

AUS-SPEC *TECH*guide TG 403

October 2025

Guide to the building and facility maintenance management system and documentation

This guide sets out the procedures for the compilation of documentation for the maintenance of buildings and facilities. It addresses the philosophy behind the creation and development of the AUS-SPEC maintenance system based on quality, competitive principles and programmed maintenance. It reflects the execution by competitive maintenance contracts, either by the Principal's own business units or private contractors.

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1 INTRODUCTION

This TECHguide describes the philosophy and components of the AUS-SPEC maintenance system and sets out the contract documentation procedure for building and facility maintenance contracts. The AUS-SPEC maintenance system is based on quality management, competitive principles and programmed maintenance. It reflects the move from predominantly direct control, responsive maintenance and operations to the proactive approach outlined in the National Sustainability Frameworks for Asset Management for Local Government and developed in the Asset Management Basic (AMB), *International Infrastructure Management Manual* (IIMM) and the *International Infrastructure Financial Management Manual* (IIFMM) Operations studies previously carried out by State and Local Government form the foundation of AUS-SPEC documents. The AUS-SPEC resources complement the strategic and tactical resources provided by IPWEA, as mentioned in the brochure available at www.aus-spec.com.au and as shown in the diagram below:



This diagram shows the relationship between the asset management functions, and hierarchy of documents in the Asset Management System and the IPWEA eBook Library, NAMS+ and AUS-SPEC resources.

See NATSPEC TECHnote GEN 017 for guidance on using AUS-SPEC for asset management. IPWEA-NAMS.AU Practice Note 3 provides further details on condition assessment of buildings, estimates of remaining useful life, risk analysis, reporting, work schedules and financial planning.

The AUS-SPEC maintenance system allows asset owners to balance the level of service and the maintenance and operations budget and prepare documentation for in-house and/or private maintenance contracts. It includes records of asset inspections, defects, programmed and prioritised works and monthly works completed reports. These records and reports improve the maintenance history and asset inventory and provide a defence against possible litigation.

AUS-SPEC provides a professional and best practice approach to responsibly maintaining the community's assets within the budgetary constraints of the owner of the asset.

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1.1 Referenced documents

The following documents are incorporated into this TECHguide by reference:

TECHguides

AUS-SPEC TG 102 Guidelines for Principals – Standard contracts

AUS-SPEC TG 103 Guidelines for Principals – Period supply and service contracts

AUS-SPEC TG 404 Guide to adapting asset delivery documentation to building and facility maintenance

Worksections

0122 Information for tenderers

0123 Conditions of tendering

0124 Tender submission documents

0147 Conditions of contract

1501 General requirements - building and facility (Maintenance)

1502 Contract schedules - building and facility (Maintenance)

1503 Building and facility maintenance plan (BFMP)

1504 Annexures to building and facility maintenance plan (BFMP)

Standards

AS 2124-1992 General conditions of contract (available superseded)

AS 4000-2025 General conditions of contract

AS/NZS ISO 9001:2016 Quality management systems - Requirements

GC 21-2022 New South Wales Government General conditions of contract (Edition 2)

NPWC3-1981 National Public Works Contract - General conditions of contract

NCW4-2019 General conditions of contract for construction

Other publications

Australian Accounting Standards Boards

AASB 116 2021 Property, plant and equipment

Institute of Public Engineering Australia (IPWEA) NAMS.AU

AMB-2018 Asset Management Basics – Applying Infrastructure Asset Management Principles

IIFMM-2020 International Infrastructure Financial Management Manual

IIMM-2020 International infrastructure management manual. 6th edition

IPWEA-NAMS.AU Practice Note 3-2016 Building condition and performance assessment guidelines.

NATSPEC

NATSPEC Maintenance reference

NATSPEC TECHnote GEN 017 Using AUS-SPEC for asset management

NATSPEC TECHnote GEN 018 Using AUS-SPEC for asset maintenance

2 AUS-SPEC MAINTENANCE SYSTEM

2.1 A proactive approach

The main objective of a maintenance strategy is the maintenance of assets at an appropriate level of service and structural integrity at the optimal cost to the asset owner and users. Maintenance aims to preserve an asset, not upgrade it, and includes regular checking, repairs and minor improvements to remove the cause of any defects and avoid excessive repetition of maintenance effort. Regular maintenance is less costly than reconstruction, which becomes necessary if maintenance is neglected. Delayed maintenance also has other indirect costs, e.g. increased operating costs due to poor equipment performance and poor service levels.

The AUS-SPEC building and facility maintenance system conforms to a quality management model with the following characteristics:

- A systematic approach: Each project is subdivided into a number of defined activities.
- Simple clear checklists: For in-the-field recording, as evidence of conformance with requirements.

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- **Conformance:** Designed to encourage the service provider to identify and correct process faults and thereby assure the purchaser of good quality and productivity. If some aspect of the work does not conform and cannot be corrected, a non-conformance report is required.

The AUS-SPEC maintenance system can be used for parks and recreations areas, buildings and facilities, and road reserves. See NATSPEC TECHnote GEN 018.

