

CERTIFICATION OF WORK  
(To be completed by the Contractor and saved in the Contractor's CMMS)

FACID/Building: P051 - 184 Date of Visit: 1-9-19

Contractor Personnel on Site:

1. Tony Lazarus
2. Jim Geertgens
3. Scott Berry
4. Frank Spierce
5. \_\_\_\_\_
6. \_\_\_\_\_

Work Performed:

**Preventive Maintenance** - Services Completed (Annual, Quarterly, Monthly, equipment identification, etc.)

1. 6992
2. 7016
3. \_\_\_\_\_
4. \_\_\_\_\_

**CERTIFICATION OF WORK**

To be signed by the Contractor:

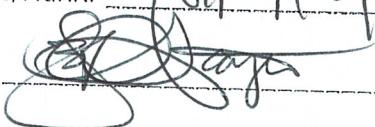
Print Name: Jim Geertgens Date: 1-9-19

Signed: 

To be signed by Facility Manager:

By signing the Certification of Work, the said government representative signature does not constitute acceptance of any work performed by the contractor, it only acknowledges that the contractor was on-site during the identified timeline:

Print Name/Rank: SGT Hayes, J.D. Date: 20190110

Signed: 

E-Mail: \_\_\_\_\_

OTHER RECURRING SERVICES CERTIFICATION OF WORK  
(To be completed by the Contractor and saved in the Contractor's CMMS)

FacID/Building: PC 051 - 194 Date of Visit: 1/9/19

Contractor Personnel on Site:

1. Tony Lazarus  
2. Jim Geertgens  
3. Scott Wessell

4. Frank Sperber  
5. \_\_\_\_\_  
6. \_\_\_\_\_

Work Performed:

Other Recurring Services

1. 6882  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

**CERTIFICATION OF WORK**

To be signed by the Contractor:

Print Name: Jim Geertgens Date: 1. 9. 19  
Signed: Jim Geertgens

To be signed by Facility Manager:

By signing the Certification of Work, the said government representative signature does not constitute acceptance of any work performed by the contractor, it only acknowledges that the contractor was on-site during the identified timeline:

Print Name/Rank: SGT Hayes P.D. Date: 20190110  
Signed: SGT Hayes

E-Mail:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST  
GATES, FENCES, SECURITY AND ACCESS

SITE AND BLDG #: Pa 051 - 194 - 001

LOCATION/RM #: GMS

WO# 6992

ASSET # 7526

MECHANIC

SIGNATURE:

START TIME:

9:15AM

DATE:

1/19/19

FINISH TIME:

9:30AM

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE YES	NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered.	✓	
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓	
1	Inspect all pivot points, hinges, latches, etc. Apply lubricant where needed, wiping off excess.	✓	
2	Check all locking devices. Lubricate as required.	NA	
3	Inspect center gate support rollers and lubricate as required.	NA	
4	Clean roller track of any debris.	✓	
5	Check bolts, fasteners, and mounting hardware. Tighten or adjust as necessary.	✓	
6	Check for any obstructions that retard full swing or movement of the gate.	✓	
7	Check that shrubs and trees are pruned clear of gate.	✓	
8	Check hold open devices for proper operation. Lubricate as required.	✓	

- 1 Check posts and corner posts, support guys, and horizontal bars between each support post.
- 2 Check wire and anchor point; re-stretch and re-anchor if necessary.
- 3 Inspect fence anchors along the bottom of the fence and at the point where the fence is connected to the post.
- 4 Treat with galvanized protectant where rust has developed.
- 5 If approved, apply weed control along entire base of fence. Consult the Safety Data Sheets (SDS) for hazardous ingredients and proper personal protective equipment (PPE).
- 6 Check that shrubs and trees are pruned clear of fencing

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency.

