Bonneagar Iompair Éireann
Transport Infrastructure Ireland

TII542 Facilities Management Contract

Scope of Services

Date: November 2026

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1. Transport Infrastructure Ireland

1.1 Introduction

Transport Infrastructure Ireland (TII) was established through a merger of the National Roads Authority and the Railway Procurement Agency under the Roads Act 2015, with effect from 1st August 2015. TII's primary function is to provide an integrated approach to the future development and operation of the national roads network and light rail infrastructure throughout Ireland. TII's mission is to provide high-quality transport infrastructure and services, delivering a better quality of life and supporting economic growth.

The TII headquarters is based in three office blocks (Block's A, B and C) in Parkgate Business Centre, Parkgate Street, Dublin 8, DO8 DK10. Approximately 350 people are currently employed based at the Parkgate Street offices. MetroLink main offices are located at Coopers Cross Campus Mayor Street Upper, North Docks, Dublin 1 D01DR94.

Brief Servicing History

Parkgate Business Centre main office complex was completed in 1999. The total office complex comprises four, four story, buildings offering approximately 3,900 square meters of space, plus a communal underground basement car park. The TII offices, include three of the buildings, Blocks A, B and C. The development was acquired in August 2021 by Union Investment who are responsible for the maintaining the exterior communal areas and equipment and landlords for Blocks A & B. Peschinn Ventures Limited & RQTwo are landlords for Block C.

The current Facilities Contract was awarded in October of 2015 and mainly encompassed Air Conditioning system servicing and maintenance, replacing the previous contract which ran for four years. Over recent years, TII has incorporated additional facilities related contracts into the current Facilities Management contract.

The new Contractor shall be required to produce an Initial System Audit to establish the current status and efficiency of the system and all of the associated equipment, prior to the commencement of maintenance, and in accordance with the service planner. This will act as a "baseline" against which future adjustments, enhancements and repairs may be measured. The Contractor shall immediately inform TII of any deficiencies noted in relation to the equipment. The contractor is to develop their own Asset List, for Parkgate Street Offices only, to tie into the Contractors Service Planner, for Parkgate Street Offices only, provided to TII annually.

MetroLink has leased offices at Coopers Cross, Building 2, Mayor Street Upper, North Wall, Dublin 1, D01 PY95.

The floor space is as follows:

- 5th Floor, Building 2 (3,363 sq. m) – desks, meeting rooms and catering areas
- 4th floor, Building 2 (1,229 sq. m) – Reception area, desks and meeting rooms
- Garden Level (744 sq. m) - Visitor Centre and Storerooms (including toilet facilities).

The floors were newly fitted out in Q1 & 2 2026 by a contractor who will maintain the equipment until June 2027.

1.2 Service Planner Requirements

A Full Facilities Management including Air Conditioning (A/C) Service Contractor is required to provide Planned Preventative Maintenance ('PPM') and Reactive Services, using the Service Planner (Appendix B for the Parkgate Street Offices only) as a template, for TII's headquarters in the Parkgate Business Centre for the duration of the contract. A separate Services Planner will be developed by the successful Tenderer post contract award for the MetroLink offices.

1.3 Air Conditioning Equipment

Details of the A/C and other Facilities equipment in Block's A, B, C are listed in Appendix A.

2. Scope of Services

2.1 General Scope of Services

A list of Facilities Equipment and Air Conditioning Equipment, and the associated A/C items for Blocks A, B and C are detailed in Appendix A, Intruder Alarm System Equipment is detailed in Appendix C and Alarm System Configuration Data is detailed in Appendix D. Appendix E details the equipment in the MetroLink Coopers Cross Offices incorporating the 5th floor, one third of the 4th floor and 'Garden Level' visitors centre and stores. All associated services are further detailed in the Pricing Schedule and **must** be priced. The Pricing Schedule is provided as part of the Tender Pack, RFT Appendix 2, and will form part of the tenderer's submission.

The Parkgate Street Office air conditioning equipment, controls and associated equipment relating to the heating, cooling and ventilation systems are to be serviced, maintained and repaired when required. Facilities Services and Air conditioning service maintenance or repairs shall take place either between the hours of 8am to 5pm weekdays, or out of hours when required. Any major service on the equipment highlighted in yellow in the Service Planner (Appendix B) shall be maintained out of hours.

All Technicians shall be fully qualified and competent in the operation of equipment as required throughout the contract. All Apprentices are to be supervised. (A competent person is someone who has sufficient knowledge, experience, and training to carry out the inspection, to understand how the system being inspected works and what the potential hazards are).

The pricing schedule **should** include, but is not limited to the following;

- The Building Management System (BMS), PPM and servicing to be carried out **twice yearly** on the BMS, the PC front end, the associated control panels internally. The control instrumentation, the plant room MCC panels and all heating, cooling and ventilation associated equipment controls and switches within these room and basement plant rooms. Each PPM service visit would require three days to complete; therefore, this should be included in the pricing schedule as part of the tender.
- The roof Chillers for Block's A, B and C and associated cooling equipment internally and externally and associated Automatic Air Vents (AAV's), PPM and servicing to be carried out **twice yearly** (major and minor servicing).
- The Gas Boilers for Block's A, B and C and associated heating equipment. PPM and Servicing to be carried out **twice yearly** (major and minor servicing). In line with Remeha's Quinta-Pro installation, user, and service manuals. The service kits (A, B and C) should be included in the pricing schedule as part of the tender.
- Gas Fired Water Heating system and associated equipment, PPM and servicing to be carried out **twice yearly**.
- Water Chemical Treatment for Block's A, B and C. The chemical levels within the Closed Heating and Cooling systems are to be assessed and maintained, as part of the **quarterly** PPM and servicing for the duration of the contract. The **quarterly** PPM and servicing should determine that the levels of Glycol, ATP/AMP Bacteria, Molybdate based corrosion Inhibitor

together with pH, Iron and Conductivity are correct and stable within the Heating and Cooling systems. Any top ups required should be carried shortly after sample reports have been reviewed. The fixed Hierro Filtration systems and associated Air Vents for the Heating and Cooling systems are to be checked to confirm that they are working and operating correctly, and the filters are to be replaced as and when required. The automatic/manual dosing systems and the dosing pumps for both the Heating and Cooling systems are to be checked to confirm that they are working and operating correctly.

- The large and small Heating and Cooling strainers in the plant rooms of Block's A, B and C. PPM and servicing to be carried out **twice yearly**.
- Fan Coil Units (FCU). **Quarterly** PPM and servicing to be carried out. All strainers are to be cleaned. Actuators, cartridges, and balancing valves to be checked for leakages and that they are connected and operating correctly. Trip trays and draining points to be checked, cleaned and clear of debris. Following the servicing of the FCU's, all ceiling tiles are to be refitted correctly, and that any set-point changes made on the BMS are to be returned to normal status.
- The three main office and the three toilet Air Handling Units (AHU's). **Quarterly** PPM and servicing to be carried out on the; supply and extraction systems, motors, fan belts, thermal wheels, heating and cooling coils and associated controls and switches and associated Automatic Air Vents (AAV's). And all filter panels and filter bags to be serviced **twice yearly**, as part of the PPM servicing schedule.
- Ventilation units internally, the supply and extraction systems for the toilets, showers and changing areas, **quarterly** PPM and servicing, as part of the schedule.
- Air and Dirt Separator equipment in the plant rooms of Block A and Block C, and associated Air Vents, **quarterly** PPM and servicing to be carried out.
- All internal electrical distribution panels/boards for Block's A, B and C within the ground, 1st, 2nd and 3rd floor risers, the MCC panels and DC panels/boards within the plant rooms and basement plant rooms, the distribution panels/boards within the IT server & UPS rooms (Block C) and the DC panel in the Survey storeroom (Block B), **quarterly** PPM and servicing to be carried out.
- General electronic controls and switches for the heating and cooling systems, **quarterly** PPM and servicing.
- All Plumbing equipment relating to the 29x toilets, 6x shower rooms in Block's A, B and C. PPM and servicing **twice yearly**, and repair services when required. Hand dryers to be checked and sensors cleaned, and all Urinal sensors to be checked and batteries replaced when required, as part of the PPM and servicing schedule.
- Cleaning and Disinfection (C&D) of the three mains water storage tanks located in the basement and the three roof cold water storage tanks for Block's A, B and C are to be carried out on an **annual basis**, as part of the PPM and servicing schedule. And sample testing is to be carried out on a six-monthly basis to rule out Legionella and other forms of bacteria.
- The Dual Filtration systems for the three mains water storage tanks in the basement for Block's A, B & C require the filters to be replaced **twice yearly**, as part of the PPM and servicing schedule.

- Power Factor Correction (PFC) control panels and units in Block's A, B and C, PPM and servicing on an **annual basis**, as part of the PPM servicing schedule. 3x PFC units in total.

- All Main Distribution Boards for Block's A, B and C which are located in the basement plant rooms and plant rooms, inspections and servicing are to be carried out in line with all relevant statutory requirements.

- Two SMA Sunny Tripower solar control panels and 50x PV Solar panels on the roofs of Block A and B. PPM and servicing on an **annual basis**.

- The Intruder Alarm Systems in Block A and B and Block C. PPM and servicing on the following equipment **annually**: Intruder alarm panels, Intercom systems, Panic button system, Accessible toilet alarm system, Access control systems, Supply of Access control cards when required, CCTV systems, and associated surveillance equipment. Securecom/Sim charge for Block C. External 24/7 Monitoring Services to be provided, serviced, and maintained. For a breakdown of Zones and Descriptions of security equipment installed, please see Appendix C. A price should also be included for control panel battery replacements.

- Fire Alarm Systems in Block A and B and Block C. PPM and servicing on the following equipment **quarterly**: Fire alarm panels, Leak detection systems, Gas suppression system, Automatic Smoke Vent (in Block C stair well) and Emergency light testing. External 24/7 Monitoring Services to be provided, serviced, and maintained. PPM and servicing on the following equipment **annually**: Integrity testing in the IT server room (1st floor - Block C), and servicing on 98x Fire extinguishers and 11x Fire blankets located in Block A and B and Block C. For a breakdown of Zones, Loops and Descriptions of the fire equipment installed, please see Appendix D. A price should also be included for control panel battery replacements.

- Portable Appliance Testing (PAT) on an **annual basis**, as part of the PPM and servicing schedule.
- Fixed Wired/Electrical Installation Testing over a **five-year period**
- Roof PPM and assessments **twice yearly**, and repair services when required.

- 3x Zip Hydro Taps, 8x Zip Chilled Taps, and 1x Water Dispenser, PPM and servicing **twice yearly**, as part of the schedule.

- 18x external entrance doors, 8x internal lobby doors and 1x internal automatic sliding door for Block A, B and Block C, PPM and servicing on an **annual basis**, as part of the schedule.

2.2 Planned Preventative Repairs

The Contractor shall carry out all planned preventative maintenance in accordance with the Scope of Services for, but not limited to, equipment listed in Appendix A, Appendix B Service Planner, Appendix C Intruder Alarm System Equipment, D Fire Alarm System Configuration Data and Appendix E,

MetroLink Offices and any further planned preventative maintenance as agreed with TII facilities representative. The Contractor shall survey the piece of air conditioning equipment they are working on (external and internal) during each service visit in order to identify any issues, and any equipment that is outside the scope of the service planner that may need to be repaired or replaced. These issues shall be discussed with the TII

Facilities Manager before any action is taken, and depending on what action is required, a quotation may be requested by the Facilities Manager for review and approval.

All maintenance shall be carried out in accordance with the specific manual for that piece of equipment.

The Contractor shall compile inspection reports following each service in accordance with the service planner and each emergency repair detailing:

- The status of each element of the device, plant, equipment, or system that has been inspected;
- Whether the condition of the equipment is satisfactory or unsatisfactory;
- What remedial work are required.
- Details of the completion of remedial works.

The Contractor shall issue the inspection reports following each inspection in accordance with the service plan. The reports shall be issued no later than 1 week following the completion of inspection or callout/repairs through the Contractor's CAFM system or a similar system.

2.3 Emergency Repairs

The Contractor shall be required to respond to emergency callouts by TII and shall carryout emergency repairs as directed by the TII facilities representative. When a callout is required, the TII facilities representative shall endeavour to describe the problem and which systems are affected, by phone, email, or the use of the Contractors on-line Portal.

It is expected that emergency callouts will be within normal working hours (8am – 5pm). Response times for all emergency callouts shall be within a maximum of four hours of receiving the call from the TII facilities representative. Where possible, repairs shall be dealt with by the Contractor while on site. If this is not possible, the Contractor shall inform the TII facilities representative of when these repairs can be carried out, which shall be as soon as practically possible.

The Contractor shall also provide out of hours contact numbers in the event of an emergency callout.

2.4 Non-Urgent Callouts

The Contractor shall be required to respond to non-urgent callouts by TII and shall carry out any repairs or other related services as directed by TII facilities representative. Response times to non-

urgent callouts shall be agreed between the Contractor and the TII facilities representative following signing of the Contract.

2.5 Additional Ad-Hoc Services

The Contractor may be required to carry out additional services and Ad-Hoc Repair as directed by TII.

A Price Only option **should** be included in the pricing schedule, as part of the tender submission. Additional services may include, but are not limited to the following;

- Air conditioning balancing.
- Analysis of the A/C systems and proposed improvements which would include as a minimum, preliminary meeting to discuss requirements, draft analysis report meeting and review, presentation of final report and recommendation.
- Air conditioning, and other possible areas to be identified, energy efficiency advice and proposed improvement works while considering sustainability and Green Procurement. Including, as a minimum, preliminary meeting to discuss requirements, draft analysis report meeting and review, presentation of final report and recommendations.
- Gas detection PPM and servicing **twice yearly**, and repairs when required.
- Fall Arrest and Safety Handrail on the roofs of Block A and B, and Block C. PPM and servicing **annually,** and repairs when required.
- Thermographic surveying.
- Automatic Window Blind PPM and servicing annually.
- Ad-hoc minor works e.g. painting and decorating, carpentry, joinery, tiling, carpeting, glazing, window frames and handle repairs.

3. General Requirements

3.1 Areas of Cooperation and Liaison with TII Personnel

The Contractor including sub-contractors (employed by the main Contractor) shall liaise closely and comply with all security arrangements required by TII, including logging-in on arrival and logging-out. Identification badges shall be worn at all times, the provision of which shall be the responsibility of the Contractor. The Contractor shall request a facilities department staff member to open any locked doors when required. The TII offices at Parkgate Street are accessed through front doors and via lifts from the basement.

3.2 Account Management & Contract Manager

The Contractor shall appoint a Contract Manager, ‘’Key Personnel’’, to manage the contract with TII. The Contract Manager shall act as a single point of contact for all services. The Contract Manager shall be responsible for the coordination of the services and shall act as an escalation point in the event of corrective action being required. The Contract Manager and Supervisors are required to attend service meetings organised by TII when necessary. Meetings shall be held every quarter to discuss progress with the PPM Service plan, Work Oder completions, any outstanding matters, and any issues that have arisen while servicing.

The Contracts Manager is also responsible for Continuity Resourcing. This will include keeping their proposed replacement fully briefed in the event that the Contracts Manager is not available, to ensure appropriate continuity of service for the TII Contract.

This will reassure TII management that the Contractor shall, and can provide a proactive, consistent, effective, and efficient service throughout the duration of the contract. The Contractor must update TII immediately with full contact details if the nominated Contract Manager is replaced.

3.3 Service Level Agreement (SLA)

The following levels of service shall be provided by the Contractor, but are not limited to:

- Provide Helpdesk facility services: Business hours and out of hours contact numbers and email addresses. And an On-line Portal System.
- Punctuality: All PPM and service visits to be carried out promptly.
- Notification: TII are to be notified by phone and then by email if there is to be a delay in PPM servicing, callouts, repairs, or deliveries.
- Reliability: The Contractor shall be reliable and available to TII within a reasonable timeframe.
- Tracking: TII shall have traceability of any PPM servicing, callouts and repairs that are carried out by the Contractor and their sub-contractors.

- The Contractor shall be proactive in identifying and rectifying obvious hazards, and the ongoing development of the services and processes to industry best practice. If not so dangerous as to require immediate notification, this will be evidenced in quarterly reporting.
- The Contractor shall take ownership and overall responsibility for ensuring TII's satisfaction with the services provided, and for providing efficient delivery of all nominated services associated with TII's headquarters in Parkgate Street.

