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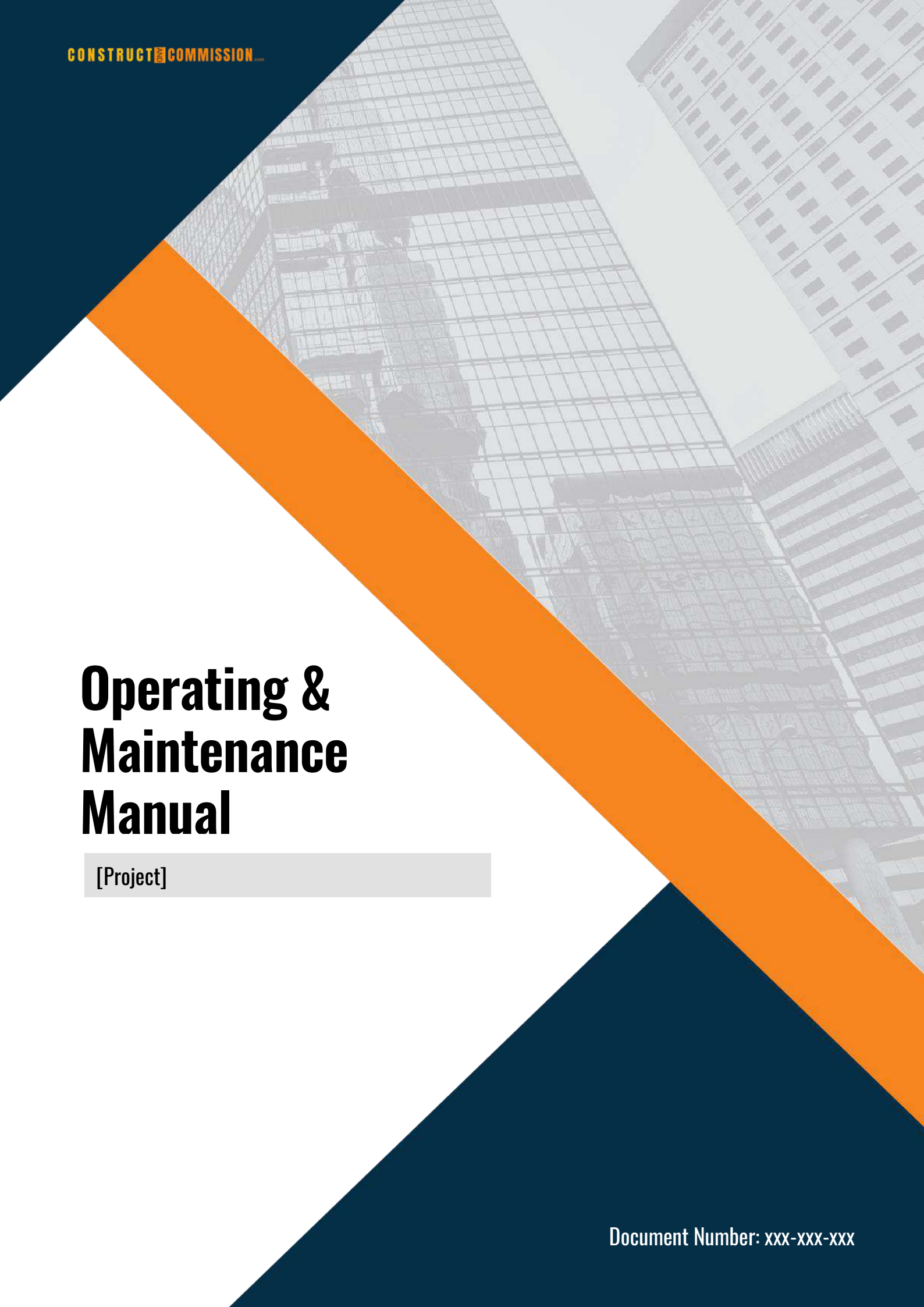

Operating & Maintenance Manual

[Project]

Document Number: xxx-xxx-xxx

Rev	Author	Date	Information
1			
2			
3			

Table of Contents

1. Introduction

This Operating and Maintenance Manual, has been written to provide detailed instructions, guidelines, and information about the operation, maintenance, and servicing of the buildings system, equipment, and components.

It is a valuable reference for the building operator, their engineers, individuals or any new starts responsible for operating and maintaining the equipment, components, and systems effectively and safely, acting as a bridge sharing knowledge between the construction project team and the facilities teams.

