



- construction programme and ensure suitable budget is allocated for appointments;
- Employ an independent commissioning specialist to commission the installed systems; and
- Develop an operations and maintenance manual containing maintenance schedules, as-built drawings, commissioning documentation and descriptions on correct operation of the public realm systems in line with BSRIA BG 1/2007.

The **Design Team** must perform the following prior to project completion:

- Review and approve submittals from relevant subcontractors during construction;
- Visually inspect and confirm the results of selected commissioned systems; and
- Review final commissioning documents, including but not limited to the operations and maintenance manual and staff training materials.

The commissioning process must cover, at a minimum, the following systems:

- Lighting and lighting controls (LS-R4, RE-R1)*;
- Irrigation (PW-R1, PW-1)*;
- On-site energy generation (RE-1)*;
- Central monitoring system (PW-R2, RE-R2)*;
- Water features (PW-2)*;
- Stormwater drainage systems (PW-R3, PW-3)*; and
- On-site water treatment systems (PW-3)*.

*The commissioning process must validate performance in accordance with the credit evidence submitted.

The independent Commissioning Agent must have a minimum of 2 years' experience in commissioning of public realm systems and can be an employee of one of the companies involved in the project as long as this individual is not involved in the project design and/or construction.

An appropriate project team member can be a member of the design team such as an Engineer provided they are not involved in the general installation works for the relevant system(s).

References

- BSRIA (2010) *BG 11/2010 Commissioning Job Book, A framework for managing the commissioning process*. UK: BSRIA.
 - BSRIA (2007) *BG 1/2007 Handover, O&M Manuals, and Project Feedback*. UK: BSRIA.
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