2.2 Roles and responsibilities

Principal's roles and responsibilities

Under the AUS-SPEC building and facility maintenance system, the Principal/Asset owner/Council:

- Classifies each building and facility to define the level of risk aligned to the Asset Management Plan and strategy.
- Determines the likely maintenance activities and documents the performance requirements and standards.
- Assesses the quality capability of the Contractor/service provider to deliver the required level of quality.

Contractor's roles and responsibilities

Under the AUS-SPEC building and facility maintenance system, the Contractor/service provider:

- Controls the processes and methods, verifies conformance and provides only quality products and services.
- Inspects the buildings and facilities regularly, and records and reports on performance parameters such as defects to be rectified.
- Prepares and implements the maintenance work program.
- Repairs defects which have reached the documented recording level within a defined period.
- Verifies conformance to the specified performance standard.
- Provides the Principal with data on the condition of the building or asset to facilitate the currency of building and facilities condition records. This data is the basis of the Contractor's claim for payment.

Superintendent's roles and responsibilities

Under the AUS-SPEC building and facility maintenance system, the Superintendent:

- Audits the maintenance system, methods and end product during the course of the Contract.

2.3 Procurement

Maintenance may be procured in the following ways:

- Outsourced to private contractors by competitive tender.
- In-house service agreements, e.g. Council's own business units.
- A combination of in-house service agreements and external contracts.

The AUS-SPEC system is adaptable for use with any of these procurement methods. AUS-SPEC buildings and facilities maintenance worksections cover repairs, routine, periodic and urgent maintenance and cleaning of buildings and facilities. AUS-SPEC design and construction worksections can be incorporated into the documentation for projects requiring rehabilitation.

2.4 Types of work

Maintenance and operations

The types of work specified in AUS-SPEC building and facility maintenance cover:

- Maintenance activities.
- Operational activities, including cleaning and urgent, unplanned miscellaneous activities.

The process of maintenance and operations tasks reflect the following:

- The level of distress, breakage and nature of component damage involved with maintenance work.
- The urgent nature of miscellaneous (unplanned) works.
- The cyclical nature of cleaning work.

Capital renewals and replacement

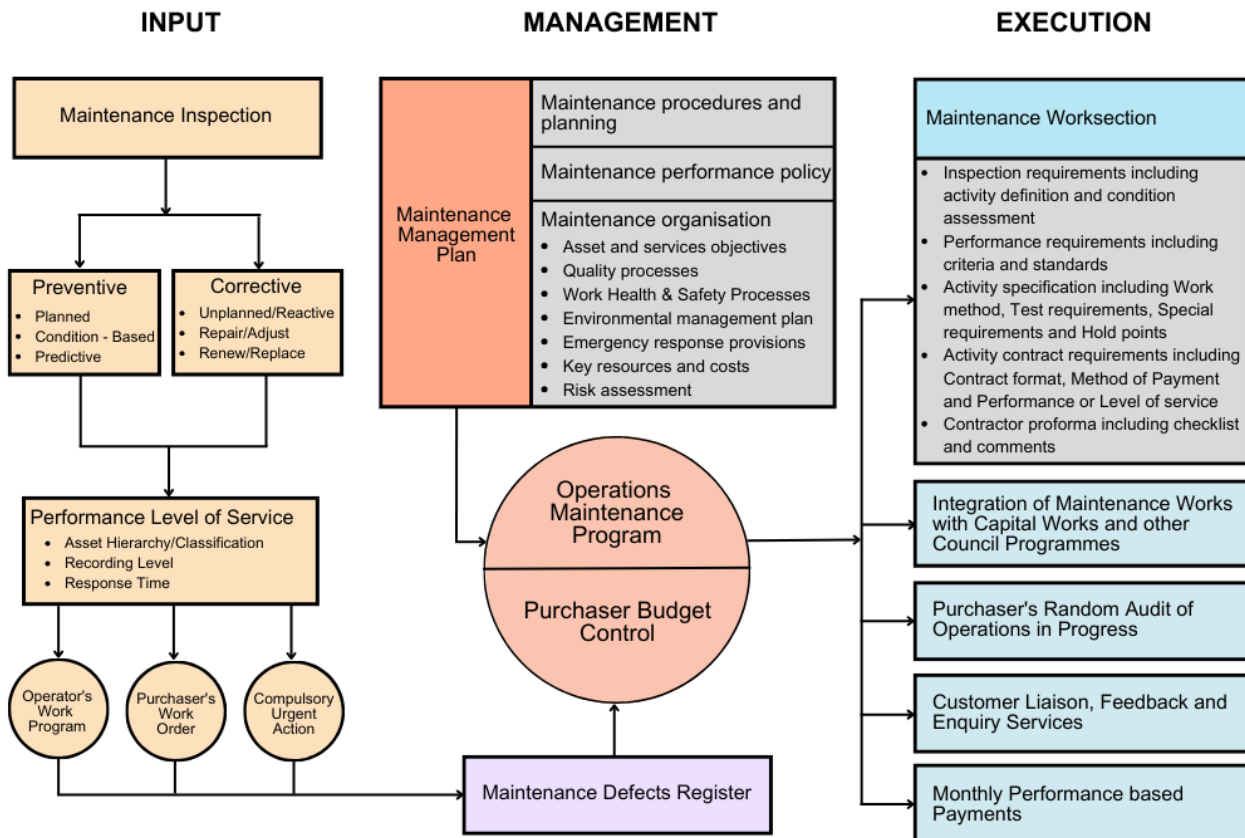
Renewal is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original capacity. For asset renewal and rehabilitation for buildings

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and facilities, use the NATSPEC *Building Basic* package and a combination of AUS-SPEC Construction worksections.

A **Flow diagram of typical AUS-SPEC Maintenance worksection** is shown with the main headings of Input which includes preventive and corrective maintenance, Management includes the Maintenance management plan and Execution includes the maintenance performance and contract requirements.

Flow Diagram for Typical AUS-SPEC Maintenance Worksection



3 COMPONENTS OF THE BUILDING AND FACILITY MAINTENANCE SYSTEM

The main components of the AUS-SPEC building and facility maintenance system are a series of *Templates* for processes that can be edited to suit a particular project and reflect the asset maintenance management policy of the asset owner. These *Templates* include:

- General requirements.
- Contract schedules.
- Quality requirements/Maintenance plan.
- Maintenance worksections defining performance requirements for classes of buildings and facilities with reference to the *NATSPEC Maintenance reference*.
- Classification categories of buildings and facilities.

3.1 General requirements

Building and facility maintenance

The *1501 General requirements – building and facility (Maintenance)* worksection is applicable to the general requirements of the Principal/Council for building and facility maintenance contracts. It includes plan requirements, contract period, work by others, environmental protection, safety plan requirements, emergency response, accidents, damage and measurement and payment. Edit this *Template* to create a

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master document for use on all building and facility maintenance contracts. Include project specification information in the BFMP, Activity specifications and the contract schedules, as appropriate.

Maintenance schedules

The *1502 Maintenance schedules – building and facility* spreadsheet should be read in conjunction with *1501 General requirements – building and facility (Maintenance)* worksection. It provides a series of worksheets including:

- Instructions for using maintenance worksheets.
- Maintenance activity/Work cost review.
- Maintenance schedule - rehabilitation work.
- Maintenance schedule - Major work.
- Maintenance schedule - Minor work.
- Building and facility data sheets.
- Activity frequency schedule.
- Schedule of Lump Sum components
- Bill of quantities.
- Daywork rates schedule.
- Sample activity frequency schedule.

3.2 Quality requirements and maintenance plan

Building and Facility Maintenance Plan (BFMP)

A Building and Facility Maintenance plan (BFMP), required under the *1501 General requirements - building and facility (Maintenance)* worksection, is necessary, whether the Works will be performed by in-house employees or private contractors. A BFMP outlines the procedures to provide assurance that the materials and processes conform or will lead to performance conforming to the documented requirements. It provides the Principal with information regarding day to day execution of the maintenance works and the ways in which the Contractor/service provider will record and report information to the Superintendent.

AUS-SPEC requires the various cleaning and miscellaneous maintenance activities to be performed for each building, room or facility to conform to a documented cycle. The items will require cyclic frequencies of inspection and/or maintenance. Programmed maintenance for building components will be based on the results of scheduled inspections.

The *1503 Building and facility maintenance plan (BFMP)* worksection is based on the structure of a Quality manual and Quality plan. However, the simplified format does not require third party verification or extensive documentation by the Contractor/service provider. The BFMP is prepared by the Principal and completed with input from the Contractor/service provider.

The asset owner should review the BFMP regularly, e.g. when triggered by changes to the organisational objectives, asset requirements, regulation/ legislation, community views.

BFMP Structure

The BFMP is divided into two parts to allow a Tenderer, in the case of an external contract or to submit a conforming BFMP with minimum documentation at the time of tender. Additional information is added to the BFMP by the successful Tenderer during the course of the project. The parts are as follows:

- BFMP Part 1 is a description of the broad scope of the contract management requirements and includes the Activity specifications. The Principal edits the AUS-SPEC *Template* to suit the particular project and includes it as part of the Request for Tender (if a Request for Tender is being sought). Each Tenderer is required to supply details in the pro forma document. This allows tenders to be easily compared and assessed. Before letting the contract out, the Principal may negotiate adjustments to the proposals or details provided by the Tenderer.
- BFMP Part 2 comprises additional information for completion by the Contractor and submission to the Superintendent during the contract establishment period. BFMP Part 2 is supplied to inform the Tenderer of the method and extent of the reporting procedures required under the terms of the contract and is not for submission with the tender documents. BFMP Part 2 is developed within the establishment period as part of executing the contract and requires the Superintendent's approval. Part 2 includes information on:

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- Maintenance procedures: Includes maintenance records, a safety statement, an environmental management plan, an emergency response plan, training and non-conformance management.
- Maintenance planning: Includes monitoring performance/service level, inspections, Superintendent's surveillance, work plan, recording of defects (Lump Sum or Dayworks), work program and reporting.

Maintenance management forms

1504 Annexures to buildings and facility maintenance plan (BFMP) should be read in conjunction with 1503 Building and facility maintenance plan (BFMP) worksection. It provides a series of forms and worksheets to control the process of management and payment of work including:

- Instructions of using the BFMP proformas.
- Defect notice.
- Defects notice register.
- Notice of non-conformance.
- Non-conformance report.
- Preventative action request.
- Corrective action request.
- Community complaint form.
- Work order/Work variation form.
- Maintenance worksections and NATSPEC Maintenance reference.

