PART 1 - GENERAL

1.1 SUMMARY

A. Description:

1. This section specifies the standards that the Contractor shall follow for their scope of work related to Facilities Management Data (FM Data) Requirements. This section also includes information related to documents that are required for operation and maintenance support functions.

2. This section does not negate any other section that requires Commissioning or Operations & Maintenance Data.

3. Part 3 includes information about owner provided tools for managing the facilities management data and documents.

B. Related Sections:

1. Section 01 70 00 - Contract Close-out

2. Section 01 91 00 - General Commissioning Requirements

PART 2 - PRODUCTS

2.1 SUBMITTALS

A. Facility Equipment Information

1. The Contractor will provide facilities information, that is:

a. Contact Information

i. Example: for AHU-1, the electrical parent is Panel N1L1 (AHU-1 is powered from Panel N1L1)

b. HVAC: This shall indicate the mechanical equipment connections to the component (asset / piece of equipment)
   i. Example: for AHU-1, the parent is “N/A”
   ii. Example: for VAV-1, the parent is “AHU-1”

3. Support Locations (Provided by Architect): Support locations are the spaces (room numbers) that are impacted by (or supported by) equipment. This information could be limited to one room or multiple rooms. This information aids the operation team after transition to operations by knowing what spaces are affected by equipment that needs to be isolated (shut down) for various reasons.

4. Specific Attributes: For list of applicable attributes, see Table 02-Equipment Attributes. Equipment attributes vary by equipment type (asset type).

   a. Example: filter size - 36”x36”x2”, filter type - pleated, max CFM - 50,000

   b. Examples of possible attributes are:
      i. voltage, amperage, horsepower, RPMs, GPMs, BTUs, heating & cooling capacity, filter type, filter size (oil, water, air)
      ii. Attributes vary by equipment type and can be difficult to manage in XLS files alone. The tool that is available aids greatly in keeping this information organized and structured correctly. Further, the tool has been pre-configured to match the requirements of this specification.

iii. Install Data: serial number, barcode, name plate photo, equipment photo

1. Example: 100045312, 5023321, AHU1-nameplate.jpg, AHU1.jpg

2. This information can only be gathered once the equipment has been properly installed in the field. Photos should be taken of the equipment in the final inno ipg

01 78 23 - FACILITIES MANAGEMENT DATA

System	Asset Type	Attributes
ACCESS	LOCKBOX	location
ACCESS	LOCKBOX	asset number
ACCESS	Special Action Doors	Door Type
ALL	MANHOLE	GPS coordinate
ALL	METER	meter type
ALL	METER	remote reading
ALL	METER	reading ranges
ALL	METER	temp range
ALL	METER	Instrumentation tag number
ALL	Tanks	capacity*
ALL	Tanks	tank volume
ALL	Tanks	max system temp
ALL	Tanks	max system pressure
ARCHITECTURAL	Cabinet	paint finish
ARCHITECTURAL	Cabinet	color
ARCHITECTURAL	Cabinet	hardware type
ARCHITECTURAL	Cabinet	part number
ARCHITECTURAL	Fixed Partitions	color
ARCHITECTURAL	Misc Architectural	any associated finishes
ARCHITECTURAL	Operable Partitions	color
CONVEYING	ELEVATOR	power*
CONVEYING	ELEVATOR	electrical panel name*
CONVEYING	ELEVATOR	weight limit
CONVEYING	ELEVATOR	speed
CONVEYING	ELEVATOR	src hp rating
CONVEYING	ELEVATOR	mg motor power

C

System	

System	Asset Type	Attributes
HVAC	Boilers	outlet temperature range
HVAC	Boilers	nominal energy consumption
HVAC	Boilers	nominal efficiency
HVAC	Boilers	heat output
HVAC	Boilers	pressure rating
HVAC	Boilers	normal operating pressure set point
HVAC	Boilers	maximum allowable pressure
HVAC	Boilers	maximum boiler temperature
HVAC	Boilers	boiler design temperature
HVAC	Boilers	water storage capacity
HVAC	Boilers	type of boiler
HVAC	Boilers	number of passes
HVAC	Chillers	power*
HVAC	Chillers	electrical panel name*
HVAC	Chillers	capacity*
HVAC	Chillers	chiller cooling capacity
HVAC	Chillers	chilled water inlet/outlet temp
HVAC	Chillers	chilled water flow rate
HVAC	Chillers	chilled water pressure drop
HVAC	Chillers	cooling water inlet/outlet temp
HVAC	Chillers	cooling water flow rate
HVAC	Chillers	cooling water pressure drop
HVAC	Chillers	hot water inlet/outlet temp
HVAC	Chillers	hot water flow rate
HVAC	Chillers	hot water pressure drop
HVAC	Compressors	power*
HVAC	Compressors	electrical panel name*
HVAC	Compressors	capacity*
HVAC	Compressors	has hot gas bypass
HVAC	Compressors	ideal capacity
HVAC	Compressors	nominal capacity t.72 0 reW nBT8.04 -0 0 8.04 98.76 195.72 Tm(8.4 (rTEMC /P /AMCID 133 0C Q -0 0 BT-
HVAC	Compressors	max pressure
HVAC	Compressors	compressor type
HVAC	Control Devices	IP address
HVAC	Control Devices	[redacted]ddress
HVAC	Control Devices	[redacted]t DDC Panel Name
HVAC	CONTROLLER	[redacted]g inputs
HVAC	CONTROLLER	[redacted]l inputs
HVAC	CONTROLLER	[redacted]dress
HVAC	CONTROLLER	[redacted]ddress
HVAC	CONTROLLER	Parent DDC Panel Name
[redacted]	Cooling Tower	t.72 05o.32 197195.7er

System	Asset Type	Attributes
HVAC	Cooling Tower	operation temperature range
HVAC	Cooling Tower	ambient design dry bulb temp
HVAC	Cooling Tower	ambient design wet bulb temp
HVAC	Dampers	capacity*
HVAC	Dampers	maximum air flow rate
HVAC	Dampers	nominal air flow rate
HVAC	Dampers	open pressure drop le
HVAC	Dampers	leakage fully closed

System	

Name	Floor	Category	SF	Ceiling Height	Description	Drawings

Name	AHU-1	FPB-11	CHWP-1
Location	146	101	146
Asset Type	AHU	ATU	PUMP
Description	Air Handling Unit	Air Terminal Unit	Pump
Manufacturer	YORK	JOHNSON CONTROLS	PENTAIR
Installer	TD INDUSTRIES	TD INDUSTRIES	TD INDUSTRIES
Model	ITF-BD20	S10-48-2A	ES-6000-V
Warranty Term	5 YEARS	1 YEAR	1 YEAR
Life Expectancy	15 YEARS	5 YEARS	10 YEARS

Note – the following directory format is for the electronic files that are part of the deliverable.