

CASE STUDY: OREGON STATE UNIVERSITY MARINE STUDIES INITIATIVE COMMISSIONING, TAB



ABOUT

Facility: OSU HMSC Marine Studies Initiative Building Industry: Higher Education Location: Newport, Oregon Value: Commissioning and TAB completed by one firm. System verification on a new construction, research and classroom facility.

WHY

The Marine Studies Initiative building is an expansion of OSU's academic foot print with new, innovative space, classrooms, and specialty labs. It's a three-story structure designed to survive a magnitude 9+ earthquake and resulting XXL level tsunami—the first "vertical evacuation" tsunami site in the U.S.

CHALLENGES

With a project of this size and complexity, it was important that Commissioning goals were communicated early and consistently. Challenges were kept to a minimum because of discussions held throughout the project, with the general contractor, Andersen Construction, providing much appreciated support throughout.

1. Anticipating and addressing potential obstacles early, enabling better navigation through them.

2. Potential delays to the Cx and TAB schedule due to faulty exhaust fan requiring replacement, timeline and issues compounded by shipping delays.

APPROACH

NWESI's approach was to focus on communication and completing Cx and TAB work on schedule and up to standard. To facilitate these goals, the Cx PM hosted weekly pre-startup and acceptance testing coordination meetings. The cooperation of other project teams in fostering a positive environment was invaluable here.

NWESI's scope of work included all MEP, building automation controls systems and sub systems: security & access, fire alarm, lighting controls, domestic hot water, DAS communications, and others. Also included in this project was performance analysis of the system operations, LEED equivalent fundamental and enhanced tasks, system manuals, and 10 month warranty review with off season testing.