List of AUS-SPEC Activity specifications and related NATSPEC reference worksections.

Activity specifications describe the work that has to be done under the contract.

AUS-SPEC Activity specification	Activity code	Maintenance component code	Relevant parts of NATSPEC Maintenance reference
Structure			
1530 External works	E	TM	0184 Termite management
		LM	0259 Landscape maintenance
		AC	0272 Asphaltic
		SB	0273 Sprayed bituminous surfacing
		CP	0274 Concrete pavement
		SM	0275 Paving – mortar and adhesive bed
		SS	0276 Paving – sand bed
		TM	0343 Tensioned membrane structures
		FD	0383 Decking, sheet and panel flooring
		WE	0411 Waterproofing – external and tanking
		MF	0552 Metalwork – fabricated
		CO	0612 Cementitious toppings
		CT	0631 Ceramic tiling
		HM	0891 Hydraulic maintenance
1531 Floors	F	TM	0184 Termite management
		TT	0185 Timber products, finishes and treatment
		SR	0333 Stone repair
		LS	0342 Light steel framing
		LT	0382 Light timber framing
		FD	0383 Decking, sheet and panel flooring
		AF	0541 Access floors
		JO	0551 Joinery
		CO	0612 Cementitious toppings

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AUS-SPEC Activity specification	Activity code	Maintenance component code	Relevant parts of NATSPEC Maintenance reference
		TE	0613 Terrazzo in situ
		WW	0621 Waterproofing – wet areas
		CT	0631 Ceramic tiling
		ST	0632 Stone and terrazzo tiling
		RF	0651 Resilient finishes
		CA	0652 Carpets
		AT	0655 Timber flooring
		FS	0656 Floor sanding and finishing
1532 Walls	W	AS	0181 Adhesives, sealants and fasteners
		FS	0182 Fire-stopping
		MT	0183 Metals and prefinishes
		TM	0184 Termite management
		BB	0331 Brick and block construction
		SR	0333 Stone repair
		LS	0342 Light steel framing
		SF	0346 Structural fire protection system
		LT	0382 Light timber framing
		CC	0431 Cladding – combined
		GG	0461 Glass and glazing
		GB	0463 Glass blockwork
		TI	0471 Thermal insulation and pliable membranes
		LI	0511 Lining
		PC	0520 Partitions – combined
		CS	0525 Cubicle systems
		RD	0527 Room dividers
		SD	0581 Signage
		PL	0611 Rendering and plastering
		CT	0631 Ceramic tiling
		ST	0632 Stone and terrazzo tiling
		WP	0642 Wallcoverings
		PA	0671 Painting
1533 Doorways and windows	D	AS	0181 Adhesives, sealants and fasteners
		MT	0183 Metals and prefinishes
		LS	0342 Light steel framing
		LT	0382 Light timber framing
		WI	0451 Windows and glazed doors
		DL	0453 Doors and access panels
		DH	0455 Door hardware
		GG	0461 Glass and glazing
		GB	0463 Glass blockwork
		LI	0511 Lining
		PC	0520 Partitions – combined
		RD	0527 Room dividers

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AUS-SPEC Activity specification	Activity code	Maintenance component code	Relevant parts of NATSPEC Maintenance reference
		JO	0551 Joinery
		PL	0611 Rendering and plastering
		CT	0631 Ceramic tiling
		RF	0651 Resilient finishes
		WP	0642 Wallcoverings
		PA	0671 Painting
1534 Ceiling	C	AS	0181 Adhesives, sealants and fasteners
		FS	0182 Fire-stopping
		MT	0183 Metals and prefinishes
		LS	0342 Light steel framing
		LT	0382 Light timber framing
		TI	0471 Thermal insulation and pliable membranes
		LI	0511 Lining
		SL	0530 Suspended ceilings – combined
		PA	0671 Painting
1535 Roofing	R	AS	0181 Adhesives, sealants and fasteners
		MT	0183 Metals and prefinishes
		LS	0342 Light steel framing
		TM	0343 Tensioned membrane structures
		TF	0382 Light timber framing
		WE	0411 Waterproofing – external and tanking
		RO	0420 Roofing – combined
		TI	0471 Thermal insulation and pliable membranes
Services			
1571 Mechanical systems	M		07 MECHANICAL as referenced in 1500r NATSPEC Maintenance reference
1572 Hydraulic systems	H	LM	0259m Landscape maintenance
			08 HYDRAULIC as referenced in 1500r NATSPEC Maintenance reference
1573 Electrical systems	E	AF	0541m Access floors
		SD	0581m Signage
			09 ELECTRICAL as referenced in 1500r NATSPEC Maintenance reference
1574 Fire systems	F		10 FIRE as referenced in 1500r NATSPEC Maintenance reference
Operation - building			
1581 External building surveillance	-	-	-
1582 Accident repairs (Recoverable)	ORR	-	-
1583 Emergency call out	OCO	-	-
1584 Storm damage response	OEB	-	-
1586 Internal cleaning	OIB	-	-
1587 Sanitary cleaning	OSA	-	-
1588 Window cleaning	OWI	-	-

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AUS-SPEC Activity specification	Activity code	Maintenance component code	Relevant parts of NATSPEC Maintenance reference
1589 Cleaning –blinds and fire proofing of curtains	OCB	-	-

The Activity specification worksections follow a consistent format and can be edited to suit particular project and Principal requirements. For an external contract, the Activity specifications are provided to Tenderers by the Principal and form part of the BFMP. They provide basic information on the maintenance activities which are anticipated to make up the Works. The National Classification list can be used as a checklist for deciding which, if any, activities will be tendered.

