

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
CHILLER CONTROL PANEL (ANNUAL)

ACTIVITY AND BLDG #: PA 079-01

LOCATION: Drive 10963 Asset# 5306

MECHANIC
SIGNATURE: *John*

DATE: 9/20/19

START TIME: 815

FINISH TIME: 820

ITEM #	ITEM DESCRIPTION	WORK COMPLETED	ITEMS NOT PERFORMED OR PARTIALLY PERFORMED	
			ITEM 1	ITEM 2
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	Read and understand the manufacturer's instructions before making any adjustments or calibrations.			
4	Schedule work with operating personnel, as needed.			
5	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.			
6	Ensure appropriate site personnel are notified that alarms that may result from testing and to disregard them until testing is completed.			
7	Replace defective control safeties (as work order) found while performing preventive maintenance.			
1	Clean and calibrate all controlling instruments (temperature and pressure transducers, etc.) in accordance with manufacturer's instructions and maintenance standard.			
2	Check and clean all electrical contacts and pneumatic orifices.			
3	Check pneumatic tubing for leaks or damage. Repair or replace as required.			
4	Check for bad indicator lights and gauges and replace as necessary.			
5	Test all controllers and set at proper set points.			
6	Check operating data and analyze for proper operation. Note unusual conditions such as compressor surge on maintenance log.			

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:

HVAC Control Panel for PKU-2

BT

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
CHILLER CONTROL PANEL (ANNUAL)

ACTIVITY AND BLDG #: PR 079-01

LOCATION: Bay 16-2 Wall 18963 Asset # 5332

MECHANIC
SIGNATURE:

START TIME:



DATE: 9/28/19

FINISH TIME: 8:30

ITEM #	CHECK OUT/DESCRIPTION	PERFORMED BY	NOTES/REMARKS	
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	Read and understand the manufacturer's instructions before making any adjustments or calibrations.	/		
4	Schedule work with operating personnel, as needed.	/		
5	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	/		
6	Ensure appropriate site personnel are notified that alarms that may result from testing and to disregard them until testing is completed.	/		
7	Replace defective control safeties (as work order) found while performing preventive maintenance.	/		
TO BE PERFORMED DAILY OR AT EACH INSPECTION/ SERVICE				
1	Clean and calibrate all controlling instruments (temperature and pressure transducers, etc.) in accordance with manufacturer's instructions and maintenance standard.	/		
2	Check and clean all electrical contacts and pneumatic orifices.	/		
3	Check pneumatic tubing for leaks or damage. Repair or replace as required.	/		
4	Check for bad indicator lights and gauges and replace as necessary.	/	NA	
5	Test all controllers and set at proper set points.	/		
6	Check operating data and analyze for proper operation. Note unusual conditions [such as compressor surge on maintenance log].	/	PK	

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.

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Additional Notes:

HVAC Control Panel

PK

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
CHILLER CONTROL PANEL (ANNUAL)

ACTIVITY AND BLDG #: *Pr 079-c*LOCATION: *211 West 10863 1500' "T38*MECHANIC
SIGNATURE: *[Signature]*DATE: *8/26/18*START TIME: *628*FINISH TIME: *825*

ITEM NUMBER	DESCRIPTION	PAIN COMPLIANCE		DODGE/ARCHITECT
		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	Read and understand the manufacturer's instructions before making any adjustments or calibrations.			
3	Schedule work with operating personnel, as needed.			
4	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.			
5	Ensure appropriate site personnel are notified that alarms that may result from testing and to disregard them until testing is completed.			
6	Replace defective control safeties (as work order) found while performing preventive maintenance.			
PERFORMED DATA/ACTIVITIES/INSPECTIONS/WORK				
1	Clean and calibrate all controlling instruments (temperature and pressure transducers, etc.) in accordance with manufacturer's instructions and maintenance standard.			
2	Check and clean all electrical contacts and pneumatic orifices.			
3	Check pneumatic tubing for leaks or damage. Repair or replace as required.			
4	Check for bad indicator lights and gauges and replace as necessary.			
5	Test all controllers and set at proper set points.			
6	Check operating data and analyze for proper operation. Note unusual conditions (such as compressor surge on maintenance log).			

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.

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Additional Notes:

*HVAC**Control**Perf**AKU-3**BC*

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
CHILLER CONTROL PANEL (ANNUAL)

ACTIVITY AND BLDG #: PA 079 -01

LOCATION: DRILL 6011 10963 ASSET # 5348

MECHANIC
SIGNATURE: 

DATE: 9/20/18

START TIME: 825

FINISH TIME: -830

ITEM #	DESCRIPTION/INSTRUCTIONS	WORK COMPLETED	NOTES/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 to.		
2	Read and understand the manufacturer's instructions before making any adjustments or calibrations.	/	
4	Schedule work with operating personnel, as needed.	/	
5	Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	/	
6	Ensure appropriate site personnel are notified that alarms that may result from testing and to disregard them until testing is completed.	/	
7	Replace defective control safeties (as work order) found while performing preventive maintenance.	/	
ITEM #			
1	Clean and calibrate all controlling instruments (temperature and pressure transducers, etc.) in accordance with manufacturer's instructions and maintenance standard.	/	
2	Check and clean all electrical contacts and pneumatic orifices.	/	
3	Check pneumatic tubing for leaks or damage. Repair or replace as required.	/	NS
4	Check for bad indicator lights and gauges and replace as necessary.	/	MF
5	Test all controllers and set at proper set points.	/	MJ
6	Check operating data and analyze for proper operation. Note unusual conditions such as compressor surge on maintenance log.	/	

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.

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Additional Notes:

2 PC HVAC Control Panel

b/c

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
LIGHTING, OUTSIDE

SITE AND BLDG #:

PA079-e,

LOCATION/RM #:

Parking

WO#10963

ASSET # 7401

MECHANIC
SIGNATURE:

Tom

DATE: 8/26/18

FINISH TIME: 0600

ITEM #	DESCRIPTION	WORK PERFORMED	VIBS	RGO	NOTES/AGGREGATES	
					SPECIFIC INSTRUCTIONS	TO BE PERFORMED AT EACH INSPECTION SERVICE
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	Schedule and coordinate work with operating personnel.					
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	Open and tag switch					
2	Inspect visual condition of wiring. Look for evidence of overheating					
3	Check for proper light operation					
1	Test operation of automatic switches/ time clock/ photocells if applicable					
5	Inspect light pole and mounting devices for deficiencies					
	For any noted deficiency, takes pictures and open corrective maintenance ticket					

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:

4 R 8 1/2017