3.4 Key Performance Indicators (KPI's)

The Contractor shall prepare a report for the Parkgate Street Offices with an Appendix covering the Metrolink Offices, to present at the quarterly meeting to include any issues encountered and information targets achieved for the following KPI's:

KPI	Target	Measurement
Critical Equipment: • **Fire Alarm** • **Intruder Alarm** • **Air Conditioning**	**Schedule Compliance:** 100% in accordance with the Service Planner	**Progress against Service Planner** Maintenance tasks carried out against the total annual number of tasks expressed as a percentage. Progress against total planned scheduled maintenance tasks up to the date of the meeting expressed as a percentage.
All other equipment included in the Service Planner	**Schedule Compliance:** 90% in accordance with the Service Planner	
Call out response times achieved in the quarter	100% 90%	Achievement of 4-hour response time for emergency call outs expressed as a percentage. Adherence to agreed call out times for non-urgent call outs.
Adherence to report delivery timescales.	90%	Adherence to 1 week delivery of reports following inspections.

TII may at its discretion provide feedback to the Contractor on any issues that have arisen with the Contractors performance. The Contractor shall take steps to ensure issues are resolved in a timely fashion.

Failure to meet the performance targets in KPIs table above will be managed, at TIIs discretion, in accordance with Contract Terms and Conditions Section 5 Remedies Clause G.

The Contractor shall implement and maintain appropriate Quality Management System arrangements, aligned with the principles of ISO 9001 for the purpose of record keeping. The Contractor shall maintain records for all PPM servicing visits and maintain records of all callouts and repairs undertaking, and any alterations to equipment. The Contractor shall ensure that all documentation in relation to PPM servicing and new equipment or parts that are supplied and fitted is provided to TII in a timely fashion and shall be retained and provided to TII upon request.

3.5 Contractor Equipment and Costs

The Contractor shall pay for and provide all equipment, fittings, and any sub-contracting services where necessary, with all costs involved to be re-charged to TII. The provision of all equipment necessary to carry out the services is the responsibility of the Contractor. The Contractor shall ensure that all equipment brought onto the TII premises is maintained in a suitable, operational, and safe condition. Any repairs to equipment which will necessitate removal from service for more than one working day must be carried out off site.

3.6 Invoicing

The Contractor shall invoice TII at the agreed rates on a monthly basis. Regarding emergency repairs or planned preventative repairs, invoices shall clearly indicate the Purchase Order (PO) number relevant to the Work Order/job, as supplied by TII. All invoices shall provide a clear breakdown of the works; the labour and material costs and these invoices should be issued to TII in a timely manner. Lot 1 Parkgate Street Offices and Lot 2 MetroLink Offices will be invoiced separately, under separate POs,

3.7 Environment, Energy and Waste Management

The Contractor shall implement and maintain appropriate Environmental and Energy Management System arrangements, aligned with the principles of ISO 14001 and ISO 50001, for the duration of the Contract.

The Contractor shall ensure that all relevant personnel and subcontractors undertake appropriate ISO 14001 and ISO 50001 training, as required for their roles, and shall maintain documented records of such training for inspection by TII upon request.

Contractor shall prevent pollution; minimise consumption of energy, water and materials; minimise waste generation; maximise reuse and recycling; and support TII’s sustainability, circular economy

and carbon-reduction objectives. Environmental incidents, spills or non-compliances associated with the Services shall be promptly reported to TII and appropriately managed by the Contractor.

The Contractor shall establish and maintain processes to monitor energy consumption, identify energy-saving opportunities, and improve energy performance where reasonably practicable.

The Contractor shall, where reasonably practicable, implement energy efficiency measures in the delivery of the Services.

The Contractor shall cooperate and comply with the waste management plan and recycling initiatives undertaken by TII at all times. The Contractor shall be responsible for the removal from Parkgate Street Offices and MetroLink Offices of all waste arising from its activities and shall ensure that such waste is transported and managed only through appropriately authorised waste operators and facilities, this includes the disposal of hazardous substances and their containers. Such items are to be removed off site by the Contractor.

The Contractor shall not (at any stage) dispose of, or place Contractor-generated waste in TII waste streams, bins, skips or other waste facilities without prior approval. The Contractor shall understand and comply with all of its statutory obligations under all relevant pollution prevention legislation and the Waste Management Act 1996 and all subsequent amendments. Evidence of compliant waste management, including relevant collection and transfer documentation, shall be retained and provided to TII upon request.

3.8 Health and Safety

The Contractor shall implement and maintain appropriate Occupational Safety Management System arrangements, aligned with the principles of ISO 45001, for the duration of the Contract.

Contractors shall attend any TII inductions. The Contractor shall submit their method statements, risk assessments, and safety statement to TII prior to the commencement of any work. The Contractor shall be responsible for developing the task specific risk assessments and method statement for the service, which shall be subject to TII's Health and Safety departments approval in advance of any works beginning. All costs shall be inclusive of the above.

The Contractor shall comply with the Safety Health and Welfare at Work Act 2005 and all relevant statutory requirements. The Contractor shall supply a list of hazardous substances to be used accompanied by a chemical agent's risk assessment and the relevant material safety data sheets.

The Contractor shall ensure that his /her staff have received training in the use of such substances and ensure that their use poses no risk to the employees of TII or to any persons within their buildings.

The Contractor shall ensure that all products and equipment are stored safely and in accordance with the manufacturers' instructions. Such storage shall be kept locked.

The Contractor shall familiarise his/her staff with fire prevention procedures and the emergency evacuation procedures of TII.

The Contractor shall ensure that safe systems of work are employed at all times, in particular that warning notices are displayed, fire doors are kept shut and rubbish or waste are removed and disposed of appropriately.

The Contractor shall bring to the attention of the TII Facilities department any issues or concerns raised by his/her employees in relation to risks posed by TII buildings or their layout.

The Contractor shall adhere to speed limits and parking restrictions whilst in the Parkgate Street business centre and Coopers Cross Campus.

4. Air-Con operational time schedule

4.1 Parkgate Air-Con Time Schedule

The current time schedule for the air conditioning systems to operate in Parkgate offices is 04:30am to 17:30pm on Mondays, and 05:30am to 17:30pm Tuesday to Friday only. This is the wintertime schedule. The summertime schedule is 06:00am to 17:30pm depending on staff requirements and needs throughout the year. We also schedule the air conditioning system not to operate on the weekends and Bank Holidays.

5. Conclusion

The tender submission **must** include pricing for all items detailed in the Pricing Schedule co published with the Tender Pack, RFT Appendix 2.

Additional information on key items in the Pricing Schedule is provided in the Appendices below.

Appendix A

List of Air Conditioning Equipment and Other Facilities Equipment in the Parkgate Street Buildings (Parkgate Street Offices Block's A, B and C)

General Information:

- Block A and B is one combined building internally, although they have separate plant rooms, roof and basement equipment. Block A and B are displayed separately on the BMS and can be controlled separately if required. The same applies to Block C.
- The BMS PC for the HVAC system for Block's A, B and C is located in the control room on the ground floor of Block B
- Cylon controllers are installed throughout all 3x TII facilities in TII's Parkgate Street offices.
- Over the last eleven years, TII has carried out an extensive number of internal refurbishments and major plant replacement works throughout Block's A, B and C internally and externally.
- Following the refurbishment and replacement works in Block's A, B and C in 2019, 2023, 2024 and 2025, revised valve charts were placed in the plant rooms of Block A, B and C. These charts have been located along side valve charts from works that were carried out in 2015 and 2016.

Block A:

Roof Equipment

Item 1. 1x Flakt Group Chiller, with dual circuits - 2x compressors per circuit, each air cooled

Item 2. 1x Flakt Group heat recovery AHU for the office, with a thermal wheel, heating, and cooling coils, AAV's and 6x supply filter panels and 6x supply filter bags and 6x return filter bags.

Item 3. 1x Flakt Group AHU for the toilets, with heating coil, AAV and 2x filter panels and 2x filter bags

Item 4. 1x 7.500 litre cold water storage tank

Item 5. 26x PV Solar panels

Plant room No.1

Item 6. Heating primary dual Wilo pumps

Item 7. FCU heating dual Wilo pumps with inverters.

Item 8. AHU heating dual Wilo pumps with inverters

Item 9. Heating filler pressurisation unit and set, with 1x water tank/cistern and 1x Wilo pump. And associated pressure switches.

Item 10. Expansion vessel – Heating system

Item 11. 1x Boss dosing pot and 1x fixed Hierro Filtration system and associated AAV for the heating system.

Item 12. Lochinvar gas immersion tank/unit with dual pressure vessel for the toilets

Item 13. Lochinvar hot water return (Wilo) pump No.1

Item 14. Lochinvar gas immersion tank/unit with 1x pressure vessel for the Showers and kitchenettes

Item 15. Lochinvar hot water return (Wilo) pump No.2

Item 16. MCC 01 panel for heating circuit and toilet AHU supply and extract.

Item 17. Main ESB Distribution Plant Room Board - inspections and servicing in line with statutory requirements.

Item 18. Toilet extract fan unit for Block A

Item 19. 8x heating AAV (air vents)

Item 20. SMA Sunny Tripower solar control panel

Item 21. Water treatment for heating system

Plant room No. 2

Item 22. Chiller water primary dual Wilo pumps with inverters

Item 23. FCU chilled water dual Wilo pumps with inverters

Item 24. AHU chilled water dual Wilo pumps with inverters

Item 25. Chilled water filler pressurisation unit and set, with 1x water tank/cistern and 1x Wilo pump. And associated pressure switches.

Item 26. Chilled water expansion vessel

Item 27. 1x Boss dosing pot and 1x fixed Hierro Filtration system and associated AAV for chilled water system

Item 28. MCC 02 panel for chiller circuit and office AHU supply and extract.

Item 29. CW Booster control panel for the toilets with Wilo dual pumps and pressure vessel

Item 30. CW Booster control panel for the showers and kitchenettes with Wilo dual pumps and pressure vessel

Item 31. Remeha Quinta-Pro Condensing Boiler (with 3 gas boiler modules)

Item 32. Air and dust separator for the Quinta-Pro Condensing boilers

Item 33. 5x chilled water AAV (air vents)

Item 34. 4x heating AAV (air vents)

Item 35. DB plant room panel for Block A

Item 36. Power Factor Correction control panel and unit

Item 37. Water treatment for chilled system

Internal equipment

Item 38. 113x fan coil units (FCU) throughout the ground, 1st, 2nd and 3rd floors of Block's A and B

Item 39. Block A side – 4x Electrical distribution/control panels, one per floor.

Item 40. Radiator systems in the front and rear stair wells

Item 41. Toilet and shower air supply units and extract grills (all floors)

Basement equipment

Item 42. Shower extract fan unit for Block A

Item 43. Main ESB Distribution Board for the building - inspections and servicing in line with statutory requirements.

Item 44. DB panel for Block A - located in the Eircom room.

**Block A and B mains water storage tanks are located in the same basement room under Block B.*

Block B:

Roof Equipment

Item 45. 1x Flakt Group Chiller with dual circuits - 2x compressors per circuit, each air cooled

Item 46. 1x Flakt Group heat recovery AHU for the office building, a thermal wheel, heating, and cooling coils, AAV's and 6x supply filter panels and 6x supply filter bags and 6x return filter bags.

Item 47. 1x Flakt Group AHU for the toilets, with heating coil, AAV and 2x filter panel and 2x filter bag

Item 48. 1x 6.000 litre cold water storage tank

Item 49. 24x PV Solar panels

Plant room No.1

Item 50. MCC 01 panel for heating circuit and toilet AHU supply and extract.

Item 51. Remeha Quinta-Pro Condensing Boiler (with 3 gas boiler modules)

Item 52. Heating filler pressurisation unit and set, with 1x water tank/cistern and 1x Wilo pump. And associated pressure switches.

Item 53. Heating primary dual Wilo pumps

Item 54. FCU heating dual Wilo pumps with inverters.

Item 55. AHU heating dual Wilo pumps with inverters

Item 56. CW Booster control panel for the toilets with Wilo dual pumps and pressure vessel

Item 57. 1x Boss dosing pot and 1x fixed Hierro Filtration system and associated AAV for the heating system

Item 58. Lochinvar gas immersion tank/unit with dual pressure vessel for the toilets

Item 59. Lochinvar hot water return (Wilo) pump No.1

Item 60. DB plant room panel for Block B

Item 61. 5x heating AAV (air vents)

Item 62. Toilet extract fan unit for Block B

Item 63. Main ESB Distribution Plant Room Board - inspections and servicing in line with statutory requirements.

Item 64. SMA Sunny Tripower solar control panel

Item 65. Water treatment for heating system

Plant room No.2

Item 66. Chiller water primary dual Wilo pumps with inverters

Item 67. FCU chilled water dual Wilo pumps with inverters

Item 68. AHU chilled water dual Wilo pumps with inverters

Item 69. Chilled water filler pressurisation unit and set, with 1x water tank/cistern and 1x Wilo pump. And associated pressure switches.

Item 70. Chilled water expansion vessel

Item 71. 1x Boss dosing pot and 1x fixed Hierro Filtration system and associated AAV for the chilled water system

Item 72. Expansion vessel – Heating system

Item 73. MCC 02 panel for chiller circuit and office AHU supply and extract.

Item 74. 8x chilled water AAV (air vents)

Item 75. Water treatment for chilled system

Internal equipment

Item 76. Block B side - 4x Electrical distribution/control panels one per floor.

Item 77. Radiator systems in the front and rear stair wells

Item 78. BMS PC (front end)

Item 79. Toilet and shower air supply units and extract grills (all floors)

* *The BMS PC (front end) is located in the control room on the ground floor of Block B*

Basement equipment

Item 80. Block A - 1x Wilo CW Booster control panel, with 1x Pressure vessel and 2x Wilo pumps.

Item 81. 1x 1.000 litre mains water storage tank for Block A

Item 82. Block B - 1x Wilo CW Booster control panel, 1x Pressure vessel and 2x Wilo pumps.

Item 83. 1x 2.000 litre mains water storage tank for Block B

Item 84. 2x Dual filtration systems for Block's A and B

Item 85. Power Factor Correction control panel and unit - located in the Main ESB DB room.

Item 86. Main ESB Distribution Board for the building - inspections and servicing in line with statutory requirements.

Item 87. DB panel for Block B and DB for EV chargers - located in the Main ESB DB room.

** Block A and B mains water storage tanks are located in the same basement room under Block B.*

Block C:

Roof equipment

Item 88. 1x Flakt Group Chiller, with dual circuits - 2x compressors per circuit, each air cooled

Item 89. 1x Flakt Group heat recovery AHU, with thermal wheel, heating, and cooling coils, AAV's and 6x supply filter panels and 6x supply filter bags and 6x return filter bags.

Item 90. 1x Toilet Flakt Group AHU, with heating coil, AAV and 2x filter panels and 2x filter bags

Item 91. 1x Toilet extractor

Item 92. 1x 4.500 litre cold water storage tank

Plant room

Item 93. MCC 01 panel for Boilers, Chiller, Lochinvar, Office and Toilet AHU supply and extraction systems. Associated LPHW and CHW circuit pump sets.

Item 94. MCC 02 panel for Chiller primary pumps, FCU - CHW and LPHW circuit pump sets

Item 95. Lochinvar gas immersion tank/unit with dual pressure vessel for the toilets

Item 96. Lochinvar hot water return pump

Item 97. Air and dust separator - heating FCU circuit

Item 98. Heating filler pressurisation unit and set, with 1x water tank/cistern and 1 x Wilo pump. And associated pressure switches.

Item 99. Remeha Quinta-Pro Condensing Boiler (with 3x gas boiler modules)

Item 100. Air and dust separator - Quinta-Pro Condensing boilers

Item 101. Expansion vessel – Heating system

Item 102. LPHW primary dual Wilo pumps with invertors

Item 103. LPHW FCU – 1st floor heating dual Wilo pumps with invertors

Item 104. LPHW FCU – ground, 2nd and 3rd floor heating dual Wilo pumps with invertors

Item 105. LPHW AHU heating dual Wilo pumps with invertors

Item 106.1x fixed Hierro Filtration system and associated AAV for the heating system

Item 107. 1x Boss dosing pot and 1x fixed Hierro Filtration system and associated AAV for the chilled water system

Item 108. CW Booster control panel for the toilets with Wilo dual pumps and pressure vessel

Item 109. Expansion vessel – chilled water system

Item 110. Air and dust separator - chilled FCU circuit

Item 111. Chilled water filler pressurisation unit and set, with 1x water tank/cistern and 1x Wilo pump. And associated pressure switches.

Item 112. Chiller water primary dual Wilo pumps with invertors

Item 113. FCU chilled water dual Wilo pumps with invertors (for Ground and 1st floors) –

Redundant

Item 114. AHU chilled water dual Wilo pumps with invertors

Item 115. FCU chilled water dual Wilo pumps with invertors (for 2nd and 3rd floors)

Item 116. 2x chilled water AAV (air vents)

Item 117. 2x heating AAV (air vents)

Item 118. Main ESB Distribution Plant Room Board - inspections and servicing in line with statutory requirements.

