CMI Management Inc.

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
SLIDE GATE OPERATOR & ENTRY SYSTEM (AUTOMATED ACCESS SYSTEM)

SITE AND BLDG #: NY024-356

LOCATION/RM #: _____ WO# 7014-356 ASSET # 5761

MECHANIC SIGNATURE: _____

START TIME: _____ FINISH TIME: _____ DATE: 2/__/2020

CHECKPOINT/TION	CHECKPOINT DESCRIPTION	TASK COMPLETE YES	NO	NOTES/ACTIONS (IF TASK COMPLETE IS CHECKED NO FILL OUT THE DETAILS BELOW)
IMPORTANT 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.	✓		
2	Schedule shutdown 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.	✓		
4	This work should be scheduled at non-peak hours.	✓		
5	Notify affected personnel before performing PM (alarmed or security entrances).	✓		
PREVENTIVE MAINTENANCE INSTRUCTIONS SLIDE GATE OPERATOR & ENTRY SYSTEM				
1	Check gate for proper operation, binding, or misalignment; adjust as necessary.	✓		
2	Check gate wheels, rollers and guides for wear; replace as necessary.	✓		
3	Inspect drive belt for alignment, tightness and wear.	✓		
4	Check chain for sagging, tighten if necessary.	✓		
5	Check that the gate reverses on contact with an object in both the opening and closing cycles. Adjust the clutch if necessary.	✓		Gate OK
6	Check vehicular reverse and shadow loops for proper operation.	✓		
7	Check manual release for proper operation.	✓		
8	Check keyless entry pad and intercom system/call box for proper operation (entry pad outside of facility)	✓		
9	Check keyless entry UPS battery. Replace if needed	✓		
10	Inspect unit for overall condition and recommend for replacement or other needed repairs.	✓		

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 discription of the deficiency.

To be perfomed by: General Maintenance Worker

Additional Notes: