

Engineering Services Planning

Commissioning Report

This schedule summarises information from a detailed commissioning programme into a one page "Commissioning Report Summary" indicating the performance of the individual M&E sub-contractors in terms of: -

- Current finish variance to date
- Finish variance
- Points of failure (sub-contractors)
- Number of outstanding commissioning items at the report date

This formatted schedule can be "bolted on" to an existing commissioning programme.

Commissioning Schedule Summary

In this example the report indicates the number of outstanding commissioning items each of the individual M&E sub-contractors / main contractor / consultants has at the report date. This is broken down into the five main areas of the project by the "Commissioning Schedule Status by Sectional Breakdown" this information is collated into the "Overall Commissioning Status".

The "Number of Commissioning items outstanding at the Report Date" is the sum of the "Current Point of Failures" associated the sub-contractors / main contractor / consultants within each individual area.

Only the "Building Wide" area of the five main areas has been reproduced as an example along with the "Commissioning Report Summary".

Building Wide Schedule

The "Report Date" changes in accordance with the "Programme Week Number" (currently set at Week 20). The schedule is based on a five-day working week.

The "Current Finish Variance to Date" is determined by the "Planned Finish" minus the "Report Date" for items that have no "Actual Finish" date entered (at the date of the report). These items are categorised as "incomplete" and a "Current Point of Failure" needs to be identified and entered manually, this may differ from the sub-contractor / main contractor / consultant with the responsibility to actually carry out the work.

The "Actual Finish Variance" is determined once "Actual Finish" dates have been inserted.

This schedule summarises the mass information from a commissioning programme into a one page report for senior management / director's review.

REPORT DATE		21-Jan-04	Programme Week Number		20	Progress at Week 20 = 21st Jan 04					Building Wide	
ID	DESCRIPTION	PLANNED START	PLANNED FINISH	TRADE	ACTUAL FINISH	ACTUAL FINISH VARIANCE	TRADE FORECAST COMPLETION DATE	CURRENT FINISH VARIANCE (TO DATE)	CURRENT POINT OF FAILURE	COMMENTS		
DRAINAGE												
1	Commissioning activity	07-Jan-00	18-May-04	DS, Mech								
2	Commissioning activity	12-Jun-03	22-Mar-04	Mech								
3	Commissioning activity	12-Jun-03	26-Nov-03	DS, Concrete		incomplete		-40	Main Cont.			
4	Commissioning activity	11-Aug-03	15-Aug-03	BMS		incomplete		-114	BMS			
5	Commissioning activity	27-Oct-03	27-Oct-03	Elec	24-Oct-03	2						
6	Commissioning activity	28-Oct-03	11-Aug-03	Mech		incomplete		-116	Mech			
7	Commissioning activity	30-Oct-03	30-Oct-03	Elec	15-Nov-03	-11						
8	Commissioning activity	31-Oct-03	12-Aug-03	Mech		incomplete		-116	Mech			
9	Commissioning activity	26-Nov-03	05-Dec-03	DS, Concrete	15-Nov-03	14						
10	Commissioning activity	01-Mar-04	01-Mar-04	Mech								
CWS												
11	Commissioning activity	29-Sep-03	29-Oct-03	Mech		incomplete		-60	Mech			
12	Commissioning activity	14-Oct-03	17-Oct-03	Mech		incomplete		-69	Mech			
13	Commissioning activity	20-Oct-03	22-Oct-03	Mech, Elec	08-Dec-03	-34						
14	Commissioning activity	23-Oct-03	23-Oct-03	Mech		incomplete	05-Jan-04	-64	Mech			
15	Commissioning activity	23-Oct-03	24-Oct-03	BMS		incomplete		-64	BMS			
16	Commissioning activity	24-Oct-03	29-Oct-03	Mech		incomplete		-60	Mech			
BMS LEAD IN WORKS												
17	Commissioning activity		07-Apr-03		17-May-03	-29						
18	Commissioning activity	16-Jul-03	29-Sep-03	BMS	17-Nov-03	-35						
19	Commissioning activity	01-Aug-03	11-Nov-03	BMS		incomplete		-51	Mech			
20	Commissioning activity	18-Sep-03	07-Nov-03	BMS		incomplete		-54	BMS			
BMS GLOBAL COMMISSIONING												
21	Commissioning activity	28-Jan-04	28-Jan-04	Main Cont.	30/11/2003							
22	Commissioning activity	28-Jan-04	03-Feb-04	BMS								
23	Commissioning activity	29-Jan-04	29-Jan-04	Main Cont.	05/10/2003							
24	Commissioning activity	04-Feb-04	02-Apr-04	BMS								
25	Commissioning activity	05-Apr-04	19-May-04	BMS								
26	Commissioning activity	13-Apr-04	28-Apr-04	BMS								
FIRE ALARMS LEAD IN WORKS												
27	Commissioning activity	29-Jul-03	17-Oct-03	DS, Fire Alarm PA/VA	27/09/2003	14						
28	Commissioning activity	09-Sep-03	09-Sep-03	Main Cont.	01/11/2003	-38						
29	Commissioning activity	19-Sep-03	11-Nov-03	Fire Alarm PA/VA	30/09/2003	30						
30	Commissioning activity	19-Sep-03	25-Nov-03	Fire Alarm PA/VA	30/11/2003	-4						
31	Commissioning activity	23-Sep-03	21-Oct-03	Fire Alarm PA/VA	30/11/2003	-29						
FIRE ALARMS GLOBAL TESTING												
32	Commissioning activity	26-Jan-04	10-Feb-04									
33	Commissioning activity	03-Mar-04	12-Mar-04	Fire Alarm PA/VA								
34	Commissioning activity	15-Mar-04	23-Mar-04	Fire Alarm PA/VA								
35	Commissioning activity	24-Mar-04	08-Apr-04	Fire Alarm PA/VA								
FIRE TELEPHONES												
36	Commissioning activity	19-Feb-04	19-Feb-04	Main Cont.								
37	Commissioning activity	19-Feb-04	24-Feb-04	Fire Alarm PA/VA								
38	Commissioning activity	20-Feb-04	20-Feb-04	Main Cont.								
39	Commissioning activity	20-Feb-04	25-Feb-04	Fire Alarm PA/VA								
40	Commissioning activity	25-Feb-04	26-Feb-04	Fire Alarm PA/VA								

