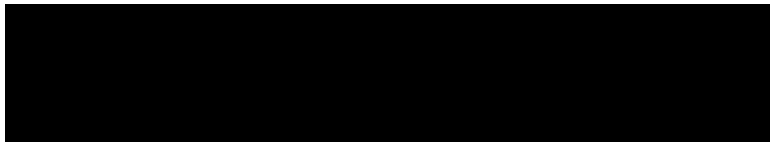


OMSI MANUAL

(Operation Maintenance and Support Information)

FOR

MEDICAL/DENTAL CLINIC REPLACEMENT BUILDING #210



PART II

PRIMARY SYSTEMS INFORMATION



PREPARED FOR

SOUTHWEST NAVFACENGCOM

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BY

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VOLUME 5 OF 8

PRIMARY SYSTEMS INFORMATION

PREFACE

MEDICAL/DENTAL CLINIC REPLACEMENT



INTRODUCTION

Operation and Maintenance Support Information (OMSI) was prepared for this project to help you operate, maintain and repair the facility over its life cycle. OMSI Manuals provide a comprehensive, organized library of as-built materials, equipment and systems. Use the OMSI Manuals as the first step in solving your operation, maintenance or repair problems. Your comments or suggestions are welcome and should be forwarded to:

Commander
SOUTHWEST NAVFACENGCOM
North Bay AFT, Contracts Branch
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1220 Pacific Highway, Building 128
San Diego, CA 92132-5190
Telephone: (619) 532-4650
Fax: (619) 532-2469

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OMSI Part I – Facility Information: This portion of the OMSI Manuals contains basic User information needed on a daily basis by the Owner or Tenant of the facility. Examples: General facility and systems descriptions, utility connections and cut off plans, safety hazards, warranty information. It also provides the information you need to quickly prepare maintenance service contracts and performance work statement for O&M and custodial service contracts. Examples of this information: Area totals for floor coverings, wall and ceiling surfaces, number, types and sizes of lighting fixtures, bathroom fixtures, windows and HVAC filters.

OMSI Part II – Primary Systems Information: Part II contains **Operations, Maintenance and Repair Information** for selected systems requiring operation, maintenance and repair procedures. Each system discussed in PART II covers Operation, Preventive Maintenance, Repair and Manufacturer's Data. Under each section, the Manuals may provide extensive additional information such as normal and emergency operating procedure, flow diagrams, PM requirements, spare parts, troubleshooting, repair procedures and warranty provisions.

OMSI Part III – Product Data: This portion of the OMSI Manuals consists of construction Contractor submittals for as-built materials and equipment such manufacturer's catalog data,

shop drawings, test data, and Operation and Maintenance Data not included in Part II. Part III is organized by the divisions and sections of the construction specifications. For example, if you want to find information about the fluorescent lights, you would look under Division 16 “Electrical”, and then in Section 16510, “Interior Lighting.” This allows you to **quickly identify the exact product installed**, part number, manufacturer, etc. Part III also includes **architectural product information** for items such as ceiling tile, carpeting, plumbing, and lighting fixtures. This information will keep your facility looking sharp for many years through product-specific maintenance and replacement of its architectural features.

UPDATING

The OMSI Manuals must reflect the facility=s existing components; therefore, you **must continuously update** the Manuals. When equipment or components are replaced, add pertinent new information to each Manual set. Be sure to update all sections of the OMSI Manuals that reference the replaced item. Purge all information on the replaced item to prevent future confusion. This shall be done to source files and compact discs as well.

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An OMSI User Manual has also been prepared for this facility. If product data for components/materials of the systems covered by this Operation and Maintenance Manual cannot be found, it may be contained in the applicable specification section of the User Manual.”

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