


# ROGERS-O'BRIEN CONSTRUCTION




SAN ANTONIO, TX | USA  
2 YEARS | \$2.5MM

## DATA CENTER PROJECT STAFF AUGMENTATION

 Commissioning  
& Qualification


 Building  
Commissioning

 Asset Management  
& Reliability

 Quality, Compliance,  
& Regulatory

 Human  
Performance

 Process &  
Manufacturing Technology

 Program & Project  
Management

 Automation &  
Information Technology

 The Chemistry of Full-  
Scale Operations™

 Data  
Centers

WHEN YOU NEED TO MEET A HIGHER STANDARD®

### PROJECT OVERVIEW

Rogers-O'Brien (RO) was hired to complete the construction of two 18mW data centers in San Antonio, Tx. RO required key personnel with enterprise data centers specific experience to meet the level of effort and coordination required to deliver these two projects with expected quality.

CAI provided staff augmentation services to assist RO in the following roles:

- Cx Coordinator Manager/ scheduler
- Mechanical Field Superintendent
- Electrical Field Superintendents
- QA/QC inspectors
- Energization Marshall

### OBJECTIVE

CAI was brought in to provide staff augmentation to Rogers-O'Brien to help fulfill their obligation to the client in technical expertise areas.

### SERVICES PROVIDED

CAI responsibilities included, but were not limited to, the following:


- Provided independent technical validation of engineering systems.
- Liaised with construction PM, MEP subcontractors, and MEP designers to challenge the scope and budget directions while also adding value to the overall design/build process.
- Reviewed and monitored construction installation, field installation coordination, and supported technical problem-solving.
- Supervised all Mechanical and Electrical Trade contractors and vendors involved in the project, including coordinating all Mechanical and Electrical schedules through L3 Commissioning.
- Reviewed and validated cost estimates of subcontractors.
- Served as a technical resource to our client.
- Monitored electrical and mechanical contractors' progress in completing their work, with a focus on proper resource prioritization supporting schedule execution.
- Verified reports on equipment status for accuracy.
- Oversaw the safe execution of electrical switching and testing operations.
- Assisted in supervising roofing contractors in the completion of their work.
- Oversaw the efforts of Mechanical Contractors and Vendors in troubleshooting and testing the BAS and mechanical systems.


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- Drafted, reviewed, and/or approved (as required) Method of Procedures (MOPs) related to electrical equipment operations.
- Performed General Contractor (GC)-required Quality Assurance (QA) inspections of equipment and uploaded associated deficiency comments to the owner's commissioning tracking system.
- Conducted on-the-job-training for GC QA personnel.
- Coordinated equipment isolations and LOTO processes to ensure safe operation of equipment and ensure safe issue resolution.
- Performed electrical isolations and coordinated sub-contractor personnel and operations to meet L3, L4, and L5 needs.
- Performed mechanical isolations and coordinated sub-contractor personnel and operations to meet L3, L4, and L5 needs.
- Covered second shift electrical superintendent activities.

### VALUE DELIVERED

CAI's team were instrumental in achieving a quality deliverable to their client. The team was able to provide valuable experienced staffing that helped Rogers-O'Brien complete the project and reduce costs by:

- Developing, tracking, and maintaining work schedules for all MEP activities on-site.
- Providing Energy Marshall services leading all electrical equipment planning and execution activities, thus freeing up customer Senior electrical PM for other activities.
- Developed, tracked, and maintained a list of all deficiencies and punch-list items by utilizing client tracking software.
- Through meticulous record-keeping and documentation allowed the client to avoid a \$130,000 erroneous chargeback from the contractor.
- Providing quality QA/QC inspections while training customer personnel with the skills for future QA/QC needs.
- Providing 2nd & 3rd shift and weekend coverage of the site when the client did not have available personnel.
- Provided monthly safety inspections of the site and had a perfect safety record.
- Provided all listed services below the proposed budget.