

ENGINEERING SERVICE LEVELS

| Tasks | FY04-05 Service Interval (13 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 | |
| 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 |

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| Tasks | FY04-05 Service Interval (13 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.