Item 119. Power Factor Correction control panel. The panel is installed into the 75 KVAR PFC section of the Main Distribution Plant Room Board

Item 120. Water treatment for heating and chilled systems

Internal equipment

Item 121. 48x Fan coil units (FCU) throughout the ground, 1st, 2nd and 3rd floors

Item 122. 4x Electrical distribution/control panels one per floor riser (Parkgate side of the building)

Item 123. Radiator system in the basement stair well and basement storage room

Item 124. 6x indoor wall mounted A/C split units are located in the 1st floor IT Comm's room - 2x Toshiba's and 4x Daikin's.

Item 125. 1x Mitsubishi indoor wall mounted A/C unit in the IT UPS/office/storeroom.

** All of the A/C split units within the Comm's room operate on three units on and three units off cycles. At 12pm every Tuesday, the groups change over, the units are operational 24/7.*

Item 126. Toilet and shower air supply units and extract grills (all floors)

Item 127. Comm's room SDB1

Item 128. Air-con diagnostic control system panels

Item 129. Air-con distribution board

Item 130. UPS distribution board

Item 131. Ground and 1st floor out station A/C panels.

Basement equipment

Item 132. 2x Toshiba Split A/C outdoor units for the IT Comm's room, 1st floor

Item 133. 4x Daikin Split A/C outdoor units for the IT Comm's room, 1st floor

Item 134. 1x Mitsubishi A/C outdoor unit for IT UPS/office/storeroom, 1st floor

** All of the A/C outdoor split units for the Comm's room operate on three units on and three units off cycle. At 12pm every Tuesday, the groups change over, the units are operational 24/7.*

Item 135. Main ESB Distribution Board for the building - inspections and servicing in line with statutory requirements.

Water tank room for Block C

Block C's mains water storage tank and associated controls and equipment are located in the basement room under Block D, TII's tank is on the left as you enter the room. Block D is occupied by the HSE at present. Access for servicing and repairs out of hours or on the weekends **must** be obtained and approved by the HSE in advance.

Item 136. 1x Wilo CW Booster control panel, with 1x Pressure vessel and 2x Wilo pumps

Item 137. 1x 2.000 litre mains water storage tank

Item 138. 1x Dual filtration system

Additional items within the Service Plan

Item 139. The large and small Heating and Cooling strainers in the plant rooms of Block's A, B and C.

Item 140. All Plumbing equipment relating to the 29x toilets, 6x shower rooms in Block's A, B and Block C.

Item 141. The Intruder Alarm Systems in Block A and B and Block C.

Item 142. Integrity testing.

Item 143. 98x Fire extinguishers and 11x Fire blankets located in Block A and B and Block C.

Item 144. Fire Alarm Systems in Block A and B and Block C.

Item 145. Portable Appliance Testing (PAT) in Block's A and B and Block C.

Item 146. Fixed Wired/Electrical Installation Testing over a five-year period

Item 147. Roof PPM and assessments twice yearly, and repair services when required.

Item 148. 3x Zip Hydro Taps, 8x Zip Chilled Taps, and 1x Water Dispenser in Block A and B and Block C.

Item 149. 18x external entrance doors, 8x internal lobby doors and 1x internal automatic sliding door for Block's A and B and Block C,

Appendix B

Service Planner

For

Parkgate Street Offices

co-published with the RFT Tender Pack

The Service Planner, as provided by TII and co published with this Tender Pack is for pricing and evaluation purposes **only**. The Contractor shall be required to furnish TII with a yearly Planned Preventative Maintenance (PPM) scheduled based on his own assessment and examination of the items and equipment listed in the general Scope of Services as well as those in Appendix A above, and informed by Appendix C, Appendix D (Part 1) and Appendix D (Part 2). The Contractor's proposed Planned Preventative Maintenance (PPM) schedule will be agreed between the Contractor and the TII following signing of the Contract.

Appendix C

Intruder Alarm System Equipment

For

Parkgate Street Offices

Appendix C Intruder Alarm System Equipment

SITE:	T.I.I. BLOCKS A & B

ZONE	DESCRIPTION	ZONE	DESCRIPTION
1	BREAKGLASS BLOCK B	31	BREAKGLASS RECEPTION
2	BREAKGLASS BLOCK B	32	SPARE
3	BREAKGLASS BLOCK B	33	PASSIVE INFRA RED UNIT RECEPTION
4	BREAKGLASS BLOCK B	34	FRONT DOOR
5	BREAKGLASS BLOCK B	35	SPARE
6	BREAKGLASS BLOCK B	36	DOOR CANTEEN
7	BREAKGLASS BLOCK B	37	BREAKGLASS CANTEEN
8	BREAKGLASS BLOCK B	38	BREAKGLASS CANTEEN
9	BREAKGLASS BLOCK B	39	BREAKGLASS CANTEEN
10	BREAKGLASS BLOCK B	40	BREAKGLASS CANTEEN
11	BREAKGLASS MEETING BLOCK B	41	DOOR CANTEEN
12	BREAKGLASS BLOCK B	42	PASSIVE INFRA RED CORRIDOR RHS
13	PASSIVE INFRA RED STAIRS BLOCK B	43	PASSIVE INFRA RED CORRIDOR LHS
14	EXIT DOOR BLOCK B	44	PASSIVE INFRA RED EXIT RHS
15	PASSIVE INFRA RED BLOCK B	45	DOOR EXIT RHS
16	BREAKGLASS MEETING BLOCK A	46	BREAKGLASS MEETING
17	BREAKGLASS BLOCK A	47	BREAKGLASS MEETING
18	BREAKGLASS BLOCK A	48	BREAKGLASS OFFICE
19	BREAKGLASS BLOCK A	49	PASSIVE INFRA RED EXIT LHS
20	BREAKGLASS BLOCK A	50	DOOR EXIT RHS
21	BREAKGLASS BLOCK A	51	DOOR BASE 1
22	BREAKGLASS BLOCK A	52	SPARE
23	BREAKGLASS BLOCK A	53	SPARE
24	BREAKGLASS BLOCK A	54	DOOR BASE 2
25	BREAKGLASS BLOCK A	55	FIRE
26	BREAKGLASS BLOCK A	56	TAMPER NAPCO
27	BREAKGLASS BLOCK A	57	TAMPER PSU1
28	BREAKGLASS BLOCK A	58	TAMPER PSU2
29	PASSIVE INFRA RED STAIRS BLOCK A	59	PASSIVE INFRA RED UNIT PANEL
30	EXIT DOOR BLOCK A	60	-

SITE:	T.I.I. BLOCK C

ZONE	DESCRIPTION	ZONE	DESCRIPTION
1	STAFF DOOR	31	LEAK DETECTION
2	BREAKGLASS OPEN LHS	32	-
3	BREAKGLASS OPEN LHS	33	-
4	BREAKGLASS OPEN LHS	34	-
5	BREAKGLASS OPEN LHS	35	-
6	MON PSU	36	-
7	BREAKGLASS OPEN LHS	37	-
8	PASSIVE INFRA RED OPEN LHS	38	PANIC
9	BREAKGLASS OPEN LHS	39	PANIC
10	FIRE	40	PANIC
11	BREAKGLASS OPEN PLAN AREA RHS	41	-
12	PANIC	42	-
13	BREAKGLASS OPEN RHS	43	-
14	BREAKGLASS OPEN RHS	44	-
15	BREAKGLASS OPEN RHS	45	-
16	BREAKGLASS OPEN RHS	46	-
17	BREAKGLASS OPEN RHS	47	-
18	BREAKGLASS OLD RECEPTION	48	-
19	PASSIVE INFRA RED OLD RECEPTION	49	-
20	OLD FRONT DOOR	50	-
21	BREAKGLASS OLD RECEPTION	51	-
22	BREAKGLASS OLD RECEPTION	52	-
23	PASSIVE INFRA RED LIFT AREA	53	-
24	PASSIVE INFRA RED BASEMENT	54	-
25	DOOR 1 BASEMENT	55	-
26	DOOR 2 BASEMENT	56	-
27	FIRE SUPP	57	-
28	BREAKGLASS OPEN LHS	58	-
29	TAMPER NAPCO BOX	59	-
30	PASSIVE INFRA RED OPEN LHS	60	-

Appendix D (Part 1 and 2)

Alarm System Configuration Data

For

Parkgate Street Office

Panel Zone Text [RPA]

Zone Number	Description
1	BLOCK A LEVEL -1
2	BLOCK A LEVEL 0
3	BLOCK A LEVEL 1
4	BLOCK A LEVEL 2
5	BLOCK A LEVEL 3
6	BLOCK A LEVEL 4 PLANTROOM
11	BLOCK B LEVEL -1
12	BLOCK B LEVEL O
13	BLOCK B LEVEL 1
14	BLOCK B LEVEL 2
15	BLOCK B LEVEL 3
16	BLOCK B LEVEL 4 PLANTROOM
200	MAIN FIRE ALARM PANEL
1701	

On-Board Brief Points Description [RPA]

Address	Type	Zone	Zone Text	Location
1.0	Voltage	200	MAIN FIRE ALARM PANEL	Sounder A
1.1	Voltage	200	MAIN FIRE ALARM PANEL	Sounder B
1.2	Voltage	200	MAIN FIRE ALARM PANEL	Sounder C
1.3	Voltage	200	MAIN FIRE ALARM PANEL	Sounder D
10.0	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 1
10.1	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 2
10.2	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 3
10.3	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 4
10.4	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 5
10.5	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 6
10.6	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 7
10.7	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 8
10.8	Switch	200	MAIN FIRE ALARM PANEL	Panel Input 9
11.0	Relay	200	MAIN FIRE ALARM PANEL	Relay 1
11.1	Relay	200	MAIN FIRE ALARM PANEL	Relay 2
11.2	Relay	200	MAIN FIRE ALARM PANEL	Relay 3
11.3	Relay	200	MAIN FIRE ALARM PANEL	Relay 4
14.0	Switch	200	MAIN FIRE ALARM PANEL	Main Supply

Loop 1 Brief Points Description [RPA]

Address	Type	Zone	Zone Text	Location
1.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.60
2.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.218
3.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT SPACE No.183
4.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT SPACE No.170
5.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT SPACE No.172
6.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT SPACE No.176
7.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT SPACE No.175
8.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT SPACE No.175
9.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT SPACE No.187
10.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.224
11.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.233
12.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.236
13.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.235
14.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.235
15.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.220
16.0	Multi-Heat	1	BLOCK A LEVEL -1	CARPARK AT SPACE No.236
17.0	Optical Smoke	11	BLOCK B LEVEL -1	LIFT LOBBY ENTRANCE
17.1	Sounder	11	BLOCK B LEVEL -1	LIFT LOBBY ENTRANCE
18.0	Optical Smoke	11	BLOCK B LEVEL -1	LIFT LOBBY
18.1	Sounder	11	BLOCK B LEVEL -1	LIFT LOBBY
19.0	Optical Smoke	11	BLOCK B LEVEL -1	LIFT LOBBY CEILING VOID
20.0	Optical Smoke	1	BLOCK A LEVEL -1	MAIN DISTRIBUTION PANEL
20.1	Sounder	1	BLOCK A LEVEL -1	MAIN DISTRIBUTION PANEL
21.0	Optical Smoke	11	BLOCK B LEVEL -1	STAIRWELL P2-S1 LOBBY
22.0	Optical Smoke	11	BLOCK B LEVEL -1	STAIRWELL P2-S1
23.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT SPACE No.185
24.0	Optical Smoke	1	BLOCK A LEVEL -1	TELECOM ROOM
24.1	Sounder	1	BLOCK A LEVEL -1	TELECOM ROOM
25.0	Optical Smoke	1	BLOCK A LEVEL -1	STAIRWELL P3-S2
26.0	Optical Smoke	1	BLOCK A LEVEL -1	STAIRWELL P3-S2 ENT LOBBY
27.0	Call Point	1	BLOCK A LEVEL -1	STAIRWELL P3-S2 ENT LOBBY
28.0	Multi-Heat	1	BLOCK A LEVEL -1	WATER TANK ROOM
30.0	Call Point	2	BLOCK A LEVEL 0	RECEPTION P3-0-02
31.0	Multi-Heat	2	BLOCK A LEVEL 0	ACCESSABLE SHOWER ROOM
31.1	Sounder	2	BLOCK A LEVEL 0	ACCESSABLE SHOWER ROOM
32.0	Optical Smoke	2	BLOCK A LEVEL 0	ACCESSABLE SHOWER RM LOBBY
33.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN PRINTING AREA
34.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
35.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
35.1	Sounder	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
36.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
37.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
38.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
38.1	Sounder	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
39.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09

39.1	Sounder	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
39.2	Beacon	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
40.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
40.1	Sounder	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
41.0	Optical Smoke	2	BLOCK A LEVEL 0	MEETING ROOM P3-0-10
41.1	Sounder	2	BLOCK A LEVEL 0	MEETING ROOM P3-0-10
42.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
43.0	Call Point	2	BLOCK A LEVEL 0	OPEN PLAN AT STAIR P3-0-S2
44.0	Optical Smoke	2	BLOCK A LEVEL 0	STAIR P3 0 S2
44.1	Sounder	2	BLOCK A LEVEL 0	STAIR P3 0 S2
45.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
46.0	Multi-Heat	2	BLOCK A LEVEL 0	MALE SHOWER P3-0-04
46.1	Sounder	2	BLOCK A LEVEL 0	MALE SHOWER P3-0-04
47.0	Multi-Heat	2	BLOCK A LEVEL 0	FEMALE SHOWER P3-0-03
47.1	Sounder	2	BLOCK A LEVEL 0	FEMALE SHOWER P3-0-03
48.0	Optical Smoke	2	BLOCK A LEVEL 0	OPEN PLAN P3-0-09 RISER
49.0	Optical Smoke	2	BLOCK A LEVEL 0	DISABLED WC P3-0-07
49.1	Sounder	2	BLOCK A LEVEL 0	DISABLED WC P3-0-07
50.0	Optical Smoke	2	BLOCK A LEVEL 0	MALE WC P3-0-06
50.1	Sounder	2	BLOCK A LEVEL 0	MALE WC P3-0-06
51.0	Optical Smoke	2	BLOCK A LEVEL 0	MALE WC P3-0-06 LOBBY
52.0	Optical Smoke	2	BLOCK A LEVEL 0	FMALE WC P3-0-05 LOBBY
53.0	Optical Smoke	2	BLOCK A LEVEL 0	FMALE WC P3-0-05
53.1	Sounder	2	BLOCK A LEVEL 0	FMALE WC P3-0-05
54.0	Call Point	2	BLOCK A LEVEL 0	OPEN PLAN OFFICE P3-0-09
55.0	Call Point	2	BLOCK A LEVEL 0	STAIRWELL P3-0-01
56.0	Optical Smoke	12	BLOCK B LEVEL O	STAIRWELL P3-0-01
57.0	Optical Smoke	12	BLOCK B LEVEL O	CANTEEN P2-0-11
57.1	Sounder	12	BLOCK B LEVEL O	CANTEEN P2-0-11
57.2	Beacon	12	BLOCK B LEVEL O	CANTEEN P2-0-11
58.0	Optical Smoke	12	BLOCK B LEVEL O	CANTEEN P2-0-11
59.0	Call Point	12	BLOCK B LEVEL O	CANTEEN P2-0-11
60.0	Optical Smoke	12	BLOCK B LEVEL O	STORE P2-0-14
61.0	Switch	12	BLOCK B LEVEL O	STORE P2-0-14
61.1	Relay	12	BLOCK B LEVEL O	DOOR ACCESS
61.2	Relay	12	BLOCK B LEVEL O	DIGI
62.0	Call Point	12	BLOCK B LEVEL O	CORRIDOR P2-0-12
63.0	Optical Smoke	12	BLOCK B LEVEL O	STAIRWELL P2-0-S2
64.0	Optical Smoke	12	BLOCK B LEVEL O	CORRIDOR P2-0-12
64.1	Sounder	12	BLOCK B LEVEL O	CORRIDOR P2-0-12
65.0	Optical Smoke	12	BLOCK B LEVEL O	FEMALE WC P2-0-05
65.1	Sounder	12	BLOCK B LEVEL O	FEMALE WC P2-0-05
66.0	Optical Smoke	12	BLOCK B LEVEL O	FEMALE WC P2-0-05 LOBBY
67.0	Optical Smoke	12	BLOCK B LEVEL O	MALE WC P2-0-04 LOBBY
68.0	Optical Smoke	12	BLOCK B LEVEL O	MALE WC P2-0-04
68.1	Sounder	12	BLOCK B LEVEL O	MALE WC P2-0-04
69.0	Multi-Heat	12	BLOCK B LEVEL O	SHOWER ROOM P2-0-06
69.1	Sounder	12	BLOCK B LEVEL O	SHOWER ROOM P2-0-06