Principals may advise Tenderers that variations to Activity specifications (excepting performance criteria and standards) will be considered at the tender stage and, under certain circumstances, during the contract to allow for improvements and innovation.

Each maintenance worksection includes the following information:

- **GENERAL**
 - **Referenced documents:** A list of referenced documents and standards applicable to the activity. As AUS-SPEC provides an update service, these documents are up-to-date with current standards and regulations at the time of each annual update.
- **INSPECTION REQUIREMENTS**
 - **Component definition:** Describes the work which reflects the maintenance activity of the building component.
 - **Condition assessment:** Describes the nature of distress and defects based on the condition of the park assets as per the IPWEA Practice Note 3.
- **PERFORMANCE REQUIREMENTS**
 - **Performance criteria:** Describes the criteria to maintain the building asset in an appropriate condition.
 - **Performance standards:** Describes the performance standard required for the maintenance activity as defined in specific worksections of the *1500r NATSPEC Maintenance reference*.
- **ACTIVITY CONTRACT REQUIREMENTS (ACR)**
 - **Contract format:** Includes Method of payment, e.g. Lump Sum, Schedule of rates or Daywork item.
 - **Reporting unit:** Maintenance management system reporting unit for data collection based on the contract format.
 - **Unit of measurement:** This will be required for Schedule of rates contract.
 - **Performance or Level of Service:** In the event of the activities not being performed to the required frequencies, the performance requirements for each building and facilities classification, including:
 - Recording level: A state of distress or need for remedial action (e.g. urgent repairs of services) exceeding a defined threshold to prompt action.
 - Response time: The time that determines the speed of response to the recording level appropriate to the location.
 - Compulsory intervention level: The level that specifies at what threshold immediate action is required.
- **CONTRACTOR PROFORMA**
 - **Checklist:** For programmed work items for completion by Contractor in the field.
 - **Comments:** This includes any additional maintenance activity found to be carried out around the area.
 - **Work locations:** This will provide the location where the maintenance activity has been carried out and will include digital data to support this information.

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3.3 Classification categories of buildings and facilities

General

Not all buildings and facilities will require the same frequency of cleaning, maintenance or performance requirements for the same activities. The classification of each building and facility allows Council the flexibility to assign different levels of service to different categories, which is generally related to estimated usage. However, some organisations may use other criteria, this may affect the frequency in the “response time” section of the performance requirements.

AUS-SPEC building classification categories

AUS-SPEC has adopted a functional classification based on the use of generic building or room categories as set out below. Each has a unique set of maintenance requirements:

- **Offices:** All business offices, whether in a metropolitan or rural area, in an operational or administrative setting, have the same basic maintenance and cleaning performance requirements.
- **Auditoriums, halls, larger meeting rooms (> 50 seated), Senior Citizens Centres:** All larger (> 50 seats) functional areas that can be used for large meetings, functions and performances.
- **Commercial and office kitchens:** All kitchen facilities in halls, function rooms and those associated with offices (e.g. tea rooms).
- **Sports centres, multi-purpose centres:** Large purpose-built buildings used for indoor recreation, and sporting activities such as basketball, indoor cricket and soccer, and gymnastics. Also includes halls for band practices, martial arts, ballet practice.
- **Foyers, hallways, public general purpose areas, libraries:** All circulation areas, such as entrance areas to buildings and access hallways and related public areas used for displays, e.g. art display.
- **Meeting rooms, Council chambers, board rooms (< 50 seated):** Rooms for meetings and small functions (≤ 50 seats).
- **Park/shopping centre toilets:** Toilet blocks in parks and open spaces and in shopping areas and malls.
- **Health centres, clinics, surgeries:** Specialised areas requiring high level cleaning and maintenance. Includes any area used for general public health purposes at the local government level, e.g. immunisation clinics, blood donor centres, baby health centres. This category specifically excludes any activity associated with doctors' surgeries and hospitals.
- **Machinery workshops, works depots, utility buildings:** Purpose-built utility buildings for work, maintenance and repair of plant and machinery, including plant sheds, pump and machinery rooms. The primary objective is cleaning for safety related matters, e.g. neutralising the effect of oil spills.
- **Special use buildings/rooms, e.g. childcare centres:** Purpose-built buildings dedicated to a single activity.

Excluded activities

Maintenance of major service components of buildings and facilities have been excluded from AUS-SPEC as the execution of these activities includes very specialist applications and varies according to each Council's approach and method of operation.

These specialist activities include the maintenance of:

- Medical facilities.
- Facilities for medical or scientific research.
- Waste incinerators and sewerage plants.
- Olympic pools/aquatic centres.
- Fire protection performance testing.
- Telecommunications performance testing.

