

# PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST CHILLER CONTROL PANEL (ANNUAL)

ACTIVITY AND BLDG #:

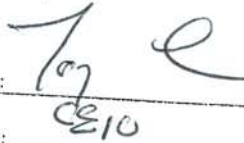
P 096 -01

LOCATION:

Bldg 10759 Asset # 5262

MECHANIC

SIGNATURE:



DATE:

9/29/18

START TIME:

0810

FINISH TIME:

0815 ✓

GENERAL INSTRUCTIONS		SPECIAL INSTRUCTIONS	
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 FOLLOWED AFTER INSTRUCTIONS			
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

BK

# PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST CHILLER CONTROL PANEL (ANNUAL)

ACTIVITY AND BLDG #:

PA 096-01

LOCATION:

Baker W-10908 Asset # 1260

MECHANIC

SIGNATURE:

T. E.

DATE:

9/24/13

START TIME:

FINISH TIME:

NO.	DESCRIPTION	DATE	TIME	INITIALS
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.			
7	Clean and calibrate all controlling instruments (temperature and pressure transducers, etc.) in accordance with manufacturer's instructions and maintenance standard.			
8	Check and clean all electrical contacts and pneumatic orifices.			
9	Check pneumatic tubing for leaks or damage. Repair or replace as required.			
10	Check for bad indicator lights and gauges and replace as necessary.			
11	Test all controllers and set at proper set points.			
12	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:

1 RE HVAC Control Panel

x10 Control Panel

B/K

# PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST LIGHTING, OUTSIDE

SITE AND BLDG #:

PA 096-01

LOCATION/RM #:

Parking Lot

WO# 10989

ASSET # 7364

MECHANIC  
SIGNATURE:

*[Signature]*

DATE:

8/24/13

START TIME: 0630

FINISH TIME:

0840

CHECKS/REMARKS		SPECIAL INSTRUCTIONS		COMMENTS/EXPLANATIONS	
NO.	DESCRIPTION	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	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.	✓			
<b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b>					
1	Open and tag switch.	✓			
2	Inspect visual condition of wiring. Look for evidence of overheating.	✓			
3	Check for proper light operation.	✓			
4	Test operation of automatic switches/ time clock/ photocells if applicable.	✓			
5	Inspect light pole and mounting devices for deficiencies.	✓			
6	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:

1 R DO-34

1 SIDE OUT

BK