



**Design Intent.
Delivered.**

Company Profile

2025

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ABOUT US

In the fast-paced construction environment of the Philippines, there is often a disconnect between the engineering design and the final installation. Too often, projects suffer from performance issues and missed certification targets because the gap between "design intent" and "contractor reality" was never bridged.

CxM acts as that bridge. We are an independent Commissioning Management firm and **LEED Commissioning Authority (CxA)**, dedicated to ensuring that commercial and hospitality properties operate exactly as intended. We don't just monitor progress; we technically validate it against international standards.

Our approach is hands-on and technical. Whether acting as your **LEED CxA** to fulfill Fundamental and Enhanced commissioning credits, or as your MEPF advocate, we ensure complex systems work together seamlessly before the first tenant arrives.

*Your partner for Operational Excellence and **LEED** Commissioning requirements.*

A MESSAGE FROM OUR FOUNDER

Craig McMahon

"After spending more than a decade working hands-on in the commissioning industry, I've come to understand just how important planning, verification and collaboration are to the long-term success of any building.

I started **CxM Philippines** with a simple goal to help improve how buildings are delivered and how they perform here in the Philippines.

At **CxM**, we're not just ticking boxes. We work closely with developers, contractors and design teams to make sure projects are properly commissioned from the ground up from initial design all the way through to handover and beyond. Our core focus is **LEED Commissioning (CxA)** and **MEPF Commissioning Management (CxM)**, but what we really deliver is confidence: that every system will perform as it should and that every standard will be met with contractors hitting their scheduled dates.

This approach doesn't just avoid problems it adds long-term value. When systems run correctly from day one, it means fewer issues, lower operating costs and a better experience for everyone involved.

What really sets us apart is how we work. We're clear, practical and responsive. We understand the technical details, but we also know the realities of construction on the ground in the Philippines. That balance matters. We're not here to slow you down we're here to help you deliver a better project.

Every project we take on carries my name and my reputation. I'm deeply committed to making sure our clients feel supported, informed and confident from start to finish. Whether you're building a commercial tower or a critical infrastructure facility, you'll have a commissioning partner that works as hard as you do.

We're here to make buildings better for the people who build them, the people who run them and the people who live and work in them every day."

VISION & MISSION

Vision

To become the standard-bearer for building performance in the Philippines. We envision a Philippines where commercial and hospitality developments are synonymous with reliability, guest comfort and energy efficiency, driven by a construction culture that values technical verification over shortcuts.

Mission

To protect the owner's investment by enforcing rigorous quality standards throughout the construction process. Our mission is to deliver buildings that not only meet international code compliance but also achieve the highest levels of operational efficiency and occupant comfort from Day One.



MILESTONES

2025

To establish **CxM** as the premier boutique commissioning partner for quality-focused developers in the Philippines. Our immediate goal is to prove that rigorous "Design Review" and "Construction Verification" save money by eliminating rework, ensuring that every project we touch opens with zero critical defects.

2030

To make international commissioning standards the expected norm, not the exception, for Philippines Commercial and Hospitality projects. We aim to lead the market shift where "Commissioned by **CxM**" becomes a recognized mark of quality, assuring tenants and guests of a superior indoor environment.

2035

To see the Philippines recognized as a leader in Green Building performance in Southeast Asia. We envision a skyline where our commissioned buildings stand toe-to-toe with those in Singapore and Hong Kong for operational efficiency, longevity, and a reduced carbon footprint.

OUR SERVICES

At **CxM**, we know that no two projects are alike. We move beyond the 'one-size-fits-all' approach to offer scalable commissioning solutions. Whether you require a single expert for a focused fit-out or a multi-disciplinary team for a complex development, we tailor our services to meet your specific operational goals.

TARGETED COMMISSIONING & FIT-OUTS

Ideal for commercial office fit-outs and renovations. We deploy a dedicated Commissioning Specialist to join your project team, offering high-level technical validation without the overhead of a full department. We focus on the critical details verifying air balancing, lighting controls and sensor calibration to ensure your workspace is comfortable and energy-efficient from day one.