70.0	Optical Smoke	12	BLOCK B LEVEL O	OPEN PLAN P2-0-03 RISER
71.0	Optical Smoke	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
72.0	Optical Smoke	12	BLOCK B LEVEL O	STAIR P2-0-S1
72.1	Sounder	12	BLOCK B LEVEL O	STAIR P2-0-S1
73.0	Call Point	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
74.0	Optical Smoke	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
75.0	Optical Smoke	12	BLOCK B LEVEL O	MEETING ROOM P2-0-01
75.1	Sounder	12	BLOCK B LEVEL O	MEETING ROOM P2-0-01
76.0	Optical Smoke	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
76.1	Sounder	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
77.0	Optical Smoke	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
78.0	Optical Smoke	12	BLOCK B LEVEL O	MEETING ROOM P2-0-02
78.1	Sounder	12	BLOCK B LEVEL O	MEETING ROOM P2-0-02
79.0	Optical Smoke	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
79.1	Sounder	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
79.2	Beacon	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
80.0	Optical Smoke	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
81.0	Optical Smoke	12	BLOCK B LEVEL O	FACILITIES P2-0-07
81.1	Sounder	12	BLOCK B LEVEL O	FACILITIES P2-0-07
82.0	Call Point	12	BLOCK B LEVEL O	OPEN PLAN OFFICE P2-0-03
83.0	Optical Smoke	12	BLOCK B LEVEL O	SURVEYORS STORE P2-0-08
83.1	Sounder	12	BLOCK B LEVEL O	SURVEYORS STORE P2-0-08
84.0	Optical Smoke	12	BLOCK B LEVEL O	SHELVING STORE P2-0-09
84.1	Sounder	12	BLOCK B LEVEL O	SHELVING STORE P2-0-09
85.0	Optical Smoke	12	BLOCK B LEVEL O	MEETING ROOM P2-0-10
86.0	Optical Smoke	12	BLOCK B LEVEL O	MEETING ROOM P2-0-10
86.1	Sounder	12	BLOCK B LEVEL O	MEETING ROOM P2-0-10
87.0	Optical Smoke	12	BLOCK B LEVEL O	CORRIDOR @ ROOM P2-0-10
88.0	Optical Smoke	2	BLOCK A LEVEL 0	CORRIDOR @ CANTEEN P2-0-11
88.1	Sounder	2	BLOCK A LEVEL 0	CORRIDOR @ CANTEEN P2-0-11
89.0	Call Point	2	BLOCK A LEVEL 0	CORRIDOR @ CANTEEN P2-0-11
90.0	Optical Smoke	2	BLOCK A LEVEL 0	MEETING ROOM P3-0-01
90.1	Sounder	2	BLOCK A LEVEL 0	MEETING ROOM P3-0-01
91.0	Optical Smoke	2	BLOCK A LEVEL 0	MEETING ROOM P3-0-01
93.0	Optical Smoke	2	BLOCK A LEVEL 0	RECEPTION P3-0-02
94.0	Optical Smoke	2	BLOCK A LEVEL 0	RECEPTION P3-0-02
94.1	Sounder	2	BLOCK A LEVEL 0	RECEPTION P3-0-02
94.2	Beacon	2	BLOCK A LEVEL 0	RECEPTION P3-0-02
95.0	Call Point	2	BLOCK A LEVEL 0	STAIRWELL P3-0-S2
96.0	Optical Smoke	12	BLOCK B LEVEL O	DATA CUBOARD @ CANTEEN
97.0	Optical Smoke	12	BLOCK B LEVEL O	CORRIDOR P2-0-12
98.0	Call Point	12	BLOCK B LEVEL O	STAIRWELL P2-0-S2
99.0	Call Point	12	BLOCK B LEVEL O	STAIRWELL P2-0-S1
100.0	Call Point	1	BLOCK A LEVEL -1	CARPARK AT STAIR P3-S2
101.0	Optical Smoke	1	BLOCK A LEVEL -1	LIFT LOBBY
102.0	Call Point	1	BLOCK A LEVEL -1	LIFT LOBBY ENTRANCE
103.0	Optical Smoke	1	BLOCK A LEVEL -1	LIFT LOBBY ENTRANCE
103.1	Sounder	1	BLOCK A LEVEL -1	LIFT LOBBY ENTRANCE

104.0	Switch	1	BLOCK A LEVEL -1	LIFT LOBBY ENTRANCE C/V
104.1	Relay	1	BLOCK A LEVEL -1	DOOR ACCESS
104.2	Relay	1	BLOCK A LEVEL -1	DOOR ACCESS
105.0	Call Point	1	BLOCK A LEVEL -1	LIFT LOBBY ENTRANCE
106.0	Optical Smoke	1	BLOCK A LEVEL -1	LIFT LOBBY
106.1	Sounder	1	BLOCK A LEVEL -1	LIFT LOBBY
107.0	Call Point	11	BLOCK B LEVEL -1	LIFT LOBBY ENTRANCE
108.0	Switch	11	BLOCK B LEVEL -1	LIFT LOBBY ENTRANCE C/V
108.1	Relay	11	BLOCK B LEVEL -1	DOOR ACCESS
108.2	Relay	11	BLOCK B LEVEL -1	DOOR ACCESS
109.0	Call Point	11	BLOCK B LEVEL -1	LIFT LOBBY ENTRANCE
110.0	Optical Smoke	11	BLOCK B LEVEL -1	MAIN DISTRIBUTION BOARD
110.1	Sounder	11	BLOCK B LEVEL -1	MAIN DISTRIBUTION BOARD
111.0	Multi-Heat	11	BLOCK B LEVEL -1	CARPARK AT ENTRANCE

Loop 2 Brief Points Description [RPA]

Address	Type	Zone	Zone Text	Location
1.0	Optical Smoke	13	BLOCK B LEVEL 1	STAIRWELL P2-1-S1
2.0	Optical Smoke	13	BLOCK B LEVEL 1	AT MEETING ROOM P2-1-01
3.0	Optical Smoke	13	BLOCK B LEVEL 1	MEETING ROOM P2-1-01
3.1	Sounder	13	BLOCK B LEVEL 1	MEETING ROOM P2-1-01
4.0	Call Point	13	BLOCK B LEVEL 1	AT MEETING ROOM P2-1-01
5.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
5.1	Sounder	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
6.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
6.1	Sounder	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
6.2	Beacon	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
7.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
7.1	Sounder	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
8.0	Optical Smoke	13	BLOCK B LEVEL 1	MEETING ROOM P2-1-02
8.1	Sounder	13	BLOCK B LEVEL 1	MEETING ROOM P2-1-02
9.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
10.0	Optical Smoke	13	BLOCK B LEVEL 1	PRINTING AREA P2-1-P1
10.1	Sounder	13	BLOCK B LEVEL 1	PRINTING AREA P2-1-P1
11.0	Multi-Heat	13	BLOCK B LEVEL 1	BREAK OUT AREA P2-1-10
11.1	Sounder	13	BLOCK B LEVEL 1	BREAK OUT AREA P2-1-10
12.0	Call Point	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2-1-03
13.0	Optical Smoke	13	BLOCK B LEVEL 1	CORR @ DISABLED WC P2-1-07
14.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN P2-1-08
14.1	Sounder	13	BLOCK B LEVEL 1	OPEN PLAN P2-1-08
14.2	Beacon	13	BLOCK B LEVEL 1	OPEN PLAN P2-1-08
15.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN P2-1-08
16.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN P2-1-08 RISER
17.0	Call Point	13	BLOCK B LEVEL 1	OPEN PLAN P2-1-08
18.0	Optical Smoke	13	BLOCK B LEVEL 1	STAIRCASE P2-1-S2
19.0	Optical Smoke	13	BLOCK B LEVEL 1	FEMALE WC P2-1-06
19.1	Sounder	13	BLOCK B LEVEL 1	FEMALE WC P2-1-06
20.0	Optical Smoke	13	BLOCK B LEVEL 1	FEMALE WC P2-1-06 LOBBY
21.0	Optical Smoke	13	BLOCK B LEVEL 1	MALE WC P2-1-05 LOBBY
22.0	Optical Smoke	13	BLOCK B LEVEL 1	MALE WC P2-1-05
22.1	Sounder	13	BLOCK B LEVEL 1	MALE WC P2-1-05
23.0	Optical Smoke	13	BLOCK B LEVEL 1	DISABLED WC P2-1-07
23.1	Sounder	13	BLOCK B LEVEL 1	DISABLED WC P2-1-07
24.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN P2-1-03 RISER
25.0	Optical Smoke	13	BLOCK B LEVEL 1	OPEN PLAN OFFICE P2.1-03
26.0	Optical Smoke	13	BLOCK B LEVEL 1	MEETING ROOM P2-1-09
26.1	Sounder	13	BLOCK B LEVEL 1	MEETING ROOM P2-1-09
27.0	Optical Smoke	13	BLOCK B LEVEL 1	MEETING ROOM P2-1-09
28.0	Optical Smoke	3	BLOCK A LEVEL 1	MEETING ROOM P3-1-01
28.1	Sounder	3	BLOCK A LEVEL 1	MEETING ROOM P3-1-01
29.0	Optical Smoke	3	BLOCK A LEVEL 1	CORR AT STORE P3-1-02
30.0	Optical Smoke	3	BLOCK A LEVEL 1	STORE ROOM P3-1-02

30.1	Sounder	3	BLOCK A LEVEL 1	STORE ROOM P3-1-02
31.0	Optical Smoke	3	BLOCK A LEVEL 1	IT STORE P3-1-03
31.1	Sounder	3	BLOCK A LEVEL 1	IT STORE P3-1-03
32.0	Optical Smoke	3	BLOCK A LEVEL 1	MEETING ROOM P3-1-07
32.1	Sounder	3	BLOCK A LEVEL 1	MEETING ROOM P3-1-07
33.0	Optical Smoke	3	BLOCK A LEVEL 1	HR OFFICE
33.1	Sounder	3	BLOCK A LEVEL 1	HR OFFICE
34.0	Optical Smoke	3	BLOCK A LEVEL 1	HR OFFICE P3-1-10
34.1	Sounder	3	BLOCK A LEVEL 1	HR OFFICE P3-1-10
35.0	Optical Smoke	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
35.1	Sounder	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
36.0	Optical Smoke	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
36.1	Sounder	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
36.2	Beacon	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
37.0	Optical Smoke	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
37.1	Sounder	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
38.0	Optical Smoke	3	BLOCK A LEVEL 1	MEETING ROOM P3-1-09
38.1	Sounder	3	BLOCK A LEVEL 1	MEETING ROOM P3-1-09
39.0	Optical Smoke	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
40.0	Call Point	3	BLOCK A LEVEL 1	AT STAIRS P3-1-S2
41.0	Optical Smoke	3	BLOCK A LEVEL 1	STAIRS P3-1-S2
42.0	Optical Smoke	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
44.0	Optical Smoke	3	BLOCK A LEVEL 1	OPEN PLAN P3-1-08 RISER
45.0	Optical Smoke	3	BLOCK A LEVEL 1	DISABLD WC P3-1-06
45.1	Sounder	3	BLOCK A LEVEL 1	DISABLD WC P3-1-06
46.0	Optical Smoke	3	BLOCK A LEVEL 1	MALE WC P3-1-05
46.1	Sounder	3	BLOCK A LEVEL 1	MALE WC P3-1-05
47.0	Optical Smoke	3	BLOCK A LEVEL 1	MALE WC P3-1-05 LOBBY
48.0	Optical Smoke	3	BLOCK A LEVEL 1	FEMALE WC P3-1-04 LOBBY
49.0	Optical Smoke	3	BLOCK A LEVEL 1	FEMALE WC P3-1-04
49.1	Sounder	3	BLOCK A LEVEL 1	FEMALE WC P3-1-04
50.0	Optical Smoke	3	BLOCK A LEVEL 1	CORRIDOR AT LIFTS
51.0	Switch	3	BLOCK A LEVEL 1	CORRIDOR AT LIFTS
51.1	Relay	3	BLOCK A LEVEL 1	CORRIDOR AT LIFTS
51.2	Relay	3	BLOCK A LEVEL 1	CORRIDOR AT LIFTS
52.0	Optical Smoke	3	BLOCK A LEVEL 1	STAIRS P3-1-S1
53.0	Call Point	3	BLOCK A LEVEL 1	CORRIDOR AT LIFTS
54.0	Optical Smoke	3	BLOCK A LEVEL 1	MEETING ROOM P3-1-01
55.0	Optical Smoke	3	BLOCK A LEVEL 1	HR OFFICE
56.0	Call Point	3	BLOCK A LEVEL 1	OPEN PLAN OFFICE P3-1-08
57.0	Multi-Heat	3	BLOCK A LEVEL 1	BREAK OUT P3-1-11
57.1	Sounder	3	BLOCK A LEVEL 1	BREAK OUT P3-1-11
58.0	Optical Smoke	3	BLOCK A LEVEL 1	PRINTING AREA P3-1-P1
59.0	Optical Smoke	3	BLOCK A LEVEL 1	OPEN PLAN PRINT STATION
92.0	Optical Smoke	2	BLOCK A LEVEL 0	MAIN ENTRANCE HIGH LEVEL

Loop 3 Brief Points Description [RPA]

Address	Type	Zone	Zone Text	Location
1.0	Optical Smoke	14	BLOCK B LEVEL 2	STAIRS P2-2-S1
1.1	Sounder	14	BLOCK B LEVEL 2	STAIRS P2-2-S1
2.0	Call Point	14	BLOCK B LEVEL 2	AT STAIRS P2-2-S1
3.0	Optical Smoke	14	BLOCK B LEVEL 2	AT STAIRS P2-2-S1
4.0	Optical Smoke	14	BLOCK B LEVEL 2	MEETING ROOM P2-2-01
4.1	Sounder	14	BLOCK B LEVEL 2	MEETING ROOM P2-2-01
5.0	Optical Smoke	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
5.1	Sounder	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
6.0	Optical Smoke	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
6.1	Sounder	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
6.2	Beacon	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
7.0	Optical Smoke	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
7.1	Sounder	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
8.0	Optical Smoke	14	BLOCK B LEVEL 2	MEETING ROOM P2-2-01
8.1	Sounder	14	BLOCK B LEVEL 2	MEETING ROOM P2-2-01
9.0	Optical Smoke	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
10.0	Optical Smoke	14	BLOCK B LEVEL 2	PRINT AREA P2-2-P1
10.1	Sounder	14	BLOCK B LEVEL 2	PRINT AREA P2-2-P1
11.0	Call Point	14	BLOCK B LEVEL 2	OPEN PLAN OFFICE P2-2-03
12.0	Multi-Heat	14	BLOCK B LEVEL 2	BREAKOUT AREA P2-2-12
13.0	Optical Smoke	14	BLOCK B LEVEL 2	CORRIDOR AT LIFTS
14.0	Optical Smoke	14	BLOCK B LEVEL 2	PRINT AREA P2-2-P1
14.1	Sounder	14	BLOCK B LEVEL 2	PRINT AREA P2-2-P1
14.2	Beacon	14	BLOCK B LEVEL 2	PRINT AREA P2-2-P1
15.0	Optical Smoke	14	BLOCK B LEVEL 2	MEETING ROOM P2-2-10
16.0	Optical Smoke	14	BLOCK B LEVEL 2	MEETING ROOM P2-2-10
16.1	Sounder	14	BLOCK B LEVEL 2	MEETING ROOM P2-2-10
17.0	Optical Smoke	14	BLOCK B LEVEL 2	SERVICE DUCT
18.0	Optical Smoke	14	BLOCK B LEVEL 2	STAIR P2 2 S2
18.1	Sounder	14	BLOCK B LEVEL 2	STAIR P2 2 S2
19.0	Call Point	14	BLOCK B LEVEL 2	AT STAIRS P2-2-S2
20.0	Optical Smoke	14	BLOCK B LEVEL 2	MALE WC P2-2-07
21.0	Optical Smoke	14	BLOCK B LEVEL 2	FEMALE WC P2-2-07
22.0	Optical Smoke	14	BLOCK B LEVEL 2	FEMALE WC P2-2-07
22.1	Sounder	14	BLOCK B LEVEL 2	FEMALE WC P2-2-07
23.0	Optical Smoke	14	BLOCK B LEVEL 2	MALE WC P2-2-07
23.1	Sounder	14	BLOCK B LEVEL 2	MALE WC P2-2-07
24.0	Optical Smoke	14	BLOCK B LEVEL 2	DISABLED WC P2-2-09
24.1	Sounder	14	BLOCK B LEVEL 2	DISABLED WC P2-2-09
25.0	Optical Smoke	14	BLOCK B LEVEL 2	SERVICE DUCT
26.0	Call Point	14	BLOCK B LEVEL 2	AT STAIRS P3-2-S1
27.0	Optical Smoke	14	BLOCK B LEVEL 2	LOBBY RESTROOM P2-02-06
27.1	Sounder	14	BLOCK B LEVEL 2	LOBBY RESTROOM P2-02-06
28.0	Optical Smoke	14	BLOCK B LEVEL 2	REST ROOM P2-2-06
28.1	Sounder	14	BLOCK B LEVEL 2	REST ROOM P2-2-06