To be performed by: General Maintenance Worker

Additional Notes:

1

PC

Double

Swingers

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**GATES, FENCES, SECURITY AND ACCESS**

SITE AND BLDG #: PA 051 184-01

LOCATION/RM #: MCP

WO# 6992

ASSET # 7634

MECHANIC  
SIGNATURE:

START TIME:

Gul Adar

9:30AM

DATE:

1/2/18

FINISH TIME:

9:45AM

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered.		✓	
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.		✓	
1	Inspect all pivot points, hinges, latches, etc. Apply lubricant where needed, wiping off excess.	✓		
2	Check all locking devices. Lubricate as required.	✓		
3	Inspect center gate support rollers and lubricate as required.		✓	
4	Clean roller track of any debris.		✓	N/A
5	Check bolts, fasteners, and mounting hardware. Tighten or adjust as necessary.	✓		N/A
6	Check for any obstructions that retard full swing or movement of the gate.	✓		
7	Check that shrubs and trees are pruned clear of gate.	✓		
8	Check hold open devices for proper operation. Lubricate as required.	✓		

- 1 Check posts and corner posts, support guys, and horizontal bars between each support post.
- 2 Check wire and anchor point; re-stretch and re-anchor if necessary.
- 3 Inspect fence anchors along the bottom of the fence and at the point where the fence is connected to the post.
- 4 Treat with galvanized protectant where rust has developed.
- 5 If approved, apply weed control along entire base of fence. Consult the Safety Data Sheets (SDS) for hazardous ingredients and proper personal protective equipment (PPE).
- 6 Check that shrubs and trees are pruned clear of fencing

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency.

To be performed by: General Maintenance Worker

Additional Notes:

1 R Single

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST  
GATES, FENCES, SECURITY AND ACCESS

SITE AND BLDG #: P 051 - 184 - 01

LOCATION/RM #: MEP WO# 6910

ASSET # 7635

MECHANIC  
SIGNATURE:

START TIME:

Gul A. Lub

DATE: 1/9/18

FINISH TIME: 10:00AM

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (OF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered.	✓		
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓		
1	Inspect all pivot points, hinges, latches, etc. Apply lubricant where needed, wiping off excess.	✓		
2	Check all locking devices. Lubricate as required.	✓		
3	Inspect center gate support rollers and lubricate as required.	✓		
4	Clean roller track of any debris.	✓		
5	Check bolts, fasteners, and mounting hardware. Tighten or adjust as necessary.	✓		
6	Check for any obstructions that retard full swing or movement of the gate.	✓		
7	Check that shrubs and trees are pruned clear of gate.	✓		
8	Check hold open devices for proper operation. Lubricate as required.	✓		

K00-046CMI Management Inc.

- 1 Check posts and corner posts, support guys, and horizontal bars between each support post.
- 2 Check wire and anchor point; re-stretch and re-anchor if necessary.
- 3 Inspect fence anchors along the bottom of the fence and at the point where the fence is connected to the post.
- 4 Treat with galvanized protectant where rust has developed.
- 5 If approved, apply weed control along entire base of fence. Consult the Safety Data Sheets (SDS) for hazardous ingredients and proper personal protective equipment (PPE).
- 6 Check that shrubs and trees are pruned clear of fencing

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: General Maintenance Worker

Additional Notes:

1 R Single

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**POWER OPERATED OVERHEAD DOOR**

ACTIVITY AND BLDG #: *PF 051 - 184 - 01*LOCATION: *Stampa wk 6992 asset 7659*MECHANIC  
SIGNATURE: *Janet G*DATE: *11/8/18*

START TIME:

*930*

FINISH TIME:

