

THE CASE FOR BUILDING COMMISSIONING

From short-sighted design decisions to unforeseen inefficiencies, all buildings — big and small, old and new — face potential risks. Without proper management, these risks can quickly spiral, affecting performance and driving up costs.

However, there's a proven solution to help lower risks and save money: **building commissioning**.

What is Building Commissioning?

- ✓ Quality assurance
- ✓ Identifies and corrects issues early
- ✓ Oversight of construction
- ✓ Improves operational efficiency
- ✓ Performed by experienced technical professionals
- ✓ Ensures owner and occupant satisfaction
- ✓ Minimizes short-and long-term risks

A commissioned building requires **8% to 20% lower** operating costs than a non-commissioned building.¹

3 Types of Building Commissioning



TYPE 1

New Building Commissioning

oversees construction to identify problems early



TYPE 2

Retrocommissioning

optimizes existing building systems to improve performance



TYPE 3

Recommissioning

recertifies an already commissioned facility to maintain or correct

Benefits of Building Commissioning

- ↓ Utility costs
- ↓ Construction costs
- ↑ Building system function
- ↑ Building comfort
- ↑ Building operation and maintenance
- ✓ Building goals
- ↑ Equipment lifecycle
- ↑ Risk mitigation

Benefits Outweigh Costs

A study by the [Lawrence Berkley National Laboratory](#) determined building commissioning not only pays for itself, it results in significant savings.²



643
buildings surveyed



99 million
square feet recorded

	Existing Buildings	New Construction
Average commissioning cost	\$0.30 per square foot	\$1.16/square foot + 0.4% total construction costs
Average energy savings	16%	13%
Average payback time	1.1 years	4.2 years
Average benefit-cost ratio	4:5	1:1
Cash-on-cash returns	91%	23%

Comprehensive commissioning approach
versus fragmented approach
= 5x project savings

Building Commissioning By the Numbers



Penn State Health

- Saved \$100,000 in design and construction costs
- \$30,000 annual operating savings
- 109 commissioning challenges documented
- \$98,000 in contractor corrective costs



Baylor University

- Commissioning ROI of 45%
- 150 issues resolved in 9 buildings
- Gained \$1 million+ in cost avoidance
- \$65,000 annual operating savings
- 22% energy consumption reduction



Albert Einstein College of Medicine

- Saved \$1.8 million in cost avoidance and contractor corrective costs
- Identified 936 issues



University of Pittsburgh Medical Center

- Saved \$100,000 in cost from potential collateral damages
- Identified 1,000 building challenges
- Gained \$50,000+ in annual energy savings

Do You Need Building Commissioning?

- ☐ Are you the owner of a building?
- ☐ Are you concerned about your building's performance?
- ☐ Do you suspect your building's systems aren't operating efficiently?
- ☐ Do you want to cut costs and save energy?
- ☐ Are you undergoing a new construction project?
- ☒ If you answered **YES** to any of these questions, you need an experienced commissioning agent.

"Why can't I just hire my architect/engineer/contractor to complete building commissioning?"

Hiring a commissioning agent avoids a potential conflict of interest and provides the complex expertise necessary to handle your building operations long-term.

Aramark's Commissioning Services

Engineering and Asset Solutions
+ Building Management Systems Professionals

- Professional engineers
- Certified building commissioning professionals
- LEED-accredited professionals
- Project management professionals
- Certified energy managers



40 years of experience
\$75 million client savings
900 projects completed



Want to learn more?
Discover how you can improve building system function, operation and maintenance, extend equipment lifecycles, and decrease utility costs in [this must-read guide](#).

Sources

1. [www.gsa.gov/real-estate/design-construction/commissioning/commissioning-program/building-commissioning-process/planning-stage/establish-initial-budget/costbenefit-analysis-for-commissioning](#)
2. [cx.lbl.gov/cost-benefit.html](#)