29.0	Optical Smoke	14	BLOCK B LEVEL 2	MAIN PRINT ROOM P2-2-04
29.1	Sounder	14	BLOCK B LEVEL 2	MAIN PRINT ROOM P2-2-04
30.0	Optical Smoke	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-01
30.1	Sounder	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-01
31.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-03
32.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-03
33.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-03
33.1	Sounder	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-03
34.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-03
35.0	Multi-Heat	4	BLOCK A LEVEL 2	BREAKOUT AREA P3-2-10
36.0	Call Point	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
38.0	Optical Smoke	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-07
38.1	Sounder	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-07
39.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
39.1	Sounder	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
40.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
41.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
42.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
42.1	Sounder	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
42.2	Beacon	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
43.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
44.0	Optical Smoke	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-09
44.1	Sounder	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-09
45.0	Optical Smoke	4	BLOCK A LEVEL 2	AT STAIRS P3-2-S2
45.1	Sounder	4	BLOCK A LEVEL 2	AT STAIRS P3-2-S2
46.0	Call Point	4	BLOCK A LEVEL 2	AT STAIRS P3-2-S2
47.0	Optical Smoke	4	BLOCK A LEVEL 2	STAIRS P3-2-S2
47.1	Sounder	4	BLOCK A LEVEL 2	STAIRS P3-2-S2
48.0	Optical Smoke	4	BLOCK A LEVEL 2	OPEN OFFICE P3-2-08
49.0	Optical Smoke	4	BLOCK A LEVEL 2	SERVICE DUCT
50.0	Optical Smoke	4	BLOCK A LEVEL 2	SERVICE DUCT
51.0	Optical Smoke	4	BLOCK A LEVEL 2	SHOWER ROOM P3-2-06
51.1	Sounder	4	BLOCK A LEVEL 2	SHOWER ROOM P3-2-06
52.0	Optical Smoke	4	BLOCK A LEVEL 2	MALE WC P3-2-05
52.1	Sounder	4	BLOCK A LEVEL 2	MALE WC P3-2-05
53.0	Optical Smoke	4	BLOCK A LEVEL 2	FEMALE WC P3-2-04
53.1	Sounder	4	BLOCK A LEVEL 2	FEMALE WC P3-2-04
54.0	Optical Smoke	4	BLOCK A LEVEL 2	MALE WC P3-2-05
55.0	Optical Smoke	4	BLOCK A LEVEL 2	FEMALE WC P3-2-04
56.0	Optical Smoke	4	BLOCK A LEVEL 2	STAIR P3 2 S2
56.1	Sounder	4	BLOCK A LEVEL 2	STAIR P3 2 S2
57.0	Optical Smoke	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-02
57.1	Sounder	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-02
58.0	Optical Smoke	4	BLOCK A LEVEL 2	MEETING ROOM P3-2-01

Loop 4 Brief Points Description [RPA]

Address	Type	Zone	Zone Text	Location
1.0	Optical Smoke	15	BLOCK B LEVEL 3	STAIRCASE P2-3-01
2.0	Call Point	15	BLOCK B LEVEL 3	AT STAIRCASE P2-3-01
3.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
3.1	Sounder	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
4.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
4.1	Sounder	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
4.2	Beacon	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
5.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
5.1	Sounder	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
6.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
7.0	Optical Smoke	15	BLOCK B LEVEL 3	SAFE ROOM P2-3-07
7.1	Sounder	15	BLOCK B LEVEL 3	SAFE ROOM P2-3-07
8.0	Optical Smoke	5	BLOCK A LEVEL 3	LIFT SHAFT
9.0	Optical Smoke	5	BLOCK A LEVEL 3	LIFT SHAFT
10.0	Optical Smoke	15	BLOCK B LEVEL 3	PRINTING AREA P2-3-P10
11.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
12.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
12.1	Sounder	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
12.2	Beacon	15	BLOCK B LEVEL 3	OPEN OFFICE P2-3-01
13.0	Optical Smoke	15	BLOCK B LEVEL 3	FINANCE STORAGE AREA
13.1	Sounder	15	BLOCK B LEVEL 3	FINANCE STORAGE AREA
14.0	Optical Smoke	15	BLOCK B LEVEL 3	FEMALEFINANCE STORAGE AREA
14.1	Sounder	15	BLOCK B LEVEL 3	FEMALEFINANCE STORAGE AREA
16.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN PLAN DAT CUPBOARD
17.0	Optical Smoke	15	BLOCK B LEVEL 3	STAIRCASE P2-3-S2
19.0	Call Point	15	BLOCK B LEVEL 3	AT OPEN OFFICE P2-2-01
20.0	Optical Smoke	15	BLOCK B LEVEL 3	??
21.0	Optical Smoke	15	BLOCK B LEVEL 3	LIFT LOBBY
22.0	Optical Smoke	15	BLOCK B LEVEL 3	FEMALE WC P2-3-05
23.0	Optical Smoke	15	BLOCK B LEVEL 3	FEMALE WC P2-3-05
23.1	Sounder	15	BLOCK B LEVEL 3	FEMALE WC P2-3-05
24.0	Optical Smoke	15	BLOCK B LEVEL 3	MALE WC P2-3-04
25.0	Optical Smoke	15	BLOCK B LEVEL 3	MALE WC P2-3-04
25.1	Sounder	15	BLOCK B LEVEL 3	MALE WC P2-3-04
26.0	Optical Smoke	15	BLOCK B LEVEL 3	STORE P2-3-06
26.1	Sounder	15	BLOCK B LEVEL 3	STORE P2-3-06
27.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN PLAN P2-3-01 RISER
28.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN PLAN P2-3-01 RISER
29.0	Optical Smoke	15	BLOCK B LEVEL 3	STOARGE ROOM P2-3-03
29.1	Sounder	15	BLOCK B LEVEL 3	STOARGE ROOM P2-3-03
30.0	Optical Smoke	15	BLOCK B LEVEL 3	FILE ROOM P2-3-03
30.1	Sounder	15	BLOCK B LEVEL 3	FILE ROOM P2-3-03
31.0	Optical Smoke	5	BLOCK A LEVEL 3	PROPERTY FILE P3-3-01
31.1	Sounder	5	BLOCK A LEVEL 3	PROPERTY FILE P3-3-01
32.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-02

33.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-02
34.0	Call Point	5	BLOCK A LEVEL 3	AT STAIRS P3-3-S1
35.0	Optical Smoke	5	BLOCK A LEVEL 3	CORR @ PRINT AREA P3-3-P1
35.1	Sounder	5	BLOCK A LEVEL 3	CORR @ PRINT AREA P3-3-P1
36.0	Optical Smoke	5	BLOCK A LEVEL 3	PRINTING AREA P3-3-P1
37.0	Optical Smoke	5	BLOCK A LEVEL 3	BREAKOUT AREA P3-3-12
37.1	Sounder	5	BLOCK A LEVEL 3	BREAKOUT AREA P3-3-12
38.0	Call Point	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
39.0	Optical Smoke	5	BLOCK A LEVEL 3	LEGAL STORE ROOM 2
39.1	Sounder	5	BLOCK A LEVEL 3	LEGAL STORE ROOM 2
40.0	Optical Smoke	5	BLOCK A LEVEL 3	MEETING ROOM P3-3-10
40.1	Sounder	5	BLOCK A LEVEL 3	MEETING ROOM P3-3-10
41.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
41.1	Sounder	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
42.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
43.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
43.1	Sounder	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
43.2	Beacon	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
44.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
44.1	Sounder	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
45.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
45.1	Sounder	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-11
46.0	Optical Smoke	5	BLOCK A LEVEL 3	STAIRS P3-3-S2
47.0	Call Point	5	BLOCK A LEVEL 3	STAIRS P3-3-S2
48.0	Optical Smoke	5	BLOCK A LEVEL 3	MEETING ROOM P3-3-03
48.1	Sounder	5	BLOCK A LEVEL 3	MEETING ROOM P3-3-03
49.0	Optical Smoke	5	BLOCK A LEVEL 3	CORR AT MEETING RM P3-3-03
50.0	Optical Smoke	5	BLOCK A LEVEL 3	OFFICE
51.0	Optical Smoke	5	BLOCK A LEVEL 3	LEGAL STORE ROOM 1
51.1	Sounder	5	BLOCK A LEVEL 3	LEGAL STORE ROOM 1
52.0	Optical Smoke	5	BLOCK A LEVEL 3	LEGAL STRONG ROOM
52.1	Sounder	5	BLOCK A LEVEL 3	LEGAL STRONG ROOM
53.0	Optical Smoke	4	BLOCK A LEVEL 2	MALE WC P3-3-07
54.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN PLAN P3-3-11 RISER
55.0	Optical Smoke	5	BLOCK A LEVEL 3	DISABLED WC P3-3-08
55.1	Sounder	5	BLOCK A LEVEL 3	DISABLED WC P3-3-08
56.0	Optical Smoke	5	BLOCK A LEVEL 3	MALE WC P3-3-07
56.1	Sounder	5	BLOCK A LEVEL 3	MALE WC P3-3-07
57.0	Optical Smoke	5	BLOCK A LEVEL 3	FEMALE WC P3-3-06
57.1	Sounder	5	BLOCK A LEVEL 3	FEMALE WC P3-3-06
58.0	Optical Smoke	4	BLOCK A LEVEL 2	FEMALE WC P3-3-06
59.0	Optical Smoke	5	BLOCK A LEVEL 3	LIFT SHAFT
60.0	Optical Smoke	5	BLOCK A LEVEL 3	LIFT SHAFT
61.0	Switch	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-02 C/V
61.1	Relay	5	BLOCK A LEVEL 3	LIFT PRIMARY
61.2	Relay	5	BLOCK A LEVEL 3	LIFT SECONDARY
62.0	Switch	15	BLOCK B LEVEL 3	OPEN OFFICE P3-3-02 C/V
62.1	Relay	5	BLOCK A LEVEL 3	LIFT PRIMARY

62.2	Relay	5	BLOCK A LEVEL 3	LIFT SECONDARY
63.0	Switch	4	BLOCK A LEVEL 2	OPEN PLAN C/V AT LIFT
63.1	Relay	15	BLOCK B LEVEL 3	LIFT PRIMARY
63.2	Relay	5	BLOCK A LEVEL 3	LIFT SECONDARY
64.0	Switch	5	BLOCK A LEVEL 3	OPEN PLAN C/V AT LIFT
64.1	Relay	5	BLOCK A LEVEL 3	LIFT PRIMARY
64.2	Relay	5	BLOCK A LEVEL 3	LIFT SECONDARY
65.0	Call Point	6	BLOCK A LEVEL 4 PLANTROOM	STAIRS
66.0	Optical Smoke	6	BLOCK A LEVEL 4 PLANTROOM	STAIRS
66.1	Sounder	6	BLOCK A LEVEL 4 PLANTROOM	STAIRS
67.0	Optical Smoke	6	BLOCK A LEVEL 4 PLANTROOM	CORRIDOR
67.1	Sounder	6	BLOCK A LEVEL 4 PLANTROOM	CORRIDOR
68.0	Optical Smoke	6	BLOCK A LEVEL 4 PLANTROOM	LIFT MOTOR ROOM
68.1	Sounder	6	BLOCK A LEVEL 4 PLANTROOM	LIFT MOTOR ROOM
69.0	Switch	6	BLOCK A LEVEL 4 PLANTROOM	LIFT MOTOR ROOM
69.1	Relay	6	BLOCK A LEVEL 4 PLANTROOM	
69.2	Relay	6	BLOCK A LEVEL 4 PLANTROOM	
70.0	Call Point	6	BLOCK A LEVEL 4 PLANTROOM	LIFT MOTOR ROOM
71.0	Call Point	6	BLOCK A LEVEL 4 PLANTROOM	BOILER ROOM
72.0	Switch	6	BLOCK A LEVEL 4 PLANTROOM	BOILER ROOM
72.1	Relay	5	BLOCK A LEVEL 3	MCC
72.2	Relay	6	BLOCK A LEVEL 4 PLANTROOM	MCC
73.0	Optical Smoke	6	BLOCK A LEVEL 4 PLANTROOM	BOILER ROOM
73.1	Sounder	6	BLOCK A LEVEL 4 PLANTROOM	BOILER ROOM
74.0	Optical Smoke	16	BLOCK B LEVEL 4 PLANTROOM	STAIRS
74.1	Sounder	16	BLOCK B LEVEL 4 PLANTROOM	STAIRS
75.0	Call Point	16	BLOCK B LEVEL 4 PLANTROOM	STAIRS
76.0	Optical Smoke	16	BLOCK B LEVEL 4 PLANTROOM	CORRIDOR
76.1	Sounder	16	BLOCK B LEVEL 4 PLANTROOM	CORRIDOR
77.0	Optical Smoke	16	BLOCK B LEVEL 4 PLANTROOM	LIFT MOTOR ROOM
77.1	Sounder	16	BLOCK B LEVEL 4 PLANTROOM	LIFT MOTOR ROOM
78.0	Switch	16	BLOCK B LEVEL 4 PLANTROOM	LIFT MOTOR ROOM
78.1	Relay	16	BLOCK B LEVEL 4 PLANTROOM	
78.2	Relay	16	BLOCK B LEVEL 4 PLANTROOM	
79.0	Call Point	16	BLOCK B LEVEL 4 PLANTROOM	LIFT MOTOR ROOM
80.0	Optical Smoke	16	BLOCK B LEVEL 4 PLANTROOM	BOILER ROOM
80.1	Sounder	16	BLOCK B LEVEL 4 PLANTROOM	BOILER ROOM
81.0	Switch	16	BLOCK B LEVEL 4 PLANTROOM	BOILER ROOM
81.1	Relay	16	BLOCK B LEVEL 4 PLANTROOM	MCC
81.2	Relay	16	BLOCK B LEVEL 4 PLANTROOM	MCC
82.0	Call Point	16	BLOCK B LEVEL 4 PLANTROOM	BOILER ROOM
83.0	Call Point	16	BLOCK B LEVEL 4 PLANTROOM	BOILER ROOM
84.0	Multi-Heat	16	BLOCK B LEVEL 4 PLANTROOM	BREAK OUT AREA P2-3-10
85.0	Sounder	6	BLOCK A LEVEL 4 PLANTROOM	OUTSIDE PLANTROM BLOCK A
85.1	Beacon	6	BLOCK A LEVEL 4 PLANTROOM	OUTSIDE PLANTROM BLOCK A
86.0	Sounder	16	BLOCK B LEVEL 4 PLANTROOM	OUTSIDE PLANTROM BLOCK B
86.1	Beacon	16	BLOCK B LEVEL 4 PLANTROOM	OUTSIDE PLANTROM BLOCK B
87.0	Optical Smoke	15	BLOCK B LEVEL 3	OPEN PLAN P2-3-01 C/VOID

88.0	Optical Smoke	5	BLOCK A LEVEL 3	OPEN OFFICE P3-3-02 C/VOID

Display Card Brief Points Description [RPA]

Address	Type	Zone	Zone Text	Location
1.4	Push Button	1701		Evacuate Key
1.8	Push Button	200	MAIN FIRE ALARM PANEL	-
1.9	Push Button	200	MAIN FIRE ALARM PANEL	-
1.10	Push Button	200	MAIN FIRE ALARM PANEL	-
1.11	Push Button	200	MAIN FIRE ALARM PANEL	-

Panel Zone Text [TII]

Zone Number	Description
1	BASEMENT
2	GROUND FLOOR
3	FIRST FLOOR
4	SECOND FLOOR
5	THIRD FLOOR
6	FOURTH FLOOR
7	MAIN STAIRWELL
1701	MAIN FIRE ALARM PANEL

On-Board Brief Points Description [TII]

Address	Type	Zone	Zone Text	Location
1.0	Voltage	1701	MAIN FIRE ALARM PANEL	Sounder A
1.1	Voltage	1701	MAIN FIRE ALARM PANEL	Sounder B
1.2	Voltage	1701	MAIN FIRE ALARM PANEL	Sounder C
1.3	Voltage	1701	MAIN FIRE ALARM PANEL	Sounder D
10.0	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 1
10.1	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 2
10.2	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 3
10.3	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 4
10.4	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 5
10.5	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 6
10.6	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 7
10.7	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 8
10.8	Switch	1701	MAIN FIRE ALARM PANEL	Panel Input 9
11.0	Relay	1701	MAIN FIRE ALARM PANEL	Relay 1
11.1	Relay	1701	MAIN FIRE ALARM PANEL	Relay 2
11.2	Relay	1701	MAIN FIRE ALARM PANEL	Relay 3
11.3	Relay	1701	MAIN FIRE ALARM PANEL	Relay 4
14.0	Switch	1701	MAIN FIRE ALARM PANEL	Main Supply

Loop 1 Brief Points Description [TII]