*900*

CHECK ITEM	CHECKED OR NOT CHECKED	CHICAGO RUBBED ENCRUSTATION	PENSA COATABLE		REOPEN/EXCUSE
			YES	NO	
1		In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered.			
2		Review manufacturer's instructions.			
3		Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.			
1		Inspect general arrangement of door and mechanism, mountings, standards, wind locks, anchor bolts, counterbalances, weather stripping, door sweeps etc. Clean, tighten, and adjust repair as required.			
2		Operate with power from stop to stop and at intermediate positions. Observe performance of various components, such as brake, limit switches, door operating speed, motor, gear box, etc. Clean and adjust as needed.			
3		Check operation of safety edges, stops, electric eye, treadle, or other operating devices. Clean and make required adjustments or repairs.			
4		Check manual operation. Note brake release, motor disengagement, functioning of hand pulls, chains, sprockets, clutch, etc.			
5		Examine all wiring, motor, starter, push button, etc., blow out or vacuum if needed.			
6		Inspect gear box, change or add oil as required.			
7		Perform required lubrication. Remove old or excess lubricant.			
8		Clean unit and mechanism thoroughly. Touch up paint where required.			
9		Clean up and remove all debris.			

Note. The Contractor shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence.  
 Checklist compiled in accordance with:

- General Services Administration (GSA) Public Building Service. 2012. *Public Buildings Maintenance Standards Final*. October 1.

- Original equipment manufacturers (OEM) documentation for exact or similar assets, which can be located at [\(Provide Link to OEM Manual/Asset Library\)](#)

*10 X 10*

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**POWER OPERATED OVERHEAD DOOR**

ACTIVITY AND BLDG #: PA051 - 199 - C1

LOCATION: DRILL WAD 6992 Asset # 7679

MECHANIC  
SIGNATURE:

DATE: 1/8/19

START TIME:

950

FINISH TIME: 1015

CHECK ITEM#	DESCRIPTION	TASK (APPLICABLE YES NO)	EXPLANATION
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered.		
2	Review manufacturer's instructions.		
3	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work		
1	Inspect general arrangement of door and mechanism, mountings, standards, wind locks, anchor bolts, counterbalances, weather stripping, door sweeps etc. Clean, tighten, and adjust repair as required.		
2	Operate with power from stop to stop and at intermediate positions. Observe performance of various components, such as brake, limit switches, door operating speed, motor, gear box, etc. Clean and adjust as needed.		
3	Check operation of safety edges, stops, electric eye, treadle, or other operating devices. Clean and make required adjustments or repairs.		
4	Check manual operation. Note brake release, motor disengagement, functioning of hand pulls, chains sprockets, clutch, etc.		
5	Examine all wiring, motor, starter, push button, etc., blow out or vacuum if needed.		
6	Inspect gear box, change or add oil as required.		
7	Perform required lubrication. Remove old or excess lubricant.		
8	Clean unit and mechanism thoroughly. Touch up paint where required.		
9	Clean up and remove all debris.		

Note. The Contractor shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence.  
 Checklist compiled in accordance with:

General Services Administration (GSA) Public Building Service. 2012. *Public Buildings Maintenance Standards Final*. October 1.

Original equipment manufacturers (OEM) documentation for exact or similar assets, which can be located at ([Provide Link to OEM Manual/Asset Library](#))

Additional Notes:

12 X 10

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**DOOR KEYPAD / CARD READER**

SITE AND BLDG #: P-051 - 184 - 01

LOCATION/RM #: 127      WO# 6992      ASSET # 7865

MECHANIC  
SIGNATURE:

DATE: 1/8/13

START TIME:

10:55

FINISH TIME: 10:20

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETED		NOTES/ACTIONS (IF TASK COMPLETE IS CHECKED, NO PROVIDE EXPLANATION)
		YES	NO	
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.		/	
2	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.		/	
<b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b>				
1	If applicable, test the controls for communications to the monitoring center. Inspect key pad for sticking keys and LED lights proper operation.		/	
2	Check power supplies. Clean keys and pad with a quick dry electrical cleaner. Wipe unit down		/	
3	Inspect and test the operation of device. Observe unit in use		/	
4	Ensure proper protection of all visible wiring and conduits		/	
5	Verify that no compromise to devices has occurred (compromise of devices could be from building alterations, partitions, furniture or other obstacles) Any deficiencies found open a CM work order in Maximo and quote will be provided for CM repairs. Note in note Column		/	N/A

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency.