2. Project Information

The below details information relating to the project:

Project Name:	[add]
Project Address:	[add]
Project Type:	[add]
Green Building Certification:	[add]
Number of Floors:	[add]
Construction Programme:	[add]
Commissioning Programme:	[add]
Defects Liability Period:	[add]

3. Consultant & Contractor Contacts

The below list provides details of the parties that were involved in the project.

Client [who paid for the project]	[add]

	**Owner** [who is using the building]	[add]
	**Architect** [client appointed Architect]	[add]
	**Project Manager** [client appointed overall manager of the construction project]	[add]
	**Commissioning Authority** [client appointed independent commissioning agent]	[add]
	**MEP Designer** [building services designer]	[add]
	**Green Building Consultant** [client appointed independent green building consultant]	[add]
	**General/Main Contractor** [company employed to construct and commission the project]	[add]

4. Project Specifications

The following project specifications were utilized throughout the project when constructing and commissioning the facility. Copies of these have been included in the following sections.

	Builders Works	[add number]	[add revision]
	BMS	[add number]	[add revision]
	Controls/Logics	[add number]	[add revision]
	Electrical	[add number]	[add revision]
	Extra Low Voltage	[add number]	[add revision]

	Fire/Life Safety	[add number]	[add revision]
	Mechanical	[add number]	[add revision]
	Plumbing & Drainage	[add number]	[add revision]

4.1. Builders Work Specification

[Insert final copy of specification]

4.2. Building Management System [BMS] Specification

[Insert final copy of specification]

4.3. Controls & Sequence of Operation [SOO] Specification

[Insert final copy of specification]

4.4. Electrical [EE] Specifications

[Insert final copy of specification]

4.5. Extra Low Voltage [ELV] Specification

[Insert final copy of specification]

4.6. Fire/Life Safety [FS] Specification

[Insert final copy of specification]

4.7. Mechanical/HVAC Specification

[Insert final copy of specification]

4.8. Plumbing & Drainage [PD] Specification

[Insert final copy of specification]

5. As Built Drawings

The below provides a list of ‘as built’ drawings that have been issued and approved for the facility.

The drawings can be accessed via the Electronic Document Management System by searching the reference number below.

Copies of these have been included in the following sections.

[Copy and paste the schedule from your project electronic document storage system]

Type: BMS | | CONT | EE | ELV | FS | MVAC | PD

Description	Type	Drawing Number
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]
[insert]	[insert]	[insert]

5.1. Building Management System [BMS] Drawings

[Insert final copy of as built schematic / layout drawings if not stored in electronic document management system]

Building Management System [BMS] Schematics

Building Management System [BMS] Layouts

5.2. Controls & Sequence of Operation [SOO] Drawings

[Insert final copy of as built control logics if not stored in electronic document management system]

Controls & Sequence of Operation [SOO] Logics

5.3. Electrical [EE] Drawings

[Insert final copy of as built schematic / layout drawings if not stored in electronic document management system]

Electrical [EE] Schematics

Electrical [EE] Layouts

5.4. Extra Low Voltage [ELV] Drawings

[Insert final copy of as built schematic / layout drawings if not stored in electronic document management system]

Extra Low Voltage [ELV] Schematics

Extra Low Voltage [ELV] Layouts

5.5. Fire/Life Safety [FS] Drawings

[Insert final copy of as built schematic / layout drawings if not stored in electronic document management system]

Fire/Life Safety [FS] Schematics

Fire/Life Safety [FS] Layouts

5.6. Mechanical [HVAC] Drawings

[Insert final copy of as built schematic / layout drawings if not stored in electronic document management system]

Mechanical [HVAC] Schematics

Mechanical [HVAC] Layouts

5.7. Plumbing & Drainage [PD] Drawings

[Insert final copy of as built schematic / layout drawings if not stored in electronic document management system]

Plumbing & Drainage [PD] Schematics

Plumbing & Drainage [PD] Layouts

6. Electrical Discrimination Study

An electrical discrimination study has been completed to ensure that the electrical systems and protective devices, are properly sized and operate correctly in event of tripping.

The study was completed by the General Contractor who employed a qualified consultant utilizing the latest industry specialized software to model the system and determine the optimal settings required for each protective device.

The final discrimination study is attached in the following pages.

[attach the facility discrimination study]

7. BMS Documentation

This section covers the BMS Graphics, Points, and Access requirements, for the Building Management Systems [BMS] that controls and monitors the various systems.

7.1. BMS Graphic Document

Attached is a copy of the ‘As-Built’ Graphic Document that shows the user interface, the real-time data and system status for the facilities systems.