Address	Type	Zone	Zone Text	Location
1.0	Optical Smoke	1	BASEMENT	ENTRANCE LOBBY STORE ROOM
1.1	Sounder	1	BASEMENT	ENTRANCE LOBBY STORE ROOM
2.0	Optical Smoke	1	BASEMENT	ENTRANCE LOBBY C/VOID
3.0	Switch	1	BASEMENT	ENTRANCE LOBBY C/VOID
3.1	Relay	1	BASEMENT	DOOR ACCESS
3.2	Relay	1	BASEMENT	DOOR ACCESS
4.0	Optical Smoke	1	BASEMENT	ENTRANCE LOBBY
4.1	Sounder	1	BASEMENT	ENTRANCE LOBBY
5.0	Call Point	1	BASEMENT	ENTRANCE LOBBY
6.0	Optical Smoke	1	BASEMENT	LIFT LOBBY CEILING VOID
7.0	Optical Smoke	1	BASEMENT	LIFT LOBBY
7.1	Sounder	1	BASEMENT	LIFT LOBBY
8.0	Optical Smoke	1	BASEMENT	ENTRANCE LOBBY C/VOID
9.0	Switch	1	BASEMENT	ENTRANCE LOBBY C/VOID
9.1	Relay	1	BASEMENT	DOOR ACCESS
9.2	Relay	1	BASEMENT	DOOR ACCESS
10.0	Optical Smoke	1	BASEMENT	ENTRANCE LOBBY
11.0	Call Point	1	BASEMENT	ENTRANCE LOBBY
12.0	Multi-Heat	1	BASEMENT	CARPARK AT ENTRANCE LOBBY
12.1	Sounder	1	BASEMENT	CARPARK AT ENTRANCE LOBBY
12.2	Beacon	1	BASEMENT	CARPARK AT ENTRANCE LOBBY
13.0	Optical Smoke	1	BASEMENT	CARPARK SWITCH ROOM
13.1	Sounder	1	BASEMENT	CARPARK SWITCH ROOM
14.0	Call Point	1	BASEMENT	CARPARK SWITCH ROOM
15.0	Optical Smoke	1	BASEMENT	CARPARK PABX ROOM
15.1	Sounder	1	BASEMENT	CARPARK PABX ROOM
16.0	Multi-Heat	1	BASEMENT	CARPARK NEAR SPACE 166
17.0	Multi-Heat	1	BASEMENT	CARPARK NEAR SPACE 167
18.0	Multi-Heat	1	BASEMENT	CARPARK NEAR SPACE 197
19.0	Multi-Heat	1	BASEMENT	CARPARK NEAR SPACE 195
20.0	Multi-Heat	1	BASEMENT	CARPARK AT ENTRANCE LOBBY
20.1	Sounder	1	BASEMENT	CARPARK AT ENTRANCE LOBBY
20.2	Beacon	1	BASEMENT	CARPARK AT ENTRANCE LOBBY
21.0	Optical Smoke	2	GROUND FLOOR	STAIRS TO BASEMENT
21.1	Sounder	2	GROUND FLOOR	STAIRS TO BASEMENT
22.0	Optical Smoke	7	MAIN STAIRWELL	GROUND FLOOR
23.0	Optical Smoke	2	GROUND FLOOR	LIFT LOBBY
23.1	Sounder	2	GROUND FLOOR	LIFT LOBBY
24.0	Optical Smoke	2	GROUND FLOOR	LIFT LOBBY
24.1	Sounder	2	GROUND FLOOR	LIFT LOBBY
24.2	Beacon	2	GROUND FLOOR	LIFT LOBBY
25.0	Optical Smoke	2	GROUND FLOOR	LOBBY TO OPEN PLAN 0-10
25.1	Sounder	2	GROUND FLOOR	LOBBY TO OPEN PLAN 0-10
26.0	Optical Smoke	2	GROUND FLOOR	OPEN PLAN OFFICE 0-10
26.1	Sounder	2	GROUND FLOOR	OPEN PLAN OFFICE 0-10

27.0	Call Point	2	GROUND FLOOR	OPEN PLAN OFFICE 0-10
28.0	Optical Smoke	2	GROUND FLOOR	OPEN PLAN OFFICE 0-10
29.0	Optical Smoke	2	GROUND FLOOR	MEETING ROOM 0-11
29.1	Sounder	2	GROUND FLOOR	MEETING ROOM 0-11
30.0	Optical Smoke	2	GROUND FLOOR	STATIONARY ROOM 0-12
30.1	Sounder	2	GROUND FLOOR	STATIONARY ROOM 0-12
31.0	Optical Smoke	2	GROUND FLOOR	OPEN PLAN OFFICE 0-10
31.1	Sounder	2	GROUND FLOOR	OPEN PLAN OFFICE 0-10
32.0	Optical Smoke	2	GROUND FLOOR	OPEN PLAN OFFICE 0-10
32.1	Sounder	2	GROUND FLOOR	OPEN PLAN OFFICE 0-10
33.0	Optical Smoke	2	GROUND FLOOR	STORE ROOM 0-13
33.1	Sounder	2	GROUND FLOOR	STORE ROOM 0-13
34.0	Switch	2	GROUND FLOOR	LOBBY TO OPEN PLAN 0-10 CV
34.1	Relay	2	GROUND FLOOR	DOOR ACCESS
34.2	Relay	2	GROUND FLOOR	DOOR ACCESS
35.0	Call Point	2	GROUND FLOOR	LIFT LOBBY AT STAIRWELL
36.0	Optical Smoke	2	GROUND FLOOR	FEMALE TOILET
36.1	Sounder	2	GROUND FLOOR	FEMALE TOILET
37.0	Optical Smoke	2	GROUND FLOOR	MALE TOILET
37.1	Sounder	2	GROUND FLOOR	MALE TOILET
38.0	Optical Smoke	2	GROUND FLOOR	TOILETS CORRIDOR
38.1	Sounder	2	GROUND FLOOR	TOILETS CORRIDOR
39.0	Optical Smoke	2	GROUND FLOOR	DISABLED TOILET
39.1	Sounder	2	GROUND FLOOR	DISABLED TOILET
39.2	Beacon	2	GROUND FLOOR	DISABLED TOILET
40.0	Switch	2	GROUND FLOOR	LOBBY TO OPEN PLAN 0-01 CV
40.1	Relay	2	GROUND FLOOR	DOOR ACCESS
40.2	Relay	2	GROUND FLOOR	DOOR ACCESS
41.0	Optical Smoke	2	GROUND FLOOR	LOBBY TO OPEN PLAN 0-01
41.1	Sounder	2	GROUND FLOOR	LOBBY TO OPEN PLAN 0-01
42.0	Call Point	2	GROUND FLOOR	OPEN PLAN OFFICE 0-01
43.0	Optical Smoke	2	GROUND FLOOR	OPEN PLAN OFFICE 0-01
43.1	Sounder	2	GROUND FLOOR	OPEN PLAN OFFICE 0-01
44.0	Optical Smoke	2	GROUND FLOOR	OPEN PLAN OFFICE 0-01
45.0	Optical Smoke	2	GROUND FLOOR	OPEN PLAN OFFICE 0-01
46.0	Optical Smoke	2	GROUND FLOOR	CORRIDOR AT COMMS CABINET
46.1	Sounder	2	GROUND FLOOR	CORRIDOR AT COMMS CABINET
47.0	Optical Smoke	2	GROUND FLOOR	COMMS CABINET
48.0	Optical Smoke	2	GROUND FLOOR	ELECTRICAL RISER
49.0	Optical Smoke	2	GROUND FLOOR	OFFICE AREA 0-02
49.1	Sounder	2	GROUND FLOOR	OFFICE AREA 0-02
50.0	Call Point	2	GROUND FLOOR	OFFICE AREA 0-02
51.0	Optical Smoke	2	GROUND FLOOR	PHOINEX PARK ENT LOBBY
52.0	Call Point	2	GROUND FLOOR	MAIN ENTRANCE LOBBY

Loop 2 Brief Points Description [TII]

Address	Type	Zone	Zone Text	Location
1.0	Optical Smoke	7	MAIN STAIRWELL	FIRST FLOOR
1.1	Sounder	7	MAIN STAIRWELL	FIRST FLOOR
2.0	Call Point	3	FIRST FLOOR	LIFT LOBBY
3.0	Optical Smoke	3	FIRST FLOOR	LIFT LOBBY
3.1	Sounder	3	FIRST FLOOR	LIFT LOBBY
4.0	Call Point	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
5.0	Optical Smoke	3	FIRST FLOOR	RISER IN OPEN PLAN 01-01
6.0	Optical Smoke	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
6.1	Sounder	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
7.0	Optical Smoke	3	FIRST FLOOR	STORE ROOM 01-12
7.1	Sounder	3	FIRST FLOOR	STORE ROOM 01-12
8.0	Optical Smoke	3	FIRST FLOOR	STORE ROOM 01-11
8.1	Sounder	3	FIRST FLOOR	STORE ROOM 01-11
9.0	Optical Smoke	3	FIRST FLOOR	MEETING ROOM 01-10
9.1	Sounder	3	FIRST FLOOR	MEETING ROOM 01-10
10.0	Optical Smoke	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
11.0	Optical Smoke	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
11.1	Sounder	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
12.0	Optical Smoke	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
13.0	Optical Smoke	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
13.1	Sounder	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
14.0	Optical Smoke	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
15.0	Optical Smoke	3	FIRST FLOOR	IT STORE/UPS ROOM 01-02
15.1	Sounder	3	FIRST FLOOR	IT STORE/UPS ROOM 01-02
16.0	Switch	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01 CV
16.1	Relay	3	FIRST FLOOR	DOOR ACCESS
16.2	Relay	3	FIRST FLOOR	DOOR ACCESS
17.0	Optical Smoke	3	FIRST FLOOR	SERVER ROOM/COMMS ROOM
17.1	Sounder	3	FIRST FLOOR	SERVER ROOM/COMMS ROOM
18.0	Switch	3	FIRST FLOOR	COMMS ROOM FIRE SUPRESSION
18.1	Relay	3	FIRST FLOOR	SPARE
18.2	Relay	3	FIRST FLOOR	SPARE
19.0	Optical Smoke	3	FIRST FLOOR	ELECTRICAL RISER
20.0	Optical Smoke	3	FIRST FLOOR	IT STORE ROOM 01-03
20.1	Sounder	3	FIRST FLOOR	IT STORE ROOM 01-03
21.0	Optical Smoke	3	FIRST FLOOR	COMMS CABINET RISER
22.0	Call Point	3	FIRST FLOOR	OPEN PLAN OFFICE 01-01
23.0	Optical Smoke	3	FIRST FLOOR	CLEANERS STORE ROOM 01-06
23.1	Sounder	3	FIRST FLOOR	CLEANERS STORE ROOM 01-06
24.0	Optical Smoke	3	FIRST FLOOR	MALE TOILET
24.1	Sounder	3	FIRST FLOOR	MALE TOILET
25.0	Optical Smoke	3	FIRST FLOOR	FEMALE TOILET
25.1	Sounder	3	FIRST FLOOR	FEMALE TOILET
26.0	Optical Smoke	3	FIRST FLOOR	TOILETS CORRIDOR
27.0	Switch	3	FIRST FLOOR	IT STORE ROOM 01-03 C/VOID

27.1	Relay	3	FIRST FLOOR	DOOR ACCESS
27.2	Relay	3	FIRST FLOOR	DOOR ACCESS
28.0	Switch	3	FIRST FLOOR	SERVER ROOM 01-04 C/VOID
28.1	Relay	3	FIRST FLOOR	DOOR ACCESS
28.2	Relay	3	FIRST FLOOR	DOOR ACCESS

Loop 3 Brief Points Description [TII]

Address	Type	Zone	Zone Text	Location
1.0	Optical Smoke	7	MAIN STAIRWELL	SECOND FLOOR
1.1	Sounder	7	MAIN STAIRWELL	SECOND FLOOR
2.0	Call Point	4	SECOND FLOOR	LIFT LOBBY
3.0	Optical Smoke	4	SECOND FLOOR	LIFT LOBBY
3.1	Sounder	4	SECOND FLOOR	LIFT LOBBY
4.0	Call Point	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
5.0	Multi-Heat	4	SECOND FLOOR	BREAK OUT AREA 02-08
5.1	Sounder	4	SECOND FLOOR	BREAK OUT AREA 02-08
6.0	Optical Smoke	4	SECOND FLOOR	RISER IN OPEN PLAN 02-01
7.0	Optical Smoke	4	SECOND FLOOR	MEETING ROOM 02-09
7.1	Sounder	4	SECOND FLOOR	MEETING ROOM 02-09
8.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
9.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
9.1	Sounder	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
9.2	Beacon	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
10.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
11.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
11.1	Sounder	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
12.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
13.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
13.1	Sounder	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
13.2	Beacon	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
14.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
15.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
15.1	Sounder	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
16.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
17.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
17.1	Sounder	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
17.2	Beacon	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
18.0	Optical Smoke	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
18.1	Sounder	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
19.0	Optical Smoke	4	SECOND FLOOR	MEETING ROOM 02-02
19.1	Sounder	4	SECOND FLOOR	MEETING ROOM 02-02
20.0	Optical Smoke	4	SECOND FLOOR	ELECTRICAL RISER
21.0	Optical Smoke	4	SECOND FLOOR	COMMS CABINET RISER
22.0	Call Point	4	SECOND FLOOR	OPEN PLAN OFFICE 02-01
23.0	Multi-Heat	4	SECOND FLOOR	SHOWER ROOM 02-04
23.1	Sounder	4	SECOND FLOOR	SHOWER ROOM 02-04
24.0	Optical Smoke	4	SECOND FLOOR	MALE TOILET
24.1	Sounder	4	SECOND FLOOR	MALE TOILET
25.0	Optical Smoke	4	SECOND FLOOR	FEMALE TOILET
25.1	Sounder	4	SECOND FLOOR	FEMALE TOILET
26.0	Optical Smoke	4	SECOND FLOOR	TOILETS CORRIDOR
26.1	Sounder	4	SECOND FLOOR	TOILETS CORRIDOR

Loop 4 Brief Points Description [TII]

Address	Type	Zone	Zone Text	Location
1.0	Optical Smoke	5	THIRD FLOOR	LIFT SHAFT
2.0	Optical Smoke	7	MAIN STAIRWELL	THIRD FLOOR
2.1	Sounder	7	MAIN STAIRWELL	THIRD FLOOR
3.0	Call Point	5	THIRD FLOOR	LIFT LOBBY
4.0	Optical Smoke	5	THIRD FLOOR	LIFT LOBBY
4.1	Sounder	5	THIRD FLOOR	LIFT LOBBY
5.0	Call Point	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
6.0	Optical Smoke	5	THIRD FLOOR	RISER IN OPEN PLAN 03-01
7.0	Optical Smoke	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
8.0	Optical Smoke	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
8.1	Sounder	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
9.0	Optical Smoke	5	THIRD FLOOR	MEETING ROOM 03-09
9.1	Sounder	5	THIRD FLOOR	MEETING ROOM 03-09
10.0	Multi-Heat	5	THIRD FLOOR	TEA STATION 03-08
10.1	Sounder	5	THIRD FLOOR	TEA STATION 03-08
11.0	Optical Smoke	5	THIRD FLOOR	PRINTER AREA AT TEA STAION
11.1	Sounder	5	THIRD FLOOR	PRINTER AREA AT TEA STAION
12.0	Optical Smoke	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
12.1	Sounder	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
12.2	Beacon	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
13.0	Optical Smoke	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
13.1	Sounder	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
14.0	Optical Smoke	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
14.1	Sounder	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
14.2	Beacon	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
15.0	Optical Smoke	1	BASEMENT	OPEN PLAN OFFICE 03-01
16.0	Optical Smoke	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
16.1	Sounder	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
16.2	Beacon	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
17.0	Optical Smoke	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
17.1	Sounder	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
18.0	Optical Smoke	5	THIRD FLOOR	ELECTRICAL RISER
19.0	Optical Smoke	5	THIRD FLOOR	COMMS CABINET RISER
20.0	Optical Smoke	5	THIRD FLOOR	PRIVACY POD 03-02
20.1	Sounder	5	THIRD FLOOR	PRIVACY POD 03-02
21.0	Call Point	5	THIRD FLOOR	OPEN PLAN OFFICE 03-01
22.0	Multi-Heat	5	THIRD FLOOR	SHOWER ROOM 03-04
22.1	Sounder	5	THIRD FLOOR	SHOWER ROOM 03-04
23.0	Optical Smoke	5	THIRD FLOOR	MALE TOILET
23.1	Sounder	5	THIRD FLOOR	MALE TOILET
24.0	Optical Smoke	5	THIRD FLOOR	FEMALE TOILET
24.1	Sounder	5	THIRD FLOOR	FEMALE TOILET
25.0	Optical Smoke	5	THIRD FLOOR	TOILETS CORRIDOR
26.0	Switch	5	THIRD FLOOR	LIFT LOBBY CEILING VOID
26.1	Relay	5	THIRD FLOOR	LIFT TO GROUND

