

Base Building vs. Proprietary Equipment:

Operation and Maintenance Responsibility for Lab Equipment and Services

1.1 Base Building (Operations-owned) vs. Proprietary (Lab Occupant-owned) Equipment and Services

Base Building Systems and Infrastructure are the utilities and services provided in a building that directly serve most or all lab occupants. Listed below is the range of services that may be provided in CU buildings. These services are not available in all buildings, and as part of the planning process, the lab occupant's needs are evaluated against the services provided in various buildings. See Appendix 11.9 for a matrix of services by building.

Base Building Infrastructure

Year-round chilled water	Process chilled water
Plant Steam	Compressed air
Hot and cold water (Potable)	Vacuum
Lab water (Non-Potable)	Natural Gas
RO/Deionized water	Fume Hood Exhaust
Standby power	

CUFO Operations supports the operation and maintenance for base building equipment and infrastructure, limited to the building's equipment and building risers.

Proprietary Equipment and Services

Heat exchangers
Local chillers and associated water loops
Booster pumps,
Local chillers
Environmental boxes
Other compressed gases (tank)
Step-up or step-down equipment that fulfills the need for delivery to an individual lab
Any other equipment in or supporting labs.

Operation and maintenance for proprietary/lab equipment and non-supported services are the responsibility of the Lab Occupant. Responsibility will be assigned during the design process in Appendices 11.1 (Laboratory Requirements Data Sheet), 11.2 (Laboratory Equipment List) and 11.9 (Building Infrastructure).

1.2 Design Phase

During the design phase, the Design Consultant(s), Lab Occupant, and Project Manager are responsible for identifying all equipment, utilities, and services and identifying who is responsible for managing and funding routine maintenance and repairs for proprietary equipment.

The Laboratory Requirements Data Sheet, Laboratory Equipment List, and Building Infrastructure Matrix are to be populated with O&M responsibility information and submitted to the CUFO Commissioning Representative and the O&M Committee for concurrence.

Any lab's utility demand that exceeds available infrastructure capacity will be supplied with lab-specific equipment that is considered proprietary equipment. This proprietary equipment is the responsibility of the Lab Occupant for operations and maintenance.

1.3 General Guidelines

Mechanical Rooms, Service Corridors and other shared and common utility spaces are under the purview of CUFO Operations, and are not part of any Lab.

Placement of proprietary or lab equipment that will not be supported by CUFO Operations is not to be located within a Base Building Mechanical/Electrical Room (MER) or new MER created as part of the project to support a new lab.

Proprietary equipment may be located outside the lab in a service corridor (if available) subject to review and approval by Operations and applicable regulations.

Repairs & routine preventive maintenance to proprietary/lab equipment are to be done with the Lab Occupant's equipment manufacturer and/or service vendor. This proprietary equipment is the Lab Occupant responsibility for operation and maintenance.

Equipment-related emergency response and division of duties between Operations and the Service Vendor are to be determined during the design phase.