[attached copy of graphics document]

7.2. BMS Points List

Attached is a copy of the ‘As-Built’ BMS points list, which are integral components of a Building Management System, responsible for gathering, managing, and controlling data related to building systems. They enable the BMS to optimize energy consumption, enhance occupant comfort, ensure system reliability, and facilitate effective facility management.

[attach the facility BMS Points List Document]

7.3. BMS Access

The Building Management System [BMS] incorporates security features to control access and safeguard data, with access being controlled through user authenticated roles with varying permission levels.

The attached document explains and details the access control and security features.

[attached copy of BMS access requirements]

8. Overview of Systems Installed

This section aims to provide an overview of the equipment, components and systems installed and in operation within the facility. For additional details of how the systems operate, the 'Building Systems Manual' can be referred to.

[Provide a summary of each type of system, the information should include location, and how they are designed to operate]

8.1. BMS Management [BMS] Systems

[Insert information including sub systems]

8.2. Control [SOO] Systems

[Insert information including sub systems]

8.3. Extra Low Voltage [ELV] Systems

[Insert information including sub systems]

8.4. Electrical [EE]Systems

[Insert information including sub systems]

8.5. Fire/Life Safety [FS] Systems

[Insert information including sub systems]

8.6. Mechanical [HVAC] Systems

[Insert information including sub systems]

8.7. Plumbing & Drainage [PD] Systems

[Insert information including sub systems]

9. Asset Register

A full asset register has been included below detailing all equipment that has been installed within the facility.

[Insert information as tables from the project/commissioning asset/equipment register, or use the tables below]

9.1. Building Management [BMS] Systems Asset Register

Equipment ID	Type	Manufacturer	Model	Size/Rating	Building	Floor	Room
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]

9.2. Control [SOO] Systems Asset Register

Equipment ID	Type	Manufacturer	Model	Size/Rating	Building	Floor	Room
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]

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9.3. Extra Low Voltage [ELV] Systems Asset Register

Equipment ID	Type	Manufacturer	Model	Size/Rating	Building	Floor	Room
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]

9.4. Electrical [EE] Systems Asset Register

Equipment ID	Type	Manufacturer	Model	Size/Rating	Building	Floor	Room
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]

9.5. Fire/Life Safety [FS] Systems Asset Register

Equipment ID	Type	Manufacturer	Model	Size/Rating	Building	Floor	Room
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]

9.6. Mechanical [HVAC] Systems Asset Register

Equipment ID	Type	Manufacturer	Model	Size/Rating	Building	Floor	Room
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]

9.7. Plumbing & Drainage [PD] Systems Asset Register

Equipment ID	Type	Manufacturer	Model	Size/Rating	Building	Floor	Room
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]	[add]	[add]	[add]	[add]

10. Manufacturers Literature & Information

A full asset register has been included below detailing all equipment that has been installed within the facility.

[Insert information as tables from the project/commissioning asset/equipment register, or use the tables below]

10.1. Building Management [BMS] Systems

Building Management [BMS] Systems Literature Register

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

Building Management [BMS] Systems Literature

[Attach Documents]

10.2. Control [SOO] Systems

Control [SOO] Systems Literature Register

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

Control [SOO] Systems Literature

[Attach Documents]

10.3. Extra Low Voltage [ELV] Systems

Extra Low Voltage [ELV] Systems Literature Register

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

Extra Low Voltage [ELV] Systems Literature

[Attach Documents]

10.4. Electrical [EE] Systems

Electrical [EE] Systems Literature Register

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

Electrical [EE] Systems Literature

[Attach Documents]

10.5. Fire/Life Safety [FS] Systems

Fire/Life Safety [FS] Systems Literature Register

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

Fire/Life Safety [FS] Systems Literature

[Attach Documents]

10.6. Mechanical [HVAC] Systems

Mechanical [HVAC] Systems Literature Register

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

Mechanical [HVAC] Systems Literature

[Attach Documents]

10.7. Plumbing & Drainage [PD] Systems

Plumbing & Drainage [PD] Systems Literature Register

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

Plumbing & Drainage [PD] Systems Literature

[Attach Documents]

11. Health & Safety

The facilities health and safety documents are provided as vital tools that ensure the well-being of engineers, employees, visitors, and the public, with the documents encompassing guidelines, procedures, and protocols designed to prevent accidents, mitigate risks, and maintain a safe and secure environment.

The documents and information that are listed in the tables below provides the building operator and facilities teams with information on health and safety practices that can be deployed and used.