4 APPLICATION OF A BUILDING AND FACILITY MAINTENANCE PLAN

4.1 Trial contracts

It is recommended that Principals embarking on the development of the competitive provision of buildings and facilities maintenance, appoint a project manager to first apply the AUS-SPEC maintenance system to trial maintenance contracts using in-house staff for the following reasons:

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- To determine the correct level of work involved and investment required to meet the requirements built into the BFMP.
- To allow staff to learn the maintenance process and become familiar with a competitive contract environment.
- To progressively collate key buildings and facilities asset information necessary to quantify typical maintenance resource requirements.
- To test the quality of the ongoing asset management data produced by the BFMP.
- To quantify realistic budget allocations to the components of maintenance activity in the network so that budgetary control will persist with the advent of a contractual rather than resource driven program.

4.2 Implementation phase

Present AUS-SPEC maintenance system to the Principal's works group or business unit

Explain the process and documentation, and form committees to review the Activity specifications, and General requirements for local application.

The Principal needs to review the AUS-SPEC documentation and adjust definitions, performance criteria and method of payment to suit circumstances. For example, during implementation, the Principal may adopt a greater number of activities for schedule of rates payment rather than Lump Sum payment due to a lack of historical data on both inventory and previous expenditure patterns.

List the implementation tasks

Define the tasks and time scale for implementation and the required resources including:

- Review of Activity definitions and performance criteria.
- BFMP documentation.
- Reporting system establishment.
- Resources for initial inventory surveys and inspections.
- Develop the trial buildings and facilities network definition information.

Define the trial buildings and facilities network using schedules and base maps. Use the work done during the AASB116 asset management data capture and also Maintenance Management System (MMS) data.

Alternatively, use the Core and advanced flow charts in IPWEA-NAMS.AU Practice Note 3 for a conditional assessment of the building assets, depending on the level of detail required.

Establish a test group for a virtual trial of the process

Amend the *Templates* to suit the Principal's requirements, making sure the documented process is efficient and effective. Inspections will be done by the provider and the **Maintenance Defect Register (MDR)** will be created by the Project Manager. When a defect is detected, it is entered into the MDR and a response organised in conformance with the appropriate Activity specification and ACR. In order to allow the Project Manager to monitor effort and costs assigned to the AUS-SPEC activities and network segments, a costing code system will need to be developed for the implementation trial. This localised network information will be invaluable at completion of the trial when the business unit or tenderers quantify lump sums and unit rates.

Allow the test crew/work gang to identify areas for improvement

Allow the test crew/work gang to identify Activity specifications, and management processes that need improvement and allocate resources to implement these improvements. Also involve all administrative staff (in particular financial staff) to make sure the appropriate independent reporting and financial systems will be available, and these systems will be resourced to allow them to be carried out efficiently and with probity.

Instigate a full-scale implementation trial of six months

When most processes, systems and resources are in place, allow a realistic implementation phase to proceed. This may cover a geographic zone within a Council area or the entire Council area. During the trial period, it is recommended that existing cost and production reporting systems are maintained in parallel with the trial. Timesheet and employee payment systems are not affected by the implementation of the AUS-SPEC maintenance system.

Recommend adjustments to performance requirements/service levels

This will be possible as the level of the building and facility maintenance budget is monitored relative to the effectiveness of work done and the condition of the network.

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The end of the implementation phase

The Principal should aim to have documentation which is clear in its requirements and consistent in its format. The Principal can then choose to either test its maintenance delivery proficiency in the open marketplace or operate an internal contract awarded to an in-house business unit.

At conclusion of the implementation phase, it is anticipated that sufficient asset inventory and historical expenditure data will be available so that the payment methods will more closely reflect the Lump Sum listings in the AUS-SPEC *Templates*. The implementation period will vary from organisation to organisation.

4.3 Daywork rates

Work that is designated for payment on a Daywork rates basis can only be instigated by the issue of a Work Order with an estimate of cost provided by the contractor and approval of the superintendent. The organisation may keep control of expenditure by issuing works orders in an orderly manner.

4.4 Example of implementation phase

Case study

Several case studies in IIMM and AMB Section 4.2.3 provide examples for implementing a proactive approach to buildings and facilities and Technical levels of service for building which can be used in conjunction with the AUS-SPEC maintenance system.

More AUS-SPEC Case studies are also available at www.aus-spec.com.au.

4.5 Data collection

Maintenance requires an inventory of all assets. The form and type of data required by the AUS-SPEC maintenance system is consistent with other management systems, and as a result, the data can be used to assist with the generation of reports to improve the development of future works programs and to assist with buildings and facilities management.

The data collected facilitates increasing accuracy for costing on a building/facility basis and assists with the efficient and effective management of the network. The Maintenance Defects Register also provides records which may be required as a defence against litigation.

IIMM Section 4.2.6 provides more information on data collection processes and Figure 4.2.6.1 illustrates the information strategy to collect, store, analyse, report and maintain the asset data. Collected asset data can be maintained and improved in accordance with IIMM section 4.2.7.

IIMM Case studies 2.4.5a and 2.4.5b provide examples of building and facilities data collection approach taken by local government.

