



BENTON COUNTY ADMINISTRATION BUILDING

AT A GLANCE

The Performance Validation Team completed a comprehensive commissioning project for the brand-new Benton County Administration Building in Kennewick Washington. The project broke ground in July of 2020, and reached completion in March of 2023.

The new administration building spans three stories and encompasses 41,419 square feet, including a fully equipped basement. This has been designed meticulously to consolidate the county auditor, assessor, commissioners, treasurer, and administrator into one facility. This has freed the Justice Center to focus exclusively on court-related activities, enhancing the efficiency of the county and court operations.

Our commissioning scope covered critical building systems including the HVAC, building automation, and lighting controls, ensuring full compliance with the Washington State Energy Code. The Performance Validation Team's diligent and methodical approach, honed by years of experience, was pivotal in delivering an office environment where county officials can work comfortably and efficiently.

We take pride in our role in delivering a compliant, high-performing facility that will serve the county's needs for many years to come. The Benton County Administration Building stands as a testament to our commitment to excellence and our dedication to supporting the work of county officials.

OPTIMIZED BUILDING SYSTEMS



The commissioning scope included the three floors of the 41,419 square foot building in addition to the comprehensive basement. The systems of scope encompassed the HVAC, building automation system, and lighting controls systems. The underlying focus was verifying system installation, operational functionality, and optimized efficiency.

Our approach was thorough and meticulous, ensuring long-term performance and efficiency. We prioritized the optimization of energy consumption, cost, and the enhancement of tenant comfort. The process began with a detailed review of design and construction submittals, setting the baseline for a seamless commissioning process.

Our skilled commissioning engineers began on site with equipment installation verification, followed by point-to-point procedures for comprehensive functional testing. The DOAS/VRF system, which featured fresh air intake from the air handling unit and heating and cooling from fan coils, underwent a streamlined testing process. Throughout the functional testing, we confirmed that the systems were performing as intended. This success was largely due to the excellent communication and collaboration between our team, the general contractor, and subcontractors. Additionally, we conducted rigorous extreme weather tests to ensure the systems could handle the hot summer conditions typical of Benton County.

Our diligent efforts resulted in a high performing, efficient facility, ready to serve the needs of the county and its residents for years to come. The Performance Validation Team remains committed to delivering exceptional system performance and operational excellence in every project.

NAVIGATING CHALLENGES WITH SOLUTIONS AND ADAPTABILITY



Throughout the commissioning process, the Performance Validation Team demonstrated a commitment to excellence by proactively identifying and resolving several challenges. Our dedication ensured the successful delivery of an efficient and optimally sound facility being successfully delivered on-time to meet the owners' needs. Early issue detection and communication were key to our success. By addressing potential problems promptly, we ensured that necessary adjustments were made before they could become post-occupancy issues.

One considerable challenge involved the lighting controls. Initially, the lighting systems and controls were programmed according to the design sequence. However, upon tenant occupancy, adjustments were required based on feedback from the owner. Our team promptly reprogrammed the sequence, ensuring the lighting operations met the new requirements.

Additionally, the basement, dedicated to IT functions, had a thermostat located at the bottom of a stairwell, which provided inaccurate readings. We suggested relocating the thermostat to the middle of the stairwell for a more accurate temperature reading, ensuring optimal environmental conditions for the IT equipment.

Our ability to pinpoint and resolve these issues was greatly enhanced by the exceptional communication and collaboration with the project team. Despite being located five hours away from the project site, our team maintained comprehensive and precise communication, minimizing the need for costly trips, and ensuring efficient problem-solving.

Services Provided

- Conducted Regular Commissioning Coordination Meetings
- Lead the Project Through Construction, & Post-Occupancy
- Site Observation & Startup Witness with Observation Reports
- Rigorous Functional Performance Testing for Commissioned Equipment
- Trend Log Analysis
- Commissioning Issues List with Deficiencies
- O&M Manual Review
- Owner Training Verification

LONG-TERM OPERATIONAL EXCELLENCE



Upon the completion of the Benton County Administration Building, the Performance Validation Team ensured a seamless transition by providing a comprehensive operations and maintenance manual alongside owner training verification. Our commitment goes beyond delivering an optimal operating facility; we empower the owner and maintenance teams with the knowledge and resources needed to uphold system performance for years to come.

Our team has successfully delivered a facility that not only meets but exceeds the operation standards. Each system was meticulously aligned with the design intent and owners' requirements, ensuring compliance with the 2015 Washington State Energy Code. This guarantees a high performing, energy-efficient environment.

We take immense pride in presenting the county with an exceptional facility, underpinned by our dedication to operational excellence well beyond initial occupancy. The Performance Validation Team treats every building as our own, assuring you receive the best possible system performance. Our meticulous approach and attention to detail drive the longevity and efficiency of the facilities we commission.



The Performance Validation Team played an essential role in commissioning the new Benton County Administration Building, showcasing our commitment to delivering an operationally sound and efficient facility. This project involved the comprehensive commissioning for the 41,419 square foot, three-story building, complete with a basement. Designed as a centralized hub for residents licensing, records, and property needs, this facility serves as a vital resource for the Tri-Cities community.

Our primary goal was to ensure the building's compliance and efficiency in alignment with the 2015 Washington Energy Code. The Performance Validation Team drove a proactive, collaborative, and meticulous approach focusing on critical systems including the HVAC, building automation, and lighting controls. We ensured the systems operated seamlessly and met the owners' requirements through rigorous testing and validation.

Consistent communication and collaboration with the building owner, general contractor, and subcontractors were key to our success. Our team's diligent efforts included comprehensive system testing, back-checking, and balancing. We also provided detailed manuals and conducted thorough team training to equip the county with the knowledge needed to maintain the facility's performance.

We are confident that the new Benton County Administration Building will offer the longevity required to support county officials and residents effectively for years to come. This project serves as a testament to our dedication to excellence and our ability to deliver high performing and compliant facilities.

YOUR VALIDATION PARTNER FOR WHAT'S NEXT

Performance Validation (PV) is a global Commissioning, Qualification and Validation partner for pharmaceutical and medical device manufacturers, extending its expertise to include Building Commissioning for Building Owners in a broader scope of industries. Headquartered in Indianapolis, IN, we specialize in turning compressed timelines into compliant ones across a diverse array of environments, using innovative, adaptive approaches that balance production realities with strict regulatory requirements. With Building Commissioning, we leverage our deep understanding of regulatory standards to ensure facilities operate at peak performance, enhancing efficiency, safety, and environmental sustainability. Our dedicated team, consisting of more than 95% engineers, works closely with regulators, equipment suppliers, and construction teams to keep validation and commissioning services ahead of production curves, ensuring quality and operational excellence across all projects.