[Insert information as tables from the project health and safety register/project electronic documentation platform, or use the tables below]

11.1. Electrical Lockout Tagout [LOTO] Procedure

The Electrical Lockout Tagout [LOTO] procedure has been included to provide the building operator with information on how the electrical systems were managed through the construction and commissioning process.

It outlines the systematic steps used to isolate the electrical systems, preventing accidental activation during the works.

Description	Document Number
[add]	[add]

[Attach Documents]

11.2. Arc Flash Study

An electrical "arc flash" study has been conducted to analyze the electrical systems, equipment, and circuits to determine the energy levels that could be released during an arc flash event.

The attached document is the report that was produced detailing information, safety protocols, clothing, and guidelines to protect workers from the intense heat, light, and pressure generated by an arc flash.

Description	Document Number
[add]	[add]

[Attach Documents]

11.3. Risk Assessment Register

The risk assessments, used through the project, have been included that help identify potential risks across the facility, enabling proactive planning and risk mitigation strategies to be implemented by the building operator.

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

[Attach Documents]

11.4. Emergency Procedures [EOP]

Emergency Operating Procedures [EOP] are provided to give the building operator with guidance to effectively manage and mitigate risks during situations, for example fires, power downs, water leaks, control failures, security breaches, service level agreement issues - including clear instructions on evacuation routes, assembly points, communication methods, and roles/responsibilities of designated personnel.

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

[Attach Documents]

11.5. Hazardous Materials & Handling Procedures

Hazardous materials are substances that pose a risk to human health, property, or the environment due to their chemical, physical, or biological properties. Below included in the table are the documents that have been written and included for the building operator to manage and handle these materials.

[Control of Substances Hazardous to Health [COSHH] would also be included here]

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

[Attach Documents including data sheets]

11.6. Working at Height Procedures

The "working at height" documents included here provide guidance on how the project managed and deployed to ensure the building operator understand the proper use of fall protection equipment, recognizing hazards, and following legal standards.

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

[Attach Documents]

11.7. Confined Space Procedures

The attached documents provide details and safety information regarding the confined spaces that are noted in the facility. They detail the required safety protocols, assessing the hazards, emergency readiness, and adhering to legal requirements.

Description	Document Number
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]
[add]	[add]

[Attach Documents]

12. Disposal of Equipment and Products

Incorporating disposal information within the operating and maintenance manual is crucial for environmental responsibility, legal compliance, and safety. Proper disposal practices minimize harm to ecosystems and water sources while adhering to regulations.

This section provides clear guidelines on how the buildings materials and equipment should be eventually disposed.

[Attach Documents]

13. Planned Maintenance

The following tables detail the ‘planned maintenance’ tasks and activities that will need to be completed on the equipment and systems to ensure they are operating as designed and in line with the manufacturers requirements, extending the equipment’s life.

13.1. Building Management [BMS] System

[add a table for each piece of equipment/system to be covered]

Ref	Inspection	Daily	Weekly	Monthly	Yearly
1	[add]	X	X	X	X
2	[add]	X	X	X	X
3	[add]	X	X	X	X
4	[add]	X	X	X	X
5	[add]	X	X	X	X
6	[add]	X	X	X	X
7	[add]	X	X	X	X
8	[add]	X	X	X	X
9	[add]	X	X	X	X
10	[add]	X	X	X	X

13.2. Control [SOO] System

[add a table for each piece of equipment/system to be covered]

Ref	Inspection	Daily	Weekly	Monthly	Yearly
1	[add]	X	X	X	X
2	[add]	X	X	X	X
3	[add]	X	X	X	X
4	[add]	X	X	X	X
5	[add]	X	X	X	X
6	[add]	X	X	X	X
7	[add]	X	X	X	X
8	[add]	X	X	X	X
9	[add]	X	X	X	X
10	[add]	X	X	X	X

13.3. Extra Low Voltage [ELV] System

[add a table for each piece of equipment/system to be covered]

Ref	Inspection	Daily	Weekly	Monthly	Yearly
1	[add]	X	X	X	X
2	[add]	X	X	X	X
3	[add]	X	X	X	X
4	[add]	X	X	X	X
5	[add]	X	X	X	X
6	[add]	X	X	X	X
7	[add]	X	X	X	X
8	[add]	X	X	X	X
9	[add]	X	X	X	X
10	[add]	X	X	X	X

13.4. Electrical [EE] System

[add a table for each piece of equipment/system to be covered]