The "Current Point of Failures" to be entered into this column

The "Current Finish Variance (To Date)" of the incomplete works is indicated in this column

The "Actual Finish Variance" is indicated in this column, which also denotes "incomplete works"

REPORT DATE		21-Jan-04	Programme Week Number		20	Progress at Week 20 = 21st Jan 04					Building Wide	
ID	DESCRIPTION	PLANNED START	PLANNED FINISH	TRADE	ACTUAL FINISH	ACTUAL FINISH VARIANCE	TRADE FORECAST COMPLETION DATE	CURRENT FINISH VARIANCE (TO DATE)	CURRENT POINT OF FAILURE	COMMENTS		
DIESEL SYSTEM												
41	Commissioning activity	12-Aug-03	20-Aug-03	Mech	01-Nov-03	-52						
42	Commissioning activity	21-Aug-03	21-Aug-03	Mech	01-Nov-03	-51						
43	Commissioning activity	22-Aug-03	12-Sep-03	Mech	15-Nov-03	-46						
44	Commissioning activity	15-Sep-03	15-Sep-03	Mech	15-Nov-03	-44						
GENERATOR COMMISSIONING												
45	Commissioning activity	17-Jul-03	23-Oct-03	Generator		incomplete		-64	Mech			
46	Commissioning activity	12-Aug-03	12-Aug-03	Generator	08/07/2003	25						
47	Commissioning activity	24-Oct-03	02-Dec-03	Generator, Elec	29/11/2003	2						
48	Commissioning activity	14-Nov-03	09-Dec-03	Generator		incomplete	23-Jan-04	-31	Elec			
49	Commissioning activity	03-Dec-03	08-Dec-03	Generator	22/12/2003	-10						
50	Commissioning activity	03-Dec-03	17-Dec-03	Generator		incomplete		-25	Generator			
UPS COMMISSIONING												
51	Commissioning activity	15-Aug-03	02-Dec-03	UPS	14/01/2004	-31						
52	Commissioning activity	03-Dec-03	08-Dec-03	UPS		incomplete	30-Jan-04	-31	Elec	START 30/01/04		The "Current Point of Failures" to be entered into this column
53	Commissioning activity	22-Dec-03	01-Mar-04	UPS								
54	Commissioning activity	02-Mar-04	08-Mar-04	UPS								
SECURITY												
55	Commissioning activity	19-Feb-04	24-Feb-04	Security								
56	Commissioning activity	20-Feb-04	25-Feb-04	Security								
57	Commissioning activity	27-Feb-04	03-Mar-04	Security								
58	Commissioning activity	01-Mar-04	04-Mar-04	Security								
SECURITY GLOBAL												
59	Commissioning activity	08-Mar-04	02-Apr-04	Security								
60	Commissioning activity	05-Apr-04	16-Apr-04	Security								
LIFT PASSENGER LOW RISE												
61	Commissioning activity	02-Mar-04	02-Mar-04	Elec								
62	Commissioning activity	03-Mar-04	03-Mar-04	Elec								
63	Commissioning activity	04-Mar-04	04-Mar-04	Lifts								
64	Commissioning activity	05-Mar-04	05-Mar-04	Lifts								
65	Commissioning activity	08-Mar-04	09-Mar-04	Lifts								
LIFT PASSENGER MID RISE												
66	Commissioning activity	04-Mar-04	04-Mar-04	Elec								
67	Commissioning activity	05-Mar-04	05-Mar-04	Elec								
68	Commissioning activity	08-Mar-04	08-Mar-04	Lifts								
69	Commissioning activity	09-Mar-04	09-Mar-04	Lifts								
70	Commissioning activity	10-Mar-04	11-Mar-04	Lifts								
LIFT PASSENGER HIGH RISE												
71	Commissioning activity	03-Mar-04	03-Mar-04	Elec								
72	Commissioning activity	04-Mar-04	04-Mar-04	Elec								
73	Commissioning activity	05-Mar-04	05-Mar-04	BMS, Lifts								
74	Commissioning activity	08-Mar-04	08-Mar-04	Lifts								
75	Commissioning activity	09-Mar-04	10-Mar-04	Lifts								
FL1												
76	Commissioning activity	04-Mar-04	04-Mar-04	Elec								
77	Commissioning activity	05-Mar-04	05-Mar-04	Elec								
78	Commissioning activity	08-Mar-04	08-Mar-04	Lifts								