26.2	Relay	5	THIRD FLOOR	LIFT TO 1ST FLR
27.0	Optical Smoke	7	MAIN STAIRWELL	FOURTH FLOOR
27.1	Sounder	7	MAIN STAIRWELL	FOURTH FLOOR
28.0	Call Point	6	FOURTH FLOOR	STAIRWELL
29.0	Optical Smoke	6	FOURTH FLOOR	PLANTROOM ENTRANCE LOBBY
29.1	Sounder	6	FOURTH FLOOR	PLANTROOM ENTRANCE LOBBY
30.0	Call Point	6	FOURTH FLOOR	PLANTROOM
31.0	Optical Smoke	6	FOURTH FLOOR	PLANTROOM
31.1	Sounder	6	FOURTH FLOOR	PLANTROOM
32.0	Optical Smoke	6	FOURTH FLOOR	PLANTROOM
32.1	Sounder	6	FOURTH FLOOR	PLANTROOM
33.0	Switch	6	FOURTH FLOOR	PLANTROOM
33.1	Relay	6	FOURTH FLOOR	MCC SHUTDOWN
33.2	Relay	6	FOURTH FLOOR	SPARE
34.0	Switch	6	FOURTH FLOOR	PLANTROOM
34.1	Relay	6	FOURTH FLOOR	MCC SHUTDOWN
34.2	Relay	6	FOURTH FLOOR	SPARE
35.0	Switch	6	FOURTH FLOOR	PLANTROOM
35.1	Relay	6	FOURTH FLOOR	AHU SHUTDOWN
35.2	Relay	6	FOURTH FLOOR	SPARE
36.0	Switch	6	FOURTH FLOOR	PLANTROOM
36.1	Relay	6	FOURTH FLOOR	STAIRWELL AOV
36.2	Relay	6	FOURTH FLOOR	SPARE
37.0	Sounder	6	FOURTH FLOOR	EXTERNAL ROOF SOUNDER
37.1	Beacon	6	FOURTH FLOOR	EXTERNAL ROOF SOUNDER
127.0	Sounder	6	FOURTH FLOOR	EXTERNAL ROOF SOUNDER
127.1	Beacon	6	FOURTH FLOOR	EXTERNAL ROOF SOUNDER

Display Card Brief Points Description [TII]

Address	Type	Zone	Zone Text	Location
1.4	Push Button	1701	MAIN FIRE ALARM PANEL	Evacuate Key
1.8	Push Button	1701	MAIN FIRE ALARM PANEL	-
1.9	Push Button	1701	MAIN FIRE ALARM PANEL	-
1.10	Push Button	1701	MAIN FIRE ALARM PANEL	-
1.11	Push Button	1701	MAIN FIRE ALARM PANEL	-

Appendix E

MetroLink Coopers Cross Campus Offices

The systems requiring maintenance and support at MetroLink's Coopers Cross office under Lot 2 are:

System	Basic maintenance scope
Heating, cooling and ventilation	FCUs, ventilation equipment, filters, valves, condensate drainage and controls, following the manufacturer and O&M requirements.
Plumbing and water services	Water-service equipment, outlets, valves and drainage, including the applicable servicing, hygiene checks and records.
Electrical systems	PAT Testing, emergency lighting, with the applicable inspection, testing and maintenance records.
Security and doors	CCTV, access control, intercom and automatic door operators, including operation checks, servicing and system support.
BMS	Controls, operating schedules, alarms, backups and support, with the landlord interfaces agreed.

Tenderers should refer to the **Planned Preventative Maintenance (PPM) Procedure, the electrical Maintenance List** and **Security System asset list** below for maintenance requirements to be costed for evaluation purposes. Please note that this is not an exhaustive list of services required under Lot 2 and TII reserve the right to draw down additional related services that may be required at Coopers Cross, or other MetroLink locations, during the contract term.

The requirements set out in section 2 General Scope of Services, will apply to Lot 2 - MetroLink Offices where applicable.

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Planned Preventative Maintenance (PPM) Procedure

Coopers Cross Building 2 - Levels 4 & 5
Mechanical Services Maintenance Procedure

1. Table of Contents

1. Table of Contents
2. Purpose
3. Scope of Systems Covered
4. General Maintenance Requirements
5. Documentation & Reporting
6. Recommended Spare Parts
7. Conclusion

Purpose

This Planned Preventative Maintenance (PPM) document provides maintenance guidance for the mechanical services installed as part of the refurbishment and fit-out works at Coopers Cross Building 2 Levels 4 and 5.

Project Overview

The project included modifications to CHW/LTHW systems, new and retained FCUs, seven VRF systems, DX split systems, domestic water services, ventilation modifications, BMS upgrades, testing, commissioning and handover.

Scope of Systems Covered

- CHW & LTHW systems
- Four-pipe FCUs
- VRF systems
- DX split systems
- Domestic water services
- Electric water heaters
- Ventilation systems
- Extract fans
- Fire dampers
- BMS & controls
- Insulation & identification
- Testing & commissioning

General Maintenance Requirements

Maintenance shall be undertaken by competent personnel in accordance with manufacturer recommendations, SFG20, CIBSE guidance and applicable legislation.

Health & Safety

Apply lock-off/tag-out procedures, review RAMS, wear appropriate PPE and obtain permits where required before maintenance.

Typical Maintenance Frequencies

Activity	Frequency
Visual inspection	Monthly
Functional inspection	Quarterly
Cleaning	Quarterly
Calibration	Annual
Full service	Annual

Mechanical Services Maintenance Procedure

02 - CHW & LTHW SYSTEMS, PIPEWORK AND VALVES

1. Chilled Water (CHW) & Low Temperature Hot Water (LTHW) Systems

The refurbishment included modification, extension and redistribution of the existing CHW and LTHW systems together with new distribution pipework serving new, retained and relocated four-pipe fan coil units.

2. Systems Included

- CHW flow and return pipework
- LTHW flow and return pipework
- Pressure Independent Control Valves (PICVs)
- Balancing valves
- Isolation valves
- Y-strainers
- Flexible connectors
- Drain valves
- Automatic air vents
- Pipe supports
- Thermal insulation
- Valve identification and labelling

3. Recommended Maintenance Frequencies

Asset	Activity	Frequency
Pipework	Visual inspection for leaks/corrosion	Quarterly
PICVs	Functional operation	Annually
Balancing valves	Verify settings	Annually
Isolation valves	Exercise through full travel	6 Monthly
Strainers	Inspect & clean	6 Monthly
Air vents	Inspect	6 Monthly
Pipe insulation	Condition survey	Quarterly
Supports	Inspect	Annually

4. Pipework Maintenance Procedure

Inspect all accessible CHW and LTHW pipework during each planned maintenance visit.

- Check for leaks, corrosion and mechanical damage.
- Inspect welded, flanged and screwed joints.
- Verify pipe supports remain secure.
- Inspect insulation for moisture ingress or damage.
- Confirm identification labels and flow arrows remain legible.
- Record all defects and prioritise repairs.

5. Pressure Independent Control Valves (PICVs)

PICVs regulate design water flow to fan coil units and shall be maintained to preserve balancing.

- Inspect valve body and actuator for leakage.
- Verify actuator movement via BMS or local override.
- Confirm valve returns to correct position.
- Do not alter commissioning settings without authorisation.

6. Isolation & Balancing Valves

Exercise all accessible isolation valves to prevent seizure and verify balancing valves remain locked.

- Inspect glands for leakage.
- Check valve tags are present.
- Record inaccessible or defective valves.
- Replace damaged handwheels or locking devices.

7. Y-Strainers

Strainers protect control valves and coils from debris.

- Isolate system before opening.
- Remove and clean basket.
- Inspect gasket and replace if damaged.
- Recommission and check for leaks after reassembly.

8. Typical Faults

- Water leaks
- Corrosion
- Air locks
- Damaged insulation
- Seized valves
- Blocked strainers
- Loose supports
- Missing valve tags
- Poor water circulation

9. Recommended Spare Parts

- PICV actuators
- Isolation valves
- Valve tags
- Strainer baskets
- Strainer gaskets
- Automatic air vents
- Flexible connectors
- Pipe insulation repair kits

10. Maintenance Records

Record asset reference, location, temperatures, valve operation, defects identified, parts replaced and recommendations at each visit.

03 - FOUR PIPE FAN COIL UNITS

1. System Description

The refurbishment included the installation of new four-pipe fan coil units together with the relocation and recommissioning of selected existing units. The systems provide heating and cooling to office, meeting, collaboration and ancillary spaces via chilled water and low temperature hot water pipework.

2. Components

- CHW cooling coil
- LTHW heating coil
- EC/AC fan motor
- Fan assembly
- Return air filter
- Condensate tray
- Condensate drain
- PICV/control valve
- Isolation valves
- Flexible hoses
- Room temperature sensor
- BMS controller
- Access panels

3. Recommended Maintenance Frequencies

Activity	Description	Frequency
Visual Inspection	Leaks, corrosion, vibration	Quarterly
Filters	Clean/replace	Quarterly
Condensate	Tray & drain inspection	Quarterly
Fan Motor	Inspect & record current	6 Monthly
Cooling/Heating Coils	Inspect & clean	Annually
PICVs	Operational test	Annually
BMS Controls	Functional test	Quarterly
Full Service	Performance verification	Annually

4. General Inspection

Inspect each FCU for water leaks, loose panels, abnormal vibration, corrosion, damaged insulation, unusual noise and correct operation. Record all defects.

5. Air Filters

Remove and inspect filters. Clean reusable filters using warm water and mild detergent or replace disposable filters. Ensure filters are completely dry before refitting.

6. Cooling & Heating Coils

Inspect coils for dirt, corrosion and fin damage. Clean using a non-acidic coil cleaner. Straighten bent fins where required. Check for evidence of leakage.

7. Fan Assembly & Motor

Inspect impeller, bearings and motor. Record running current, verify correct rotation and investigate overheating, vibration or excessive noise.

8. Condensate Drainage

Inspect drain tray, trap and pipework. Flush drains with clean water and verify free discharge. Test condensate pumps where fitted.

9. Controls & BMS

Verify room controller operation, temperature sensor accuracy and BMS communication. Confirm PICVs respond correctly to heating and cooling demand.

10. Annual Performance Testing

Record CHW/LTHW temperatures, supply and return air temperatures, airflow, motor current and room temperature. Compare with commissioning records.

11. Common Faults

- Dirty filters
- Blocked condensate drains
- Dirty coils
- Motor overheating
- PICV failure
- Air locks
- Water leaks
- Sensor faults
- BMS communication faults
- Poor airflow
- Excessive vibration
- Bearing wear

12. Recommended Spare Parts

- Air filters
- Fan motors
- EC fan modules
- PICV actuators
- Temperature sensors
- Room controllers
- Condensate pumps
- Float switches
- Flexible hoses
- Drain traps
- Access panel fasteners

13. Maintenance Records

Each maintenance visit shall record unit reference, location, filter condition, coil condition, motor current, condensate test results, valve operation, BMS status, defects identified, parts replaced and recommendations.

04 - VRF & DX SPLIT AIR CONDITIONING SYSTEMS

1. System Description

The refurbishment included seven new VRF air conditioning systems serving Level 4 together with DX split air conditioning systems serving communications rooms. The installations comprise indoor fan coil units, roof-mounted outdoor condensing units, refrigerant pipework, condensate drainage, controls and

BMS interfaces.

2. Major Components

- VRF indoor units
- Roof-mounted VRF outdoor condensers
- BC/branch controllers (where applicable)
- DX split indoor units
- DX outdoor condensers
- Refrigerant pipework
- Insulated suction and liquid lines
- Condensate drainage
- Temperature sensors
- Local controllers
- BMS interfaces
- Local isolators

3. Recommended Maintenance Frequencies

Equipment	Maintenance Activity	Frequency
Indoor units	Filters, fan, coils	Quarterly
Outdoor condensers	Visual inspection & coil cleaning	Quarterly / Six Monthly
Refrigerant pipework	Leak inspection	Quarterly
Condensate drains	Flush and test	Quarterly
Electrical controls	Inspection	Annually
Performance testing	Operating temperatures & pressures	Quarterly
Full service	Complete system inspection	Annually
F-Gas compliance	Leak testing & records	As required by legislation

4. Indoor Units

Inspect casing, filters, coils, fan motor, drain tray, condensate drain and controller. Clean filters, inspect coils for corrosion and verify correct airflow.

5. Outdoor Condensing Units

Inspect coils, fan assemblies, compressor compartment, anti-vibration mounts and weatherproof casing. Remove debris and clean condenser coils using low-pressure water.

6. Refrigerant Pipework

Inspect accessible refrigerant pipework for oil staining, mechanical damage, UV degradation of insulation, damaged supports and missing identification labels.

7. Condensate Drainage

Inspect trays, traps and drains. Flush with clean water and verify complete discharge. Test condensate pumps where fitted.

8. Controls & BMS

Verify local controllers, operating modes, temperature sensors and BMS communication. Confirm alarms and scheduling functions operate correctly.

9. Performance Testing

Record suction/discharge pressures (where applicable), supply/return air temperatures, compressor current, fan operation and room temperature. Compare with commissioning records.

10. F-Gas Compliance

All refrigerant maintenance shall be carried out by appropriately certified personnel. Refrigerant additions, leak tests, repairs and recoveries shall be recorded in the system logbook in accordance with current F-Gas legislation.

11. Typical Faults

- Dirty filters
- Dirty condenser coils
- Low refrigerant charge
- Refrigerant leaks
- Blocked condensate drains
- Failed condensate pumps
- Controller faults
- Sensor failures
- Compressor overheating
- Fan motor faults
- BMS communication failure

12. Recommended Spare Parts

- Air filters
- Temperature sensors
- Controllers
- Condensate pumps
- Float switches
- Contactors
- Fuses
- Fan motors
- Pipe insulation
- Anti-vibration mounts

13. Maintenance Records

Record equipment reference, refrigerant leak inspections, operating temperatures, pressures (where measured), filter condition, condensate testing, BMS status, defects identified, parts replaced and engineer recommendations.

05 - DOMESTIC WATER SERVICES & PUBLIC HEALTH SYSTEMS

1. System Description

The refurbishment included domestic cold water services serving tea stations, kitchens, water points and welfare facilities, together with under-sink electric water heaters, hot water distribution pipework, chlorination, flushing, commissioning and condensate drainage associated with mechanical equipment.

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2. Systems Included

- Domestic cold water pipework
- Hot water distribution pipework
- Under-sink electric water heaters
- Isolation valves
- Flexible hoses
- Pipe insulation
- Condensate drainage
- Commissioning & chlorination
- Water treatment
- Identification & valve tagging

3. Recommended Maintenance Frequencies

Equipment	Maintenance Activity	Frequency
Cold water services	Visual inspection	Quarterly
Isolation valves	Exercise	6 Monthly
Electric water heaters	Operational inspection	Quarterly
Electric water heaters	Full service	Annually
Pipe insulation	Condition survey	Quarterly
Condensate drainage	Flush and inspect	Quarterly
Water quality	Review	Annually
Water treatment records	Audit	Annually

4. Domestic Cold Water Services

Inspect all accessible pipework for leaks, corrosion, mechanical damage, loose supports and damaged insulation. Exercise isolation valves, verify labels remain legible and record defects.

5. Electric Water Heaters

Inspect casing, electrical terminals, thermostat, heating element, pressure relief valve, tundish and pipework. Confirm correct operating temperature and inspect for leakage or scale build-up.

6. Condensate Drainage

Inspect condensate trays, traps and drainage pipework. Flush drains with clean water, verify free discharge and test condensate pumps where fitted.

7. Chlorination & Flushing

Review records confirming flushing and chlorination have been completed. Where alterations are made to the water system, ensure recommissioning and water hygiene procedures are followed.

8. Water Treatment & Hygiene

Review water temperatures, flushing records and any water hygiene inspections. Report little-used outlets or conditions that may affect water quality.

9. Common Faults

- Water leaks
- Damaged insulation
- Scale build-up

- Faulty thermostat
- Failed heating element
- Blocked condensate drains
- Flexible hose deterioration
- Poor water temperatures
- Loose valve tags

10. Recommended Spare Parts

- Heating elements
- Thermostats
- Pressure relief valves
- Flexible hoses
- Isolation valves
- Compression fittings
- Pipe insulation repair kits
- Condensate traps
- Float switches

11. Maintenance Records

Each maintenance visit shall record equipment reference, water temperatures, operational status, valve operation, defects identified, parts replaced, engineer observations and recommendations.

06 - VENTILATION SYSTEMS, DUCTWORK & DAMPERS

1. System Description

The refurbishment works included modifications and extensions to the landlord supply, return and extract ventilation systems, new primary and secondary ductwork, air terminal devices, local extract fans, acoustic treatments and fire-rated dampers.

