

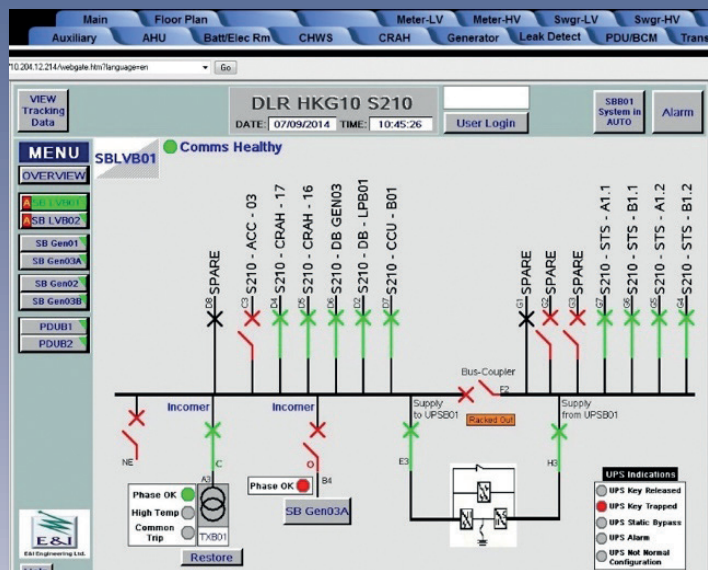
Construction project delivery conforms to the timeless structure of a story. This armature resembles a mountain expedition – normal life, a call to adventure, reversals of fortune along way, a climatic experience and a return to a better world.



A crucial part of a story – and by implication a crucial part of construction project delivery – is the ORDEAL. In the ORDEAL, the central character must undergo a literal or symbolic death and re-birth. This experience changes them, and as a result they are better equipped to deal with the last & most significant “meeting with death” at the story's climax.

What do you think the ORDEAL is on a construction project?

The ORDEAL is the performance validation of the building, which needs to take place before the crisis decision is made to hand the building over.



21st century buildings typically contain a large quantity and wide variety of Building Services systems. There are usually a vast number of interfaces and interdependencies between systems too. The purpose of this commissioning process ORDEAL is to validate that the overall building performs correctly as a single organism.

After having validated the performance of each system, a project team will kill the building in a variety of prescribed ways to make sure it can die correctly. After each choreographed death, they will then bring it back to life to validate that it can return to a normal operational state in the correct manner.

The building also needs to be put into automatic control over a defined period to prove that it can function as required, on its own.

What do you think the CLIMAX is on a construction project?

The CLIMAX is the ultimate moment of truth on a project.

Whilst the ORDEAL creates a certain level of truth by validating that the “building performs”, the stakes peak at the CLIMAX.

The CLIMAX answers the major dramatic question that was placed in the mind of the client and the delivery team when they became bound in contract: “How will this turn out?”

The CLIMAX is when people use, manage, operate and maintain the building. Only then can it be determined if the facility truly meets their needs.

Last year, I was invited by one of the UK’s largest healthcare trusts to walk around a £120 million hospital building on their estate. The exterior and interior of the building looks fantastic.

However, in the 6 years since this facility was due to be handed over to the client, no healthcare has been provided in this building. This is because the building does not work.



This hospital was not operationally-ready at handover and has never performed to suit its required function because there was no properly executed commissioning process in place during its delivery.



Life teaches us a valuable lesson about truth; it catches up with you. If you don't make the right decisions and take the right actions early on, you are going to have to deal with the consequences at some future point in time.



So, when commissioning experts were eventually brought in to validate the performance of the hospital building, the awful truth was revealed. The non-performance of the building was a certain level of truth – truth with a small “t”. But the greater truth – truth with a big “T” – was in the hows and whys that had inevitably led to this tragic outcome; years of missed opportunities get commercial, contractual, design, specification, programming, procurement and installation work right.

On site, commissioning professionals are faced with the truth all the time:

Alive/Dead: Does a circuit, panel, lift motor, pump, fan, light fitting, smoke detector, data point, beacon, sounder, switch, sensor or actuator function or not?

Good/Evil: Are the fire damper, automated shutter, sprinkler, smoke evacuation, stairwell pressurisation and fire detection and alarm systems going to keep people safe from harm or not? Is the back-up power system going to prevent the building from failing or not?

Right/Wrong: Are criteria like temperature, humidity, air quality, light level, noise level, reverberation time, air change rate, pressure differential between spaces, water quality, on/off timings and control protocols correct or not?



Commissioning is about the pursuit of truths such as these. But more than that, it is about the pursuit of a construction project delivery process that truly meets the needs of the people that use, manage, operate and maintain buildings.

Heroes are special kinds of truth teller. Even though they know the consequences, they dare to tell the truth. This is one of the things that makes them a hero.

For years, I have seen commissioning professionals try to tell the truth; truth about system and building performance of course, but also greater truths about designs, specifications, programmes, cost plans and installations.

Of course, telling the truth is never enough. Others must adapt their decisions and actions in response to what they are being told. However, over 4000 years of humanity, there are countless real and fictional stories of people not wanting to acknowledge, face or listen to the truth.

We classify stories like these in a particular category: Tragedies.



MAKING BUILDINGS WORK

Due to Covid 19 the CSA Making Buildings Work Seminar scheduled for November 2020 has been postponed.

The Seminar will now take place in March 2022 (final date TBA) and more details will be available as they come in on our website www.csa.org.uk and conference website www.csa-conference.co.uk.



Commissioning – the progressing of a completed installation to full working order

Event Partners

Ashford



But when does the process begin?

People often think of commissioning as the final exercise in bringing a building into use. However, to ensure occupants can properly use any building, commissioning needs to be considered at the very outset of the project. That consideration also needs to continue throughout each stage of the project from concept through design, planning and installation.

This is a must attend event for anyone involved in:

- property development
- services consultancy
- MEP services
- architecture
- main contracting
- commissioning

It would also be of interest to any end users who wonder why their current buildings don't seem to work as well as they should.

Speakers from across the commissioning and construction industry will provide insight into the correct way to design, plan and install building services to ensure optimum best practice and in turn a successful commissioning phase, leading to an effective and efficient building.

Visit the website today and book your place.

www.csa-conference.co.uk

CSA COMMISSIONING ENGINEERS COMPENDIUM IS NOW AVAILABLE IN DIGITAL FORMAT



Many of you may have seen the video produced by Adam Muggleton on LinkedIn praising the CSA Commissioning Engineers Compendium and asking for this to be produced in digital format – We are pleased to announce that this is now available.

PRICES:

MEMBERS – £25.00

NON-MEMBERS – £50.00

How to view your copy:

Go to csa website:

www.csa.org.uk

and complete the order form for the digital version and we require payment before we send you the link.

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This is NOT AVAILABLE to
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