Specialised technology for data collection

Consider the use specialised systems and technology, e.g. GIS, digital photography, GPS equipment and satellite navigation, mobile communications and electronic data acquisition equipment. These systems provide several benefits for efficient and improved means of data collection for maintenance purposes.

IIMM Section 4.3 provides more detail on information systems and tools for recording and maintaining asset data. For buildings, electronic data collection improves data accuracy and ongoing data maintenance.

IPWEA-NAMS.AU Practice Note Section 16, Toolkit provides various options for mobile applications directly linked to a software application to provide a data collection tool that is integrated with analysis and reporting.

4.6 Benchmarking

Benchmarking is possible with other organisations using the AUS-SPEC maintenance specification system, as the work process and the outcome are effectively the same.

Following implementation, the system progressively improves, and this provides the asset owner with the control and historical data that allows the organisation to competently improve the management of the assets.

5 COMPILATION OF CONTRACT DOCUMENTS

5.1 General

Documentation for maintenance contracts generally follows the production and procedures outlined in AUS-SPEC TECHguides TG 102 and TG 103 with appropriate amendments.

Standard contract documentation is in two sections:

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- Section A Tender documents: If the maintenance contract will be with an external Contractor, assemble the *0122 Information for tenderers* and *0123 Conditions of tendering* worksection separately.
- Section B Contract documents: Assemble contract documents, free from discrepancies and omissions, in 4 volumes as described in the **Contract documentation volumes table**.

Contract documentation volumes table

Contract volumes	Include the following AUS-SPEC worksections and related documents	Notes
Volume 1 CONDITIONS OF CONTRACT (General workgroup)	<i>0147 General conditions of contract.</i>	This worksection outlines the general conditions of contract AS 2124, the annexures to the contract and the special conditions of contract. The General conditions of contract (e.g. AS 2124) is included in the contract documents by reference in the <i>0147 Conditions of contract</i> worksection.
	Annexure to General conditions of contract.	These are pre-printed forms of Annexure Part A and B for standard contracts.
	Special conditions of contract.	Refer to AUS-SPEC TG 404 for guidance on adapting general conditions of contract to building and facility maintenance
Volume 2 TECHNICAL SPECIFICATIONS	Technical specification: <i>1501 General requirements – building and facility (Maintenance).</i>	This worksection is applicable to the General requirements of the Principal/Council for building and facility maintenance contracts.
	<i>1502 Maintenance schedules - building and facility</i> includes schedules of routine general maintenance	This worksection outlines the contract schedules for routine general maintenance, building and facilities data sheet, activity frequency schedule, schedule of lump sum components, bills of quantities, schedules of dayworks rates.
	Quality: <i>1503 Building and facility maintenance plan (BFMP)</i>	The BFMP is a contract specific document which is confirmation of the understanding and commitment of the Contractor and the Principal on maintenance performance policy, maintenance organisation, Activity Specifications, management procedures and maintenance planning.
	Building and facility maintenance <i>Activity specifications.</i>	For maintenance activities use AUS-SPEC worksections <i>1531 – 1574</i> . For operational activities use AUS-SPEC worksections <i>1581 – 1589</i> .
	<i>1504 Annexures to building and facility maintenance plan (BFMP).</i>	Non-conformance management forms, Work Order form, community complaint form and damage report forms. It also includes completed sample forms for guidance. Provided for information only.
	<i>1500r NATSPEC Maintenance reference.</i>	
Volume 3 BUILDING AND FACILITY DEFINITION INFORMATION (Separate compilation – referenced in this Guide) the building and facility and within the scope of the contract	Map(s) of buildings and facilities Network.	
	Building and facility data sheet: <i>1502 Maintenance schedules – building and facility.</i>	Includes schedule of Activity frequency.
	Other schedules and details of assets.	Detail plans.
	Standard drawings.	
Volume 4 TENDER SUBMISSION DOCUMENTS (General workgroup)	<i>0124 Tender submission documents.</i>	This worksection outlines the tender submission documents required for the contract such as: <ul style="list-style-type: none"> • Tender forms and declarations. • Tenderer’s particulars – current commitments.
	<i>1502 Maintenance schedules - building and facility (Maintenance).</i>	This worksection includes schedule of Lump Sum, Bill of quantities and Daywork rates.

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Contract volumes	Include the following AUS-SPEC worksections and related documents	Notes
	1503 Building and facility maintenance plan (BFMP) Part 1.	BFMP Part 1 is completed by the Contractor for tender submission.
ASSOCIATED DOCUMENTS	Council's WHS policy and induction package.	
	Building and facility maintenance history.	

Binding

Volumes: Bind volumes separately.

Exhibit copies: Spiral bind to fix editions for legal and contractual reasons.

Working copies: Assemble in ring binders.

Associated documents: Bind separately without volume status to indicate their exclusion from the formal contract documents.

Alternatively use the electronic records management system.

Responsibility: Assign the responsibility of supervising consistency across all Council/Owner contracts, to one Council/Owner officer or manager, in conformance with an appropriate Contracts policy.

5.2 Volume 1 – Conditions of contract

Select the General conditions of contract

The AUS-SPEC maintenance system can be used as a fully outsourced contract maintenance regime or as a service agreement governing services provided by an in-house business unit. Some business units may act as a head contractor and subcontract selected operations as minor contracts.