To be performed by: General Maintenance Worker

Additional Notes:

Key pad

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**MANUAL/AUTOMATIC ROLL-UP DOORS**

ACTIVITY AND BLDG #: PA 051 -194 -01  
 LOCATION: VILLE work 6992 Asset # 7990

MECHANIC  
SIGNATURE:

DATE:

START TIME:

10/15 1/9/19

FINISH TIME: 1030

CHECK POINT	CHECKPOINT DESCRIPTION	SPECIAL INSTRUCTIONS	TASK COMPLETED		NOTES/ACTIONS (IF TASK COMPLETED, CHECKED NO, PROVIDE EXPLANATION)
			YES	NO	
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered.				
2	Review manufacturer's instructions.				
3	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.				
1	Check with door operating personnel for any known deficiencies.				
2	Inspect general arrangement of door and mechanism, mountings, standards, wind locks, anchor bolts, counterbalances, weather stripping, door sweeps etc. Clean, tighten, and adjust repair as required.				
3	If applicable, operate with power from start to stop and at intermediate positions. Observe performance of various components, such as brake, limit switches, door operating speed, motor, gear box, etc. Clean and adjust as needed.				
4	Check operation of safety edges, stops, electric eye, treadle, or other operating devices. Clean and make required adjustments or repairs.				
5	Check manual operation. Note brake release, motor disengagement, functioning or hand pulls, chains sprockets, clutch, etc.				
6	If applicable, examine all wiring, motor, starter, push button, etc., blow out or vacuum if needed.				
7	If applicable, inspect gear box, change or add oil as required.				
8	Perform required lubrication. Remove old or excess lubricant.				
9	Clean unit and mechanism thoroughly. Touch up paint where required.				
10	Clean up and remove all debris.				

Note: The Contractor shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence.  
 Checklist compiled in accordance with:

- Original equipment manufacturers (OEM) documentation for exact or similar assets, which can be located at [\(Provide Link to OEM Manual/Asset Library\)](#)

**Additional Notes:**

Fine Sh-t-L-a 12X15

**PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST**  
**MANUAL/AUTOMATIC ROLL-UP DOORS**

ACTIVITY AND BLDG #:

Pa 051 -194 -c1

LOCATION: DILL WAT 6992 Asset # 8000

MECHANIC  
SIGNATURE:

DATE:

1/8/19

START TIME:

1015

FINISH TIME:

1030

CHECK POINT	CHECKPOINT DESCRIPTION	TASK (COMPLETE)		NOTES/ACTIONS (IF TASK COMPLETE, IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered.			
2	Review manufacturer's instructions.			
3	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.			
TO BE PERFORMED DATE EACH IN INSPECTION SERVICE				
1	Check with door operating personnel for any known deficiencies.			
2	Inspect general arrangement of door and mechanism, mountings, standards, wind locks, anchor bolts, counterbalances, weather stripping, door sweeps etc. Clean, tighten, and adjust repair as required.			
3	If applicable, operate with power from start to stop and at intermediate positions. Observe performance of various components, such as brake, limit switches, door operating speed, motor, gear box, etc. Clean and adjust as needed.			
4	Check operation of safety edges, stops, electric eye, treadle, or other operating devices. Clean and make required adjustments or repairs.			N/A
5	Check manual operation. Note brake release, motor disengagement, functioning or hand pulls, chains sprockets, clutch, etc.			N/A
6	If applicable, examine all wiring, motor, starter, push button, etc., blow out or vacuum if needed.			
7	If applicable, inspect gear box, change or add oil as required.			N/A
8	Perform required lubrication. Remove old or excess lubricant.			
9	Clean unit and mechanism thoroughly. Touch up paint where required.			
10	Clean up and remove all debris.			

Note: The Contractor shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence.  
 Checklist compiled in accordance with:

- Original equipment manufacturers (OEM) documentation for exact or similar assets, which can be located at ([Provide Link to OEM Manual/Asset Library](#))

**Additional Notes:**

4x4 fire shutter