

ENGINEERING SERVICE LEVELS

Tasks	FY 12-13 Service Intervals (18 Engineers)
Preventive Maintenance Program	
Primary Systems	
Foundation and Substructure	A
Structural System	A
Exterior Wall Systems	
Exterior Walls	S/A
Exterior Windows	A
Exterior Doors and Frames	S/A
Stairs & Handrails	S/A
Entrances	A
Roof Systems	
Roofing	S/A
Secondary Systems	
Ceiling System	
Exposed Structural/Directly Applied/Suspended	A
Floor Covering	
Floor Finishes	Q
Interior Wall and Partition	
Interior Walls & Partitions	S/A
Interior Windows	S/A
Interior Doors and Frames	S/A
Stairs & Handrails	S/A
Special Openings	A
Specialties	
Restroom Accessories	A
Kitchen Equipment	A
Signage - Exterior	A
Signage - Interior	A
Access Controls	S/A
Fixed Seating	A
Service Systems	
HVAC	
Boilers	D
Pumps - Primary	S/A
Pumps - Vacuum	Q
Air Compressors	D
Air Handlers	D
Package Units - Rooftop	Q
Package Units - Computer/Classrooms	Q
Chillers	Q
Cooling Towers	Q
Fans	Q
Pneumatic Controls	M
Radiant Heaters	S/A
Space Heaters - Gas Fired (CSM Greenhouse)	A
Heat Exchangers	S/A
Filters - Replaceable	M
Evaporator Coils	M
Condensing Units	S/A
Heating Coils	M
Fan Coil Units	M
Air Conditioner	S/A
Water Heater	S/A
Plumbing Systems	
Backflow Prevention Devices	S/A
Controls (PRV's)	Q
Pumps	Q
Plumbing Fixtures	W
Drinking Fountains	Q
Eye Wash Stations	M
Septic Systems	
Swimming Pools/Reflecting Ponds	M
Electrical Systems	
Evacuation Lighting/Exit Signs	S/A
Load Centers	S/A
Transformers	A
Exterior Lights	S/A
Electrical Devices	
Lighting Fixtures & Auto Sensors	M
Timers	S/A
Motors: Controls, Starters	M
Control Contactors, Lighting	M
Switchboard, Electrical	A
Motor Control Center	A
UPS	M
Generator, Emergency (Diesel)	M
Automatic Transfer Switch	M

ENGINEERING SERVICE LEVELS

Tasks	FY 12-13 Service Intervals (18 Engineers)
Conveying	
Elevators	W
Elevators: Service Contract Maintenance	M
Dumbwaiters	A
Fire Recall Switch	A
Other Systems	
Co-generation Plant	Q
Clocks	S/A
Parking Ticket Machines	AN
Scoreboards	AN
Safety Standards	
Fire Alarms Annunciation Systems/Devices	A
Fire ProtSys Standpipe	A
Fire ProtSys Wetpipe	A
Fire Pumps	A
Fire Extinguishers	A
Smoke Containment systems	A
Fire Hoses and cabinets	A
Fire Suppression System in cafeteria	S/A
Fire Shunt	A
Infrastructure	
Site Work	A
Paving: Parking Lots	A
Paving: Roadways	A
Paving: Walkways	A
Fencing	A
Utilities	
Gas distribution	W
Heated water distribution loop	M
Domestic Water	M
Electrical distribution	M
Storm drainage	S/A
Sanitary sewer/Sewage pump	S/A
Gasoline dispensing facilities	S/A
Vehicular and Equipment Maintenance	
Vehicles	
Facilities Department	S/A
Non-Facilities Department	S/A
Equipment	
Grounds Equipment	Q
Custodial Equipment	Q
Engineering Equipment	Q
Waste Disposal Equipment	
Compactor Maintenance	Q
Fuel Tank Maintenance	AN
Emergency Response	AN
Coordination with Capital Improvement Program	AN
Reactive Maintenance	AN

Frequency Codes:

TD	Twice Daily
D	Daily
AD	Alternate Days
W	Weekly
BW	Bi-weekly
M	Monthly
Q	Quarterly
S/A	Semiannually
A	Annually
N/A	Not Applicable

NOTE: The listed service intervals should be considered targeted guidelines, not absolutes: engineering program tasks, under the direction of the Campus Facilities Supervisors and Chief Engineers, will be responsive to unforeseen circumstances, local conditions, and unscheduled service requests.