LEED CxA/COMPREHENSIVE PROJECT MANAGEMENT

For new-build Commercial and Hospitality developments, **CxM** provides end-to-end leadership. We engage a full multi-disciplinary team (**Mech, Elec, Plumbing & Fire**) to manage the lifecycle from Design Review through to Handover. This service acts as your **LEED Commissioning Authority (CxA)**, ensuring your facility meets international standards, achieves certification and operates at peak performance.



THE PROCESS

DESIGN & PLANNING

Quality begins before the ground is broken. We start by facilitating the Owner's Project Requirements (OPR) and reviewing the Basis of Design (BoD). As your **LEED CxA**, we conduct rigorous design reviews to identify maintenance issues, commissionability conflicts and energy inefficiencies, ensuring the project is set up for success and certification from day one.

INSTALLATION VERIFICATION

We bridge the gap between design and reality. During construction, **CxM** conducts regular site visits to monitor the quality of **MEPF** installation. We utilize pre-functional checklists to ensure equipment is installed according to the manufacturer's guidelines and the design intent, catching "hidden" defects behind walls and ceilings before they become costly rework.

FUNCTIONAL PERFORMANCE TESTING

This is where we validate performance. We oversee Functional Performance Testing (FPT) for individual units, followed by Integrated Systems Testing (IST) where we test the building as a whole. We simulate power failures, fire alarms and peak load conditions to prove that critical systems (generators, chillers, life safety) interact correctly to keep your business running.

HANDOVER & OPTIMIZATION

A building is only as good as the team running it. We oversee the training of your facilities staff and review all O&M manuals for accuracy. For LEED Enhanced Commissioning projects, we return after occupancy (10 months post-handover) to review building operations, ensuring energy targets are being met and adjusting systems for the actual usage patterns of the tenants.

OUR GOALS

Our aim is simple: to deliver a building that performs. We focus on two key pillars of success for every client.



OPERATIONAL EXCELLENCE

For commercial buildings, uptime is currency. We aim to eliminate nuisance tripping, cooling failures, and sensor errors. By stressing systems during the commissioning phase, we ensure that your building can support 24/7 BPO operations or high-traffic retail environments without interruption.

EMPLOYEE, GUEST & TENANT EXPERIENCE

In the hospitality sector, comfort is the product. Our goal is to guarantee acoustic isolation, consistent hot water delivery and precise humidity control to prevent mold—a common failure in tropical climates. We ensure the physical environment enhances, rather than detracts from, the guest experience.

PAST PROJECTS



Experience matters. Below are select examples where **CxM** leadership served as the **LEED Commissioning Authority (CxA)**, ensuring strict compliance with **USGBC/GBCI** standards and delivering high-performance assets to the owners.

JP Morgan Chase Tower BGC

Our Founder served as the LEED Commissioning Authority (CxA) for this landmark build-to-suit headquarters. The project required rigorous Fundamental and Enhanced commissioning to meet the high standards of a global financial institution. The Scope: The role involved validating the testing and balancing of the building wide Chilled Water System and optimizing Variable Air Volume (VAV) cooling systems to ensure occupant comfort in a high-density operational environment. The Result: Successful verification of all MEPF systems to support 24/7 critical operations while meeting stringent energy efficiency requirements for **LEED GOLD** certification.

VISA OFFICE FIT-OUT FIVE E-COM, Pasay

Craig served as the **LEED CxA** for this critical office fit-out within the Five E-Com Center. As a global payments technology company, VISA required a workspace that balanced employee wellness with absolute technical reliability. The Scope: Our team managed the Fundamental and Enhanced commissioning of the MEPF systems, with a specific focus on the precision cooling for their server rooms and the integration of advanced lighting controls to maximize energy efficiency. The Result: The project achieved its **LEED** certification targets, delivering a high-performance workspace with verified air quality and optimized energy consumption profiles for 24/7 operations.

CONNECT WITH US

At CxM Philippines, we believe that strong relationships are the foundation of great projects.

Whether you're planning a brand new development, looking to enhance building performance or simply exploring how commissioning can add value to your work we'd love to hear from you.



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