

February 7 2018

Air Compressors | Air Compressor Dry Sprinklers : Dry Sprinklers

Task Instruction			Frequency	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustement	Job Time	Over Time	
1	Test safety controls		0 QUATER	April 2018	1	-	Monday thru Friday	0.17	N	
2	Check oil pressure		0 MONTH	April 2018	1	-	Monday thru Friday	0.17	N	
3	Blow down tank		0 DAY	April 2018	1	-	Monday thru Friday	0.17	N	
4	Adjust Belts		0 MONTH	April 2018	1	-	Monday thru Friday	0.17	N	
5	Check for leaks holding rank daily		0 DAY	April 2018	1	-	Monday thru Friday	0.17	N	
6	Change oil		0 QUATER	April 2018	1	-	Monday thru Friday	0.17	N	
7	Check relief valves		0 QUATER	April 2018	1	-	Monday thru Friday	0.17	N	
8	Check Intake Filters		0 MONTH	April 2018	1	-	Monday thru Friday	0.17	N	
9	Wash down unit assembly		0 YEAR	April 2018	1	-	Monday thru Friday	0.17	N	
10	Take readings Daily rounds		0 DAY	April 2018	1	-	Monday thru Friday	0.17	N	
Reading Instruction		Frequency	Reading	Tolerance	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustement	Job Time	Over Time

¹ **Voltage Readings**

¹⁻¹ L2 - Voltage	0 MONTH	115 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.08	N
¹⁻² L3 - Voltabe	0 MONTH	115 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.08	N
¹⁻³ LI - Voltage	0 MONTH	115 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.08	N
² Take Reading	0 WEEK	120 Amp(s)	15.00%	February 2018	null	- - -	Monday thru Friday	0.02	N

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Air Compressors | Air Compressor Dry System : Air Compressor Dry System

Task Instruction				Frequency	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustement	Job Time	Over Time		
1	XX Task			0 MONTH	February 2018	lastday	-	Monday thru Friday	0.02	N		
2	Daily Task											
	2 - 1	Blow down tank daily		5 QUATER	April 2018	2	-	Monday thru Friday	0.08	N		
	2 - 2	Check for leaks holding tank		0 DAY	April 2018	1st	-	Monday thru Friday	0.08	N		
	2 - 3	Take readings daily rounds		0 DAY	April 2018	1	-	Monday thru Friday	0.17	N		
3	Quartly Task											
	3 - 1	Check relief valves		0 QUATER	April 2018	1	-	Monday thru Friday	0.17	N		
	3 - 2	Change oil		0 QUATER	April 2018	1	-	Monday thru Friday	0.33	N		
	3 - 3	Test safety controls		0 QUATER	April 2018	1	-	Monday thru Friday	0.08	N		
4	Twice Yearly Task											
	4 - 1	Check oil pressure		6 MONTH	April 2018	1	-	Monday thru Friday	0.08	N		
	4 - 2	Change intake filters		6 MONTH	April 2018	1	-	Monday thru Friday	0.17	N		
5	Yearly Task											
	5 - 1	Grease motor		0 YEAR	April 2018	1	-	Monday thru Friday	0.17	N		
	5 - 2	Wash down unit assembly		0 YEAR	April 2018	1	-	Monday thru Friday	0.08	N		
Reading Instruction		Frequency	Reading	Tolerance	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustement	Job Time	Over Time		
1	AAAA - L1 - Check Voltage		6 MONTH	115 Volts(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N	
2	XXX L3 - Check Voltage		0 MONTH	115 Volts(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N	
3	L2 - Check Voltage		6 MONTH	115 Volts(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N	
4	Current Readings											
	4 - 1	L2 - Check Current		6 MONTH	25 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N
	4 - 2	L1 - Check Current		6 MONTH	25 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N
	4 - 3	L3 - Check Current		0 MONTH	25 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N

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Air Handling Unit | AHU-1 : AHU - Type 1

Task Instruction	Frequency	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustement	Job Time	Over Time
¹ Quartley Task							
¹⁻¹ Change filters	0 QUATER	February 2018	1	-	Monday thru Friday	0.17	N
¹⁻² Adjust belts	0 QUATER	February 2018	1	-	Monday thru Friday	0.17	N
¹⁻³ Check system scheduler	3 DAY	February 2018	1st	-	Monday thru Friday	0.17	N
² Check motor and fan sheaves	0 QUATER	February 2018	1	-	Monday thru Friday	0.17	N
³ Clean, adjust, and lubricate dampers	0 MONTH	February 2018	lastday	April - September	Monday thru Friday	2.00	N

Reading Instruction	Frequency	Reading	Tolerance	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustement	Job Time	Over Time
¹ Amp Readings									
¹⁻¹ L1 - Amperage	6 MONTH	12 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N
¹⁻² L2 - Amperage	6 MONTH	12 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N
¹⁻³ L3 - Amperage	6 MONTH	12 Amp(s)	15.00%	February 2018	1	- - -	Monday thru Friday	0.02	N

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Heaters | Hot Water Heaters : Hot Water Heaters

Task Instruction	Frequency	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustment	Job Time	Over Time
¹ T Stat							
¹⁻¹ Check "T" stat settings	6 MONTH	September 2018	1	-	Monday thru Friday	0.02	N
¹⁻² Calibrate "T" stat	6 MONTH	September 2018	1	-	Monday thru Friday	0.08	N
² Test PE switch interlock with floor fan	6 MONTH	September 2018	1	-	Monday thru Friday	0.08	N
³ Check Contactor	6 MONTH	September 2018	1	-	Monday thru Friday	0.02	N
⁴ Clean condensate drains	6 MONTH	September 2018	1	-	Monday thru Friday	0.08	N
⁵ Blow Down Heater	6 MONTH	September 2018	1	-	Monday thru Friday	0.02	N
⁶ Check chill water valve for operation	6 MONTH	September 2018	1	-	Monday thru Friday	0.08	N
⁷ Inspect piping and hangers	6 MONTH	September 2018	1	-	Monday thru Friday	0.08	N
⁸ Change air filter	6 MONTH	September 2018	1	-	Monday thru Friday	0.08	N
⁹ Lubricate fan and motor if required	6 MONTH	September 2018	1	-	Monday thru Friday	0.08	N
¹⁰ Clean motor and fan cage	6 MONTH	September 2018	1	-	Monday thru Friday	0.08	N
¹¹ Clean chill water coil	2 YEAR	September 2018	1	-	Saturday	2.00	N

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PM Template | PM Designation : PM Description

Task Instruction				Frequency	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustement	Job Time	Over Time	
¹	task			0 MONTH	February 2018	1	-	Every Day (Sun-Sat)	1.02	N	
Reading Instruction		Frequency	Reading	Tolerance	Start Date End Date	Start Date of Month	Seasonal Start Date - End Date	Start Date Adjustement	Job Time	Over Time	
¹	reading		0 MONTH	1 Amp(s)	1%	February 2018	1	- - -	Thursday	1.83	N