The process begins with establishment of a project vision. At Location 64, system requirements and personnel work functions drove decision making, ensuring that facility design would support expected performance. Lessons learned from prior projects were reviewed during this phase to drive continual improvement.

The project Commissioning Authority (CxA) works with contractors to develop a Commissioning Plan and conduct a complete review of building specifications and construction drawings. For Location 64, this process verified the facility would meet project specifications and achieve ambitious LEED Gold certification requirements.

Once designs are approved, the CxA provides oversight throughout the construction process, confirming the facility is constructed to match the approved design and specifications. Construction at Location 64 began in winter 2018.

Commissioning continues long after a facility opens for business. The CxA monitors systems and equipment over time, ensuring optimal performance. This ongoing oversight at Location 64 enables Metro to support its expanding transit system safely and efficiently.

Prior to occupancy, the CxA oversees performance testing of equipment, such as lighting controls and solar PV systems, validating that all systems perform as intended. This process is critical for high-activity facilities like Location 64 that operate 24/7 and rely on these systems to deliver service.

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Metro’s facilities play a critical role in delivering safe and reliable transit services across LA County. Our building commissioning process ensures new facilities are equipped for this task by embedding sustainability and performance considerations into every phase of a project, from design through operations. This holistic project delivery model supports extensive collaboration between project stakeholders, laying the foundation for long-term sustainability.

The Commissioning process used for Metro’s newest maintenance facility, Location 64, was the most collaborative and successful to date. As the first of twenty expansion projects planned by 2028, Location 64 demonstrates how Commissioning advances Metro’s regional mobility goals.

HIGHLIGHT:
HOLISTIC BUILDING DESIGN AND PERFORMANCE

PLANNING AND DESIGN

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SPECIFICATION REVIEW

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CONSTRUCTION

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PERFORMANCE EVALUATION

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OPERATIONS AND MAINTENANCE

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COLLABORATIVE COMMISSIONING—LOCATION 64

Building commissioning is emblematic of the broader, more collaborative process Metro uses when constructing projects like Location 64. This approach facilitates ongoing interaction between building designers, construction managers, operations staff and other key stakeholders such as local community members.

Using an iterative project development process, Location 64 effectively integrated community feedback into the final design by engaging passengers, local artists and community groups who contributed diverse perspectives and vision. When coupled with a thorough building commissioning process, Metro and its contracting partners produced an environmentally and socially responsible facility that fulfills the needs of transit operations and the local community.

How we work is emblematic of the culture Metro is building, as we strive to engage authentically and empower the community to be involved in our work connecting LA County.

AGENTs OF CHANGE

> Metro engineers, architects and designers developed designs and specifications.
> Metro planners and environmental staff identified project expectations and sustainability strategies.
> The Commissioning Agent represented Metro to ensure design and planning expectations were met.
> The Resident Engineer represented Metro by supervising construction activities.
> Contractors and sub-contractors helped Metro carry out the commissioning process and set the stage for a collaborative working environment.
> The Design Advisory Working Group, comprised of community leaders and artists, reviewed the building’s exterior design.

CONTINUOUS IMPROVEMENT AT WORK

This Commissioning process illustrates a well-developed culture of collaboration and innovation. To replicate the success of this project, Metro is including updated commissioning specifications in many of its upcoming projects and is developing agency-wide commissioning guidelines. It is essential for all Metro teams to have strong, cohesive working relationships like those developed at Location 64. As Metro cultivates this commissioning culture, these relationships will continue to strengthen across future projects, bringing Metro’s Vision 2028 into full focus.