Ref	Inspection	Daily	Weekly	Monthly	Yearly
1	[add]	X	X	X	X
2	[add]	X	X	X	X
3	[add]	X	X	X	X
4	[add]	X	X	X	X
5	[add]	X	X	X	X
6	[add]	X	X	X	X
7	[add]	X	X	X	X
8	[add]	X	X	X	X
9	[add]	X	X	X	X
10	[add]	X	X	X	X

13.5. Fire/Life Safety [FS] System

[add a table for each piece of equipment/system to be covered]

Ref	Inspection	Daily	Weekly	Monthly	Yearly
1	[add]	X	X	X	X
2	[add]	X	X	X	X
3	[add]	X	X	X	X
4	[add]	X	X	X	X
5	[add]	X	X	X	X
6	[add]	X	X	X	X
7	[add]	X	X	X	X
8	[add]	X	X	X	X
9	[add]	X	X	X	X
10	[add]	X	X	X	X

13.6. Mechanical [HVAC] System

[add a table for each piece of equipment/system to be covered]

Ref	Inspection	Daily	Weekly	Monthly	Yearly
1	[add]	X	X	X	X
2	[add]	X	X	X	X
3	[add]	X	X	X	X
4	[add]	X	X	X	X
5	[add]	X	X	X	X
6	[add]	X	X	X	X
7	[add]	X	X	X	X
8	[add]	X	X	X	X
9	[add]	X	X	X	X
10	[add]	X	X	X	X

13.7. Plumbing & Drainage [PD] System

[add a table for each piece of equipment/system to be covered]

Ref	Inspection	Daily	Weekly	Monthly	Yearly
1	[add]	X	X	X	X
2	[add]	X	X	X	X
3	[add]	X	X	X	X
4	[add]	X	X	X	X
5	[add]	X	X	X	X
6	[add]	X	X	X	X
7	[add]	X	X	X	X
8	[add]	X	X	X	X
9	[add]	X	X	X	X
10	[add]	X	X	X	X

14. Equipment/System Spares

14.1. Handover Spares List

A detailed inventory of essential spare parts transferred from the project, under the contract, to maintenance teams is included below, including part names, quantities, locations, and compatibility details.

The list is focused upon two types of spares; critical items with long lead times vital for minimizing downtime, and spares that will be needed on a more regular basis such as lighting, sprinkler heads, filters, etc.

Ref	Spare Part	Quantity	Equipment	Model Number
1	[add]	[add]	[add]	[add]
2	[add]	[add]	[add]	[add]
3	[add]	[add]	[add]	[add]
4	[add]	[add]	[add]	[add]
5	[add]	[add]	[add]	[add]
6	[add]	[add]	[add]	[add]
7	[add]	[add]	[add]	[add]
8	[add]	[add]	[add]	[add]
9	[add]	[add]	[add]	[add]
10	[add]	[add]	[add]	[add]

14.2. Recommended Spares List

The following list provides information on other relevant spares that should be considered by the building operator, that could be purchased from the vendors and suppliers.

Ref	Spare Part	Quantity	Equipment	Model Number
1	[add]	[add]	[add]	[add]
2	[add]	[add]	[add]	[add]
3	[add]	[add]	[add]	[add]
4	[add]	[add]	[add]	[add]
5	[add]	[add]	[add]	[add]
6	[add]	[add]	[add]	[add]
7	[add]	[add]	[add]	[add]
8	[add]	[add]	[add]	[add]
9	[add]	[add]	[add]	[add]
10	[add]	[add]	[add]	[add]

15. Equipment Warranties

15.1. Building Management [BMS] Equipment Warranties

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

15.2. Control [SOO] Equipment Warranties

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

15.3. Extra Low Voltage [ELV] Equipment Warranties

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

15.4. Electrical [EE] Equipment Warranties

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

15.5. Fire/Life Safety [FS] Equipment Warranties

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

15.6. Mechanical [HVAC] Equipment Warranties

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

15.7. Plumbing & Drainage [PD] Equipment Warranties

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]
[add]	[add]	[add]	[add]

Equipment	Warranty Period	Warranty Start	Warranty Finish
[add]	[add]	[add]	[add]

16. Service Level Agreements

The attached document provides information on the 'Service Level Agreements' [SLA] that form part of the contract focused on the equipment, systems, and design.

16.1. Service Level Agreement Document

[Attach agreed SLA document]

17. Final Commissioning Report

The project final commissioning report is attached to provide information on how the facility was tested and commissioned and set to work. This should be referenced and updated throughout the facilities life cycle by the building operator to ensure the facilities operation is fully documented.

17.1. Final Commissioning Report Document

[Attached final commissioning report]

-END-