2. Systems Included

- Supply air ductwork
- Return air ductwork
- Extract ductwork
- Primary & secondary ductwork
- Supply diffusers
- Swirl diffusers
- Return air grilles
- Transfer grilles
- Local extract fans
- Cross-talk attenuators
- Acoustic attenuators
- Volume control dampers
- Fire dampers

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- Fire/smoke dampers
- Damper control panels

3. Recommended Maintenance Frequencies

Equipment	Maintenance Activity	Frequency
Ductwork	Visual inspection	Annually
Supply/Return/Extract Grilles	Clean	6 Monthly
Swirl Diffusers	Inspect & clean	6 Monthly
Extract Fans	Inspect & test	Quarterly
Volume Control Dampers	Inspect	Annually
Fire Dampers	Drop test	Annually
Fire/Smoke Dampers	Functional test	6 Monthly
Attenuators	Inspect	Annually
Damper Control Panels	Functional test	Quarterly

4. Ductwork Maintenance

Inspect accessible ductwork for damage, corrosion, loose joints, air leakage, damaged insulation and secure supports. Verify access doors remain accessible.

5. Supply, Swirl, Return & Transfer Grilles

Remove and clean grilles and diffusers. Inspect blades, fixings and surrounding finishes. Verify airflow remains unobstructed.

6. Local Extract Fans

Inspect fan casing, impeller, motor, bearings, anti-vibration mounts and electrical connections. Record running current and investigate abnormal noise or vibration.

7. Cross-talk & Acoustic Attenuators

Inspect attenuator casing, supports and acoustic infill. Replace damaged or water-affected acoustic media where required.

8. Volume Control Dampers

Inspect blade movement, spindle, locking quadrant and position indicator. Do not alter balancing settings without authorisation.

9. Fire Dampers & Fire/Smoke Dampers

Carry out visual inspections and functional testing in accordance with applicable standards. Verify damper control panels, actuators and BMS indication where applicable.

10. Typical Faults

- Dirty grilles
- Blocked ductwork
- Damaged insulation
- Loose supports
- Noisy extract fans
- Bearing wear
- Failed fan motors
- Seized dampers

- Failed actuators
- Damaged attenuators
- Air leakage
- Incorrect airflow

11. Recommended Spare Parts

- Supply diffusers
- Swirl diffusers
- Return grilles
- Extract grilles
- Fan motors
- Fan bearings
- Damper actuators
- Fusible links
- Quadrants
- Flexible connectors
- Acoustic infill
- Anti-vibration mounts

12. Maintenance Records

Record airflow checks, damper tests, fan inspections, motor currents, fire damper certificates, defects identified, corrective actions and parts replaced.

07 - BUILDING MANAGEMENT SYSTEM (BMS) & CONTROLS

1. System Description

The refurbishment included reconfiguration and extension of the Building Management System (BMS), including a new outstation, BMS controllers, temperature sensors, CO_2 sensors, graphics, user interface programming and integration with the modified HVAC systems. Existing fan coil unit control strategies were modified to incorporate master/slave operation where applicable.

2. Systems Included

- BMS outstations
- BMS controllers
- Temperature sensors
- CO_2 sensors
- Fan coil unit controllers
- Master/slave FCU control strategies
- Graphics and user interface
- Trend logs
- Alarm management
- Control panels
- Valve actuators

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- Damper interfaces

3. Recommended Maintenance Frequencies

Asset	Maintenance Activity	Frequency
BMS Outstation	Visual inspection	Quarterly
Controllers	Functional test	Quarterly
Temperature Sensors	Calibration check	Annually
CO_2 Sensors	Calibration	Annually
Graphics	Review & update	Annually
Trend Logs	Review	Quarterly
Alarm History	Review	Monthly
Control Panels	Inspection	Quarterly
Software Backup	Backup configuration	Quarterly

4. BMS Outstations

Inspect enclosure condition, ventilation, power supply, communication status and wiring terminations. Confirm all controllers remain online and communicating.

5. Temperature & CO_2 Sensors

Inspect sensor locations, clean where required and verify readings against calibrated instruments. Recalibrate or replace sensors where readings fall outside acceptable tolerances.

6. Fan Coil Controls

Verify heating and cooling valve operation, room temperature sensing, fan speed control and master/slave sequencing where installed. Confirm correct communication with the BMS.

7. Graphics & User Interface

Review graphical displays to ensure equipment naming, alarm status and plant indications remain accurate. Update graphics following any future system modifications.

8. Alarm Management & Trend Logs

Review recurring alarms and trend logs for temperatures, valve positions, fan status and occupancy schedules. Investigate persistent faults or unstable control loops.

9. Control Panels

Inspect panel cleanliness, cable terminations, fuses, relays and power supplies. Check labels remain legible and verify panel ventilation is unobstructed.

10. Typical Faults

- Controller offline
- Communication failure
- Sensor drift
- Failed CO_2 sensor
- Incorrect master/slave operation
- Valve actuator fault
- Graphics errors
- Recurring alarms
- Loose electrical terminals

- Power supply failure

11. Recommended Spare Parts

- Temperature sensors
- CO_2 sensors
- Controller modules
- Power supplies
- Fuses
- Relays
- Valve actuators
- Communication cables
- Backup batteries

12. Maintenance Records

Each maintenance visit shall record controller status, communication status, alarm review, sensor calibration results, trend log review, software backups, defects identified and corrective actions.

08 - FIRE & ANCILLARY SYSTEMS

1. System Description

This section covers the maintenance of fire dampers, fire/smoke dampers, damper control panels, mechanical insulation, identification systems, valve tagging and portable fire-fighting equipment installed as part of the refurbishment works.

2. Systems Included

- Fire dampers
- Fire/smoke dampers
- Damper control panels
- Damper monitoring interfaces
- Volume control dampers
- Pipework insulation
- Ductwork insulation
- External refrigerant pipework insulation
- Valve tags
- Pipework labels
- Ductwork identification
- Portable fire extinguishers
- Fire blankets

3. Recommended Maintenance Frequencies

Equipment	Maintenance Activity	Frequency
Fire Dampers	Visual inspection & drop test	Annually
Fire/Smoke Dampers	Functional operation	6 Monthly
Damper Control Panels	Functional test	Quarterly

Pipework Insulation	Condition inspection	Quarterly
Ductwork Insulation	Condition inspection	Quarterly
Valve Tags & Labels	Inspection	Annually
Fire Extinguishers	Visual inspection	Monthly
Fire Blankets	Visual inspection	Monthly

4. Fire Dampers

Inspect damper casing, blades, fusible links and access doors. Carry out annual drop testing and record results. Reinstate dampers and verify free movement.

5. Fire/Smoke Dampers

Test electrically operated dampers using the local controller, BMS and fire alarm interface where applicable. Confirm position feedback and actuator operation.

6. Damper Control Panels

Inspect enclosure condition, power supplies, indication lamps, wiring and fault alarms. Verify communication with monitored dampers.

7. Mechanical Insulation

Inspect insulation to pipework, ductwork and external refrigerant pipework for moisture ingress, mechanical damage, UV degradation or missing sections. Repair promptly.

8. Identification & Valve Tagging

Confirm all valve tags, pipe labels, ductwork identification and flow arrows remain legible, securely fixed and consistent with record drawings.

9. Portable Fire Extinguishers & Fire Blankets

Carry out routine visual inspections to confirm equipment remains accessible, correctly signed, undamaged and within inspection date. Detailed servicing shall be undertaken by a competent fire protection contractor.

10. Typical Faults

- Damper fails to close
- Actuator fault
- Missing fusible link
- Damaged insulation
- Missing valve tags
- Illegible labels
- UV-damaged insulation
- Damaged fire extinguisher signage

11. Recommended Spare Parts

- Damper actuators
- Fusible links
- Valve tags
- Pipe labels
- Insulation repair materials
- Identification labels

- Damper indication lamps

12. Maintenance Records

Record fire damper references, test results, actuator operation, insulation defects, label inspections, corrective actions and recommendations following each visit.

09 - TESTING, COMMISSIONING & RECOMMISSIONING

1. Overview

This section details the recommended maintenance activities associated with ongoing testing, commissioning verification and recommissioning of the mechanical services following maintenance, modifications or replacement of equipment.

2. Systems Requiring Commissioning Verification

- CHW & LTHW systems
- Four-pipe fan coil units
- VRF systems
- DX split systems
- Domestic water services
- Ventilation systems
- Extract fans
- BMS controls
- Fire & smoke dampers

3. Recommended Frequencies

Activity	Description	Frequency
Pressure testing	Following pipework alterations	As Required
System flushing	Following modifications	As Required
Water treatment review	Review inhibitor levels & quality	Annually
Air balancing verification	Sample performance checks	Annually
Performance verification	Compare to commissioning records	Annually
Full recommissioning	Following major alterations	As Required

4. Pressure Testing

Pressure testing shall be undertaken following alterations to pipework systems in accordance with the project specification and recognised industry standards. Record test pressures, duration and results.

5. Flushing & Water Treatment

Where heating or chilled water systems are modified, flush affected circuits and verify inhibitor concentration, water quality and cleanliness prior to returning systems to service.

6. Chlorination of Domestic Water

Any modifications to domestic water services shall be followed by flushing, chlorination and bacteriological testing where required before occupation.

7. Air Balancing

Following alterations to ventilation systems, verify airflow rates at representative terminals and adjust only where authorised. Compare results with original commissioning data.

8. Performance Verification

Verify temperatures, pressures, flow rates, fan currents, valve operation, control sequences and BMS integration. Record deviations and recommend corrective action where required.

9. Recommissioning

Following replacement or relocation of plant, recommission the affected system, update BMS settings if required and revise record documentation to reflect the final installation.

10. Documentation to be Maintained

- Pressure test certificates
- Water treatment records
- Chlorination certificates
- Air balancing reports
- Commissioning records
- Performance verification sheets
- BMS commissioning reports
- As-installed drawings

11. Maintenance Records

Each recommissioning activity shall record the system affected, date, engineer, test results, corrective actions, updated set points and client acceptance where applicable.

10 - ANNUAL PPM PLANNER, TEMPLATES & APPENDICES

1. Planned Preventative Maintenance Planner

Monthly

- Review BMS alarms and critical trends
- Inspect critical FCUs and VRF/DX systems
- Inspect fire extinguishers and fire blankets
- General visual inspection of plantrooms

Quarterly

- Inspect CHW/LTHW systems
- Clean FCU filters
- Inspect condensate drains
- Inspect extract fans
- Inspect domestic water services
- Review BMS operation
- Test damper control panels

Six Monthly

- Test fire/smoke dampers
- Inspect fire dampers (as applicable)
- Exercise isolation valves
- Inspect insulation
- Clean grilles and diffusers
- Inspect attenuators

Annual

- Replace AHU/FCU filters as required
- Full VRF/DX service
- Coil cleaning
- Sensor calibration
- Performance verification
- Air balancing review
- Update asset register
- Review commissioning records

2. Five-Year Maintenance Recommendations

- Review BMS strategy
- Replace deteriorated insulation
- Replace worn actuators
- Overhaul major fan assemblies
- Review energy performance
- Rebalance ventilation systems

3. Statutory Inspection Matrix

System	Typical Requirement
Fire Dampers	Annual inspection/testing
Fire/Smoke Dampers	Annual functional testing
Refrigerant Systems	F-Gas compliance
Water Systems	Water hygiene procedures
Electrical Controls	Periodic electrical inspection

4. Critical Spare Parts Schedule

- FCU filters
- Fan motors
- PICV actuators
- Temperature & CO_2 sensors
- Controller modules
- Damper actuators
- Flexible hoses
- Pressure relief valves
- Condensate pumps
- Fuses

- Relays

5. Asset Register Template

Asset ID	Description	Location	Manufacturer	Serial No.	PPM Frequency

6. Engineer Service Report Template

Record: Date, Engineer, Asset Reference, Work Completed, Readings Taken, Defects Identified, Parts Replaced, Recommendations, Client Representative Signature.

7. Maintenance Checklist

- ☐ Plant operational
- ☐ No leaks
- ☐ No abnormal vibration
- ☐ Control operational
- ☐ Filters inspected
- ☐ Condensate clear
- ☐ Labels intact
- ☐ BMS alarms reviewed
- ☐ Housekeeping complete
- ☐ Records updated

8. Documentation to Maintain

- Commissioning records
- Pressure test certificates
- Water treatment records
- F-Gas records
- Asset register
- Service reports
- As-installed drawings
- Warranties

9. Conclusion

This Planned Preventative Maintenance Manual provides recommended maintenance procedures for the mechanical services installed at Coopers Cross Building 2 Levels 4 and 5. Adherence to this regime will maximise reliability, efficiency, statutory compliance and asset life.

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Project Name: Metrolink Level 04 & 05
Building 02, Coopers Cross, Mayor Street, Northwall, Dublin 01.

Maintenance list

S.NO	Product Name	Supplied by	Warranty	Maintenance	Comment
1.1.	Light Type L1	Alumina Lighting	5 Year	Visual inspection & Cleaning - Quarterly	
1.2.	Light Type L2	Alumina Lighting	5 Year	Visual inspection & Cleaning - Quarterly	
1.3.	Light Type L3	Alumina Lighting	2 Year	Visual inspection & Cleaning - Quarterly	
1.4.	Emergency Lights & Exit Sign	Ventilux	3 Year	Visual inspection & Cleaning - Quarterly	
1.5.	Lighting Control	Scope LMC	1 Year	Visual inspection & Cleaning - Quarterly	
1.6.	Wall Light	Britelux	1 Year	Visual inspection & Cleaning - Quarterly	
1.7.	Light Type L6	Britelux	2 Year	Visual inspection & Cleaning - Quarterly	
1.8.	Led Strip	Dlight	5 Year	Visual inspection & Cleaning - Quarterly	
1.9.	Sockets & Spurs	NEW	20 Year	Visual inspection & Cleaning - Quarterly	
1.10.	Desk Modules	ACEC	1 Year	Visual inspection & Cleaning - Quarterly	
1.11.	Grommets	ACEC	5 Year	Visual inspection & Cleaning - Quarterly	
1.12.	Commando Socket	NEW	2 Year	Visual inspection & Cleaning - Quarterly	
1.13.	Isolator	NEW	2 Year	Visual inspection & Cleaning - Quarterly	
1.14.	Fire Alarm	Scope Fire	1 Year	Visual inspection & Cleaning – Monthly Quarterly Planed Preventative Maintenance – by a qualified person	
1.15.	Leak Detection	Scope Fire	1 Year	Visual inspection & Cleaning – Monthly Quarterly Planed Preventative Maintenance – by a qualified person	

1.16.	Voice Evacuation	Sound Productions	1 Year	Visual inspection & Cleaning – Monthly Quarterly Planed Preventative Maintenance – by a qualified person	
1.17.	CCTV	G4s	1 Year	Visual inspection & Cleaning – Monthly Quarterly Planed Preventative Maintenance – by a qualified person	
1.18.	Access Control	G4s	1 Year	Visual inspection & Cleaning – Monthly Quarterly Planed Preventative Maintenance – by a qualified person	
1.19.	Induction Loop	Sound Productions	1 Year	Visual inspection & Cleaning – Monthly Quarterly Planed Preventative Maintenance – by a qualified person	
1.20.	Vesda	Scope Fire	1 Year	Quarterly Planed Preventative Maintenance – by a qualified person	
1.21.	Communications Pack	Scope Icom	1 Year	Visual Inspection	
1.22.	Containment & Conduit				
1.23.	Cable Matting	Woodcomm			
1.24.	LV Cables	Cleveland	1 Year	Visual Inspection – Monthly	
1.25.	UPS	Total power solutions	2 years	Visual inspection & Cleaning – Monthly Quarterly Planed Preventative Maintenance – by a qualified person	
1.26.	Distribution Board	argand	1 Year	Quarterly Planed Preventative Maintenance – by a qualified person	
1.27.					
1.28.					

All Labour (Workmanship) is guaranteed for 1 year from date of project completion- Parts and material will carry their own manufacturer's warranty (RGN Supplied & Installed equipment only)

Coopers Cross Security Systems Asset List

Description	Description 2		Quantity
Access Control Platform: AC2000 Software & Hardware Bundle for 32 doors.	Access Control Manufacturer CEM (Johnson Controls)	Server with software preconfigured	1.00
DCM400 Intelligent 4-door IP controller			6.00
DCM200 2 door IP controller			1.00
Signo 40 Reader	Card Reader		25.00
SLIM SINGLE MAGNET MONITORED	Magnetic Lock		25.00
EDR-IL-TP	Breakglass Unit	4 of the 29 doors are emergency exit only (no reader)	29.00
Abloy Strike Lock			1.00
SW01-FS1026PS1	Network Switch for Access Control		1.00
12V DC 5AMP BOXED PSU ST5000V			1.00
Compact Dome White AVA Aware Camera	Video Surveillance Manufacturer: Avigilon	Platform: Alta, a Cloud based system. (no on premises server)	12.00
Subscription to Ava Aware Cloud			12.00



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