**Controls for MEP systems**

**What is it?**

It is the mechanism to direct the behavior/ function/ actions of a MEP system.

**Why is it required?**

Controls is required for major MEP systems so they can be controlled and

monitored in a manner that is most effective for the building and its occupants.

**Who is involved and what are their roles?**

Controls vendor – Perform pre engineering (design), engineering and installation

of controls for MEP systems.

General Contractor / Electrical (low and high voltage) Contractor – Install

control devices and its infrastructure as well as facilitate the final

completion of controls installation/programming by Siemens.

Architect/ Engineer/ Commissioning Agent – Work in conjunction with controls

vendor from the initial design phase to solidify scope for controls, make sure

the desired sequence of operation is documented for construction purposes and

test the system for its desired operation at the end of installation.

WSU D&CS – Bring controls vendor on board in the early design phase

for pre engineering services, coordinate meetings with MEP consultant’s and

controls vendor as well as amend controls vendor PO for engineering and

installation services.

Facilities Operations / Utility Director: Participate in design development meetings

and make sure the concur with the consultants proposed design.

*Notes*:

* + - *The University has a preferred vendor relationship with Siemens for*

*controls.*

* + - *Occasionally the controls vendor is directly contracted by the General Contractor in which case the controls vendor is a sub-contractor to the General Contractor*.

**Critical Timeline**

The controls vendor (Siemens in most cases) must be brought on board as soon

as the design kicks off. It is very important to have an understanding of how the

existing MEP system is controlled ( for renovation projects) as well as the design

of the new MEP system ( if applicable) and the desired sequence of operation to

control the Systems, in order to complete the design and bid documentation.

**How is it done?**

* Enter into a contract with the controls vendor for pre engineering services.
* Controls vendor participates in design meetings and with the MEP consultant produces a biddable document for electrical infrastructure for controls. ( Siemens typically needs a 50% complete MEP document in order to finalize his portion of design)
* After the bids and in and before construction kicks off enter into a contract with the controls vendor for engineering and installation services.
* Typically the university likes to contract with the controls vendor direct as there is a preferred vendor relationship.
* Schedule controls training session for Facilities Operations.

**Forms**

**N/A**

**Filing**

File the as built drawings and training CD

**Reference**

Other primary contracts / Methods of contracting

Preferred Vendor Agreement with controls vendor (Siemens)

Matrix for trade responsible ( from Crystal)