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ID	DESCRIPTION	PLANNED START	PLANNED FINISH	TRADE	ACTUAL FINISH	ACTUAL FINISH VARIANCE	TRADE FORECAST COMPLETION DATE	CURRENT FINISH VARIANCE (TO DATE)	CURRENT POINT OF FAILURE	COMMENTS	
FL2											
79	Commissioning activity	05-Mar-04	05-Mar-04	Elec							
80	Commissioning activity	08-Mar-04	08-Mar-04	Elec							
81	Commissioning activity	09-Mar-04	09-Mar-04	Lifts							
IST INTEGRATED TESTING											
82	Commissioning activity	10-Mar-04	30-Mar-04	INTEGRATED							
83	Commissioning activity	31-Mar-04	07-Apr-04	DS, INTEGRATED							
84	Commissioning activity	10-May-04	26-May-04	INTEGRATED							
85	Commissioning activity	27-May-04	02-Jun-04	DS, INTEGRATED							
86	Commissioning activity	03-Jun-04	03-Jun-04	INTEGRATED							
87	Commissioning activity	04-Jun-04	04-Jun-04	INTEGRATED							
GLOBAL LIGHTING CONTROL											
88	Commissioning activity	02-Oct-03	30-Oct-03	Elec		incomplete	Elec	-59	BMS		
89	Commissioning activity	31-Oct-03	03-Nov-03	Elec	27/11/2003	-17					
90	Commissioning activity	21-Apr-04	30-Apr-04	Elec							

Commissioning Report Summary

COMMISSIONING SCHEDULE STATUS BY SECTIONAL BREAKDOWN

Report Date 26-Jan-04		Report Date 20-Jan-04		Report Date 22-Jan-04		Report Date 23-Jan-04		Report Date 21-Jan-04			
Basement to level 3		Levels 4 & 5		On floor		Levels 32 & 33		Building wide			
Trade	Approx number of Commissioning items	Number of Commissioning items outstanding at report date	Approx number of Commissioning items	Number of Commissioning items outstanding at report date	Approx number of Commissioning items	Number of Commissioning items outstanding at report date	Approx number of Commissioning items	Number of Commissioning items outstanding at report date	Approx number of Commissioning items	Number of Commissioning items outstanding at report date	Trade
Ductwork	74	11	218	44	32	3	209	17	5	0	Ductwork
BMS	20	14	34	27	81	7	94	20	11	4	BMS
Main Cont.	31	11	4	1	44	34	10	1	9	1	Main Cont.
Fire Alarm PAVA	44	5	4	0	133	0	17	0	10	0	Fire Alarm PAVA
Mech	13	13	16	5	31	1	34	12	14	8	Mech
Elec	40	19	74	3	52	1	122	1	18	2	Elec
Fire Prot.	32	8			38	0	2	0		0	Fire Prot.
Comm Manager	22	11	29	4	22	0	42	17	1	0	Comm Manager
Security	6	6			19	0			6	0	Security
Consultant			6	3							Consultant
Elec (2)					68	3			3	2	Elec (2)
AHU Supplier	8	3			35	0					AHU Supplier
Generator									6	3	Generator
UPS									4	0	UPS
Chiller Supplier							7	2			Chiller Supplier
Lifts							4	1	10	0	Lifts
SECTION TOTALS	290	101	385	87	555	49	541	71	97	20	SECTION TOTALS

OVERALL COMMISSIONING STATUS

ALL AREAS

Trade	Approx number of Commissioning items	Number of Commissioning items outstanding at report date
Ductwork	538	75
BMS	240	72
Main Cont.	98	48
Fire Alarm PAVA	208	5
Mech	108	39
Elec	306	26
Fire Prot.	72	8
Comm Manager	116	32
Security	31	6
Consultant	6	3
Elec (2)	71	5
AHU Supplier	43	3
Generator	6	3
UPS	4	0
Chiller Supplier	7	2
Lifts	14	1
OVERALL TOTAL	1868	328

Only the information for the "Building wide" area relates to its "TAB" schedule. The information for the other four areas has been created for this example.

Notes

- 1 The number of commissioning items outstanding at the report date is associated with the current point of failures within each programme section. As such they are not only proportional to their particular trade, they can also impact on others.