

Guidance Note

For

Schedule Part 6 Section 7 - Thermal and Energy Testing Procedure

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description
A	17 January 2014	Andrew Wholley	David Sheard Andrew Scott	Richard Cantlay	Final Guidance Document

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Schedule Part 6 Section 7 Guidance Note

Background Information

- 1.1 This guidance note must be read in conjunction with the template Schedule Part 6 (*Construction Matters*) Section 7 (*Thermal and Energy Efficiency Testing Procedure*).
- 1.2 Under the Standard Form Project Agreement the Authority takes volume and price risk for Utilities consumed at the Facilities during the Operational Term. From the Authority's perspective, therefore, the delivery of energy efficient Facilities is a fundamental requirement, to be managed through the design review process, monitored during construction and tested prior to handover. The Project Agreement therefore needs to provide for the following:
 - 1.2.1 energy performance criteria for the Facilities (to be stated in the Authority's Construction Requirements); and
 - 1.2.2 a process for testing the performance of the completed Facilities, as part of the commissioning process prior to the Operational Term, to confirm that the energy performance criteria have been met (this template Schedule Part 6 (*Construction Matters*) Section 7 (*Thermal and Energy Efficiency Testing Procedure*)).
2. **Using the template Schedule Part 6 (*Construction Matters*) Section 7 (*Thermal and Energy Efficiency Testing Procedure*)**
 - 2.1 This template Schedule Part 6 (*Construction Matters*) Section 7 (*Thermal and Energy Efficiency Testing Procedure*) is not a substitute for project-specific advice and Authorities must take appropriate legal, financial and technical advice when using it. An Authority must review this template in conjunction with its advisers to ensure that it is tailored to the requirements of its specific project and that its term (and its impact) is clearly understood.
 - 2.2 Footnotes and text in square brackets are included to prompt an Authority's consideration of particular issues but do not represent an exhaustive list of project-specific issues that may need to be considered by an Authority.
 - 2.3 All plain text within the template is considered suitable to any type of Facilities, and SFT's expectation is that this will be removed by exception only.
 - 2.4 An 'agreed test zone' for the Pre-Completion Commissioning Period Tests is detailed in the template document. This 'agreed test zone' should be of a size that allows analysis of all systems and services influencing the Energy Model outputs. The 'agreed test zone' will vary from project to project, depending on the design solution. On smaller projects, it may be appropriate that the entire Facilities form the 'agreed test zone'.
 - 2.5 Figure 1 below provides a flow chart diagram detailing the process and programme SFT expect an Authority to follow in order to provide agreed drafting for Schedule Part 6 Section 7 at Financial Close.

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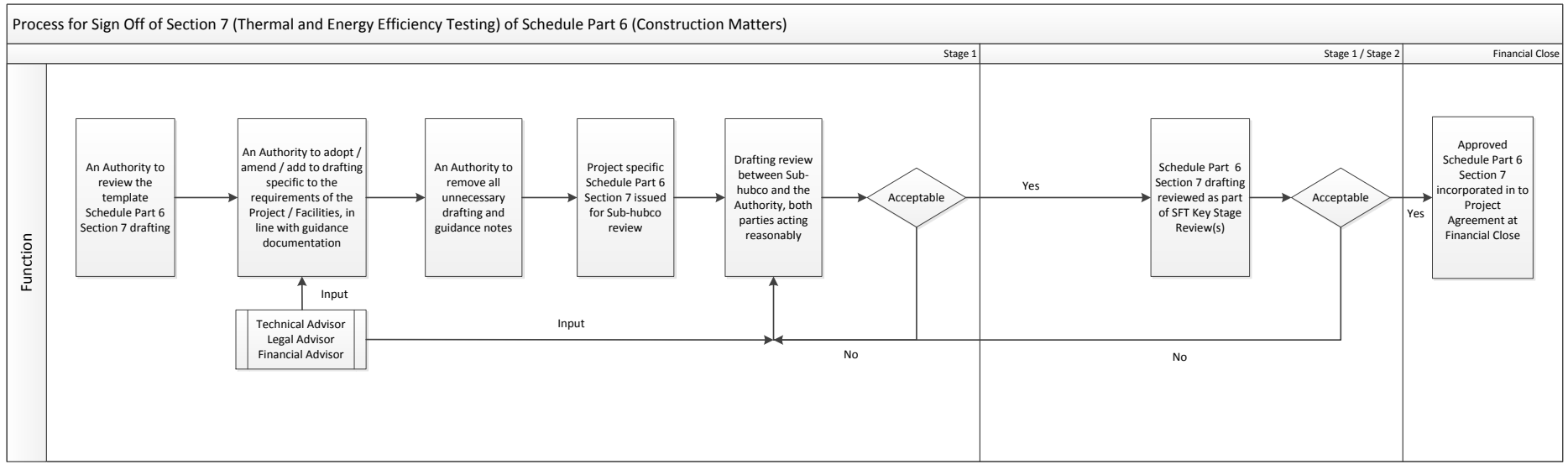


Figure 1: A flow chart to show the process and programme SFT expects an Authority to follow in completing drafting of Schedule Part 6 Section 7 by Financial Close