

Template EPC-project in Moldova

AFB.22.08. Specification of contract work Phase 3 yy-mm-dd.doc

EPC-PROJECT FOR ORGANISATION NN

TENDER DOCUMENTS

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Template EPC-AHEF.119.MD



Status
Tender documents
Code Text

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TECHNICAL TASKS IN PROPERTY MANAGEMENT

Abbreviations

SC Sub-contractor

OC Other contractor

Preconditions

The management objects included in the contract are the systems installed by the Contractor during Phase 2 and the facilities specified in documents drawn up by the Contractor and submitted in connection with the final meeting at the final inspection Phase 2.

Requirements on the implementation of the contract work are established in this document.

Definitions

Monitoring

Aff definitions 04

Supervision

Aff definitions 04

Care

Aff definitions 04

Service



Aff definitions 04

Corrective maintenance

Aff definitions 04

Calendar year

Period from January 1st to December 31st the same year.

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General requirements for the contract

Management object

The management objects included in the contract are the systems installed by the Contractor during Phase 2 and the facilities specified in documents drawn up by the Contractor and submitted in connection with the final inspection of Phase 2.

Functional requirement

The contract work shall be executed so that annual savings are attained and that requested indoor climate/process requirements are delivered, plus:

- That the management object's intended functions are maintained.
- That the management object's life expectancy shall be the optimum.
- That no damage has been caused to the management objects as a result of the contract.
- That there is no risk to the health of persons.
- That comfort and security are maintained.
- That tenants and their activities are not disturbed unnecessarily, and that the management object's negative environmental impact is minimised.

Described works

Instructions

The people that will manage supervision, care and service during Phase 3 shall receive the necessary instruction from the Contractor for the execution of their work.

Monitoring

The Contractor shall monitor that the Employer's personnel or a service contractor engaged by the Employer performs supervision, care and service according the operational and maintenance instructions drawn up by the Contractor to such an extent that annual savings are attained and that the requested indoor climate is delivered. The Contractor shall notify the Employer in writing of cases where deviations have been noted.



This monitoring shall be included in the fixed remuneration.

Corrective maintenance

The guarantee undertaking arising from the Agreement on Phase 2 and which is implemented during, and where appropriate after, the contract period for Phase 3.

Corrective maintenance of the management objects included in the contract which are the systems installed by the Contractor during Phase 2 and the facilities specified in documents drawn up by the Contractor in connection with the final inspection of Phase 2.

The cost of corrective maintenance will not be compensated.

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Malicious damage

Rectification of damage caused by malicious intent is not included. The Contractor shall report when there has been any malicious damage. The Employer shall decide the extent of measures and who is to rectify the damage.

Graffiti is classed as malicious damage. Each individual case shall be reported to the Employer. The Employer shall decide the extent of measures and who is to rectify the damage.

Other measures included in the fixed remuneration

1. The Contractor shall provide monthly, quarterly and calendar year reports according to the follow-up methodology drawn up during Phase 2. For properties not achieving the savings target, the Contractor shall draw up a plan to reach this goal.
2. The production and reporting of the basis of the calculation of incentives and penalties for the non-achievement of savings.
3. Continuous updating of "as-built" documents, operational and maintenance instructions in cases they are changed as part of the Contractor's undertaking.
4. Take part in contract meetings according to SF3.71, held once yearly. The Employer calls to the meetings.
5. Take part in management meetings according to SF3.72, held four times yearly. The Employer calls to the meetings.

Other measures not included in the fixed remuneration

Recalculation of reference values/saving calculations after changes of use of buildings and other changes that impact on annual savings. Recalculation of reference values/saving calculations which arise from corrective maintenance for which the Contractor is responsible is included in the fixed remuneration.