Commonly used General conditions of contract include NCW4, NPWC3 (NSW), GC21, AS 2124 and AS 4000. Other specific documents generated by individual consultants may also be used.

Complete the Annexures to the General conditions of contract

These are pre-printed forms of Annexure Part A and Part B for standard contracts.

Prepare any special conditions of contract

Refer to AUS-SPEC TECHguide TG 404 for guidance on issues which impact on normal contract requirements and need to be provided as supplementary clauses for contract documentation. This is provided in a checklist format.

5.3 Volume 2 – Technical specifications

Technical specifications

Components: Three parts as follows:

- 1501 General requirements – building and facility (Maintenance).
- 1503 Building and facility maintenance plan (BFMP) and 1504 Annexures to building and facility maintenance plan.
- Activity specifications (maintenance and operations specifications) and NATSPEC Maintenance reference.

Compilation process

Extent: All parts require customising by the Principal with project specific information.

- 1501 General requirements – building and facility (Maintenance): Complete the prompts in the main body of text and complete the Annexures as follows:

Define the extent of work

Select the maintenance activities to be provided in the building and facility maintenance contract from the list in the 1503 Building and facility maintenance plan worksection.

Compile the schedule of work by others

Schedule routine general maintenance work, to be performed by others, under Council's rolling works program during the Contract period, in the 1502 Maintenance schedules – building and facility worksection.

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Review Principal supplied items

Review the materials and services to be supplied by the Principal, edit the *1501 General requirements – building and facility (Maintenance)* worksection, as appropriate, and complete or delete the schedule in the *1502 Maintenance schedules – building and facility* worksection.

Review mandatory resources and key staff

Review the minimum mandatory resources required to be provided by the Contractor and document these in the *1503 Building and facility maintenance plan* worksection.

Edit Templates where necessary

Edit the AUS-SPEC *Template* clauses by deletion or addition of text to suit specific local requirements.

Complete Principal supplied information

Complete the details identified with a (P) in the *1502 Maintenance schedules – building and facility* and *1503 Building and facility maintenance plan* worksections. The Principal defines the content of the BFMP, which includes a complete set of Activity specifications for the contract.

Review Activity specification requirements

Review the default template response times and compulsory intervention levels and method of payment in line with the Principal's asset management strategy.

Environmental management training

In addition to the compilation of Volume 2, the Principal should prepare, or arrange for, a training course in environmental practice appropriate to the requirements of the Environmental Management Plan documented in the *1501 General requirements – building and facility (Maintenance)* worksection.

Heritage considerations

Include heritage considerations in the *1501 General requirements – building and facility (Maintenance)* worksection, prepare a separate plan if required, for the maintenance of heritage assets.

- Maintenance plan.
- *1500r NATSPEC Maintenance reference*.

5.4 Volume 3

Buildings and facilities definition information

General: Depicts the area of responsibility in which the contractor will perform the defined maintenance activities of the contract. It is equivalent to the drawings in a construction contract.

Components:

- Building/facility data sheets including the building features, relevant activity code and the maintenance frequency.
- Drawings of each building and facility.
- Schedules of:
 - . PC items.
 - . Special events.
 - . Major inclusions.
- Special security measures – checklists.

Compilation process

Compile the buildings and facilities definition information components.

Complete the building/facility data sheet located in the *1502 Maintenance schedules – building and facility* worksection.

The use of the building/facility asset system allows for the ordered collection, storage and retrieval of project related maintenance data which is then able to be coordinated with other asset systems and the relevant Australian Accounting Standards Board publications, e.g. AASB116 available from www.aasb.gov.au International Infrastructure Financial Management Manual provides further information to link technical and financial aspects of managing infrastructure assets.

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5.5 Volume 4 – Tender submission documents

Select appropriate forms and declarations for tender submission

The tender forms and declarations required for a building and facility maintenance contract are essentially the same as for a combined Lump Sum, schedule of rates contract for a construction contract (by selecting the appropriate worksection from the *General* workgroup), with the addition of a schedule of Daywork rates.

Draft schedules for:

- An Inventory supporting the Bill of quantities for each building/facility and
- Daywork rates are provided in contract schedules for building and facility maintenance. A Bill of quantities is to include the total lump sum for all buildings and facilities in the Contract and a format is also included.

Draft schedules for method of payment

Draft schedules for Lump Sum components: Schedule of rates components and schedule of Daywork rates, based on the schedule templates provided in the *1502 Maintenance schedules – building and facility* worksection.

Prepare BFMP Part 1

The Contractor is required to complete BFMP Part 1 as part of the tender submission. This will include a list indicating which, if any, Activity specifications have amendments proposed by the Contractor. A full copy of the Activity specifications and Activity contract requirements containing the Tenderer's proposed changes will be included in the tender submission.

5.6 Associated documents

Compile building and facility maintenance history

Wherever possible, provide historical information of building maintenance, to the Tenderer. This information should indicate the amount spent and/or quantity of materials used on each maintenance activity, on each section of building or facility, for as long a period as possible, preferably over the past 3 years as a minimum.

The information provided does not form part of the Contract, is not guaranteed, and any tenders submitted must be based on the Tenderer's own investigations and determinations. A statement to this effect should be required from the Tenderer to protect the principal.